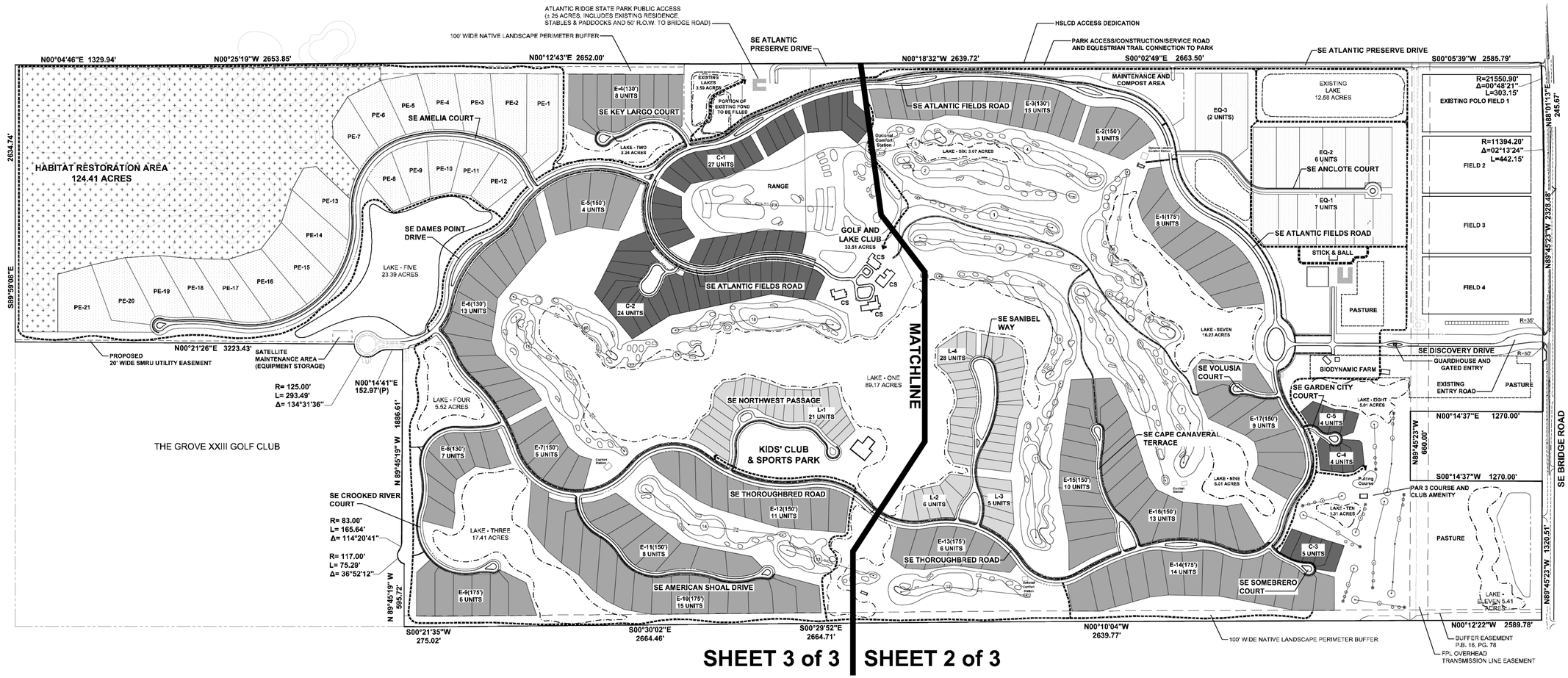


**SHEET 3 of 3** | **SHEET 2 of 3**

## LEGEND

- HABITAT RESTORATION AREA
- LAKE
- MULTI MODAL PATH
- EQUESTRIAN TRAIL
- PEDESTRIAN SIDEWALK

## DEVELOPMENT SUMMARY

| LOT/PRODUCT TYPE (ABBREVIATION) | | SIZE/TYP. DIMENSIONS | UNITS | % TOTAL |
|---|---|---|---|---|
| | PRESERVE ESTATES (PE) | ±3.0 - 4.0 ACRES (300' X 500') | 21 | 6% |
| | EQUESTRIAN ESTATES (EQ) | ±1.0 - 3.0 ACRES (200' X 440') | 15 | 5% |
| | ESTATE HOMES 175' (E) | ±1.0 - 1.5 ACRES (175' X 325') | 49 | 15% |
| | ESTATE HOMES 150' (E) | ±1.0 - 1.5 ACRES (150' X 350') | 63 | 20% |
| | ESTATE HOMES 130' (E) | ±1.0 - 1.5 ACRES (130' X 350') | 43 | 13% |
| | COTTAGE LOTS (C) | ±0.5 - 1.0 ACRES (100' X 250') | 66 | 21% |
| | LAKE HOMES (L) | ±0.33 - .50 ACRES (60' X 200') | 60 | 19% |
| | | TOTAL: | 317 | 100% |
| | GOLF CLUB SUITES (CS) | SIZE VARIES (IN CLUB COMPLEX) | 10 | - |

**NOTES:**

The existing HSLCD easements are relocatable and will be addressed by way of dedicating all lakes, lake interconnections, habitat restoration area and drainage ways to the HSLCD by way of the future replat of the property.

All existing easements and rights-of-way that have been dedicated to the Hobe Sound Polo Club POA will be removed/relocated by replat.

The only easements to be retained in their existing locations are the FPL overhead utility line easements and buffer easement for the off-site wetlands in the southwest corner of the property.

A new SMRU utility easement is proposed along the northwest property line to allow for the extension of existing water/sewer lines from Seabranch Boulevard to the project site.

All roads and other common elements shall be privately owned and maintained by a new POA to be determined wit the replat.

## LAND USE SUMMARY

| LAND USE TYPE | ACRES | % TOTAL |
|---|---|---|
| RESIDENTIAL LOTS | 454.2 | 30% |
| GOLF COURSE | 262.4 | 17% |
| LOCAL AND SPINE ROADS | 117.3 | 8% |
| LAKES | 192.0 | 13% |
| LAKE BANKS | 27.9 | 2% |
| COMMUNITY AMENITIES & MAINTENANCE | 94.0 | 6% |
| POLO FIELDS | 67.6 | 4% |
| HABITAT RESTORATION AREA | 124.4 | 8% |
| DONATED STATE PARK PUBLIC ACCESS AND FACILITIES | 19.4 | 1% |
| BUFFERS AND OPEN SPACE | 166.7 | 11% |
| HSLCD PROPERTY | 5.0 | <1% |
| **TOTALS:** | **1,530.9 AC** | **100%** |

## Site Area Calculations

| | | |
|---|---|---|
| **Total Site Area:** | **1,530.9 acres** | |
| **Pervious Area:** | **879.2 acres** | **(57%)** |
| Residential Lots: | 227.1 acres | |
| Golf Course: | 236.2 acres | |
| Local and Spine Roads: | 47.7 acres | |
| Lake Banks: | 27.9 acres | |
| Community Amenities & Maintenance: | 23.5 acres | |
| Polo Fields: | 60.8 acres | |
| Habitat Restoration Area: | 78.4 acres | |
| Donated State Park Public Access and Facilities: | 9.7 acres | |
| Buffers and Open Space: | 166.7 acres | |
| HSLCD Property: | 1.2 acres | |
| **Impervious Area:** | **651.7 acres** | **(43%)** |
| Residential Lots: | 227.1 acres | |
| Golf Course: | 26.2 acres | |
| Local and Spine Roads: | 69.6 acres | |
| Lakes: | 192.0 acres | |
| Community Amenities & Maintenance: | 70.5 acres | |
| Polo Fields: | 6.8 acres | |
| Habitat Restoration Area: | 46.0 acres | |
| Donated State Park Public Access and Facilities: | 9.7 acres | |
| HSLCD Property: | 3.8 acres | |

## Open Space Data

| | | |
|---|---|---|
| **Project Area:** | **1,530.9 acres** | **(100%)** |
| **Required Open Space:** | **765.45 acres** | **(50%)** |
| **Provided Open Space:** | **1,117.2 acres** | **(73%)** |
| **Pervious Area:** | **879.2 acres** | **(57%)** |
| **Created Wetlands:** | **46.0 acres** | **(13%)** |
| **Lakes:** | **192.0 acres** | **(13%)*** |

*As per Goal 4.3, MCCGMP, wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 40 percent of the upland property consists of open space.

## Overall Site Data

| | |
|---|---|
| Future Land Use: | Agricultural, Rural Density |
| Proposed Land Use: | Rural Lifestyle, Rural Density |
| Existing Zoning: | AG-20A, RE-2A |
| Proposed Zoning: | PUD |
| Total Site Area: | 1,530.9 acres |
| Residential Units: | 317 single family lots |
| Gross Density: | 0.207 units per acre |

Existing Use: Commercial agriculture, 50 platted 20-acre lots, polo fields, equestrian facilities, maintenance facilities, supporting roads, utilities and drainage infrastructure.

Proposed Use: Community agriculture, polo fields, equestrian facilities, 317 single- family lots, 18-hole standard golf course,18-hole par 3 golf course, 10 golf cottages, clubhouse, recreation and accessory uses, maintenance facilities, supporting roads, utilities and drainage infrastructure.

## Density Calculations

| | | | |
|---|---|---|---|
| Existing Rural Density: | 36.98 ac. | @ 1 unit per 2 ac. = | 18.49 units |
| Existing AG Density: | 1,493.91 ac. | @ 1 unit per 20 ac. = | 74.69 units |
| Proposed Rural Lifestyle: | 1,493.91 ac | @ 1 unit per 5 ac. = | 298.78 units |

Proposed Units: 317 (298.78+18.49)

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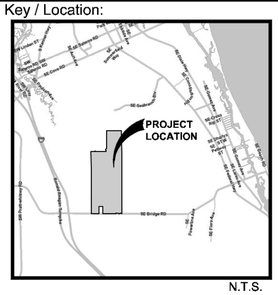
PLANNING & LANDSCAPE ARCHITECTURE

Discovery LAND COMPANY

FAZIO DESIGN

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:




N.T.S.

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**Environmental**
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Stuart, FL 34996

# Discovery PUD

Martin County, Florida

## Master Site Plan

| Date | By | Description |
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| 1.18.2022 | S.L.S. | 2nd Resubmittal |
| 3.28.2022 | S.L.S. | Revise Street Name |

NORTH

SCALE: 1" = 500'

0 250' 500' 1,000'

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | --- | Sheet |
| Manager | M.C. | 1 of 9 |
| Project Number | 18-366 | |
| Municipal Number | --- | |
| Computer File | | |

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Future Land Use: *Agricultural*
Existing Zoning: *A–1*
Existing Use: *Agricultural*

HSLCD ACCESS DEDICATION

PARK ACCESS/CONSTRUCTION/SERVICE ROAD AND EQUESTRIAN TRAIL CONNECTION TO PARK

SE ATLANTIC PRESERVE DRIVE

N00°18'32"W 2639.72'

S00°02'49"E 2663.50'

S00°05'39"W 2585.79'

N88°01'13"E 245.67'

N89°45'23"W 2328.48'

N89°45'23"W 1320.51'

N00°10'04"W 2639.77'

N00°12'22"W 2589.78'

MATCHLINE SEE SHEET 3 of 3

SE BRIDGE ROAD

MAINTENANCE AND COMPOST AREA

SE ATLANTIC FIELDS ROAD

E-3(130') 15 UNITS

E-2(150') 3 UNITS

E-1(175') 8 UNITS

Optional Comfort Station

LAKE - SIX: 3.07 ACRES

Optional Location Comfort Station

EQ-3 (2 UNITS)

EXISTING LAKE 12.58 ACRES

EQ-2 6 UNITS

SE ANCLOTE COURT

EQ-1 7 UNITS

SE ATLANTIC FIELDS ROAD

STICK & BALL

PASTURE

R=21550.90'
Δ=00°48'21"
L=303.15'

EXISTING POLO FIELD 1

EXISTING ACCESS ROAD AND STABILIZED PARKING FOR POLO EVENTS

R=11394.20'
Δ=02°13'24"
L=442.15'

FIELD 2

FIELD 3

EQUESTRIAN CENTER WITH MEMBERS-ONLY EXPANSION

FIELD 4

PROPOSED POLO VIEWING CABANAS

R=35'

EXISTING 6' WIDE SIDEWALK

EXISTING ROADWAY IMPROVEMENTS TO REMAIN

EXISTING 6' WIDE SIDEWALK

SE DISCOVERY DRIVE

R=50'

GUARDHOUSE AND GATED ENTRY

EXISTING ENTRY ROAD

PASTURE

115.00' WIDE RIGHT OF WAY INCLUDES PREVIOUS 15' WIDE DEDICATION

SE SANIBEL WAY

L-4 28 UNITS

LAKE - SEVEN 16.23 ACRES

SE VOLUSIA COURT

BIODYNAMIC FARM

SE GARDEN CITY COURT

LAKE - EIGHT 5.01 ACRES

C-5 4 UNITS

C-4 4 UNITS

E-17(150') 9 UNITS

SE CAPE CANAVERAL TERRACE

LAKE - NINE 5.01 ACRES

Comfort Station

Putting Course

PAR 3 COURSE AND CLUB AMENITY

E-15(150') 10 UNITS

L-2 6 UNITS

L-3 5 UNITS

E-16(150') 13 UNITS

LAKE - TEN 1.31 ACRES

PASTURE

E-13(175') 6 UNITS

SE THOROUGHBRED ROAD

C-3 5 UNITS

E-14(175') 14 UNITS

SE SOMEBRERO COURT

Optional Comfort Station

EXISTING OVERHEAD POWER LINES

170.00'

LAKE - ELEVEN 5.41 ACRES

N00°14'37"E 1270.00'

N89°45'23"W 660.00'

Future Land Use: *Agricultural*
Existing Zoning: *A–1*
Existing Use: *Vacant*

S00°14'37"W 1270.00'

100' WIDE NATIVE LANDSCAPE PERIMETER BUFFER

BUFFER EASEMENT P.B. 16, PG. 78

FPL OVERHEAD TRANSMISSION LINE EASEMENT

Future Land Use: *Agricultural*
Existing Zoning: *A–1*
Existing Use: *Agricultural*

## LEGEND

- HABITAT RESTORATION AREA
- LAKE
- MULTI MODAL PATH
- EQUESTRIAN TRAIL
- PEDESTRIAN SIDEWALK

VITA
PLANNING & LANDSCAPE ARCHITECTURE

Discovery LAND COMPANY

FAZIO DESIGN


lucido & associates
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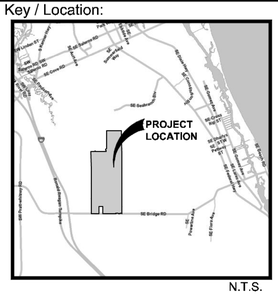


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NORTH

SCALE: 1" = 300'

0 150' 300' 600'

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | --- | Sheet |
| Manager | MC | 2 of 9 |
| Project Number | --- | |
| Municipal Number | --- | |
| Computer File | | |


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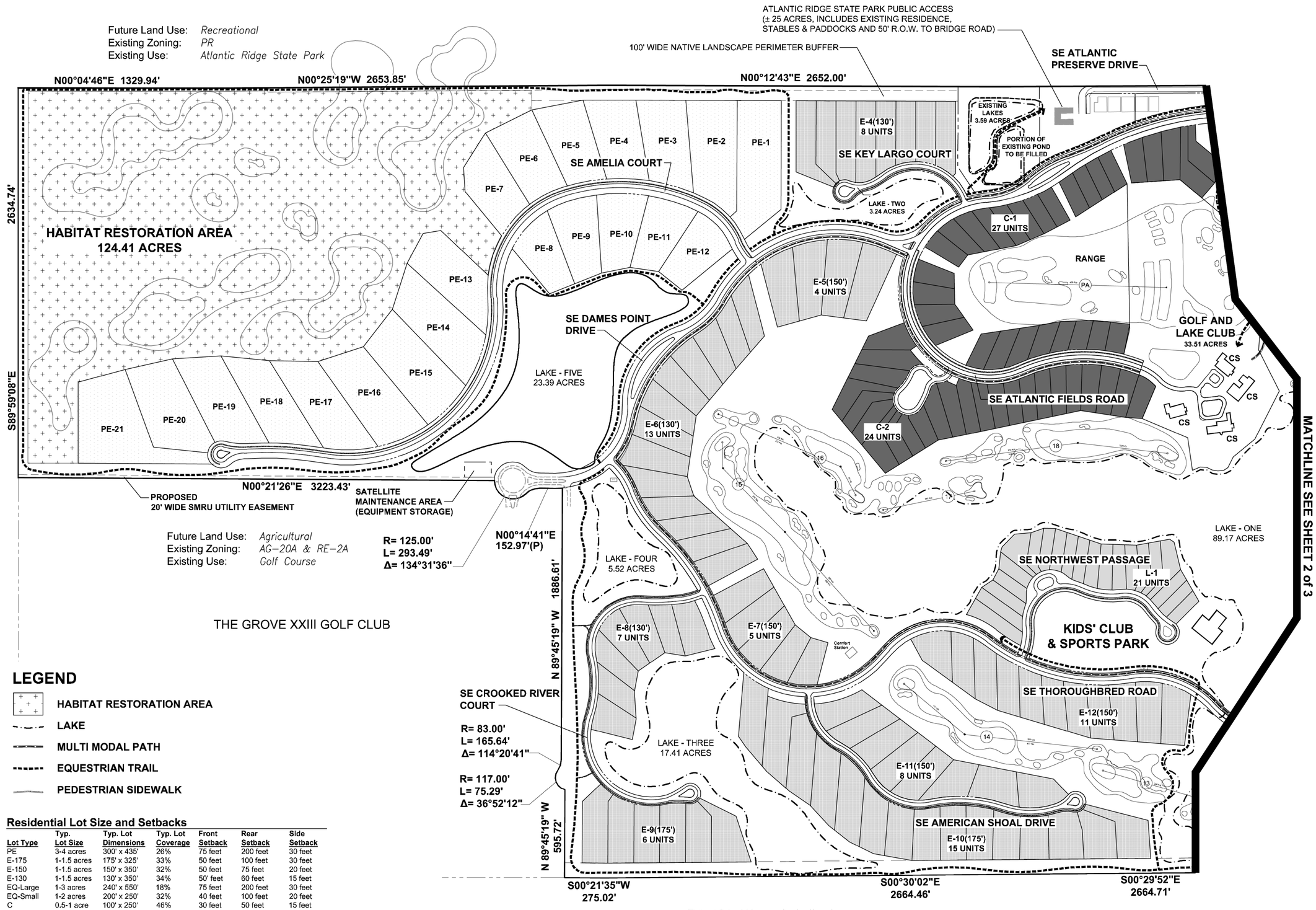


## LEGEND

- HABITAT RESTORATION AREA
- LAKE
- MULTI MODAL PATH
- EQUESTRIAN TRAIL
- PEDESTRIAN SIDEWALK

### Residential Lot Size and Setbacks

| Lot Type | Typ. Lot Size | Typ. Lot Dimensions | Typ. Lot Coverage | Front Setback | Rear Setback | Side Setback |
|---|---|---|---|---|---|---|
| PE | 3-4 acres | 300' x 435' | 26% | 75 feet | 200 feet | 30 feet |
| E-175 | 1-1.5 acres | 175' x 325' | 33% | 50 feet | 100 feet | 30 feet |
| E-150 | 1-1.5 acres | 150' x 350' | 32% | 50 feet | 75 feet | 20 feet |
| E-130 | 1-1.5 acres | 130' x 350' | 34% | 50' feet | 60 feet | 15 feet |
| EQ-Large | 1-3 acres | 240' x 550' | 18% | 75 feet | 200 feet | 30 feet |
| EQ-Small | 1-2 acres | 200' x 250' | 32% | 40 feet | 100 feet | 20 feet |
| C | 0.5-1 acre | 100' x 250' | 46% | 30 feet | 50 feet | 15 feet |
| L | 0.3-1 acre | 80' x 200' | 53% | 30 feet | 40 feet | 10 feet |

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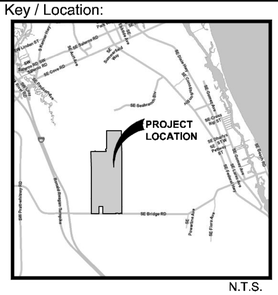


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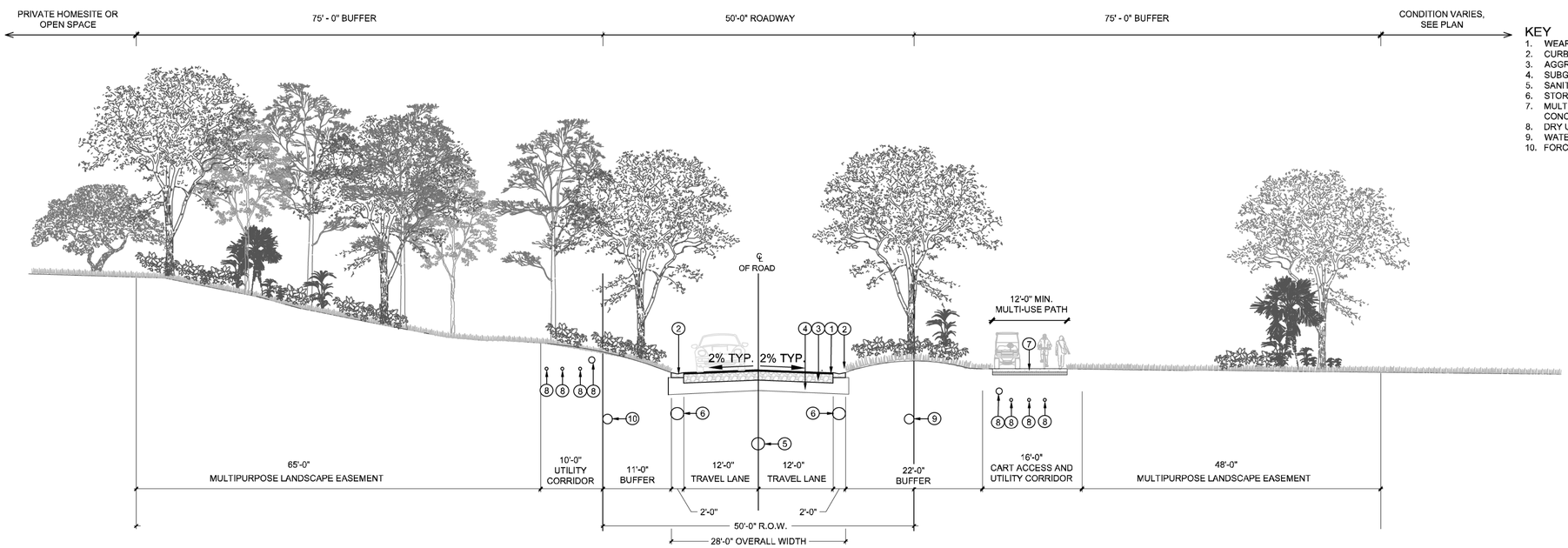
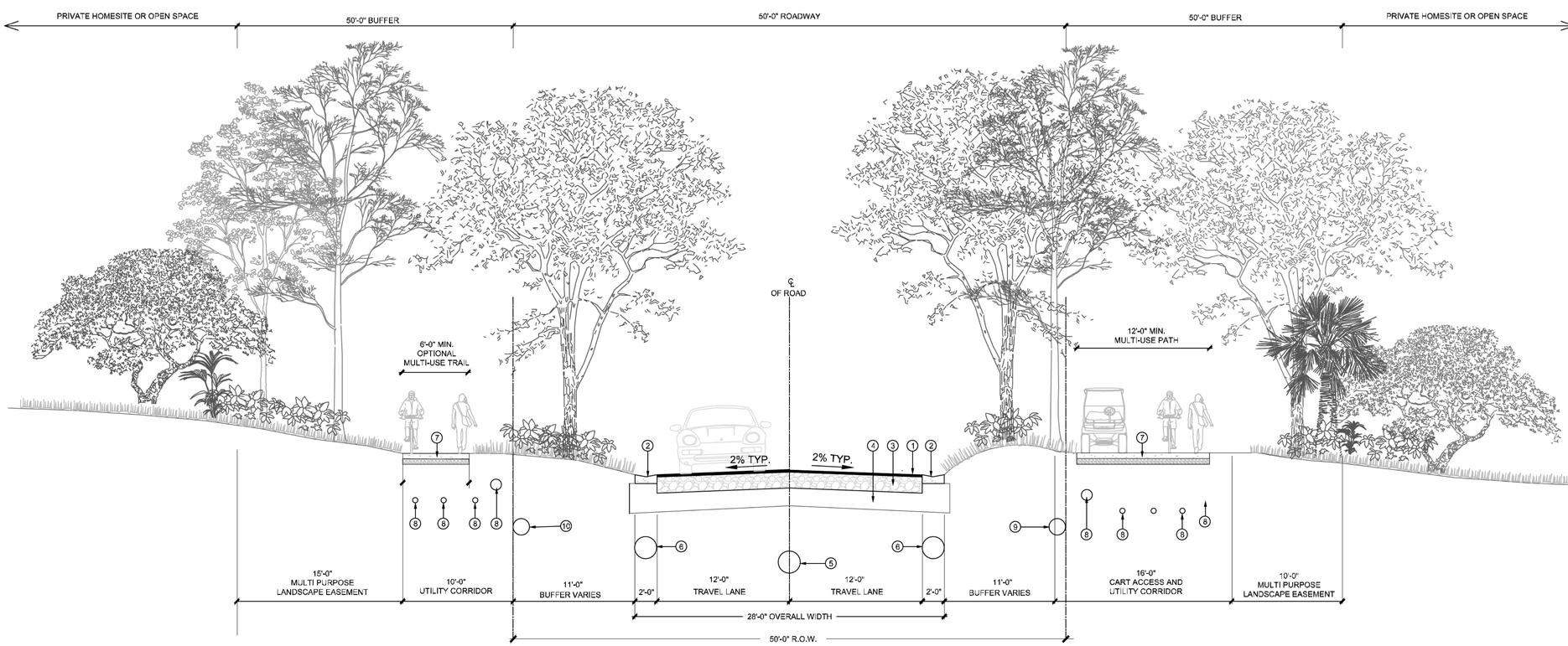



KEY
1. WEARING SURFACE
2. CURB & GUTTER
3. AGGREGATE BASE
4. SUBGRADE
5. SANITARY SEWER LINE
6. STORM DRAIN
7. MULTI-USE PATH - ASPHALT OR C.I.P. CONCRETE; SLOPE TO DRAIN, MAX 2%
8. DRY UTILITIES
9. WATER MAIN
10. FORCE MAIN

PRIMARY LOOP ROAD - 200' RIGHT-OF-WAY
RS-1

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8. DRY UTILITIES
9. WATER MAIN
10. FORCE MAIN

PRIMARY LOOP ROAD - 100' RIGHT-OF-WAY
RS-2


lucido & associates
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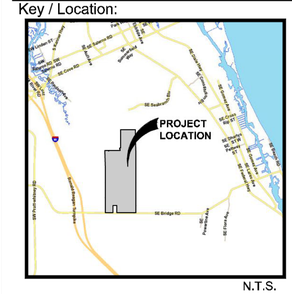
Key / Location:

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Stuart, FL 34996

# Discovery PUD

Martin County, Florida

## Master Site Plan

Road Cross-Sections

| Date | By | Description |
|---|---|---|

NORTH

SCALE: 1" = NTS

0 -- -- --

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | --- | Sheet |
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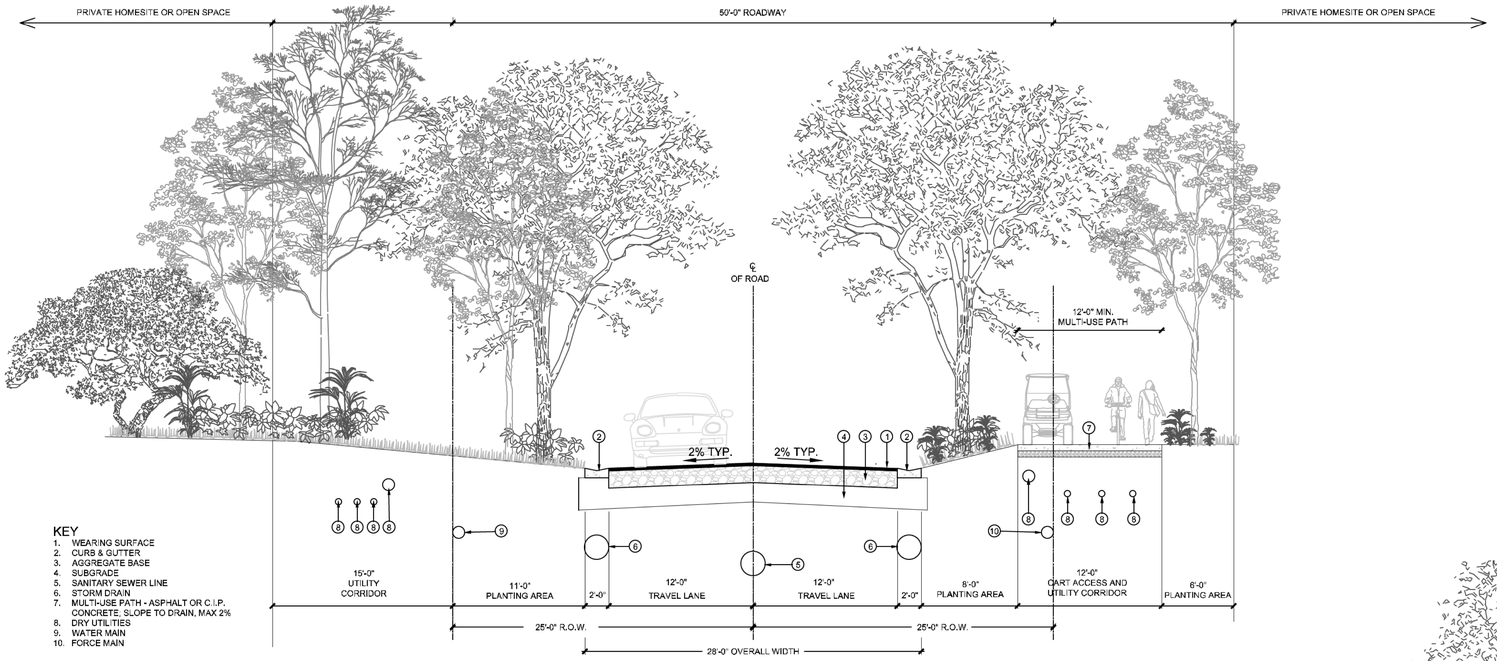


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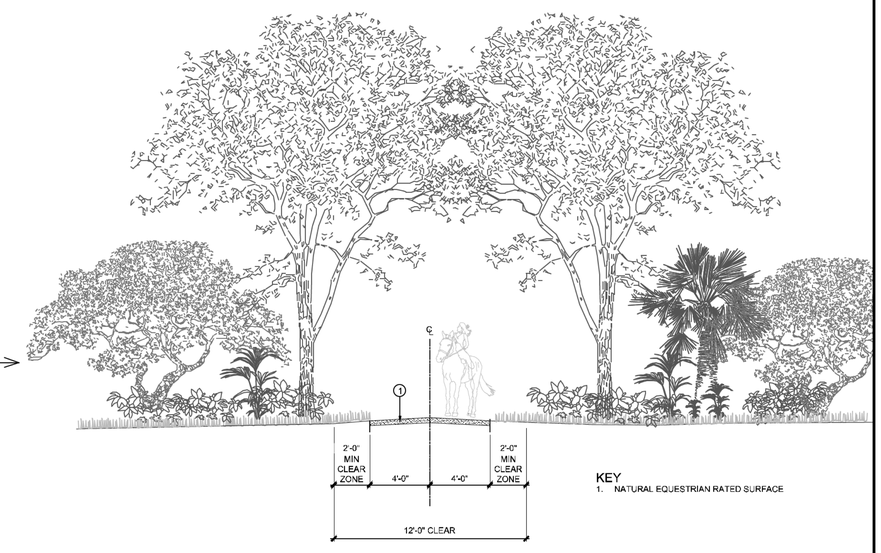
5. SANITARY SEWER LINE
6. STORM DRAIN
7. MULTI-USE PATH - ASPHALT OR C.I.P. CONCRETE, SLOPE TO DRAIN, MAX 2%
8. DRY UTILITIES
9. WATER MAIN
10. FORCE MAIN

PRIMARY LOOP ROAD - 80' RIGHT-OF-WAY

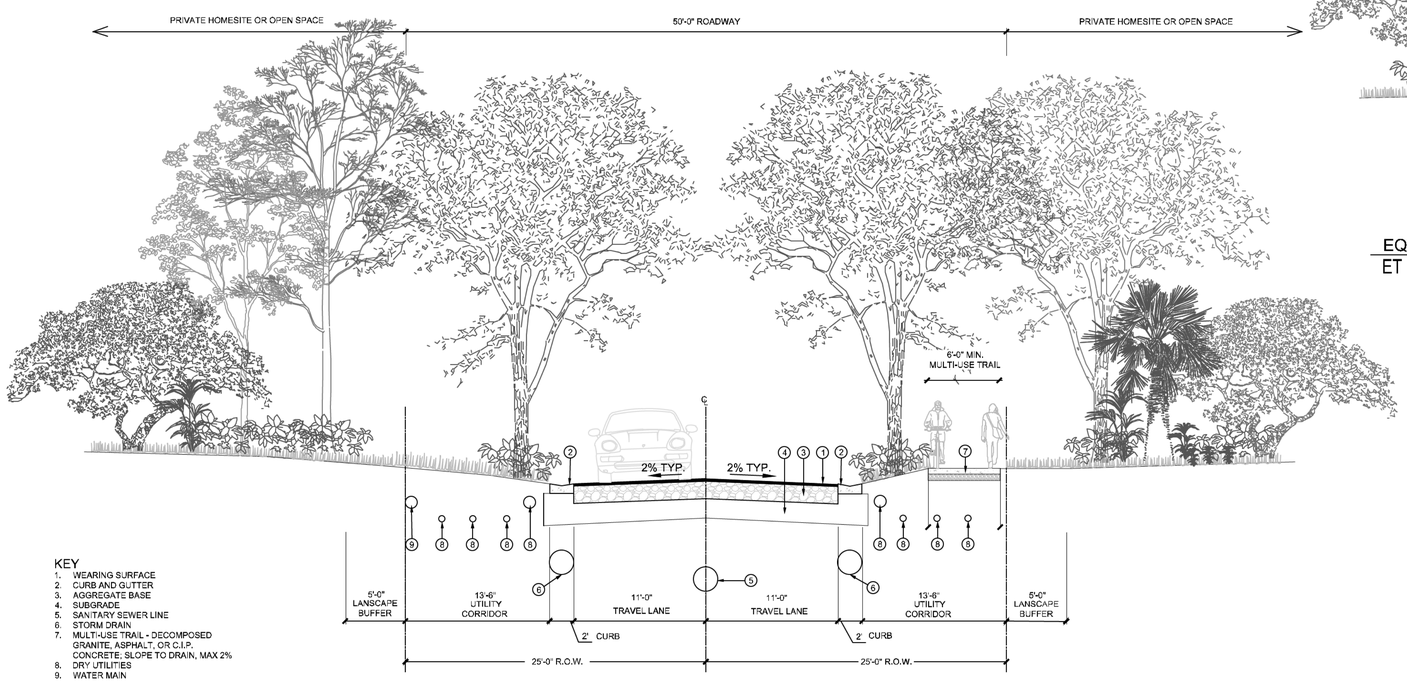
RS-3




KEY
1. NATURAL EQUESTRIAN RATED SURFACE

EQUESTRIAN TRAIL SECTION

ET

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3. AGGREGATE BASE
4. SUBGRADE
5. SANITARY SEWER LINE
6. STORM DRAIN
7. MULTI-USE TRAIL - DECOMPOSED GRANITE, ASPHALT, OR C.I.P. CONCRETE; SLOPE TO DRAIN, MAX 2%
8. DRY UTILITIES
9. WATER MAIN

NEIGHBORHOOD ROAD - 60' RIGHT-OF-WAY

RS-4

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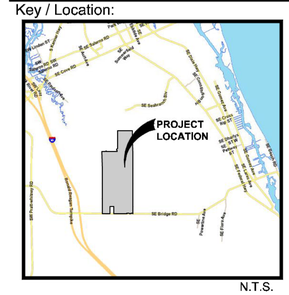
Key / Location:

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Stuart, FL 34994

**Environmental**
EW Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996

# Discovery PUD

Martin County, Florida

## Master Site Plan

Road Cross-Sections

| Date | By | Description |
|---|---|---|

NORTH

SCALE: 1" = NTS

0 -- -- --

REG. # 1018
Thomas P. Lucido

| | |
|---|---|
| Designer | --- |
| Manager | MC |
| Project Number | --- |
| Municipal Number | --- |
| Computer File | |

Sheet
5 of 9

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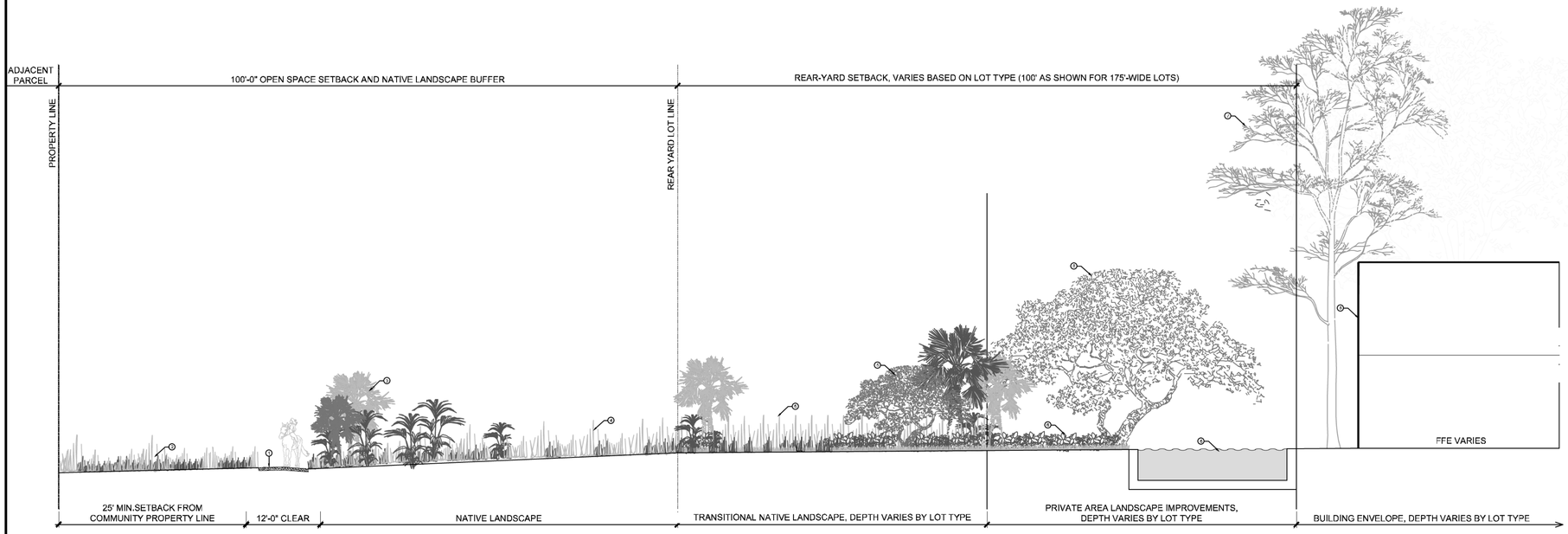
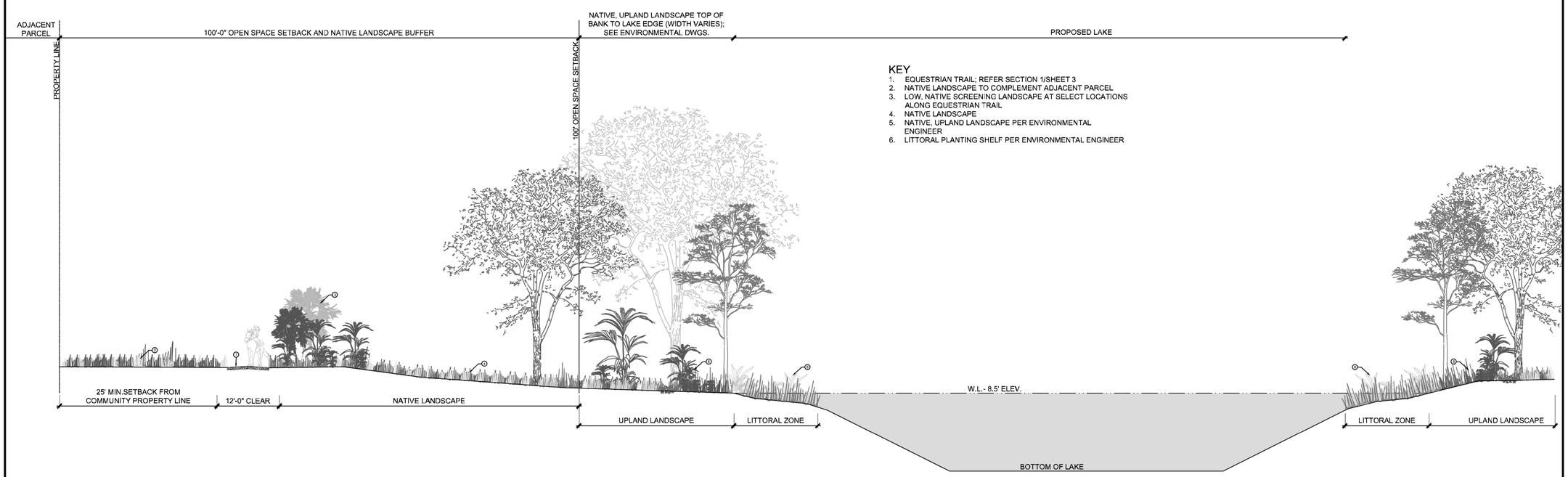



KEY
1. EQUESTRIAN TRAIL; REFER SECTION 1/SHEET 3
2. NATIVE LANDSCAPE TO COMPLEMENT ADJACENT PARCEL
3. LOW, NATIVE SCREENING LANDSCAPE AT SELECT LOCATIONS
4. NATIVE, TRANSITIONAL LANDSCAPE IN OPEN SPACE SETBACK
5. NATIVE, TRANSITIONAL LANDSCAPE IN PRIVATELY OWNED REAR YARD OF LOT
6. PRIVATE AREA LANDSCAPE IMPROVEMENTS WITHIN LOT; INCLUDES POOLS, HARDSCAPE, ORNAMENTAL GARDEN LANDSCAPE, ETC.
7. PRIVACY LANDSCAPE ALONG SHARED LOT LINES
8. PRIMARY RESIDENCE

## WESTERN PROPERTY BOUNDARY - PRIVATE LOT CONDITION

PB-1



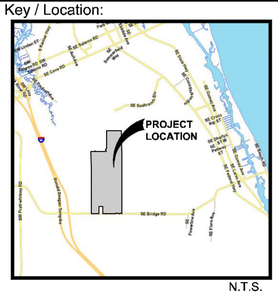

KEY
1. EQUESTRIAN TRAIL; REFER SECTION 1/SHEET 3
2. NATIVE LANDSCAPE TO COMPLEMENT ADJACENT PARCEL
3. LOW, NATIVE SCREENING LANDSCAPE AT SELECT LOCATIONS ALONG EQUESTRIAN TRAIL
4. NATIVE LANDSCAPE
5. NATIVE, UPLAND LANDSCAPE PER ENVIRONMENTAL ENGINEER
6. LITTORAL PLANTING SHELF PER ENVIRONMENTAL ENGINEER

## WESTERN PROPERTY BOUNDARY - LAKE CONDITION

PB-2


lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220


Key / Location:




N.T.S.

Project Team:

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Vero Beach, FL 32963

**Developer**
Discovery Land Company

**Land Planning**
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Stuart, FL 34996

# Discovery PUD

Martin County, Florida

## Master Site Plan

Boundary Cross-Sections

| Date | By | Description |
|---|---|---|

NORTH

SCALE: 1" = NTS

0 -- -- --

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | --- | Sheet |
| Manager | MC | 6 of 9 |
| Project Number | --- | |
| Municipal Number | --- | |
| Computer File | | |


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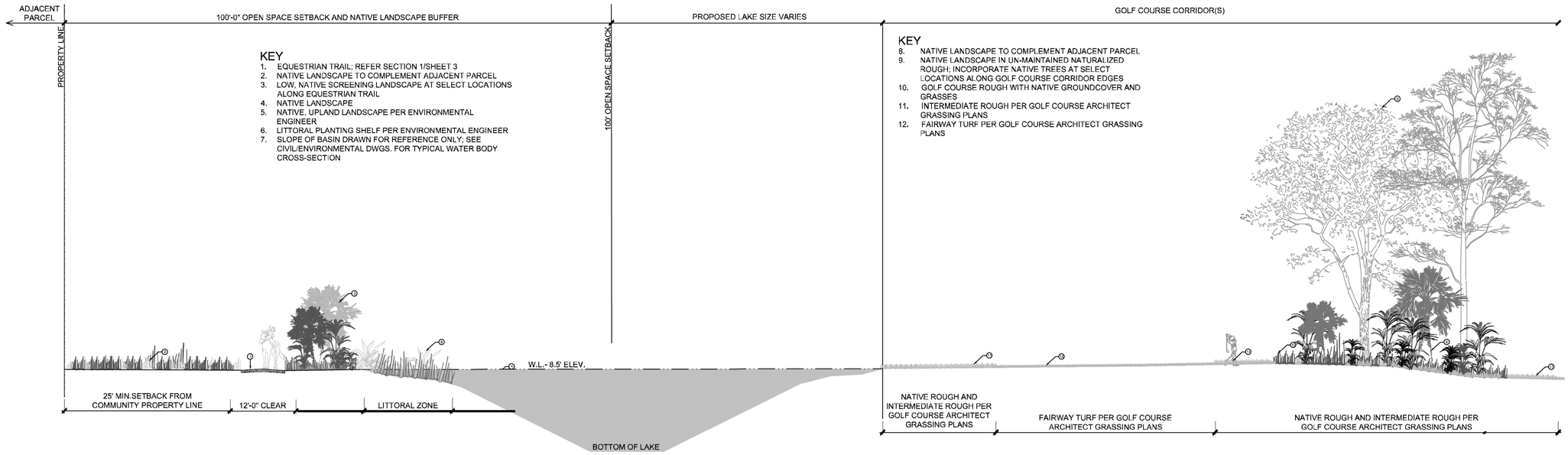
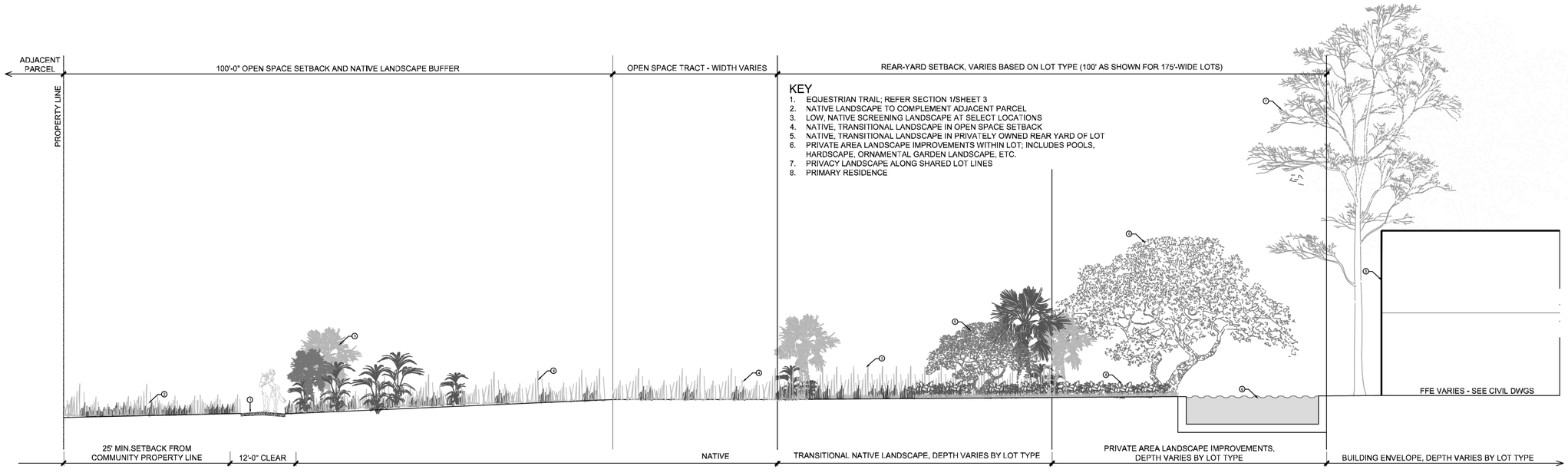



WESTERN PROPERTY BOUNDARY - LAKE & GOLF COURSE CONDITION

PB-3

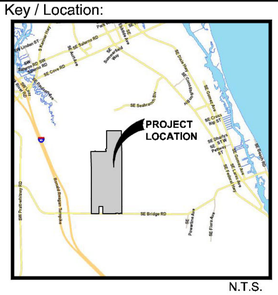



WESTERN PROPERTY BOUNDARY - PRIVATE LOT ADJACENT TO OPEN SPACE CONDITION

PB-4

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:




N.T.S.

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Stuart, FL 34996

# Discovery PUD

Martin County, Florida

## Master Site Plan

Boundary Cross-Sections

| Date | By | Description |
|---|---|---|

NORTH

SCALE: 1" = NTS

0 -- -- --

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | --- | Sheet |
| Manager | MC | 7 of 9 |
| Project Number | --- | |
| Municipal Number | --- | |
| Computer File | | |

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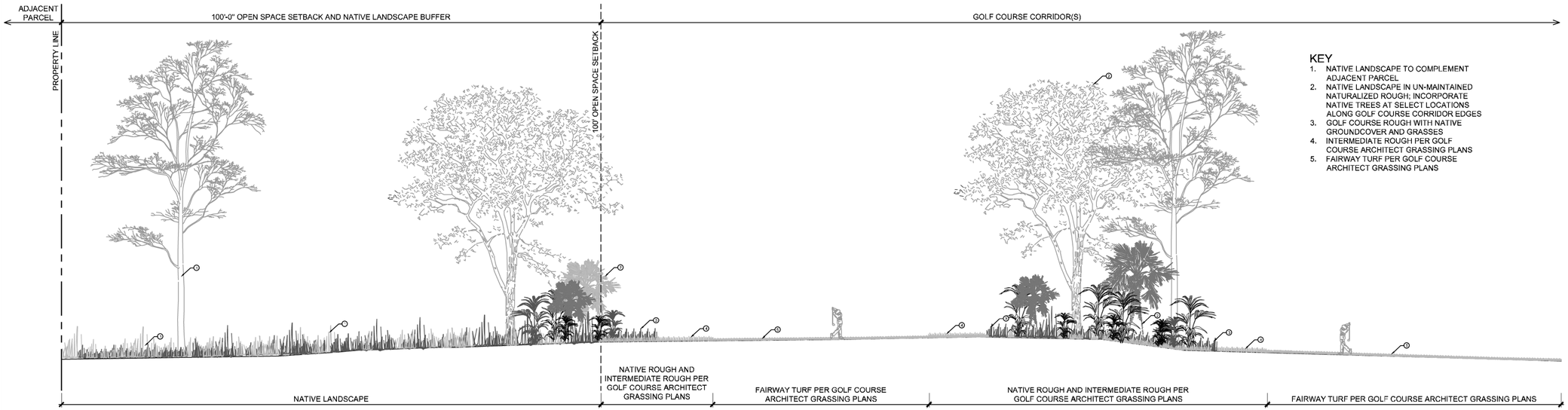
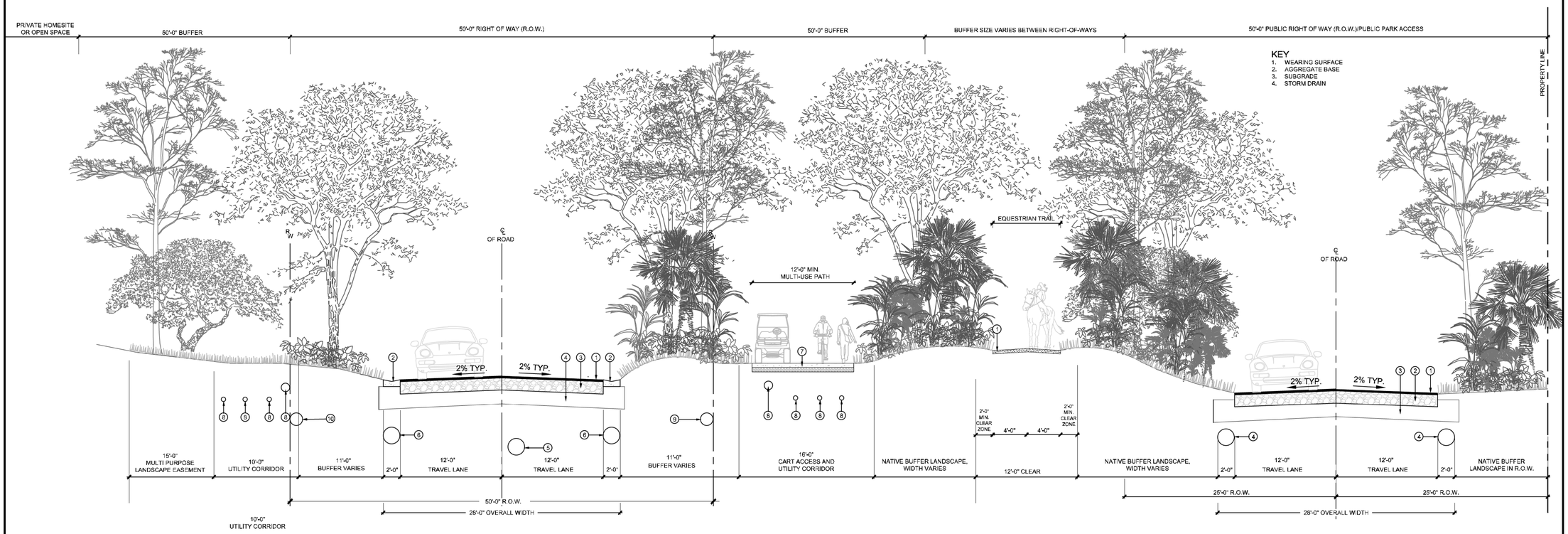



KEY
1. NATIVE LANDSCAPE TO COMPLEMENT ADJACENT PARCEL
2. NATIVE LANDSCAPE IN UN-MAINTAINED NATURALIZED ROUGH; INCORPORATE NATIVE TREES AT SELECT LOCATIONS ALONG GOLF COURSE CORRIDOR EDGES
3. GOLF COURSE ROUGH WITH NATIVE GROUNDCOVER AND GRASSES
4. INTERMEDIATE ROUGH PER GOLF COURSE ARCHITECT GRASSING PLANS
5. FAIRWAY TURF PER GOLF COURSE ARCHITECT GRASSING PLANS

WESTERN PROPERTY BOUNDARY - GOLF COURSE CONDITION

PB-5



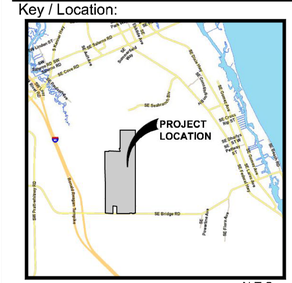

KEY
1. WEARING SURFACE
2. AGGREGATE BASE
3. SUBGRADE
4. STORM DRAIN

EASTERN PROPERTY BOUNDARY - PUBLIC ACCESS ROAD

PB-6

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:




N.T.S.

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# Discovery PUD

Martin County, Florida

## Master Site Plan

Boundary Cross-Sections

| Date | By | Description |
|---|---|---|

NORTH

SCALE: 1" = NTS

0 -- -- --

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | --- | Sheet |
| Manager | MC | 8 of 9 |
| Project Number | --- | |
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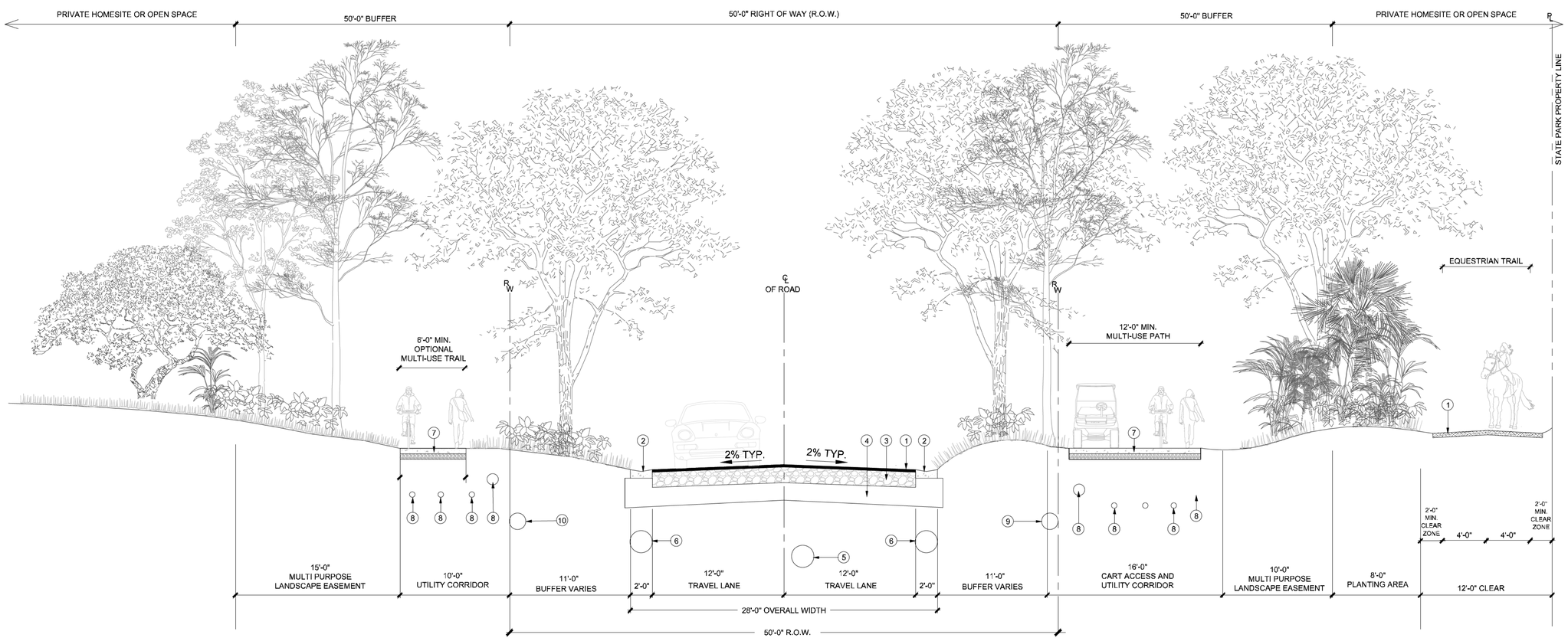


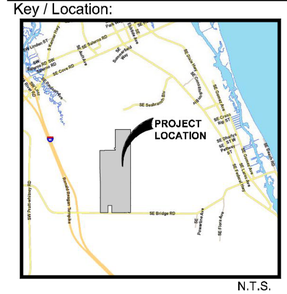

## EASTERN PROPERTY BOUNDARY - STATE PARK BOUNDARY

## PB-7

### KEY

1. WEARING SURFACE
2. CURB & GUTTER
3. AGGREGATE BASE
4. SUBGRADE
5. SANITARY SEWER LINE
6. STORM DRAIN
6. STORM DRAIN
7. MULTI-USE PATH - ASPHALT OR C.I.P. CONCRETE; SLOPE TO DRAIN, MAX 2%
8. DRY UTILITIES
9. WATER MAIN
10. FORCE MAIN

Key / Location:

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**Environmental**
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1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996

# Discovery PUD

Martin County, Florida

## Master Site Plan

Boundary Cross-Sections

| Date | By | Description |
|---|---|---|

NORTH

SCALE: 1" = 5'

0 2.5' 5' 10'

REG. # 1018
Thomas P. Lucido

| | |
|---|---|
| Designer | --- |
| Manager | MC |
| Project Number | --- |
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Sheet
**9 of 9**

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