SITE DATA

ZONING	PUD		
FUTURE LAND USE	CG GENERAL COMMERCIAL		
PCN	34-38-42-045-009-00210-5		
EXISTING / PROPOSED USE	VACANT / SELF-STORAGE		
TOTAL PARCEL SIZE	109,335.60 SF	2.51 AC	100%
RIGHT-OF-WAY DEDICATION	5,328.83 SF	0.12 AC	4.78%
SITE AREA MINUS ROW DEDICATION	104,092.70 SF	2.39 AC	95.22%
BUILDING COVERAGE			
PROPOSED BUILDING	32,500 SF	0.75 AC	29.88%
OPEN SPACE			
TOTAL OPEN SPACE			
REQUIRED	21,867.12 SF	0.50 AC	20%
PROVIDED	57,920.70 SF	1.33 AC	52.99%
OTHER OPEN SPACE			
PERVIOUS AREA	39,698.70 SF	0.91 AC	36.25%
DRY RETENTION BASIN	18,222.00 SF	0.42 AC	16.73%
PRESERVE AREA			
WETLAND	0 SF	0 AC	0%
UPLAND	0 SF	0 AC	0%
IMPERVIOUS AREA			
TOTAL BUILDING AREA	32,500 SF	0.75 AC	29.88%
PAVEMENT, ROADS	10,432.00 SF	0.24 AC	9.56%
SIDEWALKS, PADS, ETC.	3,240.00 SF	0.07 AC	2.79%
TOTAL IMPERVIOUS AREA:	46,172.00 SF	1.06 AC	42.23%
IMPERVIOUS AREA OFFSITE			
PAVEMENT, ROADS	1,606.96 SF	0.04 AC	1.59%
SIDEWALKS, PADS, ETC.	2,122.86 SF	0.05 AC	1.99%
TOTAL IMPERVIOUS AREA:	3,729.82 SF	0.09 AC	3.58%

BUILDING DATA

TOTAL GROSS FLOOR AREA 97,500 SF
BUILDING COVERAGE/DENSITY 30%
HEIGHT (# STORIES) 40 FT (3 STORIES)
(REFER TO ART. 3, DIV. 2, SEC. 3.14 & SEC. 33-279)

USE 1 SELF-STORAGE
(DENSITY/MIXED USE CALCULATIONS)

PARKING

MINI-WAREHOUSE USE
REQUIRED 1 PER 1,500 SF OF GROSS SF
65 SPACES
PROVIDED 12 SPACES*

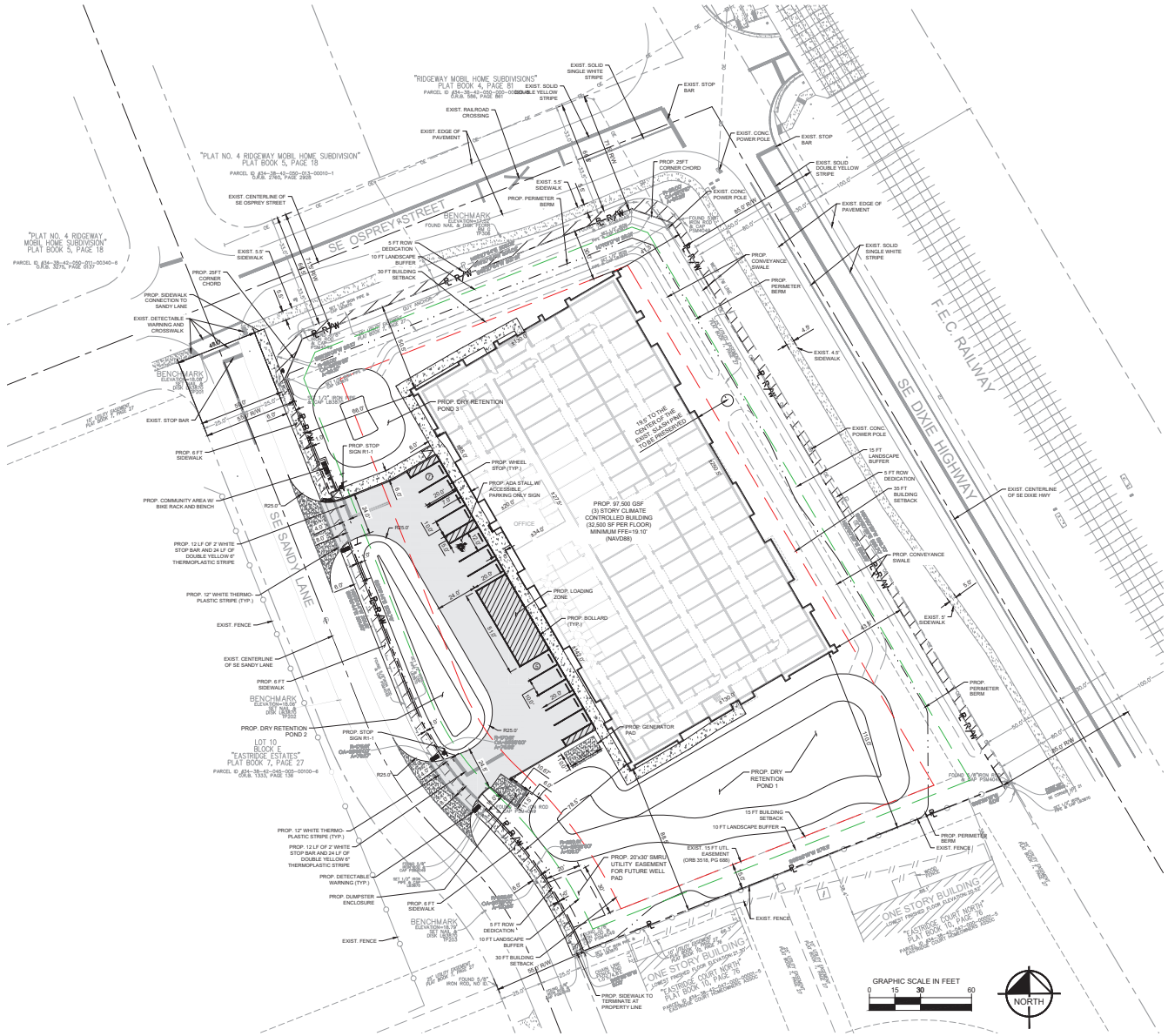
* REFER TO REQUEST FOR PARKING REDUCTION
* REFER TO SEC. 4.625 OF ART. 4, DIV. 14

SETBACKS

REFER TO SEC. 33-278 (A),(B) AND (C)
MINIMUM FRONT YARD SETBACK 30 FT (3 STORY)
PROPOSED:MINIMUM 30 FT
MINIMUM SIDE/REAR YARD SETBACK 15 FT (3 STORY)
PROPOSED:MINIMUM 15 FT

LEGEND

- CENTER LINE OF ROADWAY
- PROPERTY LINE
- RIGHT-OF-WAY
- EXIST. PROPERTY LINE
- EXIST. CHAINLINK FENCE
- EXIST. WOOD FENCE
- EXIST. EASEMENT
- EXIST. OVERHEAD ELECTRIC
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROP. PERMETER BERM
- PROP. CONVEYANCE SWALE
- PROP. ASPHALTIC CONCRETE PAVEMENT
- PROP. HEAVY DUTY CONCRETE PAVEMENT
- PROP. STANDARD DUTY CONCRETE PAVEMENT
- PROP. SIGN



No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
8201 PETERS ROAD, SUITE 2000, PLANTATION, FL 33324
PHONE: 954-777-1100 FAX: 954-777-1107
WWW.KIMLEY-HORN.COM REGISTRY No. 696

STATE OF FLORIDA PROFESSIONAL ENGINEER No 93208 MARK R. MOORE

KHA PROJECT 143368006
DATE 2/13/26
SCALE AS SHOWN
DESIGNED BY JTW
DRAWN BY RMJ
CHECKED BY ARM

PUD FINAL SITE PLAN

EASTRIDGE ESTATES PUD
LOT 21, BLOCK 1
STORAGE RENTALS OF AMERICA
PUD FINAL SITE PLAN
HOBE SOUND MARTIN COUNTY FLORIDA

SHEET NUMBER
SP-1

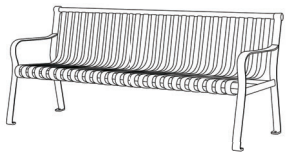
THIS ITEM WAS SEALED, SIGNED AND DATED BY MARK R. MOORE, P.E. ON 2/13/2026 USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SEALED AND SHALL NOT BE RELIED ON, NOR MODIFIED, WITHOUT THE VERIFICATION OF THE SIGNATURE ON THE ORIGINAL DOCUMENT.

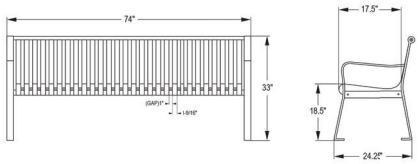
Sheet Set:SPOA – SE OSPREY STREET & SE DIXIE HIGHWAY Layout:C-100 PUD FINAL SITE PLAN February 13, 2026 12:47:58pm K:\FTL_Civil\143_Jobs\143368006 SPOA\143368006 SPOA Hobe Sound FL\Design\CADD\Plan\Sheets\C-107 SITE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

BELSON OUTDOORS
627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

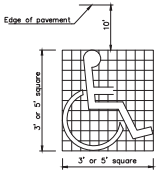
Model # CBPB-6SB-BK — **Dimension Sheet**

STEEL OUTDOOR BENCH WITH STRAIGHT BACK

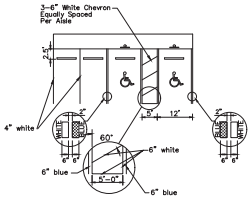


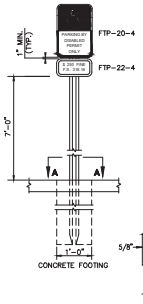


www.belson.com



MANDATORY
White Paint





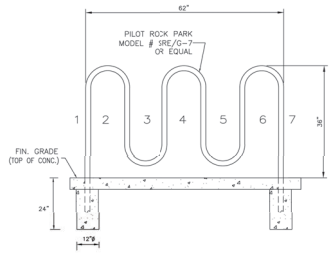
METAL POST - SECTION A-A
WT. OF BLANK POST SHALL BE 2-23 #/FT.

NOTES:

1. STRIPING IS TO BE PAINT, CONFORMING WITH FDOT STANDARD INDEX 17346.
2. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE STRIPE.
3. EACH SPACE SHALL HAVE FTP-20-4 AND FTP-22-4 SIGNS AS SHOWN, FABRICATED WITH REFLECTIVE COATING IN THE SYMBOL, MESSAGE, AND BORDER, APPLIED TO A SHEET ALUMINUM BACKING 0.080 IN THICKNESS. MESSAGE LETTERING SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
4. CONCRETE FOOTING SHALL BE PORTLAND CEMENT CONCRETE AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
5. METAL POST SHALL BE GALVANIZED AND ALL BOLTS, NUTS, WASHERS, AND SCREWS SHALL BE RUSTPROOF. POST SHALL BE PLACED A MINIMUM OF 2'-6" CLEAR FROM FACE OF CURB OR WHEELSTOP. POST SHALL HAVE 3/8" HOLES DRILLED 1" ON CENTER FULL LENGTH. MOUNT SIGNS WITH 5/16"x2-1/4" BOLTS, TOP AND BOTTOM OF SIGNS.

ADA STRIPING AND SIGNAGE
NOT TO SCALE

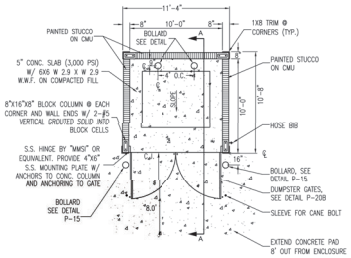
K-H



NOTES:

1. BIKE RACK SHALL BE EMBEDDED A INTO A 24" DEEP, 12" DIAMETER CONCRETE FOOTER

MARTIN COUNTY PUBLIC WORKS - STANDARD DETAILS	DETAIL P-30
BICYCLE RACK	DATE: 12/03/19



PLAN VIEW
N.T.S.

MARTIN COUNTY PUBLIC WORKS - STANDARD DETAILS	DETAIL P-20A
DUMPSTER ENCLOSURE	DATE: 12/03/19

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
8201 PETERS ROAD, SUITE 2000, PLANTATION, FL 33324
PHONE: 954-535-5500, FAX: 954-535-5501
WWW.KIMLEY-HORN.COM REGISTRY No. 696

MARK R. MARKLEY LICENSE No 93208 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT 143368006
DATE 2/13/26
SCALE AS SHOWN
DESIGNED BY JTW
DRAWN BY RMJ
CHECKED BY ARM

PUD FINAL SITE PLAN DETAILS

EASTRIDGE ESTATES PUD
LOT 21, BLOCK 1
STORAGE RENTALS OF AMERICA
PUD FINAL SITE PLAN
HOBE SOUND MARTIN COUNTY FLORIDA

SHEET NUMBER
SP-2

THIS ITEM WAS SEAL DETAILS AND SEALED BY AARON R. MARKLEY, P.E. ON 2/13/2026 USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THE DOCUMENT AS NOT CONTAINING SEALED AND SIGNED WILL BE TO BE CONSIDERED VALID AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Sheet: Set:SROA — SE OSPREY STREET & SE DIXIE HIGHWAY Layout:C-200 PUD FINAL SITE PLAN DETAILS February 13, 2026 12:48:01pm K:\FTL_Civil\143 Jobs\143368006 SROA\143368006 SROA Hobe Sound FL\Design\CADD\PlanSheets\C-107 SITE PLAN.dwg
This document, and the information contained herein, is provided for informational purposes only and may not be modified or altered in any way without written authorization and adaptation by Kimley-Horn and Associates, Inc. and be without liability to Kimley-Horn and Associates, Inc. as prepared. Reuse of and improper reliance on the document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be