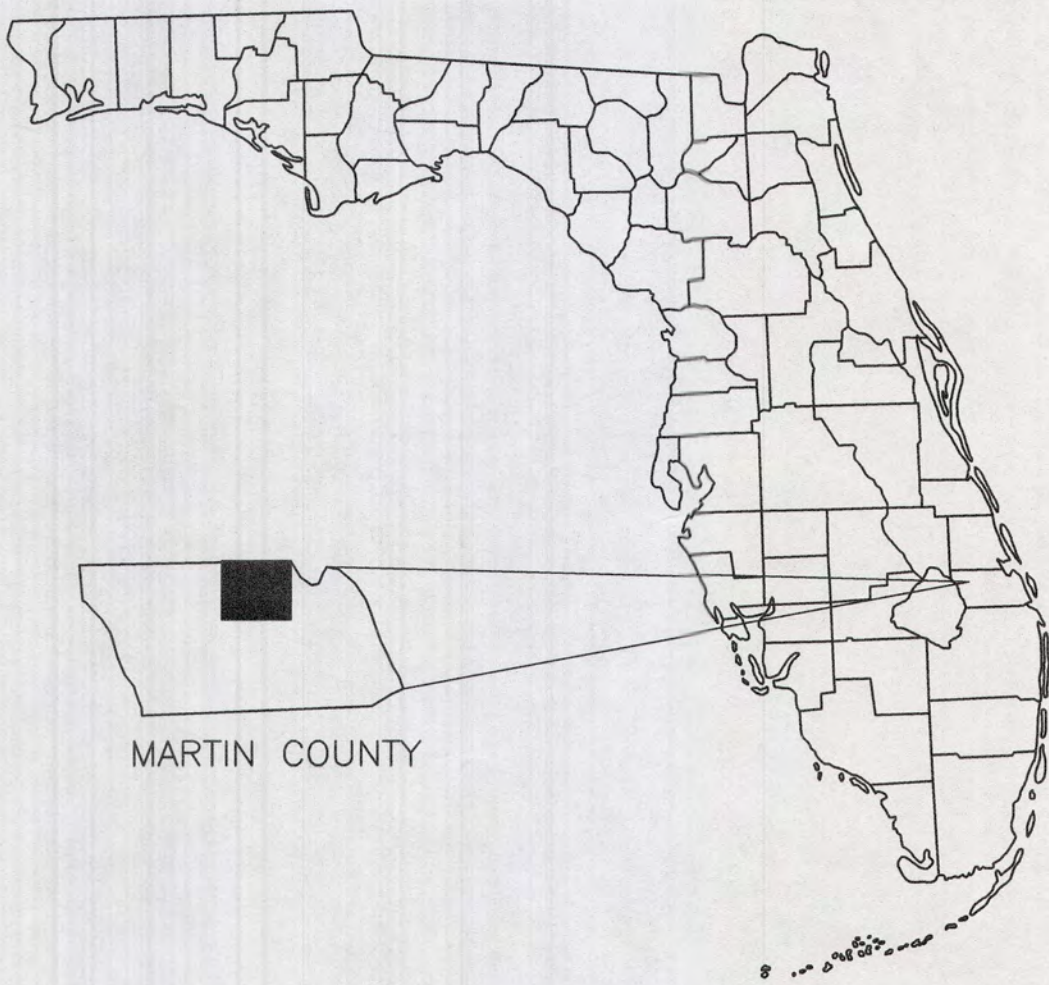




VICINITY MAP
SCALE: N.T.S.

PROJECT TEAM

OWNER

MATTAMY PALM BEACH, LLC.
2500 QUANTUM LAKES DRIVE, SUITE 215
BOYNTON BEACH, FL 33426
ATTN: JAMES FITZGERALD

LAND PLANNING

MARCELA CAMBLOR & ASSOCIATES
(772) 708-1108
MARCELA CAMBLOR

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA 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) 287-8771
CONTACT: ED WEINBERG
EWEINBERG@EWCONSULTANTS.COM

TRAFFIC ENGINEER

MACKENZIE ENGINEERING & PLANNING
1172 SW 30TH STREET, SUITE 500
PALM CITY, FL 34990
PHONE: (772) 286-8030
CONTACT: SHAUN MACKENZIE, P.E.

SURVEYOR

BOWMAN
301 S.E. OCEAN DRIVE, SUITE 301
STUART, FL 34994
PHONE: (772) 283-1413

GEOTECH

ANDERSON & ANDRE
CONSULTING ENGINEERS, INC.
834 S.W. SWAN AVENUE
PORT SAINT LUCIE, FL 34983
PHONE: (772) 807-9191

LANDSCAPE ARCHITECTURE

CULTIVATE LAND
7632 HAMMERLY BLVD
HOUSTON, TX 707055
PHONE: (832) 776-9487

IRRIGATION

PREVOST STAMPER, INC.
600 EDWARDS STREET, SUITE 7102
CELEBRATION, FLORIDA 34747
PHONE: (407) 566-9009

AGENCY CONTACTS

MARTIN COUNTY GROWTH MANAGEMENT

2401 SE MONTEREY ROAD
STUART, FL 34996
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 34996
CONTACT: DAMIAN BONO
PHONE: (772) 288-5528

UTILITY CONTACTS

WATER/SEWER

MARTIN COUNTY UTILITIES
3473 SE WILLOUGHBY BLVD
STUART, FL 34994
PHONE: (772) 221-1400
CONTACT: DAREN BROTHERS

ELECTRIC PROVIDER

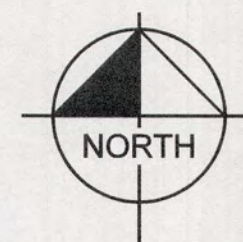
FLORIDA POWER AND LIGHT
4406 SW CARGO WAY
PALM CITY, FL 34990
PHONE: (772) 223-4233
CONTACT: MICHELLE KING

FINAL SITE PLAN FOR CROSSROADS NEIGHBORHOOD PHASE 1A-2 PREPARED FOR MATTAMY PALM BEACH, LLC.

JULY 2024



VICINITY MAP
SCALE: 1" = 800'
SECTION: 5 TOWNSHIP: 38 SOUTH RANGE: 40 EAST
PCN: 04384000000000120



Sheet List Table	
Sheet Number	Sheet Title
SP-0	COVER SHEET
SP-1	OVERALL SITE PLAN
SP-2	OVERALL SITE PLAN
SP-3	FINAL SITE PLAN
SP-4	FINAL SITE PLAN
SP-5	SITE PLAN DETAILS
SP-6	SITE PLAN DETAILS

APPROVED PLAN IS CONSISTENT WITH
THE APPROVED DEVELOPMENT ORDER
ISSUED BY MARTIN COUNTY
DATE APPROVED: 7/17/2024
BY: Liz Nagel

Project Coordinator
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RECEIVED
JUL 22 2024
GROWTH MANAGEMENT
DEPARTMENT

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

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE
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NGVD '29 ELEV - 1.47' = NAVD '88 ELEVATION

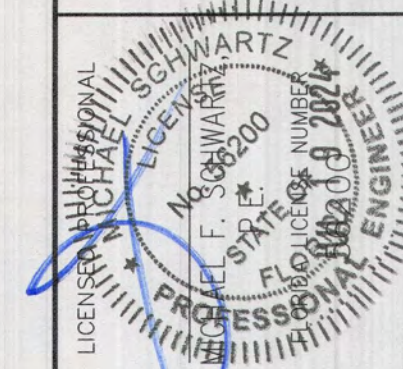
COVER SHEET

CROSSROADS
NEIGHBORHOOD PHASE 1A-2
PREPARED FOR
MATTAMY PALM
BEACH, LLC.
MARTIN COUNTY
FLORIDA

SHEET NUMBER
SP-0

Kimley»Horn

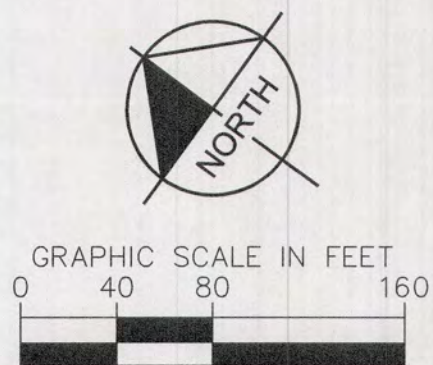
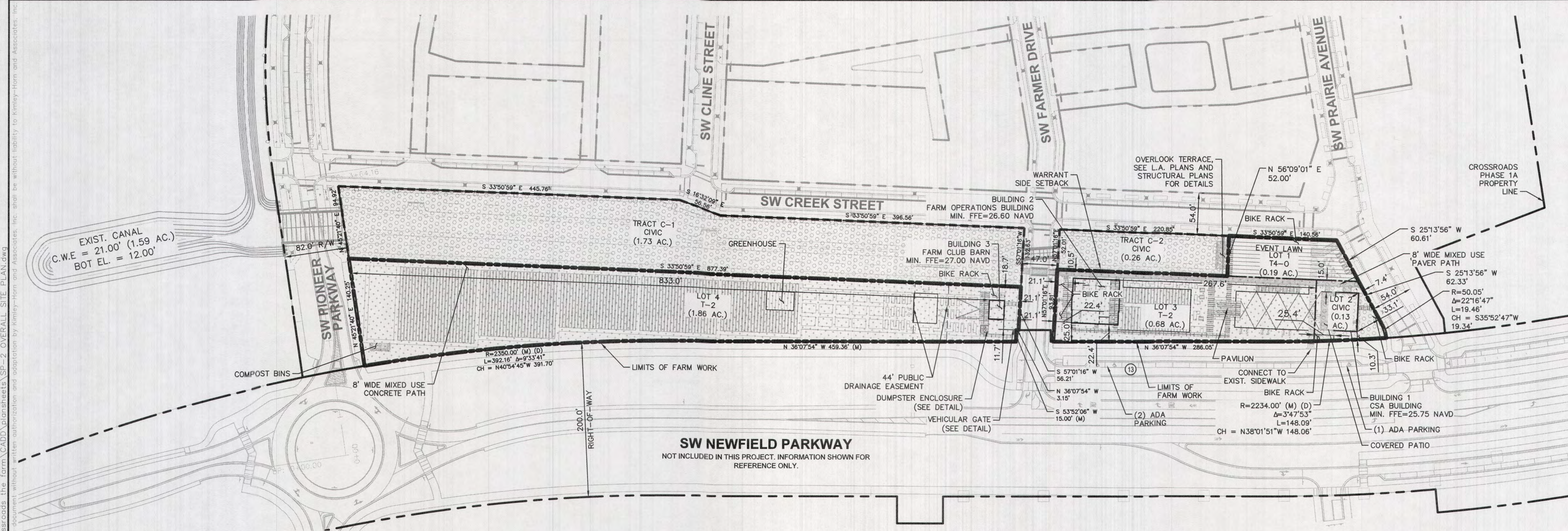
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0865 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



KHA PROJECT
141300002
DATE
JULY 2024
SCALE AS SHOWN
DESIGNED BY MG
DRAWN BY CM
CHECKED BY DM

REVISIONS
No. DATE BY

3Y



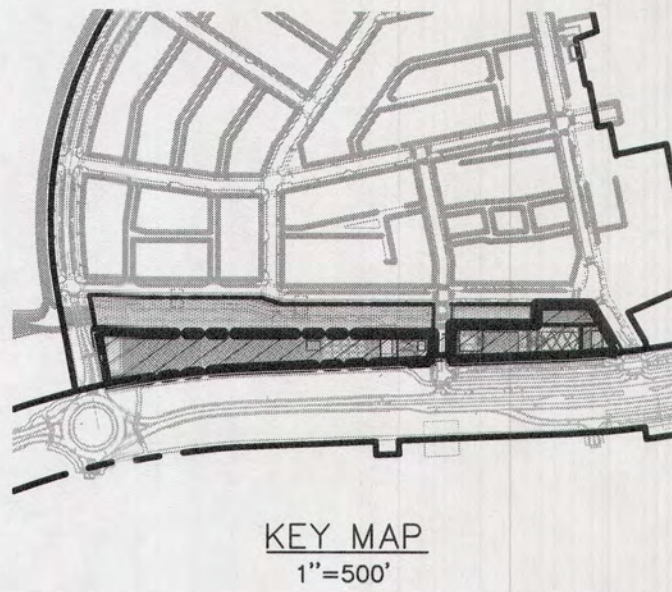
- CROSSROADS PHASE 1A PROPERTY/ RIGHT-OF-WAY LINE
- LIMITS OF FARM WORK
- TRACT / LOT LINE
- T-2: RURAL
- T4-0: MIXED USE CENTER
- C: CIVIC

SITE PLAN DATA				
NEIGHBORHOOD NAME	CROSSROADS			
PARCEL ID NUMBER	43840000000000120			
CURRENT FUTURE LAND USE	MUV			
EXISTING ZONING	PMUV			
EXISTING USE	AGRICULTURAL			
PROPOSED USE	AGRICULTURAL AMENITY/TOURISM			
AFFECTED SITE AREA		S.F.	ACRES (AC.)	
		211,502	4.85	
BUILDING AREAS		TOTAL GROSS FLOOR UNDER A/C (S.F.)	FOOTPRINT (SF)	
	BUILDING 1 - CSA BUILDING	1,500	1,500	
	BUILDING 2 - FARM OPERATIONS BUILDING	3,446	4,119	
	BUILDING 3 - FARM CLUB PLAN	0	737	
	TOTAL BUILDING	4,946	6,356	
ROOF MEAN HEIGHT/ TOP OF ROOF	BUILDING 1 - CSA BUILDING	20'-9 1/2" / 27'-10 1/2"		1-STORY
	BUILDING 2 - FARM OPERATIONS BUILDING	28'-0" / 35'-1"		1-STORY
	BUILDING 3 - FARM CLUB BUILDING	15'-4" / 20'-7 3/4"		1-STORY
IMPERVIOUS AREA		S.F.	ACRES (AC.)	PERCENT
	BUILDING AREA	6,356	0.15	3.0%
	PAVED AREAS/WALKS	13,127	0.30	6.2%
	TOTAL	19,483	0.45	9.2%
PERVIOUS AREA		S.F.	ACRES (AC.)	PERCENT
	LANDSCAPE AREAS, COURTYARD, EVENT LAWNS, SHOWCASE GARDEN, RAISED BEDS, GARDEN PLOTS, FARMING ROWS, AND PRODUCTION FARM, CANAL	192,019	4.41	90.8%
	TOTAL	192,019	4.41	90.8%
	SITE TOTAL	211,502	4.85	100.0%
PARKING & ALT. MODES OF TRANSPORTATION		REQUIRED	PROPOSED	
	STANDARD PARKING (PARKING RATE: 1 SPACE/ 2 ACRE CIVIC AREA AND 1 EMPLOYEE FOR AGRICULTURAL USE)	6	263	
	ACCESSIBLE PARKING	1	3	
	TOTAL (PARKING ANALYSIS WAS PROVIDED AND BASED ON 2 EMPLOYEES AND 3-5 PUBLIC VISITORS	7	266	
	BIKE RACK	2	40	
WARRANTS	*LOT 2 - CIVIC TRANSECT PERMITTED USE			
	**BUILDING 2 SIDE SETBACK (MID-BLOCK)			
	***BUILDING 3 SIDE SETBACK(MID-BLOCK)			
	****BUILDING 1 TRANSPARENCY (SIDE-CORNER)			

Table 3-2 Transect Standards Summary	Building 1 CSA Building		Building 2 Farm Operations Building		Building 3 Farm Club Barn	
	C: CIVIC*		T-2		T-2	
	Required	Provided	Required	Provided	Required	Provided
Minimum Residential Density						
By Right	N/A	N/A	N/A	N/A	N/A	N/A
Building Placement						
Front Build-to-Zone	0' Min.	7.4'	20' Min.	21.1'	20' Min.	21.1'
Frontage Buildout (Front Street)	40% Min.	61%	N/A	62%	N/A	33%
Frontage Buildout (Side Street)	30% Min.	32%	N/A	18%	N/A	4%
Side Setback (mid-block)	0' Min.	15.0'	30' Min.	10.5'***	30' Min.	18.73'***
Side Build-to-Zone (Corner)	0' Min.	10.3'	20' Min.	25.0'	20' Min.	28.7'
Rear Setback (Lot or Alley)	5' Min.	25.0'	30' Min.	267.59'	30' Min.	53.50'
Lot and Block Standards						
Maximum Block	2,400 linear feet	1,059'	N/A	1,059'	N/A	1,059'
Perimeter	N/A	94.27'	N/A	338.14'	N/A	94.17'
Lot Width	N/A	79.62'	N/A	93.81'	N/A	74.93'
Lot Depth	N/A	26.49%	No Max.	14.92%	No Max.	10.57%
Lot Coverage	100% Max.	26.49%	No Max.	14.92%	No Max.	10.57%
Building Heights						
Building Heights	16' Min.	27'-10 1/2"	1-Story Min.	35'-1"	1-Story Min.	20' 7-3/4"
	3 Stories Max.	1-Story	2-Story Max.	1-Story	2-Story Max.	1-Story
First Floor Height (Floor to Ceiling Clear)	12' Min.	14'-8"	9' Min.	12'	9' Min.	10'
Ground Floor Elevation (above sidewalk or finished grade)	N/A	At-Grade	6" Comm.	6" Above Sidewalk	6" Comm.	6" Above Sidewalk
TRANSPARENCY						
Transparency (Front-1st Floor)	30%	46.0%	30%	56.0%	30%	30.0%
TRANSPARENCY (Side-Corner) 1st Floor	30%	0%****	30%	31.0%	30%	35.0%
Parking Location						
Front Setback	30' Min.	On-Street	30' Min.	On-Street	30' Min.	On-Street
Side Setback (mid-block)	0' Min.	On-Street	0' Min.	On-Street	0' Min.	On-Street
Side Setback (corner)	30' Min.	On-Street	30' Min.	On-Street	30' Min.	On-Street
Rear Setback	5' Min.	On-Street	5' Min.	On-Street	5' Min.	On-Street
Allowed Encroachments						
Allowed Frontage Types	N/A	N/A	N/A	N/A	N/A	N/A
Other Allowed Encroachments	Balconies, Bay Windows, Awnings, and Other Frontage Elements	NONE	N/A	N/A	N/A	N/A

APPROVED PLAN IS CONSISTENT WITH THE APPROVED DEVELOPMENT ORDER ISSUED BY MARTIN COUNTY
DATE APPROVED: 7/17/2024
BY: Liz Nagai
Project Coordinator

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Kimley»Horn

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1920 MEKIVA WAY SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0665 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



KHA PROJECT 141300002
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY MG
DRAWN BY CM
CHECKED BY DW

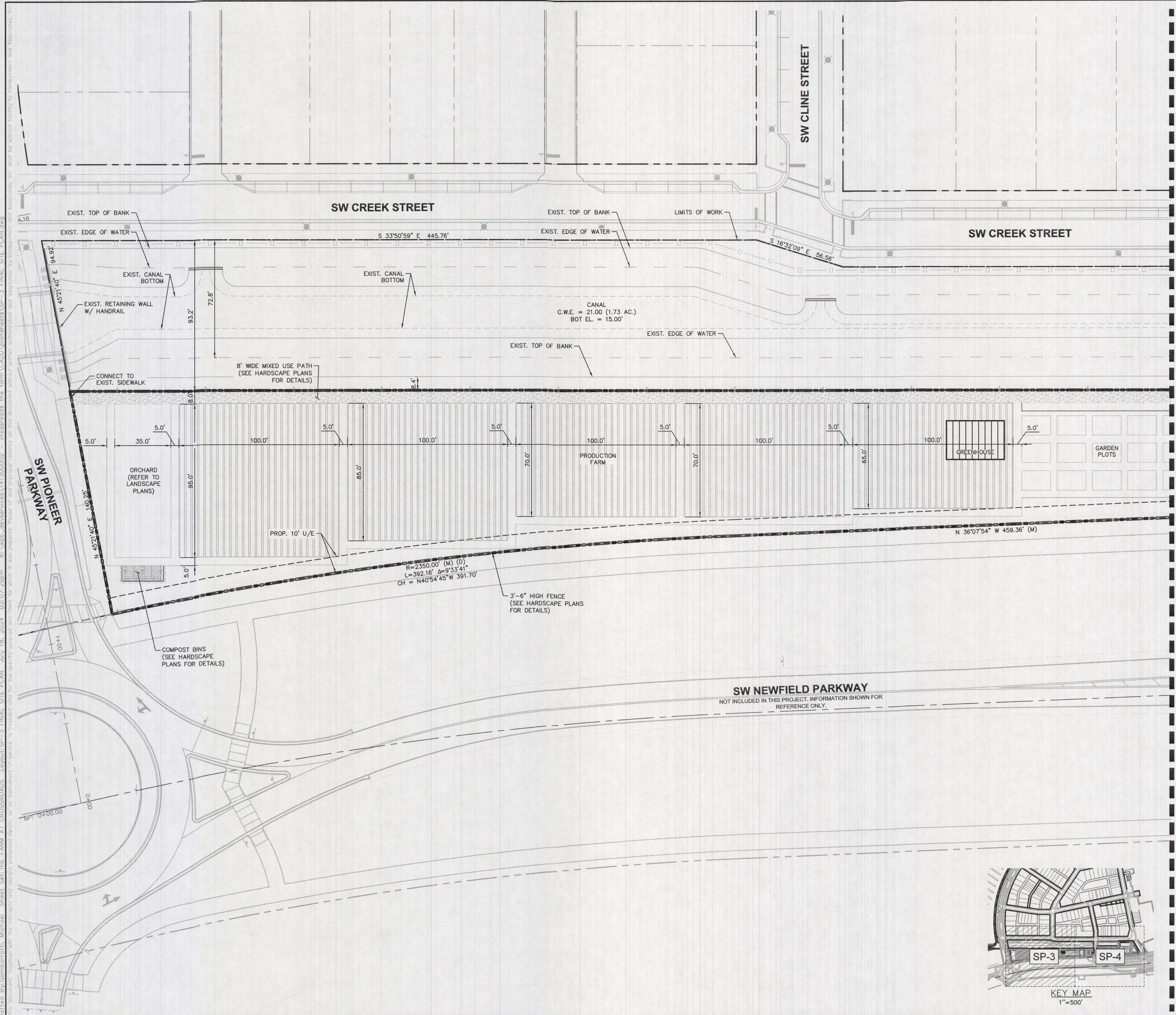
OVERALL SITE PLAN

CROSSROADS
NEIGHBORHOOD PHASE 1A-2
PREPARED FOR
MATTAMY PALM
BEACH, LLC.

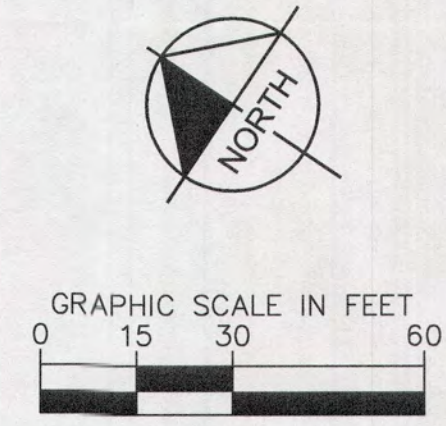
MARTIN COUNTY FLORIDA

SHEET NUMBER
SP-2

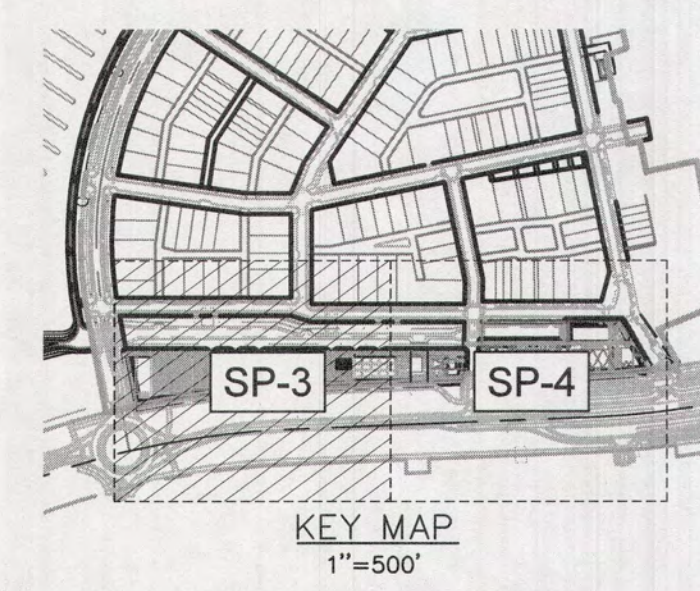
REVISIONS	DATE	BY



- LEGEND**
- CROSSROADS PHASE 1A PROPERTY/
RIGHT-OF-WAY LINE
 - LIMITS OF FARM WORK
 - CONCRETE SIDEWALK
(SEE DETAIL ON SHEET C3.10)
 - CONCRETE PAVEMENT
(SEE DETAIL ON SHEET C3.10)
 - GRAVEL
(SEE HARDSCAPE PLANS FOR DETAILS)
 - PED. PAVERS [PATTERN I]
(SEE HARDSCAPE PLANS FOR DETAILS)
 - CONC. PAVING [TYPE II]
(SEE HARDSCAPE PLANS FOR DETAILS)
 - FIBAR PATH
(SEE HARDSCAPE PLANS FOR DETAILS)



MATCHLINE - SEE SHEET SP-4



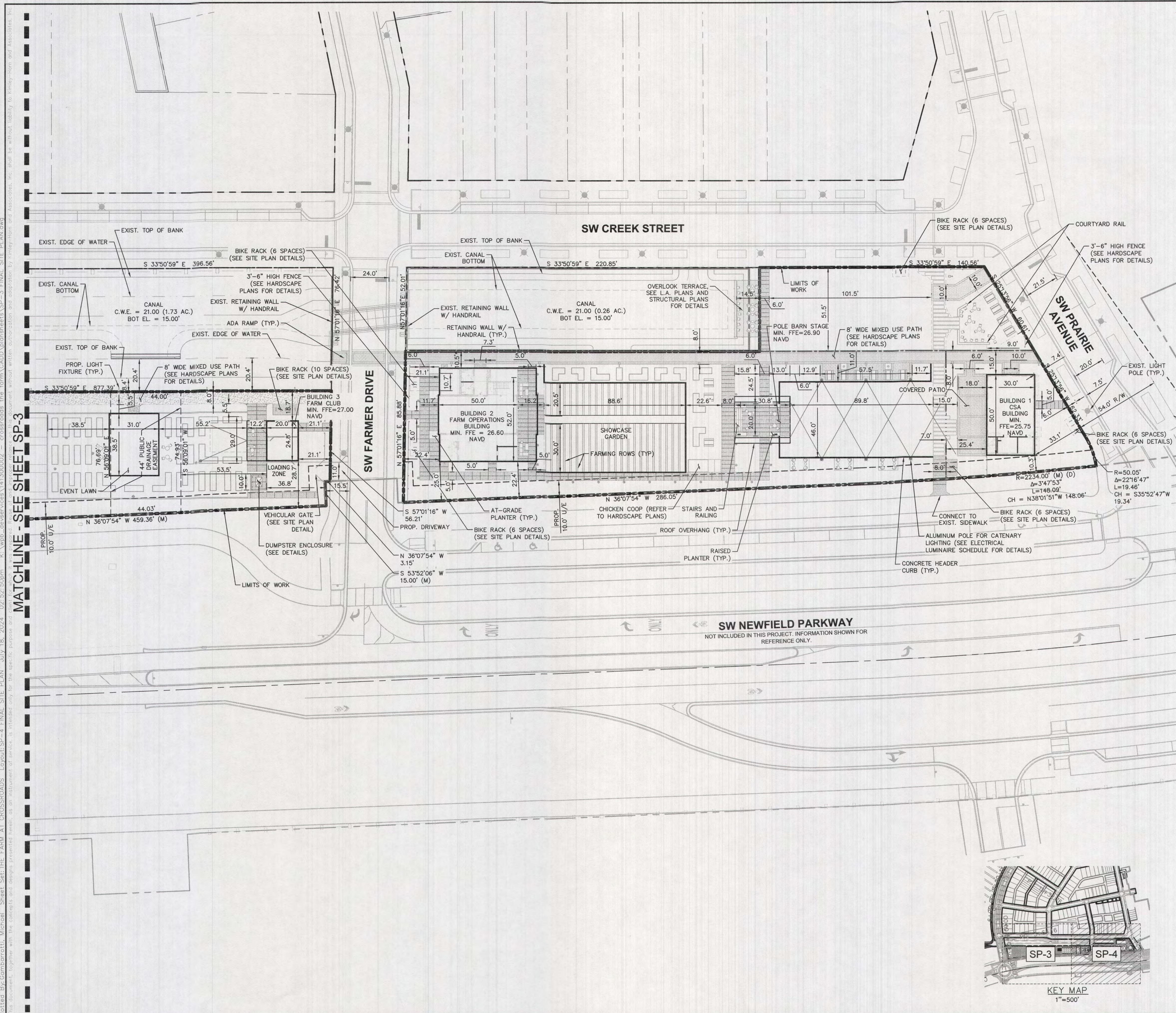
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DATE APPROVED: 7/17/2024
BY: Liz Nagel
Project Coordinator

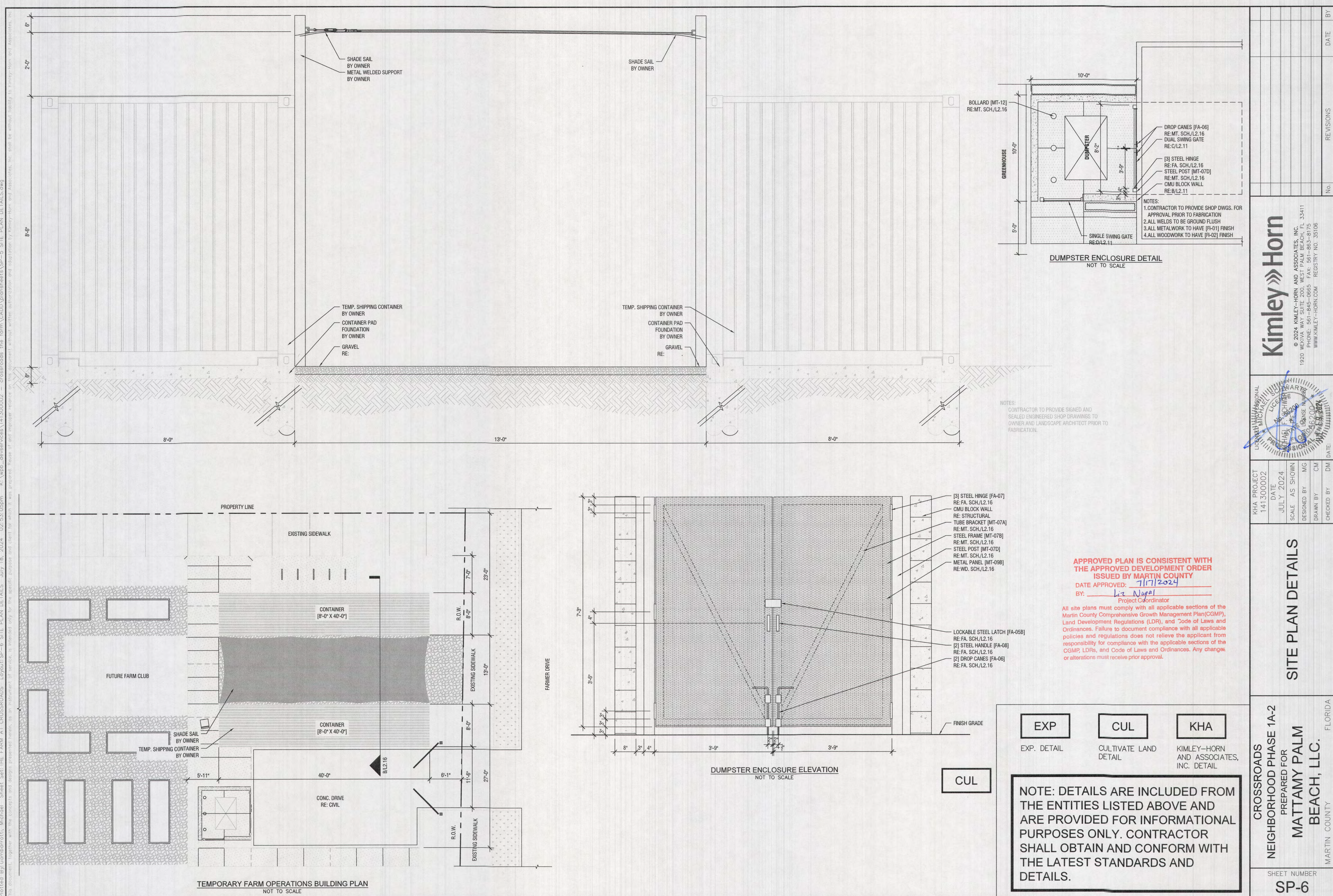
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CROSSROADS NEIGHBORHOOD PHASE 1A-2 PREPARED FOR MATTAMY PALM BEACH, LLC.	FLORIDA MARTIN COUNTY	SHEET NUMBER SP-3	No.	REVISIONS	DATE	BY
Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 1920 MEKKA WAY SUITE 200 WEST PALM BEACH, FL 33411 PHONE: 561-845-0665 FAX: 561-863-8175 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106						





Motivated By: Gambiarrotti, Michael Sheet Set: THE FARM AT CRUSSROCK Layout: 516-B SITE PLAN DETAILS Date: July 18, 2024 K: web-services@1300002 - crossroads the farm CAD/pdfsheets/516-B SITE PLAN DETAILS.dwg
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