

PROJECT NARRATIVE

Subject property is approximately 4.06 acres, located at the northeast corner of SE Federal Highway (US Highway 1) and SE Constitution Blvd (Parcel Identification No. 34-38-42-091-000-00020-7). The property is Lot 2, Plat C-4 of Heritage Ridge P.U.D. which designates the property for commercial development.

The developer proposes to construct a retail (Dollar General), as shown on the site plan, and leaving the north portion of the land undeveloped. Full access driveway is proposed on SE Constitution Blvd. A stormwater management system is proposed at the east side of the property.

Items excluded:

- 03. Documents have been added to the enclosed CD.
- 04. Plans have been added to the enclosed CD.
- 20. School impact worksheet not applicable (nonresidential development).
- 22. Environmental waiver is not application (Environmental Assessment enclosed).
- 23. PAMP not applicable.
- 24. Landscape Alternative Compliance not applicable.
- 25. Landscape Alternative Compliance check not applicable.
- 26. CRA Alternative Compliance not applicable.
- 27. CRA Alternative Compliance check not applicable.
- 30. Martin County Service Agreement not applicable. SMRU's service area.
- 32. Agency Permits: (Option One). This option was selected.
- 33. Agency Permits: (Option Two) not applicable (Option One selected).
- 38. See proposed site plan under item 34 & Construction Plans.
- 40. No previously approved master plan.
- 45. Landscape Plan submitted with Construction Plans.