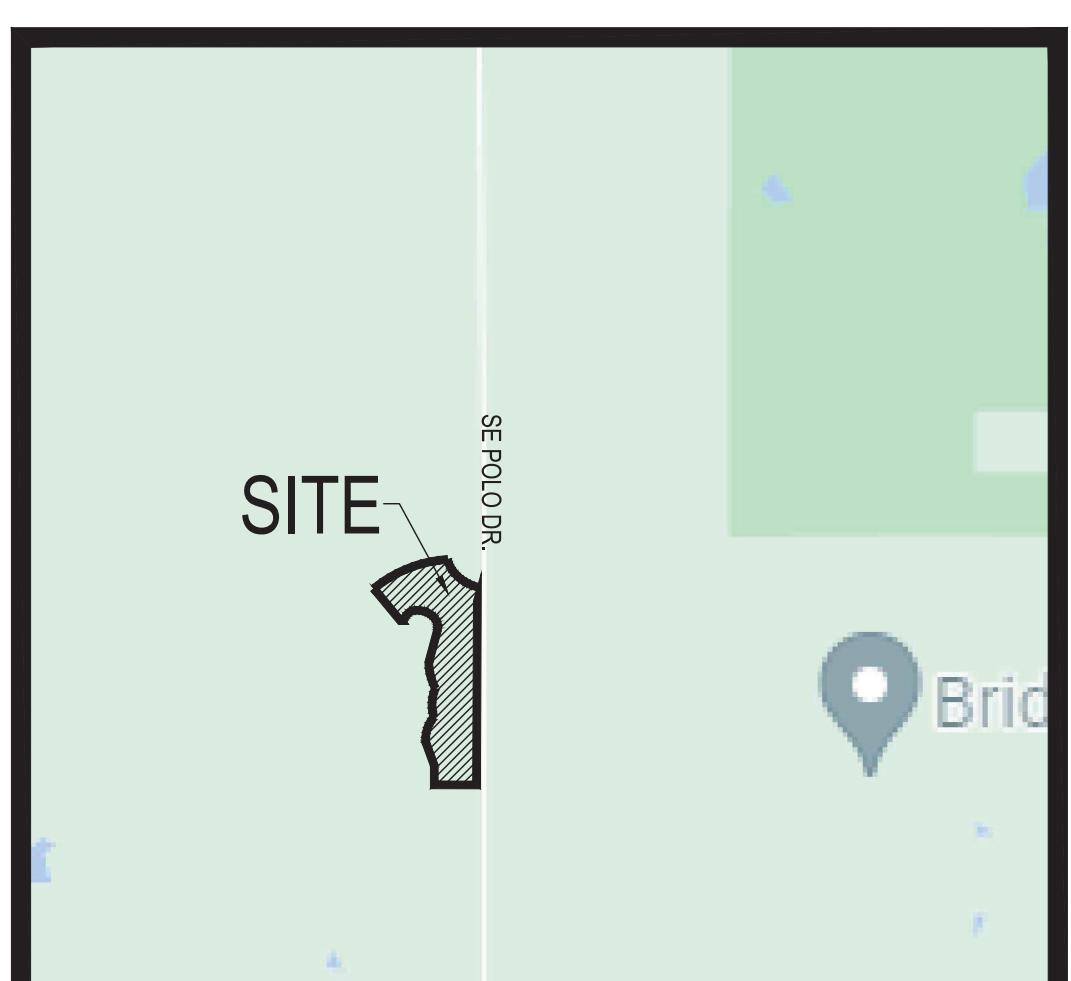


REVISIONS:		
BY:	DATE:	COMMENT:
LG	09-24-25	REVISED PLANS PER COUNTY COMMENTS
LG	11-24-25	REVISED PLANS PER COUNTY COMMENTS

ORGANIC FARM

PHASE 2C FINAL SITE PLAN
SECTIONS 26, TOWNSHIP 39 S, RANGE 41 E
MARTIN COUNTY, FLORIDA



LOCATION MAP
N.T.S.



VICINITY \ AERIAL MAP
N.T.S.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
COV. 01-03 04-05	COVER SHEET FINAL SITE PLAN FINAL SITE PLAN DETAILS

PLAN FOR

DISCOVERY HOBE SOUND INVESTORS, LLC.

ENGINEER & SURVEYOR



ENGINEERING & SURVEYING, LLC.

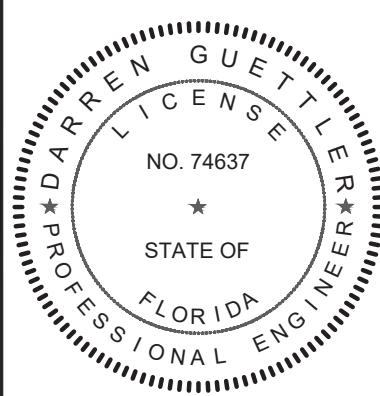
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477

ENGINEER'S PROJECT NO. 22-1038

REVISIONS:
BY: DATE: COMMENT:
LG 09-24-25 REVISED PLANS PER
COUNTY COMMENTS
LG 11-24-25 REVISED PLANS PER
COUNTY COMMENTS

PROJECT:
DISCOVERY PUD
PHASE 2C FINAL SITE PLAN
TRACT R4

CLIENT:
DISCOVERY
HOBE SOUND
INVESTORS, LLC.
Martin County, Florida

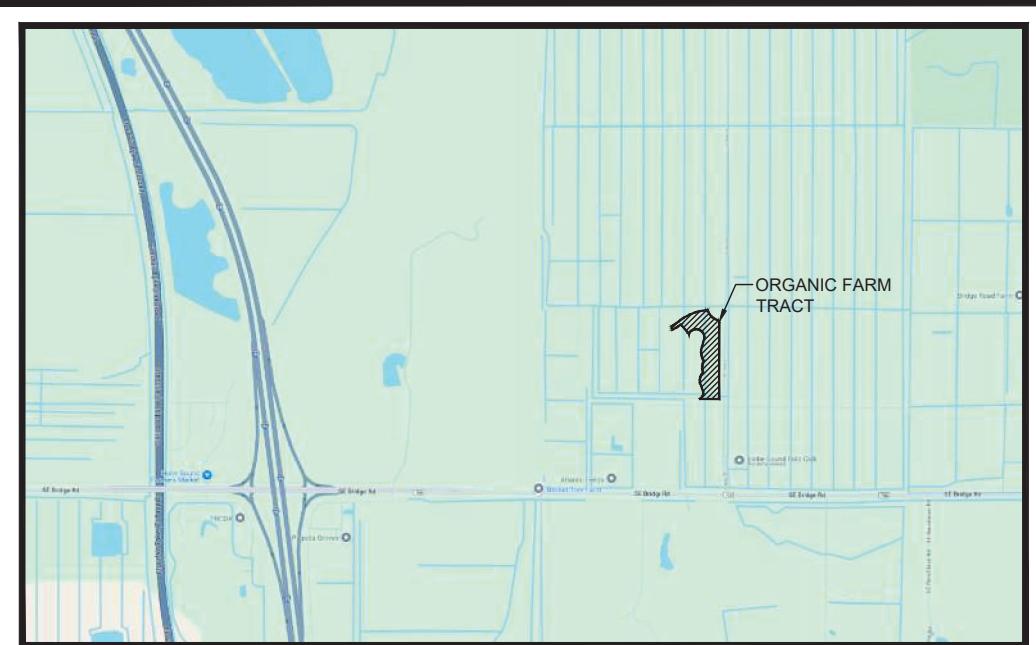
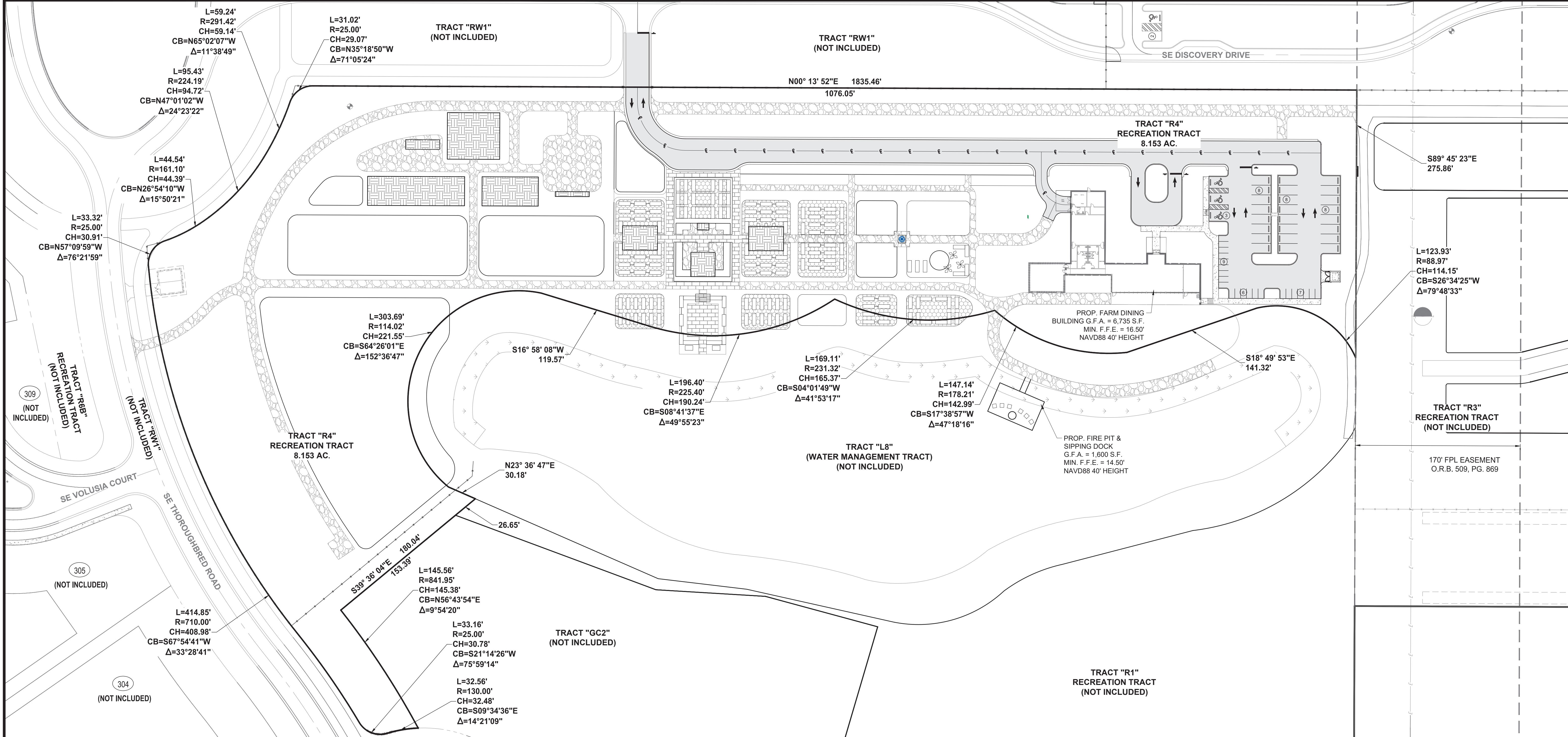


PROJECT NO.: 22-1038
DRAWN BY: JM
CHECKED BY: DG
DATE: 12/09/2022
CAD ID: 22-1038 - SITE PLAN

PROJECT NOTES:
- ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE PROJECT SITE
- ALL ALCOHOLIC BEVERAGE LICENSES SHALL MEET ALL CITY CODE REQUIREMENTS
- ALL MECHANICAL EQUIPMENT ON THE GROUND OR ON THE BUILDING SHALL BE SCREENED

SHEET TITLE:
OVERALL FINAL SITE PLAN

SHEET NUMBER:
01

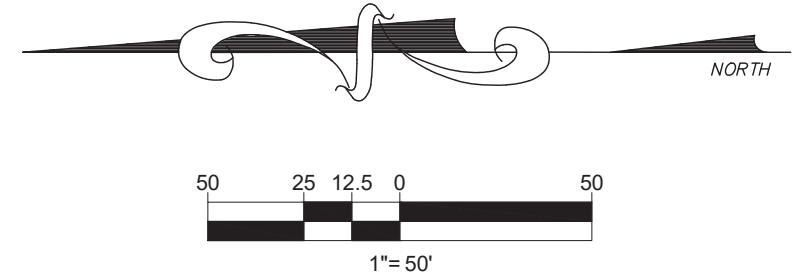


LOCATION MAP

N.T.S.

LEGAL DESCRIPTION:

TRACT "R4", DISCOVERY PUD, AS RECORDED IN PLAT BOOK 21, PAGE 1, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. LOT CONTAINS 8.153 AC.±



DEVELOPER:
DISCOVERY HOBE SOUND INVESTORS LLC.
14605 NORTH 73RD STREET
SCOTTSDALE, AZ 85260-3105

PROPERTY CLASSIFICATIONS:
ZONING: PUD - PLANNED UNIT DEVELOPMENT
FUTURE LAND USE: RL - RURAL LIFESTYLE

PRO. BUILDING SETBACKS:
FRONT: 105.24'
REAR: 33.51'
SIDE: 160.03'

FARM DINING BUILDING DATA

MAX. BUILDING HEIGHT: 40 FEET
BUILDING AREA: = 6,735 S.F. GROSS FLOOR AREA

UTILITY PROVIDERS:
POTABLE WATER = SMRU
WASTEWATER = SMRU
IRRIGATION = ONSITE SURFACE WATER

UTILITY STATEMENT:

THE SITE'S PERMANENT WATER AND SEWER SERVICES WILL BE PROVIDED BY SOUTH MARTIN REGIONAL UTILITIES. NO WELL OR SEPTIC INSTALLATION HAS OCCURRED AT THIS TIME ALTHOUGH PERMITS HAVE BEEN OBTAINED FOR BOTH.

PROJECT NOTES:

- ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE PROJECT SITE
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- ALL MECHANICAL EQUIPMENT ON THE GROUND OR ON THE BUILDING SHALL BE SCREENED

SITE DATA: R4 (ORGANIC FARM) TRACT

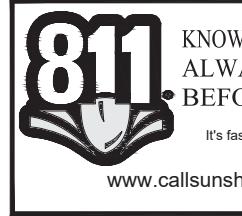
TOTAL PROJECT AREA	355.152 S.F.	8.153 AC	100.00%
IMPERVIOUS AREA			
TOTAL BUILDING	6,735 S.F.	0.154 AC	1.99%
PROP. PAVEMENT/WALKS	113,852 S.F.	2.614 AC	32.05%
TOTAL IMPERVIOUS	120,587 S.F.	2.768 AC	33.99%
TOTAL PERVIOUS (OPEN SPACE)	234,565 S.F.	5.385 AC	66.05%

LEGEND	
	HANDICAP STALL
	NUMBER OF PARKING SPACES
	PROPOSED ROAD CENTERLINE
	PROPOSED FENCE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DECOMPOSED GRANITE
	PROPOSED BASE ROCK ROAD
	PROPOSED EARTHFAST CONSTRUCTION
	PROPOSED RAISED BEDS
	EXISTING LITTORAL

PARKING CALCULATIONS

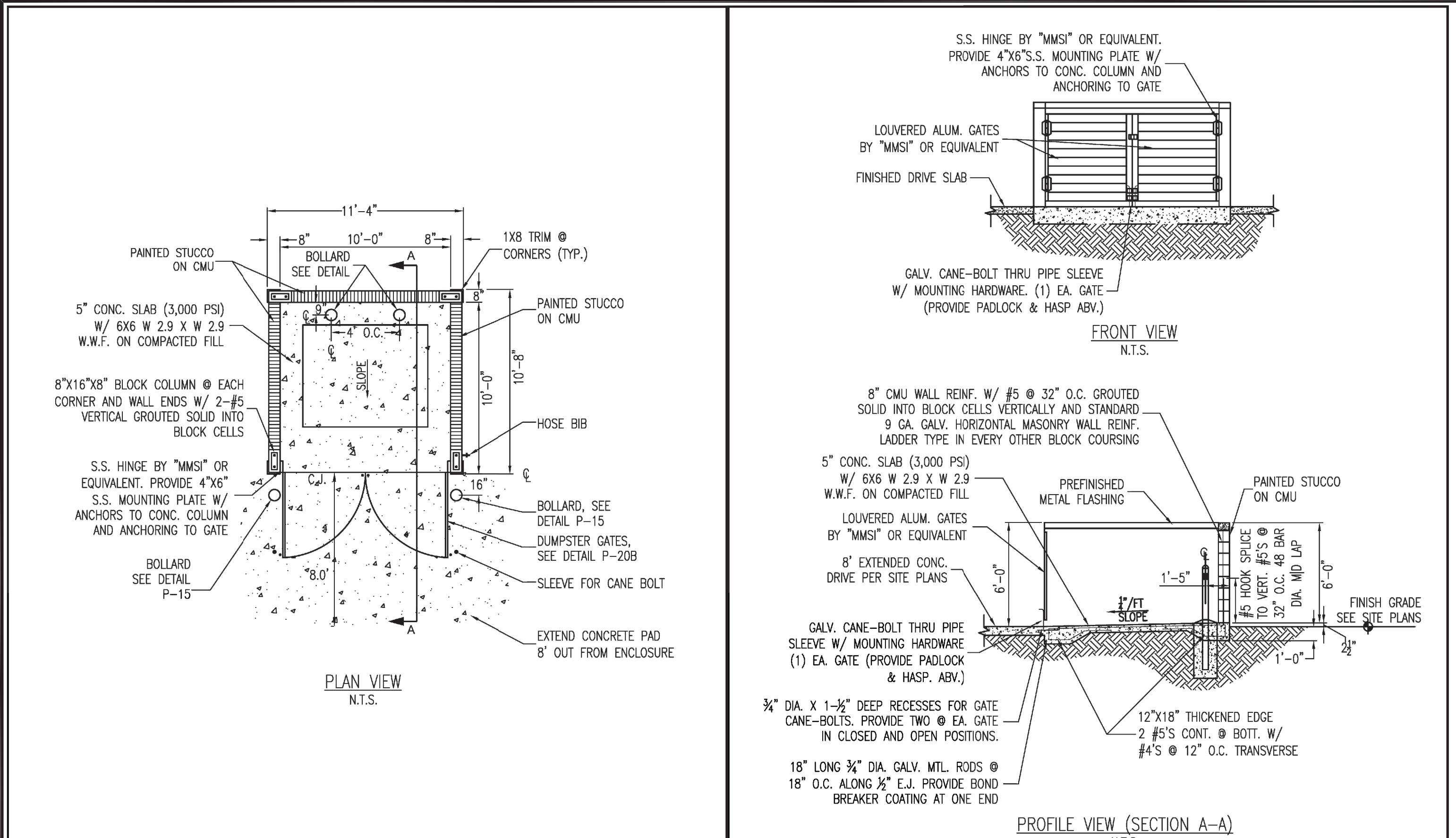
1 SPACE PER EMPLOYEE (15 EMPLOYEES)	= 15 SPACES
1 SPACE PER RESIDENT	
(AVERAGE DAILY USE BY RESIDENT)	= 32 SPACES
TOTAL SPACES REQUIRED	= 47 SPACES
TOTAL SPACES PROPOSED	= 49 SPACES (3 H.C., 24 REGULAR + 22 CART)

FARM DINING BUILDING: 116 SEATS

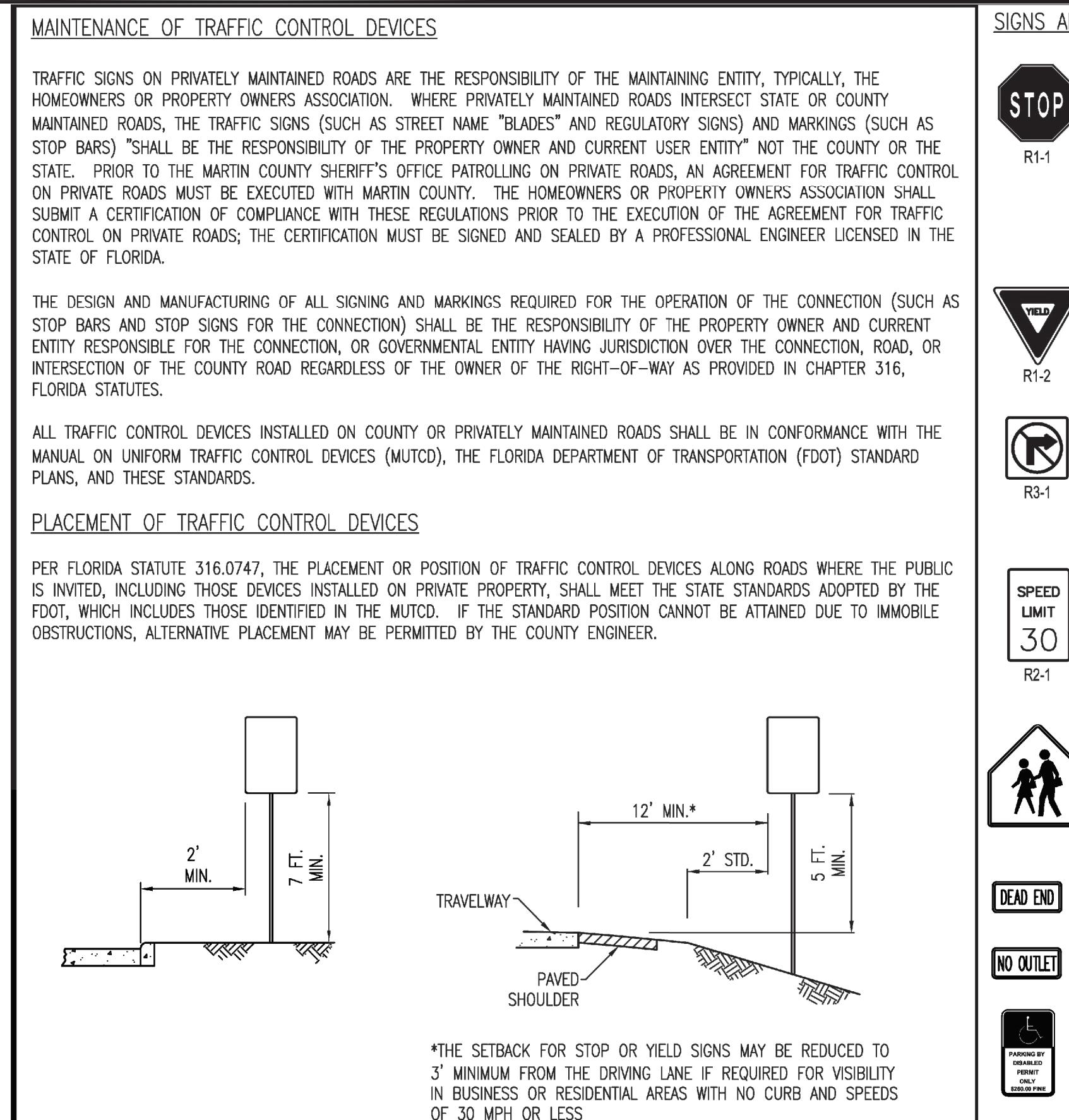


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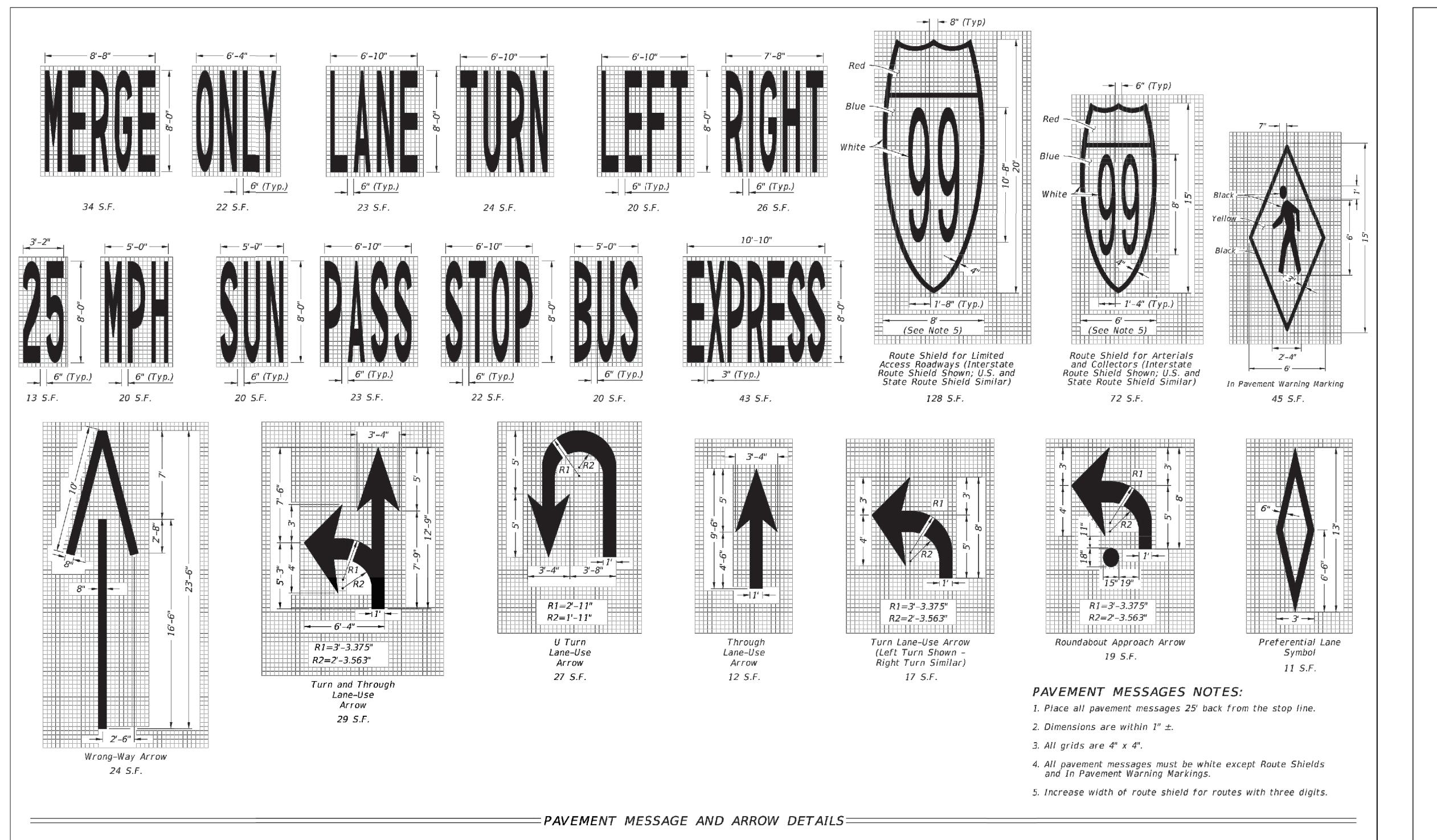
SHEET NUMBER:
01



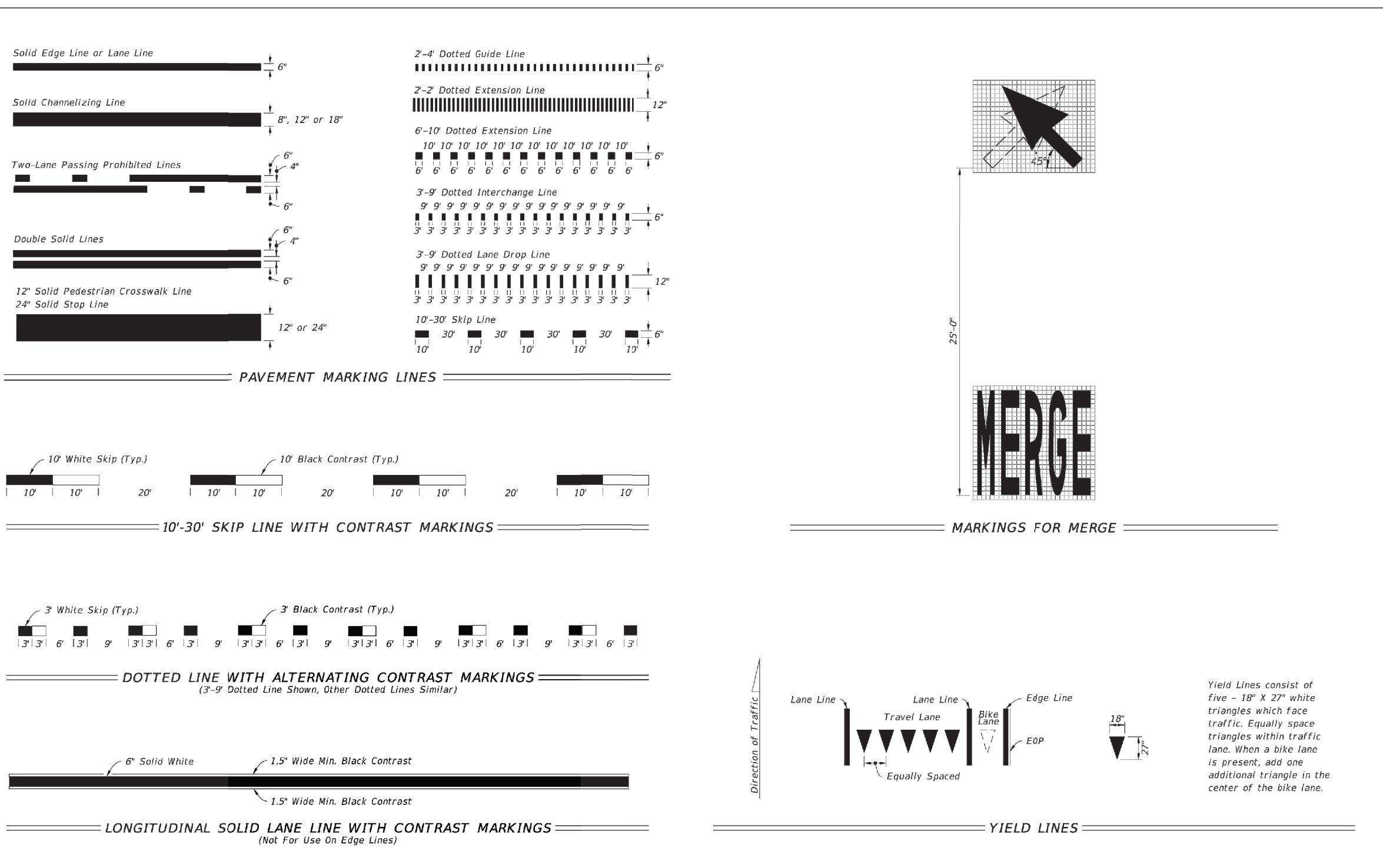
MARTIN COUNTY PUBLIC WORKS - STANDARD DETAILS	DETAIL P-20A	MARTIN COUNTY PUBLIC WORKS - STANDARD DETAILS	DETAIL P-20B
DUMPSTER ENCLOSURE	DATE: 12/03/19	DUMPSTER ENCLOSURE	DATE: 12/03/19



MARTIN COUNTY PUBLIC WORKS - STANDARD DETAILS	DETAIL R-140A	MARTIN COUNTY PUBLIC WORKS - STANDARD DETAILS	DETAIL R-140B
TRAFFIC CONTROL	DATE: 12/03/19	TRAFFIC CONTROL	DATE: 12/03/19



LAST REVISION	DESCRIPTION	FY 2025-26 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/21				711-001	1 of 13

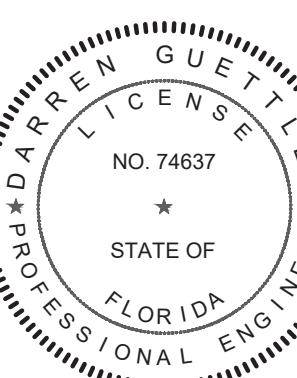


LAST REVISION	DESCRIPTION	FY 2025-26 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/22				711-001	2 of 13

REVISIONS:
BY: DATE: COMMENT:
LG 09-24-25 REVISED PLANS PER
COUNTY COMMENTS
LG 11-24-25 REVISED PLANS PER
COUNTY COMMENTS

PROJECT:
DISCOVERY PUD
PHASE 2C FINAL SITE PLAN
TRACT R4

CLIENT:
DISCOVERY
HOBE SOUND
INVESTORS, LLC.
Martin County,
Florida



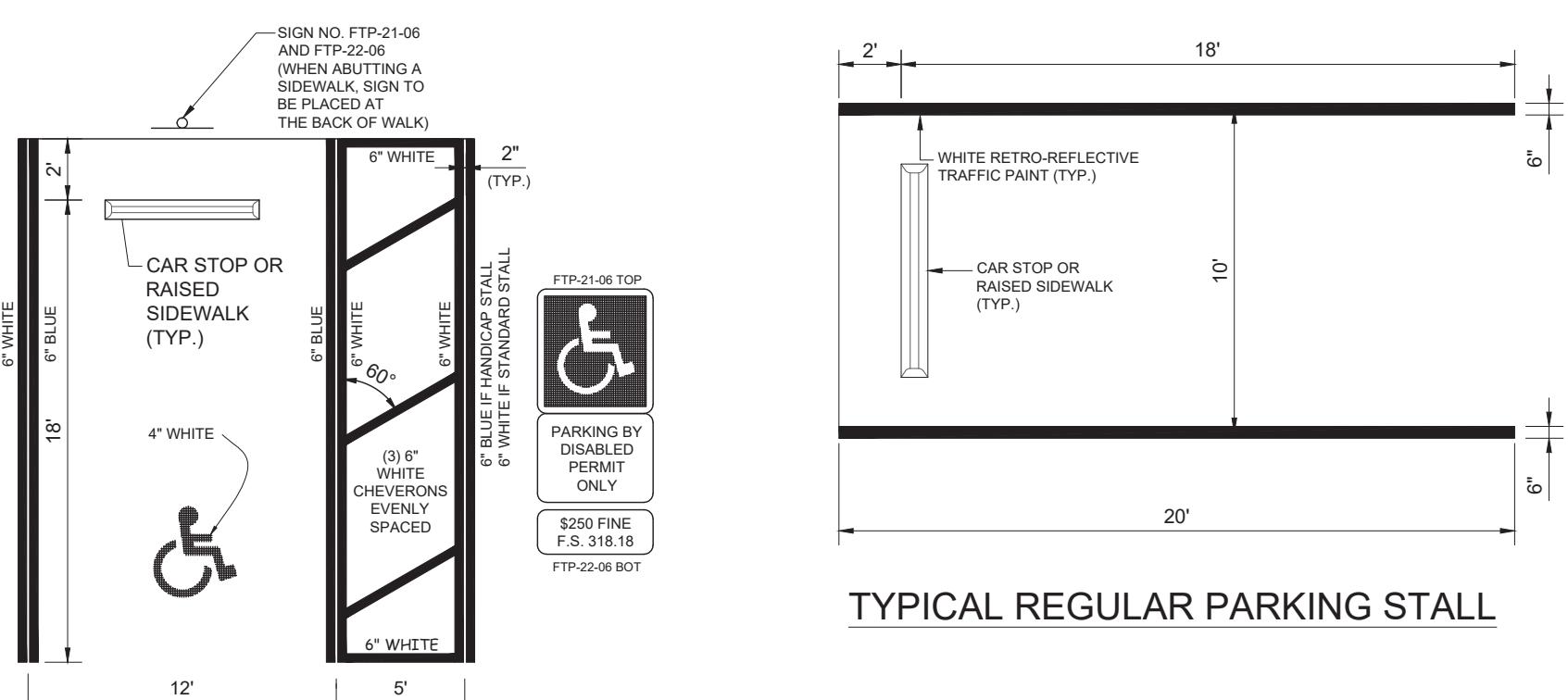
DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
11/25/25

PROJECT No.: 22-1038
DRAWN BY: JM
CHECKED BY: DG
DATE: 12/08/2023
CAD2201038 - SITE PLAN DETAILS

SHEET TITLE: 22-1038 - SITE
PLAN DETAILS -
05 FINAL SITE
PLAN DETAILS

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SHEET NUMBER: 05



HANDICAP SPACE DETAIL
N.T.S.

