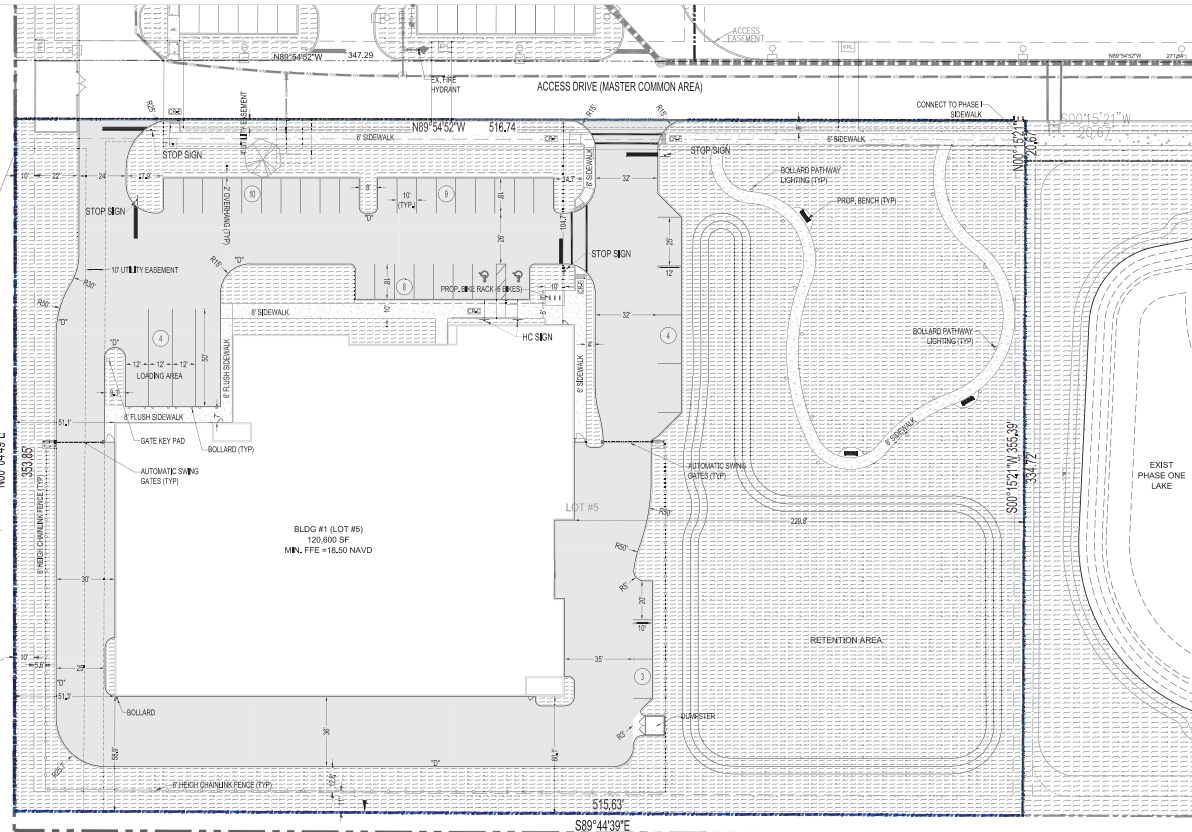


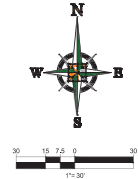
FL TURNPIKE

ABANDONED BY FPN: 24-38-40-000-000000-7
NO. 95-12.5 (O.R.B.) OWNER: FLORIDA ASSETS LLC

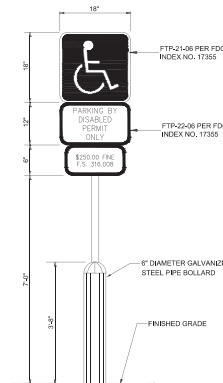


ROW DEDICATION
BOOK 3266, PAGE 758

PCN: 24-38-40-000-022-000000-0
OWNER: SANDS COMMERCE CENTER LLC

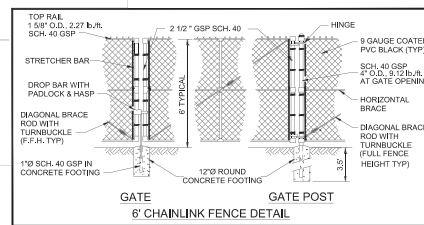
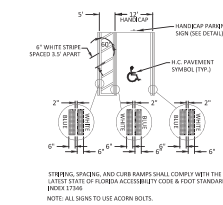


HANDICAP PARKING SIGN



NOTES
1. HANDICAPPED SIGN SHALL BE OF A D.O.T. (BLUE) COLOR. PAVEMENT BORDER LINES (ONE ON EACH SIDE OF THE HANDICAPPED SPACE) SHALL BE OF A BLUE COLOR OF A QUALITY EQUIVALENT TO SUPER STRIPE TRAFFIC PAINT SOLD BY FOX VALLEY SYSTEMS INC. OF GARY, INDIANA. PHONE: 1-800-524-7773. SHALL BE STRIPPED ON THE WEARING SURFACE OF EACH SPACE DESIGNED FOR THE HANDICAPPED SPACE.

HANDICAP STRIPING DETAIL



PARKING DATA:

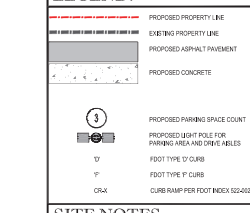
Required*	**	Provided	
1 STALL/1500 SF	80 1/70 units	12	32
Loading Space (80-125kft)	4 per employee	4	--
ADA Parking (76-100)	4 ADA (1-25)	1 ADA (26-50)	4
TOTAL	84	20	98

*Martin County Code Requirement
**Typical Parking Standard for Mini-Storage Facilities

SITE DATA:

Local Jurisdiction	Martin County
Future Land Use	Industrial
Current Zoning Classification	U, Limited Industrial
Flood Zone Classification	Flood Zone 'X' per map no. 1208C03416, Date: March 16, 2015
Lot #5	183,046 sq ft 4.20 AC 100.0%
Impervious area	97,133 sq ft 2.23 Ac 53%
Building	40,200 sq ft 0.92 Ac 22%
Vehicular Use Area	48,527 sq ft 1.11 Ac 27%
Sidewalk	8,023 sq ft 0.18 Ac 4%
2 Vehicular Overhang	383 sq ft 0.01 Ac 0%
Previous Area (Open Space)	85,913 sq ft 1.97 Ac 47%
Landscape Areas	58,789 sq ft 1.35 Ac 32%
Retention Area	27,124 sq ft 0.62 Ac 15%
Maximum building coverage	40 % 22 %
Minimum open space	20 % 47%
Maximum building height	40' 40' *
Building setbacks	
Front	15' 104.7'
Side (east)	15' 229.8'
Side (west)	10' 51.1'
Rear	15' 58.9'

LEGEND:



SITE NOTES:

- ALL PAVEMENT DIMENSIONS SHOWN ARE BASED ON THE DATE OF THE PAVEMENT. UNLESS OTHERWISE NOTED, SPACING AND CURB RAMP SHALL COMPLY WITH THE LATEST EDITION OF THE FLORIDA ACCURACY CODE & FOOT STANDARD (INDEX 17356). NOTE: ALL SIGNS TO USE ACOIN SIGNS.
- ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- ALL PAVEMENT DIMENSIONS AND SPACING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA ACCURACY CODE & FOOT STANDARD (INDEX 17356).
- FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND TO BE REMOVED UPON OCCUPANCY. PERMANENT SIGNAGE IS REQUIRED TO BE REMOVED UPON OCCUPANCY. PERMANENT SIGNAGE IS REQUIRED TO BE REMOVED UPON OCCUPANCY. PERMANENT SIGNAGE IS REQUIRED TO BE REMOVED UPON OCCUPANCY.
- ALL DIMENSIONS SHOWN ARE BASED ON THE DATE OF THE PAVEMENT. UNLESS OTHERWISE NOTED, SPACING AND CURB RAMP SHALL COMPLY WITH THE LATEST EDITION OF THE FLORIDA ACCURACY CODE & FOOT STANDARD (INDEX 17356).

THOMAS ENGINEERING GROUP
CITY ENGINEER - PROJECT MANAGER - LAND PLANNING - LANDSCAPE ARCHITECTS
4800 NW 1ST AVENUE, SUITE 100, TAMPA, FL 33609
P: 813-282-7900 F: 813-282-7901
WWW.THOMASENGINEERINGGROUP.COM

REV	DATE	REVISION	BY
1	12/1/2021	REV PER COUNTY COMMENTS	BMU

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's how it's done. It's better.
www.call811shines.com

PROJECT NO.: F210009
DRAWN BY: BMU
CHECKED BY: TSC
DATE: 12/1/2021
#210009 SITE PLAN

SITE PLAN SET
Martin County Project #P175-005
FOR
PALM PIKE CROSSING LOT 5
PALM CITY, FLORIDA

THOMAS ENGINEERING GROUP
PEEWORTH PROFESSIONAL PLAZA
125 W. HUNTERDALE RD., SUITE 206
JUPITER, FL 33408
PH: (561) 282-7900
FX: (561) 282-7901
www.thomasengineeringgroup.com

BRANDON OLIVER
No. 00445
FLORIDA PROFESSIONAL SEAL
No. 27508

SHEET TITLE:
PALM PIKE CROSSING LOT 5 (PHASE IV) FINAL SITE PLAN
SHEET NUMBER:
SP-1