

CURVE TABLE (PLAT)						
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	982.45'	1190.37'	---	---	69°25'18"	---
C2	6015.96'	546.36'	---	---	5°12'13"	---
C3	6116.04'	180.67'	---	---	1°41'33"	---
C4	1600.52'	315.50'	---	---	11°17'39"	---
C5	241.57'	202.34'	---	---	47°59'33"	---
C6	1510.52'	75.00'	---	---	2°50'41"	---
C7	6015.96'	427.12'	---	---	---	---
C8	31.09'	27.95'	---	---	51°31'17"	---
C9	218.97'	39.89'	---	---	10°26'15"	---
C10	265.16'	39.92'	---	---	8°37'37"	---
C11	64.79'	29.48'	---	---	26°04'07"	---
C12	150.00'	41.62'	---	---	15°53'55"	---
C13	56.57'	55.17'	---	---	58°52'35"	---
C14	53.12'	8.73'	---	---	9°25'12"	---
C15	1600.52'	92.14'	---	---	3°17'54"	---

CURVE TABLE (FIELD)						
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	982.45'	1190.45'	N 55°24'18" E	1118.94'	69°25'34"	680.61'
C5	241.57'	202.21'	N 48°08'07" W	196.36'	47°57'36"	107.45'
C6	1510.52'	75.14'	N 70°46'43" W	75.13'	2°51'00"	37.58'
C7	6015.96'	427.51'	S 02°40'48" W	427.42'	4°04'18"	213.84'
C8	31.09'	27.96'	S 75°13'31" W	27.02'	51°31'17"	15.00'
C9	218.97'	39.83'	S 54°44'27" W	39.78'	10°25'23"	19.97'
C10	265.16'	39.81'	S 64°01'57" W	39.78'	8°36'11"	19.94'
C11	64.79'	29.76'	S 82°00'55" W	29.50'	26°18'57"	15.15'
C12	150.00'	41.58'	S 86°46'44" W	41.44'	15°52'52"	20.92'
C13	56.57'	55.14'	S 50°46'27" W	52.98'	55°50'53"	29.98'
C14	53.12'	8.72'	S 17°48'38" W	8.71'	9°24'34"	4.37'
C15	1600.52'	92.15'	N 80°16'43" W	92.14'	3°17'56"	46.09'

	SETBACKS			
	FRONT (SW MARTIN DOWNS BLVD)	SIDE STREET (SW SUNSET TRACE CIRCLE)	SIDE STREET (SW HIGH MEADOWS AVE)	REAR
REQUIRED	100'	10'	75'	*20'
EXISTING	65' (BUILDING #7)	57' (BUILDING #1)	100' (BUILDING #7)	319' (BUILDING #6)
PROPOSED	103' (BUILDING #9)	497' (BUILDING #9)	482' (BUILDING #8)	600' (BUILDING #9)

NOTE: \*THIS SETBACK IS BEING ESTABLISHED AS PART OF THE PROPOSAL FOR APPLICATION #M035-216

	NONRESIDENTIAL SQUARE FOOTAGE		
	COMMERCIAL	OFFICE	TOTAL
MAXIMUM	102,045 SF	21,871 SF	123,916 SF
EXISTING	94,774 SF	20,108 SF	114,882 SF
PROPOSED	99,452 SF	20,108 SF	119,560 SF
REMAINING	2,593 SF	1,763 SF	4,356 SF

NOTE: THE MAXIMUM SQUARE FOOTAGE IS OUTLINED IN THE MARTIN DOWNS 77TH PUD AMENDMENT

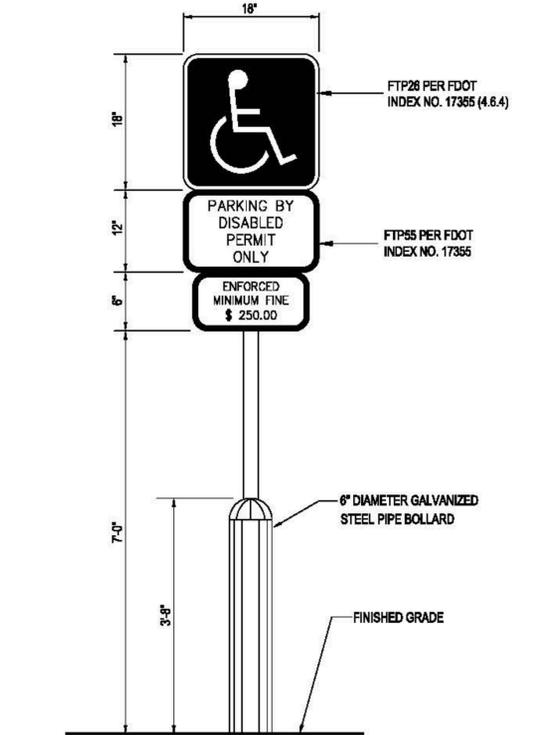
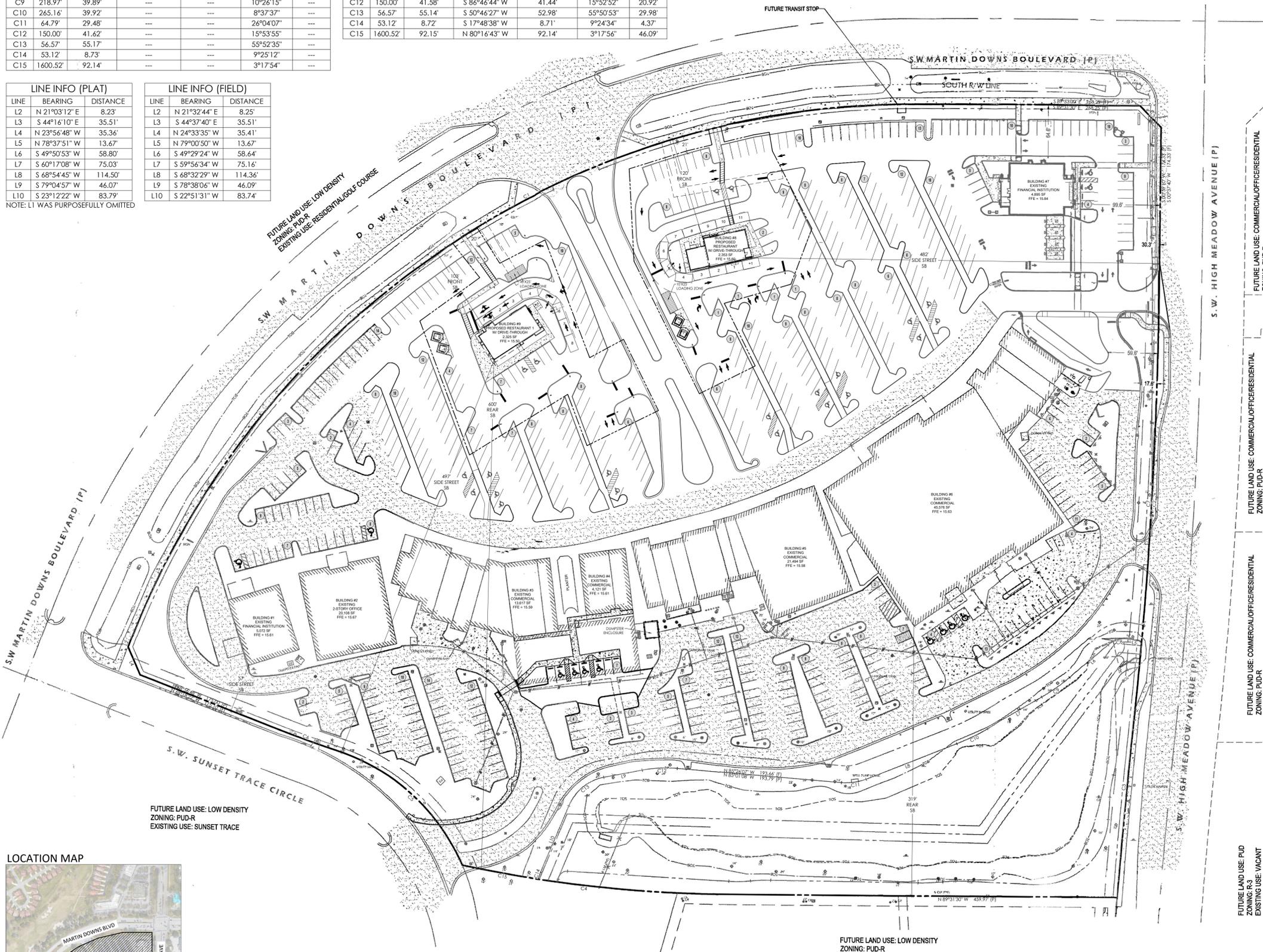
SITE DATA	
APPLICATION NAME	MARTIN DOWNS VILLAGE CENTER
ADDRESS	3270 SW MARTIN DOWNS BLVD, PALM CITY, FL 34990
PROPERTY CONTROL NUMBER (S)	13384001200000103
EXISTING ZONING	PUD
FUTURE LAND USE (FLU)	COMMERCIAL GENERAL
EXISTING USE	RETAIL/OFFICE/RESTAURANT
PROPOSED USE	RETAIL/OFFICE/RESTAURANT
GROSS AREA	876,622 SF (20.12 AC)
AFFECTED SITE AREA	80,430 SF (1.85 AC)
TOTAL REQUIRED OPEN SPACE	175,324 SF (4.02 AC) 20%
TOTAL PROVIDED OPEN SPACE	217,915 SF (5.00 AC) 24.86%
TOTAL PERVIOUS AREA	300,139 SF (6.89 AC) 34.24%
EXISTING LANDSCAPE AREA	215,095 SF (4.98 AC) 24.54%
PROPOSED LANDSCAPE AREA	217,915 SF (5.00 AC) 24.86%
EXISTING/PROPOSED RETENTION AREA	82,224 SF (1.89 AC) 9.38%
TOTAL IMPERVIOUS AREA	576,483 SF (13.23 AC) 65.76%
EXISTING BUILDING AREA	114,882 SF (2.64 AC) 13.11%
PROPOSED BUILDING AREA	119,560 SF (2.74 AC) 13.64%
EXISTING VEHICULAR USE AREA	431,157 SF (9.89 AC) 49.18%
PROPOSED VEHICULAR USE AREA	419,998 SF (9.64 AC) 47.91%
EXISTING SIDEWALKS, PADS, ETC	33,264 SF (0.76 AC) 3.79%
PROPOSED SIDEWALKS, PADS, ETC	36,925 SF (0.85 AC) 4.21%
EXISTING TOTAL GROSS FLOOR AREA	114,882 SF (2.64 AC) 13.11%
PROPOSED TOTAL GROSS FLOOR AREA	119,560 SF (2.74 AC) 13.64%
MAXIMUM BUILDING COVERAGE	60% (525,973 SF)
PROPOSED BUILDING COVERAGE	12.49% (109,506 SF)
MAXIMUM BUILDING HEIGHT	40 FT.
PROPOSED BUILDING HEIGHT	22' 7" H.T. (1-STORY)
PROPOSED BUILDING FOOTPRINT	4,678 SF (0.11 AC)
TOTAL REQUIRED PARKING	523 SPACES (11 ADA SPACES)
BANK @ 1 PER 200 SF (9,947 SF)	50 SPACES
OFFICE @ 1 PER 300 SF (20,108 SF)	67 SPACES
RESTAURANT (CONVENIENCE) @ 1 PER 70 SF (4,678 SF)	67 SPACES
RETAIL @ 1 PER 250 SF (84,807 SF)	339 SPACES
TOTAL PROVIDED PARKING	570 SPACES
REGULAR PARKING	537 SPACES
ADA PARKING	33 SPACES
TOTAL REQUIRED LOADING	2 SPACES
TOTAL PROVIDED LOADING	2 SPACES

NOTES: SIGNAGE IS CONCEPTUAL AND WILL BE REVIEWED AT TIME OF BUILDING PERMIT.

LINE INFO (PLAT)		
LINE	BEARING	DISTANCE
L2	N 21°03'12" E	8.23'
L3	S 44°16'10" E	35.51'
L4	N 23°56'48" W	35.36'
L5	N 78°37'51" W	13.67'
L6	S 49°50'53" W	58.80'
L7	S 60°17'08" W	75.03'
L8	S 68°54'45" W	114.50'
L9	S 79°04'57" W	46.07'
L10	S 23°12'22" W	83.79'

NOTE: L1 WAS PURPOSEFULLY OMITTED

LINE INFO (FIELD)		
LINE	BEARING	DISTANCE
L2	N 21°32'44" E	8.25'
L3	S 44°37'40" E	35.51'
L4	N 24°33'35" W	35.41'
L5	N 79°00'50" W	13.67'
L6	S 49°29'24" W	58.64'
L7	S 59°56'34" W	75.16'
L8	S 68°32'29" W	114.36'
L9	S 78°38'06" W	46.09'
L10	S 22°51'31" W	83.74'



**NOTES**  
 1. HANDICAPPED SIGN WILL BE OF A D.O.T. (BLUE) COLOR PAVEMENT BORDER LINES (ONE ON EACH SIDE) OF THE HANDICAPPED SPACE WILL BE OF A BLUE COLOR OF A QUALITY EQUIVALENT TO SUPER STRIPE TRAFFIC PAINT SOLD BY FOX VALLEY SYSTEMS INC. OF CARY ILLINOIS, PHONE 1-800-323-4770 SHALL BE STRIPED ON THE WEARING SURFACE OF EACH SPACE DESIGNED FOR THE HANDICAPPED SPACE.



**LEGAL DESCRIPTION**  
 ALL OF MARTIN DOWNS VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 88 OF TGHE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING PLAT NO. 12 OF MARTIN DOWNS, A PUD LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA

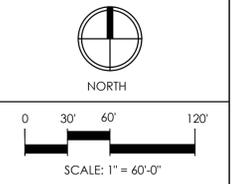
LEGEND	
	- PROPERTY LINE
	- EXISTING TREE (REFER TO TREE DISPOSITION)
	- PROPOSED/EXISTING BUILDING
	- PROPOSED/EXISTING CONCRETE

**ACCESSIBLE PARKING SIGN DETAIL**  
 NOT TO SCALE



Consultants:  
 Revisions:  
 06/10/2024: 1st Resubmittal  
 10/30/2024: 2nd Resubmittal  
 11/11/2024: 3rd Resubmittal

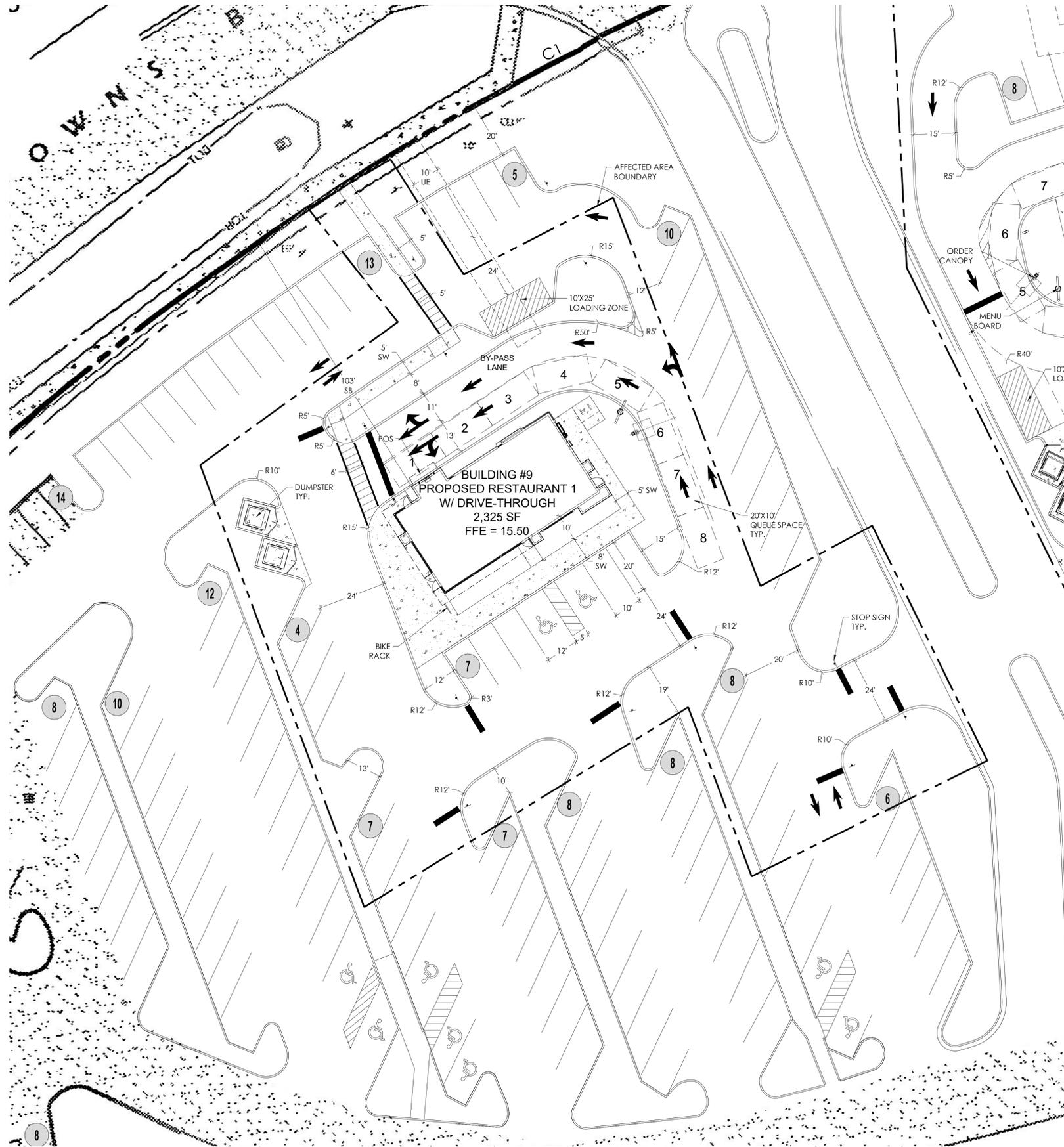
**MARTIN DOWNS PUD**  
**PARCEL 38/40 - VILLAGE CENTER**  
 Martin County, Florida



Drawn By: ZAK  
 Drawing #: 1255  
 Date: 07/21/2023

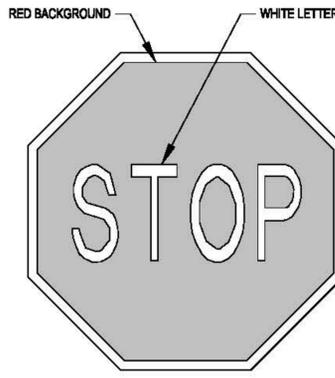
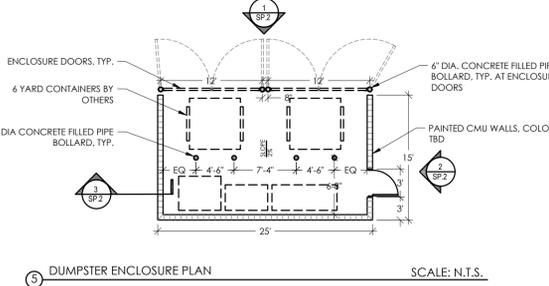
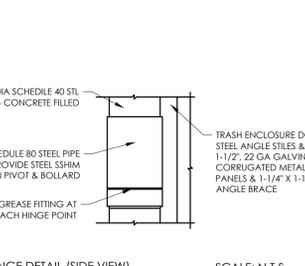
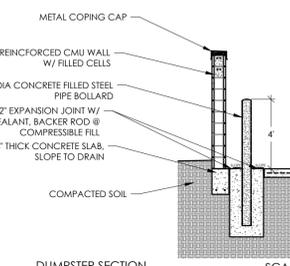
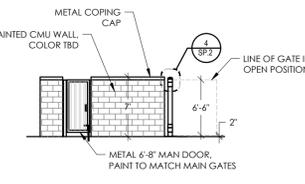
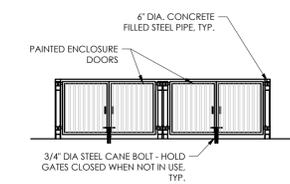
**REVISED FINAL SITE PLAN**

SHEET # FSP.1



SITE DATA	
APPLICATION NAME	MARTIN DOWNS VILLAGE CENTER
ADDRESS	3270 SW MARTIN DOWNS BLVD, PALM CITY, FL 34990
PROPERTY CONTROL NUMBER (S)	133840012000000103
EXISTING USE	PARKING AREA
PROPOSED USE	RESTAURANT W/ DRIVE-THROUGH
AFFECTED SITE AREA	38,932 SF (0.89 AC)
PROPOSED BUILDING AREA	2,325 SF
PROPOSED FLOOR AREA RATIO	.06
PROPOSED COVERAGE	5.97%
EXISTING GREEN SPACE	9,788 SF (0.22 AC)
PROPOSED GREEN SPACE	9,071 SF (0.21 AC)
EXISTING IMPERVIOUS AREA	29,144 SF (0.67 AC)
PROPOSED IMPERVIOUS AREA	29,861 SF (0.68 AC)
PROVIDED PARKING	22 SPACES
ADA PARKING	2 SPACES

NOTES: - THE TOTAL AVAILABLE PARKING FOR THE SITE IS GREATER THAN 22 SPACES AS THE MARTIN DOWNS PLAZA HAS SHARED PARKING.  
- SIGNAGE IS CONCEPTUAL AND WILL BE REVIEWED AT TIME OF BUILDING PERMIT.

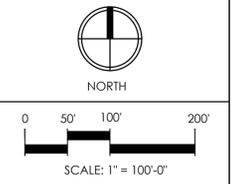


Consultants:

Revisions:

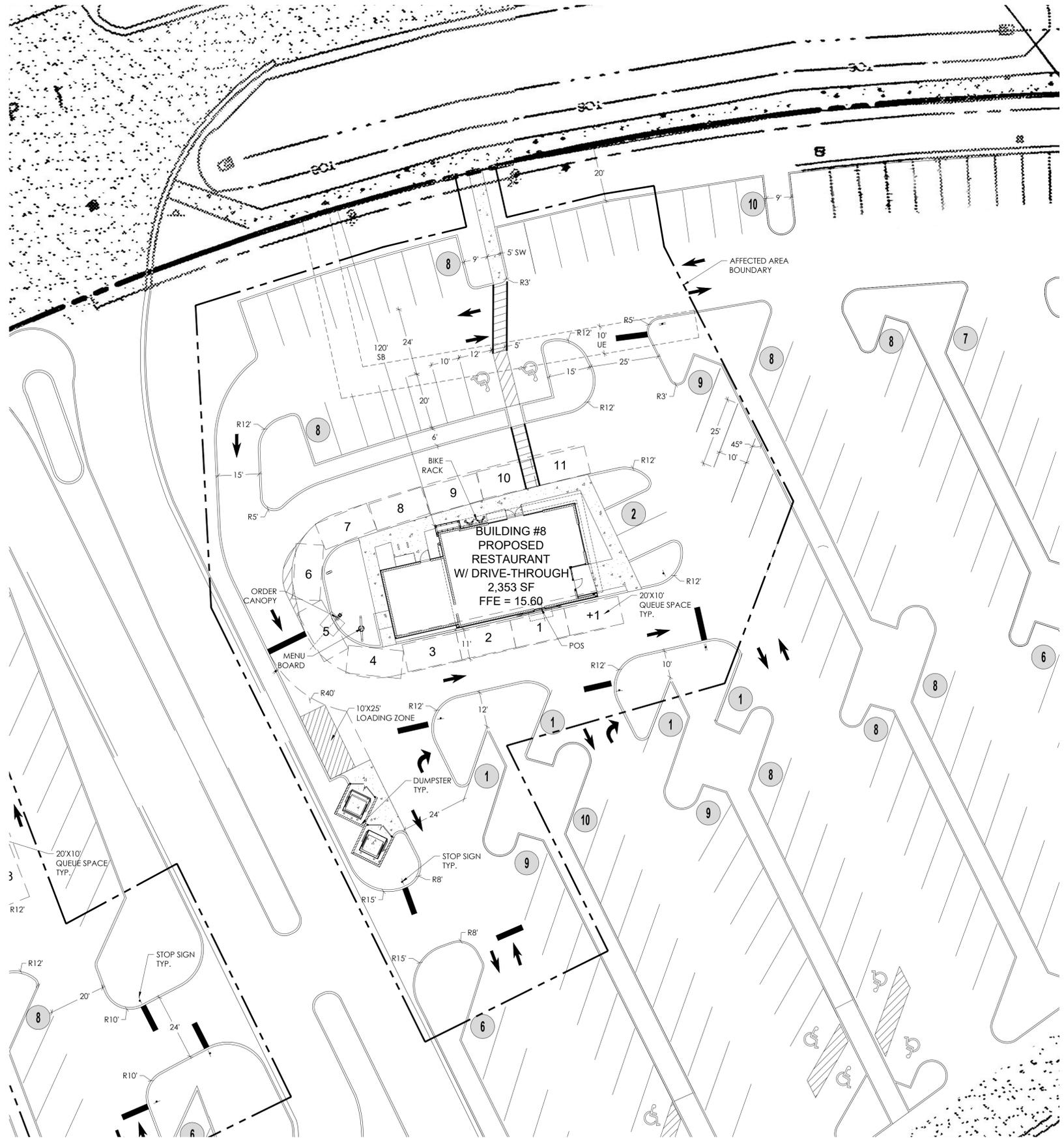
06/10/2024:	1st Resubmittal
10/30/2024:	2nd Resubmittal
11/11/2024:	3rd Resubmittal

**MARTIN DOWNS PUD  
PARCEL 38/40 - VILLAGE CENTER**  
Martin County, Florida



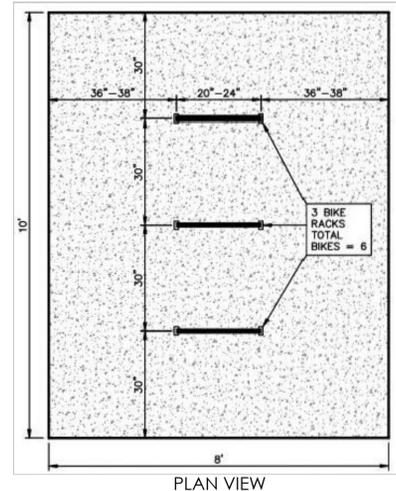
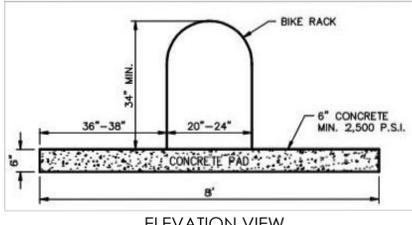
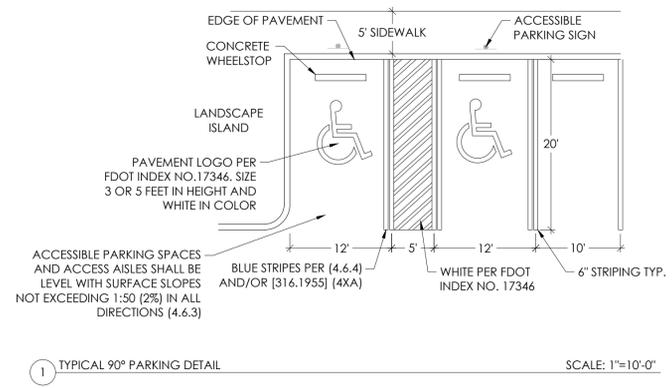
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Drawing #: 1255  
Date: 07/21/2023

REVISED  
FINAL SITE  
PLAN



SITE DATA	
APPLICATION NAME	MARTIN DOWNS VILLAGE CENTER
ADDRESS	3270 SW MARTIN DOWNS BLVD, PALM CITY, FL 34990
PROPERTY CONTROL NUMBER (S)	133840012000000103
EXISTING USE	PARKING AREA
PROPOSED USE	RESTAURANT W/ DRIVE-THROUGH
AFFECTED SITE AREA	41,498 SF (0.95 AC)
PROPOSED BUILDING AREA	2,353 SF
PROPOSED FLOOR AREA RATIO	.06
PROPOSED COVERAGE	5.67%
EXISTING GREEN SPACE	7,339 SF (.17 AC)
PROPOSED GREEN SPACE	8,336 SF (.19 AC)
EXISTING IMPERVIOUS SPACE	34,159 SF (.78 AC)
PROPOSED IMPERVIOUS AREA	33,162 SF (.76 AC)
PROVIDED PARKING	35 SPACES
ADA PARKING	2 SPACES

NOTES: - THE TOTAL AVAILABLE PARKING FOR THE SITE IS GREATER THAN 35 SPACES AS THE MARTIN DOWNS PLAZA HAS SHARED PARKING.  
- SIGNAGE IS CONCEPTUAL AND WILL BE REVIEWED AT TIME OF BUILDING PERMIT.



GUIDE SPECIFICATIONS FOR THE HOOP OR INVERTED "U" BIKE RACK

1.1 SUMMARY

- BIKES PARKED PER BIKE RACK UNIT = 2
- STYLE SHALL BE HOOP OR SOMETIMES REFERRED AS INVERTED "U"

2.1 ACCEPTABLE MANUFACTURERS

- AMERICAN BICYCLE SECURITY COMPANY
- DERO BIKE RACKS

2.2 MATERIALS

- AS PER MANUFACTURER'S SPECIFICATIONS

2.3 FINISHES

- HOT DIPPED GALVANIZED OR POWDER COATED COLOR MANUFACTURER

2.4 DIMENSIONS

- HEIGHT - MINIMUM 34"
- WIDTH - MINIMUM 20"-24"
- SPACING BETWEEN HOOPS = 30"
- SEE CONCRETE PAD DETAIL OR HOOP PLACEMENT

3.1 INSTALLATION

- INSTALLATION AND ANCHORING SHALL BE PER MANUFACTURER'S SPECIFICATIONS

GENERAL NOTES:

- BIKE RACK MANUFACTURER MAY BE SUBSTITUTED WITH APPROVAL OF ENGINEER OF RECORD BUT HOOP OR INVERTED "U" STYLE MUST BE USED
- BIKE RACK SHALL BE CONSISTENT WITH THE DESIGN OF THE PRINCIPLE STRUCTURES ON SITE AND PRINCIPLES FOUND IN THE "BICYCLE FACILITIES PLANNING AND DESIGN HANDBOOK" (STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, 1997)

2 BIKE RACK DETAIL SCALE: N.T.S.

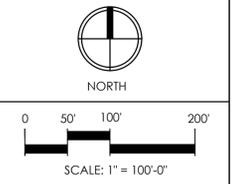


Consultants:

Revisions:

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Date: 07/21/2023

REVISED  
FINAL SITE  
PLAN

SHEET # FSP.3