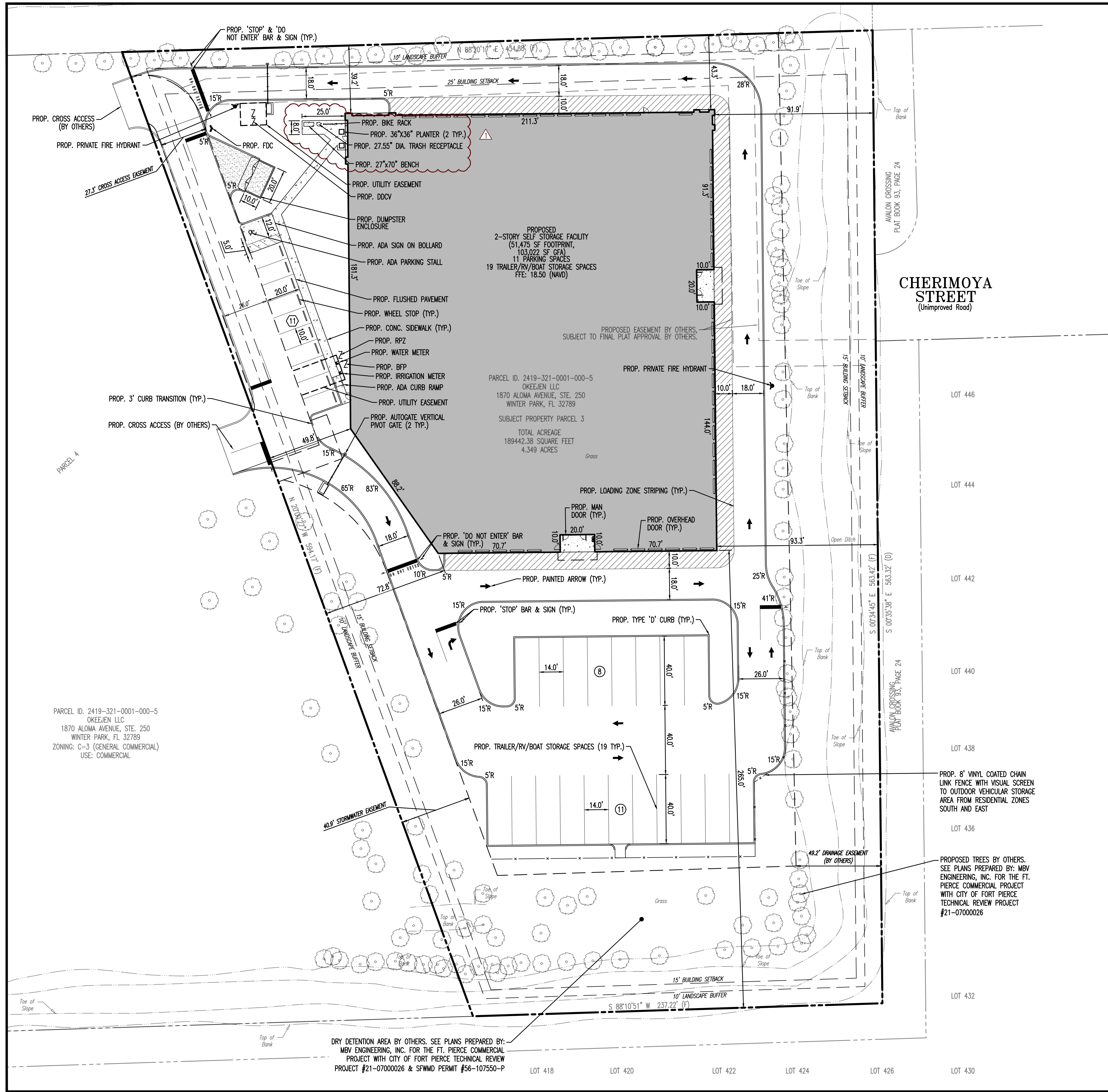
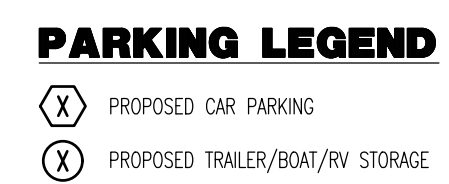


Plotted: 02/13/23 - 4:15 PM, By: kkonius
 File: F:\DEPC PROJECTS\1974 Johnson Development Associates\22-00933 Fort Pierce FL\DWG\Entirement\19742200933S1.dwg, ---> C1.00 SITE PLAN



ADJACENT PROPERTY INFORMATION

LOT	PARCEL ID	ZONING	USE	OWNER
LOT 418	2419-703-0009-000-3	PLANNED DEVELOPMENT	MEDIUM DENSITY RESIDENTIAL	NEILL FARMS, FP, LLC
LOT 420	2419-703-0010-000-3	PLANNED DEVELOPMENT	MEDIUM DENSITY RESIDENTIAL	NEILL FARMS, FP, LLC
LOT 422	2419-703-0011-000-0	PLANNED DEVELOPMENT	MEDIUM DENSITY RESIDENTIAL	NEILL FARMS, FP, LLC
LOT 424	2419-703-0012-000-7	PLANNED DEVELOPMENT	MEDIUM DENSITY RESIDENTIAL	NEILL FARMS, FP, LLC
LOT 426	2419-703-0013-000-4	PLANNED DEVELOPMENT	MEDIUM DENSITY RESIDENTIAL	NEILL FARMS, FP, LLC
LOT 430	2419-703-0015-000-8	PLANNED DEVELOPMENT	MEDIUM DENSITY RESIDENTIAL	NEILL FARMS, FP, LLC
LOT 432	2419-703-0016-000-5	PLANNED DEVELOPMENT	MEDIUM DENSITY RESIDENTIAL	NEILL FARMS, FP, LLC
LOT 434	2419-703-0017-000-2	PLANNED DEVELOPMENT	MEDIUM DENSITY RESIDENTIAL	NEILL FARMS, FP, LLC
LOT 436	2419-703-0018-000-9	PLANNED DEVELOPMENT	MEDIUM DENSITY RESIDENTIAL	NEILL FARMS, FP, LLC
LOT 438	2419-703-0019-000-6	PLANNED DEVELOPMENT	MEDIUM DENSITY RESIDENTIAL	NEILL FARMS, FP, LLC
LOT 440	2419-703-0020-000-6	PLANNED DEVELOPMENT	MEDIUM DENSITY RESIDENTIAL	NEILL FARMS, FP, LLC
LOT 442	2419-703-0021-000-3	PLANNED DEVELOPMENT	MEDIUM DENSITY RESIDENTIAL	NEILL FARMS, FP, LLC
LOT 444	2419-703-0022-000-0	PLANNED DEVELOPMENT	MEDIUM DENSITY RESIDENTIAL	NEILL FARMS, FP, LLC
LOT 446	2419-703-0023-000-7	PLANNED DEVELOPMENT	MEDIUM DENSITY RESIDENTIAL	NEILL FARMS, FP, LLC



SITE DATA

PARCEL NO.:	2419-312-0001-000-5
ADDRESS:	5553 OKEECHOBEE RD, FORT PIERCE, FL 34947
OWNER:	OKEEJEN, LLC
CONTRACT PURCHASER:	JOHNSON DEVELOPMENT ASSOCIATES, INC.
PROJECT NAME:	JDA FORT PIERCE - SELF STORAGE FACILITY
APPLICANT NAME:	JOHNSON DEVELOPMENT ASSOCIATES, INC.
EXISTING ZONING:	C-3 GENERAL COMMERCIAL
PROPOSED ZONING:	C-3 GENERAL COMMERCIAL
FUTURE LAND USE:	GC GENERAL COMMERCIAL
DEVELOPMENT TYPE:	SELF STORAGE FACILITY
LEGAL DESCRIPTION:	PARCEL 3 OF FORT PIERCE COMMERCIAL PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
ADJACENT ZONING:	NORTH: C-3 GENERAL COMMERCIAL SOUTH: C-3 GENERAL COMMERCIAL EAST: R-4 MEDIUM DENSITY RESIDENTIAL ZONE WEST: C-3 GENERAL COMMERCIAL
ADJACENT FUTURE LAND USE:	NORTH: GC GENERAL COMMERCIAL SOUTH: GC GENERAL COMMERCIAL EAST: RM MEDIUM DENSITY RESIDENTIAL WEST: RM MEDIUM DENSITY RESIDENTIAL

DEVELOPMENT DATA

LOT COVERAGE	EXISTING (SF)	PROPOSED (SF)	PROPOSED (AC)	PERCENTAGE (%)
PROJECT SITE AREA:	189,442	189,442	4.35	100.00
BUILDING GFA:	N/A	103,022	2.37	54.38
BUILDING FOOTPRINT:	N/A	51,475	1.18	27.17
PAVEMENT AREA:	6,402	59,000	1.35	31.14
SIDEWALKS:	N/A	1,136	0.03	0.60
TOTAL IMPERVIOUS (INCLUDES BUILDING):	6,402	111,611	2.56	58.91
DRY STORMWATER MANAGEMENT AREA:	43,470	43,470	0.99	22.95
LANDSCAPING:	139,570	34,361	0.79	18.14
TOTAL PERVIOUS:	183,040	72,831	1.79	41.09

BUILDING SETBACKS

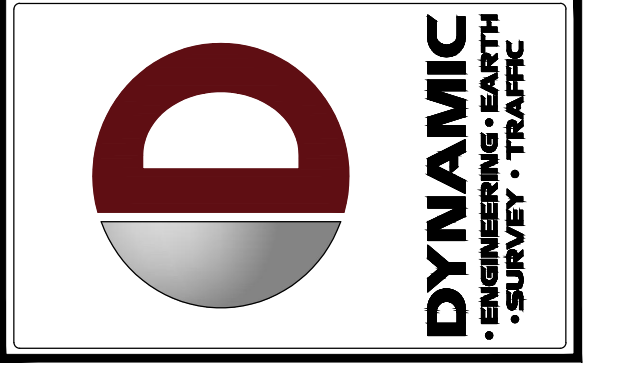
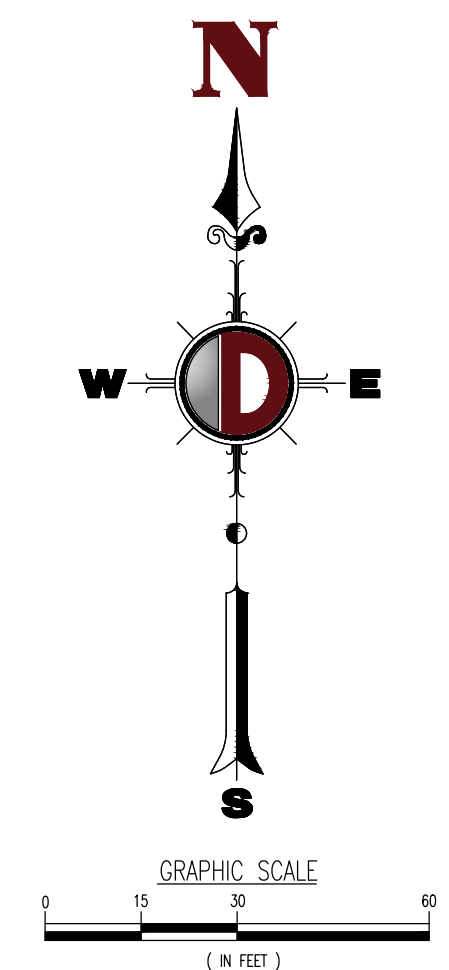
	EXISTING	REQUIRED	PROPOSED
NORTH:	N/A	25.0'	39.2'
SOUTH:	N/A	15.0'	265.0'
EAST:	N/A	15.0'	93.3'
WEST:	N/A	15.0'	49.8'

PARKING

	REQUIRED	TYPE	EXISTING	PROPOSED
PARKING RATIO:	11	STANDARD	0	10
0.1 SPACE PER 1000 SF	1	ADA	0	1
		TOTAL	0	11
BICYCLE BACKS:	2		0	2

*INCLUDES DRY STORMWATER AREA PROPOSED BY OTHERS. SEE PLANS PREPARED BY MBV ENGINEERING, INC. FOR THE FORT PIERCE COMMERCIAL PROJECT WITH SFWD PERMIT #56-107550-P

- HORIZONTAL CONTROL & STRIPING NOTES**
- ALL CURBING IS TYPE "D" UNLESS OTHERWISE STATED.
 - TYPE "D" CURB SHALL BE CONSTRUCTED PER FOOT INDEX 300.
 - ALL DIMENSIONS SHOWN, OTHER THAN LANDSCAPE DIMENSIONS, ARE TO FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED. LANDSCAPE DIMENSIONS ARE SHOWN TO BACK OF CURB.
 - ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO FOOT 2016-2017 DESIGN STANDARDS INDEX 304.
 - ALL STOP BARS, DIRECTIONAL ARROWS AND CROSSMARKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
 - REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
 - ALL RADI ARE 3' UNLESS OTHERWISE NOTED ON PLANS.



NO.	DATE	REVISION	BY
1	02/07/23	AGENCY COMMENTS	KAK

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY: KAK
 CHECKED BY: ADA
 MDM
 ACI

PROJECT: PROPOSED SELF-STORAGE FACILITY
 JOHNSON DEVELOPMENT ASSOCIATES, INC.
 PARCEL 3 OF THE FORT PIERCE COMMERCIAL PLAT
 OKEECHOBEE ROAD (SR 70) & JENKINS ROAD
 FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

DYNAMIC ENGINEERING

LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
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100 NE 5th Avenue, Suite B2
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 Dallas, Texas • 972.251.0000
 Delray Beach, Florida • 561.921.8570

Florida Certificate of Authorization No. 32535
 www.dynamicce.com

MICHAEL D. MILES

PROFESSIONAL ENGINEER
 FLORIDA LICENSE NO. 81313
 DATE: 02/20/2023

811

PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF
 EXCAVATORS, DESIGNERS, OR ANY PERSON
 PREPARING TO DISTURB THE EARTH'S
 SURFACE ANYWHERE IN ANY STATE.
 CALL BEFORE YOU DIG.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
 WWW.CALL811.COM

TITLE: **SITE PLAN**

SCALE: (H) AS SHOWN
 (V) NOTED
 DATE: 12/15/2022

PROJECT NO: 22-00933

SHEET NO: **C1.00** Rev. #: **1**