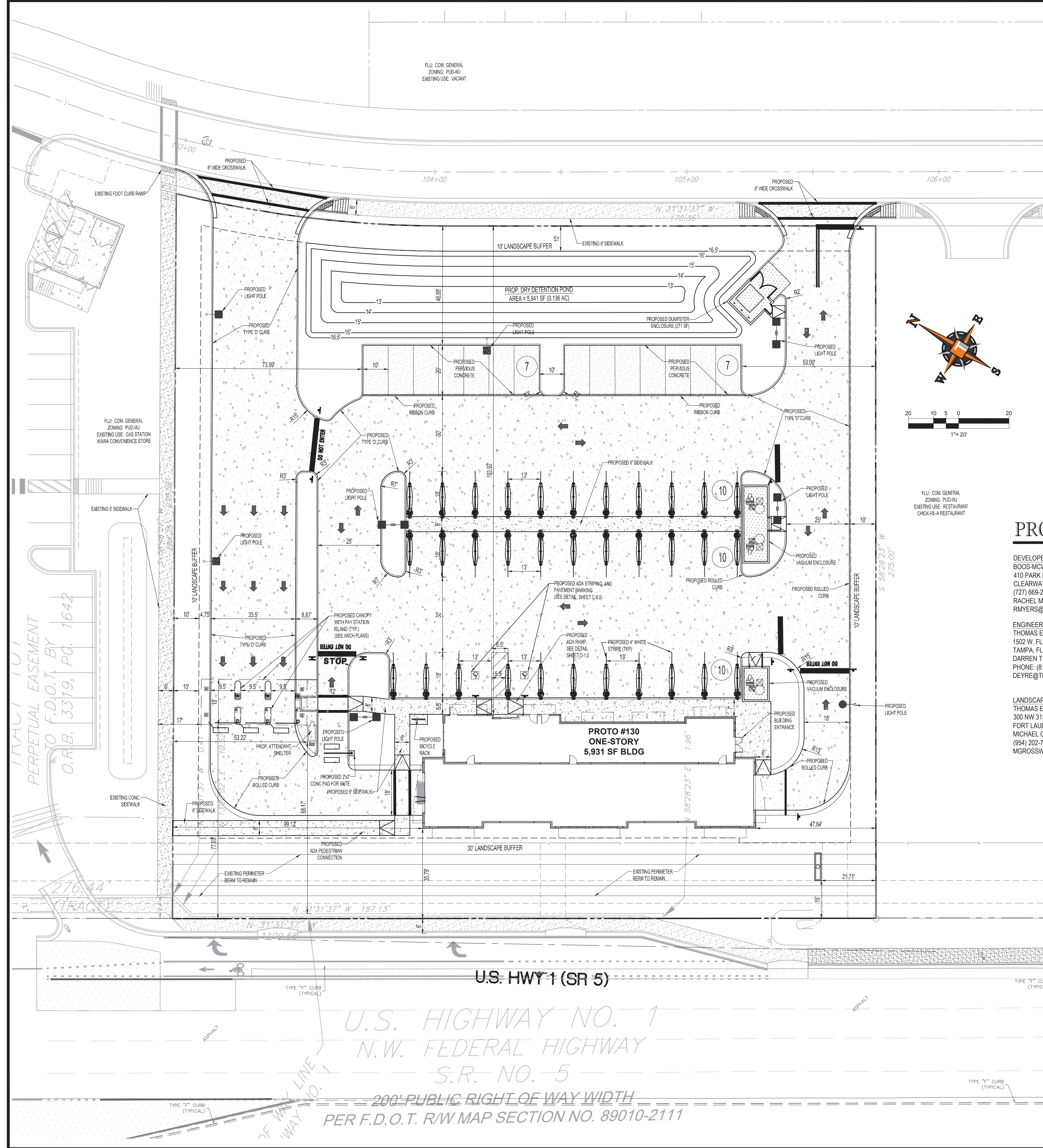
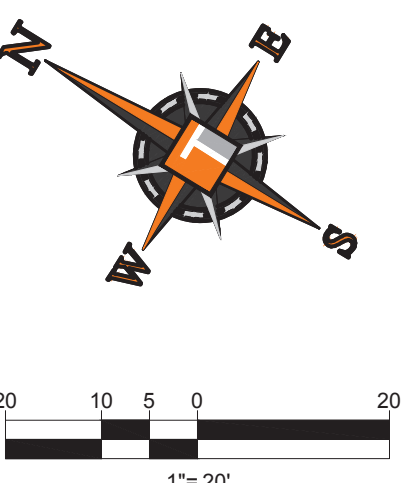


WEST JENSEN PUD PHASE 1B, PARCEL 6.6 FINAL SITE PLAN MISTER CAR WASH



LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET D-2.0)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET D-2.0)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PERVIOUS PAVEMENT
- PROPOSED PARKING SPACE COUNT
- DIRECTIONAL TRAFFIC FLOW ARROW
- PROPOSED PEDESTRIAN CROSSWALK
- PROPOSED LIGHT POLE
- PROPOSED T CURB
- PROPOSED U CURB



PROJECT CONTACTS

- DEVELOPER / APPLICANT**
BOOS-MCW HUDSON, LLC
410 PARK PLACE BLVD., SUITE 100
CLEARWATER, FL 33759
(727) 669-2900
RACHEL MYERS
RMYS@BOOSDEVELOPMENT.COM
- ENGINEER / LAND PLANNER**
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DEYRE@THOMASEG.COM
- LANDSCAPE ARCHITECT**
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MGROSSWIRTH@THOMASEG.COM
- SURVEYOR**
EBI SURVEYING
8415 SUNSTATE STREET
TAMPA, FLORIDA 33634
(813) 886-6080
THOMAS PATRICK SERBU, PLS
THOMAS@EBISURVEY.COM
- GEOTECHNICAL ENGINEER**
PROFESSIONAL SERVICE INDUSTRIES, INC.
7950 NW 64TH STREET
MIAMI, FL 33166
(305) 471-7725
JOSE N. GÓMEZ, P.E., D.GE
JOSE.N.GOMEZ@INTERTEK.COM
- OWNER**
WEST JENSEN CW, LLC
336 DANIA BEACH BLVD.
DANIA, FL 33004
(954) 927-4885
ALBERTO MICHA BUZALI

SITE DATA

1. THIS PLAN REFERENCES AN ALTA/ACSM LAND TITLE SURVEY BY:
EBI SURVEYING
8415 SUNSTATE STREET
TAMPA, FL 33634
813-886-6080
THOMAS PATRICK SERBU, PLS
THOMAS@EBISURVEY.COM
2. APPLICANT: MISTER CAR WASH
3. SITE ADDRESS: TBD - NW FEDERAL HIGHWAY
JENSEN BEACH, FL 34957
4. PARCEL ID: 18-37-41-001-000-01710-0
(WEST JENSEN PUD, PHASE 1B,
PARCEL 6.6)
5. DATA TABLE:
CURRENT USE: VACANT
PROPOSED USE: CAR WASH
LAND USE DESIGNATION: GENERAL COMMERCIAL
ZONING DESIGNATION: PUD-W/J WEST JENSEN PUD, ORIGINALLY
APPROVED AS DRI (UNINCORPORATED
AREA)
- WATER/WASTEWATER SERVICE PROVIDER: MARTIN COUNTY UTILITIES (MCU)
- SITE AREA: 1.76 AC or (76,640 SF)
- | | PROPOSED: | | PROPOSED: |
|--|--|---|---|
| IMPERVIOUS =
SIDEWALK / DUMPSTER
BUILDING | 47,906 SF (1.10 AC) (62.5%)
2,926 SF (0.06 AC) (3.8%)
39,049 SF (0.90 AC) (51.0%)
5,931 SF (0.14 AC) (7.7%) | PERVIOUS (OPEN SPACE) =
(20% MINIMUM)
LANDSCAPE AREA
DRY DETENTION
BUFFER | 6,561 SF (0.15 AC) (8.6%)
5,941 SF (0.14 AC) (7.8%)
16,232 SF (0.37 AC) (21.1%) |
| BUILDING COVERAGE CALCULATION:
(5,931 SF BUILDING / 76,640 SF) | REQUIRED
MAX 60% | | PROPOSED
7.74% |
| 6. DISTRICT REQUIREMENTS CHART | | | |
| MAX. BLDG. HEIGHT WITHIN PUD: | REQUIRED
40' | | PROPOSED
35'-0" |
| BUILDING SETBACKS:
FRONT
REAR
SIDE (S)
SIDE (N) | REQUIRED
10'
10'
0'
0' | | PROPOSED
35.79'
193.92'
99.12'
47.64' |
| PARKING SETBACKS:
STREET ROW
SIDE OR REAR | REQUIRED
8'
5' | | PROPOSED
46.88'
53.00' |
| LANDSCAPE BUFFERS:
FRONT
REAR
SIDE ST
SIDE | REQUIRED
30'
10'
10'
10' | | PROPOSED
30'
10'
10'
10' |
| 7. PARKING DATA:
PARKING REQUIRED:
(PARKING RATE ADJUSTMENT REQUESTED) | | 2 SPACES / BAY PLUS 2 CAR LENGTHS
QUEUING AREA. | |
| PARKING PROVIDED:
EMPLOYEE
TOTAL SPACES (INCLUDING 2 ADA SPACES) | PROPOSED (RATE ADJUSTMENT
REQUESTED)
14
14 | | |

WEST JENSEN PUD NOTES:

- THIS SITE IS PART OF THE WEST JENSEN PUD, PHASE 1B, PARCEL 6.6.
- ADJACENT PARCELS AND SUBJECT SITE ARE ZONED PUD, (WEST JENSEN PUD)
- FUTURE LAND USE DESIGNATION IS GENERAL COMMERCIAL.
- EXISTING USE IS STORMWATER LAKE / VACANT.

SITE NOTES:

- ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
- ALL RADII DIMENSIONS ARE 3" TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND MARTIN COUNTY LAND DEVELOPMENT CODE.
- FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.

FEMA MAP INFORMATION:

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120161, PANEL NUMBER 0020, SUFFIX G, EFFECTIVE MARCH 16, 2015, FOR MARTIN COUNTY, FLORIDA.

DATUM NOTE:

EL.: 11.88' (NAVD88)
TBM#1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED AT THE SOUTHERN END OF THE SURVEY CONTROL LINE SHOWN HEREON.

EL.: 14.35' (NAVD88)
TBM#2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED AT THE NORTHERN END OF THE SURVEY CONTROL LINE SHOWN HEREON.

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

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P: 813-203-7503

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P: 561-203-7503

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REVISIONS			
REV	DATE	COMMENT	BY
1	02/05/24	PER MARTIN COUNTY STAFF REPORT	DTRE
2	04/22/24	PER MARTIN COUNTY STAFF REPORT	DTRE
3	06/10/24	PER MARTIN COUNTY COMMENTS	DTRE

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PROJECT No.:	FT220068
DRAWN BY:	HR
CHECKED BY:	DTE
DATE:	01/31/2023
SCALE:	AS NOTED
CAD I.D.:	FT220068-SITE PLAN

PROJECT: **WEST JENSEN PUD, PHASE 1B, PARCEL 6.6**

FOR

BOOS DEVELOPMENT

1855 GOLDENROD
JENSEN BEACH
MARTIN COUNTY, FLORIDA

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DARREN THOMAS REASSESSOR
LICENSE
No. 77996
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DARREN T.R. EYRE, P.E.
June 10, 2024
FLORIDA LICENSE No. 77996
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
1 of 2

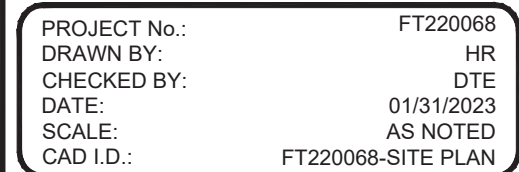
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[illegible]

**WEST JENSEN PUD,
PHASE 1B, PARCEL 6.6**



BOOS
DEVELOPMENT



DARREN T.R. EYRE, P.E.
 April 23, 2024
 FLORIDA LICENSE NO. 77996
 FLORIDA BUSINESS CERT. OF AUTH. NO. 27528

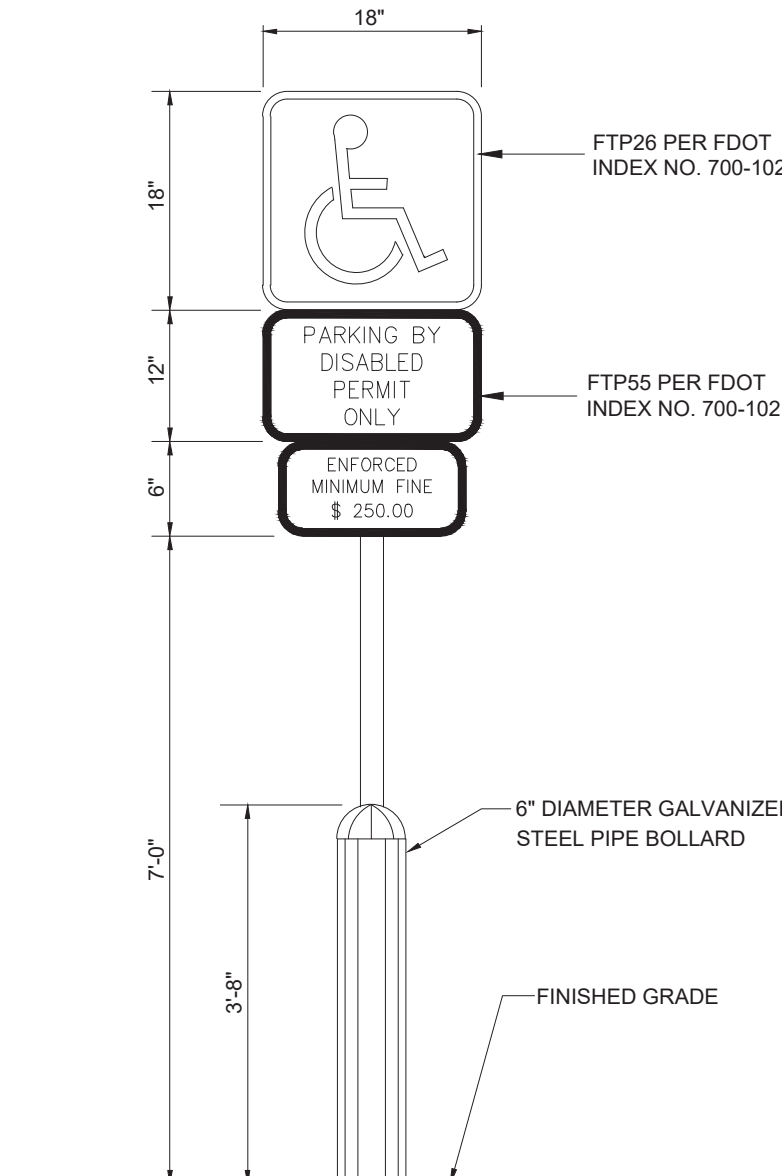
SHEET NUMBER:
2 of 2

Technical drawing of a cross-section of a parking space, showing various accessibility features and dimensions. The drawing includes a sidewalk, concrete curb, accessible parking sign, truncated domes, and a white-paved area. Dimensions are provided for the width of the parking space (12' MIN), the width of the accessible aisle (5'), and the width of the white-paved area (12' MIN). A circular inset shows a detail of the white-paved area with dimensions: 6" for the width of the white-paved area, 6" for the width of the accessible aisle, and 2" for the width of the white-paved area.

Labels and dimensions include:

- TRUNCATED DOMES (SEE DETAIL SHEET C-5.0)
- ACCESSIBLE PARKING SIGN (SEE DETAIL)
- CONCRETE CURB
- 12' MIN
- 5'
- 12' MIN
- PAVEMENT LOGO PER FDOT INDEX NO. 711-001. SIZE 3 OR 5 FEET IN HEIGHT AND WHITE IN COLOR
- ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1.50 (2%) IN ALL DIRECTIONS (4.6.3)
- WHITE
- BLUE
- WHITE PER FDOT INDEX NO. 711-001
- BLUE STRIPES PER (4.6.4) AND / OR (316.1955) (4xa)
- LEGEND (4.6.3) (316.1955) FLORIDA ACCESSIBILITY FLORIDA STATUTES

NOT TO SCALE



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.

NOT TO SCALE

CREE  **LIGHTING**

[illegible]

CREE  **LIGHTING**