

LOCATION MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- = PROPOSED FENCE
- = PROPOSED CONCRETE
- = PROPOSED COVERED PARKING
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED RE-GRADE EXISTING PARKING AREA
- = EXISTING WETLAND
- = EXISTING WETLAND BUFFER
- = EXISTING DRAINAGE EASEMENT

GENERAL NOTES

- ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- PROPOSED LIGHT FIXTURES SHALL BE SHIELDED TO MINIMIZE EXCESS GLARE TO ADJACENT RESIDENTIAL AREAS AND ROADWAYS IN ACCORDANCE WITH SECTION 3.208 OF ARTICLE 3.
- MAXIMUM INCIDENTAL LIGHT SPILLAGE ONTO NEARBY RESIDENTIAL PARCELS SHALL BE 0.2 FOOT CANDLES AS MEASURED 8 FEET ABOVE AVERAGE GRADE AT THE PROPERTY LINE OF THE RECEIVING PARCEL.
- ALL SIGNS SHALL BE IN ACCORDANCE WITH MARTIN COUNTY APPLICABLE CODES AND ORDINANCES IN EFFECT AT THE TIME OF PERMIT APPLICATION.
- AC UNITS AND OTHER ROOF-TOP MECHANICAL DEVICES SHALL BE SCREENED PER SECTION 4.20.D.1 AND SECTION 4.20.D.2, LDR'S
- (7) BIKE INVERTED U-SHAPED BIKE RACK AND 6' LONG BENCH PER SECTION 4.20.3B, LDR'S SHALL BE PROVIDED.
- CR-G SIDEWALK CURB RAMP & DETECTABLE WARNING STRIP PER LATEST EDITION FDOT STANDARD PLANS FOR ROAD CONSTRUCTION INDEX 522-02, FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 527 & PER ADA REQUIREMENTS (TYP.)
- NEW CONSTRUCTION (INCLUDING FILL PROPOSED TO ADJACENT WETLAND BUFFER ZONES AND UPLAND PRESERVE AREAS) SHALL BE SET BACK A MINIMUM OF 10 FEET FOR PRIMARY STRUCTURES.
- SETBACKS FOR ACCESSORY STRUCTURES, SUCH AS, BUT NOT LIMITED TO, POOL DECKS, SCREEN ENCLOSURES AND DRIVEWAYS, SHALL BE FIVE FEET.
- PRESERVE SIGNS WILL BE AT LEAST 11 X 14 INCHES IN SIZE AND WILL BE POSTED IN CONSPICUOUS LOCATIONS ALONG THE PRESERVE AREA BOUNDARY, AT A FREQUENCY OF NO LESS THAN ONE (1) SIGN PER 500 FEET.
- GRADED AREAS ADJACENT TO PRESERVE AREAS SHALL NOT EXCEED A SLOPE OF ONE FOOT VERTICAL TO FOUR FEET HORIZONTAL. ALL SLOPES SHALL BE PROPERLY STABILIZED UPON COMPLETION OF CONSTRUCTION TO THE SATISFACTION OF THE COUNTY ENGINEER.
- ALL PROHIBITED EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES WITHIN PRESERVATION AREAS AND PLANTED LANDSCAPE AND STORMWATER MANAGEMENT AREAS AS PROVIDED ON THE PLANS APPROVED WITH THE DEVELOPMENT ORDER.
- ALL PRESERVE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PRESERVE AREA MANAGEMENT PLAN (PAMP).

SITE DATA

TOTAL SITE AREA	482,756 SF	11.08 AC	(100%)
IMPERVIOUS AREA	279,157 SF	6.41 AC	(58%)
BUILDING FOOTPRINT	59,932 SF	1.37 AC	(13%)
PAVEMENT/CONCRETE	49,465 SF	1.14 AC	(10%)
WETLAND PRESERVE	169,760 SF	3.90 AC	(35%)

PERVIOUS AREA

GREEN SPACE	203,599 SF	4.67 AC	(42%)
STORMWATER AREA	62,992 SF	1.44 AC	(13%)
UPLAND / WETLAND BUFFER	21,606 SF	0.50 AC	(4%)
EASEMENTS	116,930 SF	2.68 AC	(24%)
	2,071 SF	0.05 AC	(1%)

PARKING CALCULATIONS

TOTAL PARKING REQUIRED: 119,864 / 1,500 = 80 SPACES REQUIRED	
TOTAL PARKING PROVIDED:	16*
STANDARD (10' X 20'):	7
ADA ACCESSIBLE (12' X 20'):	2
LARGER (10' X 30'):	4
LOADING ZONE (12' X 28'):	3

*PARKING RATE ADJUSTMENT APPROVED.



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NOTE:

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SITE CALCULATIONS

OPEN SPACE REQUIRED	144,823 SF	3.32 AC	(30%)
OPEN SPACE PROVIDED	373,359 SF	8.57 AC	(77%)
TOTAL OPEN SPACE AREA	203,599 SF	4.67 AC	(42%)
GREEN SPACE	62,992 SF	1.44 AC	(13%)
STORMWATER AREA	21,606 SF	0.50 AC	(4%)
UPLAND / WETLAND BUFFER	116,930 SF	2.68 AC	(24%)
EASEMENTS	2,071 SF	0.05 AC	(1%)
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ZONING / LAND USE

EXISTING ZONING:	COMMUNITY COMMERCIAL DISTRICT / RS-3
EXISTING LAND USE:	COMMERCIAL GENERAL / LOW DENSITY
EXISTING USE:	VACANT
ZONING:	COMMUNITY COMMERCIAL DISTRICT
FUTURE LAND USE:	COMMERCIAL GENERAL
PROPOSED:	SELF STORAGE

COMMUNITY COMMERCIAL COVERAGE

	REQUIRED	PROVIDED
MAX BUILDING HEIGHT	30'	30'-6"
MAX BUILDING COVERAGE	50%	12%
MIN OPEN SPACE	30%	78%

*MAXIMUM HEIGHT EXCEPTION PER MARTIN COUNTY, FLA., LDR §3.14.B.2.

VEHICULAR USE LANDSCAPE

SECTION 4.663.B.
500 SF OF LANDSCAPE PER 5,000 SF OF PAVEMENT
48,732 SF / 5,000 X 500 = 4,873 SF
REQUIRED: 4,873 SF
PROVIDED: 10,340 SF

STRUCTURE SETBACKS

REQUIRED	PROVIDED
FRONT 25'	FRONT 391'
REAR 20'	REAR 57' MIN.
SIDE 10'	SIDE 22' MIN.

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PARROT CIRCLE STORAGE FACILITY
REVISED FINAL SITE PLAN
FLORIDA
MARTIN COUNTY

PROJECT NO
030028-01-007

OCTAVIO "OATS" REIS, P.E.
FL LICENSE NO. 65661

PLAN STATUS
02/28/24 REVISED SITE PLAN

DATE	DESCRIPTION
LL DESIGN	BK DRAWN
	GMB CHKD

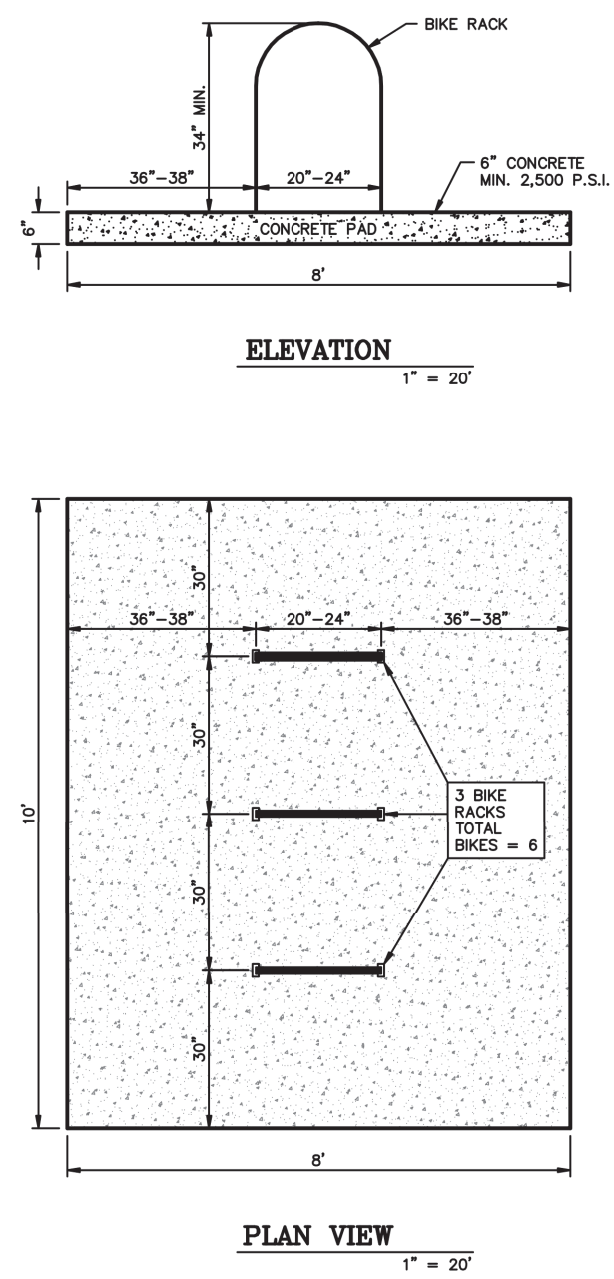
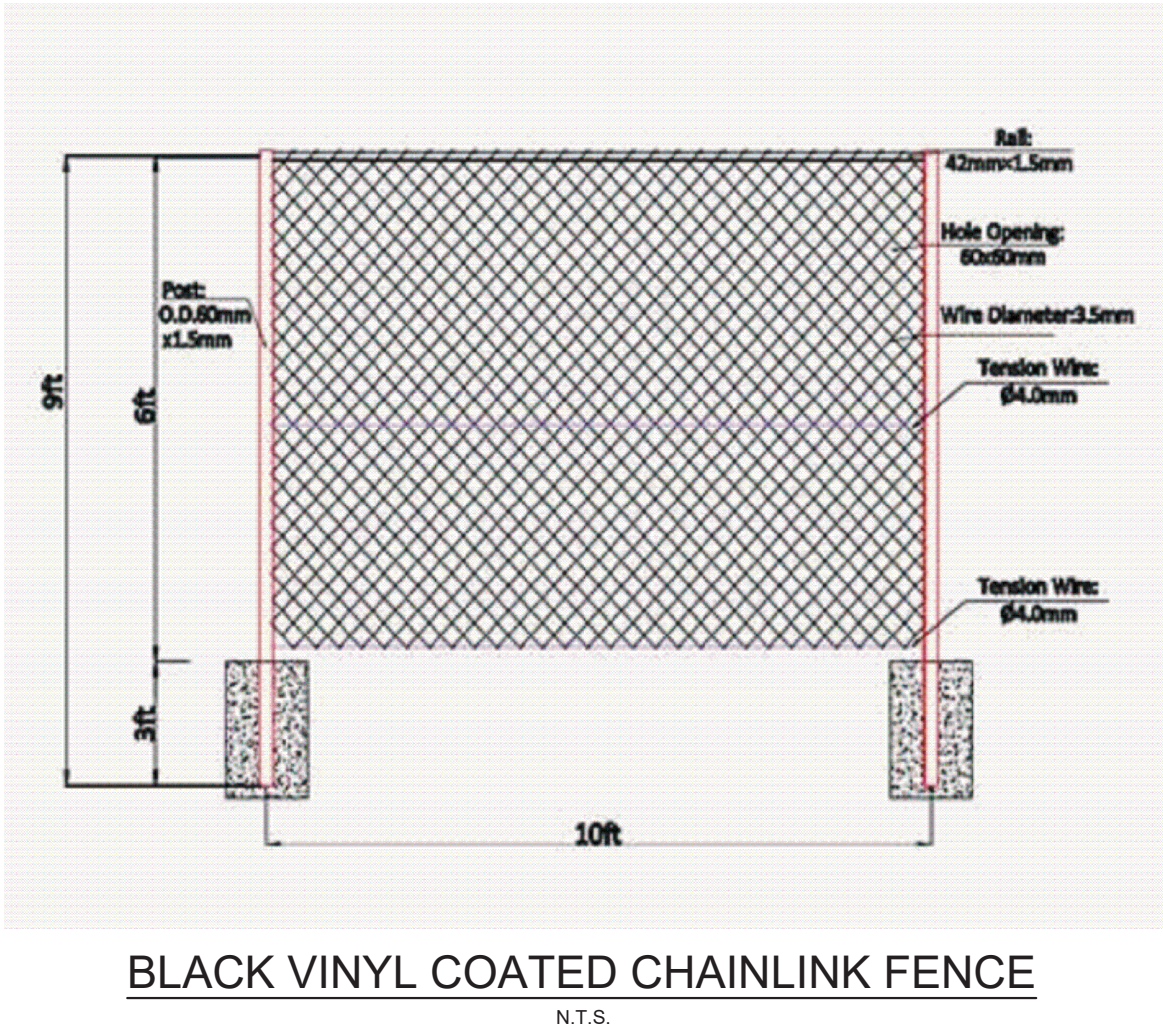
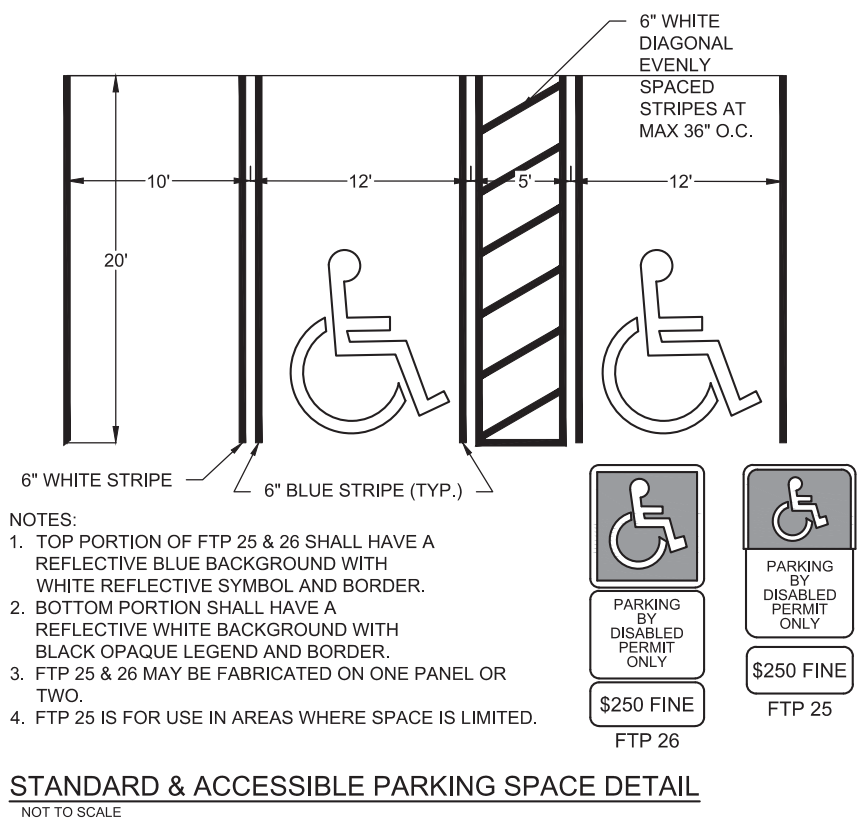
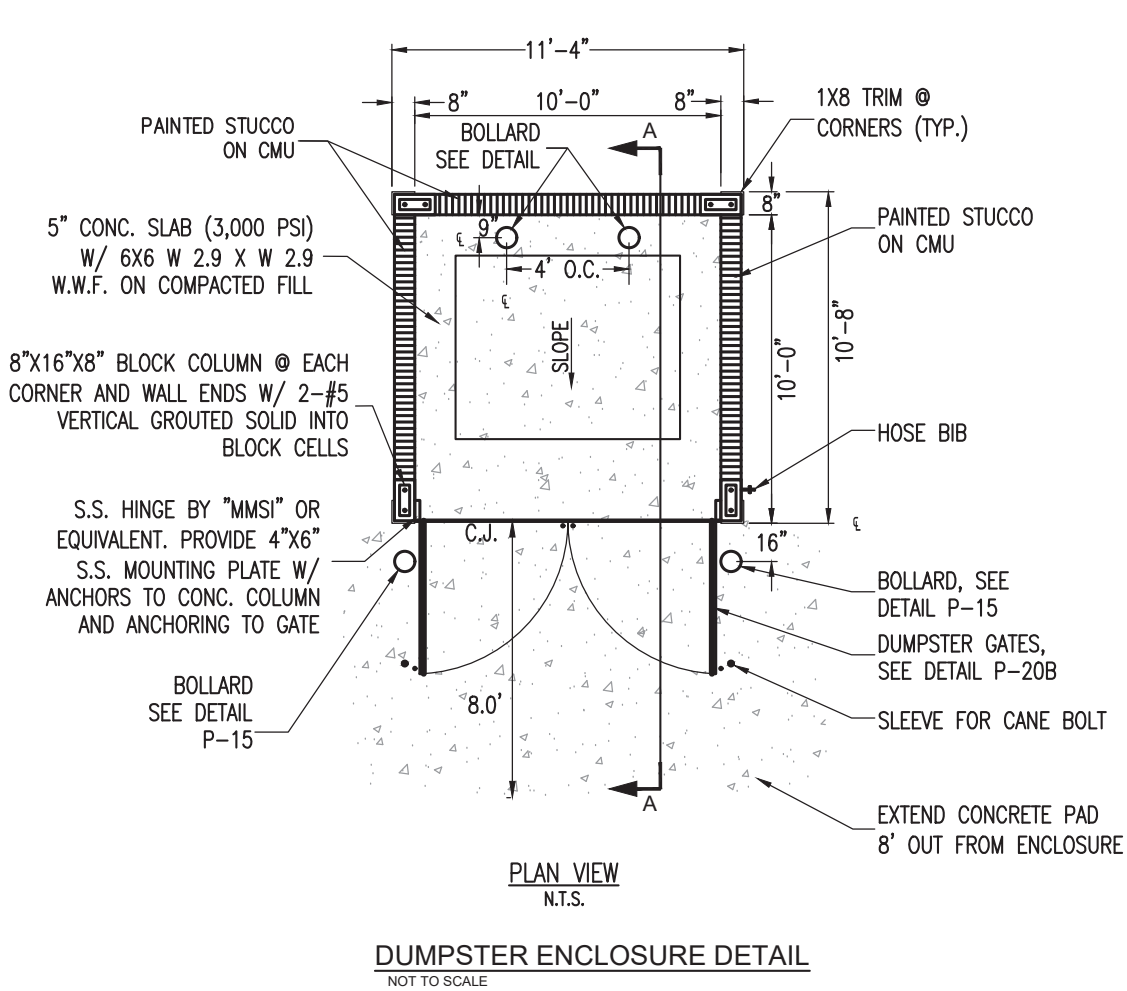
SCALE: 1" = 40'

JOB No. 030028-01-007

DATE OCT 2022

FILE No. 010563-02-006 - SITE

FSP1
SHEET



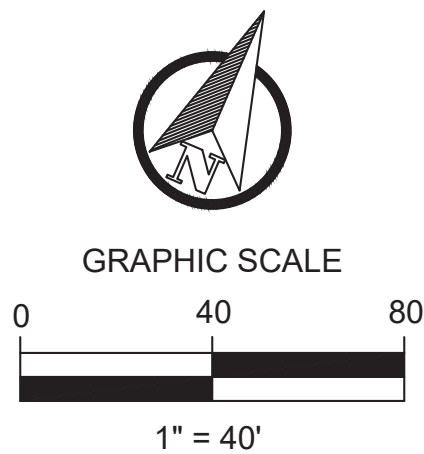
- GUIDE SPECIFICATIONS FOR THE HOOP or INVERTED "U" BIKE RACK**
- Summary
 - A. Bikes parked per bike rack unit = 2.
 - B. Style shall be Hoop or sometimes referred as Inverted "U".
 - Acceptable Manufacturers
 - A. American Bicycle Security Company
 - B. Dero Bike Racks
 - Materials
 - A. As per Manufacturer's Specifications.
 - Finishes
 - A. Hot Dipped Galvanized or Powder Coated Color by Manufacturer.
 - Dimensions
 - A. Height - Minimum 34".
 - B. Width - Minimum 20'-24".
 - C. Spacing between Hoops = 30'.
 - D. See Concrete Pad Detail for Hoop placement.
 - Installation
 - A. Installation and Anchoring shall be per Manufacturer's Specifications.

- GENERAL NOTES:**
- BIKE RACK MANUFACTURER MAY BE SUBSTITUTED WITH APPROVAL OF ENGINEER OF RECORD BUT HOOP OR INVERTED "U" STYLE MUST BE USED.
 - BIKE RACK SHALL BE CONSISTENT WITH THE DESIGN OF THE PRINCIPLE STRUCTURES ON SITE AND PRINCIPLES FOUND IN THE "BICYCLE FACILITIES PLANNING AND DESIGN HANDBOOK" (STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, 1997).



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Bowman

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MARTIN COUNTY

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02/28/24 REVISED SITE PLAN

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LL DESIGN	BK DRAWN
GMB CHKD	
SCALE: 1" = 40'	
JOB No. 030028-01-007	
DATE OCT 2022	
FILE No. 010563-02-006 - SITE	
SHEET	FSP2