

Location Map



Legal Description

LOT A, PLAT NO. 1 OF ISLAND CROSSINGS, A P.U.D. (C) ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 83, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA,

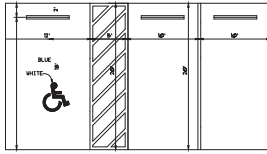
CONTAINING 6.835 ACRES, MORE OR LESS.

Site Data

PCN	34-38-42-030-000-000-10	PLUD
EXISTING ZONING	GC COMMERCIAL GENERAL	RECREATIONAL STORAGE FACILITY
FUTURE LAND USE	RECREATIONAL STORAGE FACILITY	
PROPOSED USE	RECREATIONAL STORAGE FACILITY	
MAX BUILDING HEIGHT	40'	
PROPOSED BUILDING HEIGHT	30'	
TOTAL SITE AREA	SF AC %	100.00%
	297,723 6.83	
IMPERVIOUS AREA	53,734 2.16	31.48%
PROPOSED BUILDING LOT COVERAGE (MAX 60%)	49,961 1.15	16.79%
PROPOSED VEHICULAR USE AREA	17,733 0.41	8.96%
PROPOSED SIDEWALKS, CONCRETE, PADS, ETC.	5,344 0.12	1.79%
EXISTING IMPERVIOUS (FLORIDA AVE)	15,555 0.38	5.22%
EXISTING PUD WETLAND PRESERVE AREA	5,141 0.12	1.73%
PREVIOUS AREA	263,889 4.68	68.82%
PROPOSED LANDSCAPE AREAS	17,038 0.39	5.72%
EXISTING LANDSCAPED AREA	14,306 0.33	4.77%
PROPOSED PRESERVATION AREAS	22,871 0.52	7.86%
EXISTING PRESERVED AREAS	64,824 2.16	31.85%
EXISTING DRY RETENTION AREA	55,340 1.27	18.4%
FARMS	REQ. PROVIDED	
TOTAL SPACES	67	10
(1 SPACE PER 1,500 GFA)		
*PARKING RATE ADJUSTMENT		
ADA ACCESSIBLE SPACES	1	2

General Notes

- ALL SIGNS SHALL MEET THE REQUIREMENTS OF DIVISION 16, ARTICLE 4, LOR, MARTIN COUNTY CODE. SIGNS SHALL BE REVIEWED VIA SEPARATE BUILDING PERMIT.
- ALL INVASIVE EXOTIC VEGETATION TO BE REMOVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE APPLICANT SHALL NOTIFY THE GROWTH MANAGEMENT DEPARTMENT FOR A FIELD INSPECTION BY STAFF TO DETERMINE IF BARRIERS HAVE BEEN PROPERLY PLACED PRIOR TO ANY LAND CLEARING.
- DURING CONSTRUCTION ACTIVITIES, EXISTING NATIVE VEGETATION SHALL BE RETAINED TO ACT AS BUFFERS BETWEEN ADJACENT LAND USES, AND TO MINIMIZE NUISANCE, DUST AND NOISE, AND AIR POLLUTION. BARRIERS SHALL BE USED ON SITE TO PROTECT AND PRESERVE THE VEGETATION TO BE RETAINED FOR THIS PURPOSE.
- ALL BARRIERS MUST BE MAINTAINED INTACT FOR THE DURATION OF CONSTRUCTION.
- ADJOUR OF WARNING SIGNS MUST BE PROVIDED ACCORDING TO THE GUIDELINES.
- IF SIGN IS UNLAWFUL TO ALTER THE APPROVED SLOPE, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE DAMAGE OR DESTROY ANY PLANTS IN THE UPLAND OR UPLAND TRANSITION ZONE, BUFFER AREAS, OR CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNER'S ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE UPLAND, UPLAND AND PLANTED UPLAND, AND UPLAND TRANSITION AREAS AND TO ENSURE ONGOING REMOVAL OF PROHIBITED AND INVASIVE NONNATIVE PLANT SPECIES FROM THESE AREAS. (CODE 4.34.13.13.1)
- WATER AND SEWER TO BE PROVIDED BY NEW LINES FROM SMRU.
- ALL LIGHTING SHALL BE IN ACCORDANCE WITH ARTICLE 3, SECTION 3.026, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE (LDR).
- THE PROPOSED DEVELOPMENT RATES AS A LOW HAZARD ACCORDING TO THE WILDLAND FIRE RISK AND HAZARD SEVERITY ASSESSMENT FORM PROVIDED BY FLORIDA FIREWIRE COMMUNITIES.
- ALL BUILDING PERMITS TO BE OBTAINED WITHIN ONE (1) YEAR OF FINAL APPROVAL DATE. ALL CONSTRUCTION TO BE CONSISTENT WITH THE REQUIREMENTS OF ARTICLE 5 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.
- PROJECT IS TO BE DEVELOPED IN ONE PHASE.
- LIGHT FIXTURES SHALL BE SHIELDED FROM ADJACENT PROPERTIES AND NATURAL AREAS INCLUDING PRESERVES.



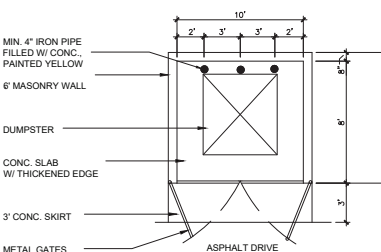
HANDICAP SPACE DETAIL

REGULAR SPACE DETAIL

- NOTES:
- TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
 - BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 - FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
 - FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

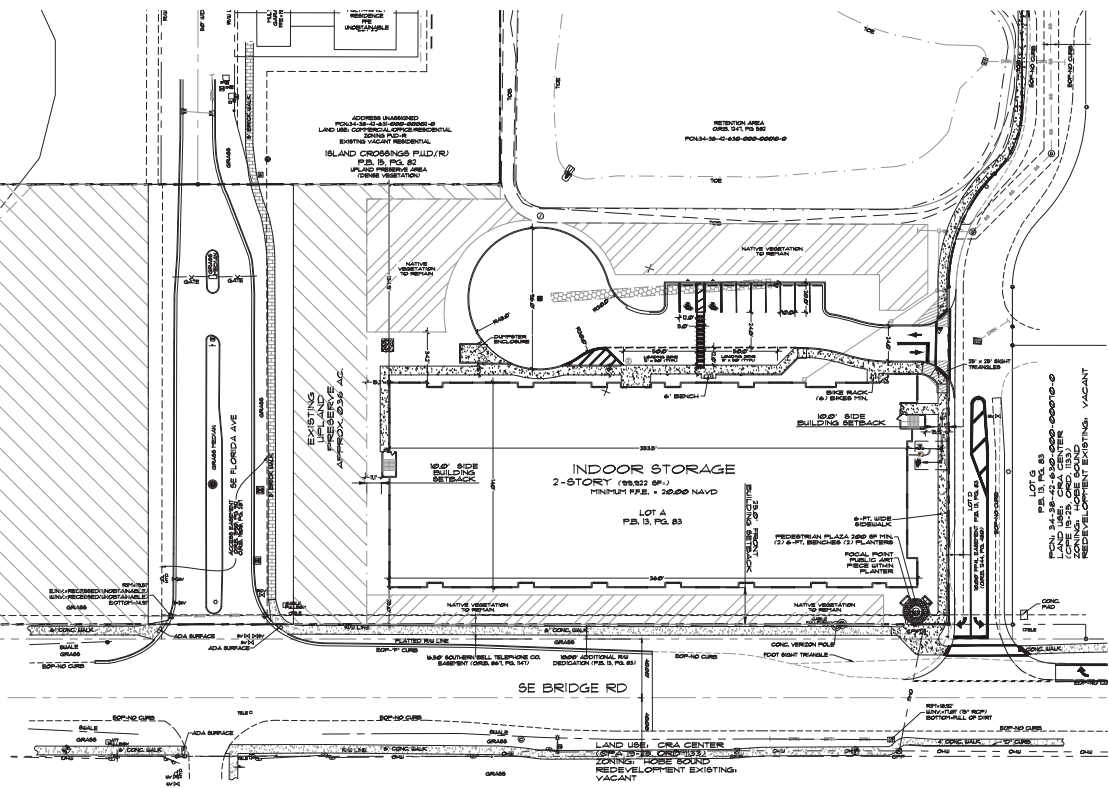
Parking Detail

NOT TO SCALE



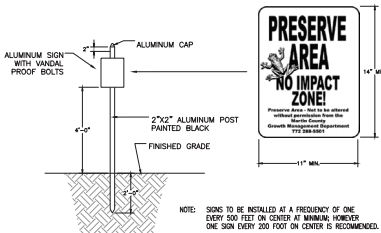
Dumpster Detail

NOT TO SCALE



Typical Light Pole Detail (see lighting plan)

N.T.S.



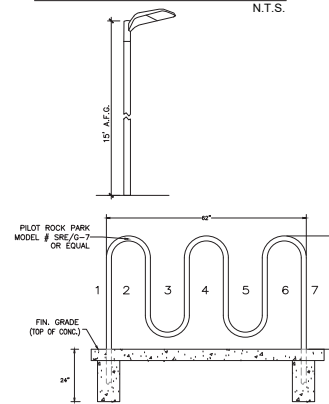
Preserve Sign Detail

NOT TO SCALE

- NOTES:
- THE STRUCTURAL INTEGRITY OF THE SIGNS SHALL BE THE RESPONSIBILITY OF THE SIGN MANUFACTURER.
 - THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR FABRICATION.
 - FASTENERS AND ATTACHMENTS SHALL BE NON-CORROSIVE AND NON-CONDUCTIVE AND ISOLATED WHEN JOINING NON-CORROSIVE MATERIALS.
 - COLORS SHALL BE SELECTED BY THE OWNER.
 - ALL SIGNS AND COMPONENTS SHALL BE OF TOP QUALITY WORKMANSHIP AND MATERIALS, AND BE FREE OF DEFECTS. DEFECTS IS DEFINED TO INCLUDE DISCOLORATION, ABNORMAL DETRIORATION, FADING AND DISCOLORATION, WEATHERING, FAILURE OF SECURING TO SUBSTRATES, CRACKING, CORROSION, OR COATING DAMAGE, OR VISIBLE SCRATCHES ON THE SURFACE.
 - SIGNAGE SHALL NOT BEAR MANUFACTURER'S CODE OR OTHER IDENTIFYING MARKS ON ANY AREA OR PART WHICH MAY BE VISIBLE TO THE NORMAL POSITION, ATTITUDE, OR USE OF THE SIGN ITEM.
 - PROVIDE SCALED DRAWINGS OF ALL ELEMENTS AND ACTUAL PAINTED SAMPLES OF ALL MATERIALS FOR APPROVAL.
 - ALL SIGNS SHALL BE CONSTRUCTED OF HIGH-RESISTANT CONSTRUCTION MATERIALS, METHODS, AND ATTACHMENTS.

Bike Rack Detail

NOT TO SCALE



Bike Rack Detail

NOT TO SCALE



NORTH
Scale: 1" = 40'
0' 20' 40' 80'



McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

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Island Crossings PUD, Outparcel A

Final Site Plan Bridge Road Self-Storage

Hobe Sound, Florida 33455
Martin County, Florida



Drawn By DMS
Checked By MM
Scale 1" = 40'
Drawing Date 7/6/2022
1/24/2024 2/9/2024 3/19/2024
9/12/2024 10/31/2024 11/25/2024
1/21/2025 5/29/2025 7/11/2025
12/9/2025

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