

FLORIDA'S TURNPIKE

FLA. S. SINGLESIDE AIR HIGHWAY
PER PART 10 OF THE AIR HIGHWAY ACT
DATE 05-01-20

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S.W. MARTIN HIGHWAY

27' ADDITIONAL R/W PER
FOOT R/W PER SECTION 100.00, 100.00, 200
AND AS SHOWN ON P.B. 7, PG. 10

ORIGINAL 30' R/W PER
P.B. 6, PG. 42

PROJECT TEAM

OWNER/CLIENT:
BRACORD TRADING PARTNERS
4505 SW LONGWAY DR.
PALM CITY 34990
407.537.0000
CONTACT: RAJ PATEL

LANDSCAPE ARCHITECT/PLANNER:
COTTEUR & HEARING, INC.
1004 COMMERCIAL LANE, SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: LEAH HEINZELMANN

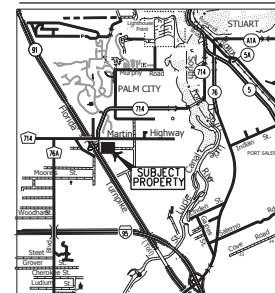
ENGINEER:
MILLS, SHORT, & ASSOCIATES
1005 JUPITER PARK DRIVE
JUPITER, FLORIDA 33458
772.226.7700
CONTACT: BRANDON ULMER

SURVEYOR:
LOHMEYER LAND SURVEYING, INC.
675 WEST INDIANTOWN ROAD
JUPITER, FLORIDA 33458
561.740.8454
CONTACT: DAVID C. LOHMEYER

LEGEND

HC	HANDICAP	HANDICAP SIGN
LB	LANDSCAPE BUFFER	STOP SIGN
R	RADIUS	BOLLARD/PATH LIGHT
SB	SETBACK	PARKING LOT LIGHT
SW	SIDEWALK	
TYP	TYPICAL	
LME	LAKE MAINTENANCE EASEMENT	
OH	OVERHANG	
ESMT	EASEMENT	
UE	UTILITY EASEMENT	
UTZ	UPLAND TRANSITION ZONE	

LOCATION MAP



S.W. HIGH MEADOW AVE

SECTION 10 OF THE AIR HIGHWAY ACT
DATE 05-01-20

SITE DATA

MASTER SITE DATA				
Jurisdiction	Martin County			
Zoning	Limited Industrial			
Future Land Use	Industrial			
Flood Zone	X (Map, 12085C0141G)			
LAND DEVELOPMENT DATA 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 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	36,446	19,223	280'
Lot 2 Provided	74,577	29,831	14,915	227'
Lot 3 Provided	168,897	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'

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

REVISED MASTER PLAN



Scale: 1" = 60'



North



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	LAHUE/ACE
DRAWN	JE/ACE
APPROVED	LARI
JOB NUMBER	24-0111
DATE	05-01-20
REVISIONS	08-21-20
	10-29-20

SHEET 1 OF 1

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