

Location Map



Legal Description

LOT 2B HOME SOUND BTR RETAIL ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18 PAGE 19 PUBLIC RECORDS MARTIN COUNTY FLORIDA

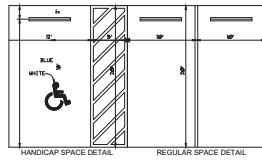
LEGAL DESCRIPTION PER PROPERTY APPRAISER

Site Data

PCN 34-38-42-083-000-00021-0
EXISTING ZONING PL-CH
FUTURE LAND USE LOW DENSITY
Pursuant to the provisions for the development of Parcel C-4 in the 1070 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.

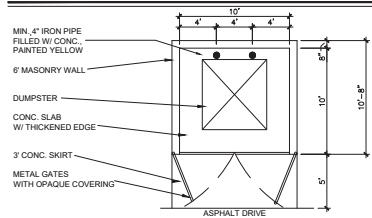
	PROVIDED		
PERMITTED BUILDING COVERAGE (REG. 80% MAX.)	21,420	0.68	32.85%
OPEN SPACE REQ. (20% MIN.)	30,581	0.70	46.9%
TOTAL SITE AREA	48,311	1.58	100.0%
IMPERVIOUS AREA	34,830	0.79	63.10%
BUILDING LOT COVERAGE	21,420	0.49	32.85%
VEHICULAR USE AREA	10,715	0.25	16.43%
SIDEWALK, CONCRETE, PADS, ETC.	2,465	0.05	3.80%
PERVIOUS AREA	30,581	0.702	46.90%
LANDSCAPE AREA	13,307	0.31	20.41%
PROPOSED RETENTION	17,234	0.40	28.46%
PARKING			
TOTAL SPACES (11,500 SF GFA)	43	9"	
PARKING RATE ADJUSTMENT (1 SPACE PER 1,000 SF)			
ADA ACCESSIBLE SPACES	1		
BUILDING PLACEMENT			
FRONT SETBACK	20	14'	
SIDE AT PROPERTY LINE SETBACK	30	30'	
REAR YARD SETBACK	30	30'	
BUILDING HEIGHT	40	3'	
PROPOSED TOTAL BUILDING SF (3 STORIES)			64,200
NOTE: DESIGN AND PLACEMENT OF SIGNS WILL BE REVIEWED VIA SEPARATE BUILDING PERMIT			

Parking Detail

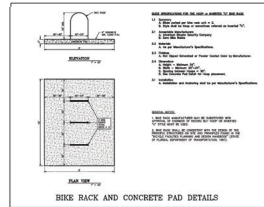
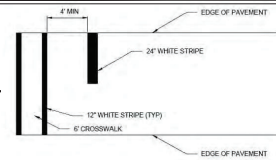


- NOTES:
1. TOP PORTION OF FFP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOLS AND BORDERS.
 2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDERS.
 3. FFP 25 & 26 MAY BE FABRICATED CHROME PANEL OR TWO.
 4. FFP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

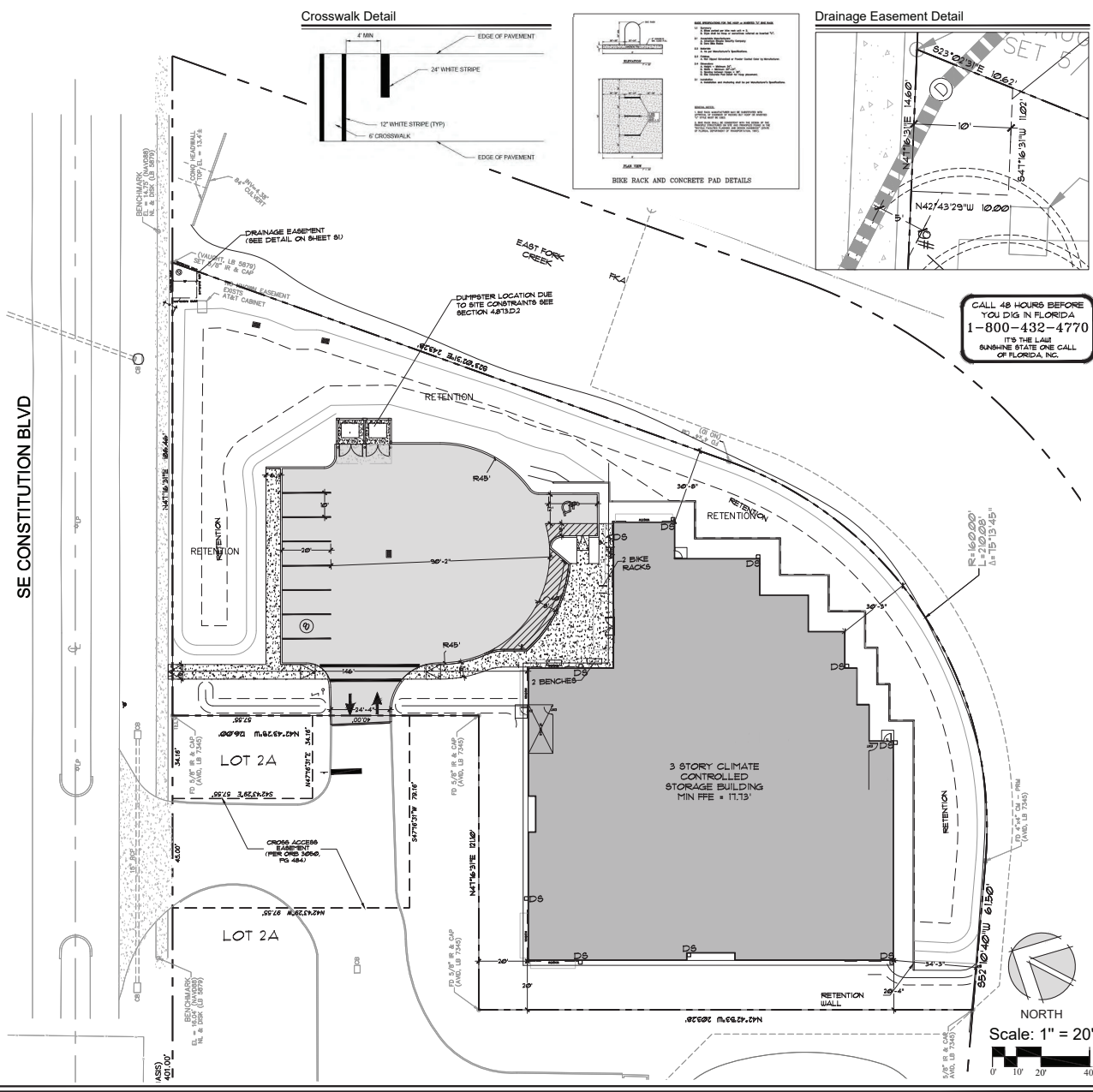
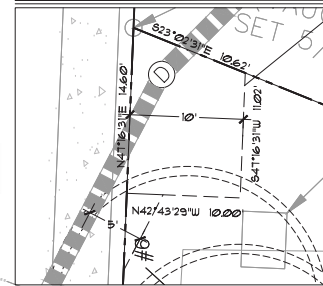
Dumpster Detail



Crosswalk Detail



Drainage Easement Detail



McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9122
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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