

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

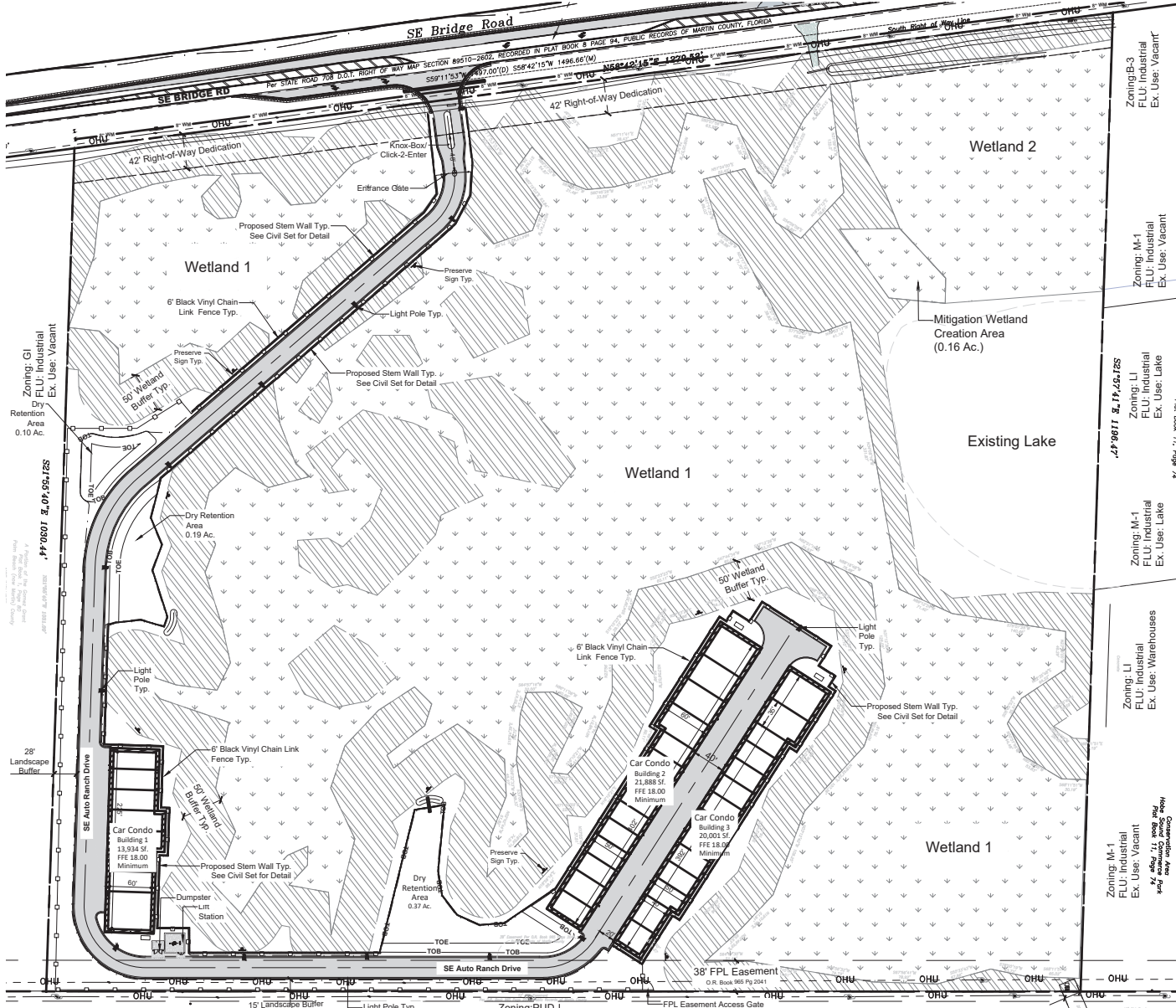
Total Site Area	32.27 Ac.
Existing Native Habitat:	30.26 Ac.
Wetlands:	649,132 sf
Native Uplands / Pine Flatwoods:	669,121 sf
Native Upland Preserve Required:	167,280 sf
Native Upland Preserve Provided:	391,653 sf
(50' Wetland Buffers)	8.99 Ac.

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

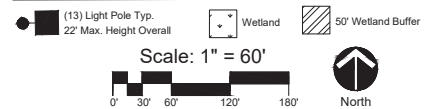
PCN: 34-38-42-000-185-00010-8
Starting at a triangular concrete marker, said marker being the southwesterly corner of the GOMEZ GRANT, according to the plat thereof recorded in Plat Book 1, page 80, Palm Beach (now Martin) County, Florida public records, and running N 66°30'33" E along the southerly 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 a concrete monument being the Place of Beginning for the following described property: (1) Thence continue N 66°30'33" East along said Grant line a distance of 214.31 feet to an iron rod; (2) Thence running N 21°26'07" West parallel to the Westerly line of said Grant a distance of 1038.95 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 1002.75 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 require 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



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Bridge Road Car Club
Martin County
Final Site Plan

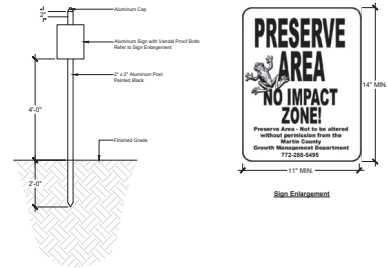
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designer.

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

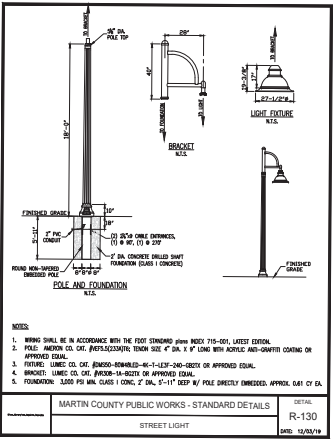
Revision Dates 1st Revision 01-16-2025
2nd Revision 07-28-2025 3rd Revision 11-10-2025

SP-1

Preserve Sign Typical

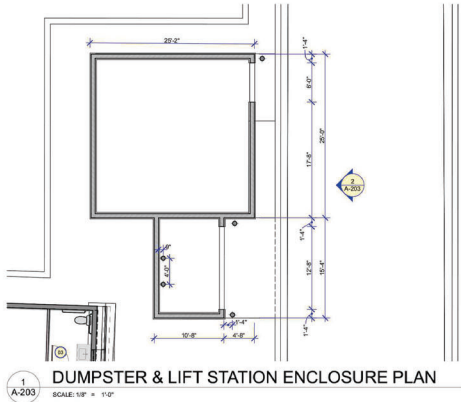


- NOTES:
- Signs to be installed at a frequency of (1) every 500' on center at minimum, (1) per every 200' is recommended.
 - The structural integrity of the signs shall be the responsibility of the sign manufacturer.
 - The contractor shall provide shop drawings for fabrication.
 - Fasteners and attachments 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 scaling 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.

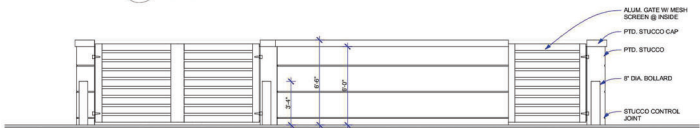


- NOTES:
- WIRING SHALL BE IN ACCORDANCE WITH THE 2005 STANDARD (NEMA 710-01), LATEST EDITION.
 - POLE: ALUMINUM CO. CAT. #R753233/34/35; TENSIL SIZE 4" DIA. 1" LONG WITH ANGLE AND GROUNDING CORDING OR APPROVED EQUAL.
 - FIXTURE: LUMES CO. CAT. #R753233/34/35; TENSIL SIZE 4" DIA. 1" LONG WITH ANGLE AND GROUNDING CORDING OR APPROVED EQUAL.
 - BRACKET: LUMES CO. CAT. #R753233/34/35; TENSIL SIZE 4" DIA. 1" LONG WITH ANGLE AND GROUNDING CORDING OR APPROVED EQUAL.
 - FOUNDATION: 3,000 PSI MIN. CLASS 1 CONC. 2' DIA. 5'-11" DEEP 8" POLE DIRECTLY UNDECKED. APPROV. CAT. 17 OF 24.

MARTIN COUNTY PUBLIC WORKS - STANDARD DETAILS	DETAILS
STREET LIGHT	R-130
	DATE: 10/05/19

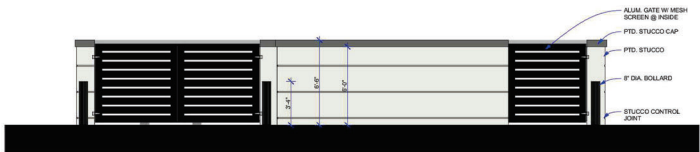


DUMPSTER & LIFT STATION ENCLOSURE PLAN



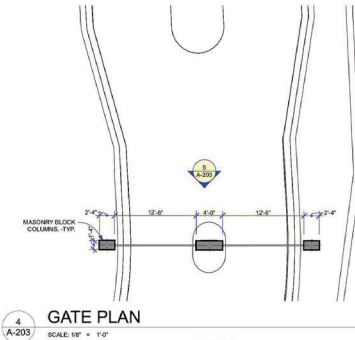
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



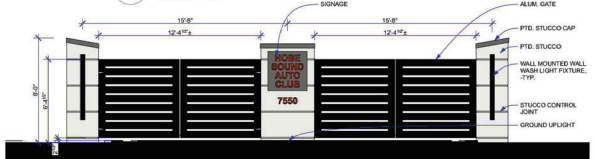
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



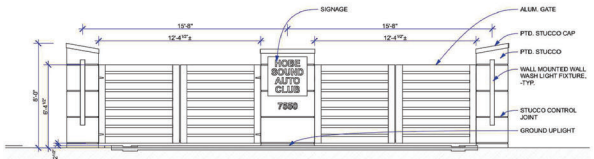
GATE PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



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Bridge Road Car Club

Martin County

Final Site Plan - Details

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designer.

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