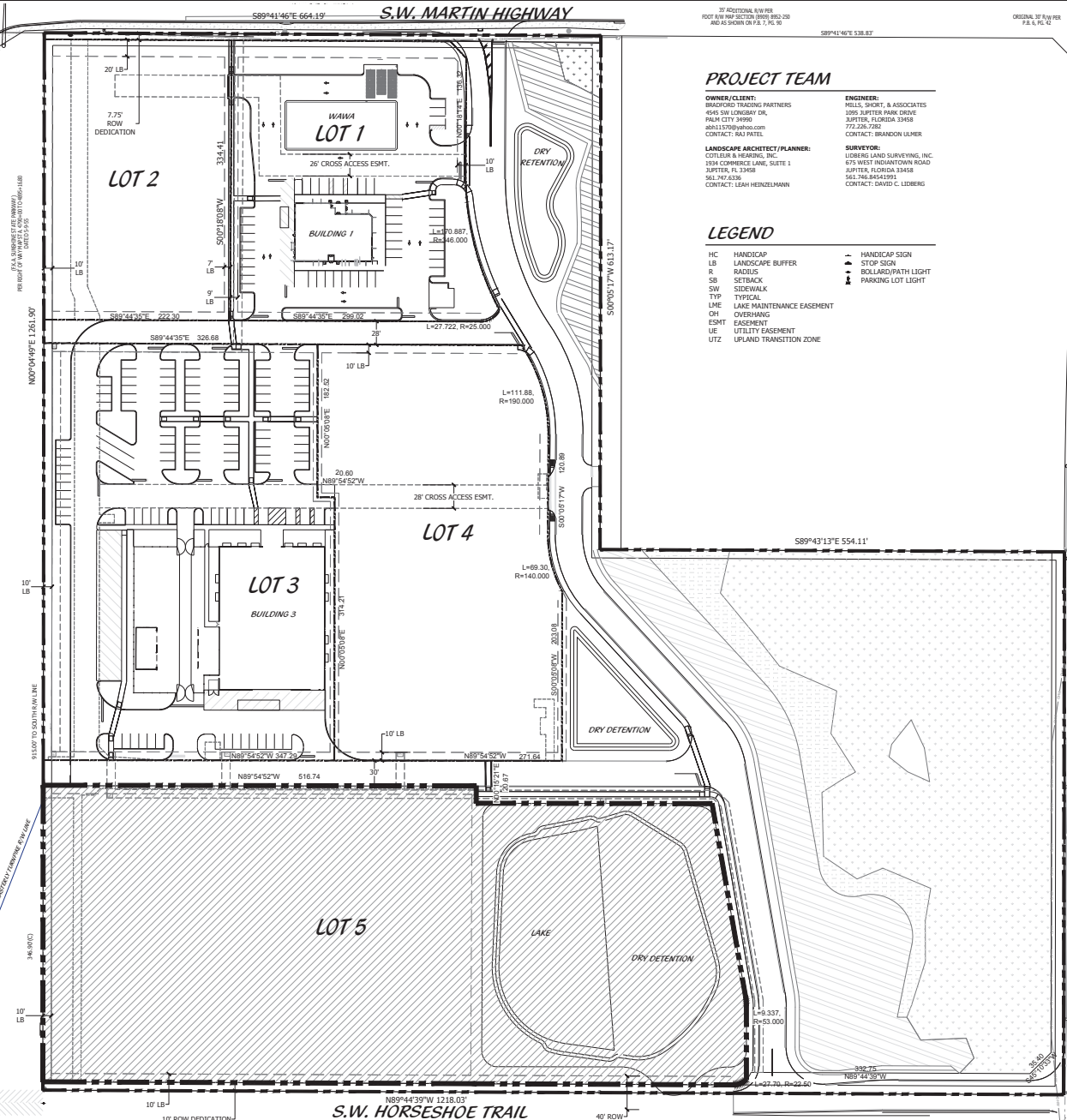


FLORIDA'S TURNPIKE



PROJECT TEAM

OWNER/CLIENT:
BRACORD TRADING PARTNERS
4945 SW LONGWAY DR.
PALM CITY 34909
409.5137@bnc.com
CONTACT: RAG PATEL

ENGINEER:
MILLS, SHORT, & ASSOCIATES
1005 JUPITER PARK DRIVE
JUPITER, FLORIDA 33458
772.226.7262
CONTACT: BRANDON LUMER

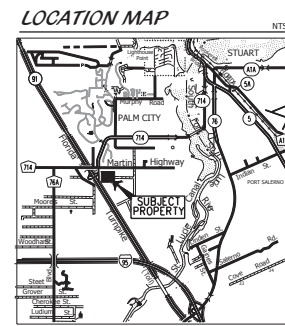
LANDSCAPE ARCHITECT/PLANNER:
COTLER & HEARING, INC.
1034 COMMERCIAL SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: LEAH HENZELMANN

SURVEYOR:
LIDBERG LAND SURVEYING, INC.
675 WEST INDIANTOWN ROAD
JUPITER FLORIDA 33458
561.746.8454/1993
CONTACT: DAVID C. LIDBERG

LEGEND

HC HANDICAP
LB LANDSCAPE BUFFER
R RADIUS
SB SETBACK
SW SIDEWALK
TYP TYPICAL
LME LAKE MAINTENANCE EASEMENT
OH OVERHANG
ESMT EASEMENT
UE UTILITY EASEMENT
UTZ UPLAND TRANSITION ZONE

STOP SIGN
HANDICAP SIGN
BOLLARD/PATH LIGHT
PARKING LOT LIGHT



S.W. HIGH MEADOW AVE

SITE DATA

MASTER SITE DATA

Jurisdiction: Martin County
Zoning: Limited Industrial
Future Land Use: Industrial
Flood Zone: X (Map: 12085C0141G)

LAND DEVELOPMENT DATA

	SQ. FT.	AC.	% SITE
Post Development Gross Site Area	1,196,907	27.48	100.0%
Created Wetland	22,854	0.52	1.9%
Existing Wetland	151,815	3.49	12.7%
Right of Way Dedication	32,667	0.75	2.7%
Upland	1,906	0.04	0.2%
Total Developable Site	987,665	22.67	82.5%

Lot	SQ. FT.	AC.	% SITE
Lot 1	96,116	2.21	8.0%
Lot 2	74,577	1.71	6.2%
Lot 3	168,897	3.88	14.1%
Lot 4	132,926	3.05	11.1%
Lot 5	286,527	6.58	23.9%
Common Area	228,622	5.25	19.1%

Maximum Building Height: 40'

	Lot Area (15,000 SF)	Max. Building Coverage SF (40%)	Min. Open Space SF (20%)	Min. Lot Width (100')
Lot 1 Provided	96,116	38,446	19,223	280'
Lot 2 Provided	74,577	29,831	14,915	227'
Lot 3 Provided	168,879	67,559	33,779	327'
Lot 4 Provided	132,926	53,170	26,585	254'
Lot 5 Provided	286,527	114,611	57,305	355'

S.W. HIGH MEADOW AVE

PRESERVE DATA TABLE

	AC.
Post Development Wetland	4.10
Wetland Impact	0.35
Wetland Creation	0.52
Wetland Buffer	1.60
Total Preserve	5.70

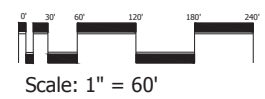
PROPOSED USES

Lot 1: Convenience Store / Gas
Lot 2: Vehicular Service & Maintenance
Lot 3: Retail
Lot 4: Retail
Lot 5: Retail / Hotel

REQUIRED SETBACKS PER LOT

LI DISTRICT MINIMUM SETBACKS
Front: 15' Min.
Side: 10' Min.
Rear: 10' Min.

REVISED MASTER PLAN



Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Palm Pike Crossing LLC
Martin County, Florida

DESIGNED	LAH/UE/ACE
DRAWN	SE/ACE
APPROVED	LAL
JOB NUMBER	24-0111
DATE	05-01-20
REVISIONS	08-21-20
	10-29-20