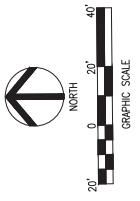
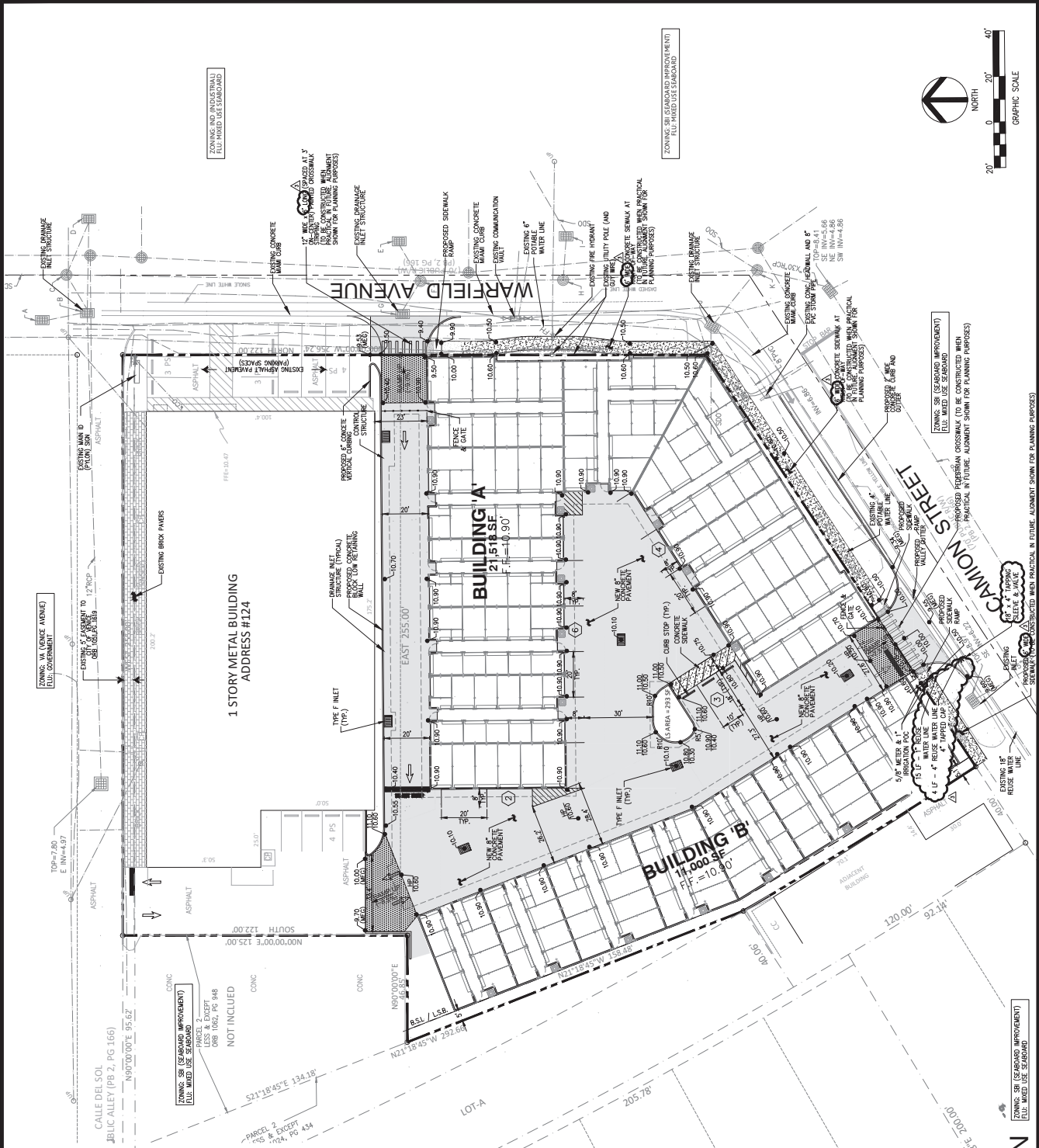


REVISION	DATE	DESCRIPTION
1	01-19-24	CITY COMMENTS
2	02-02-24	CITY COMMENTS

CHRISTOPHER THOMPSON, P.E.
 FL REG. # 83165

SELF-STORAGE EXPANSION
 132 WARFIELD AVENUE
 VENICE, FLORIDA

DATE: 09/26/23
 DRAWN: LH
 CHECKED: CT
C1
 SITE & GRADING PLAN
 PROJECT NO: 2023133



SITE DATA

TOTAL SITE AREA: 83,084 SF / ±1.91 AC
 BUILDING AREA: 53,779 SF (PROPOSED 32,548 SF, EXISTING 18,861 SF)
 PARKING SPACES: 29 (15 PROPOSED, 14 EXISTING)
 ASPHALT: 1,000 SF
 CONCRETE: 1,000 SF
 PAVEMENT: 2,000 SF
 IMPROVED AREA: 10,000 SF
 UNIMPROVED AREA: 73,084 SF
 FLOOR FINISH: 10.00
 DAILY TRUCK GENERATION: 4 FT (LAND USE 105 - MIN. WAREHOUSE)
 PER THE MANUAL, 11TH EDITION FOR PROPOSED DEVELOPMENT

REQUIREMENTS:

REQUIREMENT	EXISTING	PROPOSED
FRONT (EAST, WARFIELD AVENUE)	0 FT	0 FT
REAR (WEST)	0 FT	0 FT
SIDE (NORTH, ALLEY)	0 FT	0 FT
SIDE (SOUTH, CANNON STREET)	0 FT	0 FT
REAR (WEST)	5 FT	5 FT
REAR (EAST)	5 FT	5 FT

LANDSCAPE BUFFERS:

LOCATION	EXISTING	PROPOSED
FRONT (EAST, WARFIELD AVENUE)	0 FT	0 FT
REAR (WEST)	0 FT	0 FT
SIDE (NORTH, ALLEY)	0 FT	0 FT
SIDE (SOUTH, CANNON STREET)	0 FT	0 FT
REAR (EAST)	5 FT	5 FT

PROPERTY LINE

- BUILDING SETBACK LINE (B.S.L.) / LANDSCAPE BUFFER (L.S.B.)
- PROPOSED CONCRETE PAVEMENT
- EXTENT OF PROPOSED RAMP (±3% SLOPE)
- PROPOSED CONCRETE SIDEWALK

NOTES:

- ON-SITE SOLID WASTE FACILITIES AVAILABLE TO CUSTOMERS. SOLID WASTE/RECYCLING GENERATED BY OFFICE TO CONTINUE TO BE HANDLED BY ROLL-OUT BINS.
- NO NEW WATER OR WASTEWATER UTILITIES PROPOSED WITH EXPANSION.



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