

## Location Map



### Site Data

Total Site Area	(1,405,746 Sq. ft.)	32.27 Ac.
42' R.O.W. Dedication Area	(53,760 ft.)	1.23 Ac.
Total Site Area (Less R.O.W.)	(1,351,986 Sq. ft.)	31.03 Ac.
Parcel Control #	34-38-42-000-185-00010-8	
Future Land Use	Industrial	
Existing Zoning	General Industrial	
Existing Use	Vacant	
Proposed Use	Vehicular Sales & Service (Car Storage)	
Maximum Building Height	40'	
Proposed Building Height	34.7' - 37.3'	
Maximum Building Coverage	50%	
Minimum Open Space	20%	

### Required Building Setbacks

Required	Building 1	Building 2	Building 3
Front:	15 ft	705 ft	638 ft
Rear:	10 ft	70 ft	74 ft
Side:	10 ft	70 ft	404 ft
			317 ft

### Inimpervious Area

Vehicular Use Area (includes curbs)	67,518 sf	1.55 Ac.	5.0%
Buildings	55,823 sf	1.28 Ac.	4.1%
Wetland Preserve	642,162 sf	14.74 Ac.	47.6%
Mitigation Wetland Creation Area	6,970 sf	0.16 Ac.	0.5%
Lake Tract	87,493 sf	2.01 Ac.	6.4%
Total:	859,966 sf	19.74 Ac.	63.6%

### Pervious Area

Dry Retention Areas	28,749 sf	0.66 Ac.	2.3%
Landscape Areas	71,618 sf	1.64 Ac.	5.4%
50' Wetland Buffer	391,653 sf	8.99 Ac.	28.9%
Total:	492,020 sf	11.29 Ac.	36.4%

### Open Space Data

Open Space Required:	270,307 sf	6.20 Ac.	20%
Open Space Provided:	1,228,645 sf	28.20 Ac.	91.1%
Dry Retention Areas	28,749 sf	0.66 Ac.	2.3%
Landscape Areas	71,618 sf	1.64 Ac.	5.4%
50' Wetland Buffer	391,653 sf	8.99 Ac.	28.9%
Total:	492,020 sf	11.29 Ac.	36.4%

### Preserve Area Data

Total Site Area	32.27 Ac.
Existing Native Habitat:	1,318,253 sf
Wetlands:	649,132 sf
Native Uplands / Pine Flatwoods:	669,121 sf
Native Upland Preserve Required:	167,280 sf
Native Upland Preserve Provided:	391,653 sf.
(50' Wetland Buffers)	8.99 Ac.
Total Remaining Upland Buffers:	58%

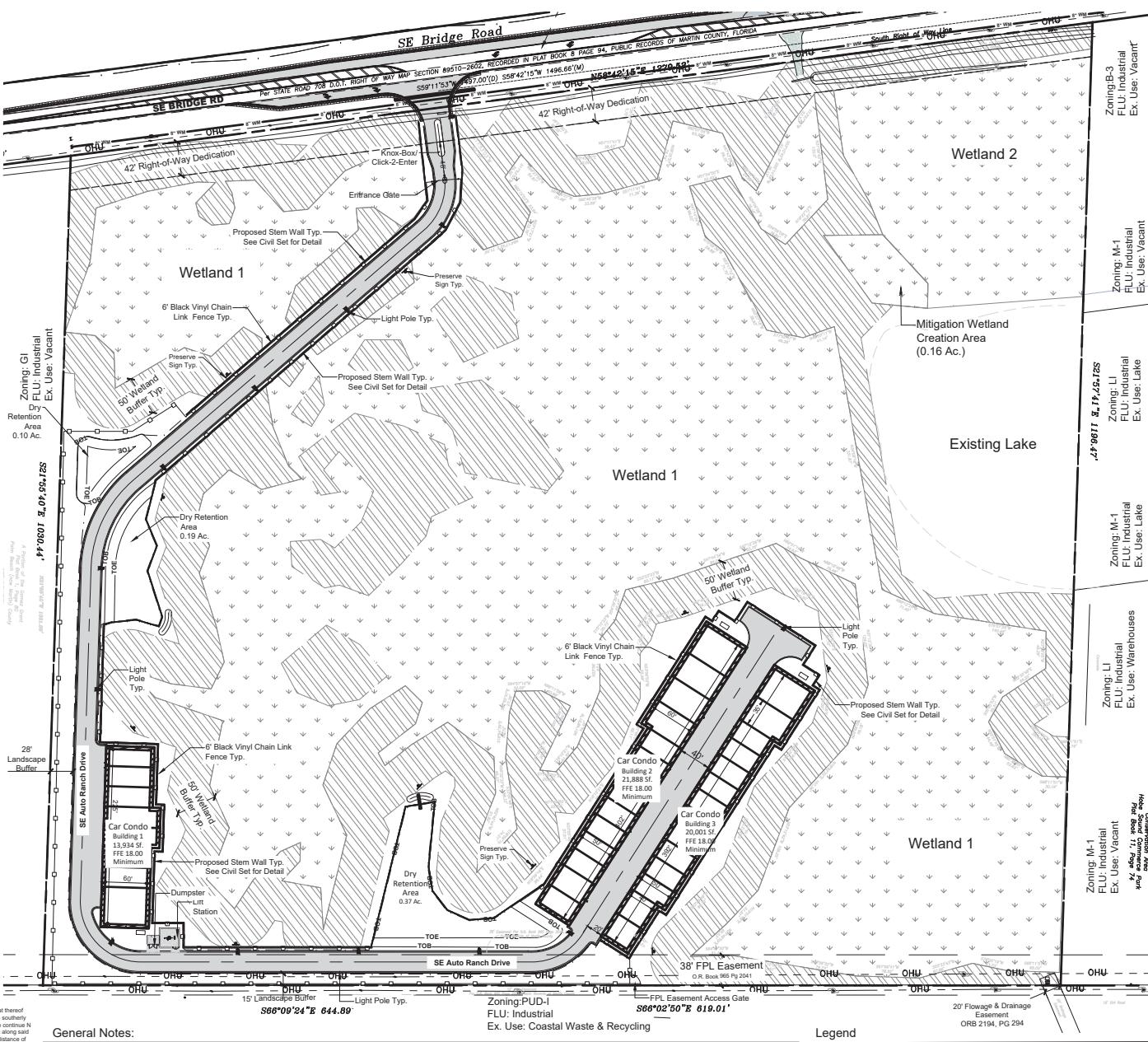
### Environmental Waiver Data

Total Ex. Wetlands :	649,132 sf.	14.90 Ac.
Total Ex. Upland Buffer:	410,527 sf.	9.43 Ac.
Wetland Impacts:	7,080 sf.	0.16 Ac.
Upland Buffer Impacts:	15,533 sf.	0.36 Ac.
Total Remaining Wetlands:	649,132 sf.	14.90 Ac.
Wetland Preserve	642,162 sf	14.74 Ac.
Mitigation Wetland Creation Area	6,970 sf	0.16 Ac.
Total Remaining Upland Buffers:	391,653 sf.	8.99 Ac.

### Legal Description

Plot 34-38-22-000-185-00010-8  
Starting at a triangular concrete marker, said marker being the southwesterly corner of the GOMEZ GRANT, according to the plat thereof recorded in Plat Book 1, page 80, Palm Beach (now Martin) County, Florida public records, and running N 68°33' E along the southerly line of said Grant for a distance of 100.88 feet to a point; (2) thence N 21° 26' 07" W parallel to the westerly line of said Grant for a distance of 1,192.74 feet to a point; (3) thence N 68°33' E parallel to the easterly line of said Grant for a distance of 1,000.00 feet to a point; (4) thence running N 21° 26' 07" West parallel to the westerly line of said Grant a distance of 1030.95 feet to an iron rod on the Southerly right-of-way of State Road 708; (5) thence running S 59°11'37" W along said right-of-way for a distance of 127.08 feet to a concrete marker; (6) thence running S 2°17'10" E in a line parallel to the westerly line of said Grant for a distance of 1020.75 feet, more or less to the Point of Place of Beginning, containing 32.27 Acres more or less.

LEGS: Commencing at a triangular concrete marker, said marker being the Southwesterly corner of the GOMEZ GRANT, according to the plat, as recorded in Plat Book 1, page 80, Palm Beach (now Martin) County, Florida public records, and running North 68°33' E along the southerly line of said Grant for a distance of 100.88 feet to a point; (2) thence N 21° 26' 07" W parallel to the westerly line of said Grant for a distance of 1,192.74 feet to a point; (3) thence N 68°33' E parallel to the easterly line of said Grant for a distance of 1,000.00 feet to a point; (4) thence running N 21° 26' 07" West parallel to the westerly line of said Grant a distance of 1030.95 feet to an iron rod on the Southerly right-of-way of State Road 708; (5) thence running S 59°11'37" W along said right-of-way for a distance of 127.08 feet to a concrete marker; (6) thence running S 2°17'10" E in a line parallel to the westerly line of said Grant for a distance of 1020.75 feet, more or less to the Point of Place of Beginning, containing 32.27 Acres more or less.



### General Notes:

- The HOA or POA entity will own and maintain the proposed rights-of-way.
- All exotic plant species shall be removed and all required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- The developer will be required, prior to any land clearing, that the Martin County Management Dept. perform a field inspection to determine if barriers have been properly installed on the site.
- All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
- All structures within the Preserve Areas shall document compliance with the requirements of The American Disabilities Act prior to the issuance of a building permit.
- Preserve Areas shall be maintained in accordance with the applicable laws.
- Preserve Area Setbacks
- New construction (including fill proposed adjacent to wetland buffer zones and upland preserve areas) shall be set back a minimum of ten feet for primary structures.
- Setbacks for accessory structures shall be five feet in accordance with the approved Preserve Area Management Plan (PAMP).
- Boundary markers will be placed abutting Preserve Areas. Preserve signs will be at least 11 x 14 inches in size and will be posted in a visible location.
- Graded areas adjacent to preserve areas shall not exceed a slope of one foot vertical to four feet horizontal. All slopes shall be properly stabilized upon completion of construction to the satisfaction of the County Administrator.
- All fill areas shall be graded to a minimum of 10% slope and shall be maintained in accordance with the applicable laws.
- Graded areas adjacent to preserve areas shall document compliance with the requirements of The American Disabilities Act prior to the issuance of a building permit.
- Proposed maintenance is required to prohibit the reestablishment of invasive exotic species within preservation areas and planted landscape or ornamental areas.
- Floral and water feature maintenance areas shall be maintained in accordance with the applicable laws.
- Wetland areas shall be maintained in accordance with the applicable laws.
- Stormwater management areas are to be maintained with planted native vegetation in perpetuity.

### Legend:

- (13) Light Pole Typ. 22' Max. Height Overall
- Wetland
- 50' Wetland Buffer

Scale: 1" = 60'  
0' 30' 60' 120' 180'

North

SP-1

HA DESIGN STUDIO  
LANDSCAPE ARCHITECTURE  
3500 SW Corporate Parkway, Suite 203  
Palm City, Florida 34990  
T 772.678.7200  
www.hadesignstudio.com  
LA 0000905

Bridge Road Car Club

Martin County  
Final Site Plan

Job No. 2022-32  
Drawn By EB  
Checked By MH  
Approved By MH  
Submit Date 07-17-2024

Revision Date 07-03-2025 1st Revision 01-16-2025  
2nd Revision 07-03-2025 1st Revision 11-20-2025

