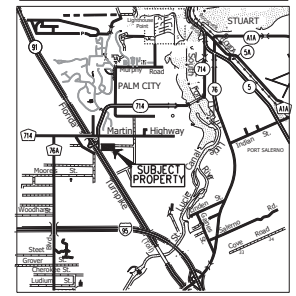


**LOCATION MAP**



**PROJECT TEAM**

**OWNER / CLIENT:**  
BRADFORD TRADING PARTNERS  
4545 SW LONGWAY DR.  
PALM CITY, FL 32909  
386.11570@pbco.com  
361.747.6336

**ENGINEER:**  
MELUS SHORT & ASSOCIATES  
1095 JUPITER PARK DRIVE  
JUPITER, FLORIDA 33458  
772.228.7822  
CONTACT: BRANCO LUTHER

**LANDSCAPE ARCHITECT / PLANNER:**  
COLLEUR & HEARING, INC.  
1934 COMMERCIAL LANE, SUITE 1  
JUPITER, FL 33458  
361.747.6336  
CONTACT: LEAH HEINZELMANN

**SURVEYOR:**  
LIEBERG LAND SURVEYING, INC.  
675 WEST HIGHLANDTOWN ROAD  
JUPITER, FLORIDA 33458  
361.748.8454 (PH)  
CONTACT: DAVID C. LIEBERG

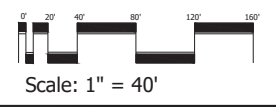
**LEGEND**

- LB LANDSCAPE BUFFER
- R RADIUS
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- LINE LINE MAINTENANCE EASEMENT
- OH OVERHANG
- ESMT EASEMENT
- UE UTILITY EASEMENT
- UTZ UPLAND TRANSITION ZONE
- ADA SIGN
- STOP SIGN
- BOLLARD/PATH LIGHT
- PARKING LOT LIGHT

**HATCH LEGEND**

- BUILDING FOOTPRINT
- DROP-OFF CANOPY
- ASPHALT
- ADA/LOADING ZONE STRIPING
- CONCRETE SIDEWALK
- PAVERS (VEHICULAR OR PEDESTRIAN)
- GRAVEL PATHWAY
- UPLAND TRANSITION ZONE (UTZ)
- LITTORAL PLANTING ZONE
- EXISTING LITTORALS

**REVISED FINAL SITE PLAN**



**SITE DATA**

PALM PIKE HOTEL SITE DATA			
	SQ. FT.	AC.	% SITE
Total Site Area	286,527.00	6.578	100
Zoning	Limited Industrial		
Future Land Use	Industrial		
PCN	24-38-40-000-010-00000-5, 24-38-40-000-011-00000-3		
Proposed Use	Hotel		
OPEN SPACE			
	SQ. FT.	AC.	% SITE
Total Open Space Required (Min. 20% of Total Site Area)	57,305.40	1.32	20.00%
Total Open Space Provided	218,024.00	5.01	76.09%
Lake & Lake Maintenance Easement	46,864.00	1.08	16.36%
Dry Detention Areas	52,830.00	1.21	18.44%
Landscape Area	118,330.00	2.72	41.30%
IMPERVIOUS / PERVIOUS AREA			
	SQ. FT.	AC.	% SITE
Total Impervious	96,448.00	2.21	33.66%
Building Coverage (Max 40%)	20,959.00	0.48	7.31%
Asphalt, Pavers, Curbs, Dumpster Areas (VUA)	58,958.00	1.35	20.58%
Pedestrian Pavers, Sidewalks, Bench and Bike Rack Pads	16,531.00	0.38	5.77%
Pool Deck	1,890.00	0.04	0.66%
Pool	600.00	0.01	0.21%
Water Surface Area	33,272.00	0.76	11.61%
Total Pervious	190,079.00	4.36	66.34%
Drainage Areas (Dry Detention, Lake Maintenance Easement)	66,422.00	1.52	23.18%
Gravel Lake Pathway	5,327.00	0.12	1.86%
Landscape Area	118,330.00	2.72	41.30%
Total Site Area (Pervious & Impervious)	286,527.00	6.58	100.00%
BUILDING DATA			
	SQ. FT.	AC.	% SITE
Total Gross Floor Area	62,877.00	1.44	11.61%
Building Height (Proposed): 3 Story, 40' *105 Rooms			
BUILDING SETBACKS			
	REQUIRED	PROVIDED	
Front (North)	15' min.	105.6'	
Rear (South)	10' min.	166.5'	
Side (East)	10' min.	365.1'	
Side (West)	10' min.	99.2'	
PARKING			
	REQUIRED	PROVIDED	
Hotel: 105 rooms, 12 employees, 12 lounge tables	113	121	
1 space per unit = 105 spaces			
1 space per 3 seats of lounge = 4 spaces			
1 space per 3 employees = 4 spaces			
Total Accessible Spaces (included in total standard)	5	6	

**LEGAL DESCRIPTION**

TRACTS 7, 10 AND 11, IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, EXCEPTING THEREFROM THE NORTH 50 FEET OF TRACT 7.

LESS & EXCEPT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2673, PAGE 2111 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 110 FEET OF THE FOLLOWING PARCEL: TRACT 11, LESS THE WEST 100 FEET OF THE EAST 110 FEET FOR ROAD RIGHT OF WAY, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

ALSO DESCRIBED AS: THE EAST 110 FEET OF TRACT 11, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

SAID LANDS ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, BEING A PORTION OF TRACTS 7, 10 AND 11, AS SHOWN ON THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 7; THENCE ALONG THE WEST LINE OF SAID TRACT 7, SOUTH 00°04'00" WEST, A DISTANCE OF 500.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY (COUNTY ROAD 714), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 8900-2602 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, SOUTH 89°41'46" EAST, A DISTANCE OF 664.19 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 7; THENCE ALONG SAID EAST LINE OF TRACT 7, SOUTH 00°05'17" WEST, A DISTANCE OF 613.17 FEET TO THE NORTHWEST CORNER OF SAID TRACT 11; THENCE ALONG THE NORTH LINE OF SAID TRACT 11, SOUTH 89°43'13" EAST, A DISTANCE OF 554.11 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF S.W. HIGHWAY AVENUE, A 100 FOOT RIGHT OF WAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 665, PAGE 754, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00°05'00" WEST, A DISTANCE OF 645.94 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. HORSESHOE TRAIL, A 30 FOOT RIGHT OF WAY, AS SHOWN ON SAID PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF S.W. HORSESHOE TRAIL, NORTH 89°44'39" WEST, A DISTANCE OF 1218.03 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 10; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE AND ALONG SAID WEST POINT OF BEGINNING.

CONTAINING 1,196,906 SQUARE FEET OR 27.477 ACRES, MORE OR LESS.

**GENERAL NOTES**

REUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.

10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

MAJORITY OF REQUIRED PARKING WILL BE PROVIDED OFF-SITE BY AN EXISTING PARKING STRUCTURE WITHIN THE ROYAL PALM FINANCIAL CENTER.

RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

ALL A/C UNITS SHALL BE LOCATED TO THE REAR OR SIDE OF ALL BUILDINGS AND FULLY SCREENED ON THREE SIDES WITH LANDSCAPING.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.

MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)

"PEDESTRIAN KING" SIGNS SHALL BE PROVIDED FOR ALL MID-BLOCK CROSSINGS.

PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PROTOCOLS.

STORMWATER MANAGEMENT AREAS ARE TO BE MAINTAINED WITH PLANTED NATIVE VEGETATION, IN PERPETUITY.

**Colleur & Hearing**  
Landscape Architects  
Land Planners  
Environmental Consultants  
1934 Commercial Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 - Fax 747.1377  
www.colleurhearing.com  
Lic# LC-26000535

**Palm Pike Crossing Lot 5**  
Bradford Trading Partners  
Martin County, Florida

DESIGNED	DATE
DRAWN	ACE
APPROVED	24-0111
JOB NUMBER	05-30-20
DATE	05-18-20
REVISIONS	08-21-20 10-29-20
	12-22-20 01-14-20
	03-30-20

SHEET 1 OF 5  
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# Colleur & Hearing

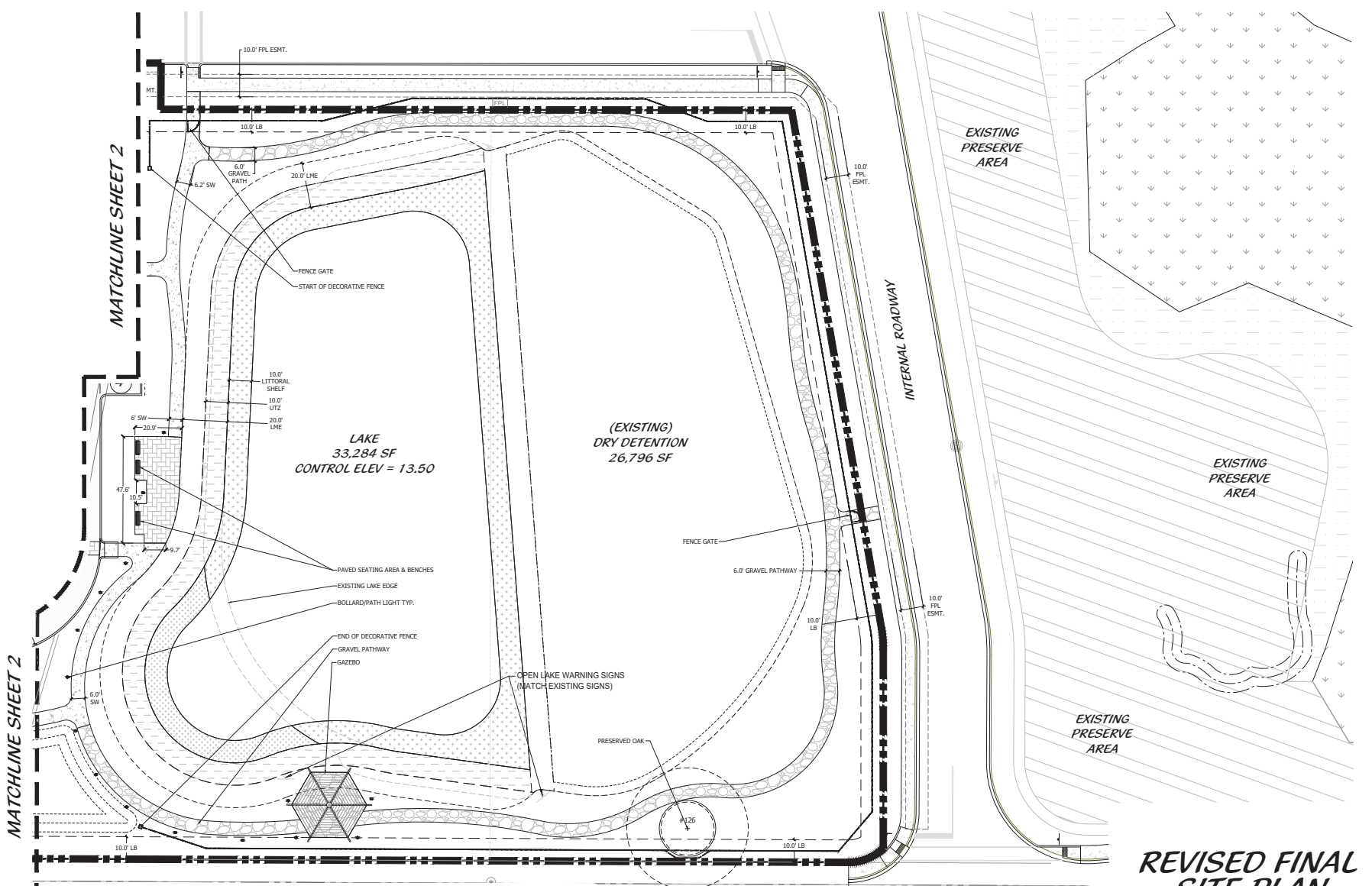
Landscape Architects  
Land Planners  
Environmental Consultants  
1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 - Fax 747.1377  
www.colleurhearing.com  
Lic# LC-26000635

## Palm Pike Crossing Lot 5

Bradford Trading Partners  
Martin County, Florida

DESIGNED	LAHWACE
DRAWN	ACE
APPROVED	LAW
JOB NUMBER	24-0111
DATE	05-30-20
REVISIONS	06-18-20
	08-21-20
	10-29-20
	12-22-20
	01-14-21
	03-30-21

SHEET 3 OF 5  
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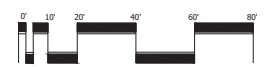


### REVISED FINAL SITE PLAN

#### HATCH LEGEND


#### LEGEND

LB	LANDSCAPE BUFFER	▲	ADA SIGN
R	RADIUS	●	STOP SIGN
SB	SETBACK	◆	BOLLARD/PATH LIGHT
SW	SIDEWALK	■	PARKING LOT LIGHT
TYP	TYPICAL		
LME	LAKE MAINTENANCE EASEMENT		
OHT	OVERSHAWING EASEMENT		
ESMT	EASEMENT		
UE	UTILITY EASEMENT		
UTZ	UPLAND TRANSITION ZONE		



Scale: 1" = 20'

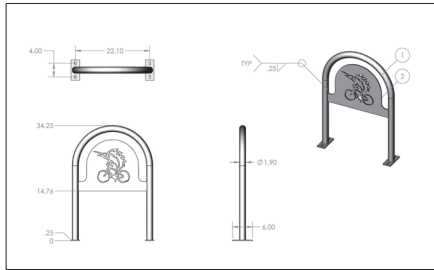


North



**BIKE RACK DETAIL**

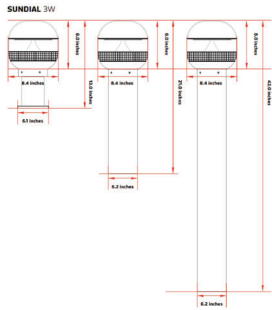
NTS



**BOLLARD LIGHT DETAIL**

NTS

SOLTECH 'SUNDIAL' SOLAR LED BOLLARD - 3 W  
MOUNTING HEIGHT: 2'  
TILT: 0 DEGREES



EFFICIENCY: 100 LM/W  
LUMENS: 300 LM  
WATTAGE: 3 W  
PANELS: 4.3V 3W  
WATERPROOF RATE: IP65  
HEIGHT: 13", 21", 42"

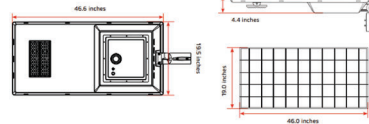
**PARKING LOT LIGHT POLE DETAIL**

NTS

SOLTECH 'HYPER' SOLAR LED LIGHT - 65 W  
MOUNTING HEIGHT: 20'  
TILT: 30 DEGREES



HYPER 65W



EFFICIENCY: 200 LM/W  
LUMENS: 5,000 LM / 9,000 LM  
WATTAGE: 25 W / 45 W  
BATTERY LOCATION: INTEGRATED  
W/ SOLAR PANEL



**DECORATIVE ALUMINUM FENCE & GATE**

NTS



DECORATIVE ALUMINUM FENCE & GATE (OR SIMILAR)  
4'-6" H  
BLACK POWDER COAT



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**Palm Pike Crossing Lot 5**  
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DESIGNED	LAHFACE
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	03-30-26

**REVISED FINAL  
SITE DETAILS**