

Location Map



Legal Description

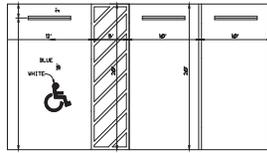
LOT A, PLAT NO. 1 OF ISLAND CROSSINGS, A P.U.D. (C), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 83, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, CONTAINING 6.836 ACRES, MORE OR LESS.

Site Data

PCN	34-38-42-000-000-10-0	34-38-42-000-000-10-0	PLUDC
EXISTING ZONING	CC COMMERCIAL GENERAL	CC COMMERCIAL GENERAL	PLUDC
FUTURE LAND USE	RECREATIONAL STORAGE FACILITY	RECREATIONAL STORAGE FACILITY	
PROPOSED USE	47'	47'	
MAX BUILDING HEIGHT	39'	39'	
PROPOSED BUILDING HEIGHT			
TOTAL SITE AREA	SF	AC	%
	297,723	6.83	100.00%
IMPERVIOUS AREA	SF	AC	%
PROPOSED BUILDING LOT COVERAGE (MAX 60%)	49,374	2.18	31.48%
PROPOSED VEHICULAR USE AREA	49,961	1.15	16.79%
PROPOSED RETAINING, CONCRETE, PADS, ETC.	17,723	0.41	6.96%
EXISTING IMPERVIOUS (FLORIDA AVE.)	5,341	0.12	1.78%
EXISTING PAVED WETLAND PRESERVE AREA	15,555	0.38	5.22%
	5,141	0.12	1.72%
PERVIOUS AREA	SF	AC	%
PROPOSED LANDSCAPE AREAS	263,889	4.68	68.52%
EXISTING LANDSCAPE AREA	17,039	0.39	5.72%
PROPOSED PRESERVATION AREAS	14,206	0.33	4.77%
EXISTING PRESERVATION AREAS	22,871	0.52	7.86%
EXISTING DRY RETENTION AREA (INCLUDING MARKET EXISTING)	94,824	2.18	31.00%
EXISTING DRY RETENTION AREA	55,340	1.27	18.4%
PARKING	REQ.	PROVIDED	
TOTAL SPACES	67	10	
1 (SPACE FOR 1,500 GFA)			
PARKING RATE ADJUSTMENT			
ADA ACCESSIBLE SPACES	1	2	

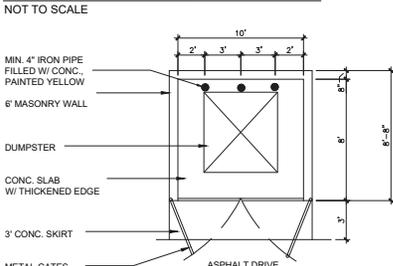
General Notes

- ALL SIGNS SHALL MEET THE REQUIREMENTS OF DIVISION 16, ARTICLE 4, LDR, MARTIN COUNTY CODE. SIGNS SHALL BE REVIEWED VIA SEPARATE BUILDING PERMIT.
- ALL INVASIVE EXOTIC VEGETATION TO BE REMOVED PRIOR TO THE BUILDING PERMIT.
- THE APPLICANT WILL NOTIFY THE GROWTH MANAGEMENT DEPARTMENT FOR A FIELD INSPECTION BY STAFF TO DETERMINE IF BARRICADES HAVE BEEN PROPERLY PLACED PRIOR TO ANY LAND CLEARING.
- URING CONSTRUCTION ACTIVITIES, EXISTING NATIVE VEGETATION SHALL BE RETAINED TO AS BUFFERS BETWEEN ADJACENT LAND USES AND TO MINIMIZE "USING, CUT, AND NOISE, DUST, AND AIR POLLUTION. BARRICADES SHALL BE USED ON SITE TO PROTECT AND PRESERVE THE VEGETATION TO BE RETAINED FOR THIS PURPOSE.
- ALL BARRICADES MUST BE MAINTAINED INTACT FOR THE DURATION OF CONSTRUCTION.
- ADVISORY OR WARNING SIGNS MUST BE PROVIDED ACCORDING TO THE GUIDELINES.
- IF SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE DAMAGE OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF 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 OWNERS ASSOCIATION (ITS SUCCESSORS) OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE Ongoing REMOVAL OF PROHIBITED AND INVASIVE NONNATIVE PLANT SPECIES FROM THESE AREAS. (CODE 4.34.13 LDR)
- WATER AND SEWER TO BE PROVIDED BY NEW LINES FROM SMRL.
- ALL LIGHTING SHALL BE IN ACCORDANCE WITH ARTICLE 3, SECTION 3.208, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE (LDR).
- THE PROPOSED DEVELOPMENT RATES AS A LOW HAZARD ACCORDING TO THE WETLAND FIRE RISK AND HAZARD SEVERITY ASSESSMENT FORM PROVIDED BY FLORIDA FIREWISE 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
 NOTES:
 1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
 2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
 4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

Parking Detail

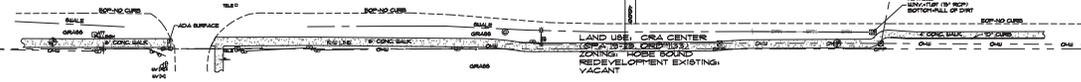
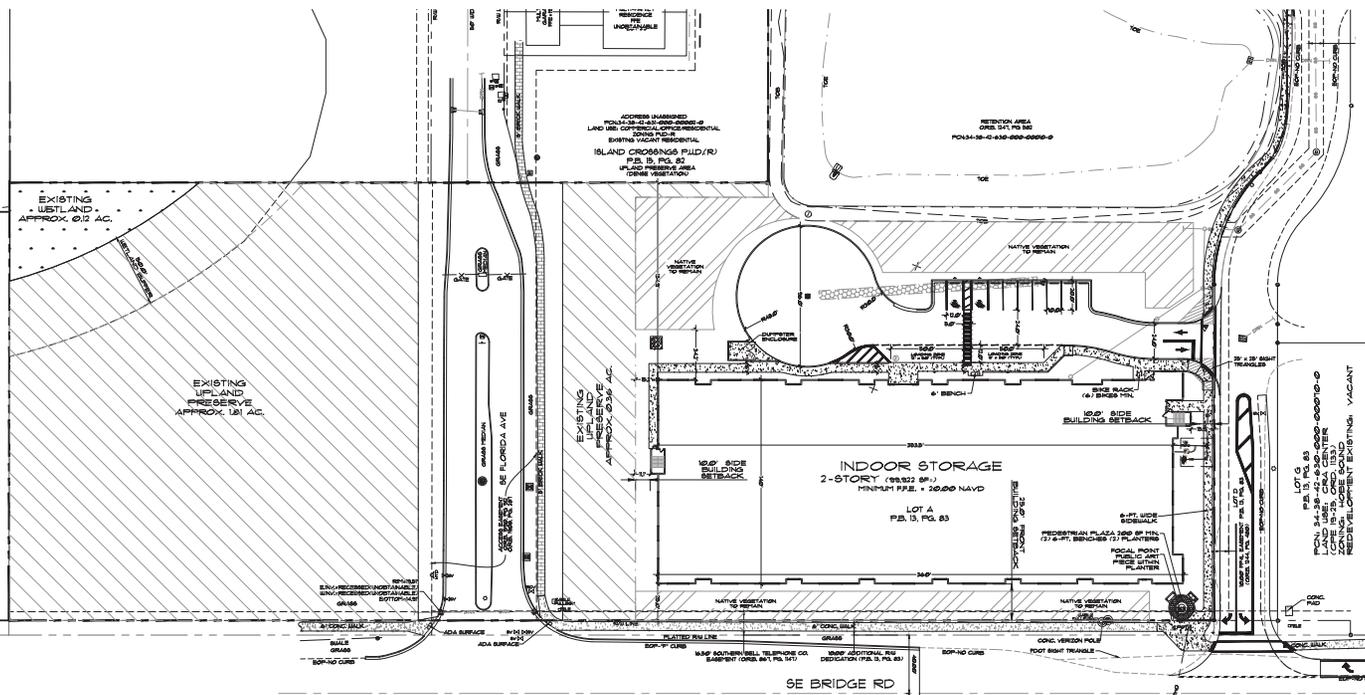


Dumpster Detail

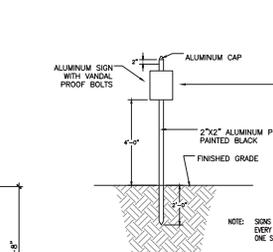
NOT TO SCALE

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 1-800-432-4770
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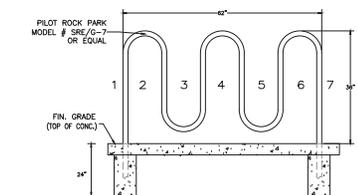
Typical Light Pole Detail (see lighting plan)
 N.T.S.



Aluminum Sign Detail
 NOTES:
 1. THE STRUCTURAL INTEGRITY OF THE SIGNS SHALL BE THE RESPONSIBILITY OF THE SIGN MANUFACTURER.
 2. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR FABRICATION.
 3. FASTENERS AND ATTACHMENTS SHALL BE NON-CORROSIVE AND NON-CONDUCTIVE AND INSULATED WHEN JOINING NON-CORROSIVE MATERIALS.
 4. COLORS SHALL BE SELECTED BY THE OWNER.
 5. ALL SIGNS AND COMPONENTS SHALL BE OF TOP QUALITY WORKMANSHIP AND MATERIALS, AND BE FREE OF DEFECTS. DEFECTIVE IS DEFINED TO INCLUDE DEFORMATION, ABNORMAL DETERIORATION, FADING AND DISCOLORATION, WEAR, FAILURE OF SECURING TO SUBSTRATES, CRACKING, CORROSION, OR COATING DAMAGE, OR VISIBLE SCRATCHES ON THE SURFACE.
 6. SIGNS SHALL NOT BEAR MANUFACTURER'S CODE OR OTHER IDENTIFYING MARKS ON ANY AREA OR PART WHICH MAY BE VISIBLE TO THE NORMAL POSTURAL ATTITUDE, OR USE OF THE SIGN ITEM.
 7. PROVIDE SIGNED DRAWINGS OF ALL LEGENDS AND ACTION PAINTED SAMPLES FOR APPROVAL.
 8. ALL SIGNS SHALL BE CONSTRUCTED OF WIND-RESISTANT CONSTRUCTION MATERIALS, METHODS, AND ATTACHMENTS.



Preserve Sign Detail
 NOTES:
 SIGNS TO BE INSTALLED AT A FREQUENCY OF ONE EVERY 500 FEET ON CENTER AT MINIMUM. HOWEVER, ONE SIGN EVERY 200 FEET ON CENTER IS RECOMMENDED.



Bike Rack Detail
 NOT TO SCALE



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



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Island Crossings PUD, Outparcel A
Final Site Plan
Bridge Road Self-Storage
 Hobe Sound, Florida 33455
 Martin County, Florida

Daniel McRae
 Sugg, PLA

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

S-1