

Location Map



Legal Description

LOT 28 HOME SOUND B7S RETAIL ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18 PAGE 19 PUBLIC RECORDS MARTIN COUNTY FLORIDA

LEGAL DESCRIPTION PER PROPERTY APPRAISER

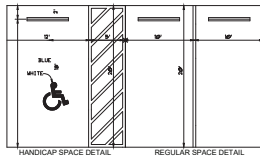
Site Data

PCN 34-38-42-083-000-00021-0
 EXISTING ZONING FUD-4H
 FUTURE LAND USE LOW DENSITY
 Pursuant to the ordinance for the development of Parcel C-4 in the 107th Heritage Ridge PUD zoning Agreement and the 8th Amendment to the PUD Agreement, the land use policies applicable to this parcel should be construed to be those for the General Commercial land use.

	PROVIDED	REQUIRED	PROVIDED
PERMITTED BUILDING COVERAGE (REG. 80% MAX.)	21,420	0.48	32.85%
OPEN SPACE REQ. (20% MIN.)	30,581	0.70	46.9%
TOTAL SITE AREA	48,211	1.50	100.0%
IMPERVIOUS AREA	34,830	0.79	83.10%
BUILDING LOT COVERAGE	21,420	0.48	32.85%
VEHICULAR USE AREA	10,715	0.25	18.43%
SEWERMAK, CONCRETE, PADS, ETC.	2,495	0.06	3.80%
PERVIOUS AREA	30,581	0.70	46.90%
LANDSCAPE AREA	13,307	0.31	20.41%
PROPOSED RETENTION	17,234	0.40	28.46%
TOTAL SPACES (11,500 SF GFA)	43	9"	
TURNING RATE ADJUSTMENT - 1			
SPACE PER 1,000 SF)			
ADA ACCESSIBLE SPACES	1		
BUILDING PLACEMENT		REQ.	PROVIDED
FRONT SETBACK	25'	14'	
SIDE AT PROPERTY LINE SETBACK	30'	20'	
REAR YARD SETBACK	30'	30 1/2'	
BUILDING HEIGHT		REQ.	PROVIDED
		40'	30'
PROPOSED TOTAL BUILDING SF (3 STORIES)			64,200

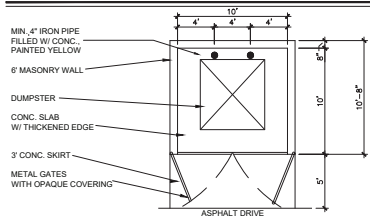
NOTE: DESIGN AND PLACEMENT OF SIGNS WILL BE REVIEWED VIA SEPARATE BUILDING PERMIT

Parking Detail

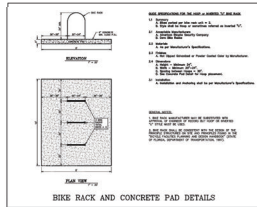
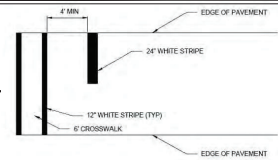


- TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOLS AND BORDERS.
- BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK ORANGE LEGEND AND BORDERS.
- FTP 25 & 26 MAY BE FABRICATED CHROME PANEL OR TYP.
- FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

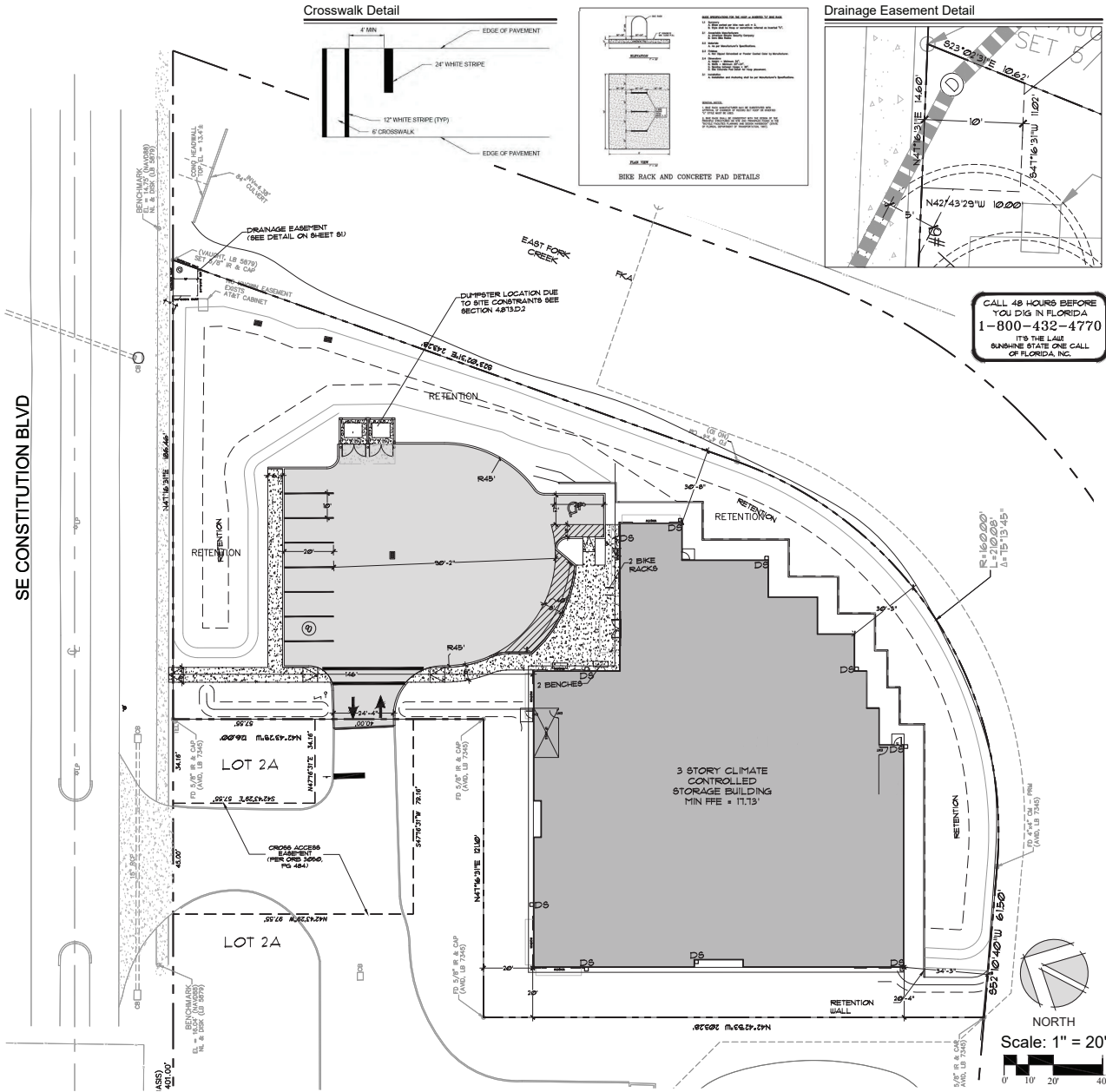
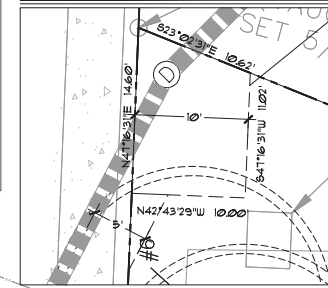
Dumpster Detail



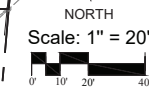
Crosswalk Detail



Drainage Easement Detail



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 1-800-432-4770
 IT'S THE LAW
 SUNSHINE STATE ONE CALL
 OF FLORIDA, INC.



McCARTY & ASSOCIATES

LAND PLANNING
 AND DESIGN

STUART • FT. PIERCE

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 www.McCartyLandPlanning.com
 Mike@McCartyLandPlanning.com

Heritage Ridge PUD, Parcel C-4, Lot 2B
 Storage Place - Hobe Sound
 Martin County, Florida
Final Site Plan



Daniel
 McRae
 Sugg, P.L.A.

Drawn By _____ DMS
 Checked By _____ MM
 Scale _____ 1"=20'
 Drawing Date _____ 11/15/2023
 7/31/2024 3/11/2025 7/30/2025
 8/6/2025 10/14/2025 11/6/2025

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