

# PASTURE RECREATION AREA

## PHASE 1D 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.	COVER SHEET
01-03	FINAL SITE PLAN
04	FINAL SITE PLAN DETAILS

PLAN FOR  
DISCOVERY HOBE SOUND INVESTOR, 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



**VELCON**

ENGINEERING & SURVEYING, LLC.  
1449 NW COMMERCE CENTRE DR  
PORT ST. LUCIE, FL 34986  
PHONE: (772) 879-0477  
FIRE C.O.A. # 3222

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 1D FINAL SITE PLAN  
TRACT R3

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: JIM  
CHECKED BY: DG  
DATE: 12/08/2022  
CAD 122-1038 - COVER SITE PLAN

SHEET TITLE:  
COVER SHEET

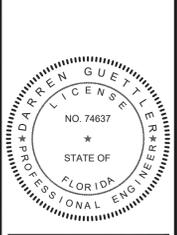
SHEET NUMBER:  
COV.



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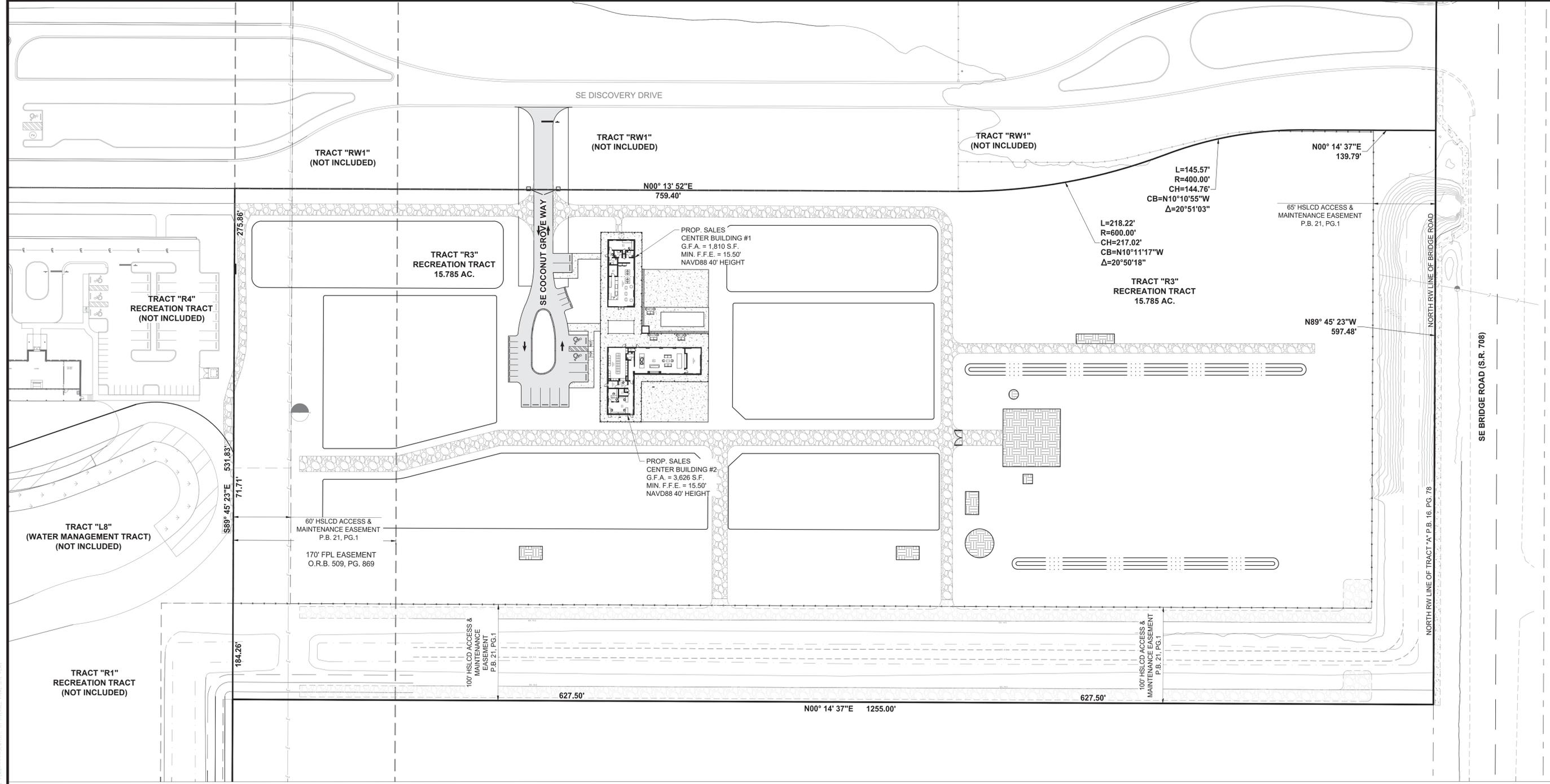


DARREN GUETTLER, PE  
FLORIDA LICENSE No. 74637  
11/25/25

PROJECT No.: 22-1038  
DRAWN BY: JIM DG  
CHECKED BY: JIM DG  
DATE: 12/08/2022  
CAD ID: 22-1038 - SITE PLAN

SHEET TITLE:  
**OVERALL FINAL  
SITE PLAN**

SHEET NUMBER:  
**01**



LOCATION MAP  
N.T.S.

**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

**PROP. BUILDING SETBACKS:**  
FRONT: 51.53'  
REAR: 297.97'  
SIDE: 390.20'

**SALES CENTER BUILDING DATA #1:**  
MAX. BUILDING HEIGHT: 40 FEET  
BUILDING AREA: = 1,810 S.F. GROSS FLOOR AREA

**SALES CENTER BUILDING DATA #2:**  
MAX. BUILDING HEIGHT: 40 FEET  
BUILDING AREA: = 3,626 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  
- ALL ALCOHOLIC BEVERAGE LICENSES SHALL MEET ALL CITY CODE REQUIREMENTS  
- ALL MECHANICAL EQUIPMENT ON THE GROUND OR ON THE BUILDING SHALL BE SCREENED

**SITE DATA: R3 (PASTURE) TRACT**

TOTAL PROJECT AREA	687,599 S.F.	15.785 AC	100.00%
IMPERVIOUS AREA			
TOTAL BUILDING	5,436 S.F.	0.125 AC	0.79%
PROP. PAVEMENT/WALKS	61,894 S.F.	1.421 AC	9.00%
TOTAL IMPERVIOUS	67,330 S.F.	1.546 AC	9.79%
TOTAL PERVIOUS (OPEN SPACE)	620,269 S.F.	14.239 AC	90.21%

**PARKING CALCULATIONS**  
1 SPACE PER EMPLOYEE (8 EMPLOYEES) = 8 SPACES

1 SPACE PER RESIDENT (AVERAGE DAILY USE BY RESIDENT)	= 13 SPACES
TOTAL SPACES REQUIRED	= 21 SPACES
TOTAL SPACES PROPOSED	= 23 SPACES (2 H.C., 9 REGULAR + 12 CART)

**LEGEND**

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

