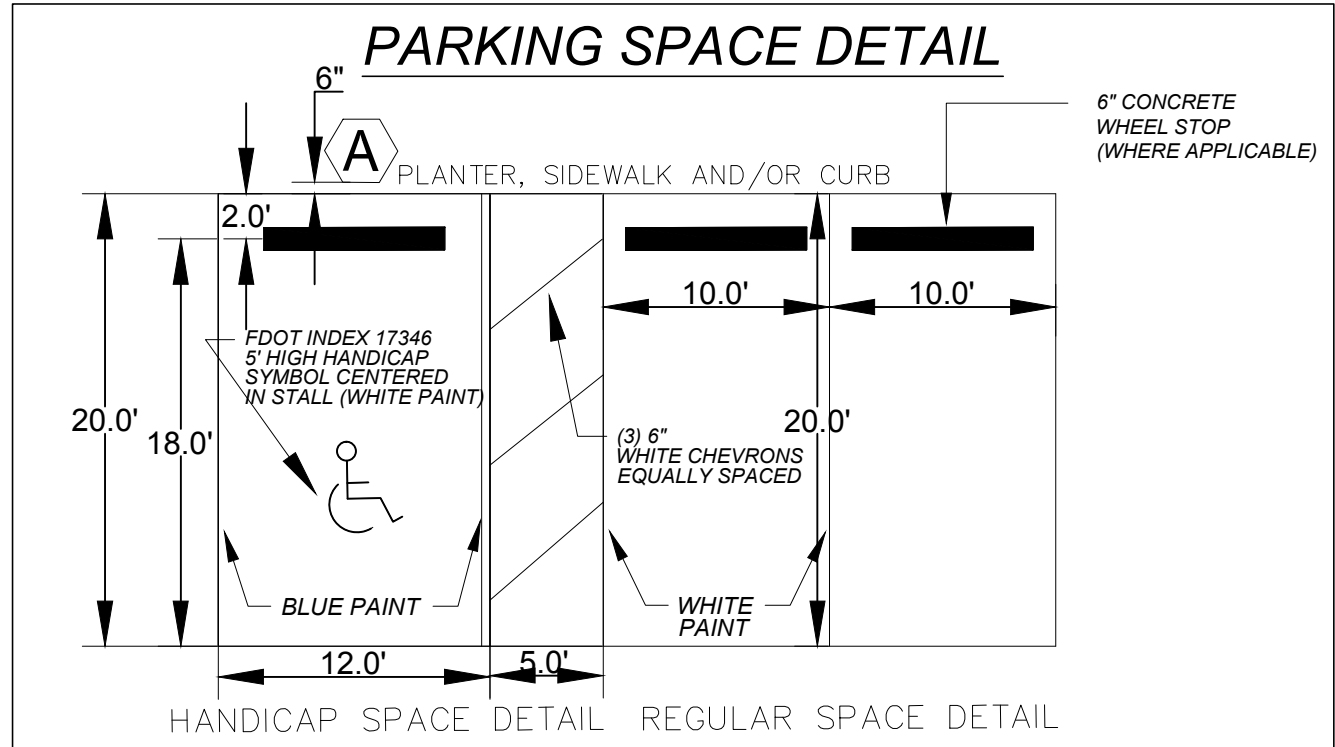


REVISED MAJOR FINAL SITE PLAN

SITE DATA TABLE

TOTAL SITE AREA	4.44 AC (193,406 SF)
ZONING	COR-1
FUTURE LAND USE	COMMERCIAL OFFICE AND RESIDENTIAL
PCN	21-37-41-000-000-00244-8
EXISTING USE	VACANT COMMERCIAL
PROPOSED USE	SELF STORAGE FACILITY
OPEN SPACE	
REQUIRED OPEN SPACE	40% 77,362 SF OR 1.78 AC.
PROVIDED PERVIOUS SPACE	24.8% (1.10 AC) 48,029 SF
PRESERVE AREA	23.4% (1.06 AC) 45,489 SF
WETLAND	N/A
UPLAND	23.4% (1.06 AC) 45,489 SF
TOTAL OPEN SPACE (PERVIOUS + PRESERVE AREA)	48.2% (2.14 AC) 93,518 SF
IMPERVIOUS AREA	
TOTAL IMPERVIOUS AREA	2.29 AC (99,888 SF)
BUILDING A	0.26 AC (11,350 SF)
BUILDING B	0.27 AC (11,950 SF)
BUILDING C	0.8 AC (34,700 SF)
TOTAL BUILDING COVERAGE	1.33 AC (58,000 SF)
PAVEMENT, ROADS	0.93 AC (40,685 SF)
SIDEWALKS, PADS, ETC.	0.03 AC (1,203 SF)
SURFACE WATER	0 AC
BUILDING DATA	
REQUIRED	PROVIDED
MAX COVERAGE: 40%	30.0%
MAX HEIGHT: 30 R	30 R
NUMBER OF BUILDINGS	3
NUMBER OF STORIES	1 (2-STORY); 2 (1-STORY)
STRUCTURE SETBACKS	
FRONT (NORTH) - 25' MIN.	FRONT - +/- 41'
SIDE (EAST & WEST) - 10' MIN.	SIDE - +/- 21'; +/- 78'
REAR (SOUTH) - 20' MIN	REAR - +/- 171'
PARKING DATA	
LAND USE	RESIDENTIAL STORAGE FACILITY
TOTAL GROSS FLOOR AREA	92,700 SF
REQUIRED PARKING PER MC CODE (1 PER 1,500 SF)	62
PARKING PROVIDED	13*
STANDARD PARKING SUPPLY	12
REQUIRED HANDICAP PARKING	1
HANDICAP PARKING PROVIDED	1
REQUIRED LOADING SPACES	4
PROVIDED LOADING SPACES	4
TOTAL PARKING PROVIDED	13
TOTAL BICYCLE RACKS PROVIDED	2
TOTAL BENCHES PROVIDED	2

*Per Parking Rate Adjustment - ITE 4th Edition, Land Use 151, P = 0.14(92,700) = 13 Spaces



DESCRIPTION

PARCEL 1—THE EAST 337.66 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST, LYING AND BEING IN MARTIN COUNTY, FLORIDA. LESS AND EXCEPT ALL OF PINECREST LAKES PHASE II AND LESS AND EXCEPT ROAD RIGHT OF WAY FOR JENSEN BEACH BOULEVARD.

PARCEL 2—A PARCEL LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 21 OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST LINE OF THE EAST 337.66 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21 WITH THE SOUTH RIGHT OF LINE OF JENSEN BEACH BOULEVARD, BEING A 100 FOOT RIGHT OF WAY; THENCE S00°09'39"E ALONG THE WEST LINE OF SAID EAST 337.66 FEET A DISTANCE OF 550.27 FEET TO AN INTERSECTION WITH THE NORTH LINE OF PINECREST LAKES II, AS RECORDED IN PLAT BOOK 8, PAGE 51 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N89°31'14"W ALONG SAID NORTH LINE A DISTANCE OF 15.66 FEET TO AN INTERSECTION WITH THE EAST LINE OF A DRAINAGE RIGHT OF WAY PER OFFICIAL RECORDS BOOK 221, AT PAGE 240 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N00°10'39"E ALONG SAID EAST LINE A DISTANCE OF 550.24 FEET TO AN INTERSECTION WITH SAID SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD; THENCE S89°31'38"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 12.41 FEET TO THE POINT OF COMMENCEMENT. SAID PARCEL CONTAINING 0.18 ACRES MORE OR LESS. BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATION, RESTRICTIONS OR DEDICATIONS.

PINECREST LAKES PHASE 10
PCN: 21-37-41-026-000-00002-0
OWNER:
PINECREST LAKES & PARKS, INC.
PO BOX 883
JENSEN BEACH, FL 34958

EXISTING USE: RESIDENTIAL
FUTURE LAND USE: MEDIUM DENSITY
ZONING DISTRICT: RS-6

SITE PLAN LEGEND:

- IMPERVIOUS AREA
- PRESERVE AREA
- CONCRETE SIDEWALK
- TRAFFIC CONTROL DEVICES
- EXTERIOR DOORS
- ADA SIGN
- PRESERVE AREA SIGN
- NO PARKING SIGN R8-3 (WALL MOUNTED)
- NO LEFT-TURN SIGN R3-2
- DO NOT ENTER SIGN R5-1
- DO NOT ENTER SIGN R5-1 (WALL MOUNTED)
- STOP SIGN R1-1
- LOADING ZONE SIGN R8-3gP (WALL MOUNTED)
- BOUNDARY LINE
- EXIST. ROW LINE
- EASEMENT LINE
- PERIMETER WALL
- LANDSCAPE BUFFER



S89°31'38"E 12.41'(D)

WARNER CREEK
MARTIN COUNTY DRAINAGE ROW
NE JENSEN BEACH BLVD, FL 34957

WARNER CREEK
MARTIN COUNTY DRAINAGE ROW
NE JENSEN BEACH BLVD, FL 34957

WARNER CREEK
MARTIN COUNTY DRAINAGE ROW
NE JENSEN BEACH BLVD, FL 34957

300 NE TOWN TERR
JENSEN BEACH, FL 34957
PCN: 21-37-41-021-000-00970-3
OWNER:
UMBRA JEFFREY J
10627 CADD0 LAKE DR NEEDVILLE, TX
77461

EXISTING USE: RESIDENTIAL
FUTURE LAND USE: ESTATE DENSITY 2UPA
ZONING DISTRICT: R-2

301 NE TOWN TERR
JENSEN BEACH, FL 34957
PCN: 21-37-41-021-000-00980-1
OWNER:
HALLICK JANE A
301 NE TOWN TERR
JENSEN BEACH, FL 34957

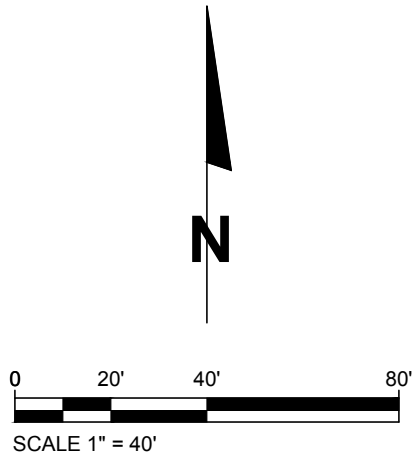
EXISTING USE: RESIDENTIAL
FUTURE LAND USE: ESTATE DENSITY 2UPA
ZONING DISTRICT: R-2

311 NE TOWN TERR
JENSEN BEACH, FL 34957
PCN: 21-37-41-021-000-00990-9
OWNER:
GOODMAN STEVEN; FORD JORDAN
311 NE TOWN TER
JENSEN BEACH, FL 34957

EXISTING USE: RESIDENTIAL
FUTURE LAND USE: ESTATE DENSITY 2UPA
ZONING DISTRICT: R-2

3200 NE HOLLY CREEK DR
JENSEN BEACH, FL 34957
PCN: 21-37-41-012-000-00002-6
OWNER:
HOLLY CREEK PROPERTY OWNERS
ASSOCIATION
PO BOX 894
JENSEN BEACH, FL 34958

EXISTING USE: RESIDENTIAL
FUTURE LAND USE: LOW DENSITY
ZONING DISTRICT: PUD-R



PRESERVE AREA NOTES:

1. NEW CONSTRUCTION (INCLUDING FILL PROPOSED ADJACENT TO WETLAND BUFFER ZONES AND UPLAND PRESERVE AREAS) SHALL BE SET BACK A MINIMUM OF 10' FOR PRIMARY STRUCTURES; SETBACKS FOR ACCESSORY STRUCTURES, SUCH AS, BUT NOT LIMITED TO, POOL DECKS, SCREEN ENCLOSURES AND DRIVEWAYS, SHALL BE 5'.

2. ALL PRESERVE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PRESERVE AREA MANAGEMENT PLAN (PAMP).

PARKING NOTES:

- A PARKING VARIANCE IS BEING APPLIED FOR THIS DEVELOPMENT.
- HANDICAP PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR OTHER APPLICABLE STANDARDS.
- EACH SUCH PARKING SPACE MUST BE STRIPED IN A MANNER THAT IS CONSISTENT WITH THE STANDARDS OF THE CONTROLLING JURISDICTION OR OTHER SPACES AND PROMINENTLY OUTLINED WITH BLUE PAINT, AND MUST BE REPAINTED WHEN NECESSARY, TO BE CLEARLY DISTINGUISHABLE AS A PARKING SPACE DESIGNATED FOR PERSONS WHO HAVE DISABILITIES. THE SPACE MUST BE POSTED WITH A PERMANENT ABOVE-GRADE SIGN OF A COLOR AND DESIGN APPROVED BY THE DEPARTMENT OF TRANSPORTATION, WHICH IS 60 INCHES (1525 MM) ABOVE THE FINISHED FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN AND WHICH BEARS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY."

GENERAL SITE PLAN NOTES:

- THE PROPOSED DEVELOPMENT SHALL BE PERMITTED IN ONE PHASE.
- THERE ARE NO EXISTING STRUCTURES WITHIN THE PROPOSED DEVELOPMENT SITE TO BE REMOVED.
- ELEVATIONS SHOWN ARE IN FEET AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- ALL UTILITY CONSTRUCTION SHALL COMPLY WITH MARTIN COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATIONS, LATEST EDITION.
- ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER.
- ALL PROHIBIT 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 OR LAKE LITTORAL AREAS AND STORMWATER MANAGEMENT AREAS AS PROVIDED ON THE PLANS APPROVED WITH THE DEVELOPMENT ORDER.
- STORMWATER MANAGEMENT AREAS ARE TO BE MAINTAINED WITH PLANTED NATIVE VEGETATION IN PERPETUITY.
- ANY SIGNIFICANT ALTERATIONS TO THE APPROVED PLANS WILL REQUIRE A RE-SUBMITTAL AND APPROVAL BY THE RESPECTIVE GOVERNING AGENCY(S). ANY WORK DONE PRIOR TO THE RESPECTIVE APPROVAL(S) IS AT THE RISK OF THE OWNER, DEVELOPER AND CONTRACTOR. SIGNIFICANT - WILL BE DETERMINED BY SOLELY BY THE COUNTY.
- ANY LIGHTING USED TO ILLUMINATE ANY ON OR OFF STREET PARKING AREA SHALL BE ARRANGED TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL PREMISES AND PUBLIC RIGHT-OF-WAY. THERE WILL BE NO LIGHT SPILLAGE OR GLARE BEYOND THE PROJECT SITE.
- BICYCLE RACKS SHALL BE PROVIDED WITHIN 50 FEET OF ANY CUSTOMER ENTRANCE. REQUIRED BIKE RACKS SHALL BE INVERTED "U" TYPE & SHALL BE DESIGNED TO STORE A MINIMUM OF 6 BICYCLES EACH. BENCHES SHALL BE NOT LESS THAN 6 FEET IN LENGTH AND SHALL PROVIDE STRUCTURAL OR VEGETATIVE SHADING.
- IF DURING CONSTRUCTION ANY EVIDENCE OF THE PRESENCE OF STATE AND/OR FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND MARTIN COUNTY SHALL BE NOTIFIED WITHIN 24-48 HOURS.
- ALL HVAC EQUIPMENT SHALL BE GROUND MOUNTED.

SHAUN MACKENZIE, P.E.
FLORIDA LICENSE NO. 61751

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PALM CITY,
FLORIDA, 34990
772-286-8030
CA29013

Expertise,
Relationships,
&
Superior
Client Service

Mackenzie
Engineering & Planning, Inc.

REVISED MAJOR FINAL SITE PLAN
ADVANTAGE DEVELOPMENT GROUP, LLC
JENSEN BEACH, FLORIDA

SCALE 1" = 40'
APPROVED: SM
DRAWN: EJJ
CHECKED: SGM
DATE: 02/27/2019
FIELD BOOK NO:

COUNTY PROJ #:
J040 - 011
MC RECORD #:
DEV2018040004
DESIGNER:
EJJ
PM:
SGM
SUBMITTAL:
02/27/2019
REVISION:
1. MC 06/13/2018
2. MC 10/31/2018
3. MC 12/14/2018

SHEET: SP-1
OF: SP-1
MEP PROJECT
124-001
COA NO.
29013