

Location Map



Site Data

|                               |   |           |
|-------------------------------|---|-----------|
| Total Site Area               | (1,405,746 Sf.)                         | 32.27 Ac. |
| 42' R.O.W. Dedication Area    | (53,760 Sf.)                            | 1.23 Ac.  |
| Total Site Area (Less R.O.W.) | (1,351,986 Sf.)                         | 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     | 703 ft     |
| Rear:  | 10 ft    | 70 ft      | 74 ft      | 39 ft      |
| Side:  | 10 ft    | 70 ft      | 404 ft     | 317 ft     |

Impervious 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:             | 270,397 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 Buffers              | 391,653 sf   | 8.99 Ac.  | 28.9% |
| 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%  |

Preserve Area Data

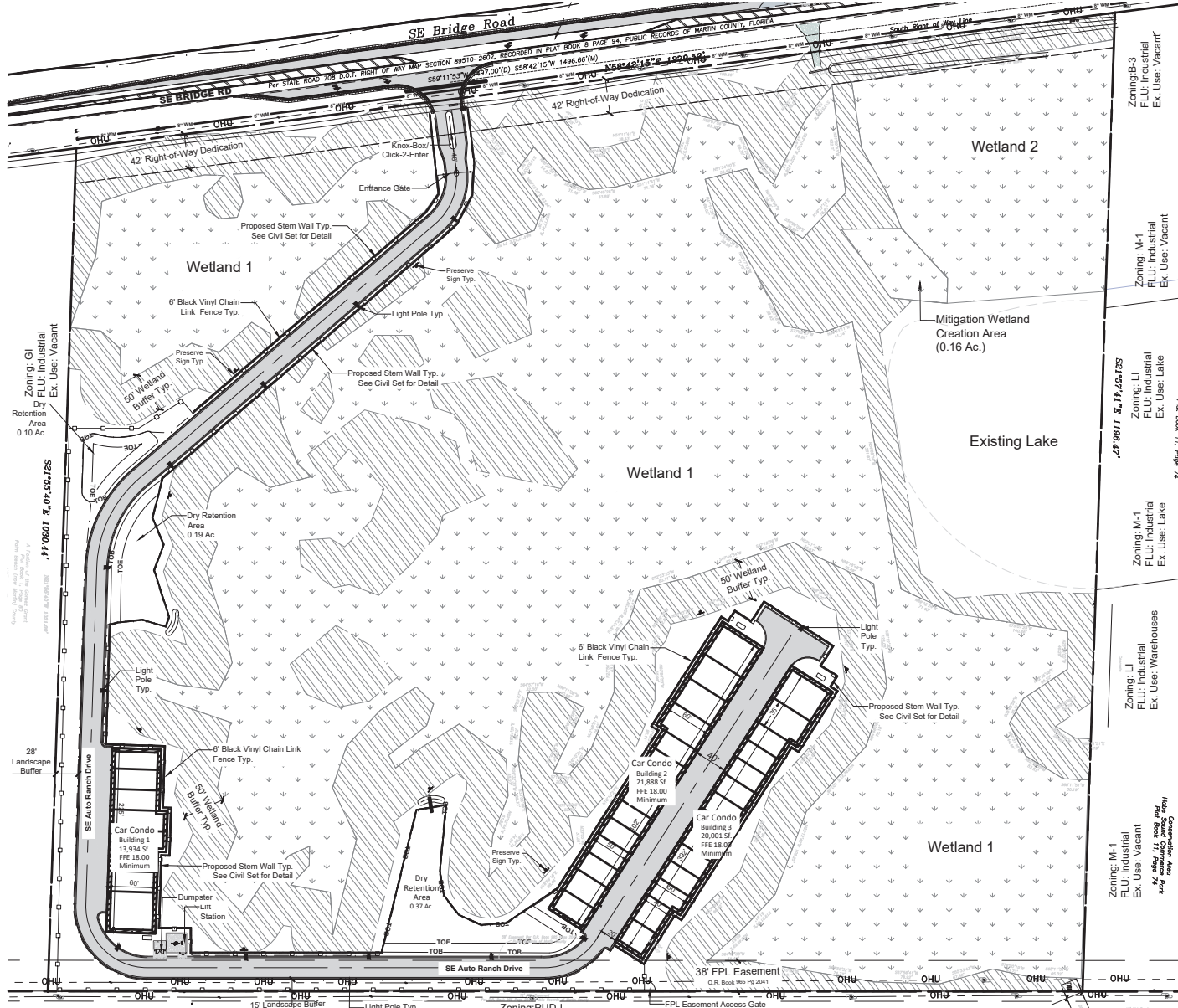
|                                  |              |          |           |     |
|----------------------------------|--------------|----------|-----------|-----|
| Total Site Area                  |              |          | 32.27 Ac. |     |
| Existing Native Habitat:         | 1,318,253 sf |          | 30.26 Ac. |     |
| Wetlands:                        | 649,132 sf   |          | 14.90 Ac. |     |
| Native Uplands / Pine Flatwoods: | 669,121 sf   |          | 15.37 Ac. |     |
| Native Upland Preserve Required: | 167,280 sf   | 3.84 Ac. |           | 25% |
| Native Upland Preserve Provided: | 391,653 sf   | 8.99 Ac. |           | 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

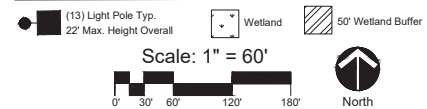
PCN: 34-38-42-000-185-00010-8  
Starting at a triangular concrete marker, said marker being the southwesterly corner of the GOMEZ GRANT, according to the plat thereof recorded in Plat Book 1, page 80, Palm Beach (now Martin) County, Florida public records, and running N 66°30'33" E along the southerly line of said Grant for a distance of 1,477.86 feet to the point or place of beginning for the following described property: (1) Thence continue N 66°30'33" E along said Grant line a distance of 858.86 feet to a 6" x 6" concrete marker; (2) Thence run N 66°55'47" E continuing along said Grant line for a distance of 619.11 feet to a point; (3) Thence run N 21° 26' 07" W parallel to the westerly line of said Grant for a distance of 1,594.78 feet to a point on the southerly right-of-way of State Road No. 708; (4) Thence run S 91°28'07" E on line parallel to the westerly line of said Grant for a distance of 1,002.74 feet more or less to the point or place of beginning. The above described parcel being located in the Gomez Grant south of State Road 708, said land being situated in Martin County, Florida.  
LESS: Commencing at a triangular concrete marker, said marker being the Southwesterly corner of the GOMEZ GRANT, according to the Plat thereof, as recorded in Plat Book 1, page 80, Palm Beach (now Martin) County, Florida public records, and running N 66°30'33" E along the southerly line of said Grant for a distance of 1,477.86 feet to the point or place of beginning for the following described property: (1) Thence continue N 66°30'33" E along said Grant line a distance of 214.31 feet to an iron rod; (2) Thence running N 21°26'07" W parallel to the westerly line of said Grant a distance of 1,030.95 feet to an iron rod on the southerly right-of-way of State Road No. 708; (3) Thence running S 91°13'53" W along said right-of-way for a distance of 217.08 feet to a concrete marker; (4) Thence running S 21°26'07" E on a line parallel to the westerly line of said Grant for a distance of 1,002.75 feet, more or less to the Point of Place of Beginning. Containing 32.27 Acres more or less.



General Notes:

- The HCA or PCA 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 applicant will request in writing, prior to any land clearing, that the Martin County Growth Management Dept. perform a field inspection to determine if fencibles 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 building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Stormwater management areas are to be maintained with planted native vegetation, in perpetuity.
- Preserve Area Setback:
  - New construction (including all 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 conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet.
  - Grazed 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 prohibited exotic plant species shall be removed from the site prior to issuance of a Certificate of Occupancy. Perpetual maintenance is required to prohibit the reestablishment of invasive exotic species within preservation areas and planted landscape or lake littoral areas and stormwater management areas as provided on the plans approved with the development order.
  - All Preserve Areas shall be maintained in accordance with the approved Preserve Area Management Plan (PAMP).
  - Stormwater management areas are to be maintained with planted native vegetation in perpetuity.

Legend



3500 SW Corporate Parkway, Suite 203  
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LA 0000905

Bridge Road Car Club  
Martin County  
Final Site Plan

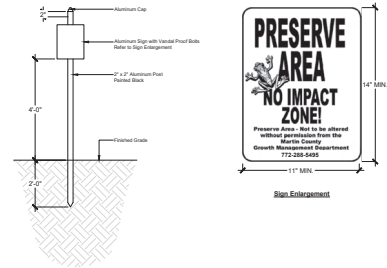
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designer.

Job No. 2022-32  
Drawn By EB  
Checked By MH  
Approved By MH  
Submitted Dates 07-17-2024

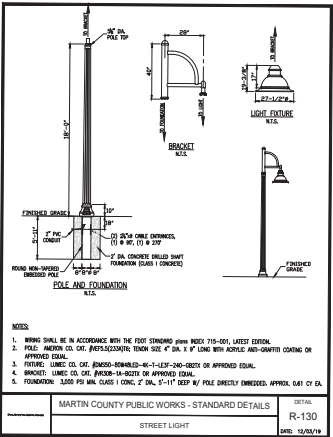
Revision Dates 1st Revision 01-16-2025  
2nd Revision 07-28-2025 3rd Revision 11-10-2025

SP-1

Preserve Sign Typical

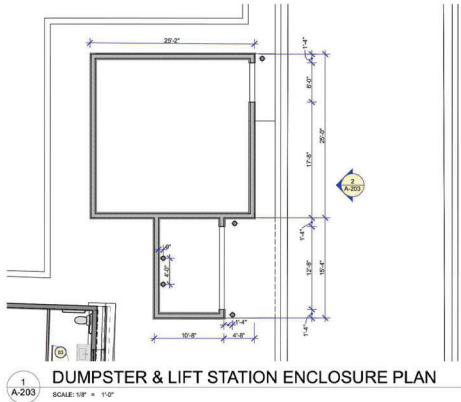


- NOTES:
- Signs to be installed at a frequency of (1) every 500' on center at minimum, (1) per every 200' is recommended.
  - The structural integrity of the signs shall be the responsibility of the sign manufacturer.
  - The contractor shall provide shop drawings for fabrication.
  - Fasteners and attachments shall be non-corrosive and non-conductive and installed when joining non-compatible materials.
  - Colors shall be selected by the owner.
  - All sign components shall be free of quality workmanship and materials, and be free of defects. Defective is defined to include deterioration, abnormal deterioration, fading and discoloration, weathering, failure of securing to substrate, cracking, corrosion, or staining damage, or visible scratches on the surface.
  - Signage shall not bear manufacturer's code or other identifying marks on any area or part which may be visible to the normal position, attitude, or use of sign faces.
  - Provide scaled drawings of all elements and actual physical samples of all materials for approval.
  - All signs shall be constructed of equal-durability construction materials, methods, and attachments.

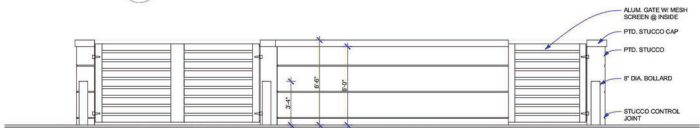


- NOTES:
- WIRING SHALL BE IN ACCORDANCE WITH THE 2005 STANDARD (NEMA) INDEX 710-001, LATEST EDITION.
  - POLE: ALUMINUM CO. CAT. #R753233470; TOWER SIZE 4" DIA. 1" LONG WITH ANTI-CLIMB ANTI-GRAFFITI COATING OR APPROVED EQUAL.
  - FIXTURE: LUMEC CO. CAT. #R753233470-46-5-437-240-18071 OR APPROVED EQUAL.
  - BRACKET: LUMEC CO. CAT. #R753233470-46-5-437-240-18071 OR APPROVED EQUAL.
  - FOUNDATION: 3,000 PSI MIN. CLASS 1 CONCRETE, 2" DIA., 5'-11" DEEP 8" POLE DIRECTLY UNDECKED. APPROX. CAT. 07 04.

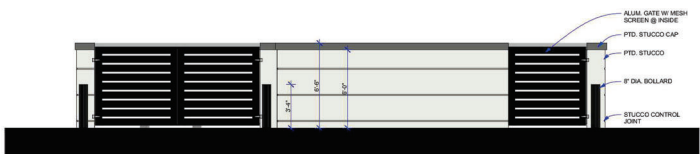
|   |                |
|---|----------------|
| MARTIN COUNTY PUBLIC WORKS - STANDARD DETAILS | DETAIL         |
| STREET LIGHT                                  | R-130          |
|   | DATE: 10/03/19 |



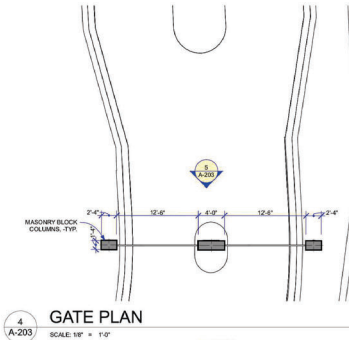
1  
A-203  
DUMPSTER & LIFT STATION ENCLOSURE PLAN  
SCALE: 1/8" = 1'-0"



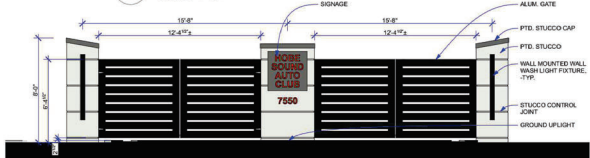
2  
A-203  
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



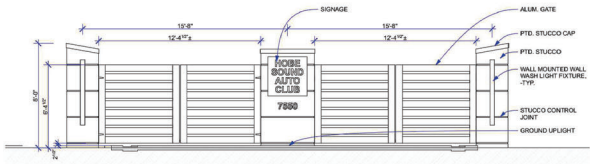
3  
A-203  
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



4  
A-203  
GATE PLAN  
SCALE: 1/8" = 1'-0"



5  
A-203  
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



6  
A-203  
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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Bridge Road Car Club  
Martin County  
Final Site Plan - Details  
Florida

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Job No. 2022-32  
Drawn By EB  
Checked By MH  
Approved By MH  
Submittal Dates 07-17-2024

Revision Dates 1st Resubmittal 01-10-2025  
2nd Resubmittal 07-03-2025 3rd Resubmittal 11-10-2025

SP-2