

Location Map



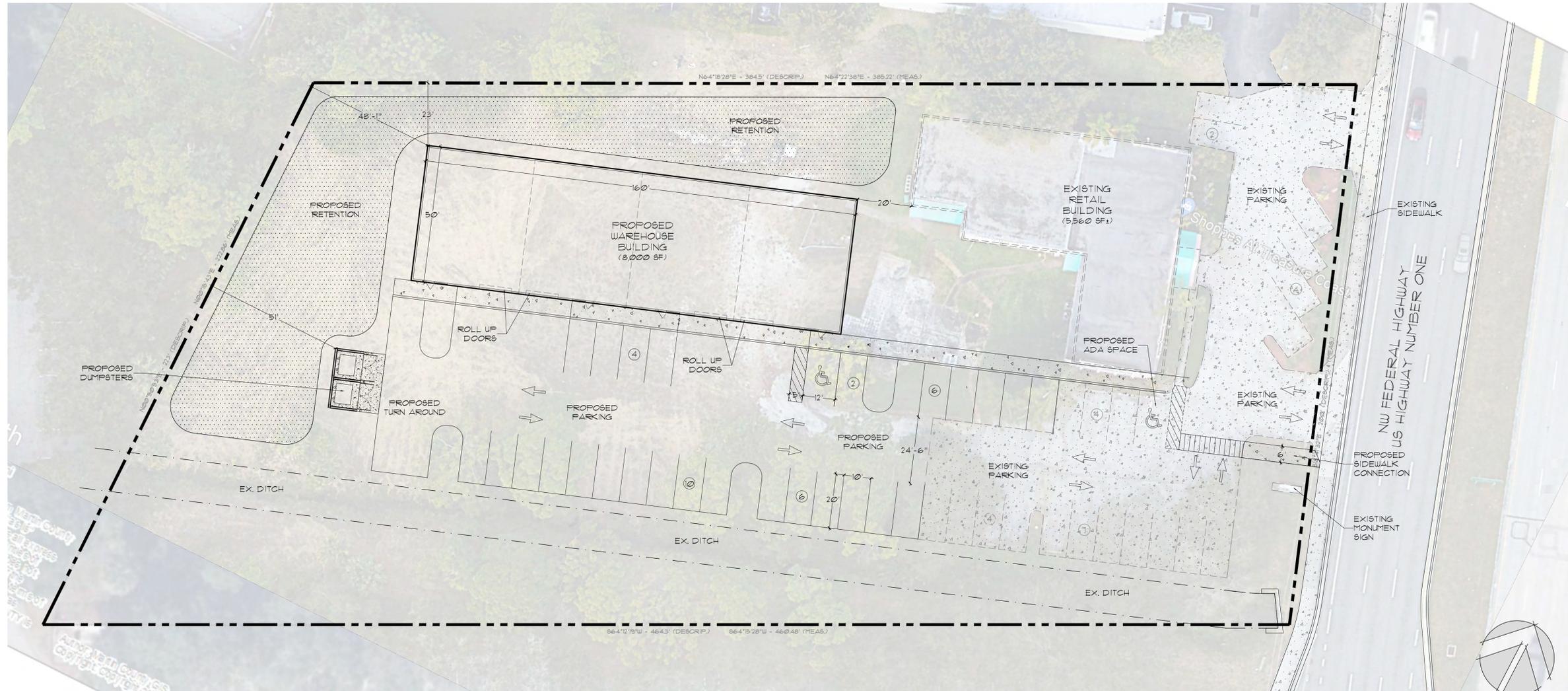
Legal Descriptions

BEG ON W/R/W US 1 & N/R/W BRITT RD, NLY ALG R/W 400' FOR BEG, SWLY 63 DEG 32' 468.4' TO W/LN OF E 1/4 OF SE 1/4, N 221.28', NELY 394.63', SELY 200' TO BEG

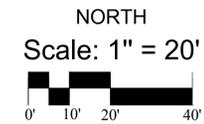
LEGAL DESCRIPTIONS PER PROPERTY APPRAISER

Location Map

PCN	19-37-41-000-000-00520-7		
ZONING	B-1, B-2		
FUTURE LAND USE	COMMERCIAL GENERAL		
EXISTING LAND USE	RETAIL		
PROPOSED USE	RETAIL/ WAREHOUSE		
	SF	AC	%
TOTAL SITE AREA	84,095	1.93	100.00%
IMPERVIOUS AREA	42,841	0.983	50.94%
EX. BUILDING	5,560	0.128	6.8%
PROPOSED BUILDING	8,000	0.184	9.51%
EX. PAVEMENT	11,723	0.269	13.9%
PROPOSED PAVEMENT	15,022	0.345	17.86%
PROPOSED SIDEWALKS & MSC. CONC.	2,536	0.058	3.02%
PERVIOUS AREA	41,254	0.947	49.06%
LANDSCAPE AREA	24,955	0.573	29.67%
EX. DITCH	6,159	0.141	7.32%
PROPOSED RETENTION	10,140	0.233	12.06%
PARKING	REQ.	PROVIDED	
RETAIL (1/ 200 SF FLOOR AREA)	27.8	21	
WAREHOUSE (1/ 1000 SF FLOOR AREA)	8.0	28	
ADA ACCESSIBLE SPACES	2	2	
TOTAL SPACES	36	49	



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***Disclaimer:** This plan was developed without a reliable and accurate survey. This plan is a conceptual site plan and is intended only to demonstrate the development potential of the property. McCarty & Associates makes no warranties or guarantees and accepts no liability.



McCARTY & ASSOCIATES

LAND PLANNING AND DESIGN

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Southern Cotton
 Martin County, Florida
Conceptual Site Plan

Drawn By _____ DMS
 Checked By _____ MM
 Scale _____ 1"=20'
 Drawing Date _____ 11/17/2021

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