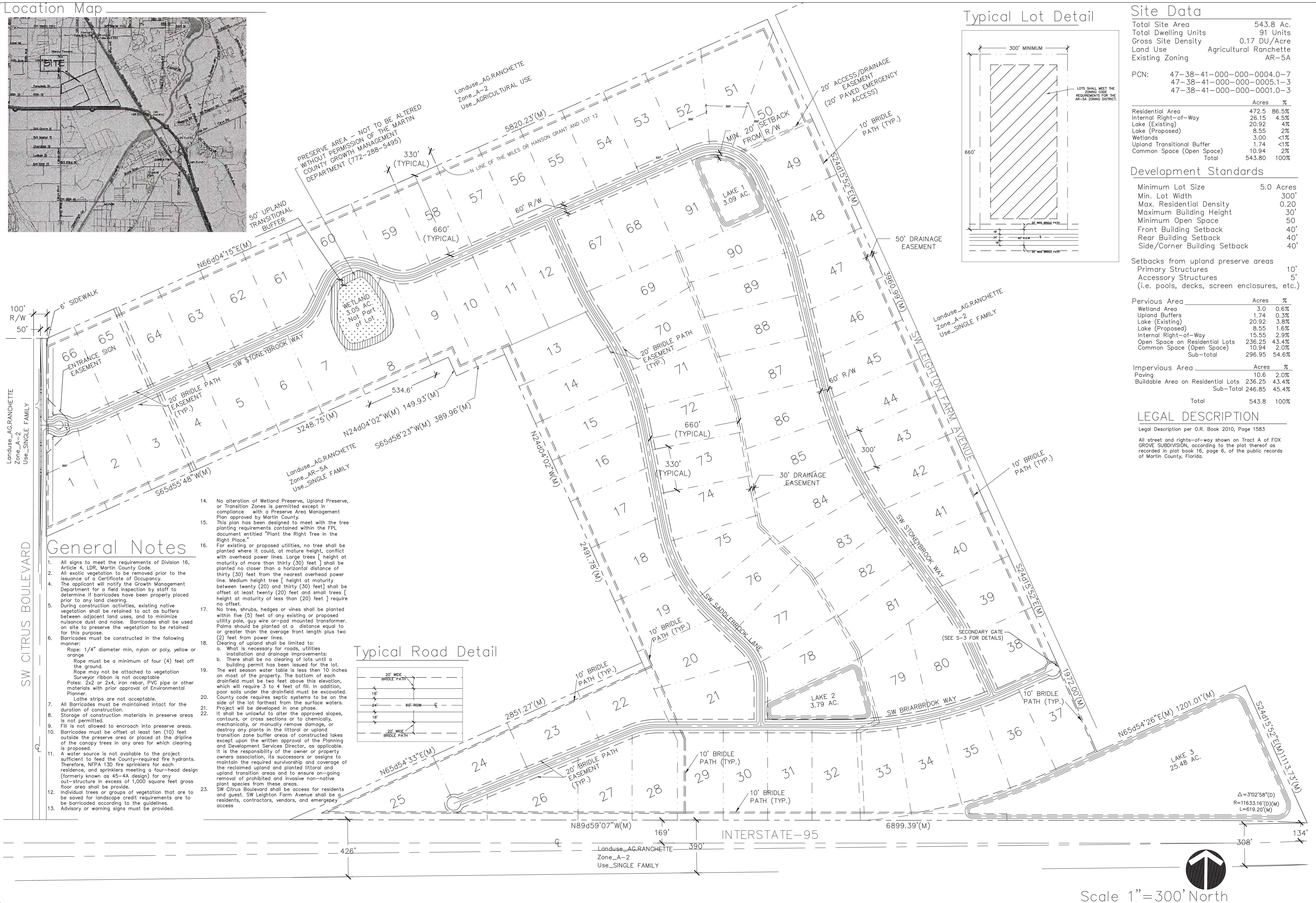
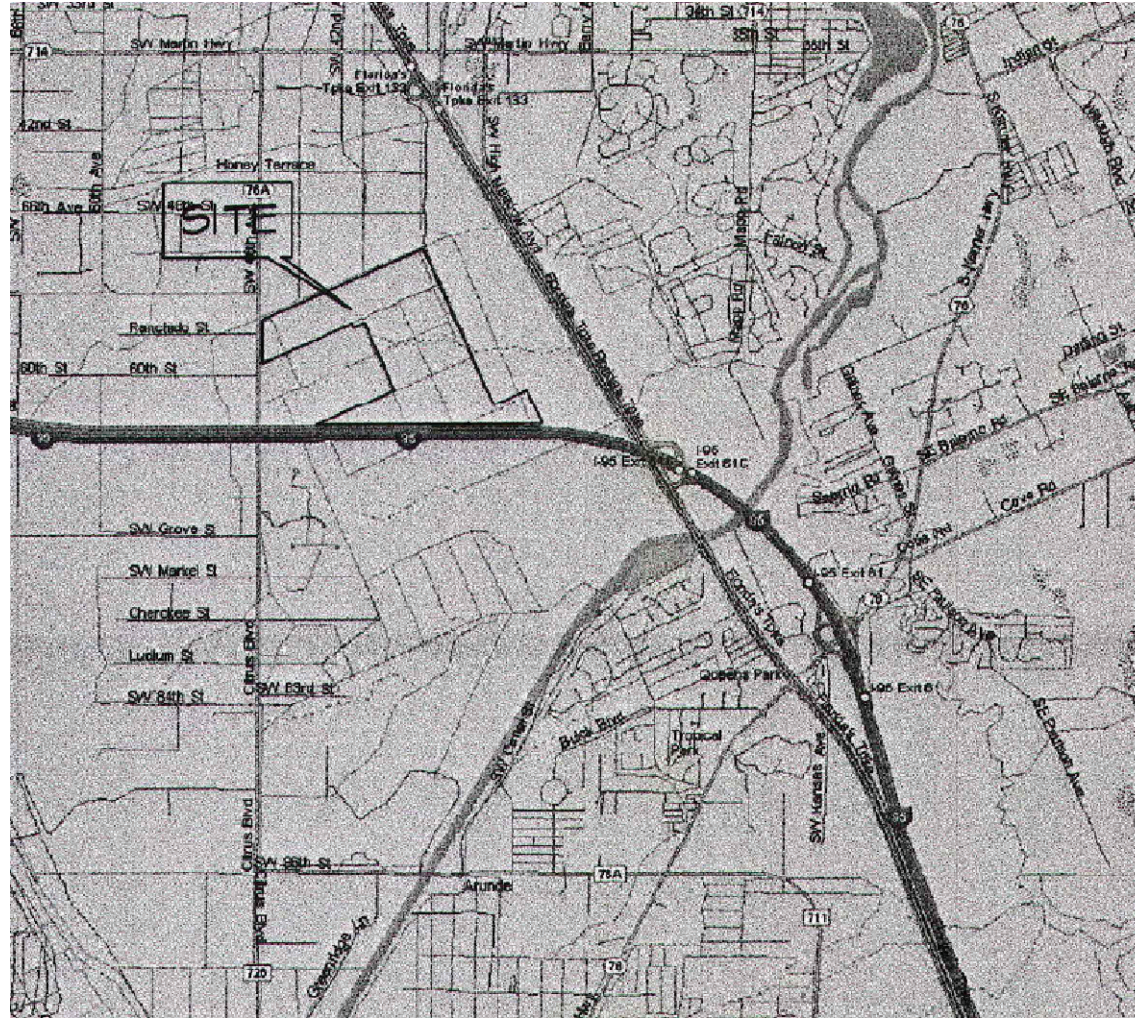
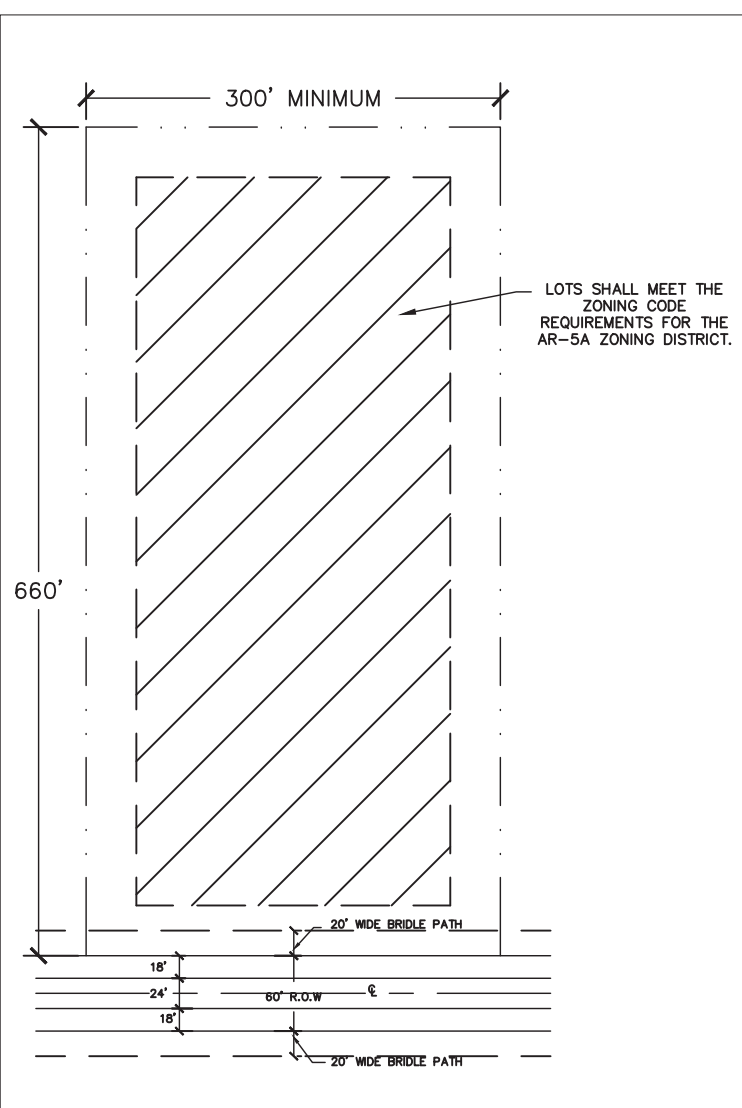


Location Map



Typical Lot Detail



Site Data

Total Site Area	543.8 Ac.
Total Dwelling Units	91 Units
Gross Site Density	0.17 DU/Acre
Land Use	Agricultural Ranchette
Existing Zoning	AR-5A

PCN: 47-38-41-000-000-0004.0-7
47-38-41-000-000-0005.1-3
47-38-41-000-000-0001.0-3

	Acres	%
Residential Area	472.5	86.5%
Internal Right-of-Way	26.15	4.5%
Lake (Existing)	20.92	4%
Lake (Proposed)	8.55	2%
Wetlands	3.00	<1%
Upland Transitional Buffer	1.74	<1%
Common Space (Open Space)	10.94	2%
Total	543.80	100%

Development Standards

Minimum Lot Size	5.0 Acres
Min. Lot Width	300'
Max. Residential Density	0.20
Maximum Building Height	30'
Minimum Open Space	50
Front Building Setback	40'
Rear Building Setback	40'
Side/Corner Building Setback	40'

Setbacks from upland preserve areas
Primary Structures 10'
Accessory Structures 5'
(i.e. pools, decks, screen enclosures, etc.)

Pervious Area	Acres	%
Wetland Area	3.0	0.6%
Upland Buffers	1.74	0.3%
Lake (Existing)	20.92	3.8%
Lake (Proposed)	8.55	1.6%
Internal Right-of-Way	15.55	2.9%
Open Space on Residential Lots	236.25	43.4%
Common Space (Open Space)	10.94	2.0%
Sub-total	296.95	54.6%

Impervious Area	Acres	%
Paving	10.6	2.0%
Buildable Area on Residential Lots	236.25	43.4%
Sub-total	246.85	45.4%
Total	543.8	100%

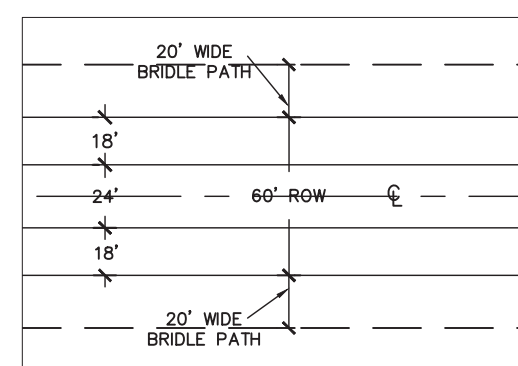
LEGAL DESCRIPTION

Legal Description per O.R. Book 2010, Page 1583
All street and rights-of-way shown on Tract A of FOX GROVE SUBDIVISION, according to the plat thereof as recorded in plat book 16, page 6, of the public records of Martin County, Florida.

General Notes

- All signs to meet the requirements of Division 16, Article 4, LDR, Martin County Code.
- All exotic vegetation to be removed prior to the issuance of a Certificate of Occupancy.
- The applicant will notify the Growth Management Department for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.
- During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained for this purpose.
- Barricades must be constructed in the following manner:
 - Rope: 1/4" diameter min, nylon or poly, yellow or orange
 - Rope must be a minimum of four (4) feet off the ground.
 - Rope may not be attached to vegetation
 - Surveyor ribbon is not acceptable
 - Poles: 2x2 or 2x4, iron rebar, PVC pipe or other materials with prior approval of Environmental Planner.
 - Lotte strips are not acceptable.
- All Barricades must be maintained intact for the duration of construction.
- Storage of construction materials in preserve areas is not permitted.
- Fill is not allowed to encroach into preserve areas.
- Barricades must be offset at least ten (10) feet outside the preserve area or placed at the dripline of the canopy trees in any area for which clearing is proposed.
- A water source is not available to the project sufficient to feed the County-required fire hydrants. Therefore, NFPA 13D fire sprinklers for each residence, and sprinklers meeting a four-head design (formerly known as 45-4A design) for any out-structure in excess of 1,000 square feet gross floor area shall be provide.
- Individual trees or groups of vegetation that are to be saved for landscape credit requirements are to be barricaded according to the guidelines.
- Advisory or warning signs must be provided.
- No alteration of Wetland Preserve, Upland Preserve, or Transition Zones is permitted except in compliance with a Preserve Area Management Plan approved by Martin County.
- This plan has been designed to meet with the tree planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place."
- For existing or proposed utilities, no tree shall be planted where it could, at mature height, conflict with overhead power lines. Large trees [height at maturity of more than thirty (30) feet] shall be planted no closer than a horizontal distance of thirty (30) feet from the nearest overhead power line. Medium height tree [height at maturity between twenty (20) and thirty (30) feet] shall be offset at least twenty (20) feet and small trees [height at maturity of less than (20) feet] require no offset.
- No tree, shrubs, hedges or vines shall be planted within five (5) feet of any existing or proposed utility pole, guy wire or pad mounted transformer. Palms should be planted at a distance equal to or greater than the average front length plus two (2) feet from power lines.
- Clearing of upland shall be limited to:
 - a. What is necessary for roads, utilities installation and drainage improvements;
 - b. There shall be no clearing of lots until a building permit has been issued for the lot.
- The wet season water table is less than 10 inches on most of the property. The bottom of each drainfield must be two feet above this elevation, which will require 3 to 4 feet of fill. In addition, poor soils under the drainfield must be excavated. County code requires septic systems to be on the side of the lot farthest from the surface waters. Project will be developed in one phase.
- It shall be unlawful to alter the approved slopes, contours, or cross sections or to chemically, mechanically, or 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.
- SW Citrus Boulevard shall be access for residents and guest. SW Leighton Farm Avenue shall be a residents, contractors, vendors, and emergency access

Typical Road Detail



MACKENZIE ENGINEERING & PLANNING, INC.
1172 SW 30TH STREET,
SUITE 500,
PALM CITY,
FLORIDA, 34990
772-286-8030
CA29013

Mackenzie
Engineering & Planning, Inc.

NO:	REVISION:	BY:	DATE:
1	MC COMMENTS	CM	8-22-25

REVISED FINAL SITE PLAN
MEADOW RUN AT FOX GROVE F.K.A. FOX GROVE
MARTIN COUNTY, FLORIDA

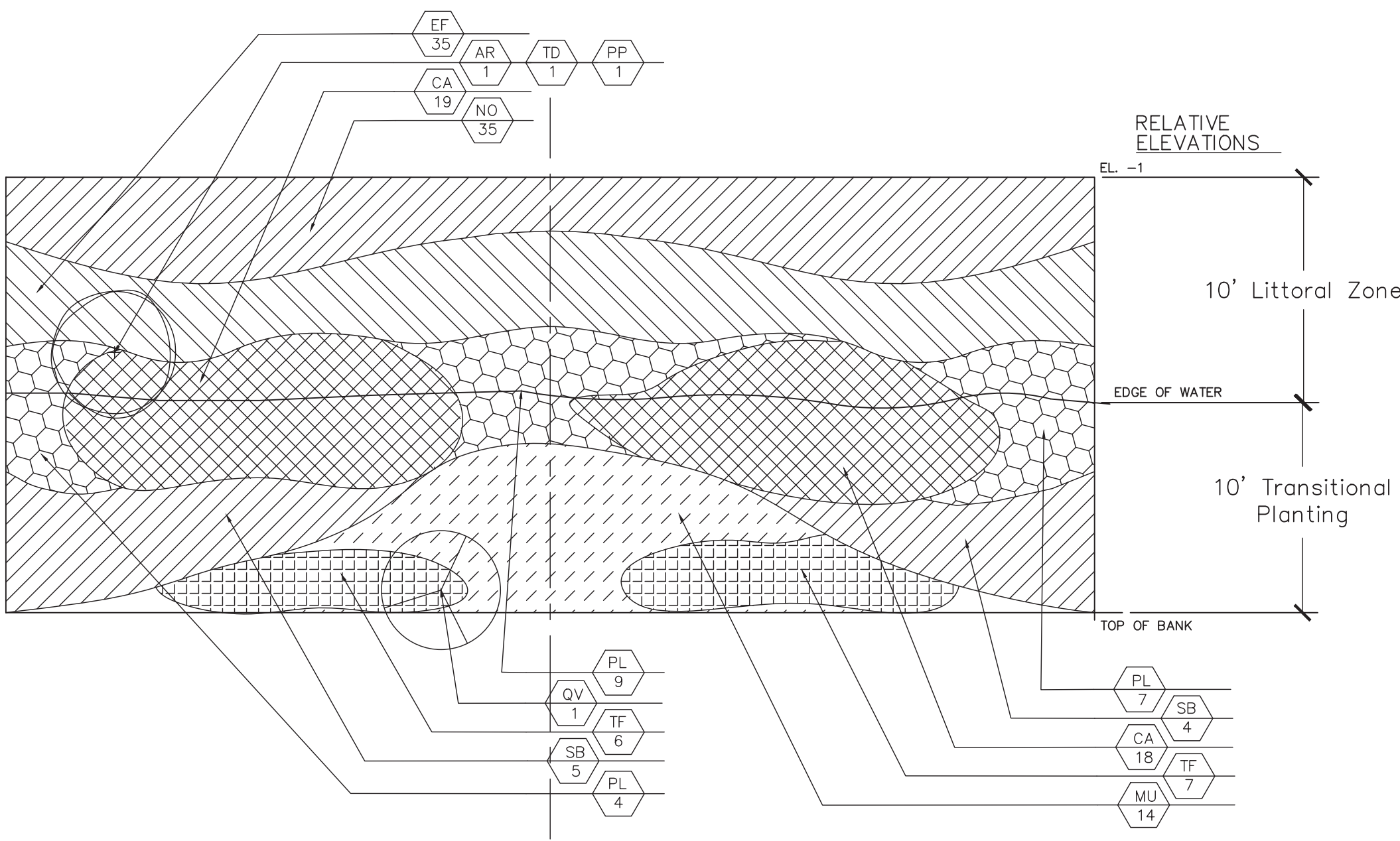
SCALE: SEE ABOVE
APPROVED: CM
DRAWN: CM
CHECKED: SGM
DATE: 09/19/2025
FIELD BOOK NO:

SHEET: S-1
OF: S-3
MEP PROJECT NO.
025-016
MC PROJECT NO.:
F084-007

Scale 1"=300' North

Littoral Detail & Calcs

Lake Detail

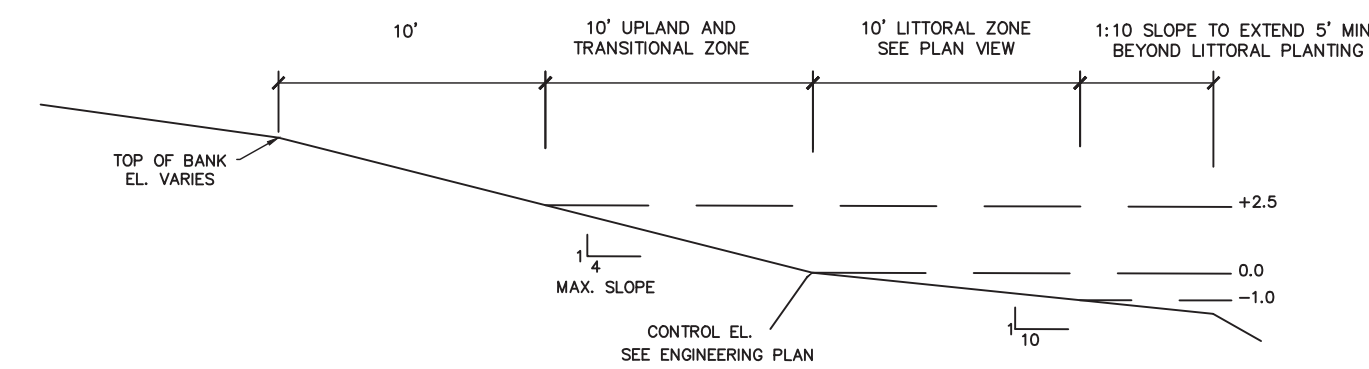


50' TYPICAL LITTORAL AND LAKE UPLAND SECTION

QTY	SYMBOL	SPECIES(BOTANICAL/COMMON)	SPECIFICATION
35	NO*	NYMPHEA ODORATA / FRAGRANT WATER LILY	2.5' O.C., BARE ROOT
20	PL*	PONDEROSA LAKECATA / POKERIE WEDD	2.5' O.C., BARE ROOT
35	EF*	ELEOCHARIS FLAVESCENS / SPIKE RUSH	2.5' O.C., BARE ROOT
9	SB*	SPARTINA BAKERI / SMOOTH CORDOGRASS	4' O.C., #1, FULL
13	TF*	TRIPSACUM FLORIDANA / FAHAHATCHEE GRASS	2.5' O.C., #1, FULL
37	CA*	CRINUM AMERICANUM / SWAMP LILY	2.5' O.C., #1, FULL
1	AR*	ACER RUBRUM / RED MAPLE	8' HT., FULL
1	TD*	TAXODIUM DISTICHUM / BALD CYPRESS	8' HT. FULL & THICK
1	PP*	PERSEA PALUSTROS / SWAMP BAY	8' HT., FULL
1	QV*	QUERUS VIRGINIANA / LIVE OAK	A.S., 10'x 4', 1.5" CAL
14	MU*	MUHLBERGIA CAPILARIS / MILLY GRASS	3' O.C., #1, 12" X 12"

*=FLORIDA NATIVE

* QUANTITIES ARE FOR A TYPICAL 50' SECTION. LITTORAL PLANTING IS 8,805.15 L.F., THEREFORE QUANTITIES SHOULD BE MULTIPLIED BY 176. EXCEPT FOR THE QUANTITIES OF AR, TD & PP, WHICH CAN BE ALTERNATED FOR EACH SECTION.

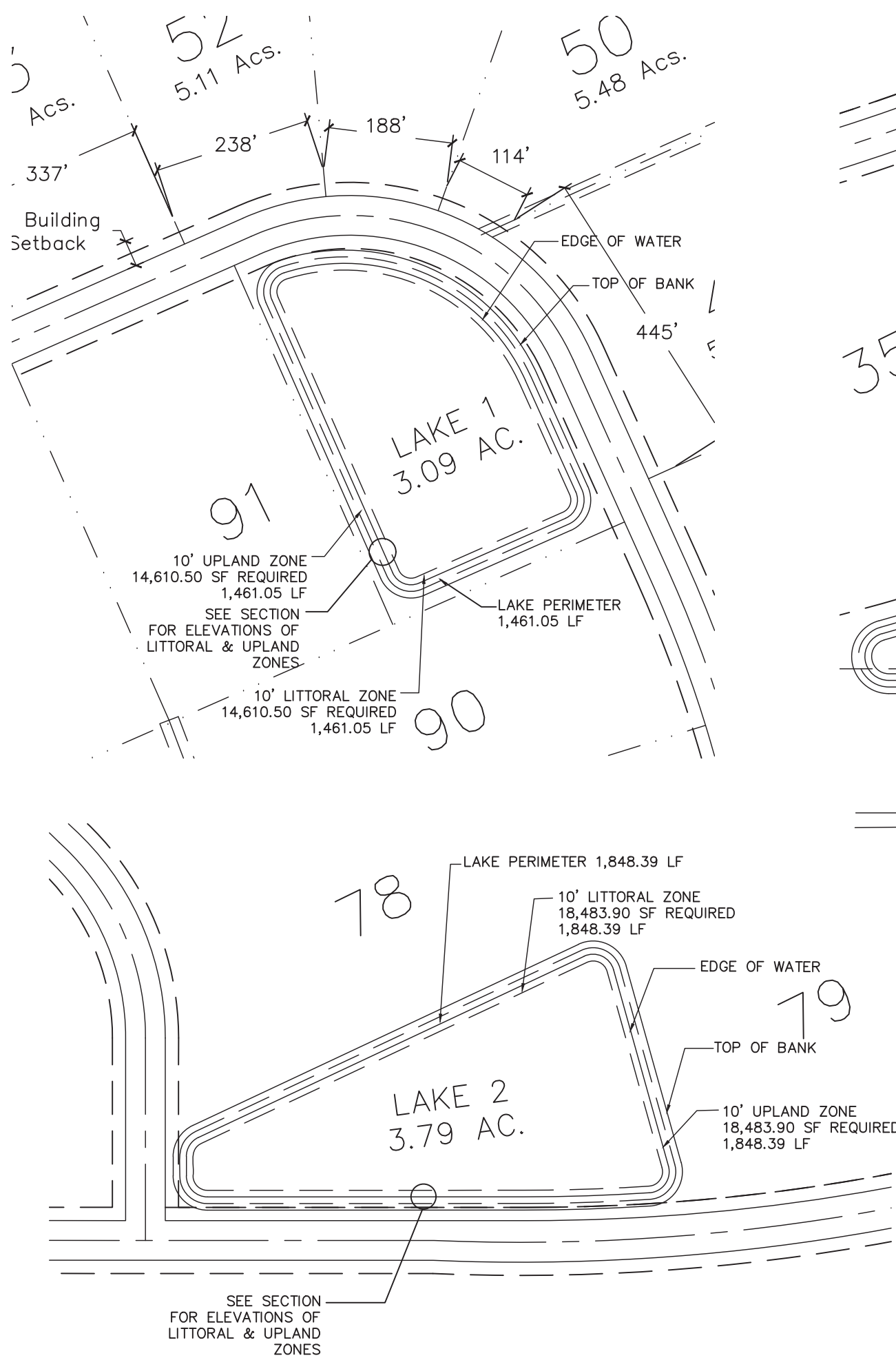


LITTORAL & UPLAND AND TRANSITIONAL ZONE CROSS SECTION

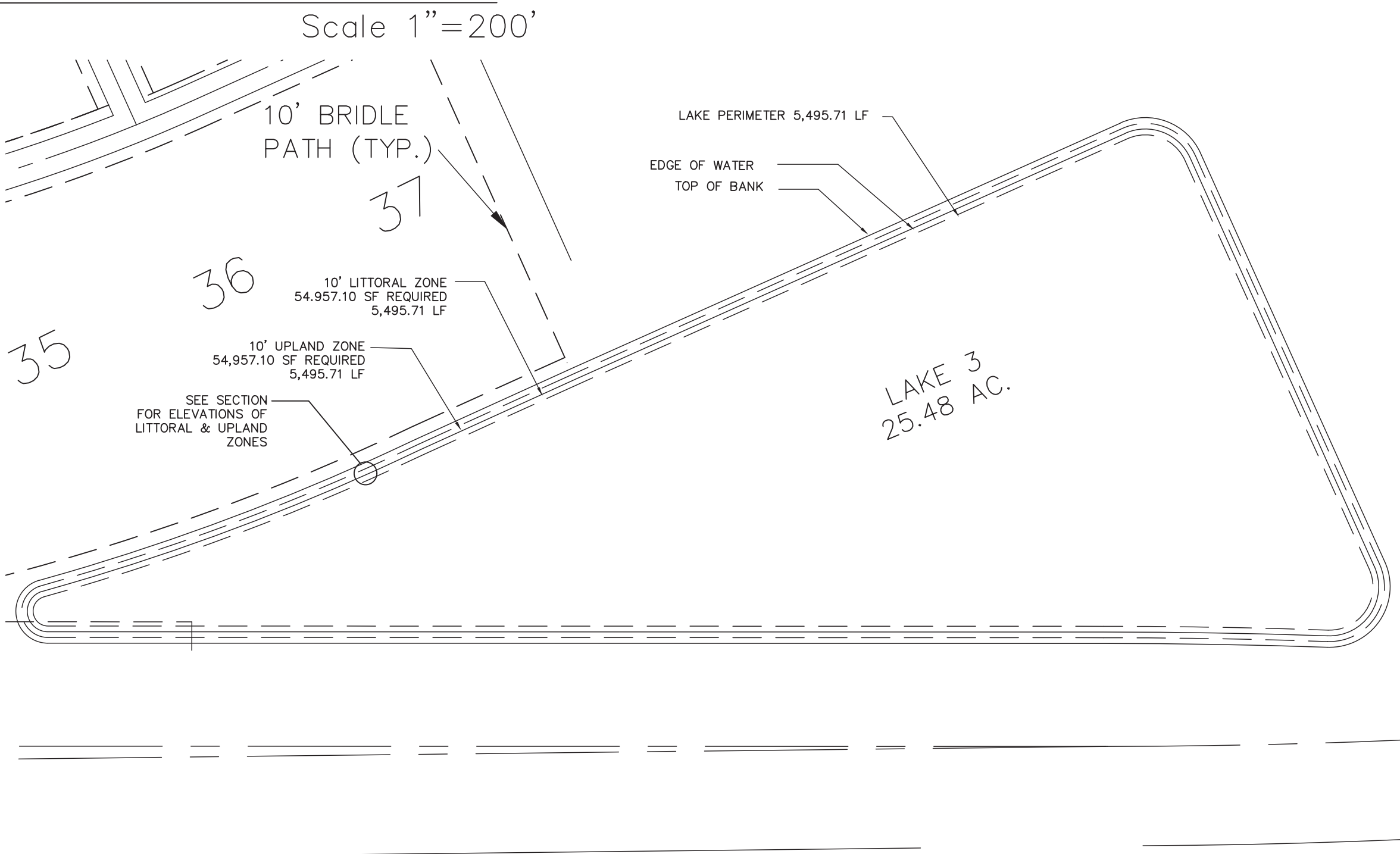
Littoral/Upland & Transitional Zone Planting

LITTORAL CALCULATIONS

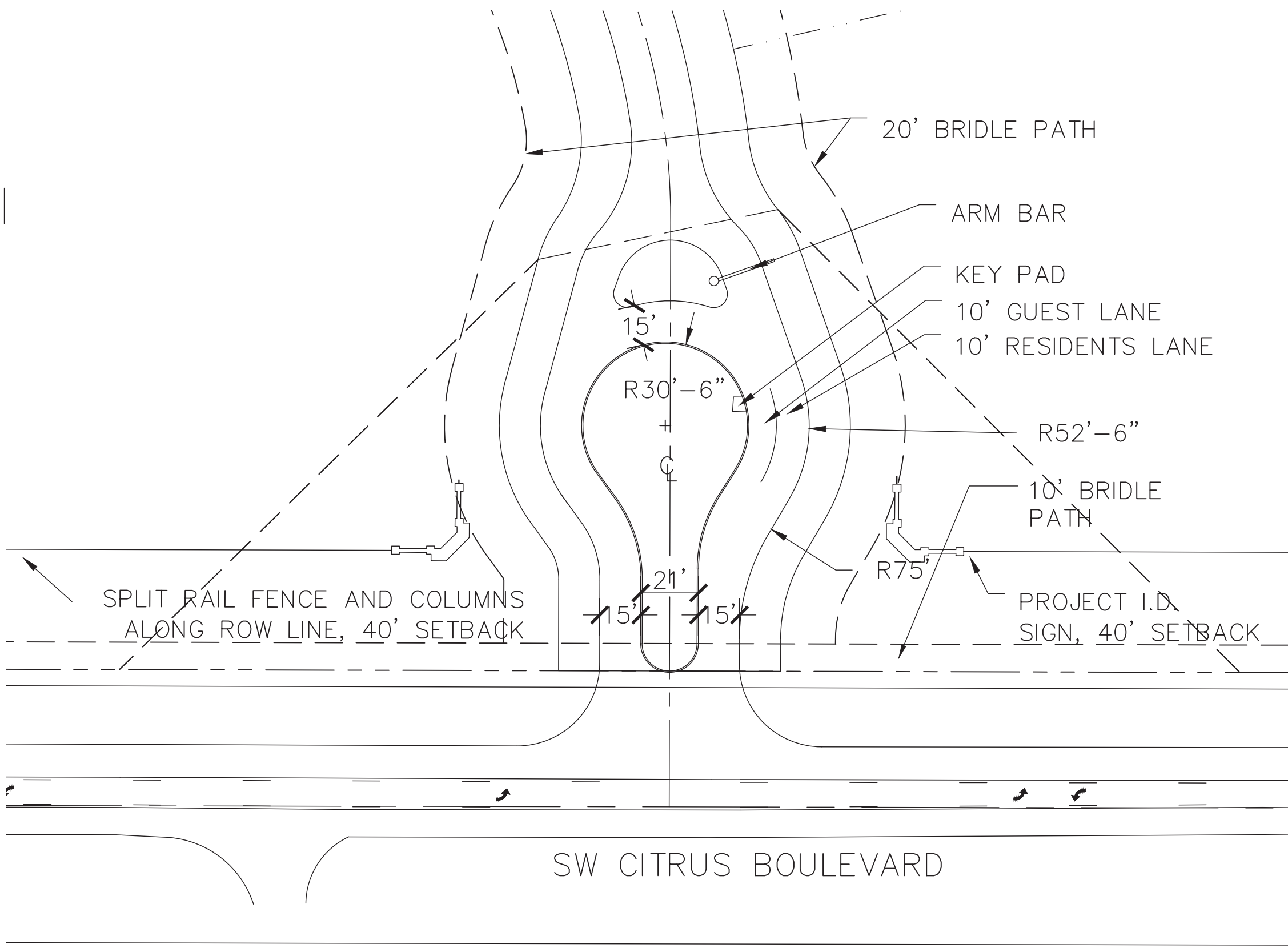
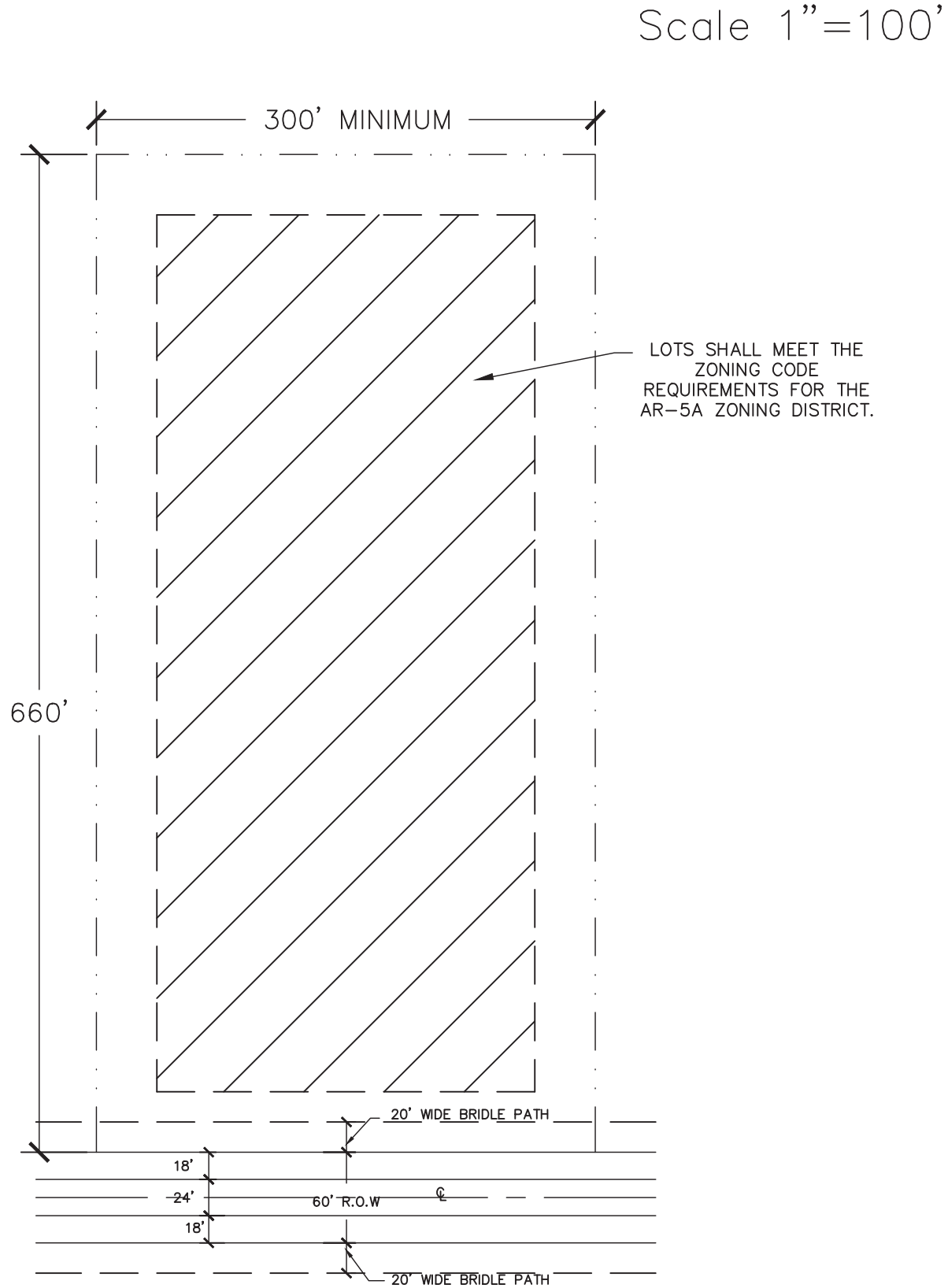
LAKE 1	LAKE PERIMETER	1,461.05 L.F.
	REQUIRED PLANTING	14,610.50 S.F.
	(10 S.F. PER LINEAR FOOT OF LAKE EDGE)	
	PROVIDED PLANTING	14,610.50 S.F.
	(10 SF PER LINEAR FOOT OF LAKE EDGE)	
	REQUIRED PERIMETER (10' SHELFF)	1,461.05 L.F.
LAKE 2	LAKE PERIMETER	1,848.39 L.F.
	REQUIRED PLANTING	18,483.90 S.F.
	(10 S.F. PER LINEAR FOOT OF LAKE EDGE)	
	PROVIDED PLANTING	18,483.90 S.F.
	(10 SF PER LINEAR FOOT OF LAKE EDGE)	
	REQUIRED PERIMETER (10' SHELFF)	1,848.39 L.F.
LAKE 3	LAKE PERIMETER	5,495.71 L.F.
	REQUIRED PLANTING	54,957.10 S.F.
	(10 S.F. PER LINEAR FOOT OF LAKE EDGE)	
	PROVIDED PLANTING	54,957.10 S.F.
	(10 SF PER LINEAR FOOT OF LAKE EDGE)	
	REQUIRED PERIMETER (10' SHELFF)	5,495.71 L.F.



Entrance Detail



Typical Road and Lot Detail



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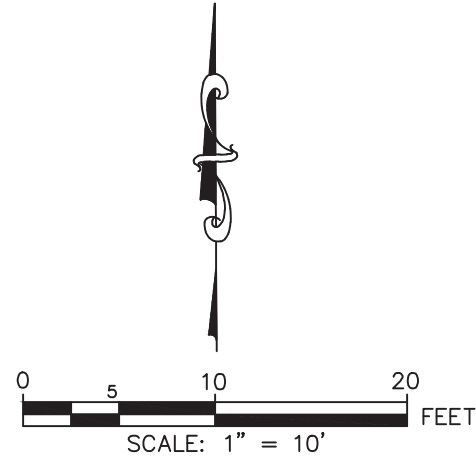
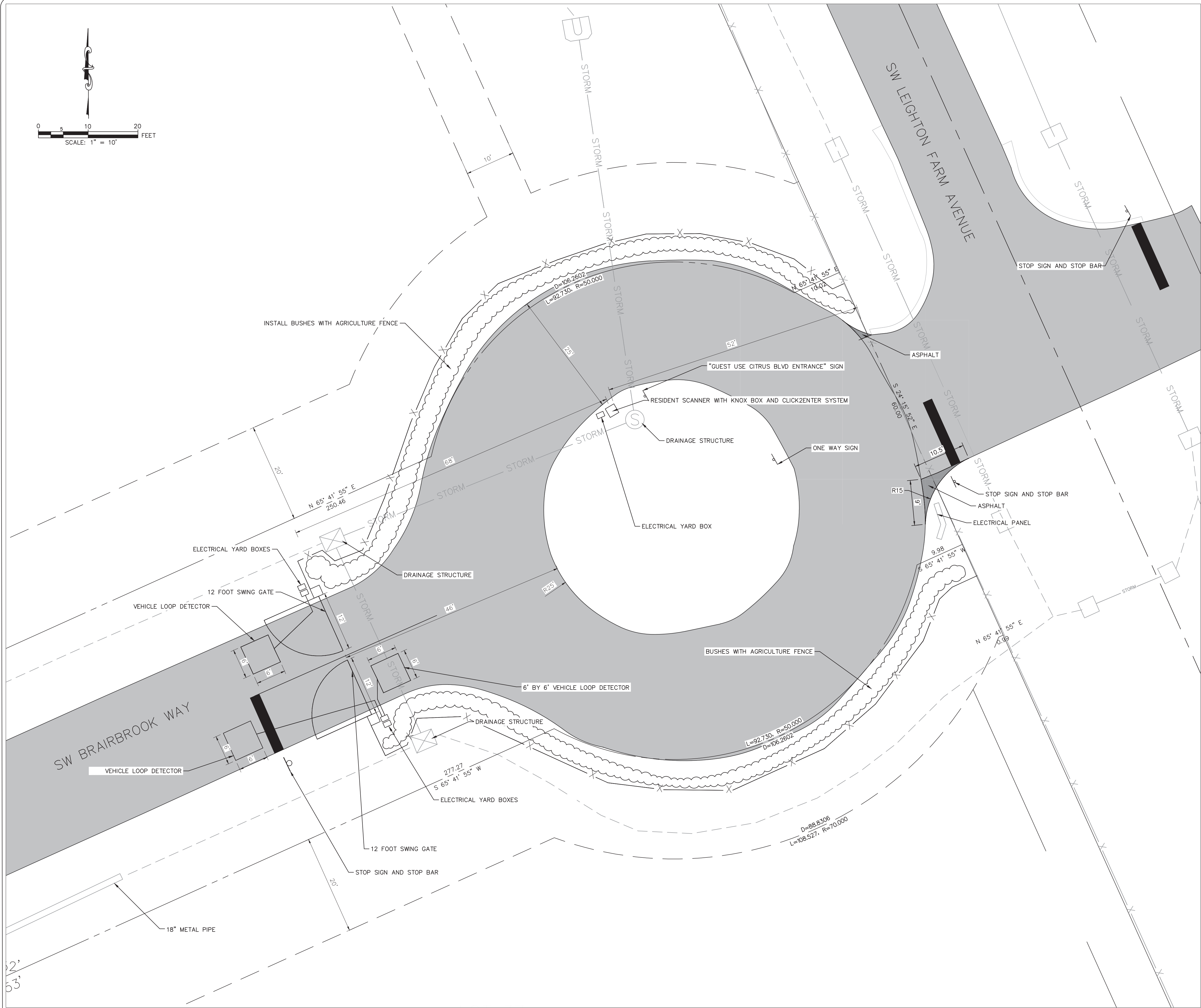
Mackenzie
Engineering & Planning, Inc.

NO:	1	MC COMMENTS	BY:	CM	DATE:	8-22-25
REVISION:						

REVISED FINAL SITE PLAN
MEADOW RUN AT FOX GROVE F.K.A. FOX GROVE
MARTIN COUNTY, FLORIDA

SCALE: SEE ABOVE
APPROVED: CM
DRAWN: CM
CHECKED: SGM
DATE: 09/19/2025
FIELD BOOK NO:

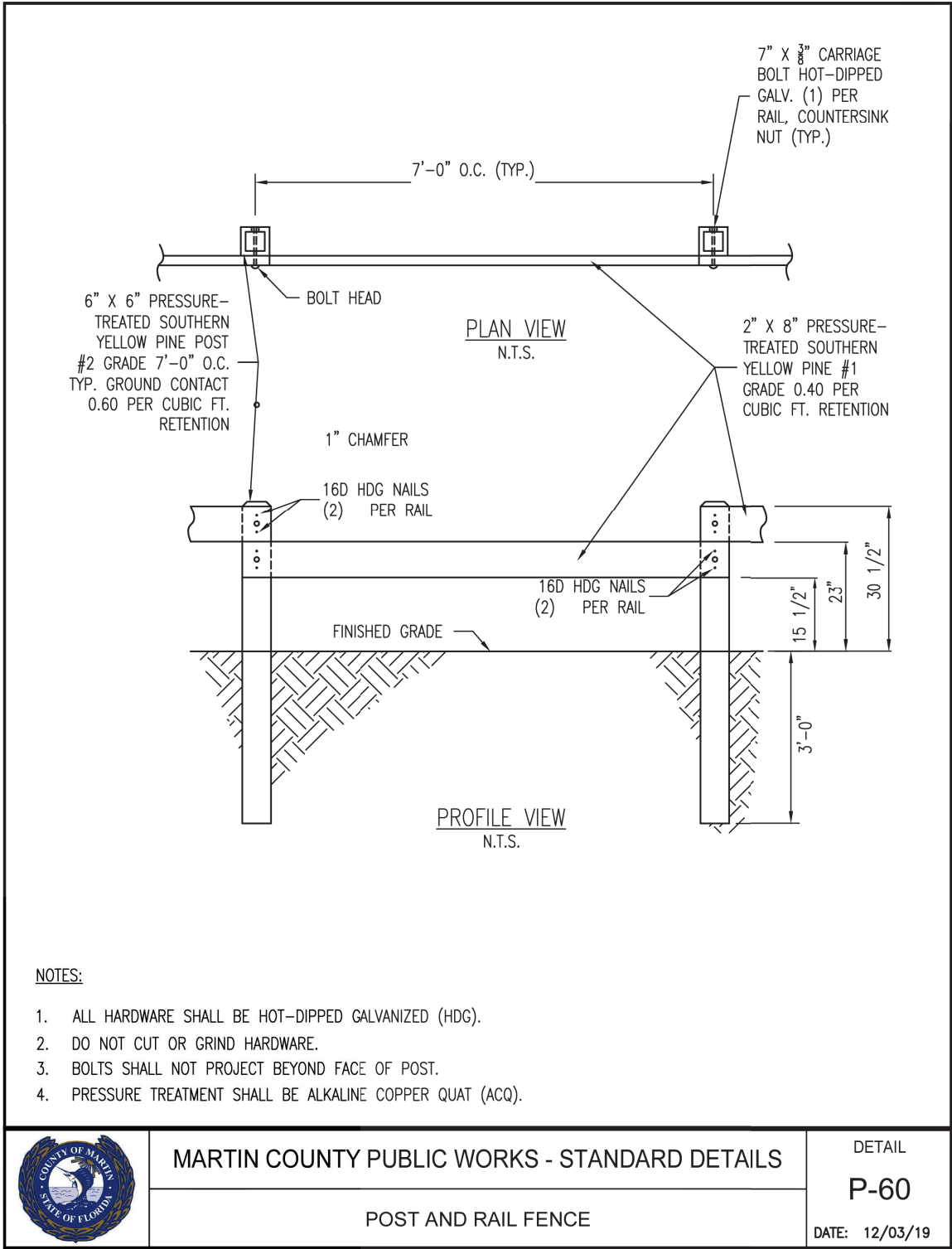
SHEET: S-2
OF: S-3
MEP PROJECT NO.
025-016
MC PROJECT NO.:
F084-007



LEGEND:

- CENTER LINE OF ROAD
- PROPERTY LINE
- LOT LINE / EASEMENT
- SHRUBS
- (S) DRAINAGE STRUCTURE
- STORM PIPE
- CENTER OF SWALE
- FENCE
- AGRICULTURE FENCE

FENCE DETAIL:



MACKENZIE ENGINEERING
& PLANNING, INC.
1172 SW 30TH STREET,
SUITE 500,
PALM CITY,
FLORIDA, 34990
772-266-8030
CA29013

Mackenzie
Engineering & Planning, Inc.

NO.	REVISION:	BY:	DATE:
1	MC COMMENTS	CM	8-22-25

SECONDARY GATE DETAIL
REVISED FINAL SITE PLAN
MEADOW RUN AT FOX GROVE FKA. FOX GROVE
MARTIN COUNTY, FLORIDA

SCALE: SEE ABOVE
APPROVED: CM
DRAWN: CM
CHECKED: SGM
DATE: 09/19/2025
FIELD BOOK NO:

SHEET: S-3
OF: S-3
MEP PROJECT NO.
025-016
MC PROJECT NO.:
F084-007