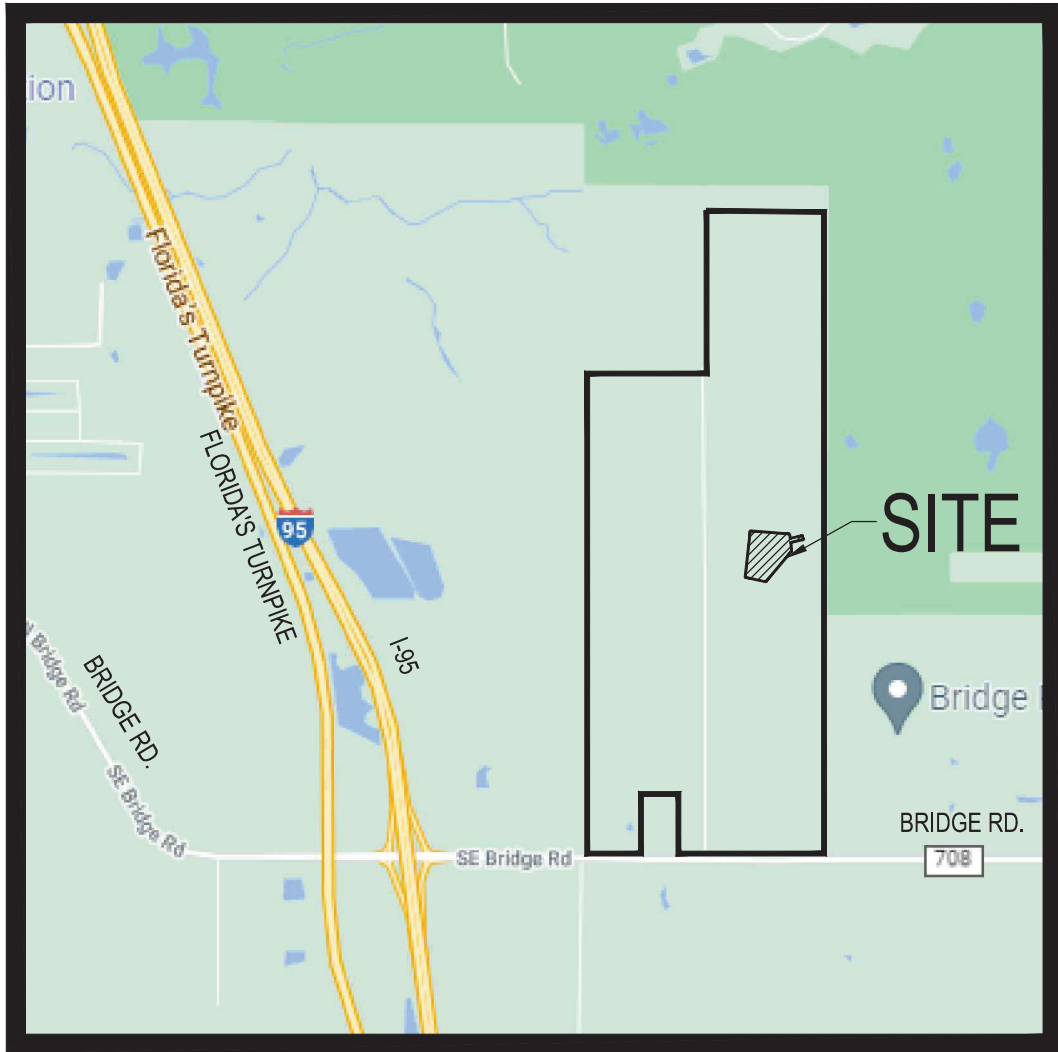
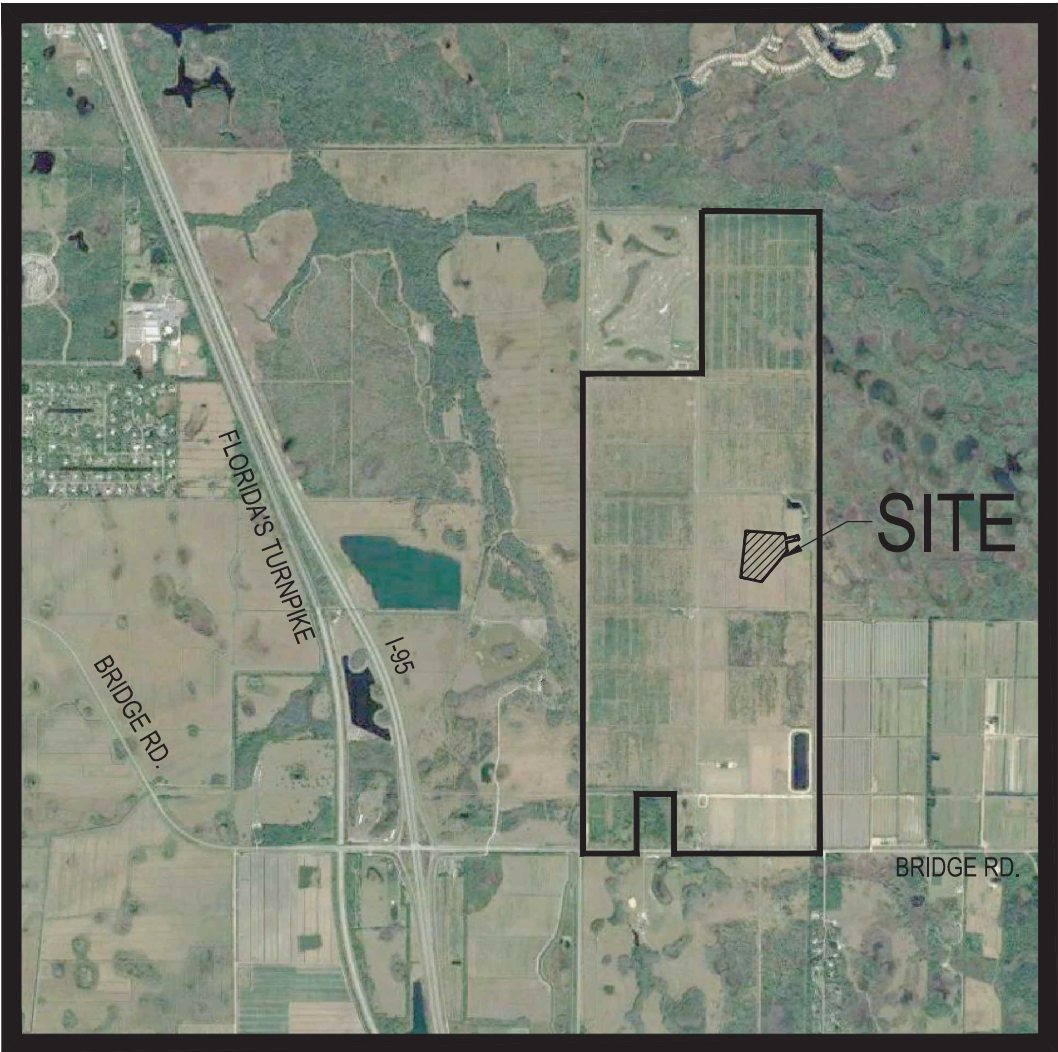


GOLF HOUSE/ PERFORMANCE CENTER TRACT R11-G

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.

PLAN FOR
DISCOVERY LAND DEVELOPMENT

ENGINEER & SURVEYOR



ENGINEERING & SURVEYING, LLC.

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

ENGINEER'S PROJECT NO. 23-1030

INDEX OF DRAWINGS

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



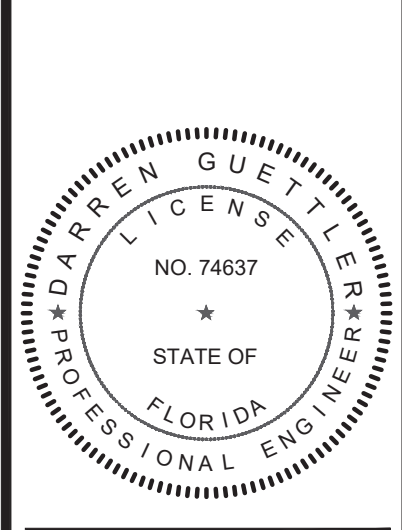
VELCON

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

REVISIONS:	
BY:	DATE:
JM	08-19-24
JM	01-03-24
MF	03-24-25

PROJECT:
DISCOVERY PUD
PHASE 3B FINAL SITE PLAN
TRACT R11-G

CLIENT:
DISCOVERY
LAND
DEVELOPMENT
MARTIN COUNTY
FLORIDA



DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
3/31/25

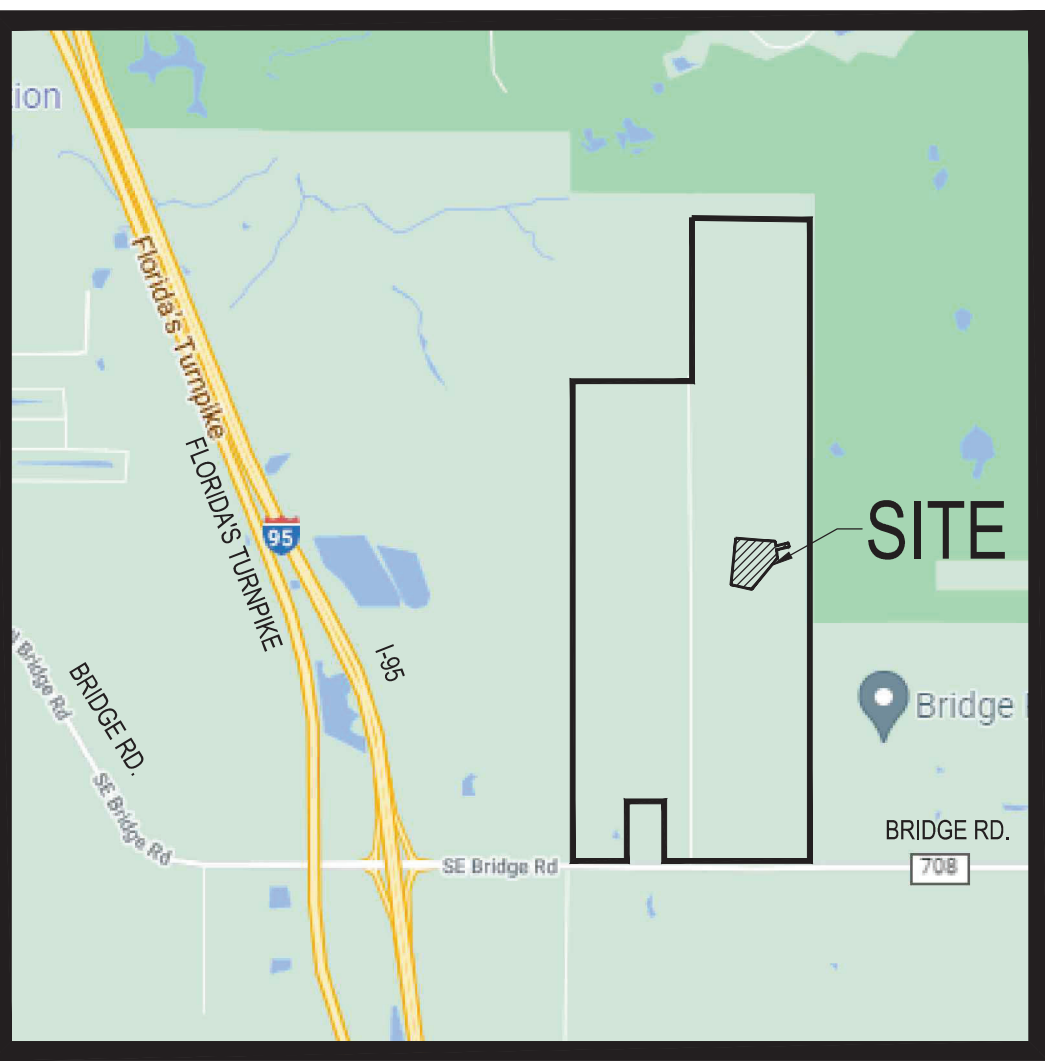
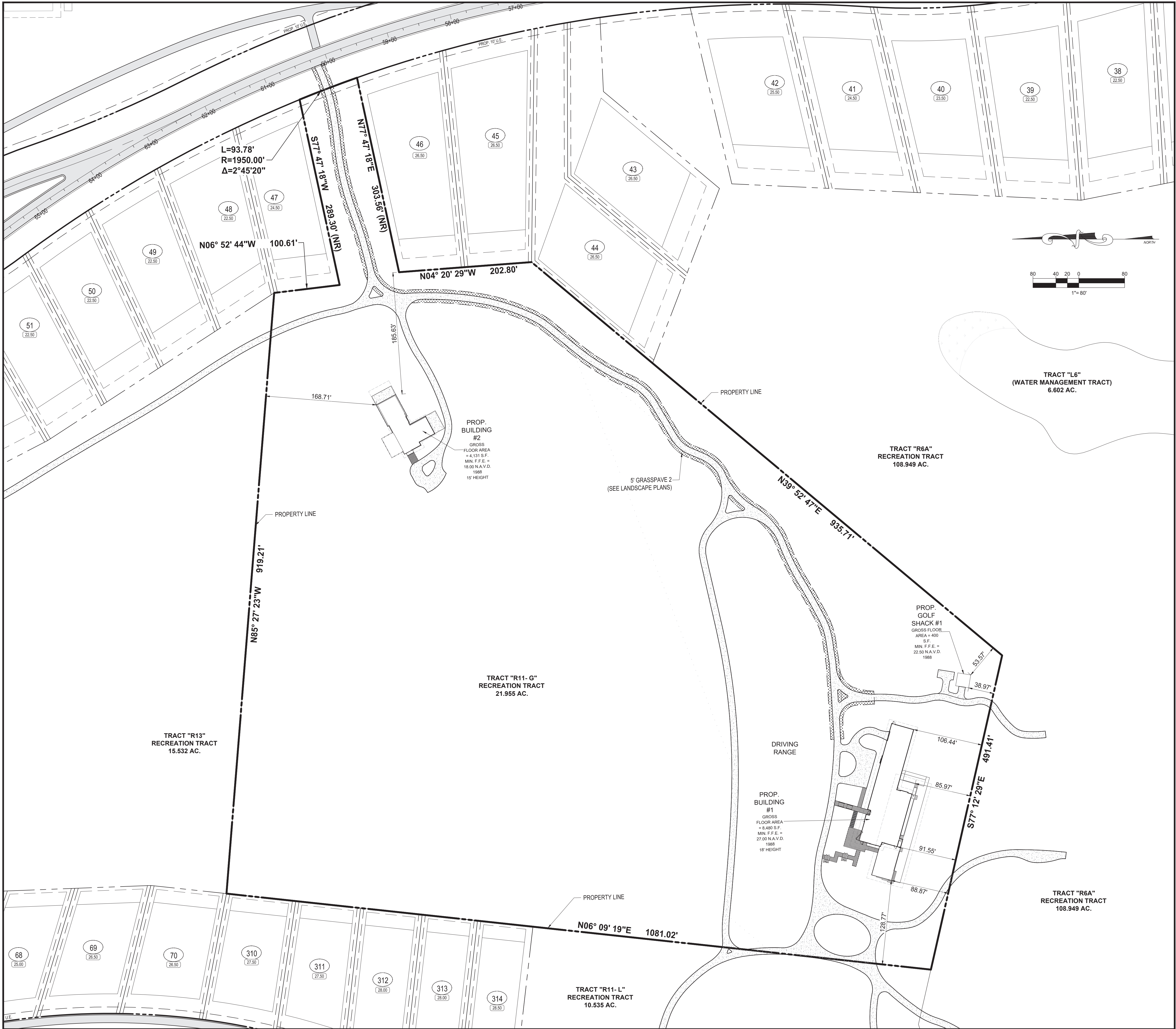
PROJECT No.:	23-1030
DRAWN BY:	LG
CHECKED BY:	JM
DATE:	10/31/2023
CAD:	23-1030 COVER SITE PLANS

SHEET TITLE:
COVER

SHEET NUMBER:
COV.



Printed on Wednesday, April 02, 2025, 4:29 PM by Luciano Giles
C:\CENTRO\ENGINEERING\PLANS\CONSTRUCTION PLANS\23-1030 SITE PLAN\23-1030 SITE PLAN - OVERALL FINAL SITE PLAN



LOCATION MAP
N.T.S.

LEGEND			
	HANDICAP STALL		PROPOSED STORM STRUCTURE
	TRAFFIC FLOW DIRECTION		PROPOSED MITERED END SECTION
	NUMBER OF PARKING SPACES		PROPOSED DRAINAGE PIPE
	PROPOSED ASPHALT PAVEMENT		PROPOSED SANITARY CLEAN OUT
	PROPOSED CONCRETE SIDEWALK		PROPOSED SANITARY LATERAL
	PROP. GRASSPAVE 2		PROPOSED POTABLE WATER WELL
	EXISTING LITTORAL		PROPOSED POTABLE WATER LINE
	EXISTING MITERED END SECTION		EXISTING EDGE OF PAVEMENT
	EXISTING DRAINAGE PIPE		EXISTING OVERHEAD POWER POLE W/ ELEC.
	EXISTING FENCE		

LEGAL DESCRIPTION:

TRACT "R11-G", DISCOVERY PUD, AS RECORDED IN PLAT BOOK 21, PAGE 1, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. LOT CONTAINS 21.955 AC.±

DEVELOPER:

DISCOVERY HOBE SOUND INVESTORS LLC.
14805 NORTH 73RD STREET
SCOTTSDALE, AZ 85260-3105

PROPERTY CLASSIFICATIONS:

PARCEL CONTROL NUMBER : 14-39-41-002-000-00004-0
ZONING : PUD - PLANNED UNIT DEVELOPMENT
FUTURE LAND USE: RL - RURAL LIFESTYLE

PROP. BUILDING SETBACKS:

FRONT: N/A
REAR: 168.71'
SIDE: 57.27'

BUILDING DATA #1:

BUILDING HEIGHT: 18 FEET
BUILDING AREA: = 8,480 S.F. GROSS FLOOR AREA

BUILDING DATA #2:

BUILDING HEIGHT: 15 FEET
BUILDING AREA: = 4,131 S.F. GROSS FLOOR AREA

GOLF SHACK #1:

BUILDING HEIGHT: 12 FEET
BUILDING AREA: = 400 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 COUNTY CODE REQUIREMENTS
- ALL MECHANICAL EQUIPMENT ON THE GROUND OR ON THE BUILDING SHALL BE SCREENED

SITE DATA:

TOTAL PROJECT AREA	956,344 S.F.	21.955 AC	100.00%
IMPERVIOUS AREA			
TOTAL BUILDING	13,011 S.F.	0.299 AC	1.36%
PROP. PAVEMENT/WALKS	53,569 S.F.	1.230 AC	5.60%
TOTAL IMPERVIOUS	66,580 S.F.	1.529 AC	6.96%
TOTAL PERVIOUS (OPEN SPACE)	889,764 S.F.	20.426 AC	93.04%

OPEN SPACE: REFER TO APPROVED MASTER SITE PLAN FOR OPEN SPACE DATA.



PROJECT:
DISCOVERY PUD
PHASE 3B FINAL SITE PLAN
TRACT R11-G

CLIENT:
DISCOVERY
LAND
DEVELOPMENT
MARTIN COUNTY
FLORIDA



DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
4/2/25

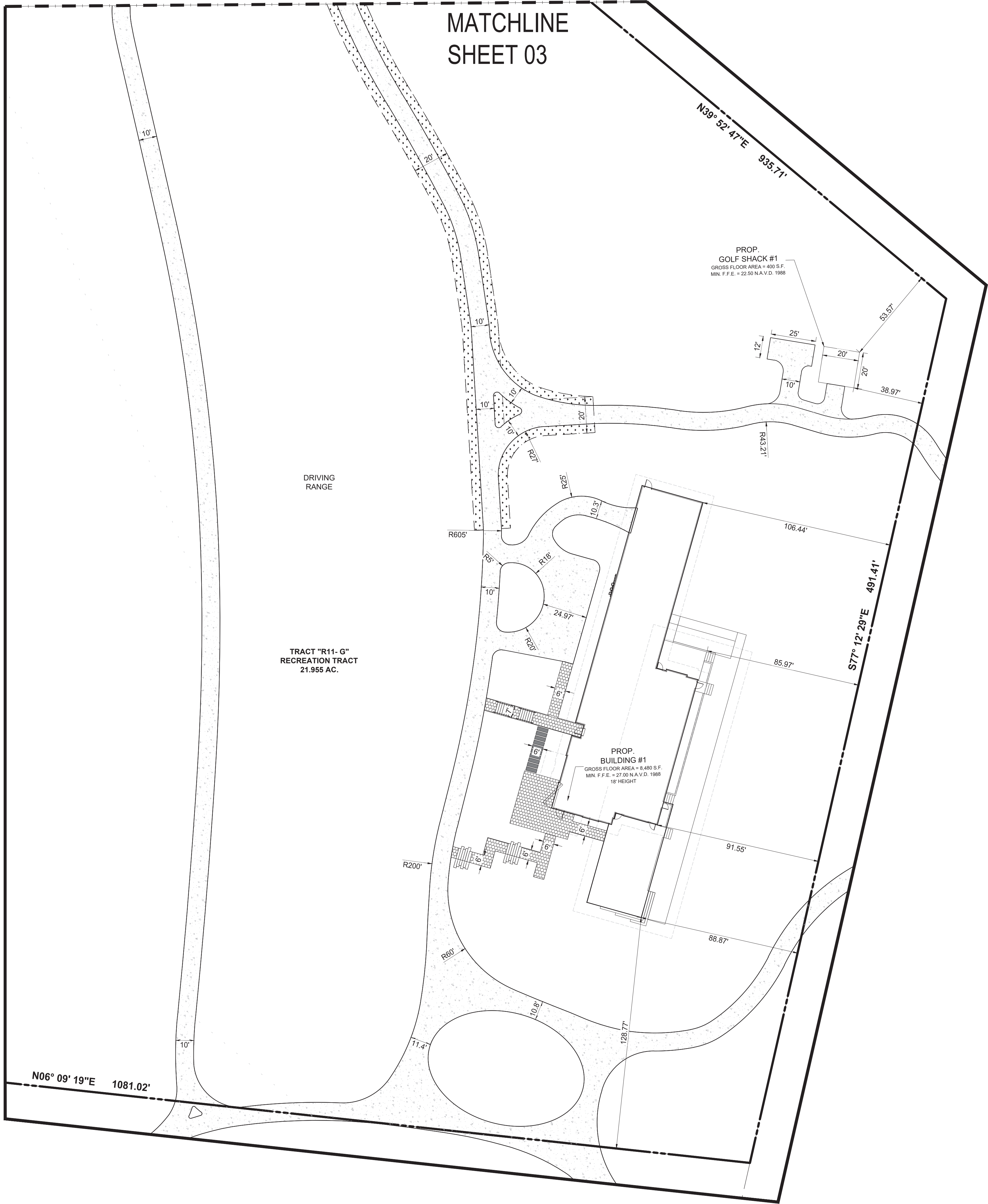
PROJECT No.: 23-1030
DRAWN BY: LG
CHECKED BY: JM
DATE: 10/31/2023
CAD I.D.: 23-1030 SITE PLAN

SHEET TITLE:
OVERALL
FINAL SITE
PLAN




















SHEET NUMBER:

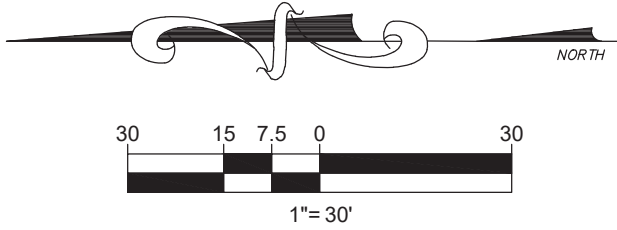
01

Printed on Monday, March 31, 2025, 2:28 PM by Luciano Giletta
C:\Users\lgiletta\OneDrive\Documents\Projects\CONSTRUCTION PLANS\23-1030 SITE PLAN\23-1030 SITE PLAN.dwg



MATCHLINE
SHEET 03

LEGEND			
	HANDICAP STALL		PROPOSED STORM STRUCTURE
	TRAFFIC FLOW DIRECTION		PROPOSED MITERED END SECTION
	NUMBER OF PARKING SPACES		PROPOSED DRAINAGE PIPE
	PROPOSED ASPHALT PAVEMENT		PROPOSED SANITARY CLEAN OUT
	PROPOSED CONCRETE SIDEWALK		PROPOSED SANITARY LATERAL
	PROP. GRASSPAVE 2		PROPOSED POTABLE WATER WELL
	EXISTING LITTORAL		PROPOSED POTABLE WATER LINE
	EXISTING MITERED END SECTION		EXISTING EDGE OF PAVEMENT
	EXISTING DRAINAGE PIPE		EXISTING OVERHEAD POWER POLE W/ ELEC.
	EXISTING FENCE		



VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 878-0477
FBIE C.O.A. # 3222

REVISIONS:	
BY:	DATE:
JM	08-19-24
JM	01-03-24
MF	03-24-25

COMMENT:

SHEET GH BLDG.
10' NORTHEAST

RESPONSE TO MC
COMMENTS

RESPONSE TO MC
COMMENTS

PROJECT:
**DISCOVERY PUD
PHASE 3B FINAL SITE PLAN
TRACT R11-G**

CLIENT:
**DISCOVERY
LAND
DEVELOPMENT**
MARTIN COUNTY
FLORIDA

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
3/31/25

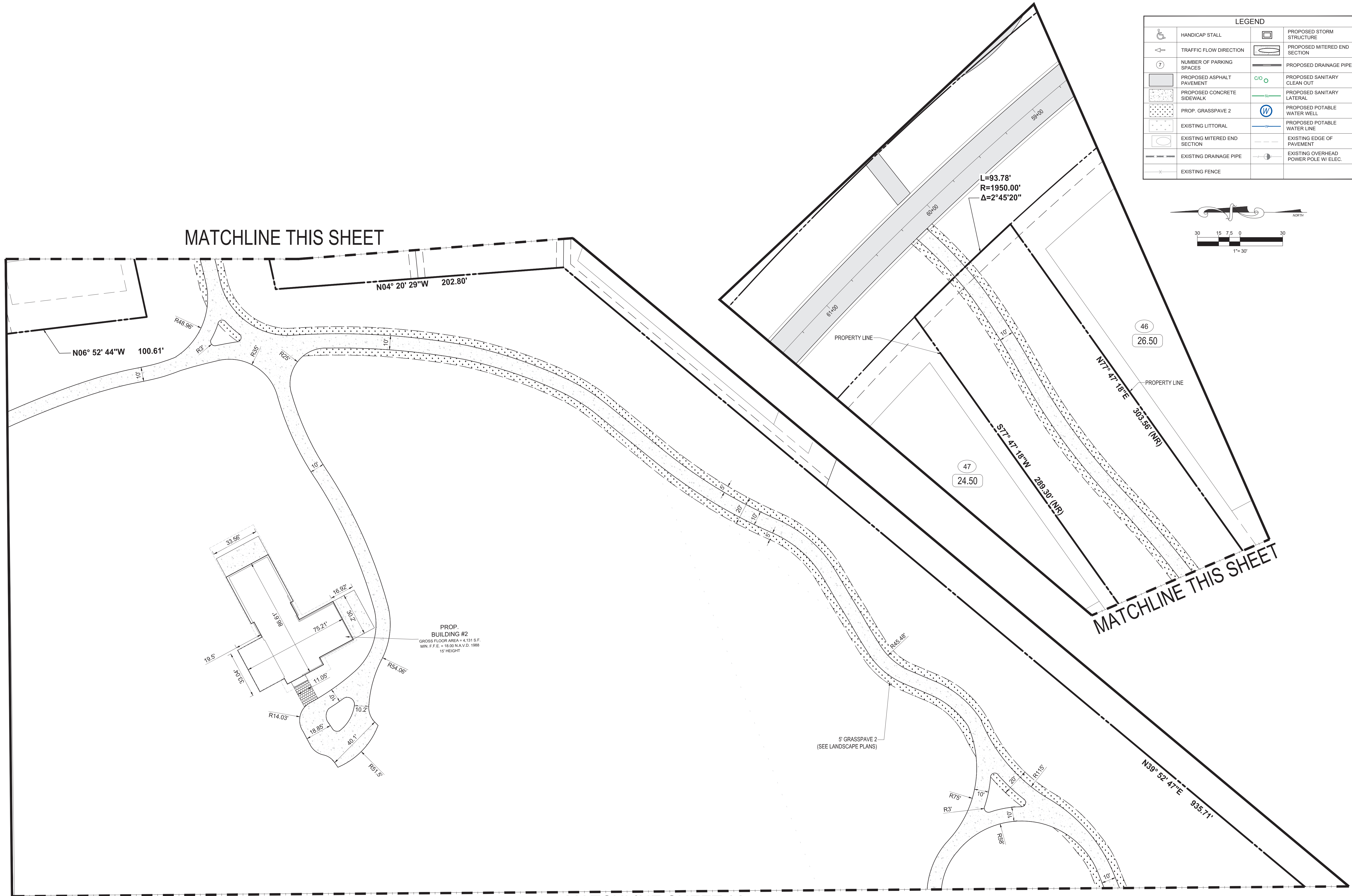
PROJECT No.:	23-1030
DRAWN BY:	LG
CHECKED BY:	JM
DATE:	10/31/2023
CAD I.D.:	23-1030 SITE PLAN

SHEET TITLE:
**GOLF HOUSE
FINAL SITE PLAN**

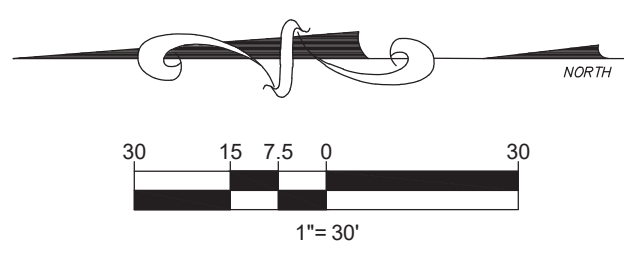
SHEET NUMBER:
02

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

Printed on Monday, March 31, 2025, 1:40 PM by Luciano Gila
C:\PROJECTS\DISCOVERY\PLANS\CONSTRUCTION PLANS\23-1030 SITE PLAN\23-1030 SITE PLAN.dwg



LEGEND			
	HANDICAP STALL		PROPOSED STORM STRUCTURE
	TRAFFIC FLOW DIRECTION		PROPOSED MITERED END SECTION
	NUMBER OF PARKING SPACES		PROPOSED DRAINAGE PIPE
	PROPOSED ASPHALT PAVEMENT		PROPOSED SANITARY CLEAN OUT
	PROPOSED CONCRETE SIDEWALK		PROPOSED SANITARY LATERAL
	PROP. GRASSPAVE 2		PROPOSED POTABLE WATER WELL
	EXISTING LITTORAL		PROPOSED POTABLE WATER LINE
	EXISTING MITERED END SECTION		EXISTING EDGE OF PAVEMENT
	EXISTING DRAINAGE PIPE		EXISTING OVERHEAD POWER POLE W/ ELEC.
	EXISTING FENCE		



VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 878-0477
FBIE C.O.A. # 32222

REVISIONS:		COMMENT:
BY:	DATE:	
JM	08-19-24	SHIFT GH BLDG. 10' NORTHEAST
JM	01-03-24	RESPONSE TO MC COMMENTS
MF	03-24-25	RESPONSE TO MC COMMENTS

PROJECT:
**DISCOVERY PUD
PHASE 3B FINAL SITE PLAN
TRACT R11-G**

CLIENT:
**DISCOVERY
LAND
DEVELOPMENT**
MARTIN COUNTY
FLORIDA

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
3/31/25

PROJECT No.:	23-1030
DRAWN BY:	LG
CHECKED BY:	JM
DATE:	10/31/2023
CAD I.D.:	23-1030 SITE PLAN

SHEET TITLE:
**PERFORMANCE
CENTER
FINAL SITE PLAN**

SHEET NUMBER:
03

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com