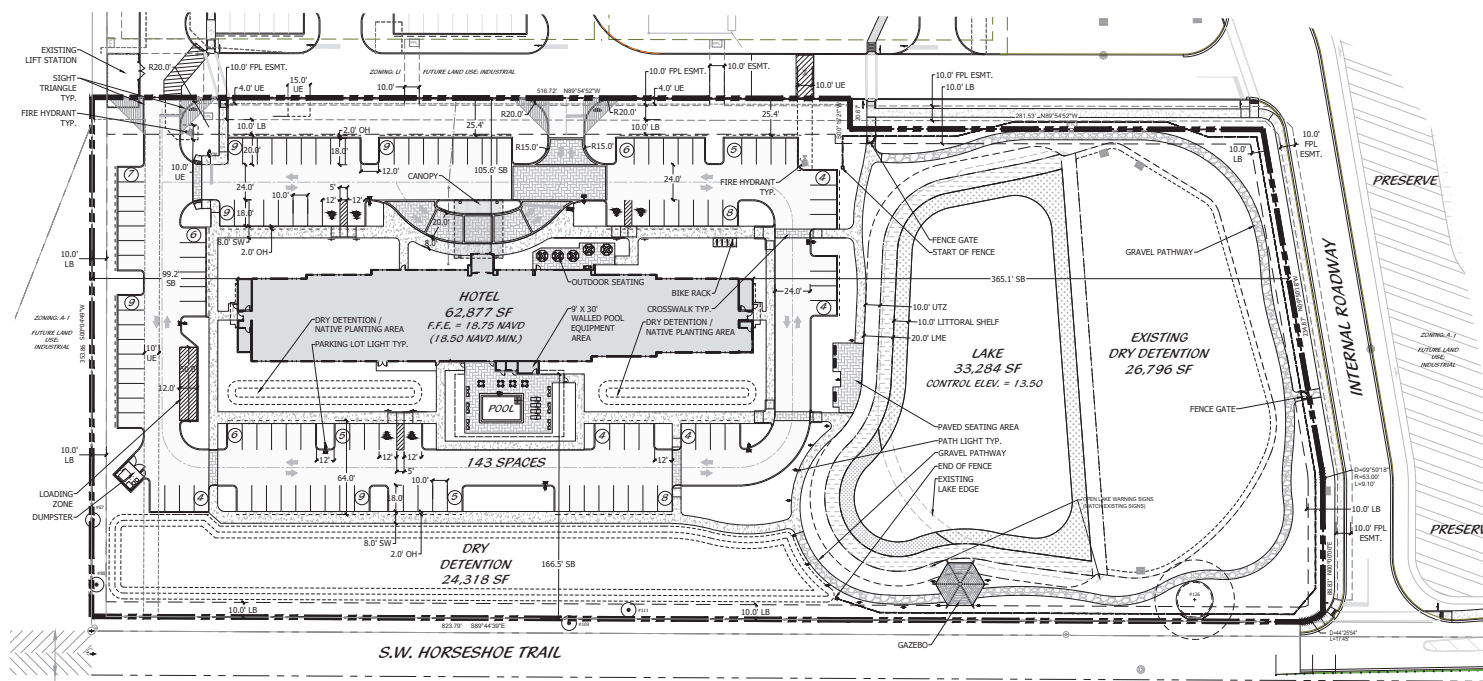
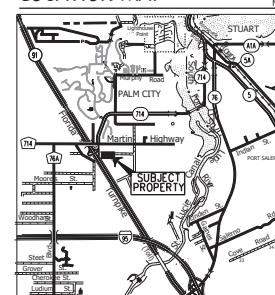




LOCATION MAP



PROJECT TEAM

OWNER / CLIENT:
BRADFORD TRADING PARTNERS
4545 SW LONGWAY DR.
PALM CITY, FL 34909
888.1137.9100
CONTACT: TIA PATRICK

ENGINEER:
MILLS, SHORT, & ASSOCIATES
1095 JUPITER PARK DRIVE
JUPITER, FL 33458
772.228.7592
CONTACT: BRANCON LUEHR

LANDSCAPE ARCHITECT / PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCIAL LANE, SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: LEAH HEINZELMANN

SURVEYOR:
LIEBERG LAND SURVEYING, INC.
675 WEST HEDDINGTON ROAD
JUPITER, FL 33458
561.748.8454
CONTACT: DAVID C. LIEBERG

LEGEND

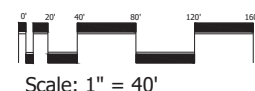
LB LANDSCAPE BUFFER
R RADIUS
S SETBACK
SW SIDEWALK
TYP TYPICAL
LINE LAKE MAINTENANCE EASEMENT
OH OVERHANG
ESMT EASEMENT
UE UTILITY EASEMENT
UTZ UPLAND TRANSITION ZONE

ADA SIGN
STOP SIGN
BOLLARD / PATH LIGHT
PARKING LOT LIGHT

HATCH LEGEND

BUILDING FOOTPRINT
DROP-OFF CANOPY
ASPHALT
ADA/LOADING ZONE STRIPING
CONCRETE SIDEWALK
PAVERS (VEHICULAR OR PEDESTRIAN)
GRAVEL PATHWAY
UPLAND TRANSITION ZONE (UTZ)
LITTORAL PLANTING ZONE
EXISTING LITTORALS

REVISED FINAL SITE PLAN



SITE DATA

PALM PIKE HOTEL SITE DATA			
	SQ. FT.	AC.	% SITE
Total Site Area	286,527.00	6.578	100
Zoning	Limited Industrial		
Future Land Use	Industrial		
PCN	24-38-40-000-010-00000-5, 24-38-40-000-011-00000-3		
Proposed Use	Hotel		
OPEN SPACE			
	SQ. FT.	AC.	% SITE
Total Open Space Required (Min. 20% of Total Site Area)	57,305.40	1.32	20.00%
Total Open Space Provided	218,024.00	5.01	76.09%
Lake & Lake Maintenance Easement	46,864.00	1.08	16.36%
Dry Detention Areas	52,830.00	1.21	18.44%
Landscape Area	118,330.00	2.72	41.30%
IMPERVIOUS / PERVIOUS AREA			
	SQ. FT.	AC.	% SITE
Total Impervious	96,448.00	2.21	33.66%
Building Coverage (Max 40%)	20,959.00	0.48	7.31%
Asphalt, Pavers, Curbs, Dumpster Areas (VUA)	58,958.00	1.35	20.58%
Pedestrian Pavers, Sidewalks, Bench and Bike Rack Pads	16,531.00	0.38	5.77%
Pool Deck	1,899.00	0.04	0.66%
Pool	600.00	0.01	0.21%
Water Surface Area	33,272.00	0.76	11.61%
Total Pervious	190,079.00	4.36	66.34%
Drainage Areas (Dry Detention, Lake Maintenance Easement)	66,422.00	1.52	23.18%
Gravel Lake Pathway	5,327.00	0.12	1.86%
Landscape Area	118,330.00	2.72	41.30%
Total Site Area (Pervious & Impervious)	286,527.00	6.58	100.00%
BUILDING DATA			
	SQ. FT.	AC.	% SITE
Total Gross Floor Area	62,877.00	1.44	11.61%
Building Height (Proposed): 3 Story, 40'			
* 105 Rooms			
BUILDING SETBACKS			
	REQUIRED	PROVIDED	
Front (North)	15' min.	105.6'	
Rear (South)	10' min.	166.5'	
Side (East)	10' min.	365.1'	
Side (West)	10' min.	99.2'	
PARKING			
	REQUIRED	PROVIDED	
Hotel: 105 rooms, 12 employees, 12 lounge tables	113	121	
1 space per unit = 105 spaces			
1 space per 3 seats of lounge = 4 spaces			
1 space per 3 employees = 4 spaces			
Total Accessible Spaces (included in total standard)	5	6	

LEGAL DESCRIPTION

TRACTS 7, 10 AND 11, IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, EXCEPTING THEREFROM THE NORTH 50 FEET OF TRACT 7.

LESS & EXCEPT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2673, PAGE 2111 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 10 FEET OF THE FOLLOWING PARCEL: TRACT 11, LESS THE WEST 100 FEET OF THE EAST 110 FEET FOR ROAD RIGHT OF WAY, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

ALSO DESCRIBED AS: THE EAST 10 FEET OF TRACT 11, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

SAID LANDS ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, BEING A PORTION OF TRACTS 7, 10 AND 11, AS SHOWN ON THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 7; THENCE ALONG THE WEST LINE OF SAID TRACT 7, SOUTH 00°04'00" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY (COUNTY ROAD 714), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 8900-2002 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, SOUTH 89°41'46" EAST, A DISTANCE OF 664.19 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 7; THENCE ALONG SAID EAST LINE OF TRACT 7, SOUTH 00°05'17" WEST, A DISTANCE OF 613.17 FEET TO THE NORTHWEST CORNER OF SAID TRACT 11; THENCE ALONG THE NORTH LINE OF SAID TRACT 11, SOUTH 89°43'13" EAST, A DISTANCE OF 554.11 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF S.W. HIGHWAY AVENUE, A 100 FOOT RIGHT OF WAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 665, PAGE 754, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00°05'40" WEST, A DISTANCE OF 647.94 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. HORSESHOE TRAIL, A 30 FOOT RIGHT OF WAY, AS SHOWN ON SAID PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF S.W. HORSESHOE TRAIL, NORTH 89°44'39" WEST, A DISTANCE OF 1218.03 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 10; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE AND ALONG SAID WEST LINE OF TRACTS 10 AND 7, NORTH 00°04'49" EAST, A DISTANCE OF 1261.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,196,906 SQUARE FEET OR 27.477 ACRES, MORE OR LESS.

GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.

10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.

TYPE D OR F BASED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

MAJORITY OF REQUIRED PARKING WILL BE PROVIDED OFF-SITE BY AN EXISTING PARKING STRUCTURE WITHIN THE ROYAL PALM FINANCIAL CENTER.

RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

ALL A/C UNITS SHALL BE LOCATED TO THE REAR OR SIDE OF ALL BUILDINGS AND FULLY SCREENED ON THREE SIDES WITH LANDSCAPING.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.

MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004).

PEDESTRIAN KING SIGNS SHALL BE PROVIDED FOR ALL MID-BLOCK CROSSINGS.

PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PROTOCOLLS.

STORMWATER MANAGEMENT AREAS ARE TO BE MAINTAINED WITH PLANTED NATIVE VEGETATION, IN PERPETUITY.



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commercial Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 - Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Palm Pike Crossing Lot 5

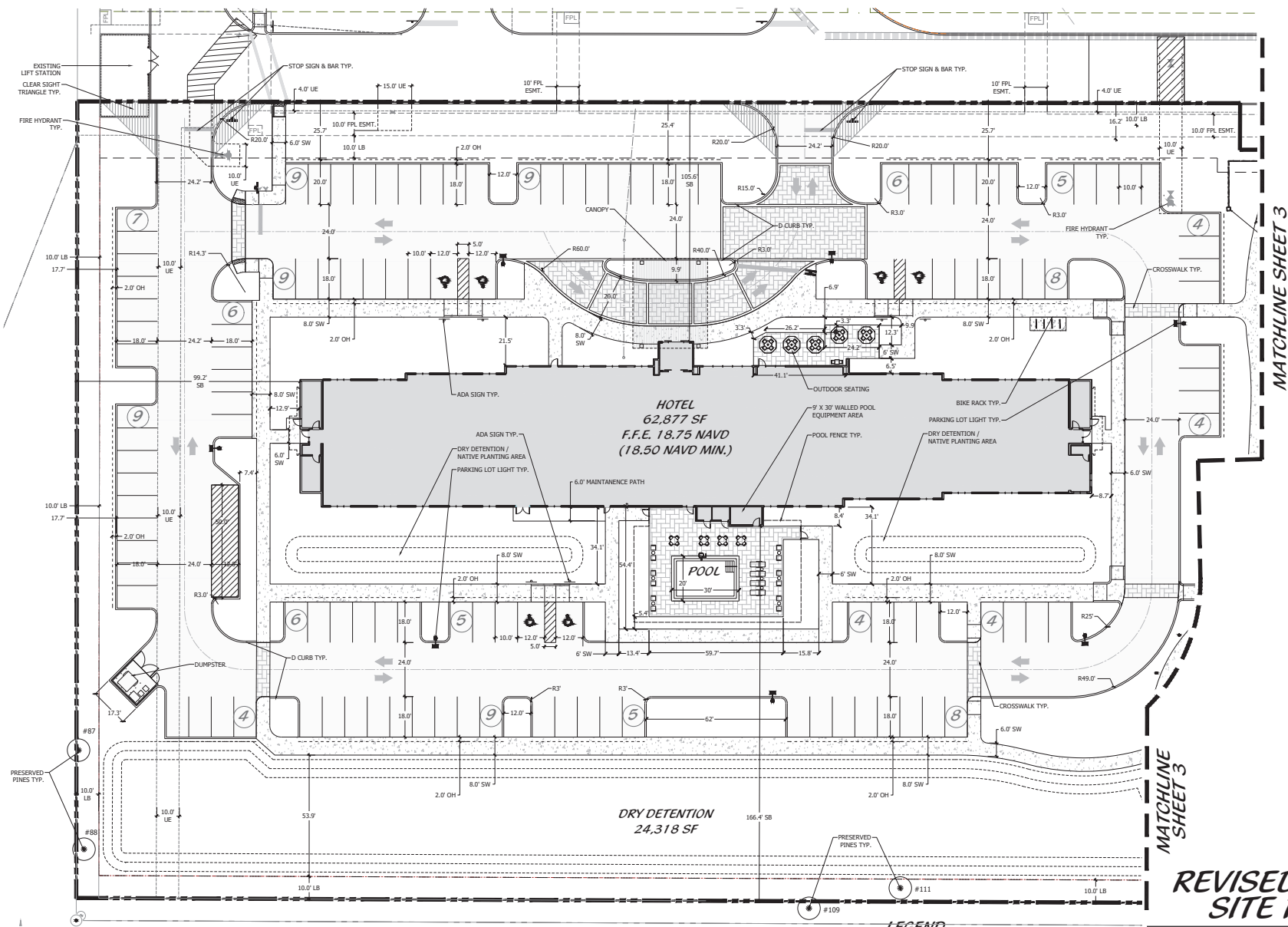
Bradford Trading Partners
Martin County, Florida

DESIGNED	LAHNAE
DRAWN	ACE
APPROVED	LAH
JOB NUMBER	24-0111
DATE	05-30-23
REVISIONS	08-18-23
	10-29-23
	12-22-23
	01-14-24
	03-30-24

SHEET 1 OF 5

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DRAWN	ACE
APPROVED	LAV
JOB NUMBER	24-0111
DATE	05-30-25
REVISIONS	08-21-25 08-18-25
	12-22-25 01-14-26
	03-30-26

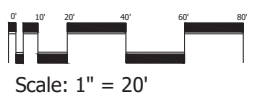


HATCH LEGEND

LEGEND

LB	LANDSCAPE BUFFER
R	RADIUS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
LME	LAKE MAINTENANCE EASEMENT
OH	OVERHANG
ESMT	EASEMENT
UTZ	UTLITY EASEMENT
	UTLITY EASEMENT
	UTLITY EASEMENT

**REVISED FINAL
SITE PLAN**





Coteleur & Hearing

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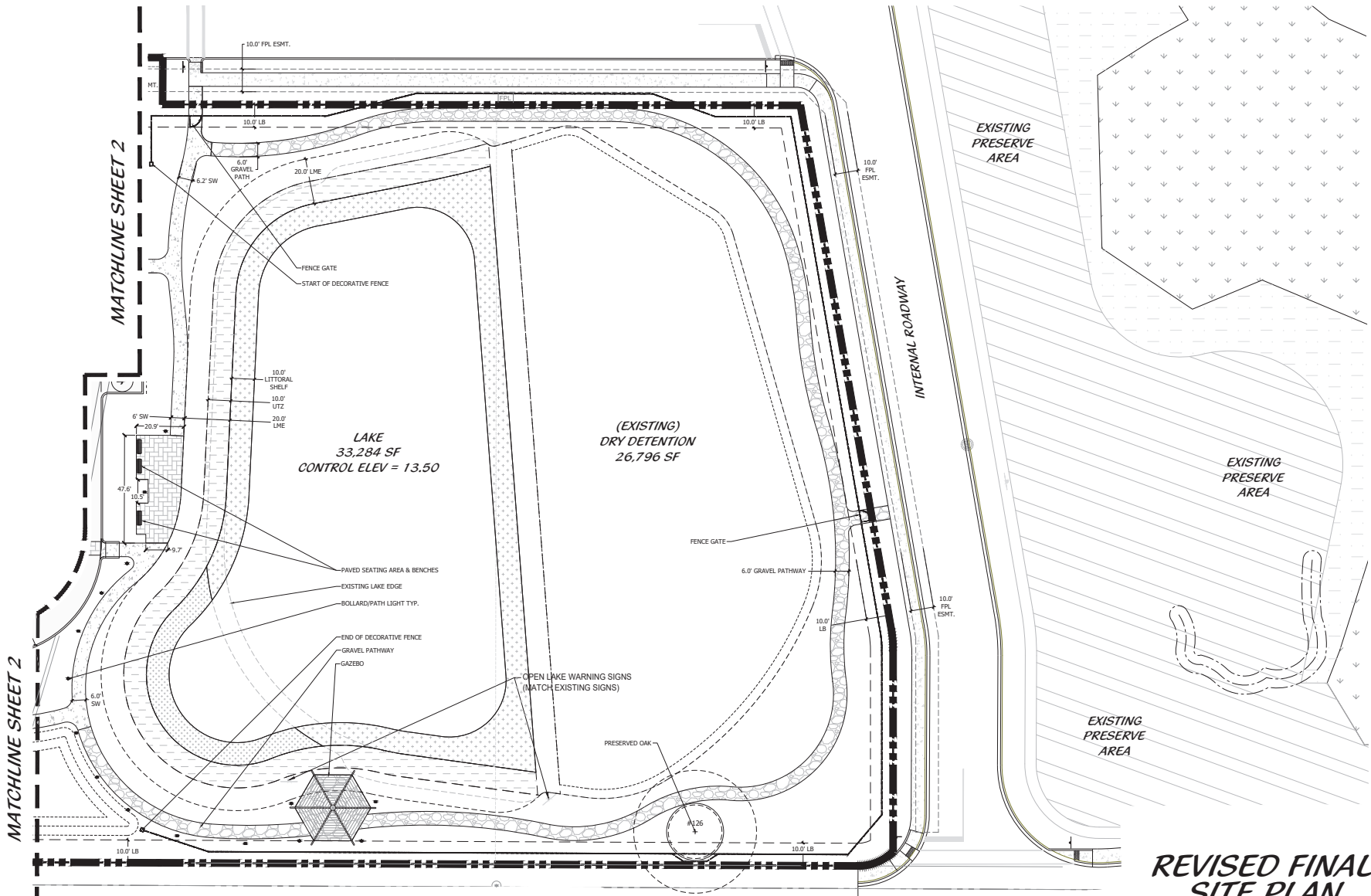
Palm Pike Crossing Lot 5

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Martin County, Florida

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SHEET 3 OF 5

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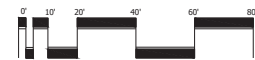
HATCH LEGEND

BUILDING FOOTPRINT	ADA/LOADING ZONE STRIPING	GRAVEL PATHWAY	EXISTING LITTORALS
DROP-OFF CANOPY	CONCRETE SIDEWALK	UPLAND TRANSITION ZONE (UTZ)	
ASPHALT	PAVERS (VEHICULAR OR PEDESTRIAN)	LITTORAL PLANTING ZONE	

LEGEND

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

**REVISED FINAL
SITE PLAN**



Scale: 1" = 20'



North

Diagram illustrating a standard parking space with ADA requirements. The diagram shows a 20'-0" wide parking space. A 5'-0" sidewalk is adjacent to the space. A 6" x 6" wheel stop is located at the end of the space. A 6" painted (white) stripe is on the left side of the space. A 6" painted (blue) stripe is on the right side of the space. A 6" white stripe is spaced equally per foot index on the right side of the space. A curb ramp is shown at the end of the space. Handicap markings are shown on the right side of the space. The diagram is labeled "NTS" (Not To Scale).

Figure 1 shows the dimensions of the International Symbol of Access and the 'FINE \$250 MAX' sign. The symbol is a 12-inch square with a 2-inch border and a 10-inch inner square containing the wheelchair icon. The sign is a 12-inch square with a 2-inch border and a 10-inch inner square containing the text 'FINE \$250 MAX'. Dimensions are given in inches.

NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS. TYPICAL @ ALL HANDICAP STALLS

[illegible]

The diagram shows two views of the hedge material. The **ELEVATION VIEW** on the left shows a cross-section of the material with a central rectangular opening. Labels point to the **HEDGE MATERIAL** and the **OPEN FOR ACCESS TRANSFORMER**. The **PLAN VIEW** on the right shows a top-down view of the material, which is a square with rounded corners and a central square opening. Labels point to the **TRANSFORMER** (the central opening), **OPEN FOR ACCESS** (the outer square area), and **HEDGE MATERIAL** (the rounded corners).

Diagram of a circular pavement patch with dimensions: 2" RAD., 6", 6", 18".

NOTE: SAWCUTS REQUIRED AT 10' CENTERS

NTS

3,000 PSI CONCRETE

4" (6" AT DRIVEWAYS)

SUBGRADE COMPACTED TO 98% MAX. DRY DENSITY PER AASHTO T-99 METHOD

3" THICK PAVERS IN LENGTHWISE RUNNING BOND PATTERN

PAVEMENT

PAVEMENT

#4 REBAR ALONG CENTER 2' CL. MIN.

1 1/2" SETTING BED

10" AGGREGATE BASE

EXISTING STABILIZED SUBGRADE

CLASS I CONCRETE STRIP ON

Diagram illustrating the cross-section of a pavement structure with the following layers and dimensions:

- 1" TYPE SP 9.5 ASPHALTIC CONCRETE OVER REINFORCED BASE** (Top layer, 1" thick)
- 1" TYPE SP 9.5 ASPHALTIC CONCRETE SURFACE COURSE OVER TACK COAT** (Second layer, 1" thick)
- 6" LIME ROCK BASE OR 6" CRUSHED CONCRETE COMPACTED TO A MIN. 98% MAX. DRY DENSITY PER AASHTO T-190 METHOD, MIN % CARBONATE 60%, AND LBR 100** (Third layer, 6" thick)
- 12" STABILIZED SUBGRADE (LBR 40) COMPACTED TO A MINIMUM OF 98% MAX. DRY DENSITY PER AASHTO T-190** (Bottom layer, 12" thick)

NOTE: FAYATENT SHALL HAVE MARSHALL STABILIZATION OF 1,000 LBS.

Dimensions:

- Overall width: 12"
- Overall height: 12"
- Top layer width: 6"
- Second layer width: 6"

**REVISED FINAL
SITE DETAILS**

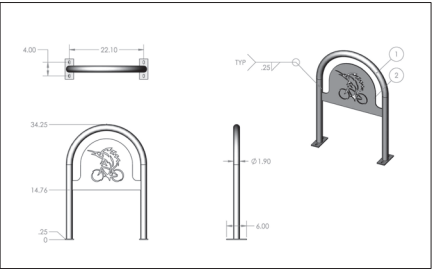


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BIKE RACK DETAIL

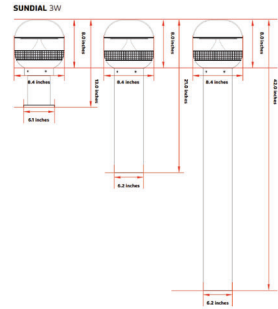
NTS



BOLLARD LIGHT DETAIL

NTS

SOLTECH 'SUNDIAL' SOLAR LED BOLLARD - 3 W
MOUNTING HEIGHT: 2'
TILT: 0 DEGREES



EFFICIENCY: 100 LM/W
LUMENS: 300 LM
WATTAGE: 3 W
PANELS: 4.3V 3W
WATERPROOF RATE: IP65
HEIGHT: 13", 21", 42"

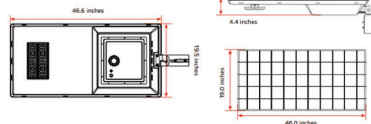
PARKING LOT LIGHT POLE DETAIL

NTS

SOLTECH 'HYPER' SOLAR LED LIGHT - 65 W
MOUNTING HEIGHT: 20'
TILT: 30 DEGREES



HYPER 65W



EFFICIENCY: 200 LM/W
LUMENS: 5,000 LM / 5,000 LM
WATTAGE: 25 W / 45 W
BATTERY LOCATION: INTEGRATED
W/ SOLAR PANEL



DECORATIVE ALUMINUM FENCE & GATE

NTS



DECORATIVE ALUMINUM FENCE & GATE (OR SIMILAR)
4'-6" H
BLACK POWDER COAT



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Palm Pike Crossing Lot 5
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**REVISED FINAL
SITE DETAILS**

SHEET 5 OF 5
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work to be used in connection with the project shall be in accordance
with the agreement in writing with the architect. (Immediately
upon completion of the project)