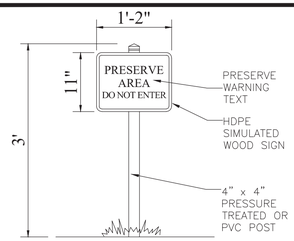
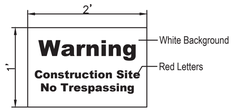
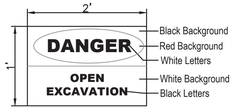


PRESERVE AREA SIGN DETAIL

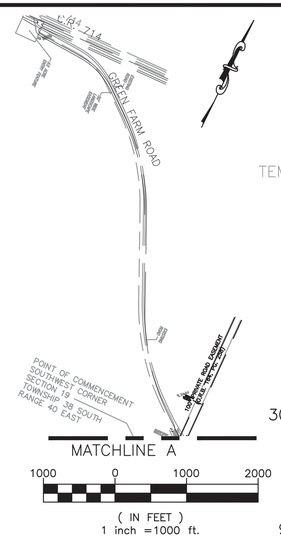


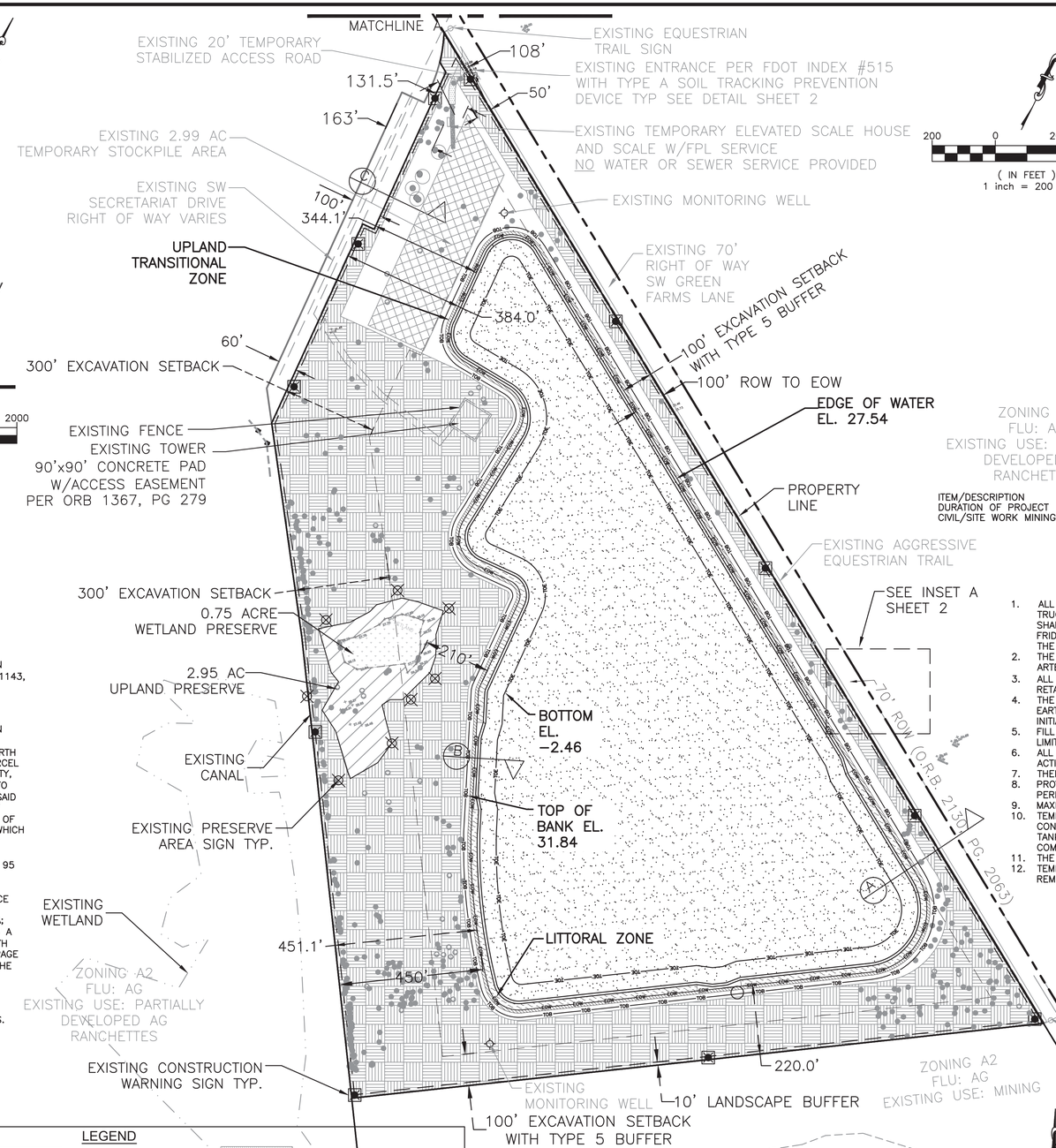
CONSTRUCTION SIGN DETAIL



EXCAVATION SIGN DETAIL

EQUESTRIANS PERMITTED SIGN





ZONING A2
FLU: AG
EXISTING USE: PARTIALLY DEVELOPED AG RANCHETTES

SITE DATA

TOTAL SITE AREA:	4,347,724 (99.81 ACRES)
EXISTING ZONING:	AG-20A
FUTURE LAND USE:	AG
PARCEL CONTROL NO:	19-38-40-000-000-000-113
EXISTING LAND USE:	MINING

	Area (SF)	Area (AC)	% of Total
Open Space (Preserve)			
Upland Preserve	128,394	2.95	2.95%
Total Open Space (Preserve)	128,394	2.95	2.95%
Open Space (Non-Preserve)			
Upland Transitional Area	68,689	1.58	1.58%
Temporary Haul Road	4,618	0.11	0.11%
Temporary Stockpile Area	130,288	2.99	3.00%
Undeveloped Open Space	419,580	9.63	9.65%
Non-Preserve Natural Area	1,507,376	34.60	34.67%
Total Open Space (Non-Preserve)	2,130,551	48.91	49.00%
Total Open Space	2,258,945	51.86	52.0%
Required	50%		
Provided	50%		
Impervious Area (Non Preserve)			
Cell Tower Pad	8,042	0.18	0.18%
Temp. Trailer, Scale House and Scale	2,070	0.05	0.05%
Lake @ EOW	2,046,101	46.97	47.06%
Total Impervious Area (Non-Preserve)	2,056,213	47.20	47.29%
Impervious Area (Preserve)			
Wetland Preserve	32,600	0.75	0.75%
Total Impervious Area (Preserve)	32,600	0.75	0.75%
Total Impervious Area	2,088,813	47.95	48.0%
Total Area	4,347,758	99.81	

APPROXIMATE EXCAVATION SCHEDULE

ITEM/DESCRIPTION	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL	
DURATION OF PROJECT	1.0	1.0	1.0	1.0	1.0	5.0	YRS
CIVIL/SITE WORK MINING EXCAVATION	529,015	529,015	529,015	529,015	RESTORATION	2,116,060	Units C.Y.

OPERATIONAL SPECIFICATIONS

1. ALL ACTIVITIES WITHIN THE SITE, INCLUDING, BUT NOT LIMITED TO DIGGING, LOADING TRUCKS, EXCAVATING, DREDGING, ROCK CRUSHING, AND HAULING OF FILL FROM THE SITE SHALL BE CONDUCTED BETWEEN THE HOURS OF 7:00 AM AND 4:00 PM MONDAY THRU FRIDAY AND 9:00 AM TO 4:00 PM ON SATURDAY UNLESS OTHERWISE DETERMINED BY THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS.
2. THE HAUL ROUTE FOR TRUCKS TO THE SITE IS BY WAY OF STATE ROAD 714, A MAJOR ARTERIAL ROADWAY, VIA SW GREEN FARMS LANE, A RESIDENTIAL ROADWAY
3. ALL DRAINAGE RELATED TO THE EXCAVATION (E.G. DEWATERING EFFLUENTS) SHALL BE RETAINED ENTIRELY ON-SITE DURING CONSTRUCTION OF ALL ITEMS.
4. THE TEMPORARY PERIMETER CONTAINMENT BERM SHALL BE CONSTRUCTED USING CLEAN EARTHEN MATERIAL EXCAVATED FROM THE PROPOSED BORROW LAKE PRIOR TO THE INITIATION OF EXCAVATION OPERATIONS FOR THE LAKE MINING.
5. FILL MATERIAL WILL BE EXCAVATED OR MINED ON DEMAND. STOCK-PILES SHALL BE LIMITED TO A HEIGHT OF APPROXIMATELY 25 FT ABOVE NATURAL GROUND.
6. ALL CLEARING AND GRUBBING WILL BE STAGED CONCURRENTLY WITH THE EXCAVATION ACTIVITIES TO MINIMIZE SOIL EROSION AND THE GENERATION OF AIRBORNE DUST.
7. THERE WILL BE NO ACTIVITY OUTSIDE THE PROJECT LIMITS.
8. PROVIDE THE ANNUAL REPORTS REQUIRED BY SECTION 4.349, LDR AND THE PERFORMANCE BOND IN SECTION 4.350, LDR.
9. MAXIMUM EXCAVATION DEPTH IS 30-FEET BELOW CONTROL ELEVATION.
10. TEMPORARY PORTABLE 500 GALLON FUEL STORAGE TANK AND 1000 GALLON CONTAINMENT TUB SHALL BE UTILIZED ON SITE FOR EQUIPMENT REFUELING. PORTABLE TANK AND TUB SHALL BE RELOCATED ON SITE AS NECESSARY PER EXCAVATION AREA IN COMPLIANCE WITH MARTIN COUNTY LAND DEVELOPMENT REGULATIONS AND ORDINANCES.
11. THE STOCKPILE AREA SHALL BE STABILIZED FOR TURNAROUND MOVEMENTS.
12. TEMPORARY STRUCTURES, STABILIZED ACCESS ROAD, AND STOCKPILE AREAS SHALL BE REMOVED AND THE AREAS RESTORED UPON COMPLETION OF MINING.

NOTE:
ALL ELEVATIONS ARE IN NAVD 88 DATUM

TOTAL PROPOSED LINEAR FOOTAGE OF SHORELINE – 6,837
REQUIRED LITTORAL = 6,837 LF x 10'W = 68,370 SF
LITTORAL PROVIDED = 3,606 LF x 20'W = 72,120 SF

REQUIRED UPLAND TRANS. AREA = 6,837 LF x 10'W = 68,370 SF
UPLAND PROVIDED – 68,689 SF

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF PARCEL 1 AND PARCEL 6 OF THOSE LANDS DESCRIBED IN EXHIBIT "A" OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1198. PAGE 1143, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. ALL LYING IN SECTIONS 19 AND 30, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 38 SOUTH, RANGE 40 EAST IN MARTIN COUNTY, FLORIDA; THENCE S89°52'47"E ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 60.02 FEET THE POINT OF BEGINNING; THENCE CONTINUE S89°52'47"E ALONG SAID NORTH LINE OF SECTION 30, A DISTANCE OF 40.06 FEET TO AN INTERSECTION WITH THE EAST LINE OF PARCEL 2, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1901, PAGE 220, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N00°07'03"W ALONG SAID EAST LINE OF PARCEL 2, A DISTANCE OF 546.49 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID PARCEL 2; THENCE N55°50'57"W ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 36.49 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF ACCESS ROAD "A", AS DESCRIBED IN OFFICIAL RECORDS BOOK 2130, PAGE 2056, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S79°10'05"W, A RADIAL DISTANCE OF 465.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°41'57", A DISTANCE OF 94.95 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF ACCESS ROAD "A" FOR INTERSTATE 95 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO 89095-2414, FOR INTERSTATE 95, SHEET 12 OF 17, LAST UPDATED ON 6-14-84; THENCE S55°51'01"E ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 3665.16 FEET; THENCE S59°09'05"W A DISTANCE OF 2202.53 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF THE PLAT OF DRESSAGE ESTATES, AS RECORDED IN PLAT BOOK 16, PAGE 24, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID NORTHEASTERLY LINE FOR THE FOLLOWING TWO (2) COURSES; (1) N30°50'55"W A DISTANCE OF 1468.74 FEET; (2) N32°41'50"W A DISTANCE OF 683.37 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED EAST LINE OF PARCEL 2, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1901, PAGE 220; THENCE N00°07'36"W ALONG SAID EAST LINE OF PARCEL 2, A DISTANCE OF 693.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 99.81 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

ENVIRONMENTAL CONSERVATION INSTRUCTIONS, AS FOLLOWS

A. "NO CLEARING, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES, IS AUTHORIZED UNTIL THE PERMIT FOR THE INSTALLATION OF EROSION CONTROL DEVICES AND PRESERVE AREA BARRICADES HAS BEEN ISSUED."
B. "PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED 'IN THE FIELD' PRIOR TO THE ENGINEERING DEPARTMENT'S PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT."
C. "AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ON THE SITE, IN THE PERMIT BOX, ITS LOCATION SHOWN ELSEWHERE ON THIS PAGE."
D. "NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED CONTROL STRUCTURES AND BARRICADES HAS BEEN OBTAINED."
E. "A LAND CLEARING PERMIT MAY BE OBTAINED SUBSEQUENT TO THE SATISFACTORY INSPECTION OF THE CONTROL STRUCTURES AND BARRICADES. THIS PERMIT SHALL BE POSTED IN THE PERMIT BOX, ITS LOCATION SHOWN ELSEWHERE ON THIS PAGE."
F. "ALL CONSTRUCTION BARRICADES AND SILT FENCES WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY THE PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES."
G. "SOIL STABILIZATION SHALL BE COMPLETED WITHIN 7 DAYS OF VEGETATION REMOVAL."
H. "FOLLOWING CERTIFICATION OF OCCUPANCY FOR THE DEVELOPMENT, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR."
I. IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OF MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS. (CODE 4.343.A.13, LDR)

LEGEND

- PROPOSED MINING AREA
- WETLAND PRESERVE
- UPLAND PRESERVE
- LITTORAL ZONE
- UPLAND TRANSITIONAL ZONE
- TEMPORARY STOCKPILE AREA
- EXISTING 20' TEMPORARY STABILIZED ACCESS ROAD
- NON-PRESERVE NATURAL AREA
- PRESERVE SIGN
- CONSTRUCTION WARNING/ EXCAVATION SIGNS
- EXISTING MONITORING WELL

APPLICANT
MARION JEFFERSON
MARANDY PROPERTIES, LLC
PO BOX 54-1896
LAKE WORTH, FL. 33454-1896
TEL: (561) 969-3112

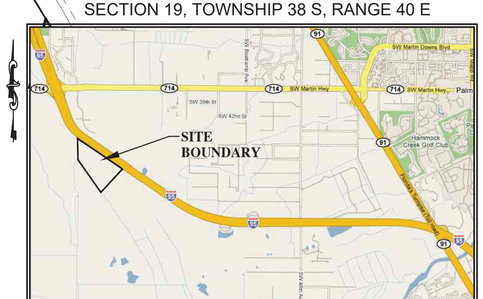
ENGINEER/LAND PLANNER
AKASH BISOON, PE
HALEY WARD, INC.
10570 S. US HWY 1 SUITE #300
PORT ST. LUCIE, FL 34952
TEL: (772) 223-8850

LANDSCAPE ARCHITECT
PAUL GOULAS
1708 SE JOY HAVEN STREET
PORT ST LUCIE, FL 34983
TEL: (772) 631-8400

SURVEYOR
BETSY LINDSAY
7997 SW JACK JAMES DRIVE
STUART, FL 34997
TEL: (772) 286-5753

ENVIRONMENTALIST
JENNIFER ACEVEDO
AQUATIC RESEARCH
PO BOX 1420
STUART, FL 34997

SECTION 19, TOWNSHIP 38 S, RANGE 40 E



FLORIDA SUPERIOR SAND MINE
MARTIN COUNTY, FLORIDA

NO.	DATE:	REVISION:	BY
1	3-12-25	REMOVED REVISION CLOUDS ON SITE PLAN PER MARTIN COUNTY COMMENTS	AT
2	1-17-25	REVISED PLANS FOR LAKE EXCAVATION DEPTH	AT
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4	3-5-24	REVISED PLANS PER MARTIN COUNTY STAFF REPORT	AT

VERTICAL DATUM NAVD 88

DRAWN: DW 2-16-2023
PROJECT: A0601
FILE: 2011501 Revised.dwg

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
10570 S FEDERAL HIGHWAY
UNIT 300
PORT ST. LUCIE, FL 34952
PH: (772) 223-8850
WWW.HALEYWARD.COM
CERTIFICATE OF AUTHORIZATION: 32664

REVISED FINAL SITE PLAN

FLORIDA SUPERIOR SAND MINE
MARTIN COUNTY, FLORIDA

SHEET NO.
RFSP-1

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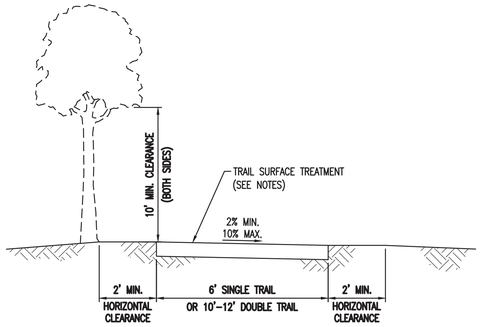


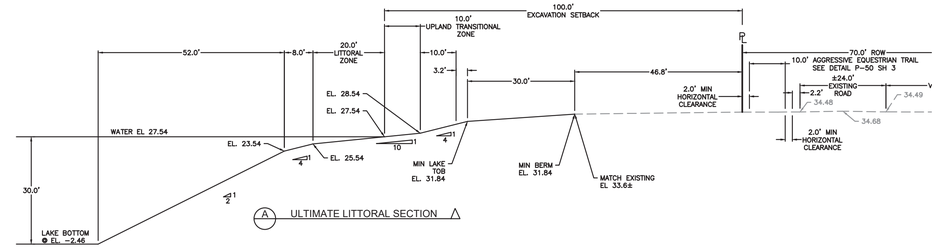
GENERAL NOTES:

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.

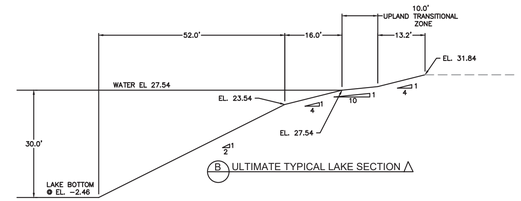
SPECIFIC TRAILS CRITERIA

1. MILD 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.

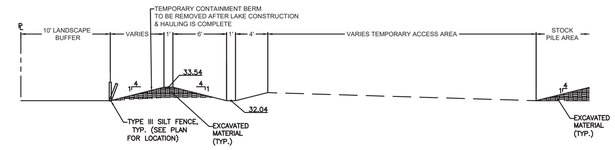
EQUESTRIAN TRAIL	DETAIL P-50



A ULTIMATE LITTORAL SECTION

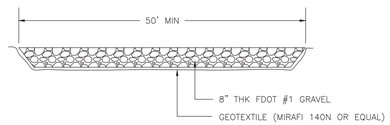


B ULTIMATE TYPICAL LAKE SECTION



NOTE:
1. STABILIZE ALL EXPOSED/DISTURBBED SURFACES WITH SEED AND MULCH
2. INSTALL TYPE III SILT FENCE (PER FDOT INDEX #102). AT THE SPECIFIED LOCATION AND PHASED WITH EXCAVATION AS APPLICABLE

C



CONTRACTOR TO SWEEP CONSTRUCTION ENTRANCE REGULARLY AND REMOVE ALL MIGRATING ROCK FROM EXISTING ROADWAY.

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

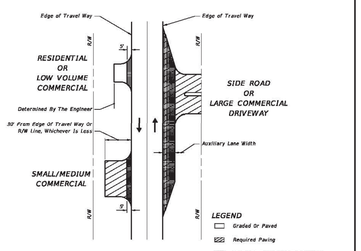
MATERIAL TYPES AND THICKNESSES IN DRIVING AREAS FOR RURAL AND URBAN CONNECTIONS			
Course	Materials ①	Thickness (in.) ②	
		Connections ③	Roadway ④
Structural	Asphaltic Concrete	1"	1½"
Bases	Optional Base (See Index No. 514)	G.B.C. 1	G.B.C. 3

① Minimum thickness.
② All materials shall be approved by the Department prior to being placed.
③ Connection structure other than traffic lanes. See Notes 1 and 2 below.
④ Travel way flares (bypass lanes), auxiliary lanes serving more than a single connection, and all median crossovers including their auxiliary lanes and/or transition tapers. See Notes 1 and 2 below.

NOTES

1. The pavement should be structurally adequate to meet the expected traffic loads and should not be less than that shown above, except as approved by the Department for graded connections. Other Department approved equivalent pavements may be used at the discretion of the Engineer. For additional information see Index No. 514.
2. Auxiliary lanes and their transition tapers shall be the same structure as the abutting travel way pavement thickness or any of the roadway structures tabulated above, whichever is thicker.
3. If an asphalt base course is used for a turnout, its thickness may be increased to match the edge of travel way pavement thickness in lieu of a separate structural course. 8" of Portland cement concrete will be acceptable in lieu of the asphalt base and structural courses. See Notes 4 and 5 below.
4. A structural course is required for flexible pavements when they are used for auxiliary lanes serving more than a single connection.
5. Connections paved with Portland cement concrete shall be Class NS concrete at least 8" thick. The Department may require greater thickness when called for in the plans or stipulated by permit. Materials and construction shall conform with FDOT Standard Specifications Sections 347, 350 and 522.
6. The Department may require other pavement criteria where local conditions warrant.

PAVEMENT STRUCTURE FOR TURNOUTS AND AUXILIARY LANES
TABLE 515-1

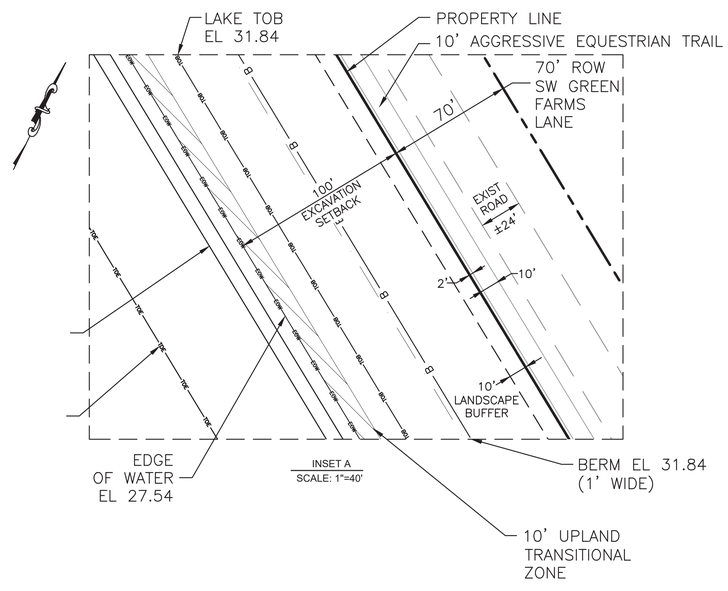


NOTES

1. Auxiliary lane pavements and crossover pavements shall be maintained by the Department.
2. Department maintenance of turnout pavement shall extend out to 3' from edge of the travel way or limits of paved shoulders, and, extend to include auxiliary lanes. The remainder of any turnout paved area on the right of way shall be maintained by the owner or his authorized agent. As a function of routinely reworking shoulders, the Department may grade and shape existing material on nonpaved areas beyond the maintained pavement.
3. Control and maintenance of drainage facilities within the right of way shall be solely the responsibility of the Department, unless specified differently by Department permit.
4. The maintenance and operation of highway lighting, traffic signals, associated equipment, and other necessary devices shall be the responsibility of a public agency.
5. All pavement markings on the State highways, including acceleration and deceleration lane markings, and signing installed for the operation of the State highway shall be maintained by the Department.
6. All signing and marking installed for the operation of the connection (such as stop bars and stop signs for the connection) shall be the responsibility of the permittee.

LIMITS OF CONSTRUCTION AND MAINTENANCE FOR RURAL CONNECTIONS

LAST REVISION	REVISIONS	DESCRIPTION:			INDEX NO.	SHEET NO.
07/01/12			FDOT 2015 DESIGN STANDARDS	TURNOUTS	515	6 of 7



NOTE:
ALL ELEVATIONS ARE IN NAVD 88 DATUM

FLORIDA SUPERIOR SAND MINE
MARTIN COUNTY, FLORIDA

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VERTICAL DATUM NAVD 88

DRAWN: DW 2-16-2023
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CERTIFICATE OF AUTHORIZATION: 32664

REVISED FINAL SITE PLAN

FLORIDA SUPERIOR SAND MINE
MARTIN COUNTY, FLORIDA

SHEET NO.
RFSP-2

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