



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

A. GENERAL INFORMATION

Type of Application: Major Final Site Plan

Name or Title of Proposed Project: West Jensen PUD, Phase 1B, Parcel 6.6, Mister Car Wash

Brief Project Description:

Proposed development of a Mister Car Wash automatic car wash tunnel located at NW Federal Highway & NW Goldenrod Road, Jensen Beach, FL. It will be in the vacant lot pre-established as Parcel 6.6 of the West Jensen PUD. The proposed development will be 1.75 AC.

Was a Pre-Application Held? ☒ YES/NO ☐ **Pre-Application Meeting Date:** 1/5/23

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: _____

Previous Project Name if applicable: _____

Parcel Control Number(s)

183741001000017100

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): WEST JENSEN CW, LLC

Company Representative: C/O DACAR MANAGEMENT, LLC

Address: 336 E DANIA BEACH BLVD

City: Dania, **State:** FL **Zip:** 33004

Phone: 727 669-2900 **Email:** rmyers@boosdevelopment.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Boos Development Group, INC

Company Representative: Rachel Myers

Address: 410 Park Place Blvd., Suite #100

City: Clearwater, State: FL Zip: 33759

Phone: 727 669-2900 ext. 242 Email: rmyers@boosdevelopment.com

Agent (Name or Company): Thomas Engineering Group

Company Representative: Darren T.R. Eyre, PE

Address: 1502 W. Fletcher Ave, Suite 101

City: Tampa, State: FL Zip: 33612

Phone: 813-379-4100 Email: deyre@thomaseg.com

Contract Purchaser (Name or Company):

Company Representative:

Address:

City: , State: Zip:

Phone: Email:

Land Planner (Name or Company):

Company Representative:

Address:

City: , State: Zip:

Phone: Email:

Landscape Architect (Name or Company): Thomas Engineering Group

Company Representative: Michael Grosswirth, PLA, ASLA, ISA

Address: 6300 NW 31st Ave.

City: Fort Lauderdale, State: FL Zip: 33309

Phone: 954 202-7000 Email: mgrosswirth@thomaseg.com

Surveyor (Name or Company): EBI Surveying

Company Representative: Thomas P. Serbu, PSM

Address: 8415 Sunstate St.

City: Tampa, State: FL Zip: 33634

Phone: 813 886-6081 Email: thomas @ebisurvey.com

Civil Engineer (Name or Company): Thomas Engineering Group

Company Representative: Darren T.R. Eyre, PE

Address: 1502 W. Fletcher Ave, Suite 101

City: Tampa, State: FL Zip: 33612

Phone: 813-379-4100 Email: deyre@thomaseg.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. Certification by Professionals

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



This box must be checked if the applicant waives the limitations.

F. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.


Applicant Signature

4/15/23
Date

DARREN EYRE
Printed Name

STATE OF FLORIDA

COUNTY OF MARTIN

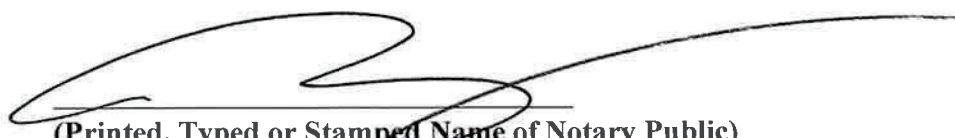
The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15 day of April, 2023, by _____, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



Jennifer K. Dodge
Notary Public
State of Florida
Comm# HH164436
Expires 5/25/2024


(Printed, Typed or Stamped Name of Notary Public)
Jennifer K. Dodge



Martin County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

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Digital Submittal Affidavit

I, Darren T. R. Eyre, PE, attest that the electronic version included for the project Mister Carwash - Goldenrod - Jensen Beach is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

[Signature]
Applicant Signature


4-26-23
Date

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☒ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of April, 2023, by Darren T. R. Eyre, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida
[Signature]
Jennifer Kye Dodge
(Printed, Typed or Stamped Name of Notary Public)

 Jennifer K. Dodge
Notary Public
State of Florida
Comm# HH164436
Expires 5/25/2024

April 21, 2023
Via Electronic Mail

Martin County BOCC
Growth Management Department
2401 SE Monterey Rd
Stuart, FL 34996

**RE: Professional Engineering Services
Proposed MCW
NW Federal Hwy. & NW Goldenrod Rd
Jensen Beach, FL**

Narrative

We would like to request a Major Site Plan Review for our proposed project located at NW Federal Highway & NW Goldenrod Road, Jensen Beach, FL. We are proposing a 5,300 SF single tunnel car wash on the 1.77-acre parcel 6.6 of the West Jensen PUD. The proposed construction plans showing the 130' car wash tunnel, 30 vac stations, and pay station with vehicular stacking are included for staff's review and comment. The pre application meeting was held on January 5, 2023.

Sincerely,

THOMAS ENGINEERING GROUP



Edward McDonald, P.E.
Principal

May 19, 2023

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please accept this letter as authorization for Thomas Engineering Group LLC, to serve as Agent for any permitting or other governmental approvals including City of Jensen Beach, Martin County, FDOT, FDEP, and SFWMD, on behalf of **Jensen Beach Land Company, LTD** for the proposed development located at **NW Federal Hwy, & NW Goldenrod Rd, Jensen Beach, FL on a portion of Parcel ID 17-37-41-004-002-00010-0.**

I hereby designate and authorize **Thomas Engineering Group, LLC** to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application.

By: Jensen Beach Land Company, LTD
Jensen Beach Property Holdings, LLC

Signature: _____

Printed Name: Alberto Micha Buzali

Title: Vice President

Address: 336 East Dania Beach Blvd

City: Dania Beach, FL 33004

Phone: (954) 927-4885

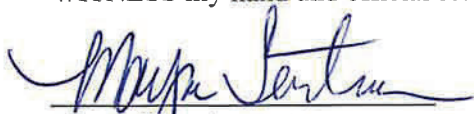
STATE OF Florida

COUNTY OF Broward:

On this 19th day of May, 2023, before me, the undersigned Notary Public of the State of Florida, personally appeared Alberto Micha Buzali and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) is are personally known to me, or ___ presented the following identification: _____.

WITNESS my hand and official seal.

NOTARY SEAL & COMMISSION EXPIRATION:


Notary Signature





June 19, 2024

LETTER OF AUTHORIZATION

To Whom It May Concert:

Please accept this letter as authorization for **Boos Development Group, Inc.** to serve as Agent for any permitting or other governmental approvals including the City of Jensen Beach, Martin County, FDOT, FDEP, and SFWMD, on behalf of **Jensen Beach Land Company, LTD** for the proposed development locate at **NW Federal Highway and NW Goldenrod Road, Jensen Beach, FL on a portion of Parcel ID 17-37-41-004-002-00010-0.**

I hereby designate and authorize **Boos Development Group, Inc.** to act on my behalf, or on behalf of my corporation, as the agent in processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application.

By: West Jensen CW, LLC

Signature: 

Printed Name: Alberto Micha Buzali

Address: 336 E Dania Beach Blvd

City: Dania, FL 33004

Phone: 954-927-4885

STATE OF FLORIDA

COUNTY OF Broward

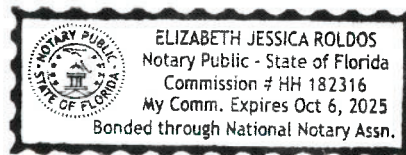
The foregoing was acknowledged before me by means of ☒ Physical Presence or ☐ online notarization, this 21 day of June, 2024 by Alberto Micha Buzali who ☒ is personally known to me or has produced _____ as identification.



Notary Signature

Notary Public, State of Florida

My Commission Expires:



June 20, 2023
Via Electronic Mail

Martin County BOCC
Growth Management Department
2401 SE Monterey Rd
Stuart, FL 34996

**RE: Professional Engineering Services
Property Transfer Statement
Mister Car Wash
1855 Goldenrod Rd,
Jensen Beach, FL 34967**

To Whom It May Concern,

We are proposing a 5,411 SF Mister Car Wash. This automatic car wash tunnel is located at the lot off NW Federal Highway & NW Goldenrod Rd, Parcel Number 17-37-41-004-002-00010-0. The vacant 1.77-acre lot is a part of the master development PUD – West Jensen as parcel 6.6. The one-story building is 5,411 SF with 30 Vacuum stalls and 14 standard parking spaces.

The Final Plat has not been recorded as of the date of this submittal. Once the plat is recorded, the property will be transferred. Until such time, it is still owned by the Jensen Beach Land Company, LTD.

Should you have any questions or need additional information, please do not hesitate to contact us at 813-379-4100 or directly via email at emcdonald@thomaseg.com.

Sincerely,

THOMAS ENGINEERING GROUP



Edward McDonald, P.E
Principal



**THIS INSTRUMENT PREPARED BY:
RECORD AND RETURN TO:**

Gary S. Dunay, Esq.
Dunay, Miskel and Backman, LLP
14 S.E. 4th Street, #36
Boca Raton, FL 33432
Folio No. _____

NOTE: This Quit Claim Deed does not represent a transfer of any beneficial interest in the property described herein and no consideration is being paid in connection with this conveyance. Therefore, pursuant to Crescent Miami Center LLC v. Department of Revenue, 903 So. 2nd 913, only minimum documentary stamp taxes are due in connection herewith.

THIS QUIT CLAIM DEED made this 21st day of June, 2023 between Jensen Beach Land Company, Ltd., a Florida limited partnership, whose post office address is c/o Dacar Management, 336 E. Dania Beach Boulevard, Dania Beach, FL 33004, hereinafter called the Grantor and West Jensen CW, LLC, a Florida limited liability company, whose post office address is c/o Dacar Management, 336 E. Dania Beach Boulevard, Dania Beach, FL 33004, hereinafter called the Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of \$10.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Martin, State of Florida, to wit:

See Exhibit "A" Attached Hereto

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, Grantor hereunto set Grantor's hand and seal the day and year first above written.

{continued on next page}

Ava M Bennett

Witness #1 Signature

Ava M Bennett

Witness #1 Printed Name

Mayra Santana


Witness #2 Signature

Mayra Santana

Witness #2 Printed Name


Jensen Beach Land Company, Ltd., a
Florida limited partnership

By: Jensen Beach Corporation, a
a Florida corporation

By: 
Alberto Micha Buzali
Vice President

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 21 day of June, 2023 by Alberto Micha Buzali, Vice President of Jensen Beach Corporation, a Florida corporation, the general partner of Jensen Beach Land Company, Ltd., a Florida limited partnership, on behalf of the company. He is personally known to me or produced a driver's license as identification.


Notary Public

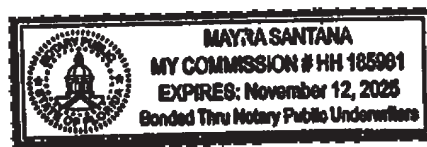


EXHIBIT "A"
LEGAL DESCRIPTION TO ACCOMPANY SKETCH
 LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST,
 MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA,
 MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18;

THENCE, SOUTH 89°56'41" WEST ALONG THE SOUTH LINE OF SAID SECTION 18 A DISTANCE OF 1,728.80 FEET TO THE
 EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 PER THE FLORIDA DEPARTMENT OF TRANSPORTATION
 RIGHT-OF-WAY MAP SECTION 89010-2111;

THENCE, NORTH 31°31'37" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 32.85 FEET;

THENCE, NORTH 58°28'23" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS RECORDED IN OFFICIAL
 RECORDS BOOK 3319, PAGE 1642, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 1.95 FEET;

THENCE, NORTH 31°31'37" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 168.38 FEET;

THENCE, NORTH 04°40'19" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 39.03 FEET;

THENCE, NORTH 31°31'37" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 75.00 FEET;

THENCE, SOUTH 89°28'12" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 29.15 FEET;

THENCE, NORTH 31°31'37" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE PER SAID FLORIDA DEPARTMENT OF
 TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89010-2111 A DISTANCE OF 222.17 FEET TO THE **POINT OF BEGINNING**;

(CONTINUED ON SHEET 2)

LEGEND

CH	= CHORD BEARING AND DISTANCE
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
L	= ARC LENGTH
LB	= LICENSED BUSINESS
LTD.	= LIMITED
R	= RADIUS
R/W	= RIGHT-OF-WAY
18-T37S-R41E	= SECTION-TOWNSHIP-RANGE
Δ	= CENTRAL ANGLE
±	= PLUS OR MINUS
✕	= SECTION CORNER

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED UPON
 THE NORTH AMERICAN DATUM OF 1983, 2011
 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE
 SYSTEM, EAST ZONE. THE SOUTH LINE OF SECTION
 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST BEING
 SOUTH 89°56'41" WEST.

NOTE: SEE SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH
 OF DESCRIPTION AS SHOWN ON SHEET 3 OF 3 OF THIS
 DOCUMENT.

THIS IS NOT A SURVEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT
 THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN
 ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING
 AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA
 BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17,
 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027,
 FLORIDA STATUTES.

RICHARD E. BARNES, JR.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE No. LS - 5173

DATE OF SIGNATURE

BOWMAN CONSULTING GROUP, LTD., INC.
 CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE
 ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
 301 SE Ocean Blvd. Fax: (772) 220-7881
 Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

**A PORTION OF SECTION 18,
 TOWNSHIP 37 SOUTH, RANGE 41 EAST
 PARCEL 6.6 WEST JENSEN, DRI/PUD**

MARTIN COUNTY

FLORIDA

PATH: P:\0595-01-001\Survey\TopoBoundary

DRAWN: DL

PROJECT NO. 010595-01-001

REVISED DATE:

DATE: MAR. 21, 2023

CADD FILE: 0595 SKT PAR 6.6

SCALE: N/A

SHEET 1 OF 3

EXHIBIT "A"
LEGAL DESCRIPTION TO ACCOMPANY SKETCH
 LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST,
 MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION:

(CONTINUED)

THENCE, CONTINUE NORTH 31°31'37" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 84.26 FEET;
 THENCE, NORTH 58°28'23" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS RECORDED IN OFFICIAL
 RECORDS BOOK 3319, PAGE 1642, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 1.96 FEET;
 THENCE, NORTH 31°31'37" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 187.13 FEET;
 THENCE, NORTH 13°20'32" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 10.52 FEET;
 THENCE, NORTH 31°31'37" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 0.41 FEET;
 THENCE, NORTH 58°48'07" EAST A DISTANCE OF 278.58 FEET TO THE BEGINNING OF A CURVE CONCAVE
 NORTHEASTERLY HAVING A RADIUS OF 451.00 FEET, A CENTRAL ANGLE OF 13°45'44" AND A CHORD BEARING AND
 DISTANCE OF SOUTH 24°38'45" EAST A DISTANCE OF 108.07 FEET;
 THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 108.33 FEET;
 THENCE, SOUTH 31°31'37" EAST A DISTANCE OF 170.36 FEET;
 THENCE, SOUTH 58°28'23" WEST A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 76,640 SQUARE FEET OR 1.76 ACRES, MORE OR LESS.

NOTE: SEE SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF
 DESCRIPTION AS SHOWN ON SHEET 3 OF 3 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
 301 SE Ocean Blvd. Fax: (772) 220-7881
 Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

**A PORTION OF SECTION 18,
 TOWNSHIP 37 SOUTH, RANGE 41 EAST
 PARCEL 6.6 WEST JENSEN, DRI/PUD**

MARTIN COUNTY

FLORIDA

PATH: P:\0595-01-001\Survey\TopoBoundary

DRAWN: DL

PROJECT NO. 010595-01-001

REVISED DATE:

DATE: MAR. 21, 2023

CADD FILE: 0595_SKT PAR 6.6

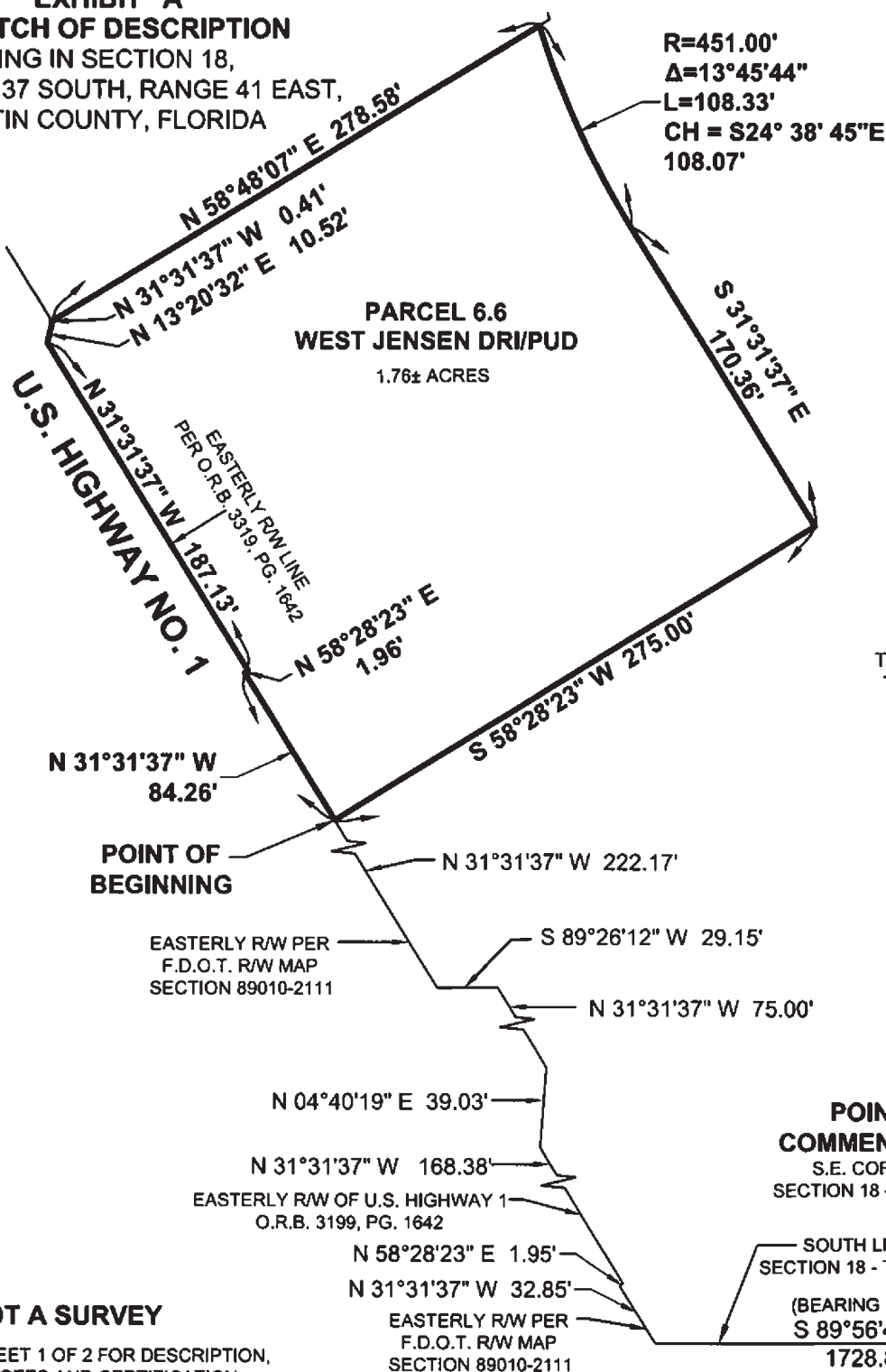
SCALE: N/A

SHEET 2 OF 3

EXHIBIT "A"

SKETCH OF DESCRIPTION

LYING IN SECTION 18,
TOWNSHIP 37 SOUTH, RANGE 41 EAST,
MARTIN COUNTY, FLORIDA



THIS IS NOT A SURVEY

NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION,
SURVEYOR'S NOTES AND CERTIFICATION.

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
301 SE Ocean Blvd. Fax: (772) 220-7881
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

**A PORTION OF SECTION 18,
TOWNSHIP 37 SOUTH, RANGE 41 EAST
PARCEL 6.6 WEST JENSEN, DRI/PUD**

MARTIN COUNTY

FLORIDA

PATH: P:\0595-01-001\Survey\TopoBoundary

DRAWN:

PROJECT NO. 010595-01-001

REVISED DATE:

DATE: MAR. 21, 2023

CADD FILE: 0595 SKT PAR 6.6

SCALE: 1"=80'

SHEET 3 OF 3

MCW - Location Map

Legend

 FT220068 - MCW - 1855 Goldenrod RD

