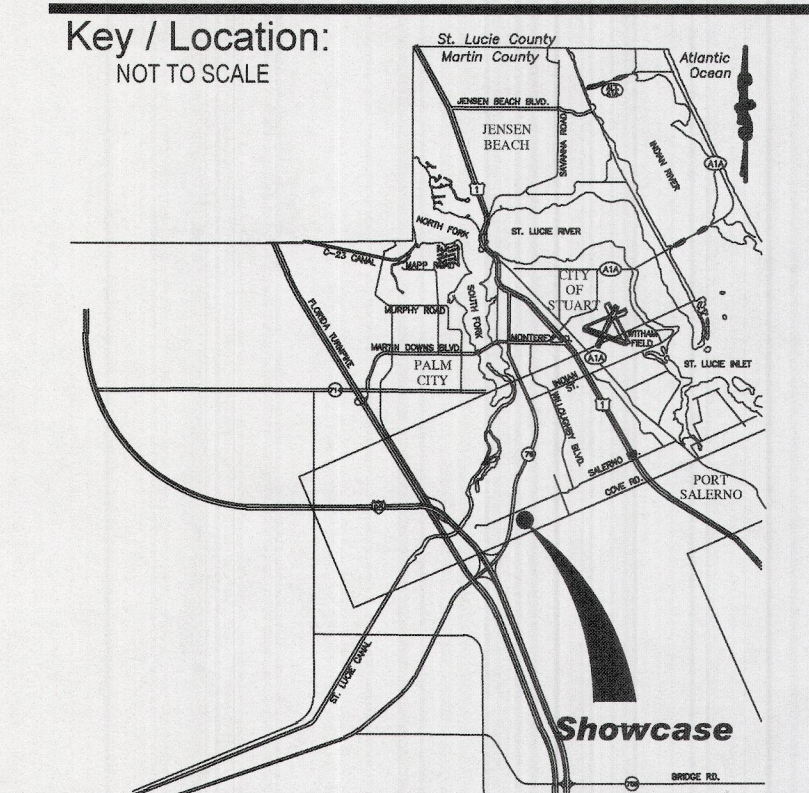




Project Team:

Client/Property Owner
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Land Planner / Landscape Architect
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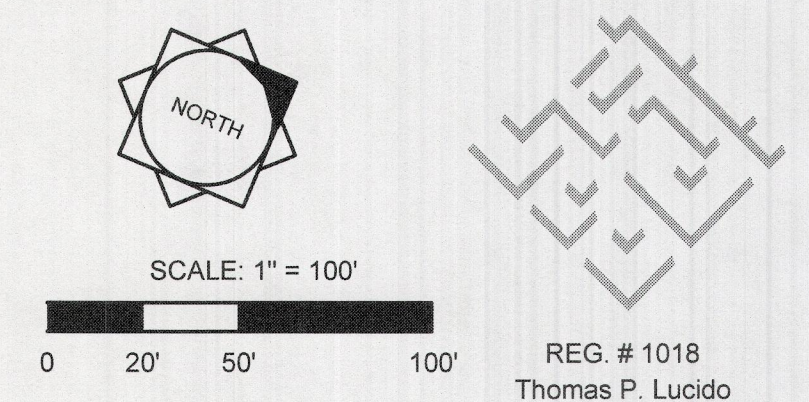
Traffic Engineer
Susan O'Rourke
O'Rourke Engineering & Planning
669 SE Federal Highway, Suite 402
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Showcase PUD

Phasing Plan

Martin County, Florida

Date	By	Description
02.25.19	SAW	Initial Submittal
09.19.19	SLS	1st Resubmittal
02.04.20	SLS	2nd Resubmittal
03.31.20	SLS	Wetland Buffer Preserve
04.01.20	SLS	Littoral Notes



Designer S.L.S. Sheet
Manager M.C.
Project Number 18-895
Municipal Number ---
Computer File 18-695 Showcase PUD - Master Site Plan.dwg

1 of 1

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Phase 1

79 SINGLE FAMILY HOMES (LOTS 1-79); SALERNO ROAD ENTRANCE AND LANDSCAPE BUFFER, ROW DONATION, TURN LANES, PAYMENT OF SIDEWALK FEE FROM PROJECT LIMITS TO KANNER HIGHWAY, EMERGENCY ACCESS AND SIDEWALK CONNECTION TO COVE ROAD, PRIVATE ROADS AND SIDEWALKS, LAKES 1-4, COMMON AREA PARKING, MULCHED PATHS AND SIDEWALKS, REQUIRED LANDSCAPING AND SUPPORTING INFRASTRUCTURE IMPROVEMENTS AS SHOWN OR IDENTIFIED ON THIS PLAN. PREPARATION OF PRESERVE AREA MANAGEMENT PLAN (PAMP) FOR RESTORATION AND PRESERVATION OF WETLAND BUFFER.

SITE PREPARATION

- CONDUCT CLEARING, GRUBBING, AND GRADING AS NECESSARY FOR PHASE 1 AND THE SPINE ROAD RIGHT OF WAY WITHIN PHASES 1 AND 2

PAVING, GRADING, & DRAINAGE

- EXCAVATION & CONSTRUCTION OF LAKE 1, LAKE 2, LAKE 3, AND LAKE 4, INCLUDING ALL LITTORAL AND UTZ ZONES.
- CONSTRUCT STORMWATER MANAGEMENT FACILITIES WITHIN PHASE 1, INCLUDING CULVERTS, DRAINAGE STRUCTURES, AND CONTROL STRUCTURES
- CONSTRUCT DRAINAGE STUBOUT TO PHASE 2, LAKE 5
- MODIFY THE EXISTING CONTROL STRUCTURE IN DRY DETENTION AREA AS REQUIRED
- CONSTRUCT THE DRIVEWAY CONNECTION TO COVE ROAD
- CONSTRUCT THE DRIVEWAY CONNECTION TO SALERNO ROAD
- CONSTRUCT SIDEWALK ALONG SALERNO ROAD FRONTAGE
- INSTALL GATE & KNOX BOX AT COVE ROAD DRIVEWAY CONNECTION
- CONSTRUCT THE TURN LANES WITHIN SALERNO ROAD
- CONSTRUCT THE SPINE ROAD FROM THE SALERNO ROAD DRIVEWAY CONNECTION TO COVE ROAD EMERGENCY ACCESS
- CONSTRUCT ALL OTHER PHASE 1 ROADWAYS
- SPINE ROAD STABILIZATION FROM THE EDGE OF PHASE 1 TO COVE ROAD
- ROADWAY STABILIZATION TO THE FIRST GRAVITY SEWER MANHOLE WITHIN PORTION OF EAST AND WEST PHASE 2
- CONSTRUCT ROADWAY STUB OUTS TO PHASE 2
- CONSTRUCT LOTS 1-79

Phase 2

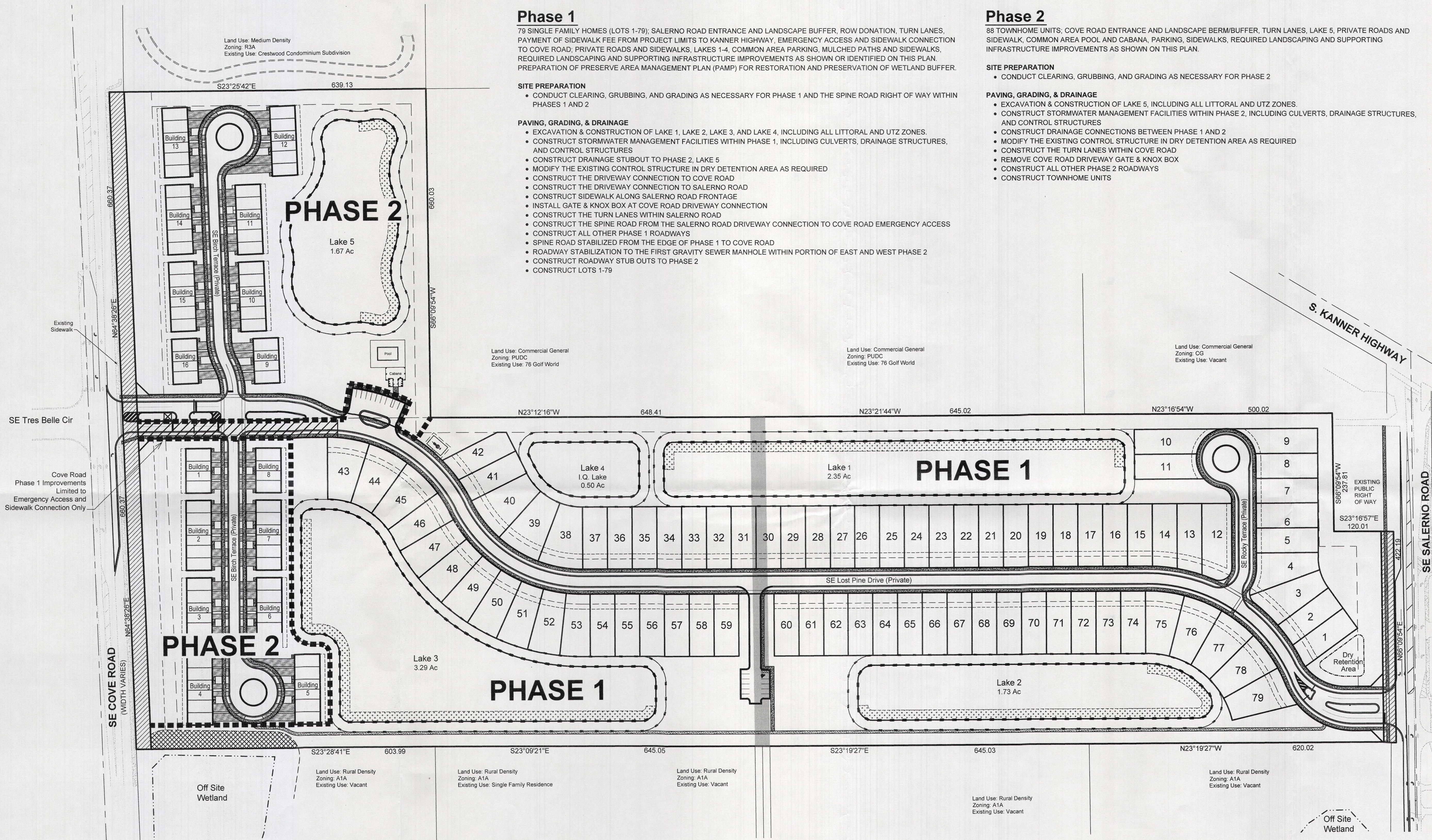
88 TOWNHOME UNITS; COVE ROAD ENTRANCE AND LANDSCAPE BERM/BUFFER, TURN LANES, LAKE 5, PRIVATE ROADS AND SIDEWALK, COMMON AREA POOL AND CABANA, PARKING, SIDEWALKS, REQUIRED LANDSCAPING AND SUPPORTING INFRASTRUCTURE IMPROVEMENTS AS SHOWN ON THIS PLAN.

SITE PREPARATION

- CONDUCT CLEARING, GRUBBING, AND GRADING AS NECESSARY FOR PHASE 2

PAVING, GRADING, & DRAINAGE

- EXCAVATION & CONSTRUCTION OF LAKE 5, INCLUDING ALL LITTORAL AND UTZ ZONES.
- CONSTRUCT STORMWATER MANAGEMENT FACILITIES WITHIN PHASE 2, INCLUDING CULVERTS, DRAINAGE STRUCTURES, AND CONTROL STRUCTURES
- CONSTRUCT DRAINAGE CONNECTIONS BETWEEN PHASE 1 AND 2
- MODIFY THE EXISTING CONTROL STRUCTURE IN DRY DETENTION AREA AS REQUIRED
- CONSTRUCT THE TURN LANES WITHIN COVE ROAD
- REMOVE COVE ROAD DRIVEWAY GATE & KNOX BOX
- CONSTRUCT ALL OTHER PHASE 2 ROADWAYS
- CONSTRUCT TOWNHOME UNITS



Legend

- Right of Way to be Donated
- Right of Way to be Abandoned
- Littoral Zone
- Wetland Preserve Buffer