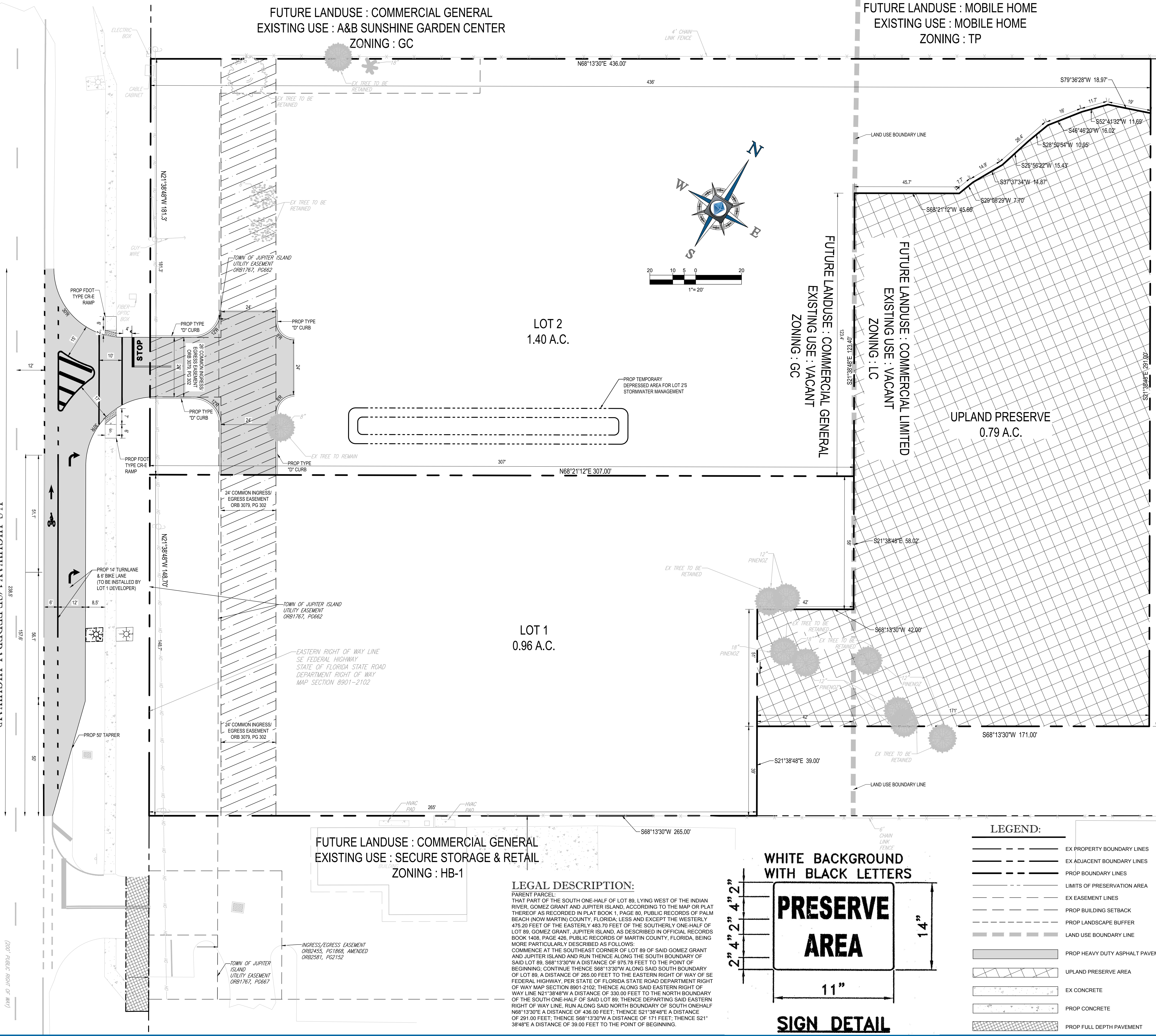


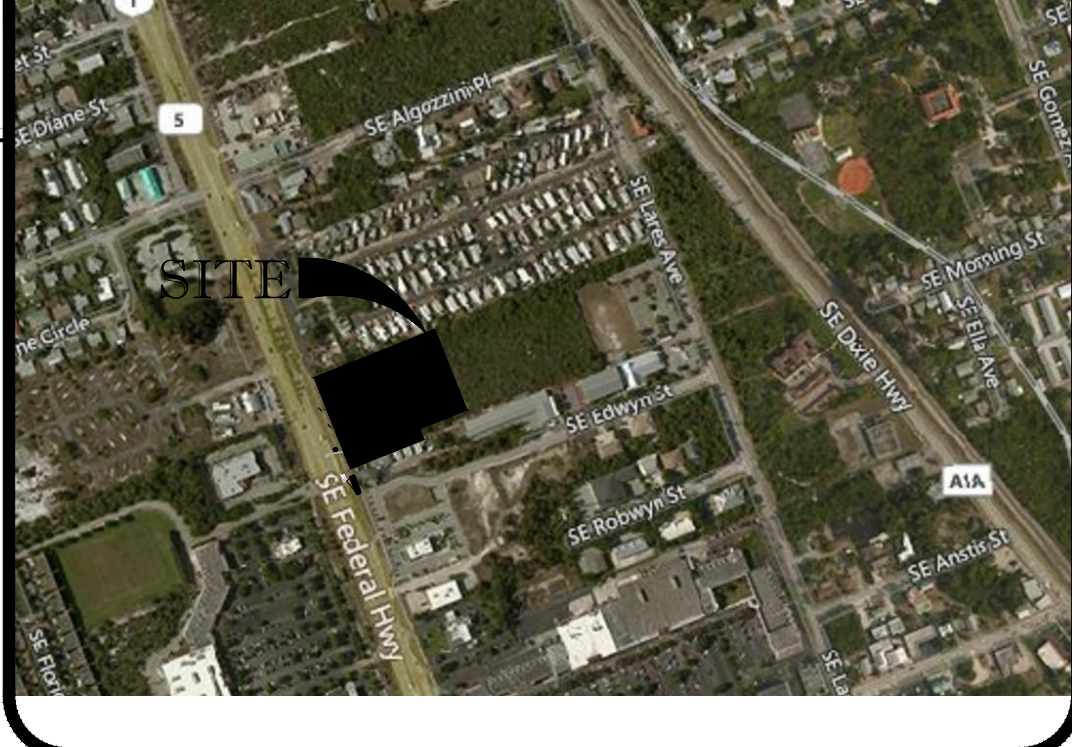
1:200 (PUBLIC RIGHT OF WAY) SITE PLAN

U.S. HIGHWAY 1 (SE FEDERAL HIGHWAY)

(200' PUBLIC RIGHT OF WAY)



VICINITY MAP
N.T.S.



FUTURE LANDUSE : COMMERCIAL LIMITED
EXISTING USE : VACANT
ZONING : LC

SITE DATA:

BOHLER ENGINEERING
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FL 33431
COMMERCIAL GENERAL
COMMERCIAL GENERAL

ENGINEER:

	LOT 1	LOT 2	RARE & UNIQUE UPLAND PRESERVE
FUTURE LAND USE:	COMMERCIAL GENERAL (GC)	COMMERCIAL GENERAL (GC)	COMMERCIAL LIMITED (LC)
ZONING DISTRICT:	COMMERCIAL GENERAL (GC)	COMMERCIAL GENERAL (GC)	COMMERCIAL LIMITED (LC)
EXISTING USE	VACANT	VACANT	VACANT
TOTAL SITE AREA	137,211 SF (3.15 AC) 100%		
LOT 1			
TOTAL AREA	41,768 SF (0.96 AC) 30%		
LOT 2			
TOTAL AREA	61,190 SF (1.40 AC) 45%		
RARE & UNIQUE UPLAND PRESERVE AREA	34,303 SF (0.79 AC) 25.0%		
LOT AREA:	GC ZONING MINIMUM REQUIRED	PROVIDED	
LOT 1	10,000 SF	41,768 SF	
LOT 2	10,000 SF	61,190	
LOT WIDTH:	GC ZONING MINIMUM REQUIRED	PROVIDED	
LOT 1	80'	148.71'	
LOT 2	80'	181.29'	

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	8/20/19	PER MARTIN COUNTY COMMENTS	CL
2	12/17/2019	PER STAFF REPORT COMMENTS	CL AP

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: FLB180103
DRAWN BY: CL
CHECKED BY: APL
DATE: 08/09/2019
SCALE: AS SHOWN
CAD ID: FLB180103-SSP-0

PROJECT:
HOBE SOUND
RETAIL SUBDIVISION
FOR
PALMETTO CAPITAL
GROUP

NEC US HWY 1 & EDWYN CT
MARTIN COUNTY, FLORIDA

BOHLER ENGINEERING

2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30788
LANDSCAPE ARCHITECT BUSINESS LIC. No. LC20000001

SHEET TITLE:
FINAL SITE PLAN

SHEET NUMBER:
SP-1

REVISION 2 - 12/17/2019