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BY:	DATE:	COMMENT:
JM	08-29-23	REV. CROSS SECTION PER MC COMMENTS
JM	12-04-23	REVISIONS PER MC COMMENTS
JM	01-23-24	GRADING REV. PER CLIENT/CONTRACTOR
LG	02-23-24	REVISIONS PER MC COMMENTS
JM	08-13-24	REVISIONS PER SMRU COMMENT

PROJECT: **DISCOVERY LAND DEVELOPMENT**
PUD
MARTIN COUNTY, FLORIDA

CLIENT: **DISCOVERY LAND DEVELOPMENT**



DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
11/12/24

PROJECT No.: 21-1014
DRAWN BY: JM
CHECKED BY: DG
DATE: 4/28/2021
CAD ID: PHASINGPLAN

SHEET TITLE: **PHASING PLAN**

SHEET NUMBER: **1-A**

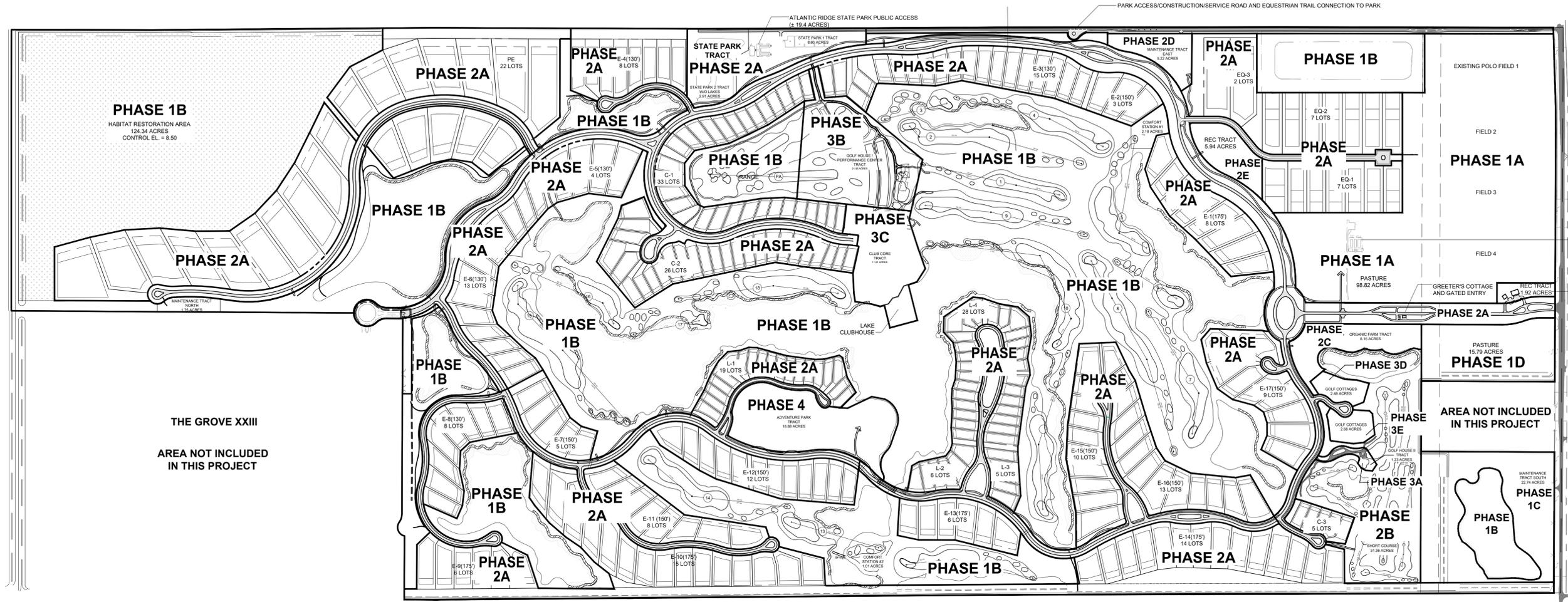
PUBLIC ACCESS ROAD FOR POLO EVENTS

EQUESTRIAN CENTER WITH MEMBERS-ONLY EXPANSION

PHASE 1E
EXISTING RAIL STATION AS EARLY SALES CENTER

AREA NOT INCLUDED IN THIS PROJECT

PHASE 1C



PHASING PLAN NOTES:

- PHASE 1A**
Expansion of existing polo and equestrian club support facilities including improvements to existing buildings and structures, shade cabana structures for event viewing, improved parking and access from existing SE Polo Drive (changed to SE Discovery Drive).
- PHASE 1B**
All clearing, lake construction and site excavation and grading activities including golf course and residential areas, drainageways, lake interconnections, lake littoral zones, upland transition areas and habitat restoration area. Construction of 18-hole golf course; Donation of Hobe Sound train station to Martin County.
Note: Existing SE Polo Drive to SE BlackCat Way (Grove XXIII Golf Club) shall remain in place until paved temporary alternative access is constructed and certified complete by Martin County.
- PHASE 1C**
Golf maintenance facilities including construction of permanent access from Bridge Road, parking and loading areas, maintenance buildings, required landscaping and supporting utilities and drainage improvements (Existing 50' buffer along Bridge Road to remain as part of required landscaping).
- PHASE 1D**
Construction of the pasture recreation tract including supporting roads, parking, sidewalks, trails, utilities and required landscaping.
- PHASE 1E**
Construction of the early sales center including supporting roads, parking, sidewalks, trails, utilities and required landscaping.
- PHASE 2A**
Construction of private roads including eastern spine road loop from existing SE Discovery Drive (fka SE Polo Drive) to SE BlackCat Way; Construction and donation of State Park access road and related facilities; Construction of all residential pods (317 lots) and future development tracts including supporting roads, sidewalks, trails and connection to regional water and wastewater treatment facilities. Installation of a traffic signal at the intersection of Bridge Road and the project entrance, i.e., SE Discovery Drive (fka SE Polo Drive).

PHASING PLAN NOTES:

- PHASE 2B**
Construction of short course golf area, permanent farm maintenance and composting facilities, temporary sales area; golf practice and teaching facilities, golf shelters and halfway facilities, temporary clubhouse facilities for short course and 18-hole golf course, temporary golf maintenance facilities including supporting roads, parking, sidewalks, trails, utilities and required landscaping.
- PHASE 2C**
Construction of organic farm facilities including supporting roads, parking, sidewalks, trails, utilities and required landscaping.
- PHASE 2D**
Construction of maintenance tract east facilities including supporting roads, parking, sidewalks, trails, utilities and required landscaping.
- PHASE 2E**
Construction of recreation tract including supporting roads, parking, sidewalks, trails, utilities and required landscaping.
- PHASE 3A**
Construction of infrastructure for permanent short course clubhouse facilities including supporting roads, parking, sidewalks, trails, utilities and required landscaping.
- PHASE 3B**
Construction of the performance/practice facilities including supporting roads, parking, sidewalks, trails, utilities and required landscaping.
- PHASE 3C**
Construction of the main golf clubhouse and lake clubhouse including supporting roads, parking, sidewalks, trails, utilities and required landscaping.
- PHASE 3D**
Construction of golf cottages including supporting roads, parking, sidewalks, trails, utilities and required landscaping.
- PHASE 3E**
Construction of golf cottages including supporting roads, parking, sidewalks, trails, utilities and required landscaping.
- PHASE 4**
Construction of adventure park including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

LEGEND

- LITTORAL PLANTING AREA
- EDGE OF WATER
- RIGHT OF WAY
- BASIN BOUNDARY
- PROPERTY BOUNDARY
- EQUESTRIAN TRAIL

