

Current

Area (SF)	Area (AC)	% of Total Area
Site Area Calculations	5,330,857	100.00%
Total Site Area	5,330,857	100.00%
Area (SF)	Area (AC)	% of Total Area
Staging/Interim Use	5,42	0.19%
Stockpile	75,814	1.42%
Upland Preserve	3,693,824	69.11%
GreenSpace	1,954,022	36.65%
Total PerVIOUS Area	2,555,744	47.94%
Impervious Area	21,793	0.41%
Grass Access Road	400	0.01%
Fuel Containment	4,083	0.08%
Buildings	2,956,813	55.47%
Lake	52,054	0.98%
Wetland	2,504	0.05%
Total Impervious Area	2,575,112	48.31%

Buildout

Area (SF)	Area (AC)	% of Total Area
Site Area Calculations	4,827,669	100.00%
Total Site Area	4,827,669	100.00%
Area (SF) <td>Area (AC)</td> <td>% of Total Area</td>	Area (AC)	% of Total Area
PerVIOUS Area	4,801,923	99.46%
GreenSpace	110,24	2.29%
Total PerVIOUS Area	4,801,923	99.46%
Impervious Area	21,793	0.45%
Grass Access Road	400	0.01%
Buildings	4,083	0.08%
Total Impervious Area	25,946	0.54%
Dedication Area	52,054	1.08%
Wetland	369,824	7.66%
Upland Preserve	61,210	1.27%
GreenSpace	483,088	10.01%
Total Dedication Area	11,09	0.23%

APPLICANT
 JASON PERPONE
 CREATIVE LAND MANAGEMENT, LLC
 785 NE 38RD STREET
 BOCA RATON, FL 33431

SURVEYOR
 DAVID WICHSER
 BETSY WINDAVY, INC.
 7997 SW JACK JAMES DRIVE
 STUART, FL 34997

ENGINEER
 MELISSA G. CORBETT, P.E.
 THE MILCOR GROUP, INC.
 10975 SE FEDERAL HIGHWAY
 HOBE SOUND, FL 33485

ENVIRONMENTAL
 JODI BECK
 ASPEN ENVIRONMENTAL CONSULTING, LLC
 PO BOX 2753, STUART, FL 34995-2753

GENERAL NOTES:

1. ACCEPTABLE SURFACE TREATMENTS FOR EQUESTRIAN TRAILS INCLUDE SEED & MULCH, CRUSHED COQUINA, OR NATURAL EARTH.
2. CLEARANCE FROM VEGETATION & OBSTRUCTIONS SHALL BE 2 FEET ON EACH SIDE OF THE TRAIL.
3. A VERTICAL CLEARANCE OF 10' MINIMUM FROM VEGETATION & OBSTRUCTIONS SHALL BE MAINTAINED.

SPECIFIC TRAILS CRITERIA

1. WILD TRAILS
 - A. SURFACES ARE HARD (PAVED OR WOODEN); POTHOLES, ROOT DAMAGES, EROSION, & WASHOUTS ARE REPAIRED ASAP.
 - B. THERE IS NO TREE OR SHRUB ENCROACHMENT.
 - C. MISSING AND/OR DAMAGED SIGNS ARE REPLACED/REPAIRED ASAP.
 - D. LITTER IS COLLECTED DAILY; BROKEN GLASS IS REMOVED ASAP.
2. MEDIUM TRAILS
 - A. SURFACES HAVE MINIMAL TRIP FACTORS.
 - B. MULCH OR SHELL ROCK IS ADEQUATE.
 - C. THERE IS MINIMAL TREE OR SHRUB ENCROACHMENT.
 - D. EROSION AND/OR WASHOUTS ARE REPAIRED ASAP.
 - E. MISSING AND/OR DAMAGED SIGNS ARE REPLACED/REPAIRED ASAP.
 - F. LITTER IS COLLECTED AT LEAST TWICE WEEKLY; BROKEN GLASS IS REMOVED ASAP.
3. AGGRESSIVE TRAILS
 - A. SURFACES ARE NATURAL.
 - B. TREE AND SHRUB ENCROACHMENT ARE LEFT NATURAL.
 - C. EROSION IS LEFT NATURAL BUT SHOULD NOT INTERFERE WITH TRAIL UTILIZATION.
 - D. MISSING AND/OR DAMAGED SIGNS ARE REPLACED/REPAIRED ASAP.
 - E. LITTER IS COLLECTED AT LEAST TWICE MONTHLY; BROKEN GLASS IS REMOVED ASAP.

MASTER SITE PLAN

CREATIVE LAND MANAGEMENT DEVELOPMENT
 MARTIN COUNTY, FLORIDA

CIVIL ENGINEERS
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CERTIFICATE OF AUTHORIZATION: 28246

VERTICAL DATUM NAVD 88

DATE: 2-6-18

PROJECT: P0801

FILE: P0801-Master Plan.dwg

REVISIONS:

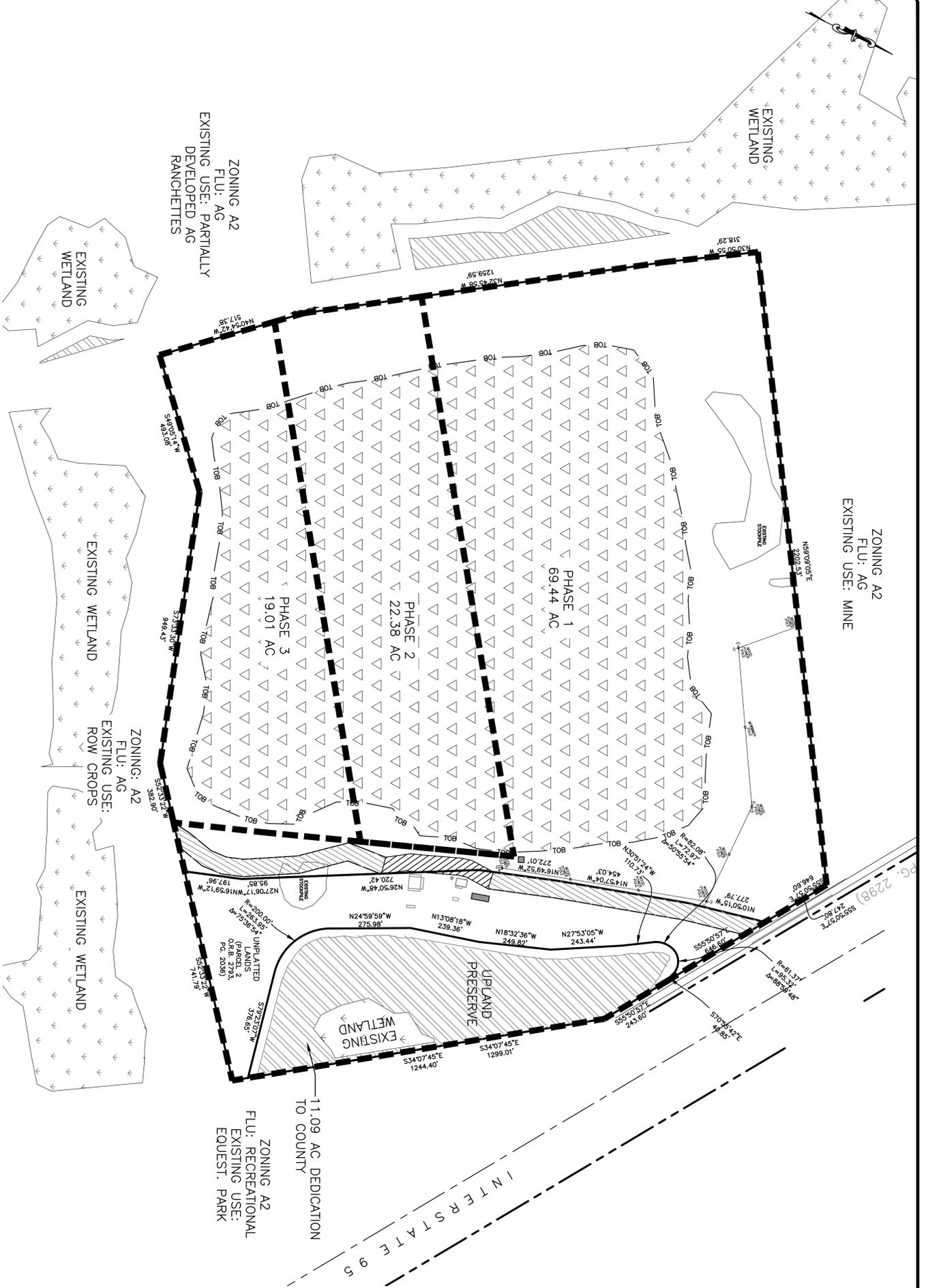
NO.	DATE:	REVISION:	BY:
4-4-19		REVISED PER MARTIN COUNTY STAFF REPORT & CLIENT	DW
1-8-19		REVISED PER MARTIN COUNTY STAFF REPORT	AT
10-1-18		REVISED PER MARTIN COUNTY STAFF	DW
8-9-18		REVISED PER MARTIN COUNTY STAFF	DW

SHEET NO. 1



LOCATION MAP

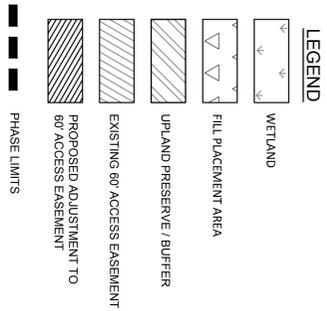
SECTION 30, TOWNSHIP 38 S, RANGE 40 E



SITE DATA

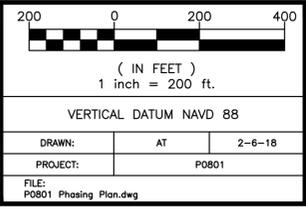
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EXISTING ZONING	A2
PROPOSED ZONING	A2
ADJACENT ZONING	A2
PROPOSED LAND USE	AGRICULTURAL PASTURE
FUTURE LAND USE	A2
TOTAL ACREAGE	121.92

PHASE	AREA	TOTAL AREA
PHASE 1 (LESS DEDICATION)	28.51	69.44
PHASE 2	18.55	22.38
PHASE 3	12.56	19.01
DEDICATION	11.09	11.09
TOTAL		121.92



- NOTES:**
- EQUESTRIAN TRAIL TO BE COMPLETED PRIOR TO PHASE 1 CERTIFICATION OF COMPLETION.
 - STOCKPILES LOCATED WITHIN PHASE 1 SHALL BE REMOVED AND LAND RESTORED IN ACCORDANCE WITH LANDSCAPE PLAN PRIOR TO PHASE 1 CERTIFICATION OF COMPLETION.
 - PHASE 1 CERTIFICATION OF COMPLETION SHALL BE UTILIZED DURING ALL THREE PHASES OF THIS PROJECT. THEREFORE THIS AREA SHALL BE CLEANED UP AND RESTORED PRIOR TO PHASE 3 CERTIFICATION OF COMPLETION, UNLESS CLIENT DOES NOT CONTINUE BEYOND PHASE 1. IF PROJECT STOPS WITH THE COMPLETION OF PHASE 1, THIS AREA SHALL BE RESTORED AS PART OF PHASE 1 PRIOR TO PHASE 2 CERTIFICATION OF COMPLETION.
 - LITTORAL AREAS ASSOCIATED WITH PHASES 2 AND 3 ARE BONDED SUCH THAT SHOULD THE PROJECT NOT PROCEED BEYOND PHASE 1 THE PLANTINGS SHALL BE INSTALLED.

- PHASE 1 SHALL INCLUDE THE FOLLOWING WORK OUTSIDE THE DEFINED PHASE 1 BOUNDARIES AS APPROVED WITH THE REMEDIATION PLAN ATTACHED AS EXHIBIT 2 OF THE CREATIVE LAND MANAGEMENT LLC COMMITMENT FOR RESTORATION OF MINING SITE DATED MAY 25, 2017 AND REQUIRED BY STIPULATION AND AGREED FINAL ORDER CASE NUMBER 16-0107262:
- ALL AREAS OF EXCAVATION OUTSIDE THE BOUNDARIES OF THE APPROVED LAKE SHALL BE BACKFILLED TO NATURAL GROUND.
- THE EMBANKMENT SHALL BE FINISHED FROM THE CONTROL ELEVATION, OR 7.53' NAVD.
- ALL SLOPES SHALL BE GRADED IN ACCORDANCE WITH THE APPROVED REMEDIATION PLAN.



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1-8-19		REVISED PER MARTIN COUNTY STAFF REPORT	AT
10-1-18		REVISED PER MARTIN COUNTY STAFF	DW
3-28-17		REVISED PER MARTIN COUNTY BOCC STIPULATION DATED 3-28-17	AT

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PHASING PLAN

CREATIVE LAND MANAGEMENT DEVELOPMENT
MARTIN COUNTY, FLORIDA

SHEET NO. 1