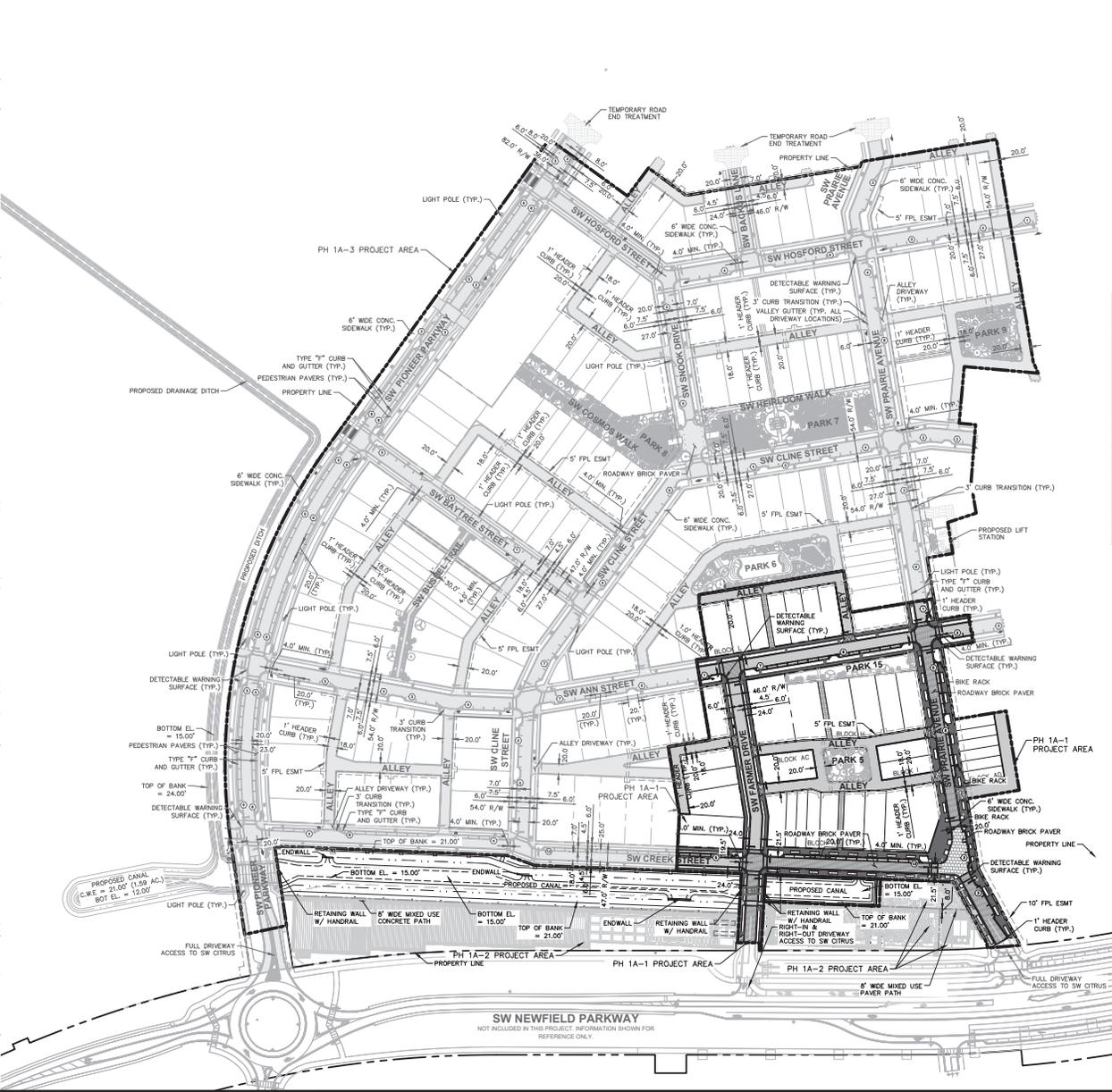
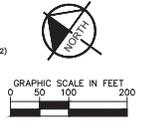


PLANNED BY: MATTAMY HOMES, INC. SHEET: SP-2 OVERALL DEVELOPMENT PLAN December 15, 2024 12:54:42pm K:\Web\external\141500000 - crossroads phase 1A\ADD\variations\SP-2 OVERALL DEVELOPMENT PLAN.dwg
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED, BECAUSE OF THE SPECIALIZED NATURE OF THE SERVICES PROVIDED, AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OF RECORD.



LEGEND

- PROPERTY / RIGHT-OF-WAY LINE
- PHASE 1A-2 PROJECT AREA
- DETECTABLE WARNING (PER FOOT INDEX 522-002) (SEE DETAIL ON SHEET C3.20)
- CONCRETE SIDEWALK (SEE DETAIL ON SHEET C3.21)
- CONCRETE DRIVEWAY
- STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHEET C3.21)
- PERVIOUS CONCRETE
- CRUSHED SHELL PAVED (SEE DETAIL ON SHEET C3.21)
- PERVIOUS PAVERS
- PAVERS (SEE HARDSCAPE PLANS FOR DETAILS)
- TEMPORARY ROAD END TREATMENT (SEE DETAIL SHEET C1.22)
- COMBLESTONE PAVERS (SEE HARDSCAPE PLANS FOR DETAILS)
- PARKING COUNT
- LIGHT POLE



PARCEL DATA		PARKING PROVIDED	
NEIGHBORHOOD NAME	CROSSROADS PHASE 1A-1	ROAD NAME	CROSSROADS PHASE 1A-1
FUTURE LAND USE	MLJV	SW PRAIRIE AVENUE	17
ZONING	PMJV	SW CREEK STREET	18
TOTAL PARKING PROVIDED	123	SW ANN STREET	16
REQUIRED BICYCLE PARKING	2		
PROVIDED BICYCLE PARKING	8	PARALLEL PARKING PROVIDED:	51
SITE AREA	7.17 AC	OFFSTREET PARKING PROVIDED:	72
TRANSECTED AREA	3.77 AC	TOTAL PARKING PROVIDED:	123
CIVIC OPEN SPACE AREA			
REQUIRED	0.19 AC		
PROVIDED	0.28 AC		
IMPERVIOUS AREA	2.69 AC		
R/W	2.69 AC		
RESIDENTIAL LOTS	2.44 AC		
PARKS	0.08 AC		
TOTAL IMPERVIOUS AREA	5.21 AC		
PERVIOUS AREA			
R/W	0.71 AC		
RESIDENTIAL LOTS	1.05 AC		
PARKS	0.20 AC		
TOTAL PERVIOUS AREA	1.26 AC		
IMPERVIOUS COVER	72.7%		

PROJECT TEAM

- OWNER**
 MATTAMY HOMES
 2500 QUANTUM LAKES DRIVE, SUITE 215
 BRYTON BEACH, FL 33494
 ATTN: JAMES FITZGERALD
- LAND PLANNING**
 MARCELA CAMBOR & ASSOCIATES
 (772) 708-1108
 MARCELA CAMBOR
- CIVIL ENGINEER**
 KIMLEY-HORN AND ASSOCIATES, INC.
 1920 MEWVA WAY, SUITE 200
 WEST PALM BEACH, FL 33411
 PHONE: (561) 404-7247
 CONTACT: MICHAEL F. SCHWARTZ, P.E.
- ENVIRONMENTAL**
 EW CONSULTANTS, INC.
 1000 S.E. MONTEREY COMMONS BLVD., SUITE 208
 STUART, FL 34996
 PHONE: (772) 281-8771
 CONTACT: ED WENBERG
 EWENBERG@EWCONSULTANTS.COM
- TRAFFIC ENGINEER**
 MACKENZIE ENGINEERING & PLANNING
 1172 SW 30TH STREET, SUITE 500
 PALM CITY, FL 34990
 PHONE: (772) 286-8030
 CONTACT: SHAWN MACKENZIE, P.E.
- SURVEYOR**
 BOWMAN
 301 S.E. OCEAN DRIVE, SUITE 301
 STUART, FL 34994
 PHONE: (772) 283-1413
- GEOTECH**
 UNIVERSAL ENGINEERING SERVICES
 607 NW COMMUNITY COVE
 PORT ST. LUCIE, FL 34986
 PHONE: (772) 924-3575
- LANDSCAPE ARCHITECTURE**
 EBSA
 1512 E. BROWARD BOULEVARD, SUITE 110
 FORT LAUDERDALE, FLORIDA 33301 USA
 PHONE: (954) 524-3330
- IRRIGATION**
 PREVOST STAMPER, INC.
 600 EDWARDS STREET, SUITE 7102
 CELEBRATION, FLORIDA 34747
 PHONE: (407) 566-9009
- NOTE:**
 THE LOT LINES OUTSIDE OF THE SUBJECT AREA ARE NOT REVIEWED AS A PART OF THIS PLAN.

Kimley-Horn

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 1900 MEWVA WAY SUITE 200, WEST PALM BEACH, FL 33411
 WWW.KIMLEY-HORN.COM REGISTRY NO. 80109

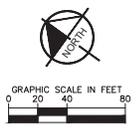
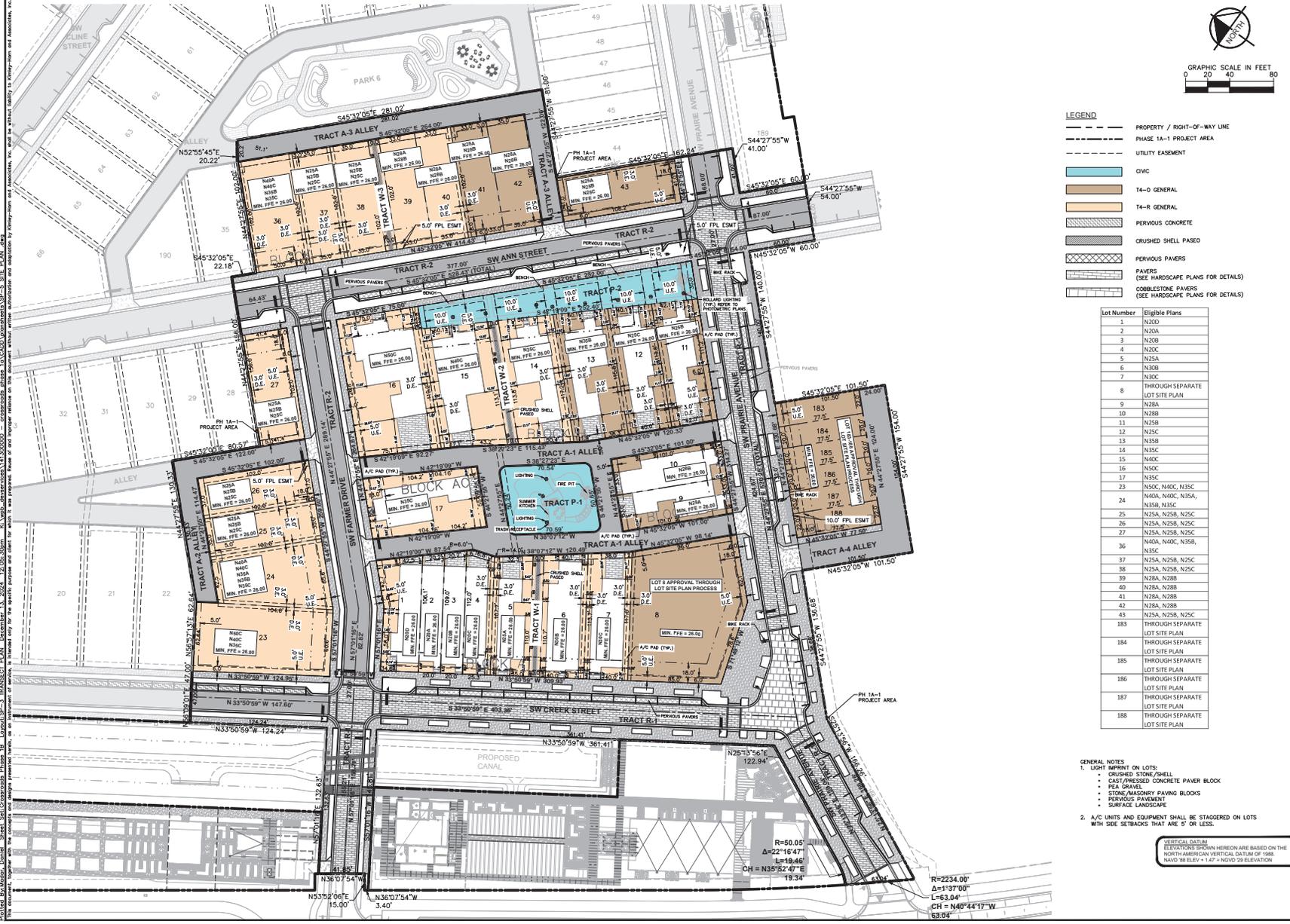
LICENSED PROFESSIONAL
 MICHAEL F. SCHWARTZ, P.E.
 FLORIDA LICENSE NUMBER
 562200

KHA PROJECT
 141500000
 DATE
 DEC 2024
 SCALE AS SHOWN
 DESIGNED BY MFC
 DRAWN BY MFC
 CHECKED BY MFS

OVERALL DEVELOPMENT PLAN

NEWFIELD CROSSROADS
 PHASE 1A-1
 REVISED FINAL SITE PLAN
 PREPARED FOR
 MATTAMY HOMES
 MARTIN COUNTY, FLORIDA

SHEET NUMBER
SP-2



LEGEND

	PROPERTY / RIGHT-OF-WAY LINE
	PHASE 1A-1 PROJECT AREA
	UTILITY EASEMENT
	CVC
	T4-G GENERAL
	T4-R GENERAL
	PERVIOUS CONCRETE
	CRUSHED SHELL PAVED
	PERVIOUS PAVERS
	PAVERS (SEE HARDSCAPE PLANS FOR DETAILS)
	COBBLESTONE PAVERS (SEE HARDSCAPE PLANS FOR DETAILS)

Lot Number	Eligible Plans
1	N200
2	N20A
3	N20B
4	N20C
5	N25A
6	N30B
7	N30C
8	THROUGH SEPARATE LOT SITE PLAN
9	N28A
10	N28B
11	N28B
12	N25C
13	N35B
14	N35C
15	N30C
16	N50C
17	N35C
23	N50C, N30C, N35C
24	N40A, N40C, N35A, N35B, N35C
25	N25A, N25B, N25C
26	N25A, N25B, N25C
27	N25A, N25B, N25C
28	N40A, N40C, N35B, N35C
37	N25A, N25B, N25C
38	N25A, N25B, N25C
39	N28A, N28B
40	N28A, N28B
41	N28A, N28B
42	N28A, N28B
43	N25A, N25B, N25C
183	THROUGH SEPARATE LOT SITE PLAN
184	THROUGH SEPARATE LOT SITE PLAN
185	THROUGH SEPARATE LOT SITE PLAN
186	THROUGH SEPARATE LOT SITE PLAN
187	THROUGH SEPARATE LOT SITE PLAN
188	THROUGH SEPARATE LOT SITE PLAN

- GENERAL NOTES**
- LIGHT IMPRINT ON LOTS:
 - CRUSHED STONE/SHELL
 - CAST/PRESSED CONCRETE PAVER BLOCK
 - PEA GRAVEL
 - STONE/MASSIVE PAVER BLOCKS
 - PERVIOUS PAVEMENT
 - SURFACE LANDSCAPE
 - A/C UNITS AND EQUIPMENT SHALL BE STAGGERED ON LOTS WITH SIDE SETBACKS THAT ARE 5' OR LESS.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988
NAVD 88 ELEV + 1.47 = NGVD 29 ELEVATION

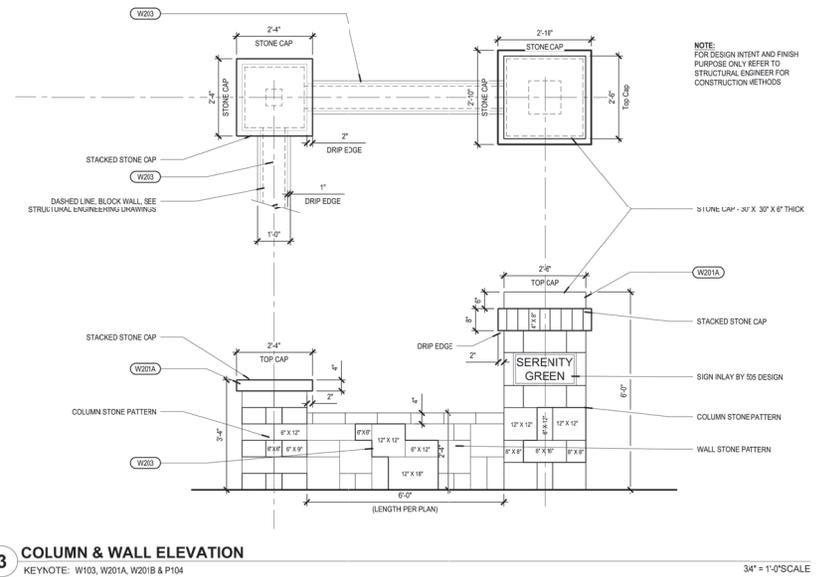
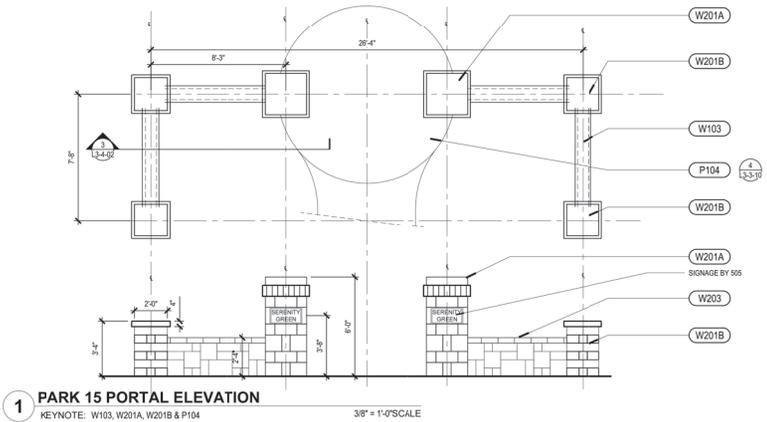
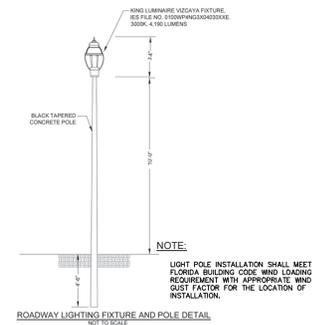
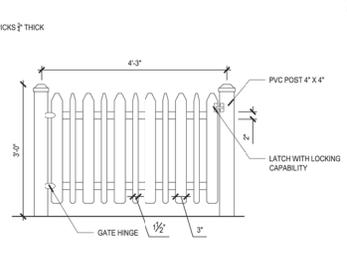
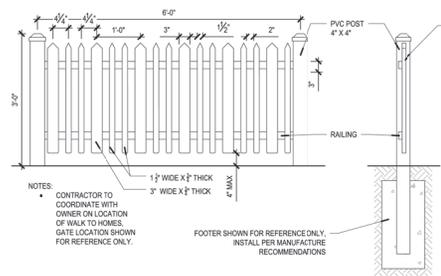
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Δ=22°16'47"
L=19.46
CH = N35°52'47"E
18.34

R=2234.00'
Δ=137°00'
L=63.04'
CH = N40°44'17"W
63.04'

PREPARED BY: MATTAMY HOMES, INC. SHEET: SP-3 TRANSECT PLAN, December 13, 2024, 12:05:30pm. K:\North\Drawings\141200000 - crossroads phase 1A\CAD\Submittals\SP-3 SITE PLAN.dwg
 CHECKED BY: MFG DATE: 12/13/2024
 DRAWN BY: MFG
 SCALE: AS SHOWN
 DESIGNED BY: MFG
 LICENSED PROFESSIONAL MICHAEL F. SCHWARTZ, P.E. FLORIDA LICENSE NUMBER 56200
 KIMLEY-HORN AND ASSOCIATES, INC. 1900 WEAVER WAY SUITE 200 WEST PALM BEACH, FL 33411
 WWW.KIMLEY-HORN.COM REGISTRY NO. 90109

	LICENSED PROFESSIONAL MICHAEL F. SCHWARTZ, P.E. FLORIDA LICENSE NUMBER 56200	DATE: _____
	KHA PROJECT 141200000	DATE DEC 2024
TRANSECT PLAN		
NEWFIELD CROSSROADS PHASE 1A-1 REVISED FINAL SITE PLAN PREPARED FOR MATTAMY HOMES MARTIN COUNTY, FLORIDA	SHEET NUMBER SP-3	REVISIONS No. _____ DATE _____ BY _____

PUBLISHED BY: MSA, INC. SHEET: SP-4 DETAILS: December 13, 2024 - 12:05:53 PM. C:_webp_databases\141300000 - crossroads phase 1a\CAD\dwg\sheet\SP-4 SITE PLAN.dwg
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NOTES:
 CONTRACTOR TO COORDINATE WITH OWNER ON LOCATION OF WALK TO HOMES. GATE LOCATION SHOWN FOR REFERENCE ONLY.

NOTE:
 FOR DESIGN INTENT AND FINISH PURPOSE ONLY REFER TO STRUCTURAL ENGINEER FOR CONSTRUCTION METHODS

NEWFIELD CROSSROADS PHASE 1A-1 REVISED FINAL SITE PLAN PREPARED FOR MATTAMY HOMES MARTIN COUNTY, FLORIDA		LICENSED PROFESSIONAL MICHAEL F. SCHWARTZ, P.E. FLORIDA LICENSE NUMBER 562200 DATE: _____	Kimley-Horn © 2024, KIMLEY-HORN AND ASSOCIATES, INC. 1900 NEVA WAY SUITE 200, WEST PALM BEACH, FL 33411 WWW.KIMLEY-HORN.COM REGISTRY NO. 80109	No. _____ REVISIONS DATE BY
KHA PROJECT 141300000 DATE DEC 2024 SCALE AS SHOWN DESIGNED BY MFC DRAWN BY MFC CHECKED BY MFS		DETAILS		
SHEET NUMBER SP-4				

