

Project Team:
Land Owner: Discovery Hobe Sound Investors, LLC
Developer: Discovery Land Company
Land Planning: Via Landscapes Architecture / Planning
Golf Course Design: Fazio Golf Course Designers, Inc.
Civil Engineer / Survey: Velcon Engineering & Surveying, Inc.
Traffic Engineer: O'Rourke Engineering and Planning
Environmental: EW Consultants, Inc.

Discovery PUD

Martin County, Florida

Revised Final Site Plan Phase 2A

Date	By	Description
9.22.2022	S.L.S.	Initial Submittal
12.14.2023	S.L.S.	1st Resubmittal
2.27.2024	S.L.S.	2nd Resubmittal
4.15.2024	S.L.S.	3rd Resubmittal
4.26.2024	S.L.S.	Plat Revisions

DEVELOPMENT SUMMARY

LOT/PRODUCT TYPE (ABBREVIATION)	SIZE/TYP. DIMENSIONS	FRONT	REAR BUILDING	REAR ACCESSORY	SIDE	UNITS	% TOTAL
PRESERVE ESTATES (PE)	±3.0 - 4.0 ACRES (300' X 500')	20'	20'	10'	10'	22	7%
EQUESTRIAN ESTATES (EQ)	MIN. ±1.75 ACRES (180' X 485') MAX. ±4.0 ACRES (250' X 725')	20'	10'	10'	10'	16	5%
ESTATE HOMES 175' (E)	±1.0 - 1.5 ACRES (175' X 325')	20'	20'	10'	10'	49	16%
ESTATE HOMES 150' (E)	±1.0 - 1.5 ACRES (150' X 350')	20'	20'	10'	10'	57	18%
ESTATE HOMES 130' (E)	±1.0 - 1.5 ACRES (130' X 350')	20'	20'	10'	10'	51	16%
COTTAGE LOTS (C)	>0.50 - 1.0 ACRES (100' X 250')	20'	10'	5'	10'	64	20%
LAKE HOMES (L)	>0.50 ACRES (80' X 261')	20'	10'	5'	10'	58	18%
TOTAL:						317	100%
GOLF CLUB COTTAGES	SIZE VARIES (IN CLUB COMPLEX)					18	-

General 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 Seabranche Boulevard to the project site.
- All roads and other common elements shall be privately owned and maintained by a new POA to be determined with the replat.
- Existing SE Polo Drive to SE BlackCat Way (Grove XXIII Golf Club) shall remain in place until eastern spine road loop is constructed and certified complete by Martin County.
- The ASSOCIATION and Hobe-St. Lucie Conservancy District shall maintain all common areas and preservation areas free of prohibited plant species as defined in Martin County Land Development Regulations and free of invasive plant species designated as Category I by the Florida Invasive Species Council (FISC) or the Florida Exotic Pest Plant Council (FLEPPC).
- Buffer improvements and additional landscaping within the buffer areas shall be submitted for approval with the applicable construction phase as per the PUD Phasing Plan

LAND USE SUMMARY

LAND USE TYPE	ACRES	% TOTAL
RESIDENTIAL LOTS	457.81	30%
GOLF COURSE	233.78	15%
LOCAL AND SPINE ROADS (PRIVATE RIGHT OF WAY)	126.34	8%
LAKES	196.01	13%
LAKE BANKS	23.24	1%
PRIVATE AMENITIES & MAINTENANCE	176.94	12%
POLO FIELDS	70.11	5%
HABITAT RESTORATION AREA	124.34	8%
DONATED STATE PARK PUBLIC ACCESS AND FACILITIES	11.51*	<1%
PERIMETER BUFFERS	31.42	2%
OPEN SPACE	79.39	5%
TOTALS:	1,530.9 AC	100%

* NOT INCLUDING LAKE AND PUBLIC ACCESS PRIVATE RIGHT OF WAY

Site Area Calculations

Total Site Area: 1,530.9 acres
Pervious Area: 760.6 acres (49.7%)
 Residential Lots: 228.9 acres
 Golf Course: 210.4 acres
 Local and Spine Roads (Private Right of Way): 79.7 acres
 Lake Banks: 23.2 acres
 Private Amenities & Maintenance: 44.2 acres
 Polo Fields: 63.1 acres
 Donated State Park Public Access and Facilities: 5.8 acres
 Buffers: 29.9 acres
 Open Space: 75.4 acres

Impervious Area:

770.3 acres (50.3%)
 Residential Lots: 228.9 acres
 Golf Course: 23.4 acres
 Local and Spine Roads (Private Right of Way): 46.7 acres
 Lakes: 196.0 acres
 Private Amenities & Maintenance: 132.7 acres
 Polo Fields: 7.0 acres
 Donated State Park Public Access and Facilities: 5.7 acres
 Habitat Restoration Area: 124.3 acres
 Buffers: 1.6 acres
 Open Space: 4.0 acres

Overall Site Data

Future Land Use: Rural Lifestyle, Rural Density
Zoning: PUD
Total Site Area: 1,530.9 acres
Residential Units: 317 single family lots
Gross Density: 0.207 units per acre
Minimum Lot Size: >0.50 acres

Approved

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

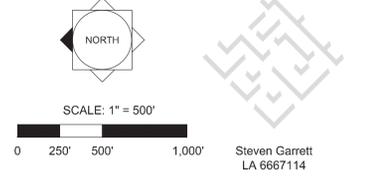
Density Calculations

Existing Rural Density: 36.98 ac. @ 1 unit per 2 ac. = 18.49 units
 Existing Rural Lifestyle: 1,493.91 ac @ 1 unit per 5 ac. = 298.78 units
 Proposed Units: 317 (298.78+18.49)

Open Space Data

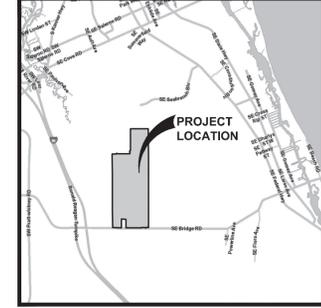
Project Area: 1,530.9 acres (100%)
Required Open Space: 1,071.7 acres (70.0%)
Provided Open Space: 1,08.9 acres (70.6%)
 Pervious Area: 760.6 acres (49.7%)
 Habitat Restoration Area: 124.3 acres (8.1%)*
 Lakes: 196.0 acres (12.8%)*

*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.



Drawing Name: J:\Projects Active\21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg

Key / Location:



Project Team:

- Land Owner:** Discovery Hole Sound Investors, LLC
1751 Highway A1A, Suite 204
Vero Beach, FL 32963
- Developer:** Discovery Land Company
- Land Planning:** Via Landscape Architecture / Planning
181 Third Street, Suite 100
San Rafael, CA 94901
- Lucido and Associates, Inc.:** 701 East Ocean Blvd., Stuart, FL 34994
- Golf Course Design:** Fazio Golf Course Designers, Inc.
17755 SE Federal Highway
Tequesta, FL 34996
- Civil Engineer / Survey:** Vecon Engineering & Surveying, Inc.
580 Peacock Blvd.
Port St. Lucie, FL 34986
- Traffic Engineer:** O'Rourke Engineering and Planning
22 SE Seminole Street
Stuart, FL 34994
- Environmental:** EW Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996

Discovery PUD

Martin County, Florida

Revised Final Site Plan Phase 2A

Date	By	Description
9.22.2022	S.L.S.	Initial Submittal
12.14.2023	S.L.S.	1st Resubmittal
2.27.2024	S.L.S.	2nd Resubmittal
4.15.2024	S.L.S.	3rd Resubmittal
4.26.2024	S.L.S.	Plat Revisions



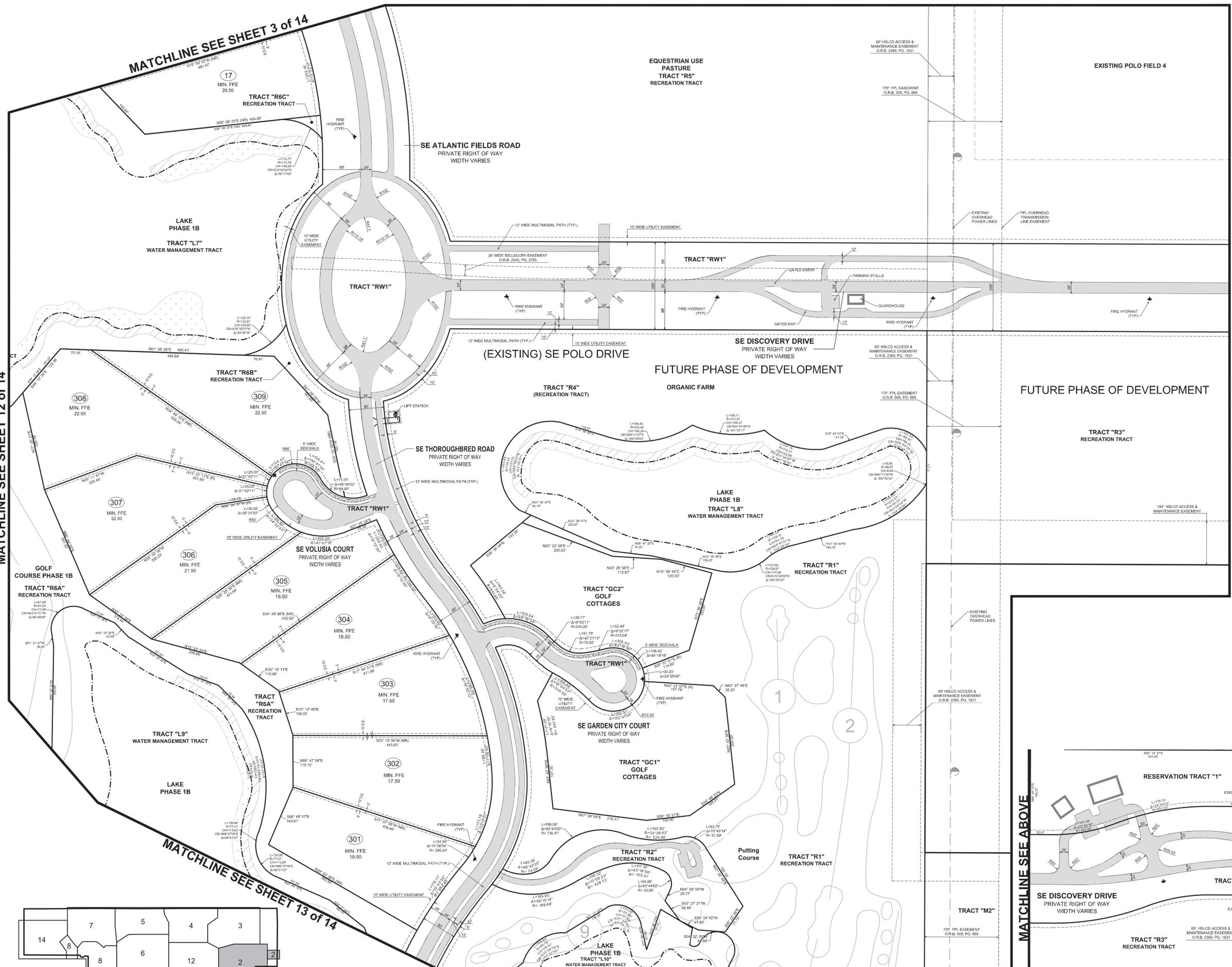
SCALE: 1" = 100'

0 50' 100' 200'

Steven Garrett
LA 6667114

Designer	—	Sheet	2 of 14
Manager	MC		
Project Number	21-540		
Municipal Number	—		
Computer File	21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg		

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



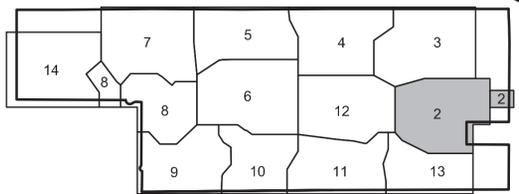
MATCHLINE SEE SHEET 3 of 14

MATCHLINE SEE SHEET 13 of 14

MATCHLINE SEE SHEET 13 of 14

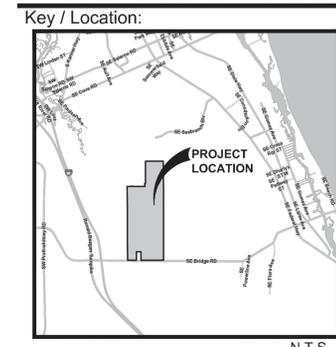
MATCHLINE SEE BELOW

MATCHLINE SEE ABOVE



KEY MAP

Drawing Name: J:\Projects Active\21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg



Project Team:

Land Owner
 Discovery Hobe Sound Investors, LLC
 1701 Highway A1A, Suite 204
 Vero Beach, FL 32983

Developer
 Discovery Land Company

Land Planning
 Via Landscape Architecture / Planning
 181 Third Street, Suite 100
 San Rafael, CA 94901

Lucido and Associates, Inc.
 701 East Ocean Blvd.
 Stuart, FL 34994

Golf Course Design
 Fazio Golf Course Designers, Inc.
 17755 SE Federal Highway
 Tequesta, FL 34986

Civil Engineer / Survey
 Vecon Engineering & Surveying, Inc.
 590 Peacock Blvd.
 Fort St. Lucie, FL 34986

Traffic Engineer
 O'Rourke Engineering and Planning
 22 SE Seminole Street
 Stuart, FL 34994

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

Discovery PUD

Martin County, Florida

Revised Final Site Plan Phase 2A

Date	By	Description
9.22.2022	S.L.S.	Initial Submittal
12.14.2023	S.L.S.	1st Resubmittal
2.27.2024	S.L.S.	2nd Resubmittal
4.15.2024	S.L.S.	3rd Resubmittal
4.26.2024	S.L.S.	Plat Revisions

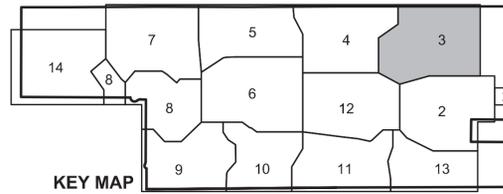
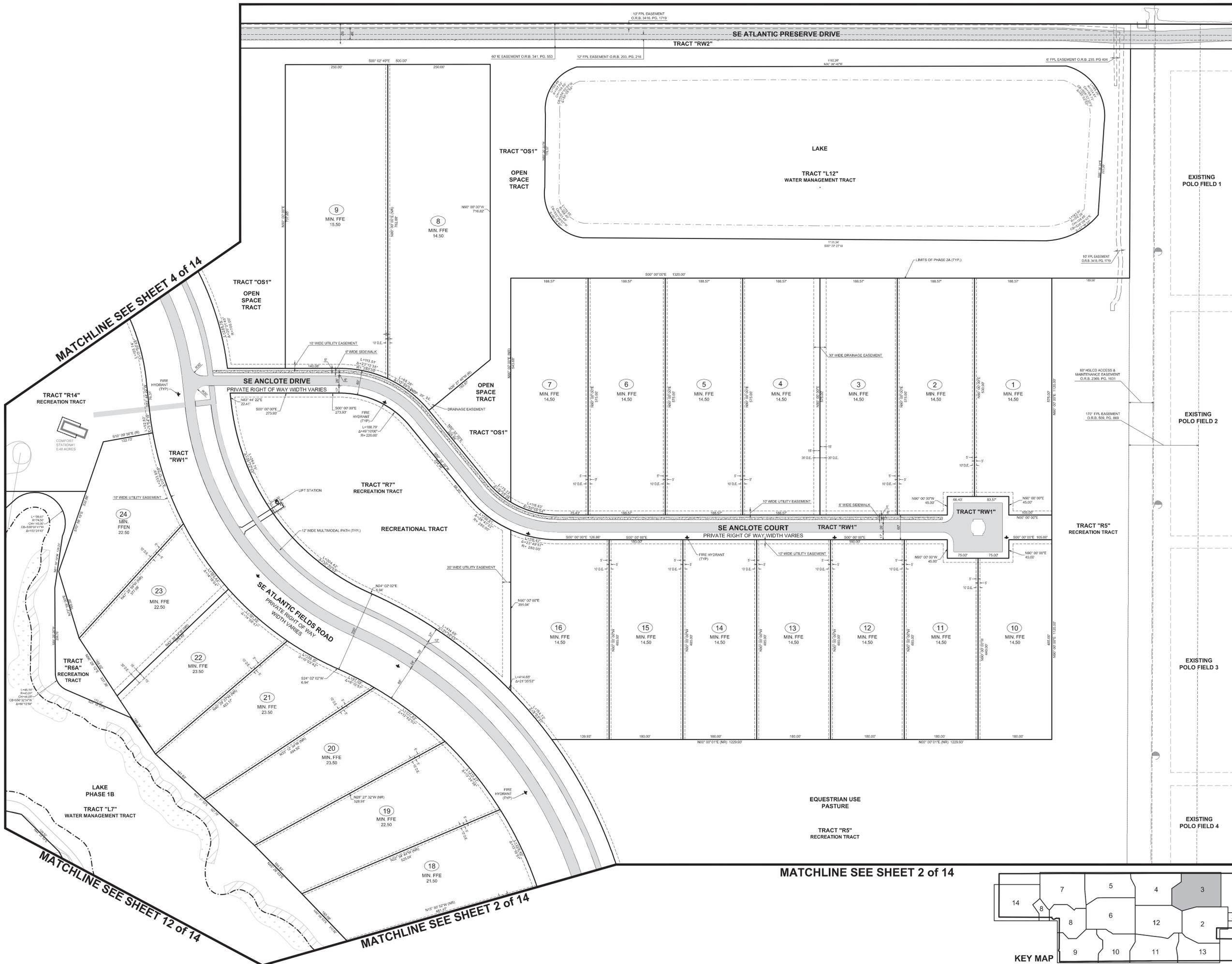


SCALE: 1" = 100'
 0 50' 100' 200'

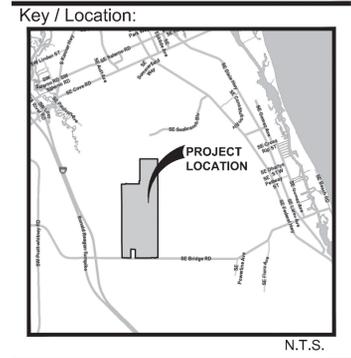
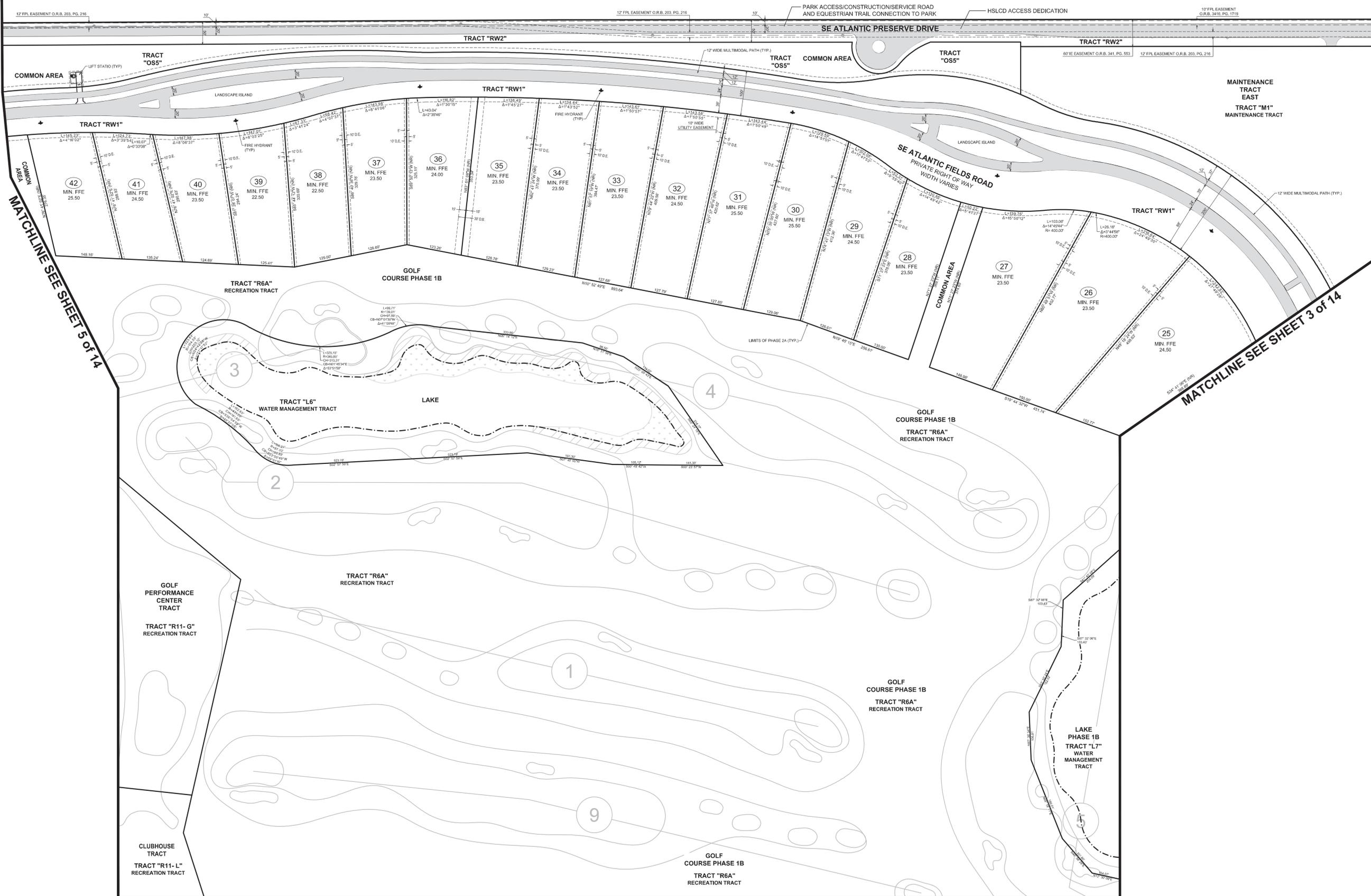


Designer: ---
 Manager: MC
 Project Number: 21-540
 Municipal Number: ---
 Computer File: 21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg

Sheet
3 of 14



Drawing Name: J:\Projects Active\21-540 Discovery Land Company Final Site Plan Application\Site Plan\ Apr 26, 2024 - 9:22am 21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg



Project Team:

Land Owner
 Discovery Hoba Sound Investors, LLC
 1701 Highway A1A, Suite 204
 Vero Beach, FL 32963

Developer
 Discovery Land Company

Land Planning
 Via Landscape Architecture / Planning
 181 Third Street, Suite 100
 San Rafael, CA 94901

Lucido and Associates, Inc.
 701 East Ocean Blvd.
 Stuart, FL 34994

Golf Course Design
 Fazio Golf Course Designers, Inc.
 17755 SE Federal Highway
 Tequesta, FL 34986

Civil Engineer / Survey
 Velcon Engineering & Surveying, Inc.
 590 Peacock Blvd.
 Port St. Lucie, FL 34986

Traffic Engineer
 O'Rourke Engineering and Planning
 22 SE Seminole Street
 Stuart, FL 34994

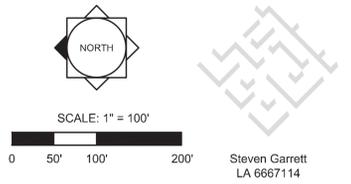
Environmental
 EW Consultants, Inc.
 1000 SE Monterey Commons Blvd., Suite 208
 Stuart, FL 34996

Discovery PUD

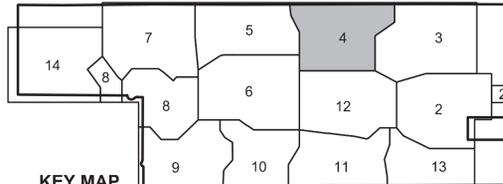
Martin County, Florida

Revised Final Site Plan Phase 2A

Date	By	Description
9.22.2022	S.L.S.	Initial Submittal
12.14.2023	S.L.S.	1st Resubmittal
2.27.2024	S.L.S.	2nd Resubmittal
4.15.2024	S.L.S.	3rd Resubmittal
4.26.2024	S.L.S.	Final Revisions

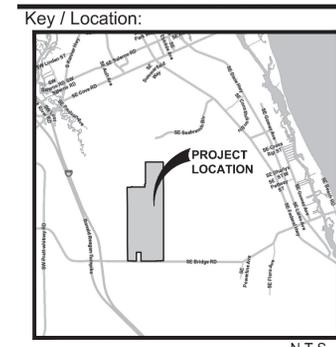


MATCHLINE SEE SHEET 12 of 14



Designer --- Sheet
 Manager MC **4 of 14**
 Project Number 21-540
 Municipal Number ---
 Computer File 21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



Project Team:
Land Owner: Discovery Hobo Sound Investors, LLC
 1701 Highway A1A, Suite 204
 Vero Beach, FL 32983
Developer: Discovery Land Company
Land Planning: Via Landscapes Architecture / Planning
 181 Third Street, Suite 100
 San Rafael, CA 94901
 Lucido and Associates, Inc.
 701 East Ocean Blvd.
 Stuart, FL 34994
Golf Course Design: Fazio Golf Course Designers, Inc.
 17755 SE Federal Highway
 Tequesta, FL 34986
Civil Engineer / Survey: Velcon Engineering & Surveying, Inc.
 590 Peacock Blvd.
 Port St. Lucie, FL 34986
Traffic Engineer: O'Rourke Engineering and Planning
 22 SE Seminole Street
 Stuart, FL 34994
Environmental: EW Consultants, Inc.
 1000 SE Monterey Commons Blvd., Suite 208
 Stuart, FL 34996

Discovery PUD

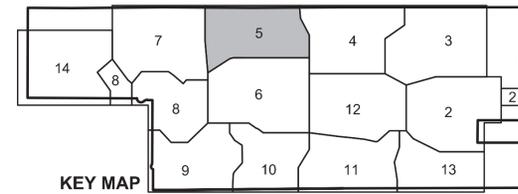
Martin County, Florida

Revised Final Site Plan Phase 2A

Date	By	Description
9.22.2022	S.L.S.	Initial Submittal
12.14.2023	S.L.S.	1st Resubmittal
2.27.2024	S.L.S.	2nd Resubmittal
4.15.2024	S.L.S.	3rd Resubmittal
4.26.2024	S.L.S.	Plat Revisions

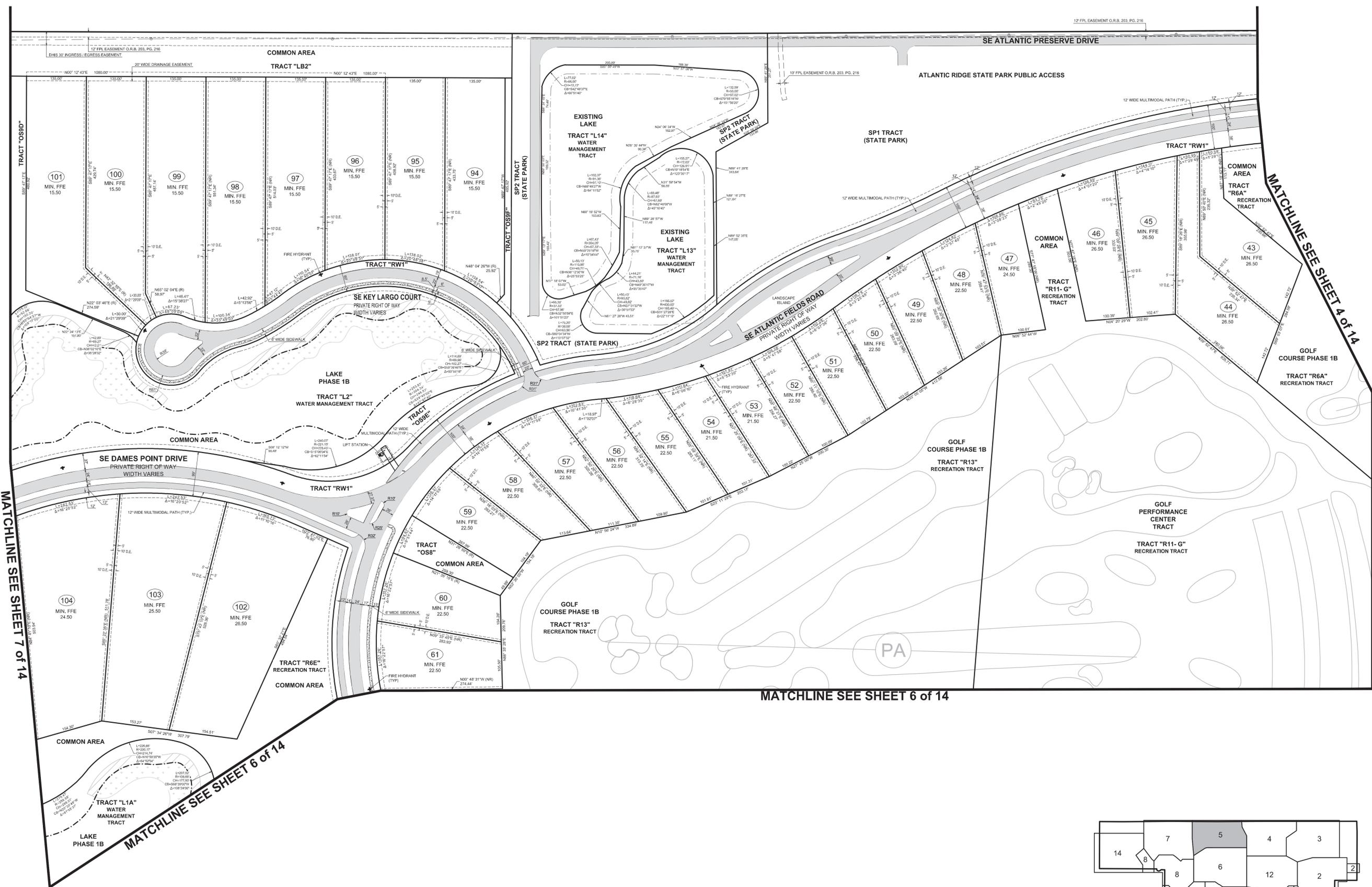


SCALE: 1" = 100'
 0 50' 100' 200'



Designer --- Sheet
 Manager MC **5 of 14**
 Project Number 21-540
 Municipal Number ---
 Computer File 21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



Drawing Name: J:\Projects Active\21-540 Discovery Land Company Final Site Plan Application\Site Plan\ Apr 26, 2024 - 9:23am 21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg

MATCHLINE SEE SHEET 7 of 14

MATCHLINE SEE SHEET 6 of 14

MATCHLINE SEE SHEET A of 14

MATCHLINE SEE SHEET 6 of 14

Key / Location:

N.T.S.

Project Team:

Land Owner
Discovery Hobo Sound Investors, LLC
1701 Highway A1A, Suite 204
Vero Beach, FL 32983

Developer
Discovery Land Company

Land Planning
Via Landscapes Architecture / Planning
181 Third Street, Suite 100
San Rafael, CA 94901

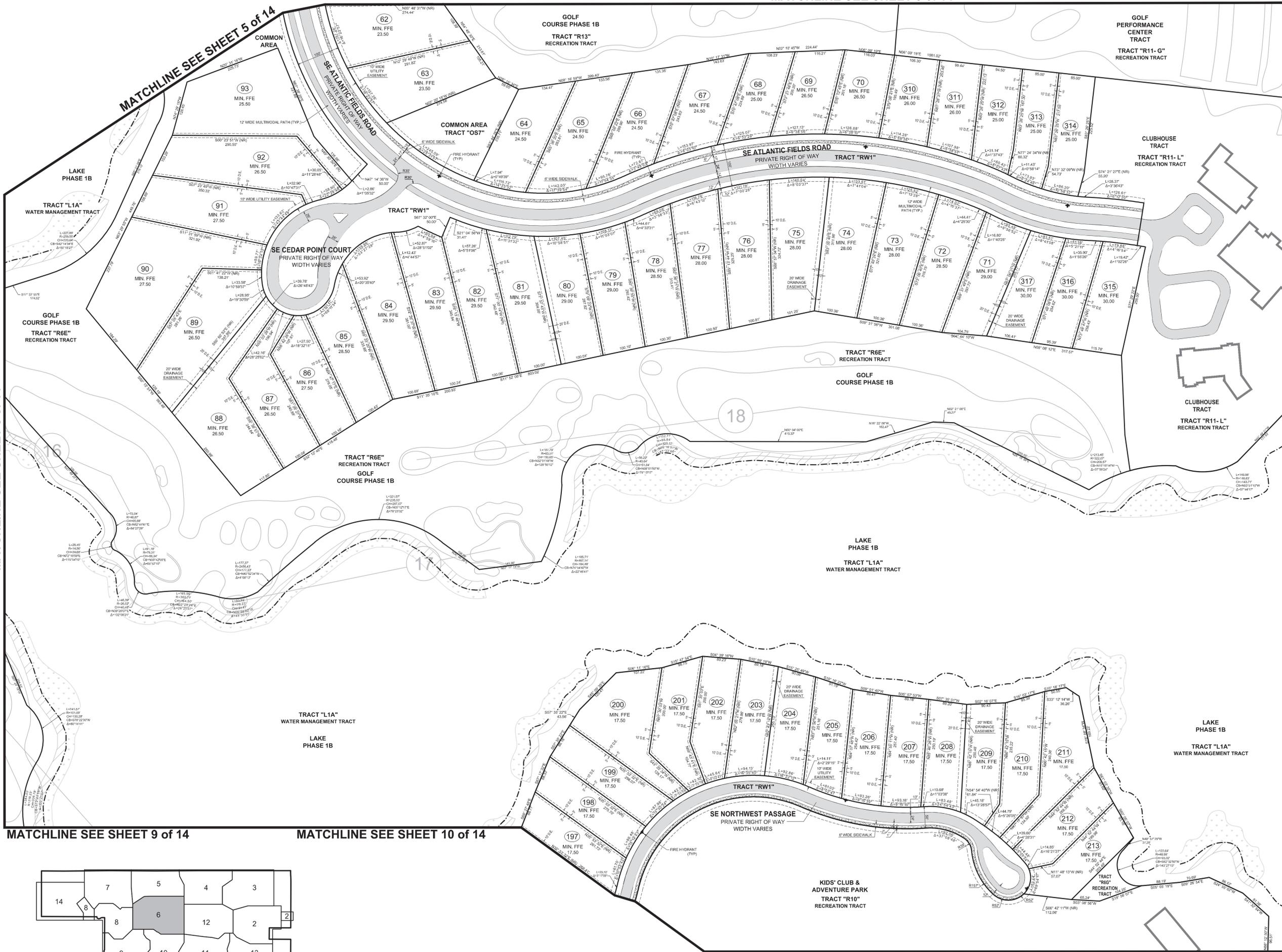
Lucido and Associates, Inc.
701 East Ocean Blvd.
Stuart, FL 34994

Golf Course Design
Fazio Golf Course Designers, Inc.
17755 SE Federal Highway
Tequesta, FL 34986

Civil Engineer / Survey
Velcon Engineering & Surveying, Inc.
590 Peacock Blvd.
P.O. Box 1000, Stuart, FL 34994

Traffic Engineer
O'Rourke Engineering and Planning
22 SE Seminole Street
Stuart, FL 34994

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



MATCHLINE SEE SHEET 7 of 14

MATCHLINE SEE SHEET 7 of 14

MATCHLINE SEE SHEET 7 of 14

MATCHLINE SEE SHEET 8 of 14 (SEE BELOW)

MATCHLINE SEE SHEET 6 of 14

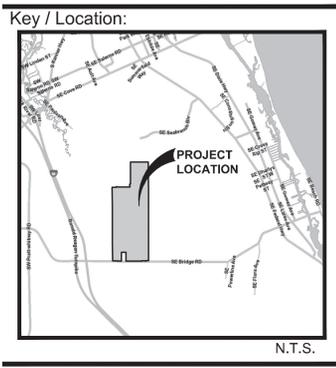
MATCHLINE SEE SHEET 14 of 14

MATCHLINE SEE SHEET 7 of 14

MATCHLINE SEE SHEET 9 of 14

MATCHLINE SEE SHEET 9 of 14

MATCHLINE SEE SHEET 8 of 14 (SEE ABOVE)



Project Team:
Land Owner
 Discovery Hobo Sound Investors, LLC
 1701 Highway A1A, Suite 204
 Vero Beach, FL 32983
Developer
 Discovery Land Company
Land Planning
 Via Landscapes Architecture / Planning
 181 Third Street, Suite 100
 San Rafael, CA 94901
Lucido and Associates, Inc.
 701 East Ocean Blvd.
 Stuart, FL 34994
Golf Course Design
 Fazio Golf Course Designers, Inc.
 17755 SE Federal Highway
 Tequesta, FL 34986
Civil Engineer / Survey
 Velcon Engineering & Surveying, Inc.
 590 Peacock Blvd.
 Fort St. Lucie, FL 34986
Traffic Engineer
 O'Rourke Engineering and Planning
 22 SE Seminole Street
 Stuart, FL 34994
Environmental
 EW Consultants, Inc.
 1000 SE Monterey Commons Blvd., Suite 208
 Stuart, FL 34996

Discovery PUD

Martin County, Florida

Revised Final Site Plan Phase 2A

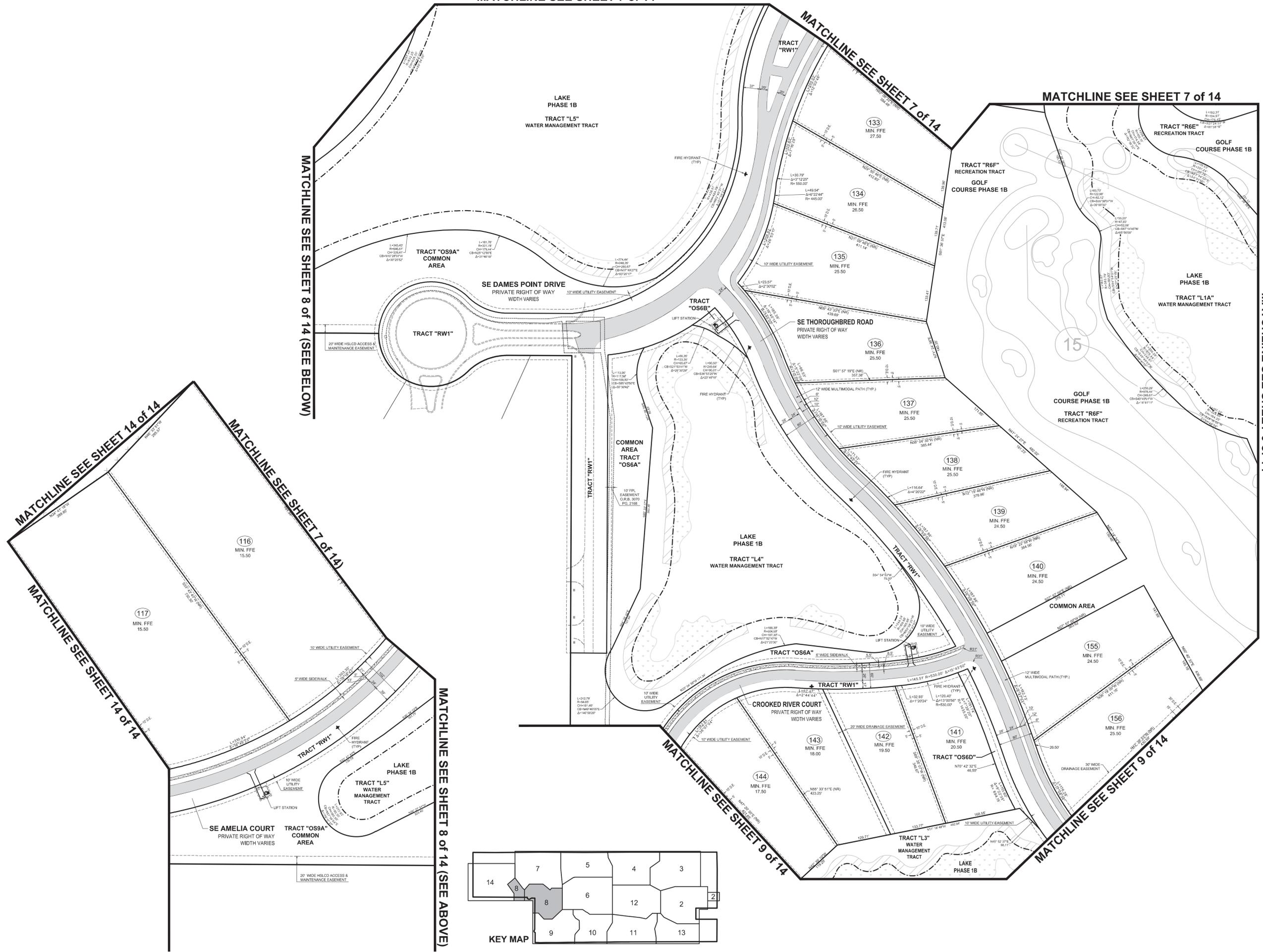
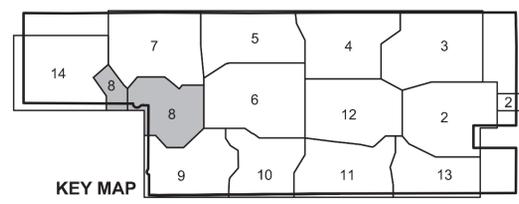
Date	By	Description
9.22.2022	S.L.S.	Initial Submittal
12.14.2023	S.L.S.	1st Resubmittal
2.27.2024	S.L.S.	2nd Resubmittal
4.15.2024	S.L.S.	3rd Resubmittal
4.26.2024	S.L.S.	Plat Revisions



SCALE: 1" = 100'



Steven Garrett
 LA 6667114



Drawing Name: J:\Projects Active\21-540 Discovery Land Company Final Site Plan Application\Site Plan\ Apr 26, 2024 - 9:23am 21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg

Designer --- Sheet
 Manager MC **8 of 14**
 Project Number 21-540
 Municipal Number ---
 Computer File 21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

Key / Location:

N.T.S.

Project Team:

Land Owner
Discovery Hobbs Sound Investors, LLC
1701 Highway A1A, Suite 204
Vero Beach, FL 32983

Developer
Discovery Land Company

Land Planning
Via Landscapes Architecture / Planning
181 Third Street, Suite 100
San Rafael, CA 94901

Lucido and Associates, Inc.
701 East Ocean Blvd.
Stuart, FL 34994

Golf Course Design
Fazio Golf Course Designers, Inc.
17755 SE Federal Highway
Tequesta, FL 34986

Civil Engineer / Survey
Velcon Engineering & Surveying, Inc.
590 Peacock Blvd.
P.O. Box Lucie, FL 34986

Traffic Engineer
O'Rourke Engineering and Planning
22 SE Seminole Street
Stuart, FL 34994

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

Discovery PUD

Martin County, Florida

Revised Final Site Plan Phase 2A

Date	By	Description
9.22.2022	S.L.S.	Initial Submittal
12.14.2023	S.L.S.	1st Resubmittal
2.27.2024	S.L.S.	2nd Resubmittal
4.15.2024	S.L.S.	3rd Resubmittal
4.26.2024	S.L.S.	Plat Revisions

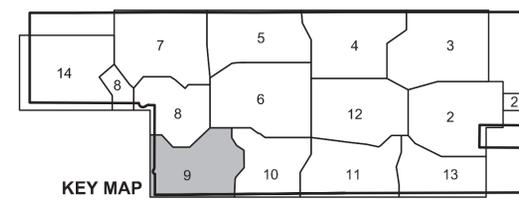
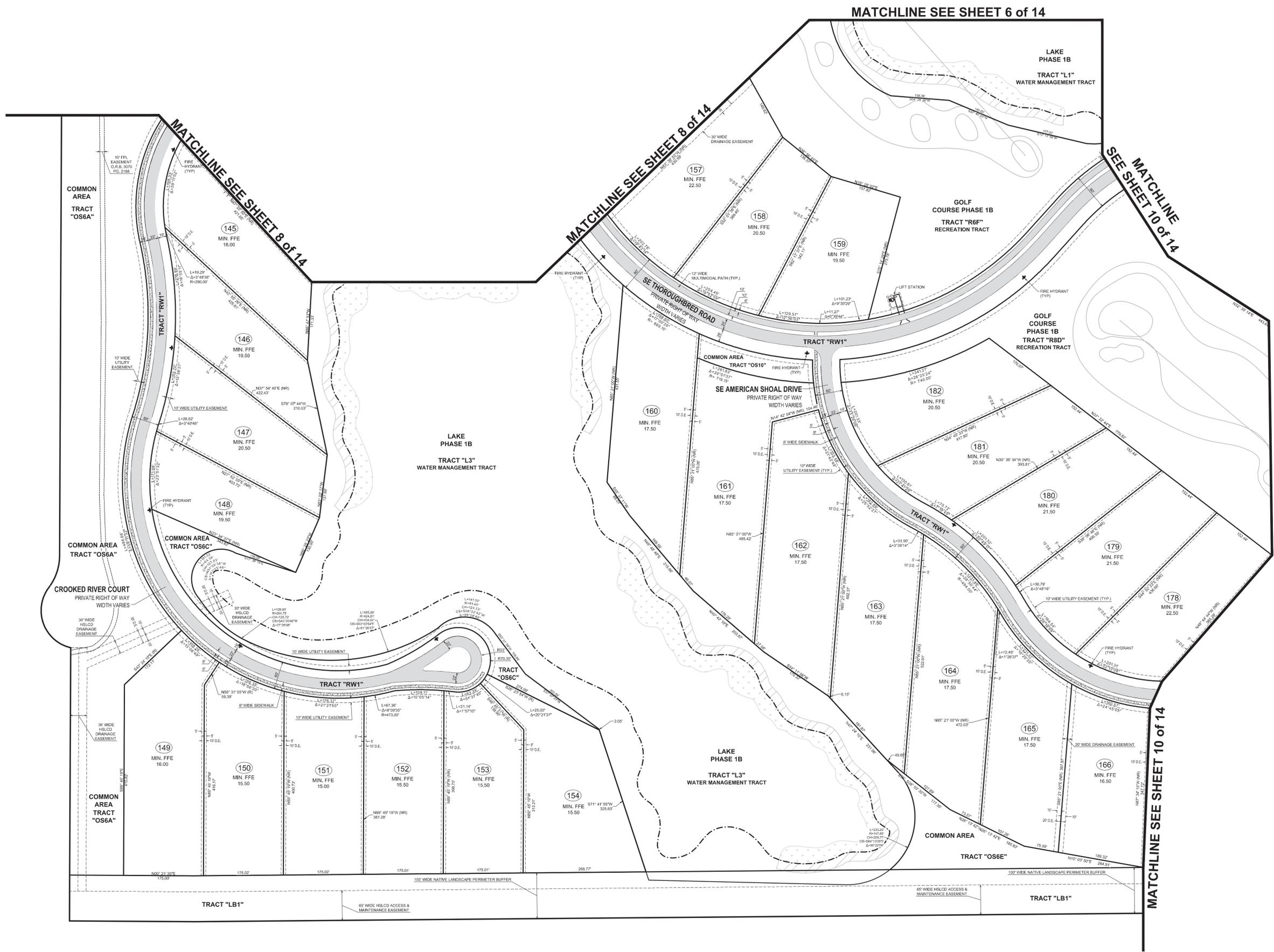


SCALE: 1" = 100'

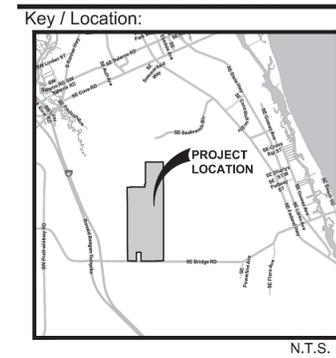


Designer --- Sheet
 Manager MC **9 of 14**
 Project Number 21-540
 Municipal Number ---
 Computer File 21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg

Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproduction, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



Drawing Name: J:\Projects Active\21-540 Discovery Land Company Final Site Plan Application\Site Plan\ Apr 26, 2024 - 9:23am 21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg



Project Team:

Land Owner
 Discovery Hobo Sound Investors, LLC
 1701 Highway A1A, Suite 204
 Vero Beach, FL 32983

Developer
 Discovery Land Company

Land Planning
 Via Landscape Architecture / Planning
 181 Third Street, Suite 100
 San Rafael, CA 94901

Lucido and Associates, Inc.
 701 East Ocean Blvd.
 Stuart, FL 34994

Golf Course Design
 Fazio Golf Course Designers, Inc.
 17755 SE Federal Highway
 Tequesta, FL 34986

Civil Engineer / Survey
 Velcon Engineering & Surveying, Inc.
 590 Peacock Blvd.
 Port St. Lucie, FL 34986

Traffic Engineer
 O'Rourke Engineering and Planning
 22 SE Seminole Street
 Stuart, FL 34994

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

Discovery PUD

Martin County, Florida

Revised Final Site Plan Phase 2A

Date	By	Description
9.22.2022	S.L.S.	Initial Submittal
12.14.2023	S.L.S.	1st Resubmittal
2.27.2024	S.L.S.	2nd Resubmittal
4.15.2024	S.L.S.	3rd Resubmittal
4.26.2024	S.L.S.	Plat Revisions

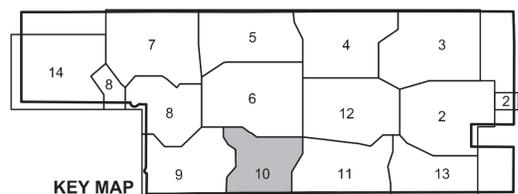
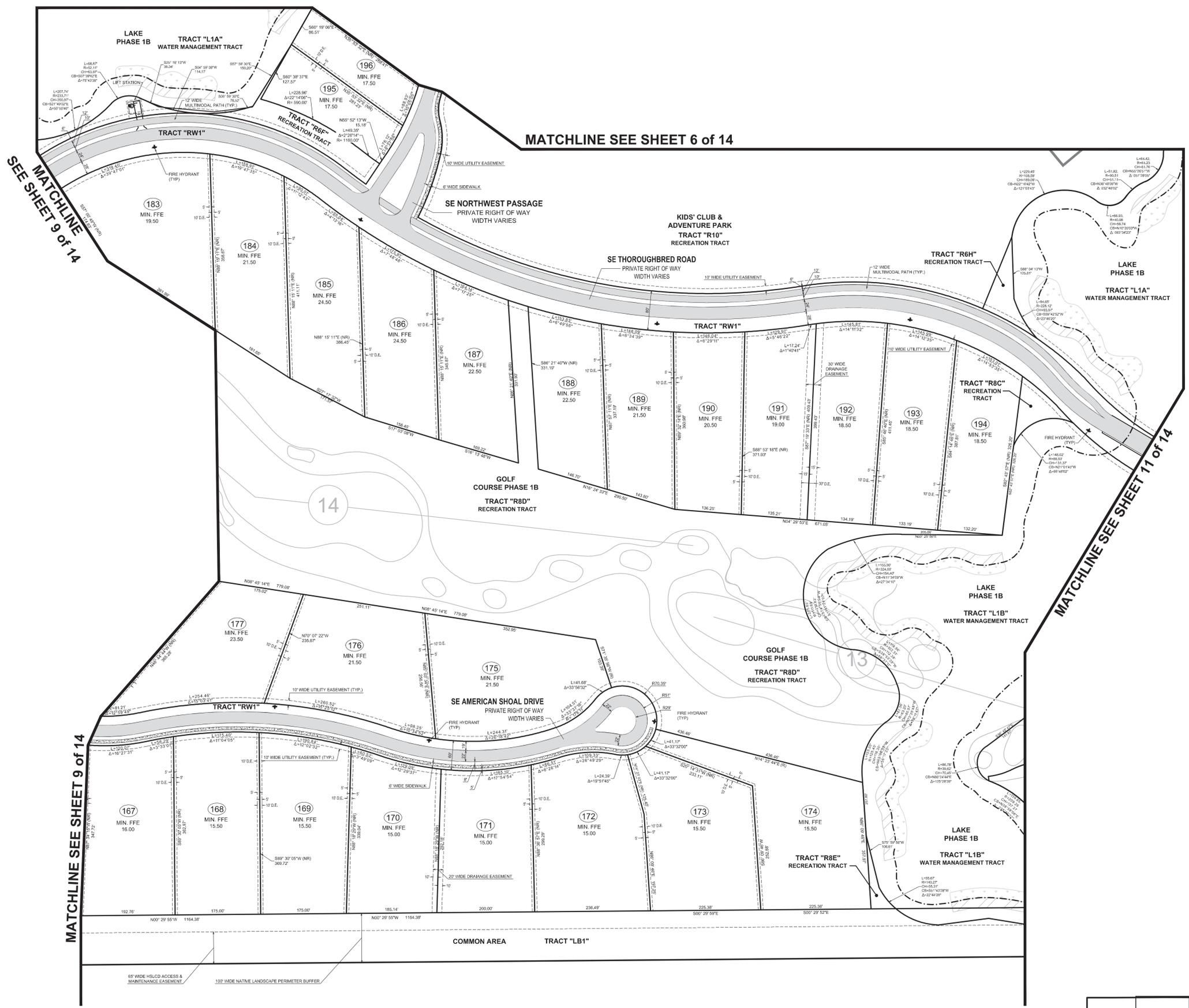


SCALE: 1" = 100'
 0 50' 100' 200'

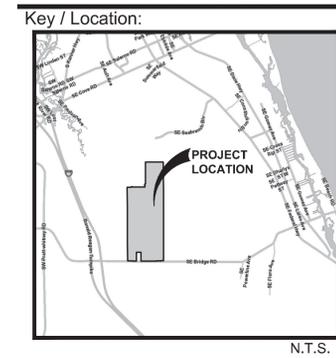


Designer --- Sheet
 Manager MC
 Project Number 21-540 **10 of 14**
 Municipal Number ---
 Computer File 21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproduction, revision, modification or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



Drawing Name: J:\Projects Active\21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg



Project Team:

Land Owner
 Discovery Hobo Sound Investors, LLC
 1701 Highway A1A, Suite 204
 Vero Beach, FL 32983

Developer
 Discovery Land Company

Land Planning
 Via Landscape Architecture / Planning
 181 Third Street, Suite 100
 San Rafael, CA 94901

Lucido and Associates, Inc.
 701 East Ocean Blvd.
 Stuart, FL 34994

Golf Course Design
 Fazio Golf Course Designers, Inc.
 17755 SE Federal Highway
 Tequesta, FL 34986

Civil Engineer / Survey
 Velcon Engineering & Surveying, Inc.
 590 Peacock Blvd.
 Palm St. Lucas, FL 34986

Traffic Engineer
 O'Rourke Engineering and Planning
 22 SE Seminole Street
 Stuart, FL 34994

Environmental
 E/W Consultants, Inc.
 1000 SE Monterey Commons Blvd., Suite 208
 Stuart, FL 34996

Discovery PUD

Martin County, Florida

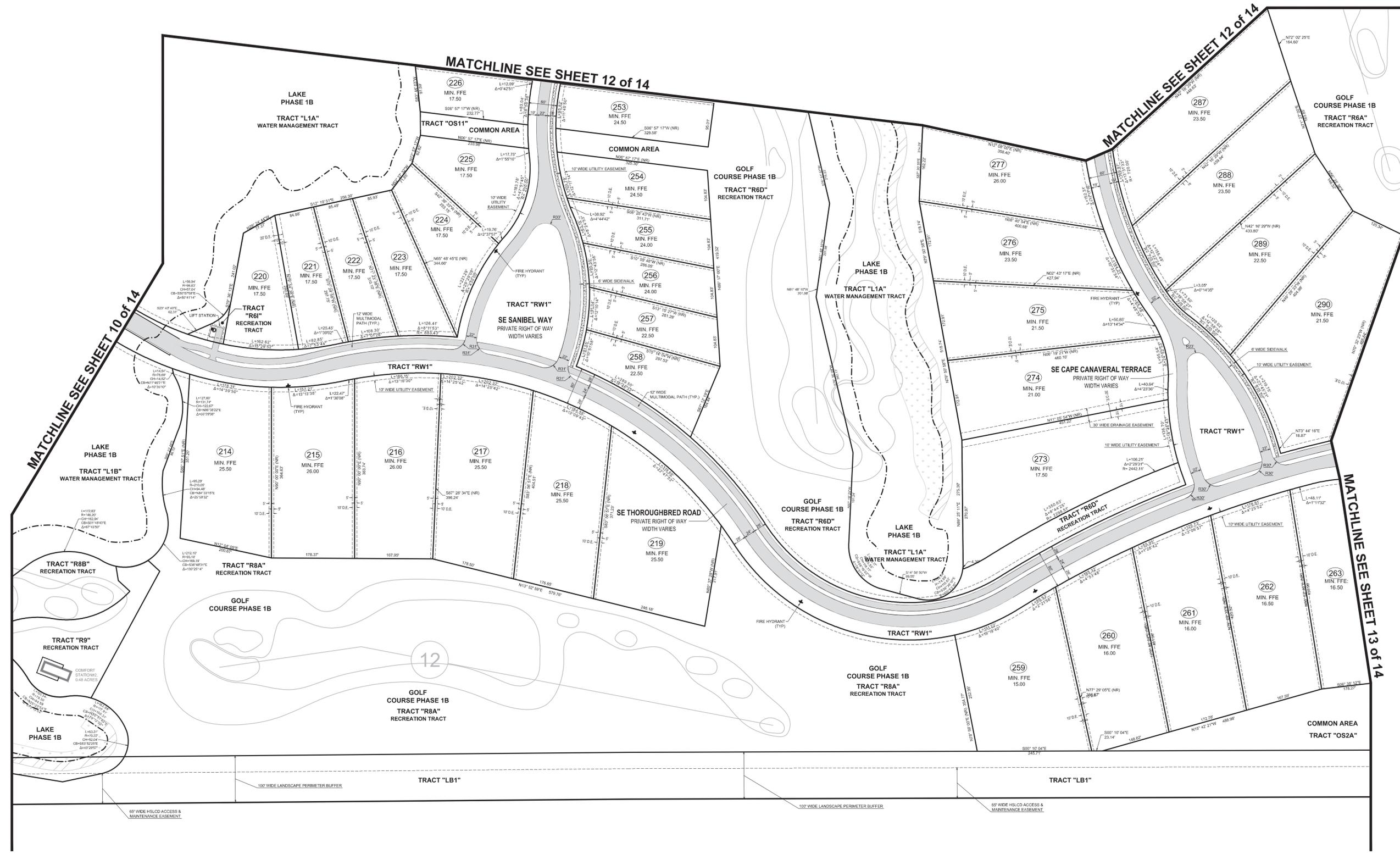
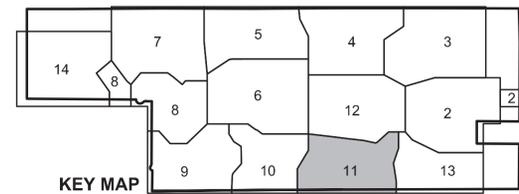
Revised Final Site Plan Phase 2A

Date	By	Description
9.22.2022	S.L.S.	Initial Submittal
12.14.2023	S.L.S.	1st Resubmittal
2.27.2024	S.L.S.	2nd Resubmittal
4.15.2024	S.L.S.	3rd Resubmittal
4.26.2024	S.L.S.	Plat Revisions



SCALE: 1" = 100'
 0 50' 100' 200'

Steven Garrett
 LA 6667114



Drawing Name: J:\Projects Active\21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg

MATCHLINE SEE SHEET 4 of 14

MATCHLINE SEE SHEET 3 of 14

Key / Location:

N.T.S.

Project Team:

Land Owner
Discovery Hobbs Sound Investors, LLC
1701 Highway A1A, Suite 204
Vero Beach, FL 32983

Developer
Discovery Land Company

Land Planning
Via Landscapes Architecture / Planning
181 Third Street, Suite 100
San Rafael, CA 94901

Lucido and Associates, Inc.
701 SE Ocean Blvd.
Stuart, FL 34994

Golf Course Design
Fazio Golf Course Designers, Inc.
17755 SE Federal Highway
Tequesta, FL 34986

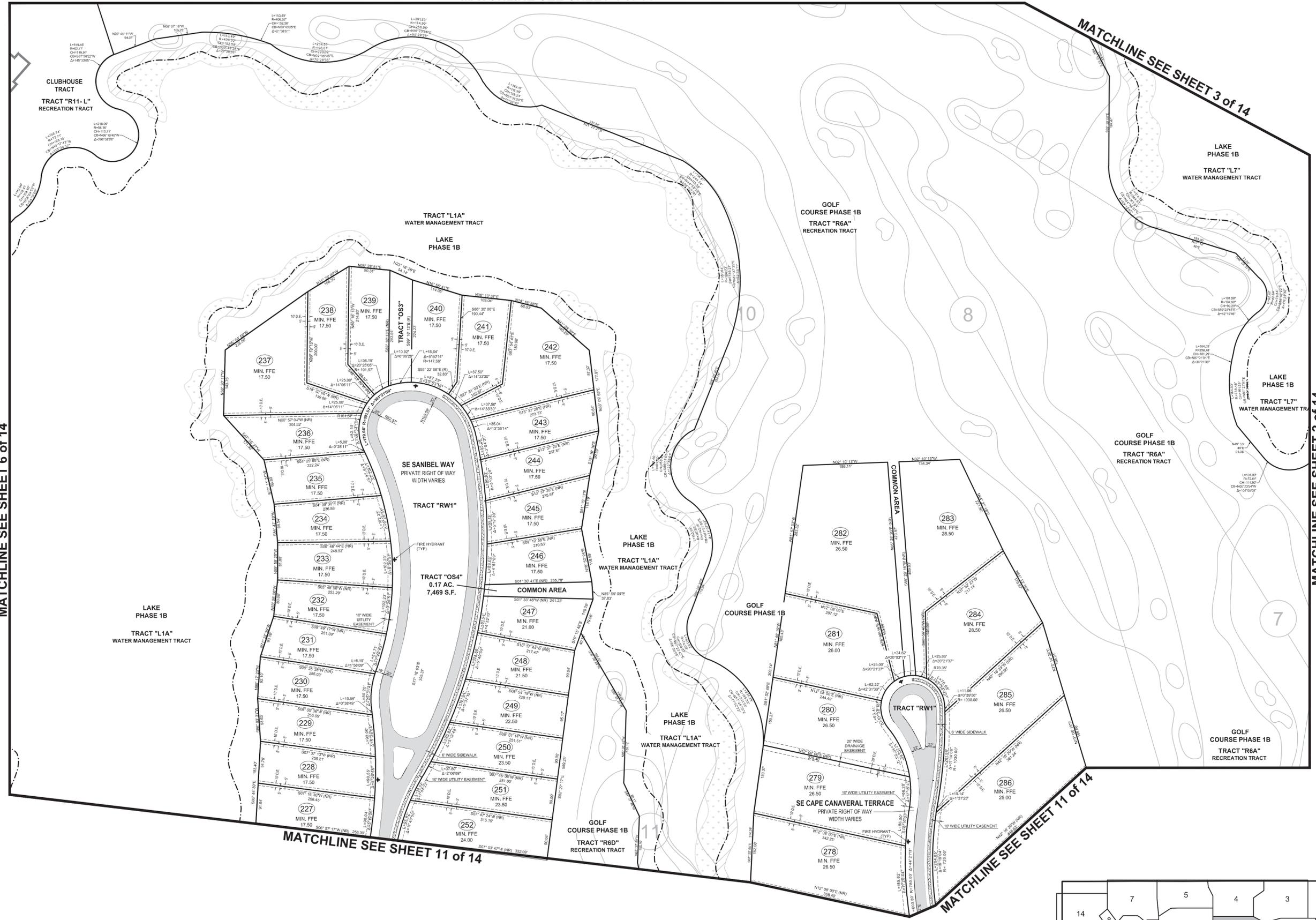
Civil Engineer / Survey
Velcon Engineering & Surveying, Inc.
590 Peacock Blvd.
P.O. Box 1000
Stuart, FL 34986

Traffic Engineer
O'Rourke Engineering and Planning
22 SE Seminole Street
Stuart, FL 34994

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

MATCHLINE SEE SHEET 6 of 14

MATCHLINE SEE SHEET 2 of 14



MATCHLINE SEE SHEET 11 of 14

MATCHLINE SEE SHEET 11 of 14

Discovery PUD

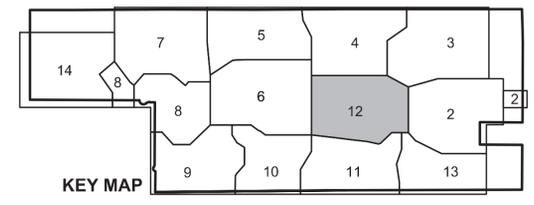
Martin County, Florida

Revised Final Site Plan Phase 2A

Date	By	Description
9.22.2022	S.L.S.	Initial Submittal
12.14.2023	S.L.S.	1st Resubmittal
2.27.2024	S.L.S.	2nd Resubmittal
4.15.2024	S.L.S.	3rd Resubmittal
4.26.2024	S.L.S.	Plat Revisions



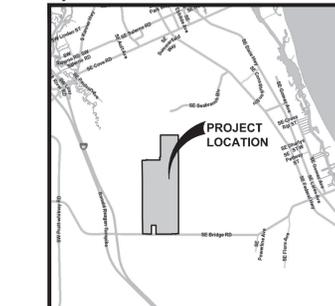
SCALE: 1" = 100'



Designer --- Sheet
 Manager MC **12 of 14**
 Project Number 21-540
 Municipal Number ---
 Computer File 21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

Key / Location:



N.T.S.

Project Team:

- Land Owner**
Discovery Hobo Sound Investors, LLC
1701 Highway A1A, Suite 204
Vero Beach, FL 32983
- Developer**
Discovery Land Company
- Land Planning**
Via Landscapes Architecture / Planning
181 Third Street, Suite 100
San Rafael, CA 94901
- Lucido and Associates, Inc.
701 East Ocean Blvd.
Stuart, FL 34994
- Golf Course Design**
Fazio Golf Course Designers, Inc.
17755 SE Federal Highway
Tequesta, FL 34986
- Civil Engineer / Survey**
Velcon Engineering & Surveying, Inc.
590 Peacock Blvd.
Port St. Lucie, FL 34986
- Traffic Engineer**
O'Rourke Engineering and Planning
22 SE Seminole Street
Stuart, FL 34994
- Environmental**
EW Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996

Discovery PUD

Martin County, Florida
Revised Final Site Plan Phase 2A

Date	By	Description
9.22.2022	S.L.S.	Initial Submittal
12.14.2023	S.L.S.	1st Resubmittal
2.27.2024	S.L.S.	2nd Resubmittal
4.15.2024	S.L.S.	3rd Resubmittal
4.26.2024	S.L.S.	Plat Revisions



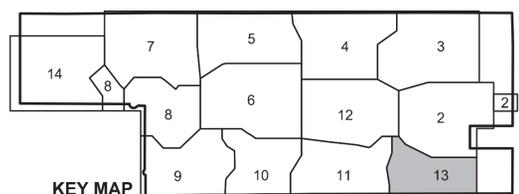
SCALE: 1" = 100'



Steven Garrett
LA 6667114

Designer	---	Sheet
Manager	MC	13 of 14
Project Number	21-540	
Municipal Number	---	
Computer File	21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg	

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproduction, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



Drawing Name: J:\Projects Active\21-540 Discovery Land Company Final Site Plan Application\Site Plan\ Apr 26, 2024 - 9:23am 21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg

