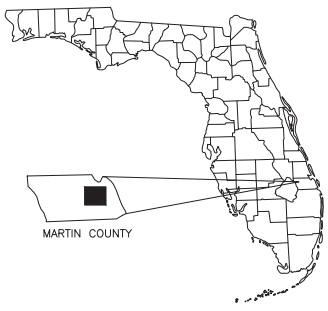


Printed By: Clark, Dillon    Sheet: SP-0    Cover Sheet    March 11, 2025    09:26:50am    I:\Projects\Development\141300000 - crossroads phase 1a-3\000 COVER SHEET.dwg  
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VICINITY MAP  
SCALE: N.T.S.

# FINAL SITE PLAN

FOR

# NEWFIELD CROSSROADS PHASE 1A-3

PREPARED FOR

# MATTAMY HOMES

MARCH 2025

## PROJECT TEAM

- |   |   |
|---|---|
| <p><b>OWNER</b><br/>MATTAMY HOMES<br/>2500 QUANTUM LAKES DRIVE, SUITE 215<br/>BOWTOWN BEACH, FL 33408<br/>ATTN: JAMES FITZGERALD</p> <p><b>LAND PLANNING</b><br/>MARCELA CAMBLOR &amp; ASSOCIATES<br/>(772) 708-1108<br/>MARCELA CAMBLOR</p> <p><b>CIVIL ENGINEER</b><br/>KIMLEY-HORN AND ASSOCIATES, INC.<br/>1920 MEKIVA WAY, SUITE 200<br/>WEST PALM BEACH, FL 33411<br/>PHONE: (561) 404-7247<br/>CONTACT: MICHAEL F. SCHWARTZ, P.E.</p> <p><b>ENVIRONMENTAL</b><br/>EW CONSULTANTS, INC.<br/>1000 S.E. MONTEREY COMMONS BLVD., SUITE 208<br/>STUART, FL 34998<br/>PHONE: (772) 287-8771<br/>CONTACT: ED WEINBERG<br/>EWEINBERG@EWCONSULTANTS.COM</p> <p><b>TRAFFIC ENGINEER</b><br/>MACKENZIE ENGINEERING &amp; PLANNING<br/>1172 SW 30TH STREET, SUITE 500<br/>PALM CITY, FL 34990<br/>PHONE: (772) 286-8030<br/>CONTACT: SHAWN MACKENZIE, P.E.</p> | <p><b>SURVEYOR</b><br/>BOWMAN<br/>301 S.E. OCEAN DRIVE, SUITE 301<br/>STUART, FL 34994<br/>PHONE: (772) 283-1413</p> <p><b>GEOTECH</b><br/>ANDERSON &amp; ANDRE<br/>CONSULTING ENGINEERS, INC.<br/>834 S.W. SWAN AVENUE<br/>FORT SAINT LOUIS, FL 34883<br/>PHONE: (772) 807-9191</p> <p><b>LANDSCAPE ARCHITECTURE</b><br/>EDDA<br/>1912 E. BROWARD BOULEVARD, SUITE 110<br/>FORT LAUDERDALE, FLORIDA 33301 USA<br/>PHONE: (954) 524-3330</p> <p><b>IRRIGATION</b><br/>PREVOST STAMPER, INC.<br/>600 EDWARDS STREET, SUITE 7102<br/>CELEBRATION, FLORIDA 34747<br/>PHONE: (407) 566-9009</p> |
|---|---|



VICINITY MAP  
SCALE: 1" = 800'  
SECTION: 5 TOWNSHIP: 38 SOUTH RANGE: 40 EAST  
PCN: 043840000000000120

Sheet List Table	
Sheet Number	Sheet Title
SP-0	COVER SHEET
SP-1	OVERALL SITE PLAN
SP-2	OVERALL DEVELOPMENT PLAN
SP-3	OVERALL TRANSECT PLAN
SP-4	TRANSECT PLAN
SP-5	TRANSECT PLAN
SP-6	TRANSECT PLAN
SP-7	TRANSECT PLAN
SP-8	TRANSECT PLAN
SP-9	TRANSECT PLAN
SP-10	TRANSECT PLAN
SP-11	PARK 9 TRANSECT PLAN
SP-12	PARK 6 TRANSECT PLAN
SP-13	PARK 7 TRANSECT PLAN
SP-14	PARK 8 TRANSECT PLAN
SP-15	DETAILS
SP-16	DETAILS
SP-17	DETAILS

## AGENCY CONTACTS

- MARTIN COUNTY GROWTH MANAGEMENT**  
MARTIN COUNTY UTILITIES  
2401 SE MONTEREY ROAD  
STUART, FL 34998  
PHONE: (772) 288-5400
- SOUTH FLORIDA WATER MANAGEMENT DISTRICT**  
3301 GUN CLUB ROAD  
WEST PALM BEACH, FLORIDA 33406  
PHONE: (561) 686-8800
- TRAFFIC**  
MARTIN COUNTY PUBLIC SERVICES  
2401 SE MONTEREY ROAD  
STUART, FL 34998  
CONTACT: DAMIAN BOND  
PHONE: (772) 288-5528

## UTILITY CONTACTS

- WATER/SEWER**  
MARTIN COUNTY UTILITIES  
3473 SE HILLCOURT BLVD  
STUART, FL 34994  
PHONE: (772) 221-1400  
CONTACT: DAREN BROTHERS
- ELECTRIC PROVIDER**  
FLORIDA POWER AND LIGHT  
4406 SW CARDO WAY  
PALM CITY, FL 34990  
PHONE: (772) 223-4233  
CONTACT: MICHELLE KING

<b>Kimley-Horn</b>	<small>© 1974, KIMLEY-HORN AND ASSOCIATES, INC. 1900 MEKIVA WAY SUITE 200, WEST PALM BEACH, FL 33411 TEL: (561) 404-7247 WWW.KIMLEY-HORN.COM    REGISTRY NO. 80109</small>		<small>LICENSED PROFESSIONAL MICHAEL F. SCHWARTZ, P.E. FLORIDA LICENSE NUMBER 562200 DATE: _____</small>		<small>KHA PROJECT 141300000 DATE MAR 2025 SCALE AS SHOWN DESIGNED BY MFC DRAWN BY MFC CHECKED BY MFS</small>	<b>COVER SHEET</b>	<small>FLORIDA</small> <b>NEWFIELD CROSSROADS PHASE 1A-3</b> PREPARED FOR <b>MATTAMY HOMES</b> <small>MARTIN COUNTY</small>	
							SHEET NUMBER	DATE
							<b>SP-0</b>	BY

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRIBUTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH MARTIN COUNTY MINIMUM DESIGN STANDARDS.

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

CALL 2 WORKING DAYS BEFORE YOU DIG

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Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA. INC.

PRINTED BY: Clerk, Design - Sheet Set: Crossroads Phase 1B - Layout: SP-1 OVERALL SITE PLAN - March 11, 2025 - 09:27:05pm K:\Web\_data\user\141130000 - K:\Web\_data\user\141130000 - crossroads\_phase\_1a\CAD\plansets\Phase\_1A-3\SP-1\_OVERALL\_INFRASTRUCTURE\_SITE\_PLAN.dwg  
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**CROSSROADS AT NEWFIELD  
 PHASE 1A-3**

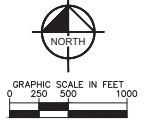
CANAL C-23  
 40' RIGHT OF WAY

SW NEWFIELD PARKWAY

LIMITS OF CONSTRUCTION

PHASE 1A-3  
 PROJECT AREA

PROPERTY  
 BOUNDARY



**LEGEND**

	PROPERTY BOUNDARY
	PHASE 1A-3 LIMITS
	LIMITS NOT SUBJECT TO REVIEW

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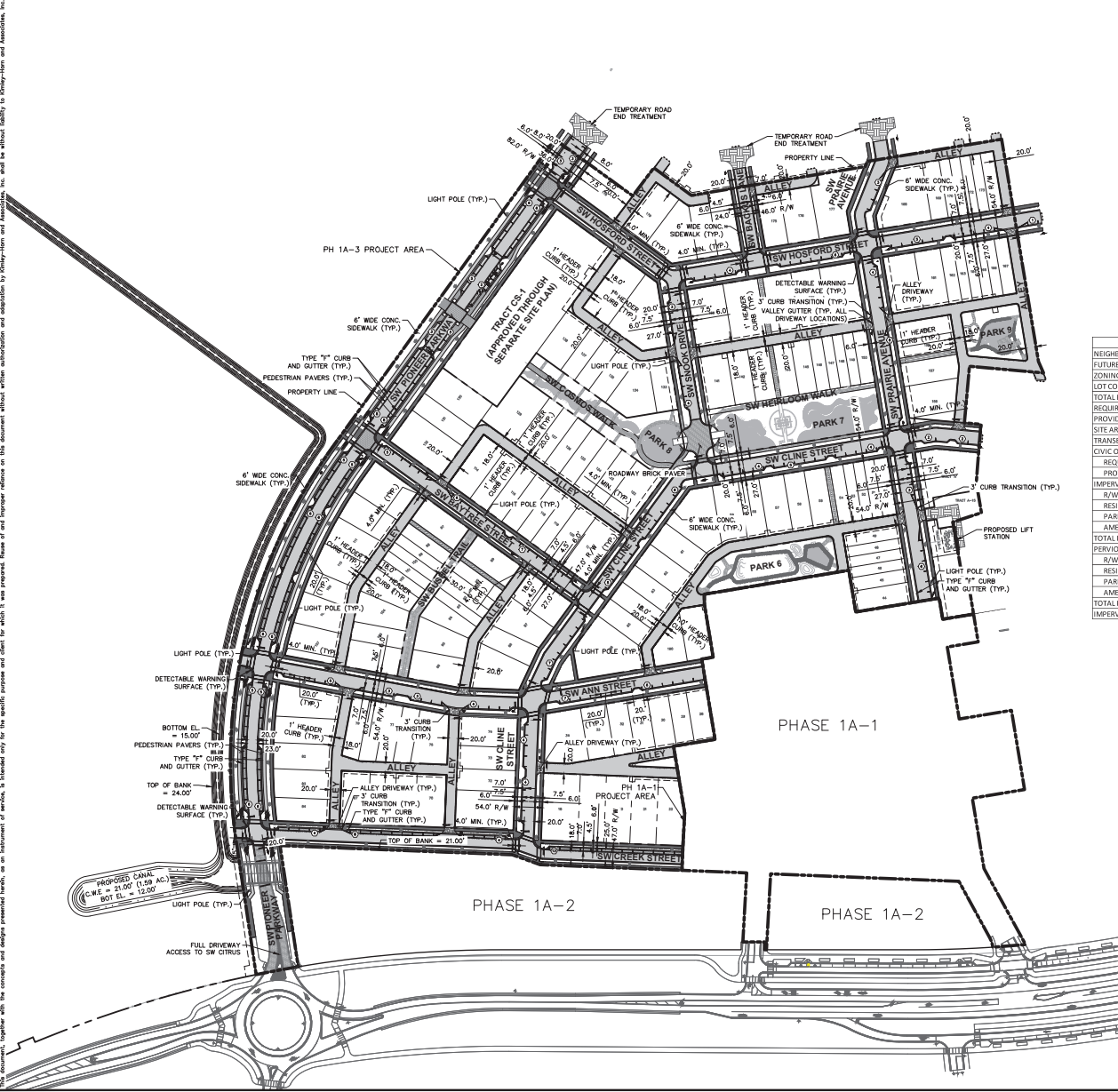
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

<b>OVERALL SITE PLAN</b>		
NEWFIELD CROSSROADS PHASE 1A-3 PREPARED FOR MATTAMY HOMES FLORIDA		
KHA PROJECT 141300000		
DATE JUN 2025	LICENSED PROFESSIONAL MICHAEL F. SCHWARTZ, P.E. FLORIDA LICENSE NUMBER 56200	
SCALE AS SHOWN	DATE	
DESIGNED BY MFC		
DRAWN BY MFC		
CHECKED BY MFS		
KIMLEY-HORN & ASSOCIATES, INC. 1900 NEWIA WAY SUITE 200, WEST PALM BEACH, FL 33411 TEL: (561) 845-3800 FAX: (561) 845-3809 WWW.KIMLEY-HORN.COM REGISTRY NO. 28109		<b>Kimley-Horn</b>
		REVISIONS
No.		DATE

SHEET NUMBER  
**SP-1**

PLANNED BY: CH2M HILL. DESIGN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/27/2025. SHEET NO.: SP-2. PROJECT NO.: 141500000. THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.



**LEGEND**

- PROPERTY / RIGHT-OF-WAY LINE
- PHASE 1A-3 PROJECT AREA
- DETECTABLE WARNINGS (PER FDOT 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)
- COBBLESTONE PAVERS (SEE Hardscape Plans for Details)
- PARKING COUNT
- LIGHT POLE

**GRAPHIC SCALE IN FEET**  
0 50 100 200

**ORIENTATION**  
N

PARCEL DATA	
NEIGHBORHOOD NAME	CROSSROADS PHASE 1A-3
FUTURE LAND USE	MUJV
ZONING	PLUMV
LOT COUNT	155
TOTAL PARKING PROVIDED	581
REQUIRED BICYCLE PARKING	21
PROVIDED BICYCLE PARKING	38
SITE AREA	12.56 AC
TRANSECTED AREA	19.89 AC
CIVIC OPEN SPACE AREA	
REQUIRED	0.96 AC
PROVIDED	2.92 AC
IMPERVIOUS AREA	
R/W	10.78 AC
RESIDENTIAL LOTS	11.55 AC
PARKS	0.37 AC
AMENITY	0.78 AC
TOTAL IMPERVIOUS AREA	23.48 AC
PERVIOUS AREA	
R/W	2.32 AC
RESIDENTIAL LOTS	4.35 AC
PARKS	1.43 AC
AMENITY	0.34 AC
TOTAL PERVIOUS AREA	9.08 AC
IMPERVIOUS COVER	72.1%

PARKING PROVIDED	
ROAD NAME	CROSSROADS PHASE 1A-3
SW PRAIRIE AVENUE	24
SW HOSFORD STREET	20
SW CLINE STREET	43
SW CREEK STREET	29
SW SNOOK DRIVE	7
SW BAYTREE STREET	18
SW ANN STREET	31
SW PIONEER PARKWAY	103
PARALLEL PARKING PROVIDED	275
OFF STREET PARKING PROVIDED	306
TOTAL PARKING PROVIDED	581

## PROJECT TEAM

**OWNER**  
MATTAMY HOMES  
2000 QUANTUM LAKES DRIVE, SUITE 215  
BOYNTON BEACH, FL 33499  
ATTN: JAMES FITZGERALD

**LAND PLANNING**  
MARCELA CAMBRO & ASSOCIATES  
(772) 708-1108  
MARCELA CAMBRO

**CIVIL ENGINEER**  
KIMLEY-HORN AND ASSOCIATES, INC.  
1920 MEVIA 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 34998  
PHONE: (772) 287-8771  
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  
PORT ST. LUICIE, FL 34988  
PHONE: (772) 924-3575

**LANDSCAPE ARCHITECTURE**  
EDSA  
1512 E. BROWARD BOULEVARD, SUITE 110  
FORT LAUDERDALE, FLORIDA 33301 USA  
PHONE: (954) 544-3330

**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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1920 MEVIA WAY, SUITE 200, WEST PALM BEACH, FL 33411  
WWW.KIMLEY-HORN.COM    REGISTRY NO. 80159

**OVERALL DEVELOPMENT PLAN**

**NEWFIELD CROSSROADS PHASE 1A-3**  
PREPARED FOR  
**MATTAMY HOMES**  
FLORIDA

DATE: \_\_\_\_\_

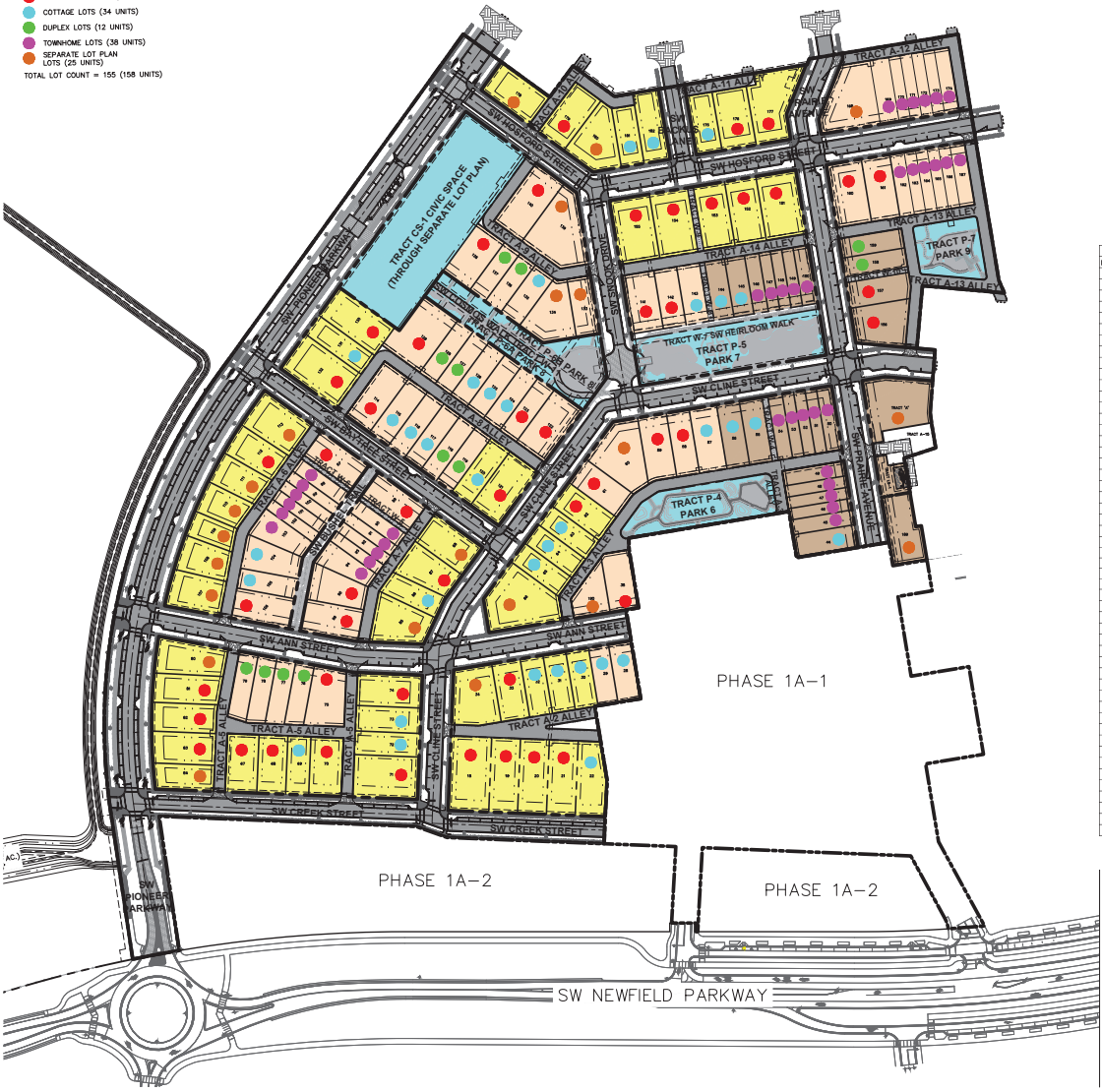
REVISIONS: \_\_\_\_\_

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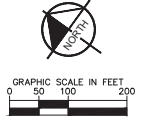
SHEET NUMBER  
**SP-2**

PLANNED BY: Clark, Daniel. SHEET: SP-3. OVERALL TRANSECT PLAN. March 10, 2025. 09:28:11pm. C:\Users\clarkd\OneDrive\Documents\Projects\14-13000000\14-13000000\_Site Plan.dwg. This document, together with the conceptual site design presented herein, is an instrument of service, to be rendered only for the specific purpose and client for which it was prepared. Issues of and therefore reliance on this document without written authorization and signature by Clark, Daniel and Associates, Inc. shall be without liability to Clark, Daniel and Associates, Inc.

- LOT TYPE UNIT LEGEND**
- SINGLE FAMILY LOT (49 UNITS)
  - DUPLEX LOTS (34 UNITS)
  - DUPLEX LOTS (12 UNITS)
  - TOWNHOME LOTS (38 UNITS)
  - SEPARATE LOT PLAN LOTS (23 UNITS)
- TOTAL LOT COUNT = 155 (158 UNITS)



- LEGEND**
- PROPERTY / RIGHT-OF-WAY LINE
  - PHASE 1A-3 PROJECT AREA
  - C CIVIC\*\*\*
  - T5 MIXED USE CENTER
  - T3 EDGE/\*\*
  - T4-O GENERAL
  - T4-R GENERAL\*\*\*\*
  - PERVIOUS CONCRETE
  - CRUSHED SHELL PAVED
  - PERVIOUS PAVERS
  - PAVERS (SEE HARDSCAPE PLANS FOR DETAILS)
  - COBLESTONE PAVERS (SEE HARDSCAPE PLANS FOR DETAILS)
- WARRANTS
- \*\*Reduction of T-3 Rear Setback from 10' to 5'
  - \*\*T-3 Side (mid-block) Setback from 8' to 7.5'
  - \*\*\*Civic Frontage Buildout (Front and Side Street) Tract CS-1
  - \*\*\*\*T4-R Frontage Buildout Lots 99, 97, 99, 100



Phase 1A-1		Phase 1A-2		Phase 1A-3	
Lot Number	Eligible Plans	Lot Number	Eligible Plans	Lot Number	Eligible Plans
18	N5D0	82	N3S8	133	THROUGH SEPARATE LOT PLAN
19	N3S8, N3SC	83	N4O8	134	THROUGH SEPARATE LOT PLAN
20	N3S8, N3SC	84	THROUGH SEPARATE LOT PLAN	135	N3O0
21	N3S8, N3SC	85	THROUGH SEPARATE LOT PLAN	136	N2B8, N2B8
22	N2S8A, N2S8, N2SC	86	N2S8A	137	N2B8, N2B8
23	N2S8A	87	N2S8A	138	N4O8, N4O8, N4O0
30	N2S8A, N2SC	88	THROUGH SEPARATE LOT PLAN	139	THROUGH SEPARATE LOT PLAN
31	N2S8A	89	N3S0	140	N4O8, N4O8, N4O0
32	N2S8A	90	N2O0	141	N4O0
33	N3S8A	91	N2O8, N2O8	142	N3O8, N3O8, N3O0
34	THROUGH SEPARATE LOT PLAN	92	N2O8, N2O8	143	N3O0
35	N3S8A, N3S8, N3SC, N4O8	93	N2O8, N2O8	144	N2S8, N2S8
44	N2S8A, N2S8	94	N2O0	145	N2S8, N2S8, N2SC
45	N2O0	95	N3S8A, N3SC	146	N2O0
46	N2O8, N2O8	96	N3S0	147	N2O8, N2O8
47	N2O8, N2O8	97	N3S0	148	N2O8, N2O8
48	N2O8, N2O8	98	N2O0	149	N2O8, N2O8
49	N2O0	99	N2O8, N2O8	150	N2O0
50	N2O0	100	N2O8, N2O8	151	N4O0, N4O0
51	N2O8, N2O8	101	N2O8, N2O8	152	N4O8, N4O8, N4O0
52	N2O8, N2O8	102	N2O8, N2O8	153	N4O8, N4O8, N4O0
53	N2O8, N2O8	103	N2O0	154	N4O8, N2O0
54	N2O0	104	N2O8, N2S8, N2SC	155	N4O0, N5O0
55	N2S8A, N2S8, N2SC, N3O8, N3O8, N3O0	105	N3O8, N3O8	156	N4O0, N5O0
56	N2S8A, N2S8, N2SC, N3O8, N3O8, N3O0	106	N3S0	157	N3S8A, N3S8, N3SC
57	N3O8, N3O8, N3O0, N3S8A, N3S8, N3SC	107	THROUGH SEPARATE LOT PLAN	158	N2B8, N2B8
58	N2S8A, N2S8, N2SC, N3O8, N3O8, N3O0	108	THROUGH SEPARATE LOT PLAN	159	N2B8, N2B8
59	N3S8A, N3S8, N3SC, N4O8, N4O8, N4O0	109	THROUGH SEPARATE LOT PLAN	160	N4O0
60	THROUGH SEPARATE LOT PLAN	110	THROUGH SEPARATE LOT PLAN	161	N4O8, N4O8, N4O0
61	N4O8, N4O8, N4O0	111	THROUGH SEPARATE LOT PLAN	162	N2O0
62	N3S8A	112	N3S8A	163	N2O8, N2O8
63	N2S8A	113	THROUGH SEPARATE LOT PLAN	164	N2O8, N2O8
64	N2S8A	114	N4O0	165	N2O8, N2O8
65	N2S8A	115	N3O8	166	N2O8, N2O8
66	THROUGH SEPARATE LOT PLAN	116	N2S8	167	N2O0
67	N4O8	117	N2S8A	168	THROUGH SEPARATE LOT PLAN
68	N3S8A	118	N2B8, N2B8	169	N2O0
69	N2S8A	119	N2B8, N2B8	170	N2O8, N2O8
70	N3S8A	120	N3O8, N3O8, N3O0	171	N2O8, N2O8
71	N3S0	121	N3S0	172	N2O8, N2O8
72	N2S8	122	N4O0	173	N2O8, N2O8
73	N2S8	123	N2S8A, N2S8, N2SC	174	N2O0
74	N4O0	124	N2S8A, N2S8, N2SC	175	N2O8
75	N3SC	125	N2S8A, N2S8, N2SC	176	N4O8
76	N2B8, N2B8	126	N2S8A, N2S8, N2SC	177	N4O0
77	N2B8, N2B8	127	N2B8, N2B8	178	THROUGH SEPARATE LOT PLAN
78	N2B8, N2B8	128	N2B8, N2B8	179	N3SC, N4O8
79	N2B8, N2B8	129	N5O8, N5O8, N5O0	180	THROUGH SEPARATE LOT PLAN
80	THROUGH SEPARATE LOT PLAN	130	N4O8, N4O8, N4O0	181	N2S8A
81	N3SC	131	N2S8A, N2S8, N2SC	182	N2S8A
		132	N5O0	183	THROUGH SEPARATE LOT PLAN
				184	THROUGH SEPARATE LOT PLAN
				185	THROUGH SEPARATE LOT PLAN
				186	THROUGH SEPARATE LOT PLAN
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				196	THROUGH SEPARATE LOT PLAN
				197	THROUGH SEPARATE LOT PLAN
				198	THROUGH SEPARATE LOT PLAN
				199	THROUGH SEPARATE LOT PLAN
				200	THROUGH SEPARATE LOT PLAN

- GENERAL NOTES**
1. LIGHT IMPRINT ON LOTS
    - CRUSHED SHELL
    - CAST/PRESSED CONCRETE PAVEMENT BLOCK
    - STONE/MASONRY PAVING BLOCKS
    - PERVIOUS PAVEMENT
    - SURFACE LANDSCAPE
  2. A/C UNITS AND EQUIPMENT SHALL BE STAGGERED ON LOTS WITH SIDE SETBACKS THAT ARE 6' OR LESS.
  3. PROPOSED HVAC EQUIPMENT BETWEEN THE BUILDING AND A STREET SHALL UTILIZE SCREENING PURSUANT TO MARTIN COUNTY LDR, SECTION 11.4.9.B
  4. AN ALTERNATIVE MODEL THAT IS NOT IDENTIFIED ON A PARTICULAR RESIDENTIAL LOT WITHIN THE FINAL SITE PLAN MAY BE PROPOSED AT TIME OF BUILDING PERMIT WITH THE INCLUSION OF A LOT SPECIFIC LETTER FROM THE ODA. ALTERNATIVE MODELS MUST COMPLY WITH ALL APPLICABLE STANDARDS OF ARTICLE 11, MARTIN COUNTY LAND DEVELOPMENT REGULATIONS WITHOUT THE NEED FOR ANY ADDITIONAL WARRANTIES.

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NAVD 88 ELEV + 1.47 = NGVD 29 ELEVATION

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

**Kimley»Horn**

1000 WEAVER WAY SUITE 200, WEST PALM BEACH, FL 33411  
WWW.KIMLEY-HORN.COM REGISTERED PROFESSIONAL ENGINEERS

**OVERALL TRANSECT PLAN**

**NEWFIELD CROSSROADS PHASE 1A-3**

PREPARED FOR **MATTAMY HOMES** FLORIDA

MARTIN COUNTY

SHEET NUMBER **SP-3**

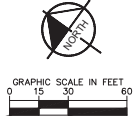
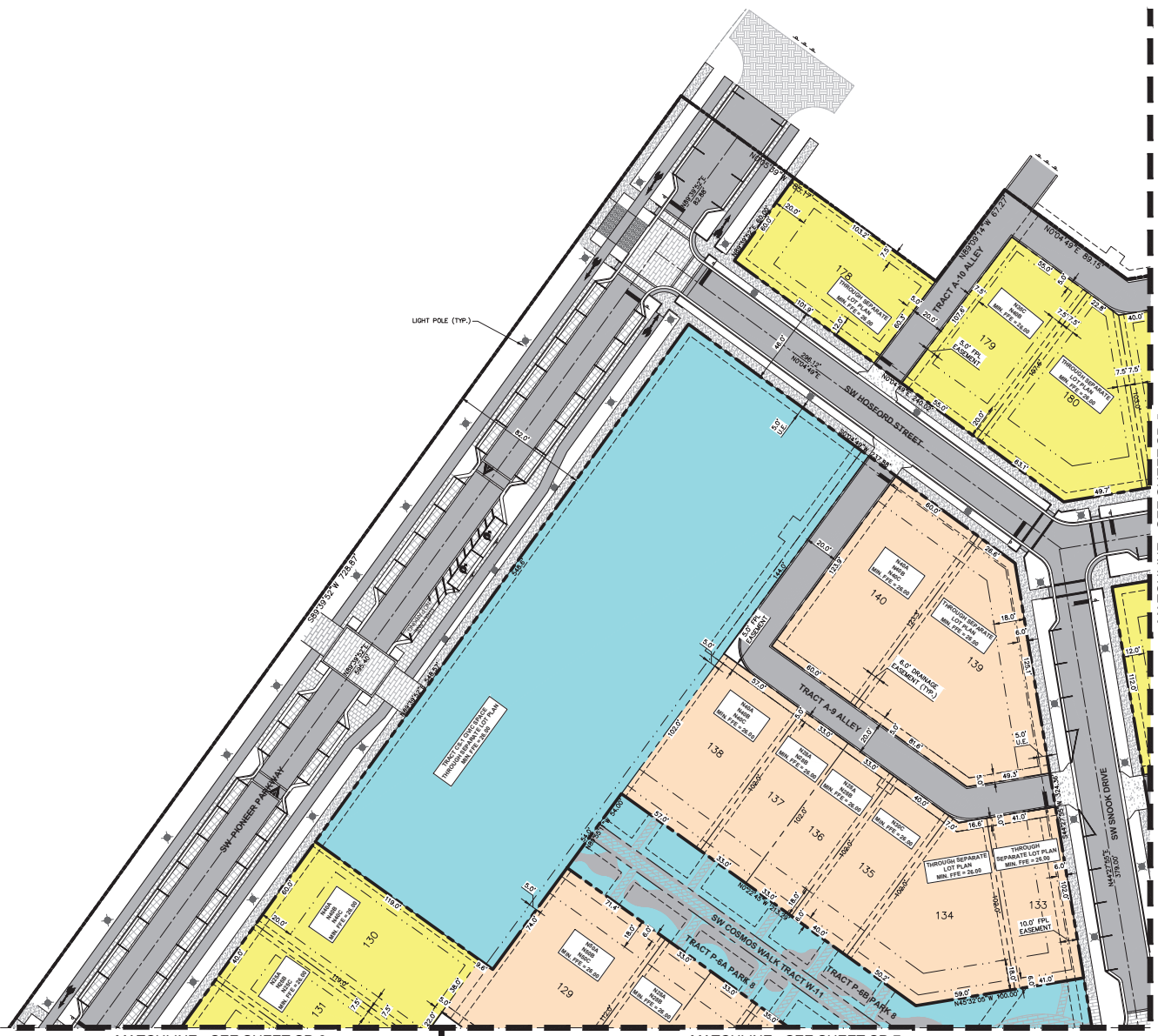
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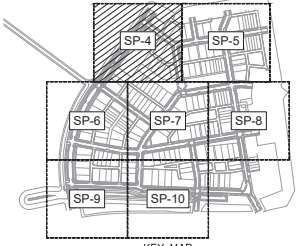
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PLANNED BY: Clark, Dixon, Shell, Shell-Crossroads, Phase 1B, Layout SP-4, TRANSECT PLAN, March 11, 2025, 09:28:23am, K:\web\_documents\141300000 - crossroads\_phase 1B\_CAD\Layouts\Phase 1B\_CAD\SP-4\_Site Plan.dwg  
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  - TS MIXED USE CENTER
  - T3 EDGE/\*\*
  - T4-O GENERAL
  - T4-R GENERAL\*\*\*\*
  - PERVIOUS CONCRETE
  - CRUSHED SHELL BASE
  - PERVIOUS PAVERS
  - PAVERS (SEE HARDSCAPE PLANS FOR DETAILS)
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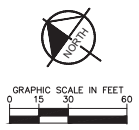
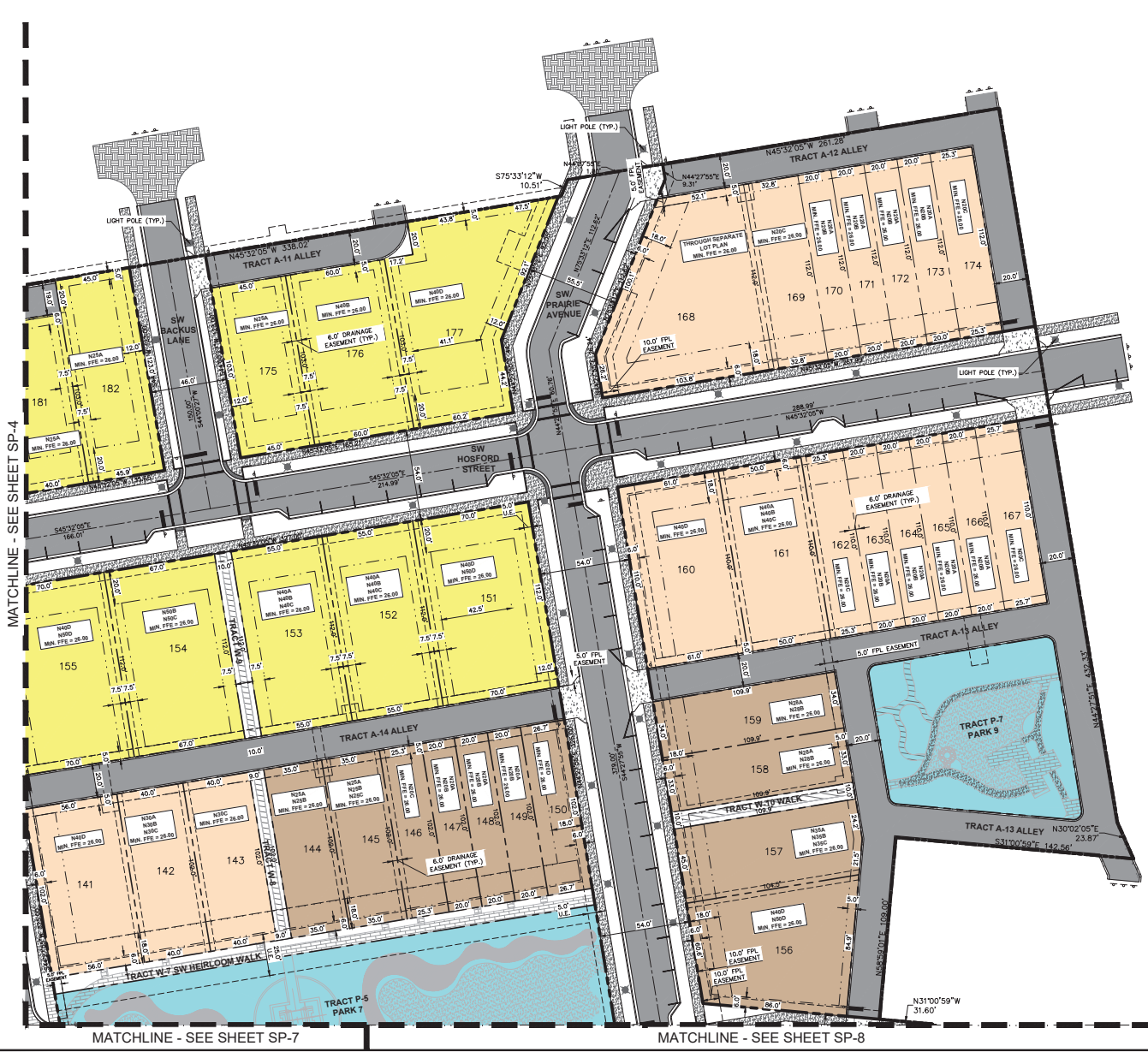
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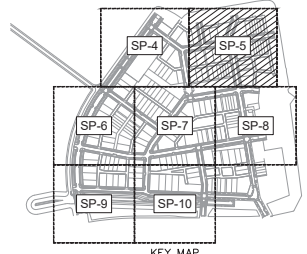
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<p>KHA PROJECT 141300000</p> <p>DATE 03/11/2025</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY MRC</p> <p>DRAWN BY MRC</p> <p>CHECKED BY MFS</p>	<p><b>TRANSECT PLAN</b></p>
<p><b>NEWFIELD CROSSROADS</b></p> <p>PHASE 1A-3</p> <p>PREPARED FOR</p> <p><b>MATTAMY HOMES</b></p> <p>MARTIN COUNTY, FLORIDA</p>	<p>SHEET NUMBER</p> <p><b>SP-4</b></p>

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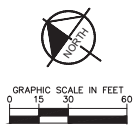
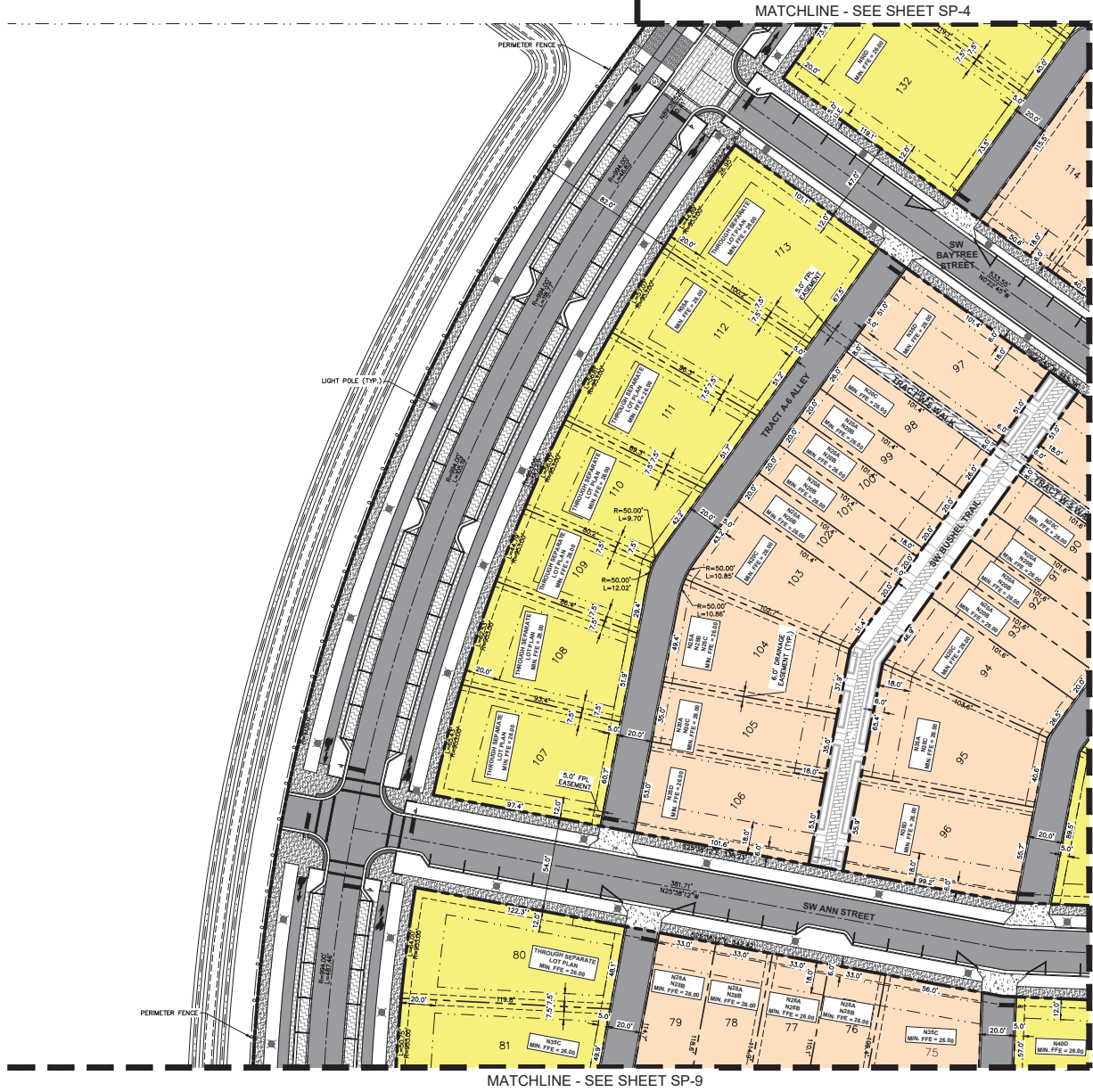
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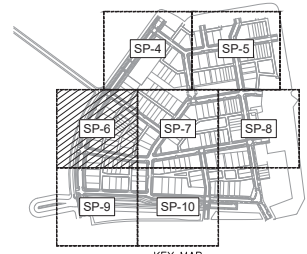
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KHA PROJECT 141300000 DATE MAR 2025 SCALE AS SHOWN DESIGNED BY MRC DRAWN BY MRC CHECKED BY MFS	TRANSECT PLAN NEWFIELD CROSSROADS PHASE 1A-3 PREPARED FOR MATTAMY HOMES MARTIN COUNTY, FLORIDA
SHEET NUMBER <b>SP-5</b>	
REVISIONS No.	DATE BY



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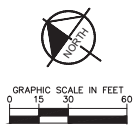
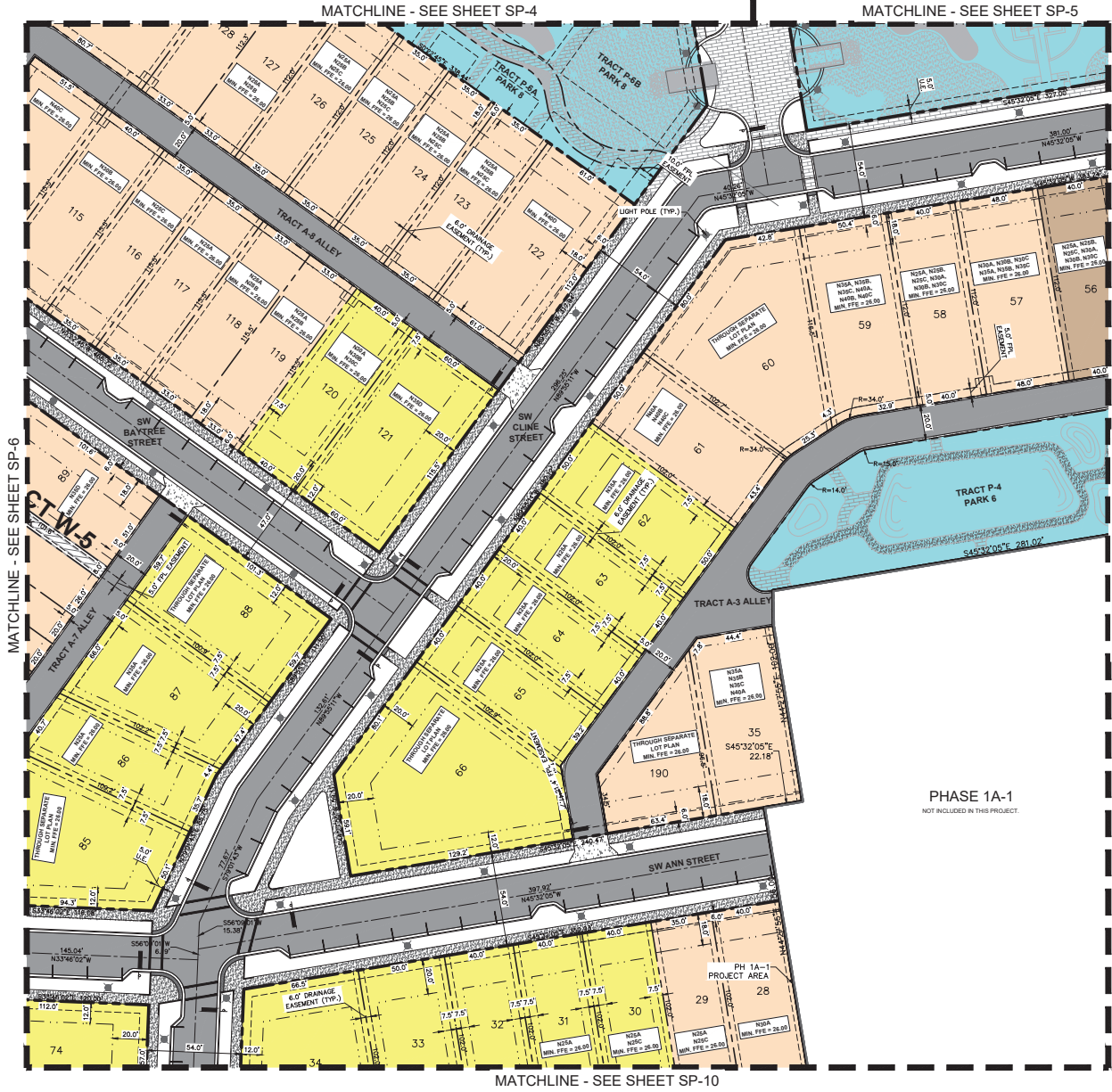
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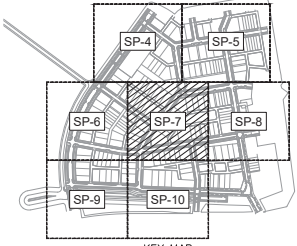
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<b>TRANSECT PLAN</b>		DRAWN BY MFC	CHECKED BY MFS
<b>NEWFIELD CROSSROADS          PHASE 1A-3</b>		PREPARED FOR <b>MATTAMY HOMES</b> FLORIDA MARTIN COUNTY	
SHEET NUMBER <b>SP-6</b>		REVISIONS No. _____ DATE _____	BY _____

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  - T4-R GENERAL\*\*\*\*
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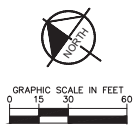


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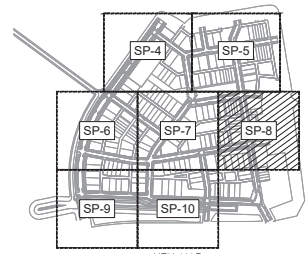
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<b>NEWFIELD CROSSROADS PHASE 1A-3</b>	PREPARED FOR <b>MATTAMY HOMES</b> FLORIDA						
SHEET NUMBER <b>SP-7</b>							



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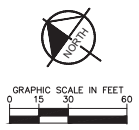
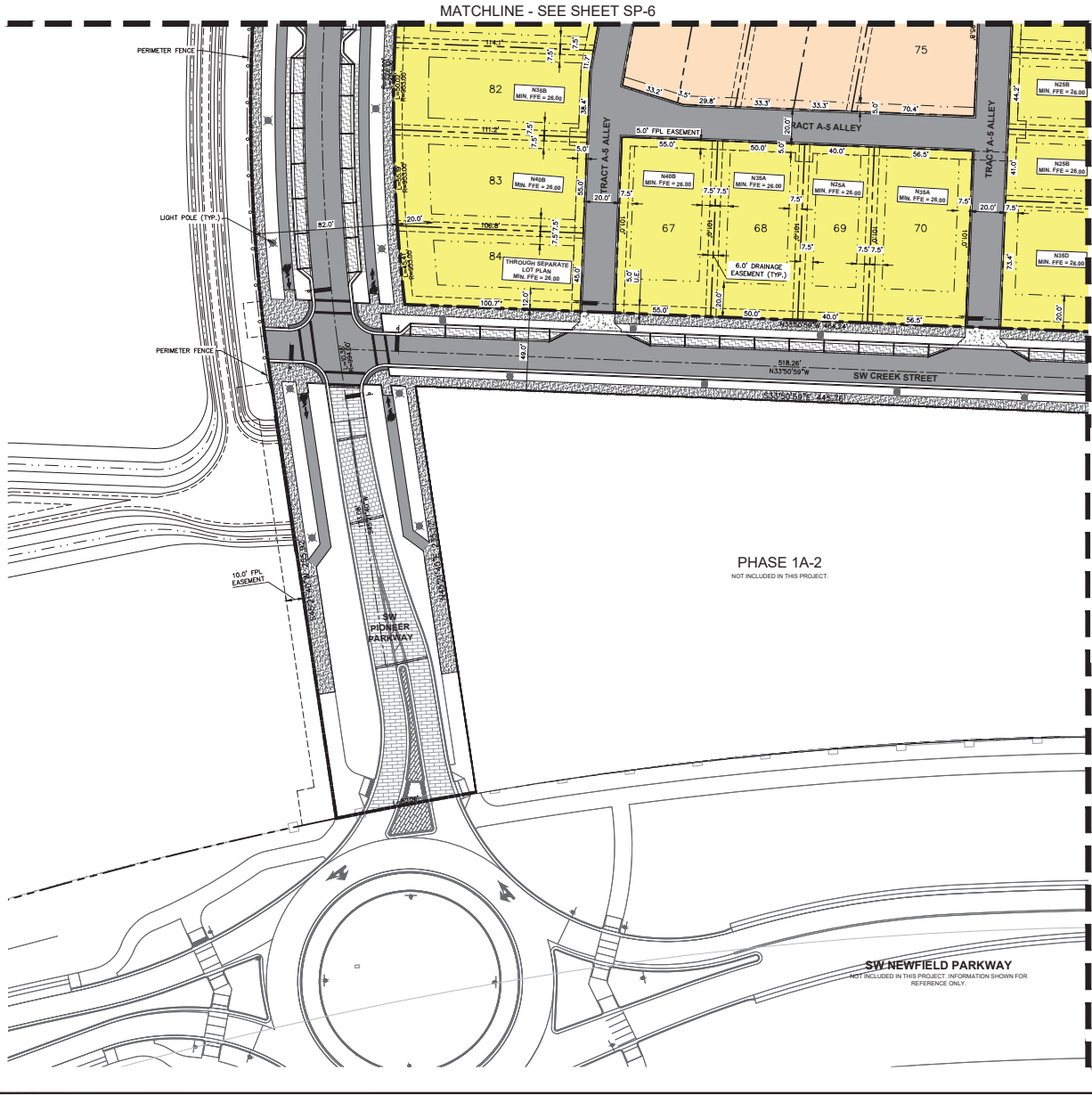
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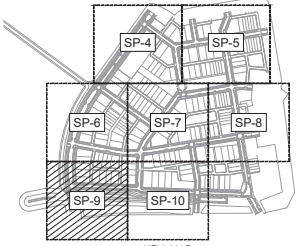
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<small>KHA PROJECT 141000000</small> <small>DATE MAR 2025</small> <small>SCALE AS SHOWN</small> <small>DESIGNED BY MRC</small> <small>DRAWN BY MRC</small> <small>CHECKED BY MFS</small>	TRANSECT PLAN						
<b>NEWFIELD CROSSROADS</b> <b>PHASE 1A-3</b> PREPARED FOR <b>MATTAMY HOMES</b> MARTIN COUNTY, FLORIDA							
SHEET NUMBER <b>SP-8</b>							DATE

Prepared By: Clark, Dillan, Shell, Self, Crossroads Phase 1B Layout: SP-9 TRANSECT PLAN, March 11, 2025 10:28:12am, K:\web\_admin\clients\1411000000... crossroads\_phase 1b\CAD\layouts\Phase 1A-2\SP-9 SITE PLAN.dwg  
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 FLORIDA LICENSE NUMBER 56200  
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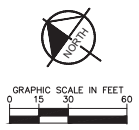
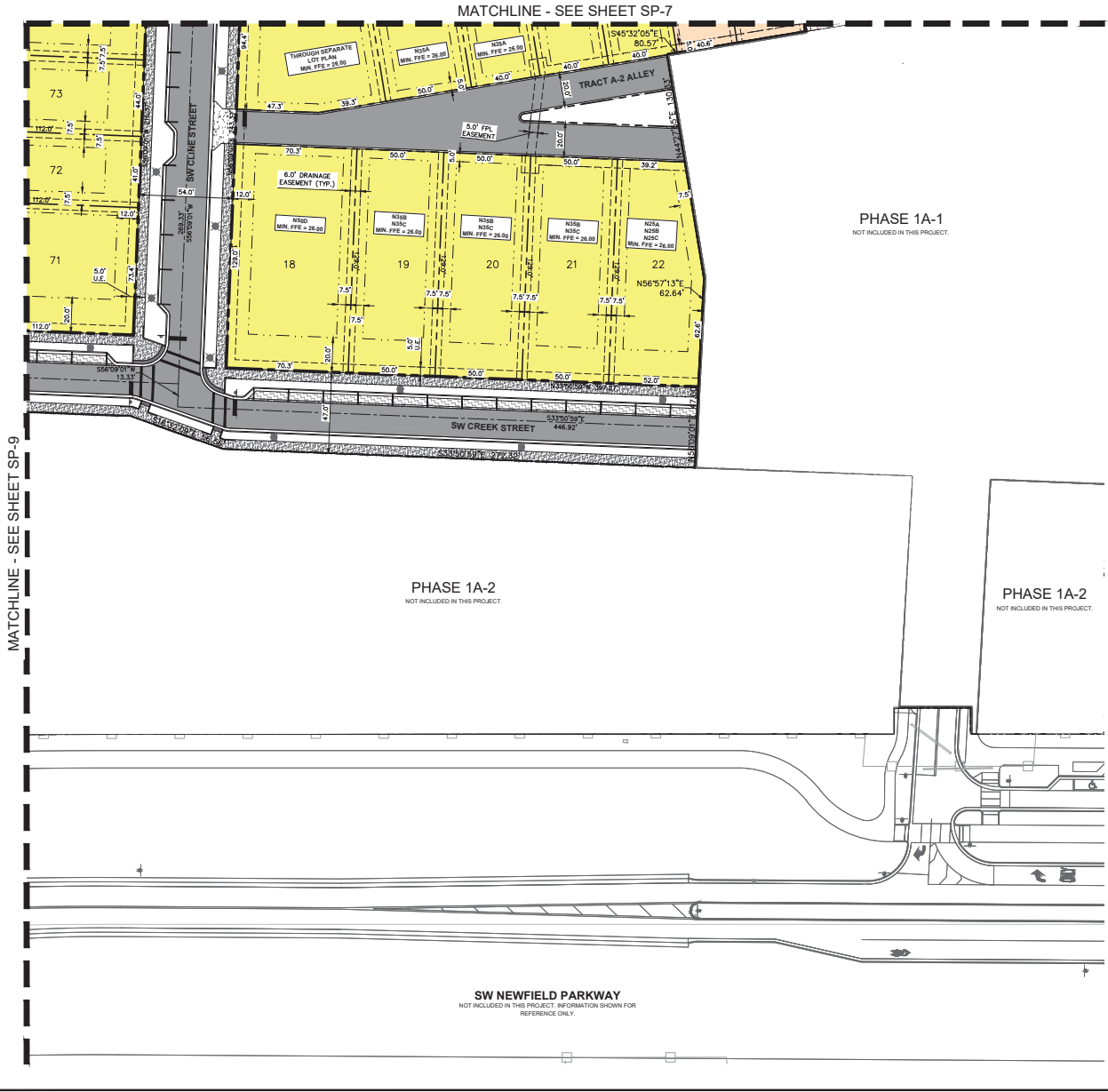
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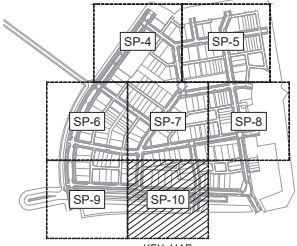
**NEWFIELD CROSSROADS**  
 PHASE 1A-3  
 PREPARED FOR  
**MATTAMY HOMES**  
 MARTIN COUNTY, FLORIDA

SHEET NUMBER  
**SP-9**

PLANNED BY: Clark, Dixon, Sheel, Self, Crossroads, Phase 1B, Layout: SP-10, TRANSECT PLAN, March 11, 2025, 09:29:24am, C:\Users\johnd@clarkdixon.com\Documents\Projects\13-CROSSROADS PHASE 1B\SP-10\_TRANSECT PLAN.dwg  
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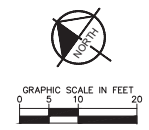
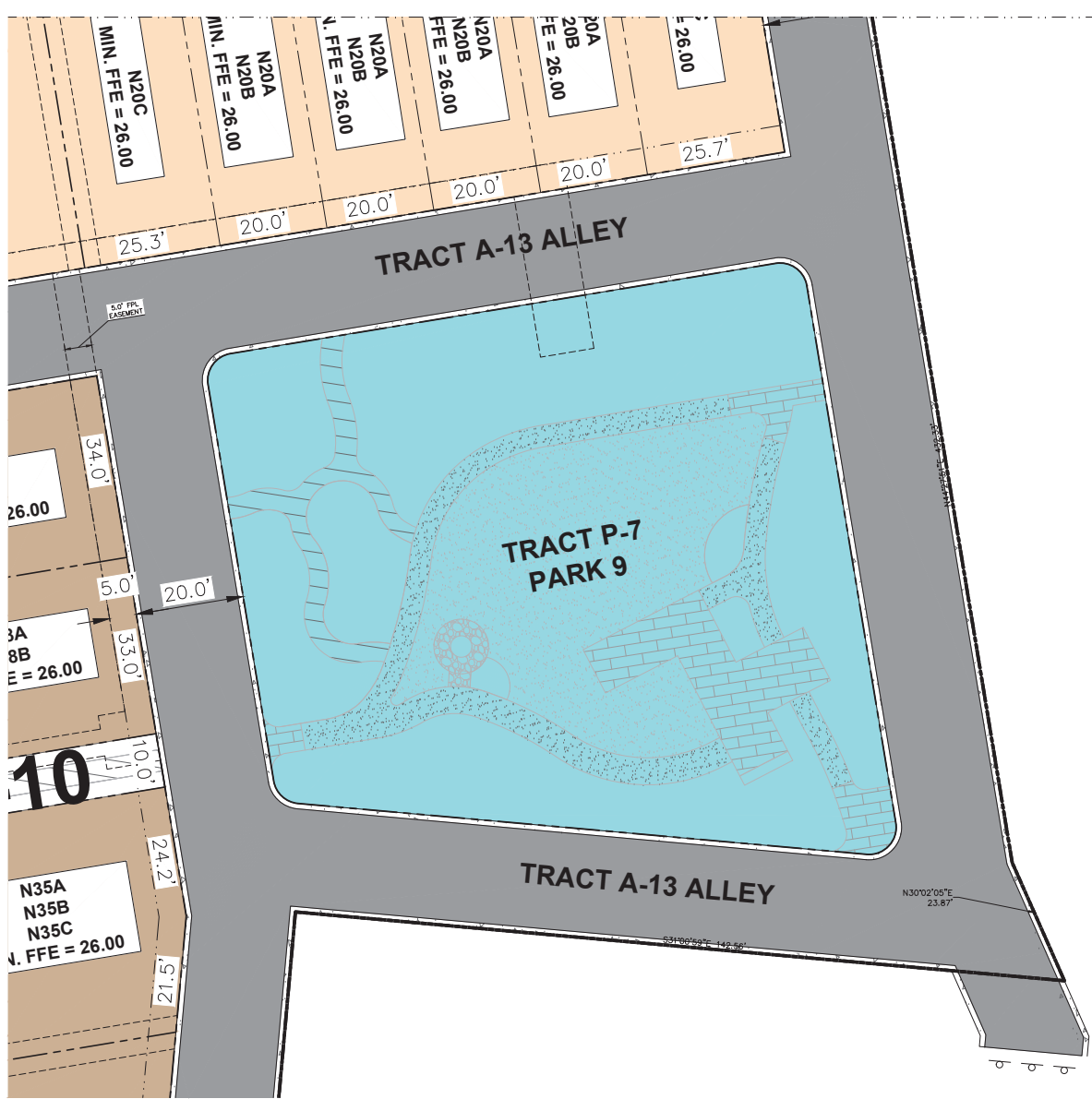
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SHEET NUMBER				SP-10

PLANNED BY: Clark, Dilson, Shell, Self, Crossroads, Phase 1B, Layout SP-11, PARK 9, TRANSECT PLAN, March 11, 2025, 09:29:34am, K:\Map\Drawings\Phase 1A\141500000 - crossroads phase 1A\CADD\Subarea\Phase 1A-3-SP-5 SITE PLAN.dwg  
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	FLORIDA LICENSE NUMBER 56200		
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KHA PROJECT 141500000 DATE: MAR 2025 SCALE: AS SHOWN DESIGNED BY: MRC DRAWN BY: MRC CHECKED BY: MFS	<b>PARK 9 TRANSECT PLAN</b>		
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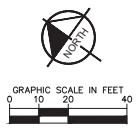
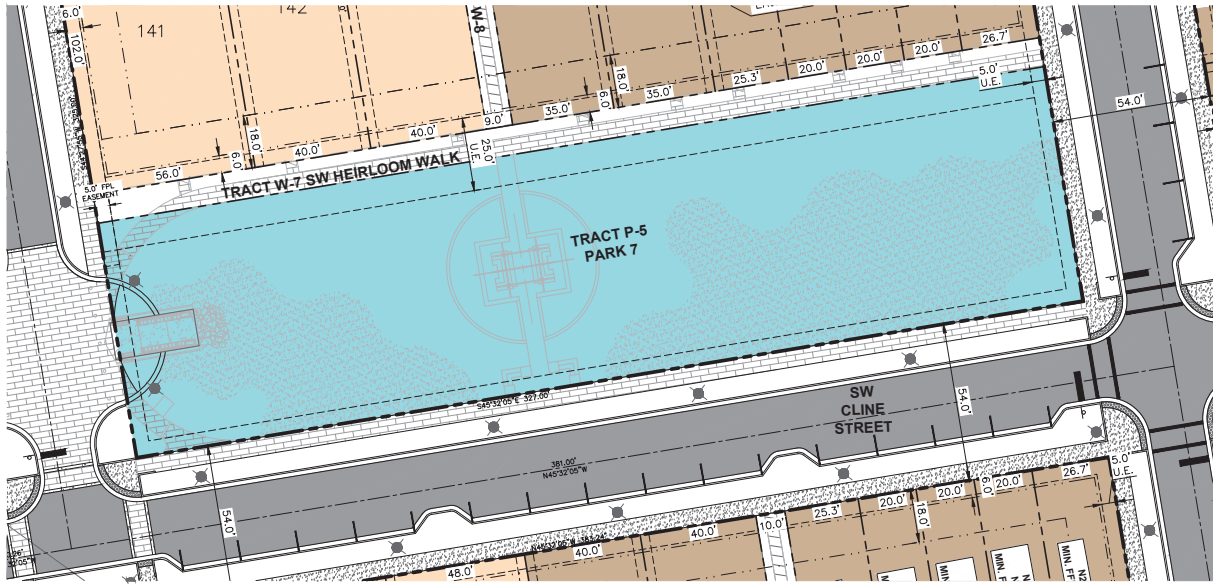
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PLANNED BY: Client, Design. SHEET: SP-13. PARK: 7. TRANSECT PLAN. March 11, 2025. 09:29:21 am. K:\Map\_Document\141500000 - crossroads phase 1a-3\141500000 - crossroads phase 1a-3\SP-13 SITE PLAN.dwg  
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**LEGEND**

	PROPERTY / RIGHT-OF-WAY LINE
	PHASE 1A-3 PROJECT AREA
	C CIVIC**
	T5 MIXED USE CENTER
	T3 EDGE/**
	T4-O GENERAL
	T4-R GENERAL****
	PERVIOUS CONCRETE
	CRUSHED SHELL PASED
	PERVIOUS PAVERS
	PAVERS (SEE HARDSCAPE PLANS FOR DETAILS)
	COBBLESTONE PAVERS (SEE HARDSCAPE PLANS FOR DETAILS)

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CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH MARTIN COUNTY MINIMUM DESIGN STANDARDS.

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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NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
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 1900 NEIVA WAY SUITE 200, WEST PALM BEACH, FL 33411  
 TEL: 561-831-4100 FAX: 561-831-4109  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 80109

LICENSED PROFESSIONAL  
 MICHAEL F. SCHWARTZ, P.E.  
 FLORIDA LICENSE NUMBER 56200  
 DATE: \_\_\_\_\_

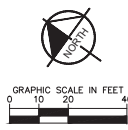
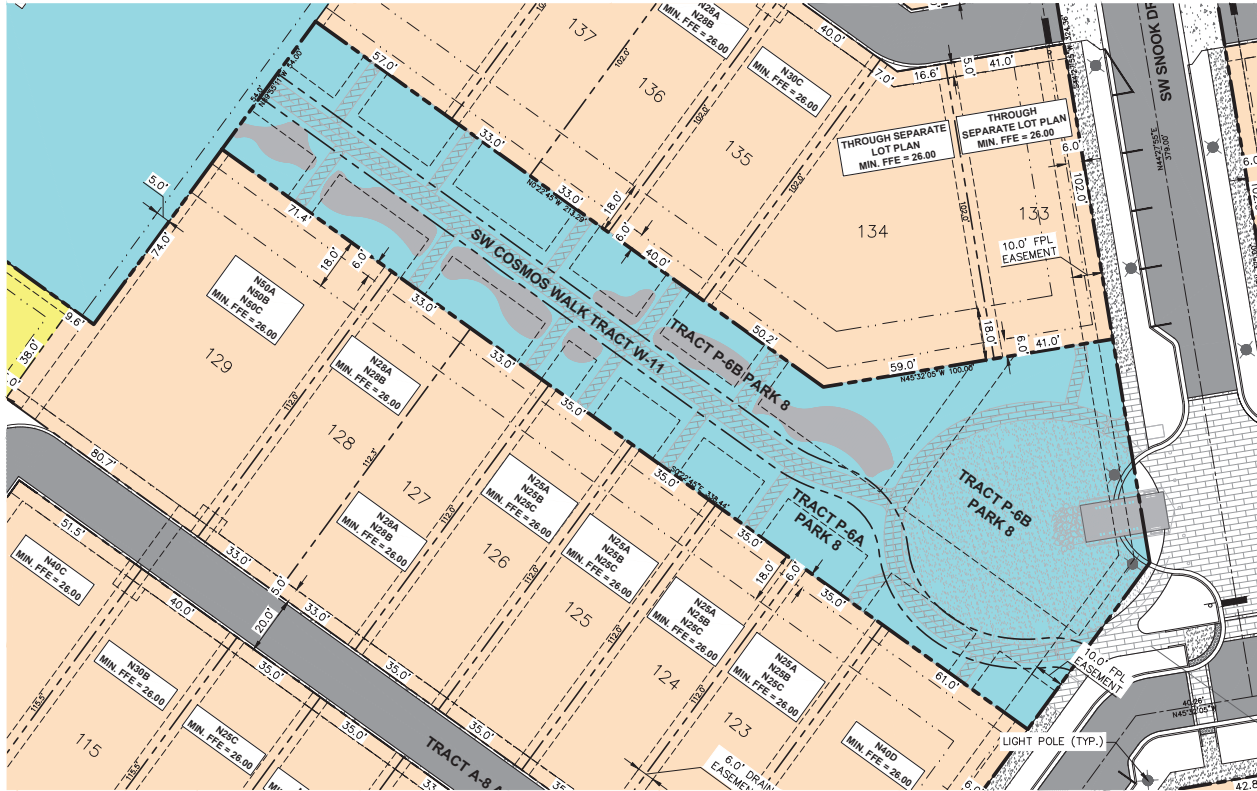
KHA PROJECT 141500000  
 DATE 03/11/2025  
 SCALE AS SHOWN  
 DESIGNED BY MRC  
 DRAWN BY MRC  
 CHECKED BY MFS

**PARK 7 TRANSECT PLAN**

**NEWFIELD CROSSROADS**  
 PHASE 1A-3  
 PREPARED FOR  
**MATTAMY HOMES**  
 MARTIN COUNTY, FLORIDA

SHEET NUMBER  
**SP-13**

Prepared By: Kimley-Horn and Associates, Inc. Project No. 2025-03-25-56mm. 10: N:\Projects\2025\141300000 - crossroads phase 1a\cadd\plan\phase 1a\sp-5 site plan.dwg  
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- LEGEND**
- PROPERTY / RIGHT-OF-WAY LINE
  - PHASE 1A-3 PROJECT AREA
  - C CIVIC\*\*
  - T5 MIXED USE CENTER
  - T3 EDGE/\*\*
  - T4-O GENERAL
  - T4-R GENERAL\*\*\*\*
  - PERVIOUS CONCRETE
  - CRUSHED SHELL PAVED
  - PERVIOUS PAVERS
  - PAVERS (SEE HARDSCAPE PLANS FOR DETAILS)
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	KHA PROJECT 141300000 DATE MAR 2025 SCALE AS SHOWN DESIGNED BY MRC DRAWN BY MRC CHECKED BY MFS
<b>PARK 8 TRANSECT PLAN</b>	
NEWFIELD CROSSROADS PHASE 1A-3 PREPARED FOR <b>MATTAMY HOMES</b> FLORIDA MARTIN COUNTY	
SHEET NUMBER <b>SP-14</b>	
No. _____ REVISIONS	DATE _____ BY _____

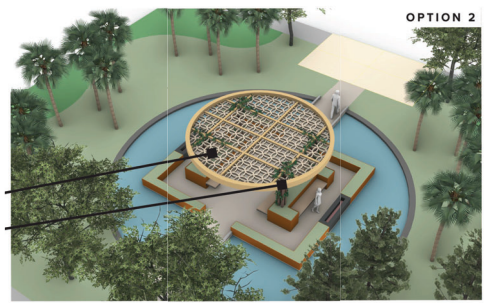
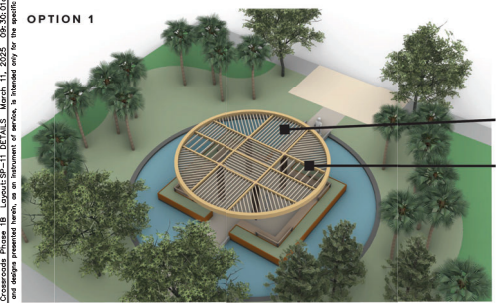
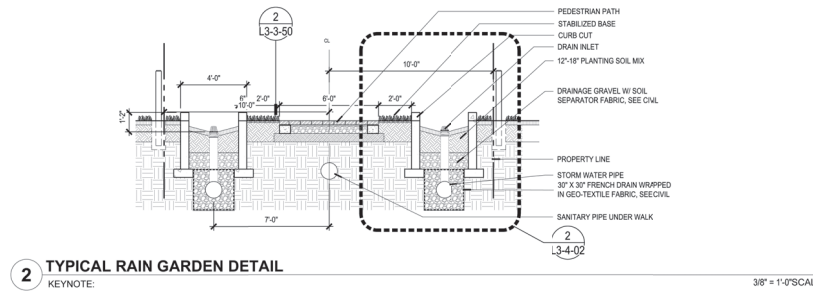
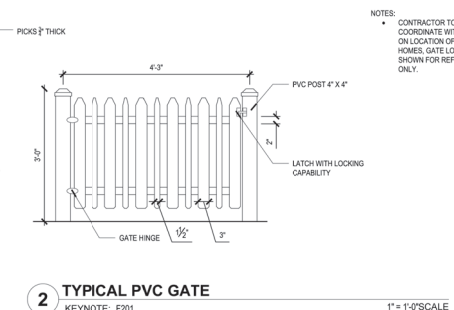
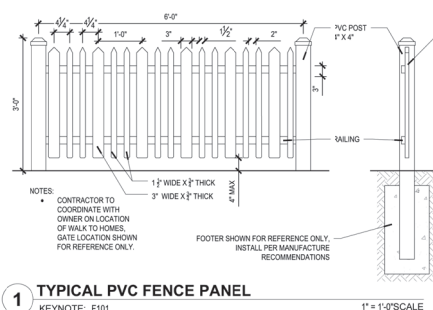
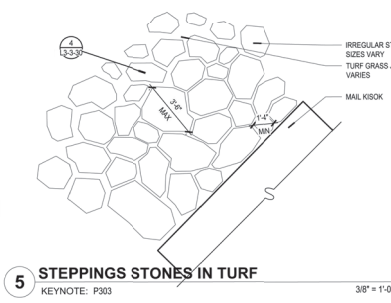




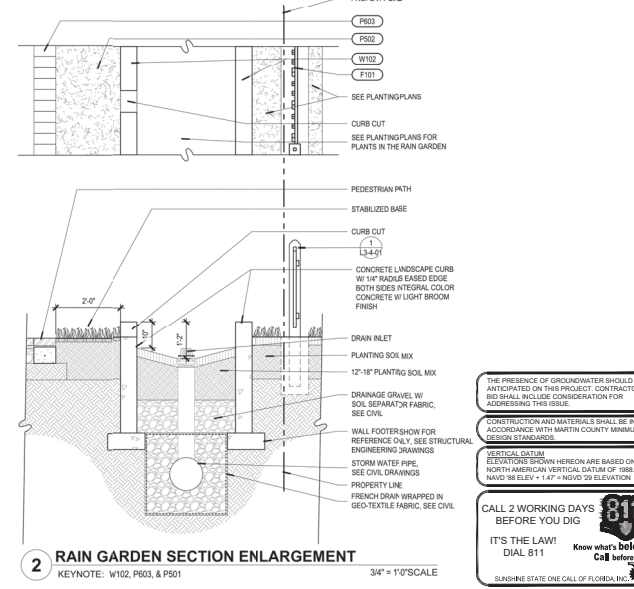
**1 PARK HAMMOCK**  
KEYNOTE: Z212 NTS SCALE



**3 PLATFORM BENCH TYPE 1**  
KEYNOTE: Z202A NTS SCALE



**TRELLIS (PARK 7)**



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PUBLISHED BY: Clark, Design, Shared, Self-Crossroads, Phase 1B, Layout: SP-11, DETAILS, March 11, 2025, 09:30:01am, K:\web\_admin\cadd\141300000 - crossroads phase 1b - 2x3p - 5 SITE PLAN.dwg  
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PROJECT NO.	141300000	DATE	
DATE	MAR 2025	SCALE	AS SHOWN
DESIGNED BY	MFC	DRAWN BY	MFC
CHECKED BY	MFS		

**Kimley-Horn**  
 1900 WEAVER WAY SUITE 200 WEST PALM BEACH, FL 33411  
 WWW.KIMLEY-HORN.COM REGISTERED PROFESSIONAL ENGINEERS

LICENSED PROFESSIONAL  
 MICHAEL F. SCHWARTZ, P.E.  
 FLORIDA LICENSE NUMBER 562200  
 DATE: \_\_\_\_\_

**DETAILS**

**NEWFIELD CROSSROADS**  
 PHASE 1A-3  
 PREPARED FOR  
**MATTAMY HOMES**  
 FLORIDA  
 MARTIN COUNTY

SHEET NUMBER  
**SP-15**



PLotted By: C. Clark, D. Olson, S. Shell, S. Crossroads Phase 1B, Layout: SP-12, DETAILS, March 11, 2025, 09:26:30am, C:\exp\_data\crossroads\Phase 1A-2A\SP-5 SITE PLAN.dwg  
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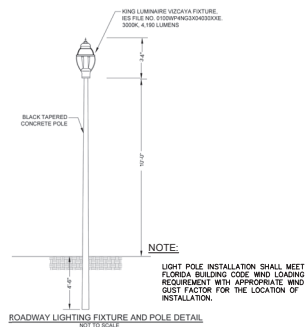
**1 Z201A - BENCH TYPE 1**  
SCALE -



**2 Z201D - BENCH TYPE 4**  
SCALE -



**3 Z205A - TRASH RECEPTABLE TYPE 1**  
SCALE -



ROADWAY LIGHTING FIXTURE AND POLE DETAIL  
NOT TO SCALE



**4 Z206A - PICNIC TABLES TYPE 1**  
SCALE -



**5 Z210A - BIKE RACK TYPE 1**  
SCALE -



**6 Z211 - BBQ GRILLS / SUMMER KITCHEN**  
SCALE -



**7 Z208 - FIRE PIT**  
SCALE -

**LED garden and pathway lighting**

**exp.** Newfield Crossroads—Parks, Paseos & Mews  
Martin County, FL  
TYPE B1  
Released: 16-JUN-2024

1 of 1

**Ballast - shielded, directed light**

**exp.** Newfield Crossroads—Parks, Paseos & Mews  
Martin County, FL  
TYPE B2  
Released: 16-JUN-2024

1 of 1

**Low voltage magnetic transformer**

**exp.** Newfield Crossroads—Parks, Paseos & Mews  
Martin County, FL  
TYPE PSU1  
Released: 16-JUN-2024

1 of 1



WATER FEATURE (PARK 7)

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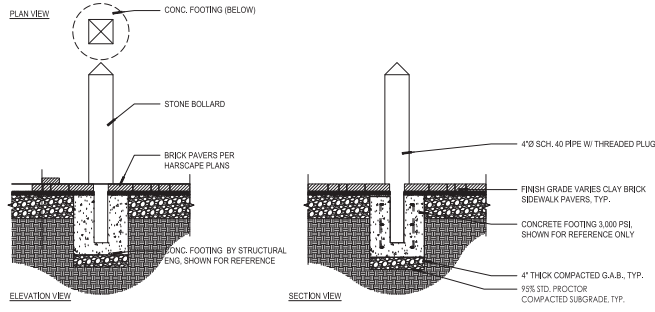
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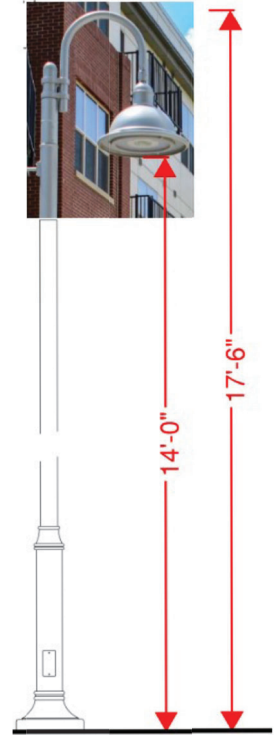
KHA PROJECT 141300000	DATE MAR 2025	SCALE AS SHOWN	DRAWN BY MRC	CHECKED BY MFS	LICENSED PROFESSIONAL MICHAEL F. SCHWARTZ, P.E. FLORIDA LICENSE NUMBER 56200	DATE: _____	No.	REVISIONS	DATE	BY	
<b>DETAILS</b>							<b>NEWFIELD CROSSROADS PHASE 1A-3 PREPARED FOR MATTAMY HOMES FLORIDA MARTIN COUNTY</b>				
							SHEET NUMBER <b>SP-16</b>				

PROJECT: SP-13 DETAILS - March 11, 2025 09:30:52am - C:\Users\jsherman\Documents\Phase 1A-2\SP-5 SITE PLAN.dwg  
 DRAWN BY: J. Shuman, Designer, SP-13 DETAILS - March 11, 2025 09:30:52am - C:\Users\jsherman\Documents\Phase 1A-2\SP-5 SITE PLAN.dwg  
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**STONE BOLLARD**

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



**SternbergLighting**  
 555 Lawrence Ave, Rosale, IL 60172, US T 847-588-3400  
 contact@sternberglighting.com sternberglighting.com www.sternberglighting.com/products/379

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**LIGHTING FIXTURE AND POLE DETAIL**  
 NOT TO SCALE

EXP

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<b>NEWFIELD CROSSROADS</b> PHASE 1A-3 PREPARED FOR <b>MATTAMY HOMES</b> MARTIN COUNTY FLORIDA	<b>DETAILS</b>	LICENSED PROFESSIONAL <b>MICHAEL F. SCHWARTZ, P.E.</b> FLORIDA LICENSE NUMBER 56200 DATE: _____	<b>Kimley»Horn</b> © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1900 NEIVA WAY SUITE 200, WEST PALM BEACH, FL 33411 WWW.KIMLEY-HORN.COM REGISTERED NO. 80109	No. _____ REVISIONS _____ DATE _____ BY _____
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