



**GUNSTER**  
FLORIDA'S LAW FIRM FOR BUSINESS

Our File Number: 45699.00001  
Writer's Direct No.: (772) 288-1980  
Writer's E-mail Address: [jlong@gunster.com](mailto:jlong@gunster.com)

October 22, 2018

**VIA HAND DELIVERY**

Ms. Catherine Riiska, Principal Planner  
Growth Management Department  
Martin County Administrative Center  
2401 SE Monterey Road  
Stuart, Florida 34996


**Re: Heritage Ridge PUD, Parcel C-4 Lot 2 PUD, Final Site Plan**  
**Project Number: K024-003**

Dear Catherine:

Enclosed you will find paper copies and an electronic copy of the revised Final Site Plan, Horizontal Control, Public Art Elevation, Original Signed and Sealed Engineers Opinion of Probably Cost, Draft Contract for Construction and Draft Performance Surety Bond.

If you have any questions or need further information please do not hesitate to contact me at 772-288-1980.

Best regards,



Joshua I. Long, AICP

cc: Client  
Robert S. Raynes, Jr., Esq.

Enclosures



# MARTIN COUNTY ENGINEERING DEPARTMENT ENGINEER'S OPINION OF PROBABLE COST

PROJECT NAME: Hobe Sound BTS Retail

PHASE/PARCEL/PLAT: \_\_\_\_\_

ITEM	QTY	UNIT	UNIT PRICE	AMOUNT
EARTHWORK/SITEWORK				
a) Mobilization	<u>1</u>	LS	\$10,000.00	10,000.00
b) Clearing, grading and grubbing	<u>0.5</u>	AC	\$3,000.00	1,500.00
c) Excavation (cut)	<u>200</u>	CY	\$7.00	1,400.00
d) Embankment (fill)	<u>50</u>	CY	\$12.50	625.00
e) Sod and seed/mulch	<u>200</u>	SY	\$2.00	400.00
f) Concrete disposal	<u>0.0</u>	TN	\$60.00	0.00
g) Erosion control	<u>1</u>	LS	\$200.00	200.00
h) Fencing/railing	<u>0</u>	LS	\$0.00	0.00
i) Materials testing	<u>1</u>	LS	\$300.00	300.00
			<b>Subtotal</b>	<b>14,425.00</b>
ROADWORK				
a) Asphalt milling, 1" avg.	<u>0</u>	SY	\$1.50	0.00
b) Stabilized subgrade, roll in place	<u>730</u>	SY	\$3.00	2,190.00
c) Stabilized subgrade, Type B, 12" thick	<u>730</u>	SY	\$7.50	5,475.00
d) Paving base, optional base group 6	<u>0</u>	SY	\$12.50	0.00
e) Paving base, optional base group 9	<u>730</u>	SY	\$15.50	11,315.00
f) Paving base, other	<u>0</u>	SY	\$0.00	0.00
g) Asphaltic concrete, SP-9.5, 1-1/2" thick	<u>0</u>	SY	\$15.00	0.00
h) Asphaltic concrete, SP-9.5, 2 1/2" thick	<u>730</u>	SY	\$25.00	18,250.00
i) Asphaltic concrete, SP-9.5, 3" thick	<u>0</u>	SY	\$30.00	0.00
j) Asphalt overlay, SP-9.5 (<= 150 tons)	<u>0.0</u>	TN	\$150.00	0.00
k) Asphalt overlay, SP-9.5 (> 150 tons)	<u>0.0</u>	TN	\$120.00	0.00
l) Pervious asphalt or concrete	<u>0</u>	SY	\$60.00	0.00
m) Concrete curb & gutters	<u>50</u>	LF	\$14.25	712.50
q) Sidewalk, 6' wide	<u>40</u>	LF	\$25.00	1,000.00
r) Maintenance of traffic (M.O.T.)	<u>1</u>	LS	\$2,500.00	2,500.00
			<b>Subtotal</b>	<b>41,442.50</b>
DRAINAGE				
a) Inlets / Manholes (<10' depth)	<u>2</u>	EA	\$3,000.00	6,000.00
b) Inlets / Manholes (10' or > depth)	<u>0</u>	EA	\$4,000.00	0.00
c) Control structures	<u>0</u>	EA	\$6,000.00	0.00
d) Endwalls	<u>0</u>	CY	\$700.00	0.00
e) Rip-rap	<u>0</u>	CY	\$80.00	0.00
f) Storm culvert, 15" dia. or equiv.	<u>104</u>	LF	\$28.00	2,912.00
g) Storm culvert, 18" dia. or equiv.	<u>0</u>	LF	\$34.00	0.00
h) Storm culvert, 24" dia. or equiv.	<u>0</u>	LF	\$48.00	0.00
i) Storm culvert, 30" dia. or equiv.	<u>0</u>	LF	\$65.00	0.00



## MARTIN COUNTY ENGINEERING DEPARTMENT ENGINEER'S OPINION OF PROBABLE COST

j) Storm culvert, 36" dia. or equiv.	<u>0</u>	LF	\$88.00	0.00
k) Storm culvert, 48" dia. Or equiv.	<u>0</u>	LF	\$125.00	0.00
l) Exfiltration trench	<u>0</u>	LF	\$100.00	0.00
			<b>Subtotal</b>	<b>8,912.00</b>

### UTILITIES

a) Water main, 4"	<u>0</u>	LF	\$13.00	0.00
b) Water main, 6"	<u>0</u>	LF	\$17.50	0.00
c) Water main, 8"	<u>0</u>	LF	\$23.50	0.00
d) Water main, 10"	<u>0</u>	LF	\$31.25	0.00
e) Water main, 12"	<u>0</u>	LF	\$40.00	0.00
f) Water service, single	<u>0</u>	EA	\$790.00	0.00
g) Water service, double	<u>0</u>	EA	\$930.00	0.00
h) Fire hydrant assembly	<u>0</u>	EA	\$3,600.00	0.00
i) Sewer main, 8" gravity (<=8' depth)	<u>0</u>	LF	\$28.00	0.00
j) Sewer main, 8" gravity (<8'-12' depth)	<u>0</u>	LF	\$43.00	0.00
k) Sewer main, 8" gravity (<12'-16' depth)	<u>0</u>	LF	\$88.00	0.00
l) Sewer main, 8" gravity (<16'-20' depth)	<u>0</u>	LF	\$104.00	0.00
m) Sewer main, force, (4")	<u>0</u>	LF	\$13.50	0.00
n) Sewer manhole (<=8' depth)	<u>0</u>	EA	\$2,900.00	0.00
o) Sewer manhole (<8'-12' depth)	<u>0</u>	EA	\$3,850.00	0.00
p) Sewer manhole (<12'-16' depth)	<u>0</u>	EA	\$5,500.00	0.00
q) Sewer manhole (<16'-20' depth)	<u>0</u>	EA	\$8,800.00	0.00
r) Sewer lateral, single	<u>0</u>	EA	\$900.00	0.00
s) Sewer lateral, double	<u>0</u>	EA	\$1,100.00	0.00
t) Lift Station	<u>0</u>	EA	\$15,000.00	0.00
u) Directional drill (<= 6" dia.)	<u>0</u>	LF	\$50.00	0.00
v) Directional drill (8"-10" dia.)	<u>0</u>	LF	\$88.00	0.00
w) Directional drill (12" or > dia.)	<u>0</u>	LF	\$140.00	0.00
			<b>Subtotal</b>	<b>\$0.00</b>

### TRAFFIC

a) Signage	<u>1</u>	LS	\$75.00	75.00
b) Striping	<u>0</u>	LS	\$0.00	0.00
c) Control devices (signals)	<u>0</u>	EA	\$0.00	0.00
			<b>Subtotal</b>	<b>\$75.00</b>

### SURVEY

a) Setting P.C.P.'s	<u>0</u>	LS	\$0.00	0.00
b) Setting and replacing all P.R.M.'s	<u>0</u>	LS	\$0.00	0.00
c) Setting all lot corners	<u>0</u>	LS	\$0.00	0.00
			<b>Subtotal</b>	<b>\$0.00</b>



a)		<u>0</u>	\$0.00	0.00
b)		<u>0</u>	\$0.00	0.00
c)		<u>0</u>	\$0.00	0.00
			<b>Subtotal</b>	<b>\$0.00</b>

---

County Engineer's (or designee) Acceptance



**CONTRACT FOR CONSTRUCTION OF REQUIRED IMPROVEMENTS  
AND INFRASTRUCTURE FOR HOBE SOUND BTS RETAIL**

THIS CONTRACT made and entered in this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by and between Hobe Sound BTS Retail, LLC, a Florida Limited Liability Corporation c/o Zaremba Group, LLC., a Delaware Limited Liability Corporation, hereinafter referred to as the "Developer" and MARTIN COUNTY, a political subdivision of the State of Florida, hereinafter referred to as the "County";

WITNESSETH:

**WHEREAS**, the Developer has made application to the County for approval and recordation of the plat of Hobe Sound BTS Retail; and

**WHEREAS**, completion of certain improvements and infrastructure is required prior to plat recordation; and

**WHEREAS**, Section 4.913.B., Land Development regulations, Martin County Code, provides that in lieu of completion of required improvements and infrastructure prior to plat recordation, security may be posted to insure completion.

**NOW, THEREFORE**, The Developer and County agree as follows:

1. By Hobe Sound BTS Retail, LLC, a Florida Limited Liability Corporation c/o Zaremba Group, LLC., a Delaware Limited Liability Corporation, Developer shall complete the required improvements and infrastructure for the above reference project pursuant to the final site plan approved on \_\_\_\_\_, and construction plans accepted by the County Engineer or his designee, hereinafter referred to as the County Engineer. The itemized list of required improvements and infrastructure is more particularly set forth in Exhibit A, attached hereto and made as part hereof.

2. The Developer shall supply the County with security, in the form acceptable to the Board of County Commissioners, in the amount of \$ 64,854.50. Said security is attached as Exhibit B, which represents one hundred percent (100%) of the estimated cost of the completion of the required improvements and infrastructure as submitted by a professional engineer licensed in the State of Florida and accepted by the County Engineer and as shown on Exhibit A. The expiration date for any security provided shall be no sooner than fifteen (15) months after the completion date for the required improvements as set forth in Paragraph 1 above, which is comprised of the warranty period plus three months.

3. The required improvements and infrastructure shall be constructed in full compliance with the specifications and requirements of the County under the supervision of Developer's Engineer. When complete, Engineer shall furnish an Engineer's Certification of Construction Completion to the County Engineer for acceptance.

4. Release of Security.

a. Upon release of the Engineer's Certification of Construction Completion and a request to release up to ninety percent (90%) of the posted security, the County Engineer will perform a site acceptance inspection of the constructed improvements and infrastructure with the Developer's Engineer. Should it be determined that all improvements and infrastructure are completed and acceptable by the County Engineer, up to ninety percent (90%) of the posted security shall be released accordingly. At the request of the Developer's Engineer in the form of a reduction schedule, partial releases may be authorized by the County Engineer up to ninety percent (90%) of the posted security as work is completed and accepted. The remaining ten percent (10%) shall be held as warranty security.

b. In the event Developer's Engineer and the County Engineer agree that certain "punchlist" items remain outstanding, one hundred percent (100%) of the value of said "punchlist" items shall be added to the ten percent (10%) and included as warranty security.

c. The warranty security shall be held for the additional fifteen (15) months from the date of the site acceptance by the County Engineer, at which time the Developer's Engineer shall request its release and the County Engineer will perform a final inspection. If all improvements and infrastructure, including "punchlist" items, are free of defects due to faulty field engineering, construction, workmanship, or materials, the warranty security shall be released by the County Engineer.

5. In the event said required improvements and infrastructure are not completed by the date set for in Paragraph 1, or Developer fails to maintain the required security as set forth in Paragraph 2, or the County is advised that the term of the required security will not be extended, County shall have, and is hereby granted, the right to cause the required improvements and infrastructure to be made and to use the security provided herewith for payment of all costs and expenses incurred in the construction thereof, including but not limited to, engineering, legal and contingent costs. Furthermore, it is agreed by the parties hereto that County shall be reimbursed from the security provided for any damages, either direct or consequential, which the County may sustain as a result of the failure of Developer to carry out and execute all of the provisions of this Contract. County shall have the option to construct and install the required improvements with County employees and equipment, or pursuant to public advertisement and receipt of bids, in the event of Developer's failure or refusal to do so in accordance with the terms of this Contract. In the event that the total costs incurred in construction and full completion of the improvements exceed s the amount of security provided, such additional costs shall be paid by Developer on written demand by the County Engineer.

6. Developer designates the following person as its representative to be contacted to receive all notices regarding this Contract:

Matt Casey  
Zaremba Group, LLC  
14600 Detroit Ave., Suite 1500  
Lakewood, OH 44107

**IN WITNESS WHEREOF**, the parties hereto have executed these presents on the dates indicated below. The date of this Contract shall be the date of which this Contract was approved by the Board of County Commissioners.

WITNESS:

**DEVELOPER**

**Hobe Sound BTS Retail, LLC, a Florida Limited Liability Corporation c/o Zaremba Group, LLC., a Delaware Limited Liability Corporation**

\_\_\_\_\_  
Print Name:

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name:

Print Title: \_\_\_\_\_

STATE OF  
COUNTY OF

The foregoing Contract for Construction of Required Improvements and Infrastructure is acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_ of Zaremba Group, LLC, on behalf of the corporation. He [ ] is personally known to me or has produced [ ] \_\_\_\_\_ as identification.

NOTARY PUBLIC

Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



ATTEST:

---

Carolyn Timmann, Clerk of the  
Circuit Court and Comptroller

**COUNTY**

BOARD OF COUNTY COMMISSIONERS  
Martin County, Florida

By: \_\_\_\_\_  
Doug Smith, Chairman

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

---

Krista Storey  
Senior Assistant County Attorney



## PERFORMANCE SURETY BOND

Bond No. \_\_\_\_\_

KNOWN ALL MEN BY THESE PRESENTS:

That **Hobe Sound BTS Retail, LLC, a Florida Limited Liability Corporation, c/o Zaremba Group, LLC., a Delaware Limited Liability Corporation** as Principal, and **Assured Partners**, as Surety, are held and firmly bound unto Martin County Board of County Commissioners, Stuart, Florida, as Obligee, in the sum of **Sixty Four Thousand, Eight Hundred and Fifty Four Dollars and Fifty Cents (\$64,854.50)**, for the payment of which sum, well and truly to be made, the Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

This bond is delivered to Obligee pursuant to **Section 4.913.B.** of the Martin County Land Development Code ("**Section 4.913.B**") and the terms of the **Contract for Construction of Requirement Improvements** between the Obligee and the Principal dated \_\_\_\_\_, a copy of which is attached as **Exhibit A** and incorporated into this bond by reference. As a condition precedent to the Obligee's agreement(s), approval(s), and/or acceptance(s) set forth in Exhibit A, the Principal is required to deliver a good and sufficient bond to warrant and ensure the performance of the work specified in Exhibit A, and to indemnify and save harmless the Obligee from any and all damages and costs caused by the failure to complete the work and/or project in the manner and within the time period described in Exhibit A.

The condition of this obligation is such that if the Principal fully performs its obligations to complete the work described in Exhibit A **within One (1) Year from Construction Commencement**, as evidenced by written approval of the Obligee in the form required by Section 4.193.B, then this bond shall be void. Otherwise, this bond remains in full force and effect.

The Surety unconditionally agrees that, upon 30 days written notice by the Obligee (or its authorized agent or officer) stating that the Principal has defaulted on its obligations to perform and complete the work described under Exhibit A, the Surety will fully perform and complete the work, pay the costs of doing so, and indemnify, defend and hold harmless the Obligee for any and all damages and costs (including attorneys' fees) incurred as a result of the Principal's default, up to the dollar amount of this bond stated above. If the Surety fails to perform its obligations under this bond, the Obligee shall have the right to resort to any and all legal and equitable remedies against the Principal and the Surety, or either one of them, including, but not limited to, specific performance.

The Surety and the Principal jointly and severally agree that, as an alternative to requiring the Surety to perform and complete the work described in Exhibit A upon the Principal's default, the Obligee, at its option, shall have the right to perform and complete the work (either itself or through its agents or contractors). In the event the Obligee elects to exercise this right, the Surety and Principal shall be jointly and severally liable to reimburse the Obligee for all costs of

performing and completing such work and indemnify, defend and hold harmless the Obligee for any and all damages and costs (including attorneys' fees) incurred as a result of the Principal's default, up to the dollar amount of this bond stated above.

IN WITNESS WHEREOF, the Principal and Surety have caused this performance bond to be executed by their authorized agents this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**SURETY**

Western Surety Company

By:\_\_\_\_\_

Name: Gail Baker

Title: Attorney-in-Fact

*Power of Attorney Must be Attached*

**PRINCIPAL**

Hobe Sound BTS Retail, LLC, a Florida  
Limited Liability Corporation c/o Zarembo  
Group, LLC., a Delaware Limited Liability  
Corporation

By:\_\_\_\_\_

Name:\_\_\_\_\_

Title:\_\_\_\_\_







## ACCESSIBLE PARKING AREAS:

WITHIN 48 HOURS OF PLACEMENT, ALL ACCESSIBLE PARKING AREAS AND ASSOCIATED SIDEWALKS AND RAMPS MUST BE SURVEYED BY A LICENSED SURVEYOR AND PROVIDED TO OWNER/ENGINEER. ANY NONCOMPLIANT AREAS SHALL BE REWORKED AND RESURVEYED UNTIL THEY ARE COMPLIANT WITH THE CONSTRUCTION PLAN.

## BUILDING REFERENCE:

BUILDING OUTLINE BASED UPON PLANS PROVIDED BY RICHARD L. BOWEN & ASSOCIATES, WITH AN ISSUE DATE OF 07/10/2017

## STRIPING NOTES:

1. TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 6" WHITE STRIPE.
2. SEE DETAILS FOR HANDICAP PARKING.
3. STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

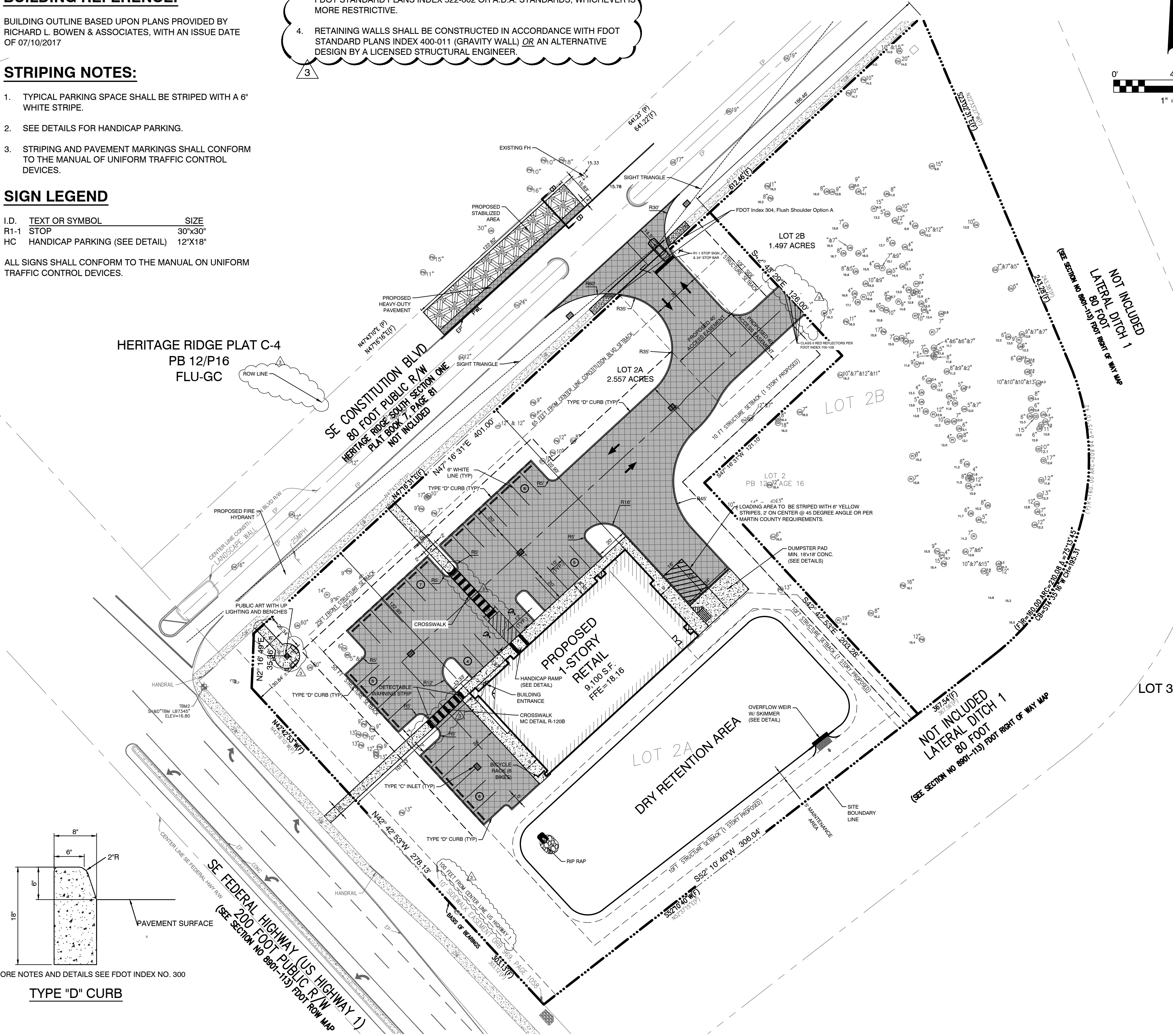
## SIGN LEGEND

I.D.	TEXT OR SYMBOL	SIZE
R1-1	STOP	30"x30"
HC	HANDICAP PARKING (SEE DETAIL)	12"x18"

ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

## PROPOSED CONSTRUCTION NOTES:

1. ALL CURB RADII TO BE 4 FEET AT FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS FOR INTERNAL PARKING LOTS ARE MEASURED TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
3. CONCRETE SIDEWALK RAMPS SHALL BE CONSTRUCTED ACCORDING TO FDOT STANDARD PLANS INDEX 522-002 OR A.D.A. STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
4. RETAINING WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 400-011 (GRAVITY WALL) OR AN ALTERNATIVE DESIGN BY A LICENSED STRUCTURAL ENGINEER.



## SITE LEGEND

	HANDICAP PARKING
	SITE BOUNDARY LINE
	CENTER LINE OF ROAD
	PROPOSED CURB (TYPE "D")
	EXISTING EDGE OF PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED STABILIZED AREA
	PROPOSED HEAVY DUTY PAVEMENT
TYP	TYPICAL
HC	HANDICAP
11	11 PARKING SPACES
S/W	SIDEWALK
RS	5' RADIUS
LF	LINEAR FEET
SF	SQUARE FEET

## SITE DATA

### PROPERTY OWNER:

OLYMPUS DEVELOPMENT LLC  
9336 EQUUS CIR  
BOYNTON BEACH FL 33472

### PROPERTY LOCATION:

SE CORNER OF SE CONSTITUTION BOULEVARD  
& SE FEDERAL HIGHWAY HOBE SOUND, FLORIDA

### PROPERTY PARCEL I.D. NUMBER:

34-36-02-001-000-000-000

### LEGAL DESCRIPTION:

LOT 2, PLAT OF C-4 AT HERITAGE RIDGE A P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 16, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, LESS AND EXCEPT

### LEGAL DESCRIPTION: RIGHT OF WAY DEDICATION

A PORTION OF LOT 2, PLAT OF C-4 AT HERITAGE RIDGE A P.U.D. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALSO LYING IN THE GOMEZ GRANT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 2, PLAT OF C-4 AT HERITAGE RIDGE A P.U.D. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTHEAST FEDERAL HIGHWAY AND SOUTHEAST CONSTITUTION BOULEVARD; THENCE NORTH 47°16'31" EAST ALONG THE NORTHEASTERN LINE OF SAID LOT 2 AND THE SOUTHEASTERN RIGHT OF WAY OF SAID SOUTHEAST CONSTITUTION BOULEVARD FOR 25.00 FEET; THENCE SOUTH 02°16'49" WEST FOR 35.36 FEET TO INTERSECT THE NORTH EASTERN RIGHT OF WAY OF SAID SOUTHEAST FEDERAL HIGHWAY AND THE WESTERN LINE OF SAID LOT 2; THENCE NORTH 42°42'53" WEST ALONG SAID LINE FOR 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 313 SQUARE FEET OR 0.0072 ACRES, MORE OR LESS.

### PROPERTY ZONING:

PUD-R

### FUTURE LAND USE:

LOW DENSITY (UP TO 5 UPA)

### LOT DATA - PROPOSED SUBDIVISION LOT 2

TOTAL AREA:	176,884 - 313 = 176,571 SF
MINIMUM REQUIREMENT	
TOTAL LOT AREA = 10,000 SF	
TOTAL LOT WIDTH = 80 FT	
(CONSTITUTION BLVD.)	
TOTAL LOT WIDTH = 80 FT	
(FEDERAL HWY)	
LOT 2A	
TOTAL LOT AREA = 111,362 SF	
TOTAL LOT WIDTH = 80 FT	
(CONSTITUTION BLVD.)	
TOTAL LOT WIDTH = 278.13 FT (FEDERAL HWY)	
LOT 2B	
TOTAL LOT AREA = 65,209 SF	
TOTAL LOT WIDTH = 186.46 FT (CONSTITUTION BLVD.)	

### LOT 2B - NOT PROPOSED FOR DEVELOPMENT LOT 2A - PROPOSED FOR DEVELOPMENT

PARCEL USE	PROPOSED - RETAIL	LOT 2A
BUILDING AREA	0.21 acres	9,147 SF
VEHICULAR USE AREA	0.69 acres	30,041 SF
SIDEWALK/MISC CONC. AREA	0.09 acres	3,847 SF
TOTAL IMPERVIOUS	0.99 acres	43,035 SF
LANDSCAPE AREAS	1.16 acres	50,365 SF
DRY RETENTION	0.41 acres	17,962 SF
TOTAL PERVIOUS / OPEN SPACE	1.57 acres	68,327 SF
TOTAL SITE/LOT AREA	2.56 acres	111,362 SF

### STRUCTURE SETBACK:

#### MINIMUM REQUIRED:

FRONT:	25'
SIDE:	10'
REAR:	20'
(MAINTAIN 100' FROM CENTERLINE OF SE FEDERAL HWY/ 65' FROM E. OF CONSTITUTION)	

#### EXISTING USE: VACANT

#### PROPOSED USE: RETAIL (GENERAL COMMERCIAL)

#### MAX. BUILDING COVERAGE:

ALLOWED	PROPOSED
60%	8.21%

#### MAXIMUM BUILDING HEIGHT:

ALLOWED	PROPOSED
40'	23'

#### OPEN SPACE:

MIN. ALLOWED	PROPOSED
20%	61.36%

#### PARKING (REQUIRED):

1 PARKING SPACE PER 250 SF OF FLOOR AREA  
9,100 SF/250 = 36 SPACES REQUIRED

HC SPACES REQUIRED: 2

STANDARD STALL SIZE = 10' x 20'

HC STALL SIZE = 12' x 20'

#### PARKING (PROPOSED):

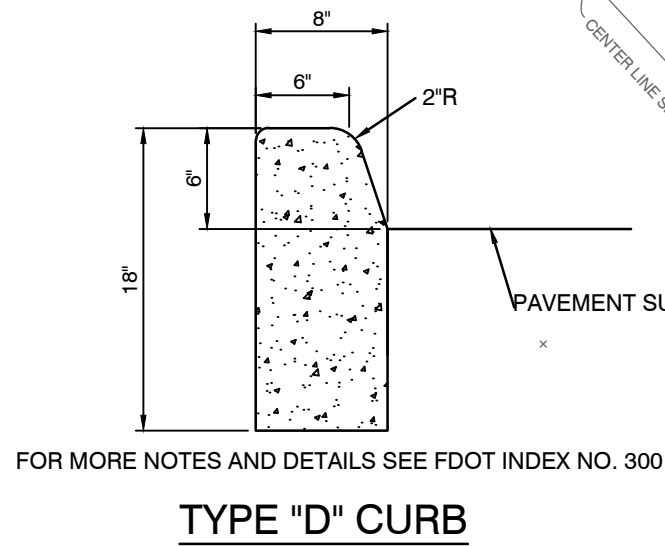
STANDARD PARKING SPACES = 33

HC SPACES = 2

TOTAL PARKING SPACES = 35

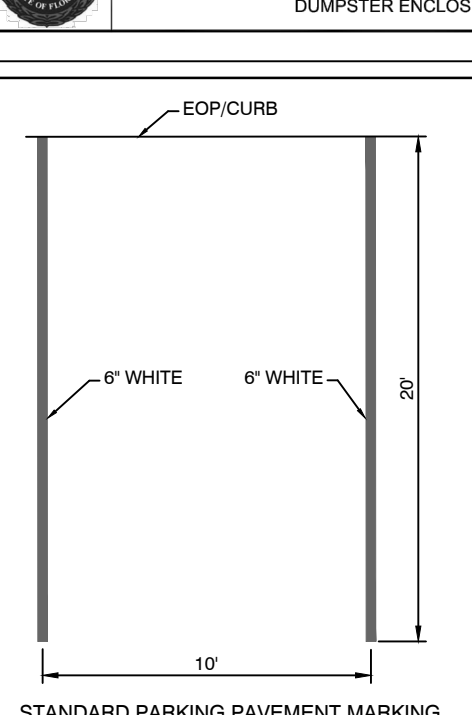
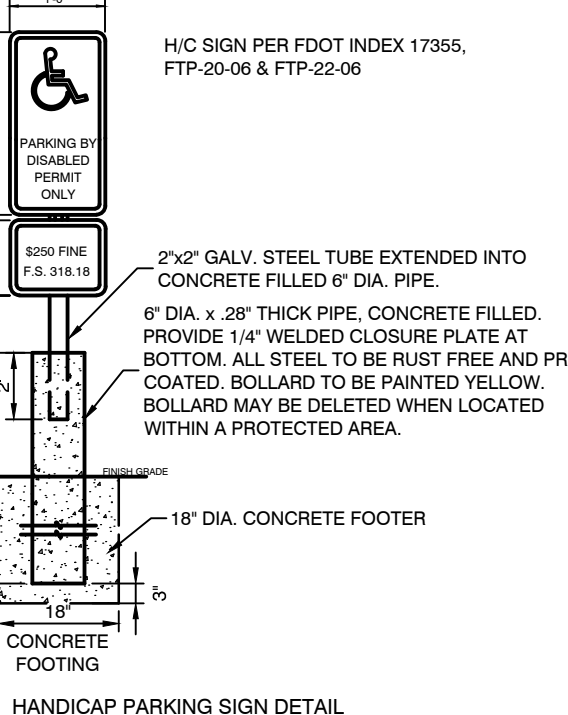
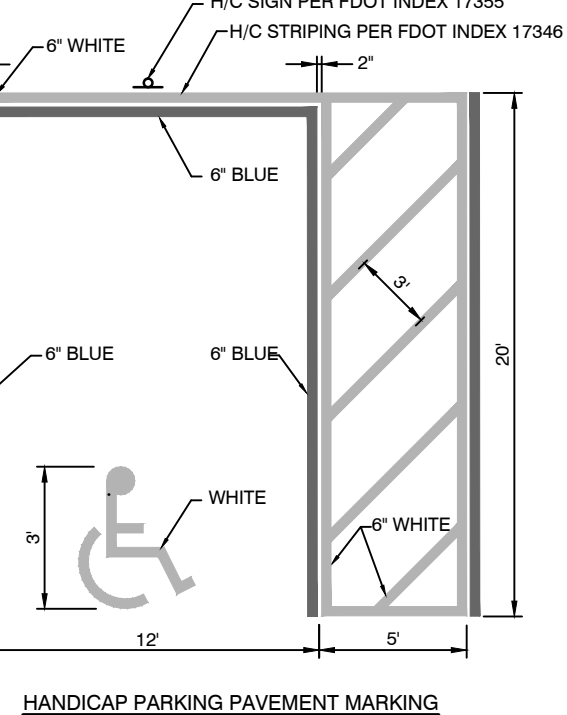
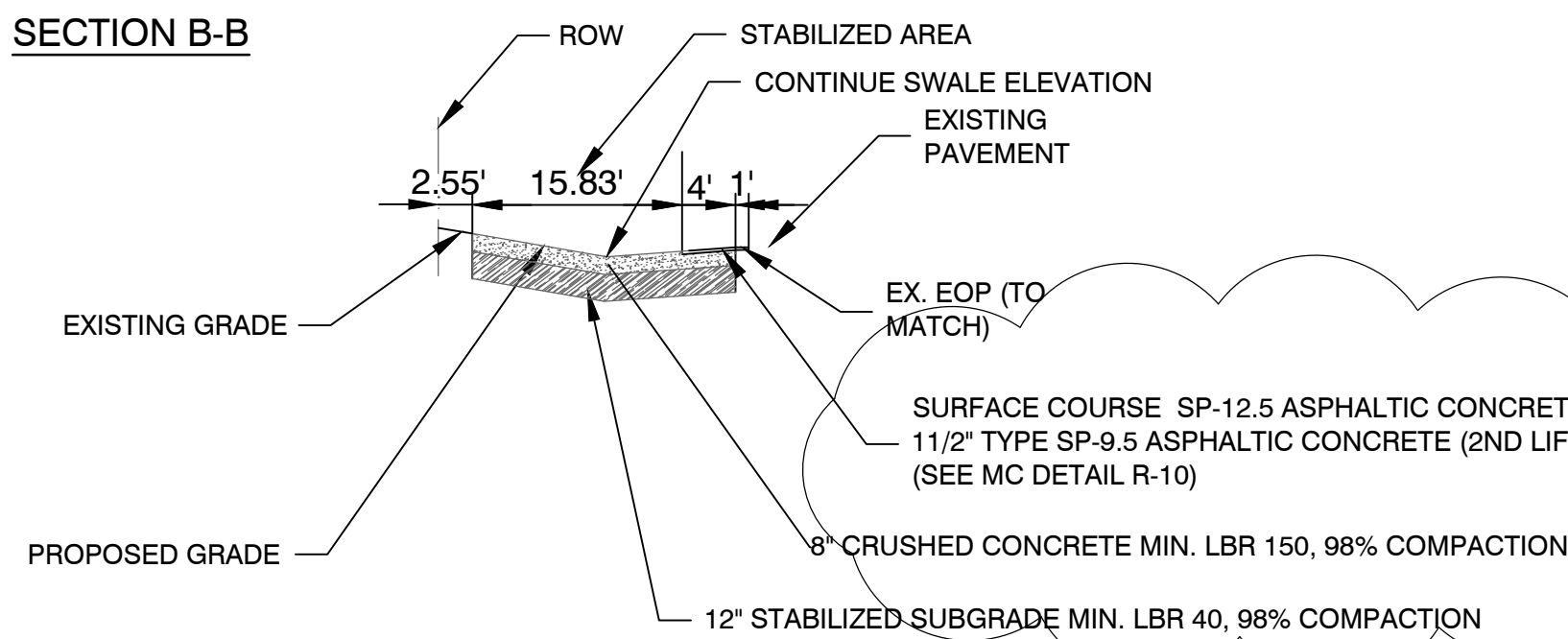
#### FLOOD ZONE:

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONES AE, X SHADED AND X, PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120161, PANEL NUMBER 310, SUFFIX G, MAP NUMBER 12085C0310G, MAP REVISED MARCH 16, 2015 (NAVD 88 DATUM)



TYPE "D" CURB

### SECTION B-B



ZAREMBA GROUP, LLC

CIVIL ENGINEERING 2300 CURLEW ROAD STE 201  
LAND PLANNING PALM HARBOR, FLORIDA 34683

TRAFFIC/TRANSPORTATION SURVEYING  
QIS

**AVID** GROUP

HOBE SOUND BTS RETAIL

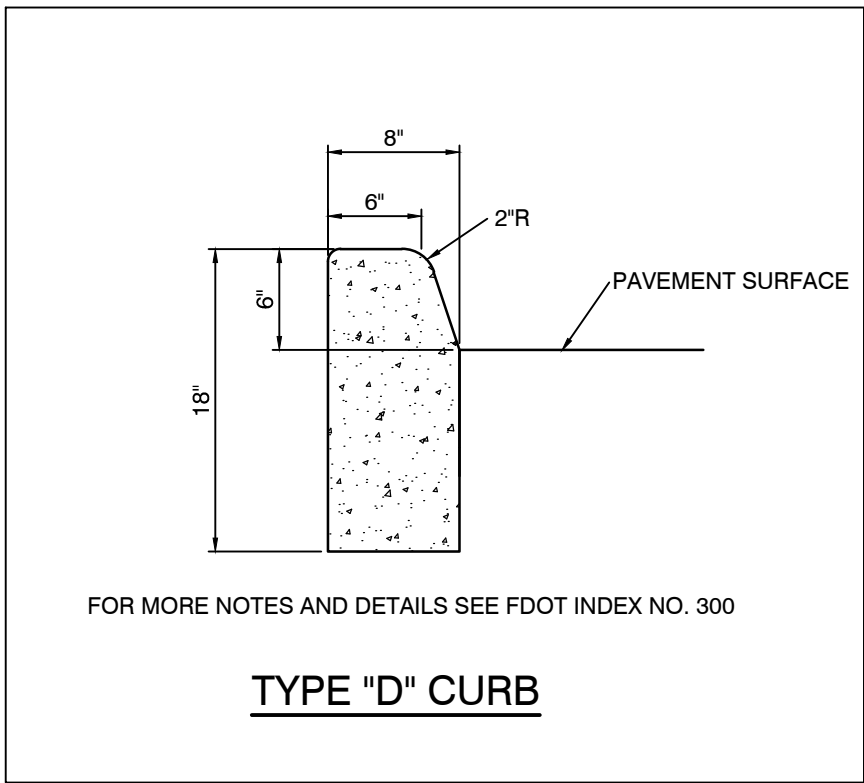
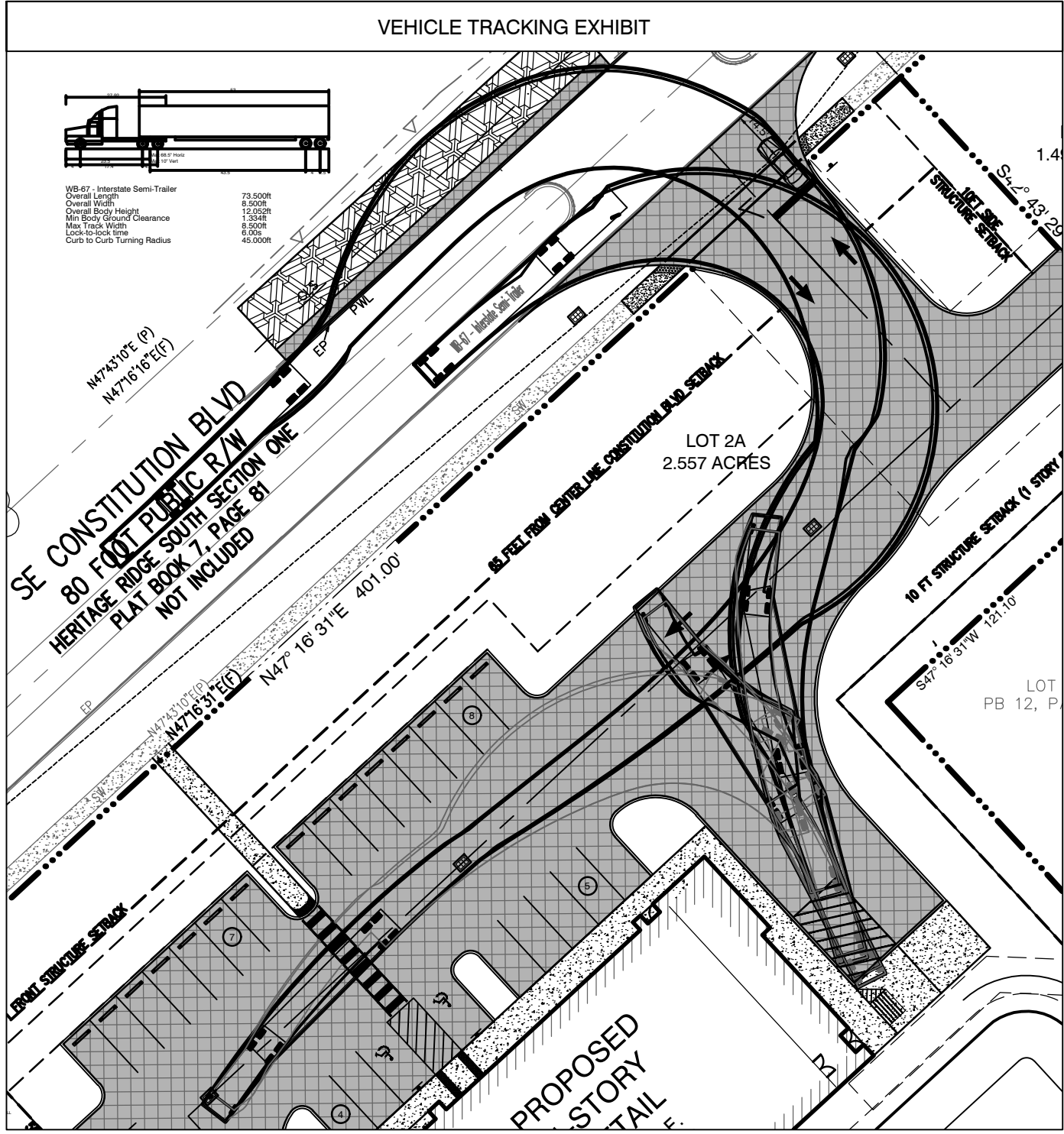
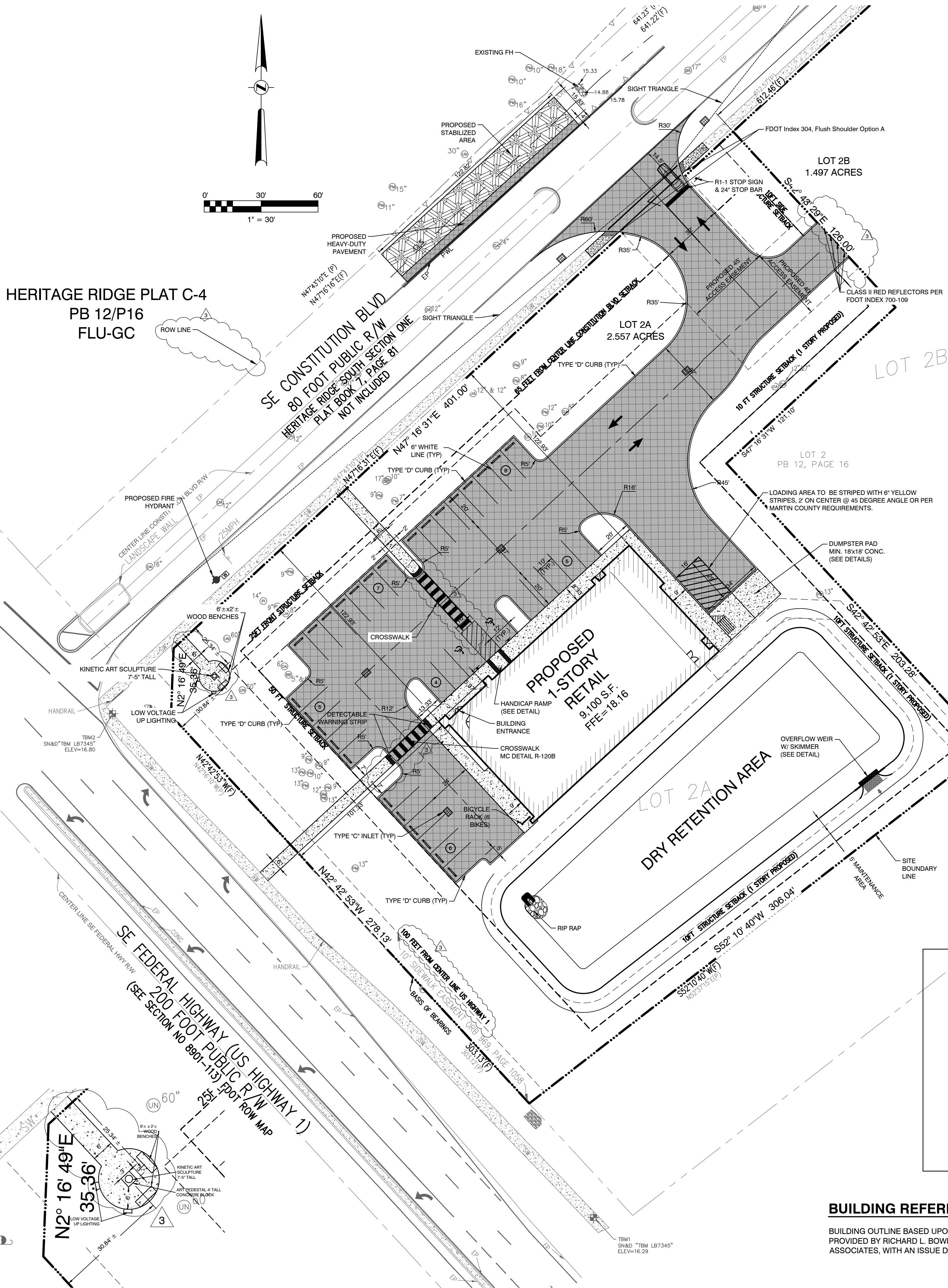
MARTIN COUNTY, FLORIDA

FINAL SITE PLAN

SHEET NO.

1 OF 1





**SITE LEGEND**

- HANDICAP PARKING
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- PROPOSED CURB (TYPE "D")
- EXISTING EDGE OF PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED PROPOSED STABILIZED AREA
- PROPOSED HEAVY DUTY PAVEMENT
- TYP TYPICAL
- HC HANDICAP
- 11 11 PARKING SPACES
- S/W SIDEWALK
- R5' 5' RADIUS
- LF LINEAR FEET
- SF SQUARE FEET

**SIGN LEGEND**

- | I.D. | TEXT OR SYMBOL                | SIZE    |
|------|-------------------------------|---------|
| R1-1 | STOP                          | 30"x30" |
| HC   | HANDICAP PARKING (SEE DETAIL) | 12"x18" |
- ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

**STRIPING NOTES:**

- TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 6" WHITE STRIPE.
- SEE DETAILS FOR HANDICAP PARKING.
- STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

**PROPOSED CONSTRUCTION NOTES:**

- ALL CURB RADI TO BE 4 FEET AT FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS FOR INTERNAL PARKING LOTS ARE MEASURED TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- CONCRETE SIDEWALK RAMPS SHALL BE CONSTRUCTED ACCORDING TO FDOT STANDARD PLANS INDEX 522-002 OR A.D.A. STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
- RETAINING WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 400-011 (GRAVITY WALL) OR AN ALTERNATIVE DESIGN BY A LICENSED STRUCTURAL ENGINEER.

**FDOT NOTES:**

- ALL WORK WITHIN THE FDOT R/W (SR-5) SHALL BE IN ACCORDANCE TO THE FOLLOWING DOCUMENTS:  
FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION (STANDARD INDICES)  
FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION)
- MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE TO FDOT STANDARD PLANS INDEX 102-600 SERIES.
- ALL CONCRETE WITHIN THE FDOT R/W SHALL BE 6" THICK (CLASS 1) 3,000 PSI W/FIBERESH.
- THE CONTRACTOR SHALL REMOVE AND REPLACE ANY DAMAGED SIDEWALK OR CURBING.

**BUILDING REFERENCE:**

BUILDING OUTLINE BASED UPON PLANS PROVIDED BY RICHARD L. BOWEN & ASSOCIATES, WITH AN ISSUE DATE OF 07/10/2017

**ACCESSIBLE PARKING AREAS:**

WITHIN 48 HOURS OF PLACEMENT, ALL ACCESSIBLE PARKING AREAS AND ASSOCIATED SIDEWALKS AND RAMPS MUST BE SURVEYED BY A LICENSED SURVEYOR AND PROVIDED TO OWNER/ENGINEER. ANY NONCOMPLIANT AREAS SHALL BE REWORKED AND RESURVEYED UNTIL THEY ARE COMPLIANT WITH THE CONSTRUCTION PLAN.

ZAREMBA GROUP, LLC



HOBE SOUND BTS RETAIL

MARTIN COUNTY, FLORIDA

HORIZONTAL CONTROL PLAN

SHEET NO.

4

NO.	DATE	DESCRIPTION
11		
10		
9		
8		
7		
6		
5		
4		
3	10/02/18	PER COUNTY COMMENTS
2	02/01/18	PER FDOT COMMENTS
1		

NOT VALID WITHOUT ORIGINAL PROFESSIONAL REGISTERED SEAL AND SIGNATURE	PROJECT MANAGER: R. JOURDREY	PROJECT NO.: 649005	DATE: 07/17/18
---	------------------------------	---------------------	----------------

CIVIL ENGINEERING 2300 CURLEW ROAD STE 201  
LAND PLANNING PALM HARBOR, FLORIDA 34683  
TRAFFIC/TRANSPORTATION SURVEYING QIS  
PHONE (727) 789-9500  
FAX (727) 784-6682  
AVIDGROUP.COM