



McCARTY & ASSOCIATES

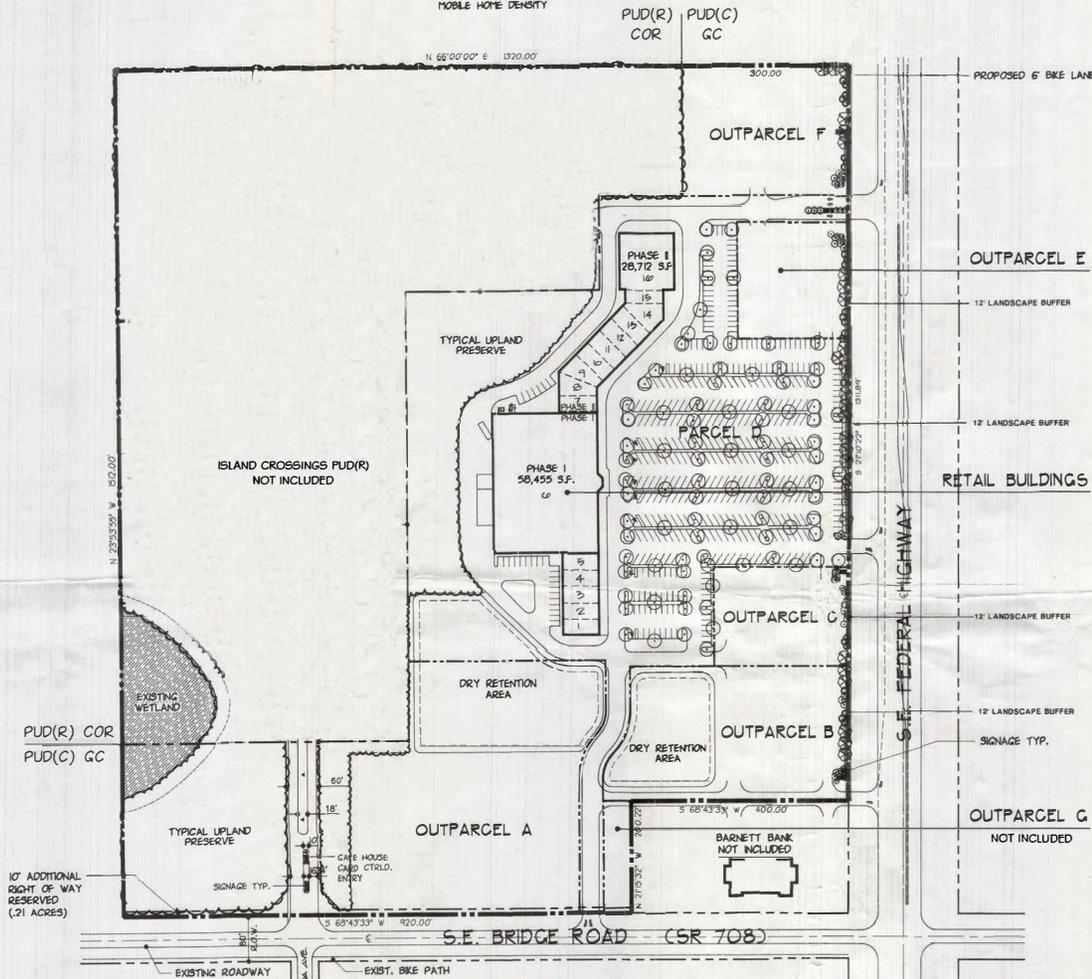
LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

**Island Crossings
Revised Master Site Plan**
Hobe Sound, Florida 33455
Martin County, Florida

VACATION PARK MOBILE HOME MANOR
MOBILE HOME DENSITY



SITE DATA

TOTAL SITE AREA 43.75 AC. (25.30 AC. PUD(C) + 18.37 AC. PUD(R))
EXISTING LAND USE GENERAL COMMERCIAL 25.30 AC. & COR 18.37 AC.
EXISTING ZONING PUD (C) & PUD (R)
WETLAND PRESERVE GC 0.19 AC. COR 0.68 AC. TOTAL 0.87 AC.
UPLAND PRESERVE REQUIRED 10.66 AC. PROPOSED 10.73 AC.
(43.75 AC. - 0.87 AC. WTLND. - 0.21 AC. S.R. 708 R.O.W.(10') = 42.67 AC.
42.67 AC. X 25% = 10.66 AC.)

P.U.D. (C) DATA

TOTAL AREA 25.30 AC.
PARCEL D
TOTAL BLDGS. NOT TO EXCEED 87,167 S.F. BUILDING AREA
64,734 S.F. GLA
449 TOTAL PARKING SPACES
(440 PARKING SPACES + 9 HANDICAPPED SP.)

OUTPARCEL A

TOTAL BLDGS. NOT TO EXCEED 99,922 S.F. BUILDING AREA
99,922 S.F. GLA

TOTAL OUTPARCELS B, C, E, F NOT TO EXCEED 91,833 S.F. BLDG. AREA
73,466 S.F. GLA
ONE & TWO STORY BUILDINGS

PARKING REQUIREMENTS FOR ALL OUTPARCELS TO BE CONSISTANT WITH APPLICABLE
CODE REQUIREMENTS AND SHALL BE RE-EVALUATED AT THE EACH OUTPARCEL IS DEVELOPED.

AREA OF PARCELS: A - 7.02 AC. E - 0.94 AC.
B - 2.31 AC. F - 1.61 AC.
C - 1.03 AC.
D - 12.47 AC.

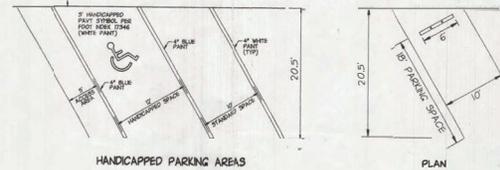
TOTAL BUILDING AREA NOT TO EXCEED 278,922 S.F.
243,122 S.F. GLA

IMPERVIOUS SURFACES BUILDINGS & PAVING 17.48 AC. 70% (80% MAX. ALLOWABLE)
PERVIOUS SURFACES OPEN SPACE 7.5 AC. 30% (20% MIN. ALLOWABLE)
UPLAND PRESERVE AREA 4.12 ACRES

DATA FOR THE ADJACENT PUD (R) SITE IS PROVIDED FOR INFORMATIONAL
PURPOSES. UPLAND PRESERVE REQUIREMENTS ARE SATISFIED PURSUANT TO ITEM
13, PRESERVE AREAS, EXHIBIT F - SPECIAL CONDITIONS OF THIRD AMENDMENT TO
THE ISLAND CROSSING (PK/A ROSCOMMON SQUARE COMMERCIAL) PUD AGREEMENT

NOTE: PARCEL A AMENDED BY McCARTY & ASSOCIATES
BY THE WAY OF THE 6TH PUD AMENDMENT
REVISION DATE: 11/19/2024

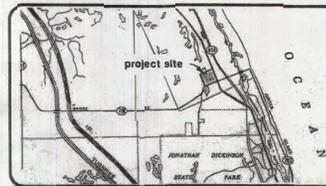
NOTE: OUTPARCEL G IS NOT INCLUDED WITHIN THE PUD



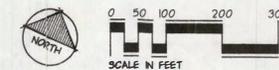
PARKING STALL DETAIL

ADDITIONAL NOTES:
* LIGHTING LOCATIONS WILL BE SHOWN ON THE FINAL DEVELOPMENT PLANS FOR EACH
INDIVIDUAL PARCEL WITHIN THE PUD(C).

LOCATION MAP



**REVISED
MASTER SITE PLAN**



NOTES:

- * A LANDSCAPED ISLAND WITH AT LEAST ONE TREE MUST BE PROVIDED FOR EVERY 10 PARKING SPACES UNLESS AN EXISTING TREE IS PRESERVED. THERE IS SPACES BEFORE ANOTHER ISLAND IS PROVIDED IS ALLOWABLE, HOWEVER NO LESS THAN 168 TREES SHALL BE LOCATED WITHIN THE PARKING AREA AS INDICATED ON THE PLANS.
- * TYPICAL NON-GLARE OR SHIELDED LIGHTING FIXTURE LOCATED AS SHOWN.
- * ALL LANDSCAPE TREATMENT SHALL MEET THE MARTIN COUNTY LANDSCAPE CODE.
- * DEVELOPER WILL RECEIVE PRESERVATION CREDIT FOR TREES PRESERVED.
- * FIRE HYDRANTS WILL BE LOCATED WITHIN 250' OF ANY PORTION OF ALL COMMERCIAL BUILDINGS.
- * A 100% OPAQUE VISUAL SCREEN OF LANDSCAPING, FENCE OR WALL 6' IN HEIGHT WILL SEPARATE THE WEST AND NORTH SIDE OF THE RETAIL CENTER

- * ALL REQUIRED UPLAND PRESERVE FOR THE TOTAL SITE HAS BEEN DESIGNATED WITHIN THE PUD(C) AND PUD(R) LOTS. A PORTION OF THE UPLAND PRESERVE FOR THE PUD(C) IS LOCATED WITHIN THE PUD(R).
- * WETLAND AND UPLAND PRESERVES SHALL NOT BE ALTERED EXCEPT IN COMPLIANCE WITH THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY.
- * BUILDING ENVELOPES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE BASED ON SPECIFIC USES AND ENGINEERING REQUIREMENTS TO BE DETERMINED IN CONJUNCTION WITH FINAL DEVELOPMENT PLAN APPROVAL.

* This plan was modified per the directive of Martin County GMD and therefor McCarty & Associates Land Planning and Design LLC accepts no liability for changes on this master plan other than those pertaining Outparcel A.*

Drawing Date
3/14/1995 (3rd Amendment)
11/19/2024 (6th Amendment)