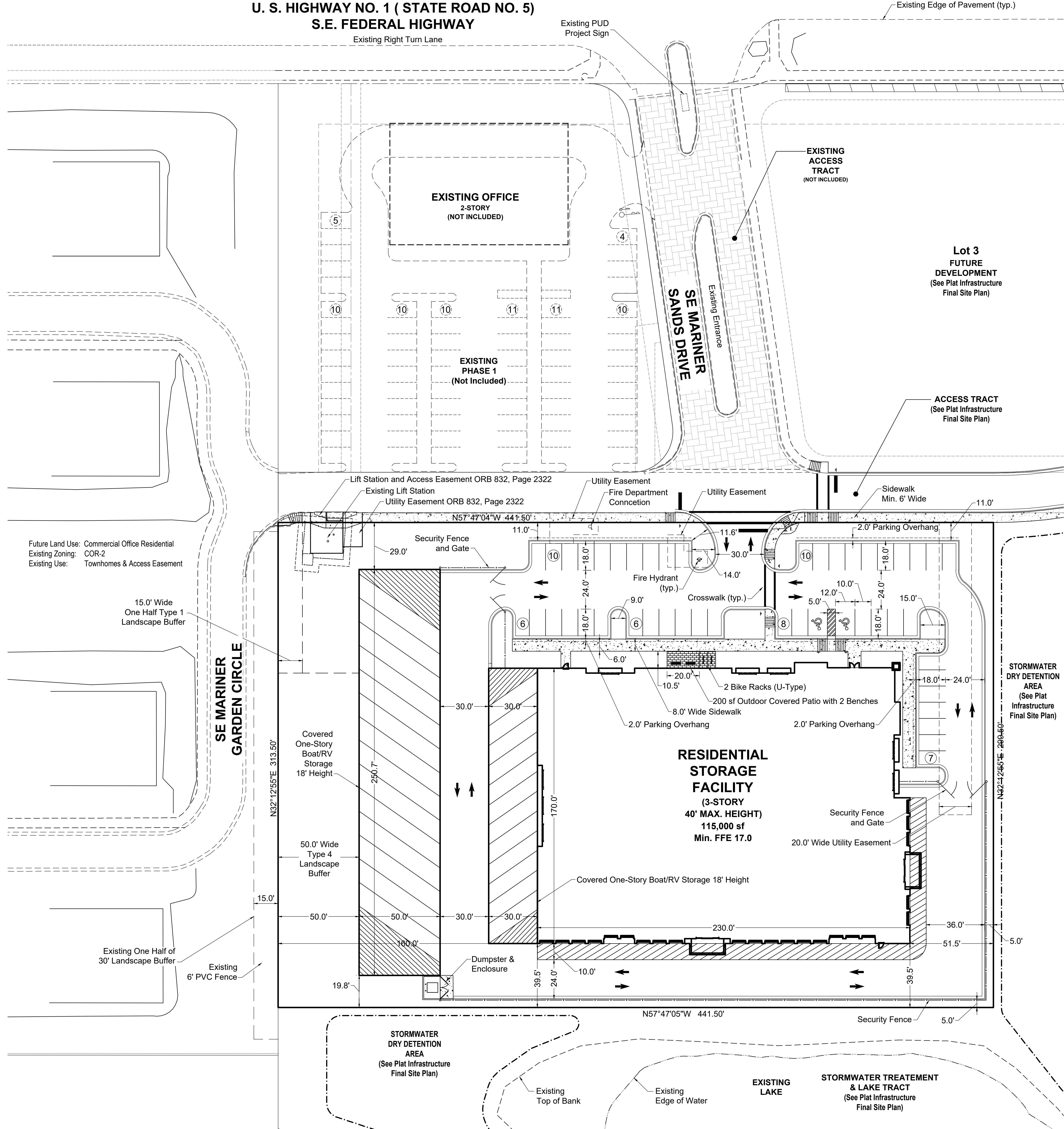


Drawing Name: J:\Projects Active\18-360 Mariner Village Square Plat\Site Plan - Final Site Plan - Phase 2.dwg

U. S. HIGHWAY NO. 1 (STATE ROAD NO. 5)
S.E. FEDERAL HIGHWAY



Site Data

Existing Zoning:	PUD
Future Land Use Designation:	General Commercial
Existing Use:	Existing Office and Vacant
Parcel Control Numbers:	31-38-42-000-014-00010-6 31-38-42-008-000-00042-9

Pervious / Impervious Data

Lot 2	
Total Site Area:	132,450 s.f. (3.04 ac.)
Impervious Area:	103,132 s.f. (2.37 ac.) (78%)
Buildings Footprint:	38,475 s.f. (1.20 ac.)
Pavement:	52,124 s.f. (0.88 ac.)
Covered Parking:	12,533 s.f. (0.29 ac.)
Pervious Area:	29,318 s.f. (0.67 ac.) (22%)
Landscape \ Open Space Areas:	29,318 s.f. (0.67 ac.)

Building Data

Maximum Height: (Existing and Proposed Structures)	40 Feet (3 Story)
Building Footprint Coverage (Lot 2):	39%

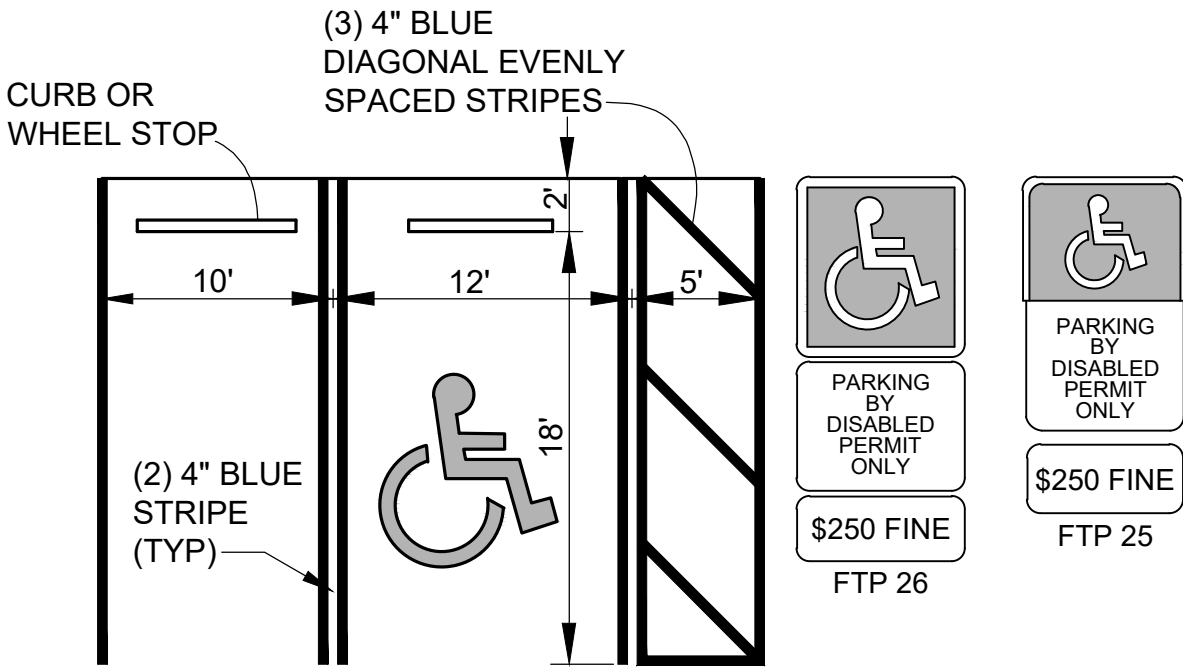
Parking Requirements

Phase	Size, Use & Rate	Parking Required	Parking Provided*
2	115,000 sf Storage Facility @ 1 space per 1,500 sf	77 spaces	47 spaces

*Parking Rate Adjustment provided by way of Revised PUD Master Plan

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 poles shall be shielded to minimize excess glare to adjacent residential areas and roadways in accordance with Section 3.208 of Article 3.
- During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to protect the vegetation to be used for this purpose.
- All designated preserve areas must be barricaded and inspected by martin county prior to site clearing.
- Preserve areas may not be altered except in compliance with the Preserve Area Management Plan approved by Martin County.
- All signs shall be in accordance with Martin County applicable codes and ordinances in effect at the time of permit application.
- Lighting fixtures shall be a maximum of 30' in height within the parking lot area and a maximum of 20' in height within nonvehicular pedestrian areas.
- 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.
- 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
- Awnings for each building to extend over all customer entrances per Section 4.20.G.1, LDR's.
- Min. 200 s.f. outdoor covered patio area with decorative planter boxes per Section 4.20.G.2, LDR's shall be provided as shown.
- Two 6 bike inverted U-shaped bike rack and two 6' long bench per Section 4.20.3B, LDR's shall be provided as shown.
- All stormwater management areas are to be maintained with planted native vegetation in perpetuity.



- NOTES:
- TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
 - BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 - FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
 - FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

Standard & Handicap Parking Space Detail

Not to Scale

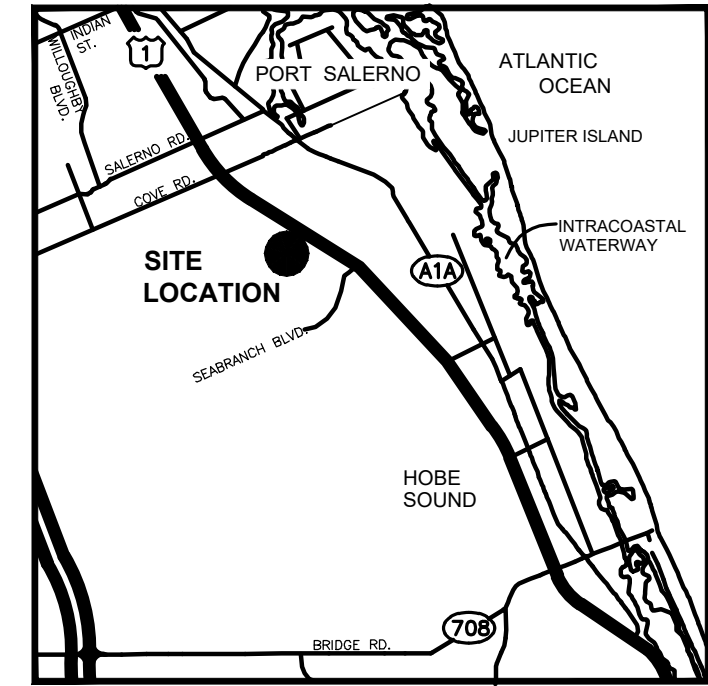


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Key / Location:



Project Team:

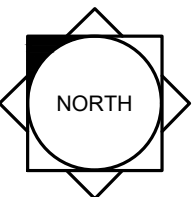
Applicant:	Ribbon Ventures, LLC P.O. Box 418 Boynton Beach, FL 33435
Land Planner / Landscape Architect / Environmental Planner:	Lucido & Associates 701 SE Ocean Boulevard Stuart, FL 34994
Engineer / Traffic Engineer / Surveyor:	Bowman Consulting Group 301 SE Ocean Blvd., Suite 301 Stuart, FL 34994
Attorney:	Terry McCarthy McCarthy, Summers et al 2400 SE Federal Highway - 4th Floor Stuart, FL 34994

Mariner Village
Square
PUD

Martin County, Florida

Phase 2 (Lot 2)
Final Site Plan
for
Residential Storage Facility

Date	By	Description
3.14.2019	S.L.S.	Initial Submittal
8.29.2019	S.L.S.	1st Resubmittal
12.3.2019	S.L.S.	2nd Resubmittal
1.28.2020	S.L.S.	Utility Updates



NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	S.L.S.	Sheet
Manager	MC	
Project Number	18-360	
Municipal Number	---	
Computer File	18-360 Mariner Village Square PUD - Final Site Plan - Phase 2.dwg	

1 of 1