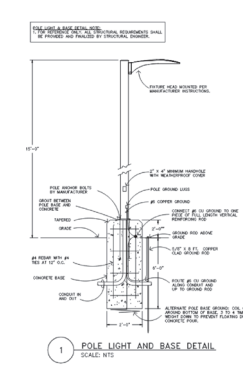


SITE SUMMARY	
JURISDICTION	MARTIN COUNTY
ZONING	PUD-WU
PLU	GENERAL COMMERCIAL
USE	BANK FINANCIAL INSTITUTION
TYPE OF CONSTRUCTION	NEW
PARCEL ID	1837410060000000
LOT	
SIZE	67,252 SF (1.54 AC)
BUILDING	
SIZE	2,417 SF
HEIGHT	22'-11 5/8" 1 STORY
MAX HEIGHT	42'
CONSTRUCTION TYPE	TYPE VB
STALL SIZE	10' X 20.0'

PARKING CALCULATIONS		
USE	QTY	RATIO REQUIRED
BANK AND FINANCIAL USE	2,417	1 SPACE PER 200 SF
TOTAL PARKING REQUIRED		12
STANDARD PARKING PROVIDED		47
HANDICAP PARKING REQUIRED		2
HANDICAP PARKING PROVIDED		2
FUTURE PARKING		2
TOTAL PARKING PROVIDED		49
EXISTING PARKING TO REMAIN		35
NEWLY CONSTRUCTED PARKING		14

AREA CALCULATIONS			
AREA	SF	ACRES	%
TOTAL AFFECTED AREA	67,252	1.54	100
PROP. PAVEMENT AREA	15,641	0.37	23.9
PROP. LANDSCAPE AREA	16,641	0.38	24.7
PROP. DIV RETENTION AREA	0	0.00	0.0
PROP. BUFFER AREA	10,190	0.23	15.2
PROP. IMPERVIOUS AREA	40,421	0.93	60.1
PROP. BUILDING AREA	2,417	0.06	3.6
PROP. PAVEMENT AREA	16,004	0.37	24.0
EXIST. PAVEMENT AREA	24,466	0.56	36.4
EXIST. IMPERVIOUS AREA	42,786	0.98	63.6
EXIST. BUILDING AREA	5,370	0.12	8.0
EXIST. PAVEMENT AREA	37,416	0.86	55.6

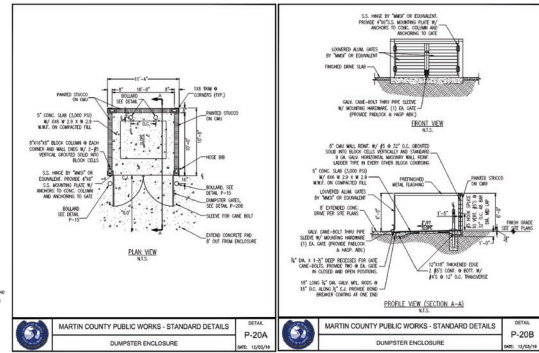
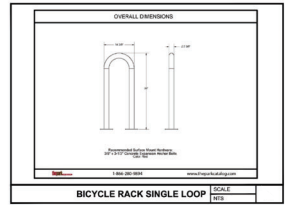
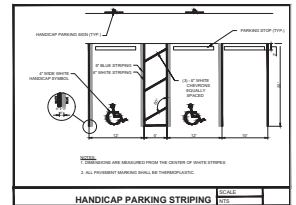


EXISTING LEGEND		PROPOSED LEGEND	
---	PROPERTY LINE	▨	PROPOSED ASPHALT PAVEMENT
---	EXISTING SIGN	▨	PROPOSED CONCRETE PAVEMENT
---	EXISTING WATER METER	▨	PROPOSED BLACK TINTED CONCRETE PAVEMENT
---	EXISTING FINANCIAL VALVE	▨	SEAL COATED AND RE-STRIPPED ASPHALT
⊙	EXISTING LIGHT POLE	▨	PROPOSED "C" CURB
⊙	EXISTING SIGN MANHOLE	▨	PROPOSED "F" CURB
⊙	EXISTING STORM STRUCTURE	▨	PROPOSED SIGN (SEE SIGN PACKAGE FOR MORE DETAIL)
⊙	EXISTING GRATE INLET	▨	PARKING COUNT
⊙	EXISTING TRANSFORMER	▨	PARKING MANHOLE
---	EXISTING CURB	▨	PROPOSED INLET
---	EXISTING CONCRETE BLOCK WALL		
---	EXISTING FIRE HYDRANT		
---	EXISTING BACKFLOW PREVENTER		
---	EXISTING CABLE RISER		
---	TRAFFIC SIGNAL JUNCTION BOX		
---	TRAFFIC SIGNAL POLE		

PARKING SETBACKS		
SETBACK	REQUIRED (FT)	PROVIDED (FT)
SIDE (NORTH)	10	30.5
FRONT (EAST)	10	30.9
REAR (WEST)	10	13.1
SIDE (SOUTH)	10	10.0

BUILDING SETBACKS		
SETBACK	REQUIRED (FT)	PROVIDED (FT)
SIDE (NORTH)	10	81.9
FRONT (EAST)	10	88.4
REAR (WEST)	10	61.9
SIDE (SOUTH)	10	172.2

LANDSCAPE BUFFERS		
SETBACK	REQUIRED (FT)	PROVIDED (FT)
SIDE (NORTH)	30	30.5
FRONT (EAST)	30	30
REAR (WEST)	10	10
SIDE (SOUTH)	NA	9.7



PROJECT TEAM

PROPERTY OWNER:
BW JENSEN FEDERAL, LLC
3708 W SWANN AVE #200
TAMPA, FL 33609

PROPERTY DEVELOPER:
BRIGHTWORK RE
FOUR HARVARD CIRCLE, SUITE 800
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PHONE: (260) 316-4302
EMAIL: RCARLSON@BRIGHTWORKRE.COM
CONTACT: RONNIE CARLSON

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CONTACT: KRISTIAN MORALES

LANDSCAPE ARCHITECT:
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NAPLES, FL 34111
PHONE: (239) 254-2000
CONTACT: WILLIAM E. PRYSI

ARCHITECT:
BOWMAN
400 N ASHLEY DRIVE, SUITE 600
TAMPA, FL 33602
PHONE: (813) 323-2233

811
Know what's below.
Call before you dig.

GRAPHIC SCALE
1" = 20' (IN FEET)
1" = 20' (IN FEET)

Bowman
CERTIFICATE OF AUTHORIZATION LICENSE NO. 30462

West Jensen PUD, Phase 1B
Parcel 12.7, Revised Final Site Plan
Fifth Third Bank
4110 NW Federal Hwy.
Jensen Beach, FL 34957

010900-01-002
BOWMAN PROJECT NUMBER

ANDRES MORALES, P.E.
FLORIDA REG. NO. 18421
PLAN STATUS

01/15/24 SITE PLAN REVISION
05/09/24 COUNTY COMMENTS
07/13/24 SITE PLAN REVISION
07/23/24 COUNTY COMMENTS

DESIGN DRAWN KM
JOB No. 010900-01-002
DATE: 9/10/2024
FILE: 33 - Moor Food Site Plan.dwg

SHEET 20