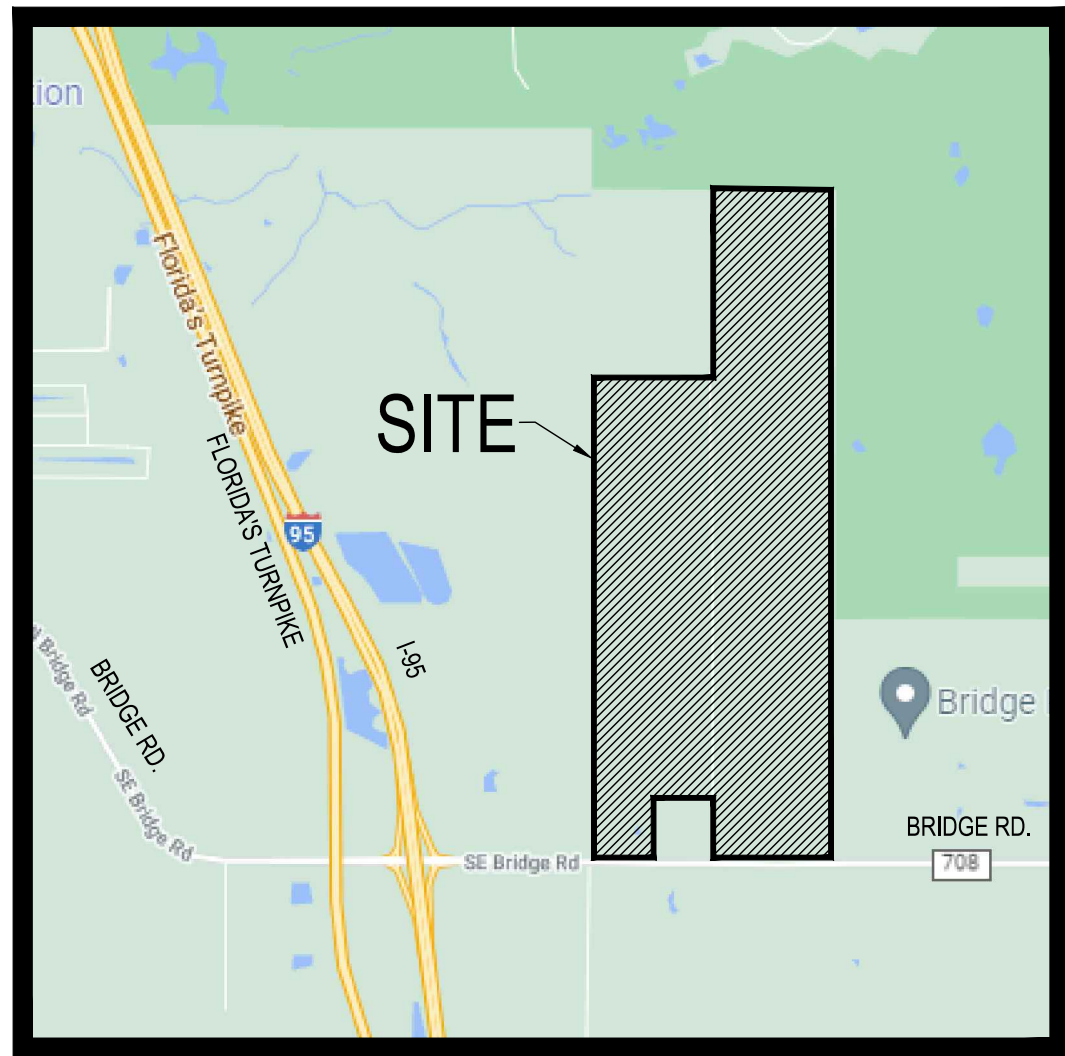


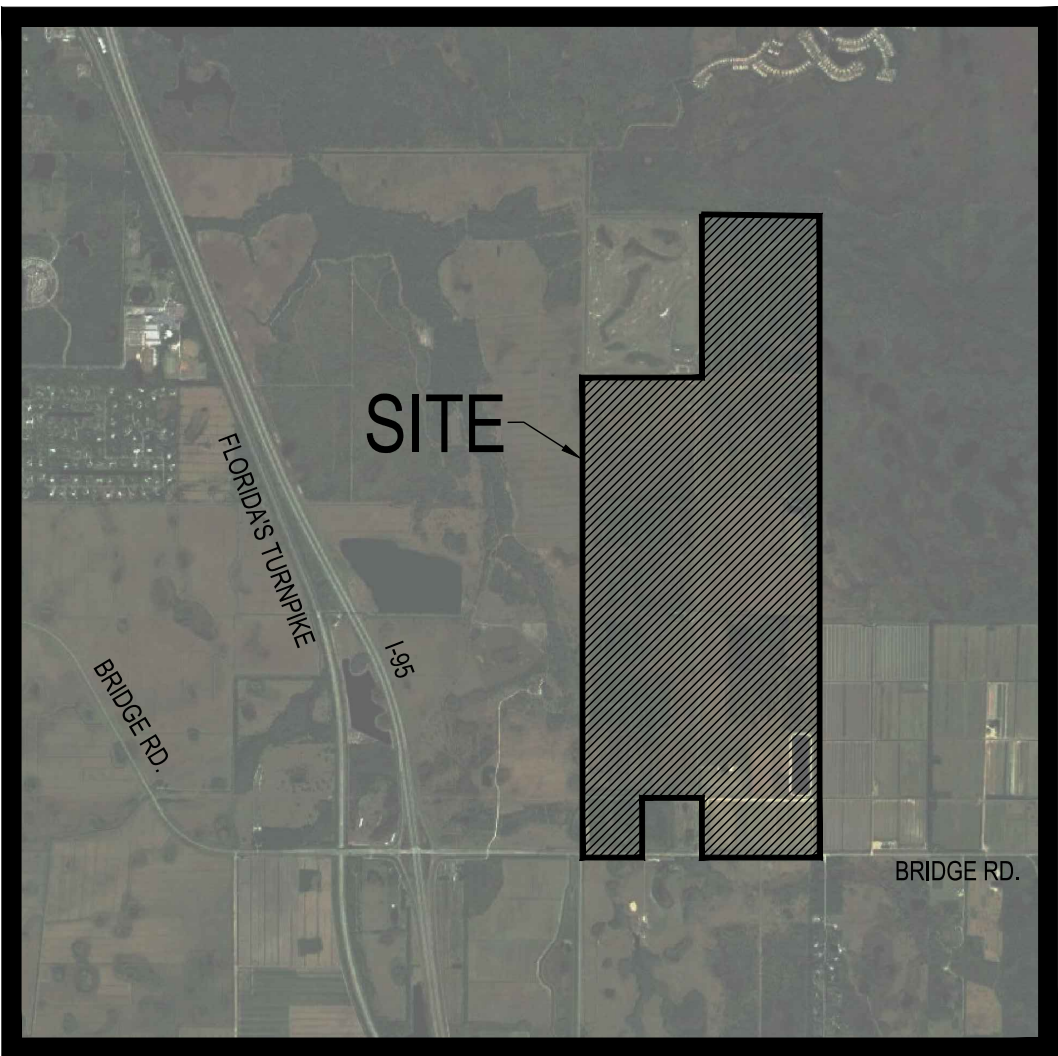
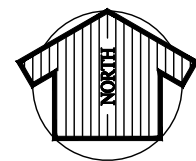
CONCEPTUAL ENGINEERING PLANS SET FOR

DISCOVERY PUD

CIVIL CONSTRUCTION PLANS & SPECIFICATIONS
SECTIONS 14, 23, 26, TOWNSHIP 39 S, RANGE 41 E
HOBE SOUND FLORIDA



LOCATION MAP
N.T.S.



VICINITY \ AERIAL MAP
N.T.S.

PLAN FOR
DISCOVERY LAND DEVELOPMENT

ENGINEER & SURVEYOR



ENGINEERING & SURVEYING, LLC.

1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477

ENGINEER'S PROJECT NO. 21-1014

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
01	COVER SHEET
02	CONCEPTUAL ENGINEERING PLAN
03	PHASING PLAN
04 - 10	ROADWAY & BOUNDARY CROSS SECTIONS
11 - 14	STORMWATER MANAGEMENT PLAN
15	LAKE SECTIONS & STORMWATER DETAILS
16 - 20	CONCEPTUAL UTILITY PLAN
21	RIGHT-OF-WAY MAP PLAN



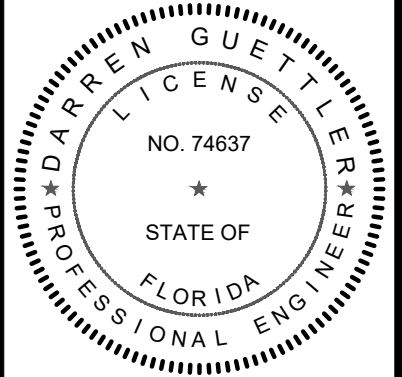
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FIRE C.O.A. # 3222

REVISIONS:		
BY:	DATE:	COMMENT:

NOT FOR
CONSTRUCTION

PROJECT:
DISCOVERY
PUD
HOBE SOUND,
FLORIDA

CLIENT:
DISCOVERY
LAND
DEVELOPMENT



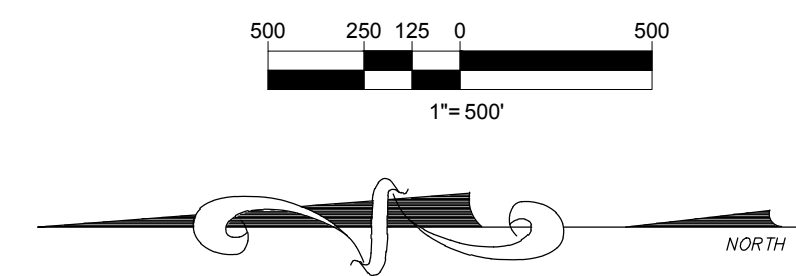
DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
2/8/22

PROJECT No.: 21-1014
DRAWN BY: JIM
CHECKED BY: DG
DATE: 2/8/2022
CAD I.D.: 21-1014-COVER

SHEET TITLE:
COVER
SHEET

SHEET NUMBER:
01



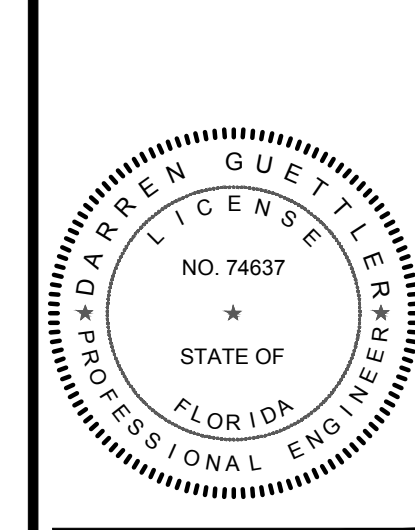


REVISIONS:		
BY:	DATE:	COMMENT:

NOT FOR
CONSTRUCTION

PROJECT:
**DISCOVERY
PUD**
HOBE SOUND,
FLORIDA

CLIENT:
**DISCOVERY
LAND
DEVELOPMENT**

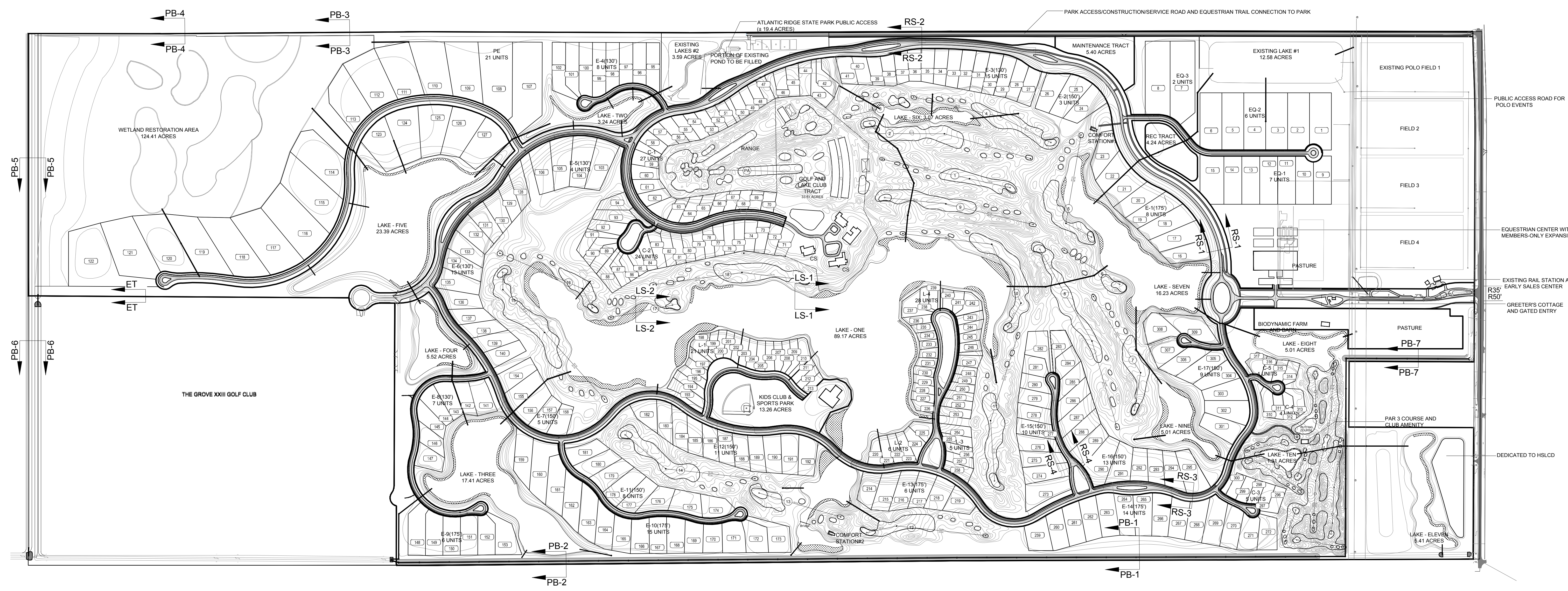


DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
3/31/22

PROJECT No.: 21-1014
DRAWN BY: JIM
CHECKED BY: DG
DATE: 3/31/2022
CAD ID.: 21-1014-OVERALL SITEPLAN

SHEET TITLE:
**CONCEPTUAL
ENGINEERING
PLAN**

SHEET NUMBER:
02

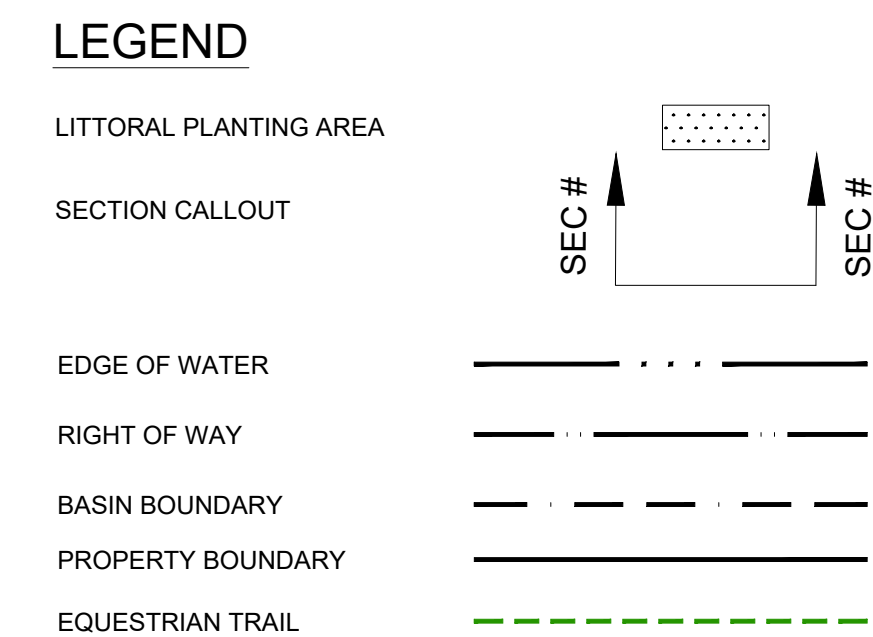


LEGEND

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

NOTE:
FOR ALL CROSS SECTIONS PLEASE REFER TO THE
ROADWAY AND BOUNDARY SECTIONS SHEETS
LOCATED IN THE PLAN SET.

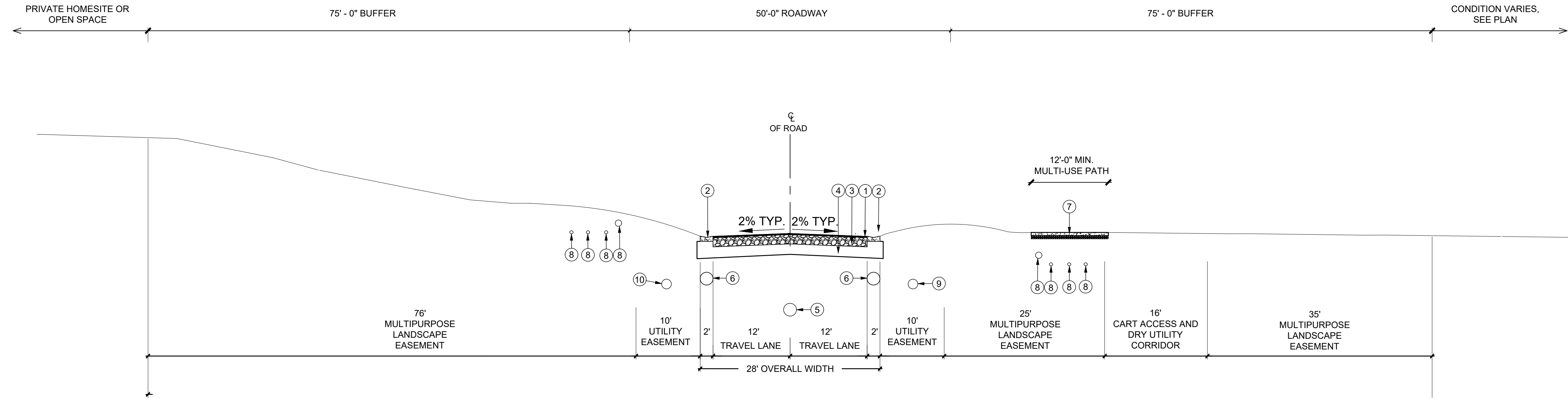
SITE DATA:	SQUARE FEET	ACRES	PERCENTAGE
TOTAL PROJECT AREA	66,674,698 S.F.	1,530.640 AC	100.00%
LAND USE TYPE:			
WETLAND RESTORATION AREA	5,419,388 S.F.	124.412 AC	8.128%
RESIDENTIAL LOTS	19,786,235 S.F.	454.229 AC	29.676%
LAKES	8,366,099 S.F.	192.059 AC	12.548%
LOOP, CLUBHOUSE & SIDE ROADS	5,114,036 S.F.	117.402 AC	7.670%
GOLF AREA	11,430,710 S.F.	262.413 AC	17.144%
AMENITY/REC/MAINTENANCE	4,146,077 S.F.	95.181 AC	6.218%
POLO FIELDS	2,943,340 S.F.	67.570 AC	4.415%
HSLCD PROPERTY	217,480 S.F.	4.993 AC	0.326%
STATE PARK DEDICATION	845,935 S.F.	19.420 AC	1.269%
LAKE BANKS	1,216,631 S.F.	27.932 AC	1.825%
BUFFER OPEN SPACE	7,188,767 S.F.	165.031 AC	12.790%
TOTAL:	66,674,698 S.F.	1,530.640 AC	100.00%



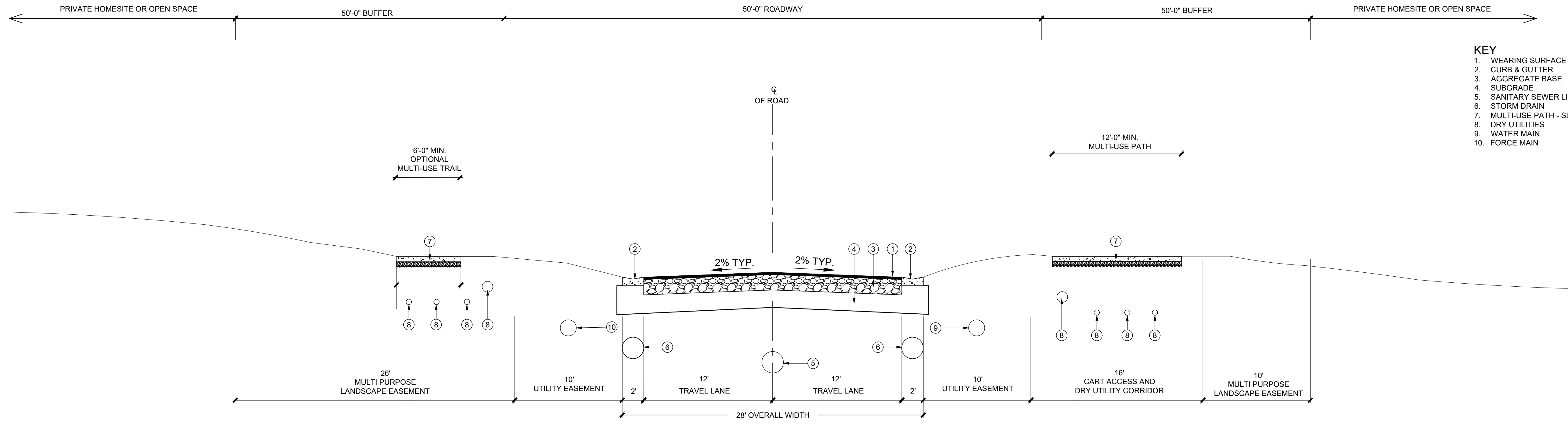
Complete spine road loop to SE Polo Drive; Construction of residential pods PE (20 lots), E-13 through E-16 (42 lots) and L-2 through L-4 (39 lots) including supporting roads, sidewalks, trails, utilities and required landscaping.



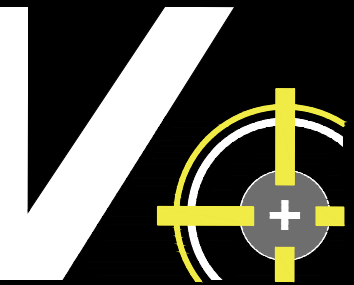
Printed on Tuesday, February 08, 2022, 3:58 PM by Jacob McQueen
PROJECT: DISCOVERY LAND DEVELOPMENT
SHEET: 21-1014 TYPICAL ROADWAY SECTIONS
DRAWN BY: JIM DG
CHECKED BY: JIM DG
DATE: 2/8/2022
CAD I.D.: 21-1014 TYPICAL SECTIONS



RS-1 LOOP ROAD - 200' RIGHT-OF-WAY



RS-2 LOOP & CLUBHOUSE ROAD - 100' RIGHT-OF-WAY



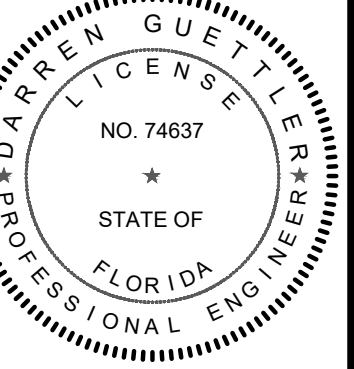
VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34956
PHONE: (772) 879-5477
FIRE C.O.A. # 3222

REVISIONS:	
BY:	DATE:

NOT FOR CONSTRUCTION

PROJECT: **DISCOVERY PUD**
HOBBS SOUND, FLORIDA

CLIENT: **DISCOVERY LAND DEVELOPMENT**



DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
2/8/22

PROJECT No.: 21-1014
DRAWN BY: JIM DG
CHECKED BY: JIM DG
DATE: 2/8/2022
CAD I.D.: 21-1014 TYPICAL SECTIONS

SHEET TITLE:
TYPICAL ROADWAY SECTIONS

SHEET NUMBER:
04

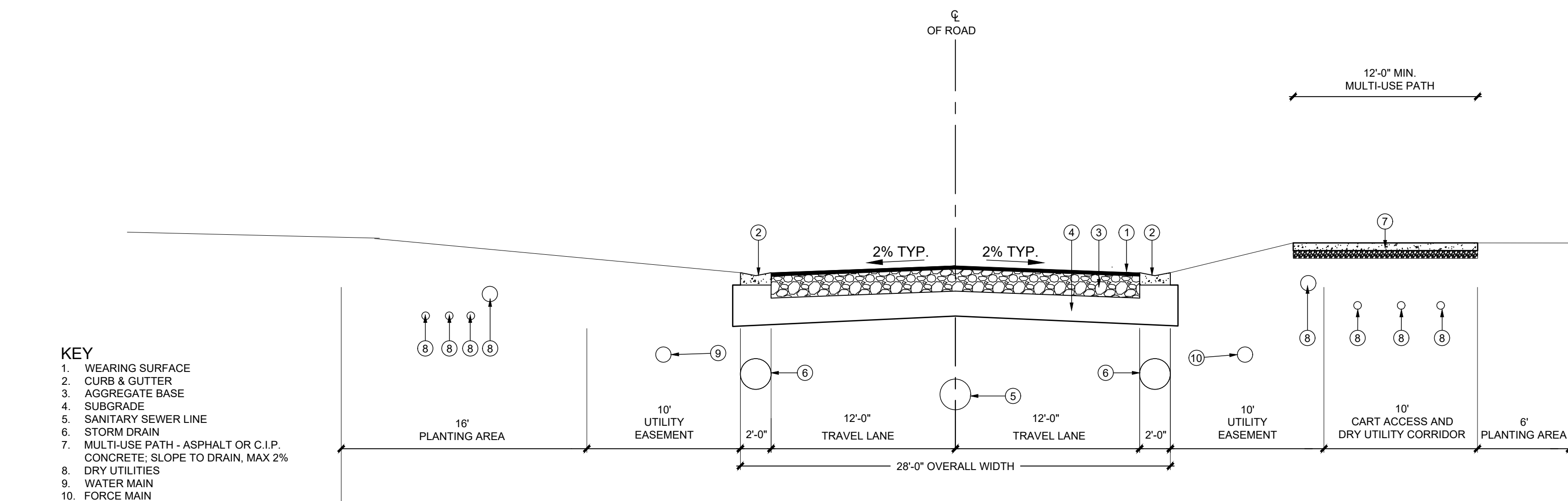


Diagram illustrating the cross-section of a 12'-0" wide equestrian rated surface. The surface is divided into three sections: a central 4'-0" wide area and two side areas, each 4'-0" wide. The central area is labeled "2'-0" MIN CLEAR ZONE" and the side areas are labeled "2'-0" MIN CLEAR ZONE". The total width is 12'-0" CLEAR. A dashed line labeled "G" indicates the ground level. A circled "1" points to the surface. A key indicates "1. NATURAL EQUESTRIAN RATED SURFACE".

Diagram illustrating the cross-section of a 26' overall width multi-use trail, showing various components and dimensions.

Key:

- 1. WEARING SURFACE
- 2. CURB AND GUTTER
- 3. AGGREGATE BASE
- 4. SUBGRADE
- 5. SANITARY SEWER LINE
- 6. STORM DRAIN
- 7. MULTI-USE TRAIL - DECOMPOSED
- 8. UTILITY EASEMENT
- 9. LANDSCAPE BUFFER

Dimensions and Components:

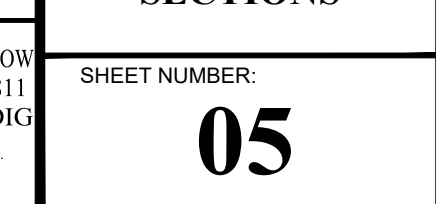
- 50'-0" ROADWAY
- 5'-0" LANDSCAPE BUFFER
- PRIVATE HOMESITE OR OPEN SPACE
- 6'-0" MIN. MULTI-USE TRAIL
- 2% TYP. (Cross-slope)
- 7'-0" LANDSCAPE BUFFER
- 10'-0" UTILITY EASEMENT
- 11'-0" TRAVEL LANE
- 2'-0" STORM DRAIN
- 26' OVERALL WIDTH



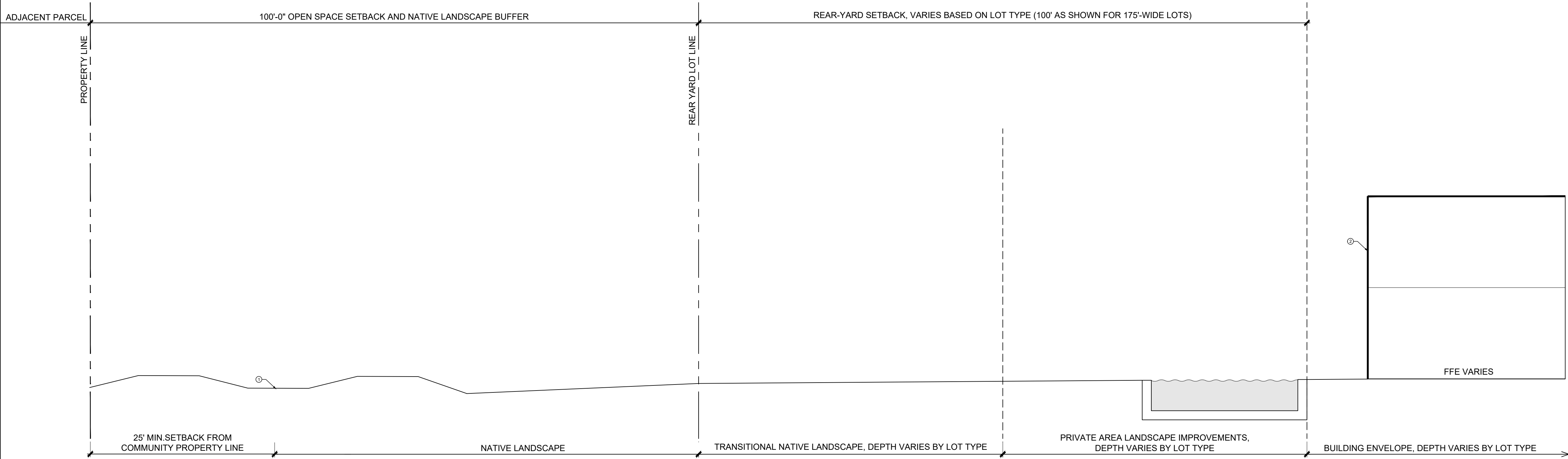
**KNOW WHAT'S BELOW.
ALWAYS CALL 811
BEFORE YOU DIG.**

It's fast. It's free. It's the law.

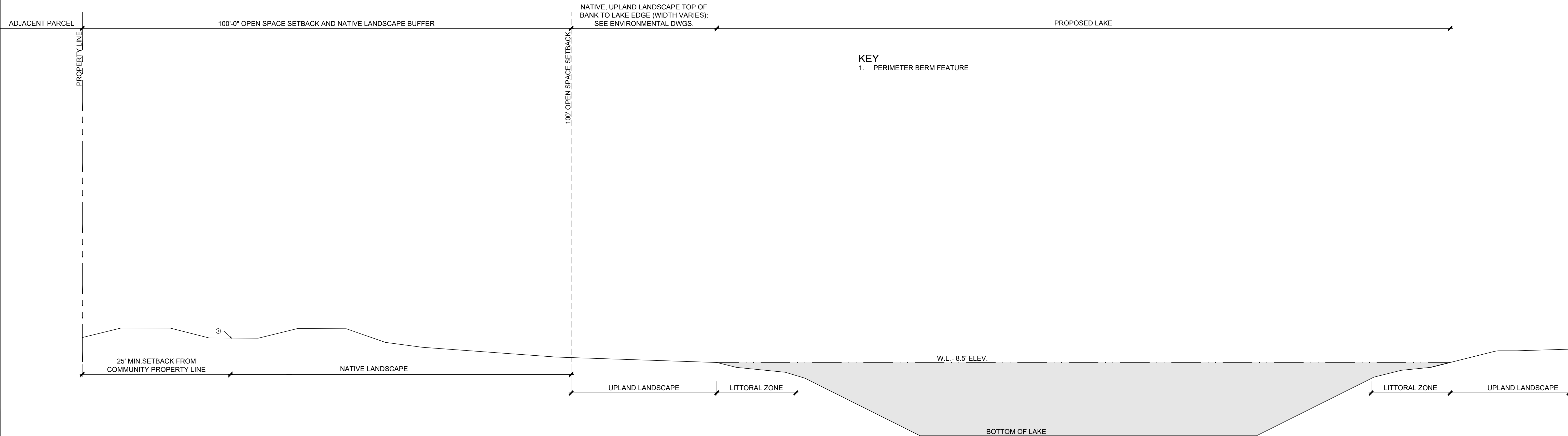
www.callsunshine.com



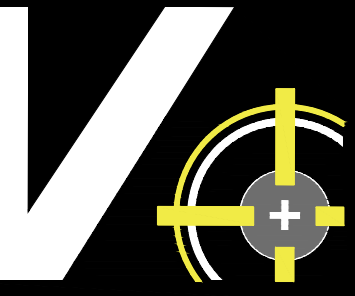
Printed on Tuesday, February 08, 2022, 3:58 PM by Jacob McQueen
SECTION: DISCOVERY PLANS 21-1014 TYPICAL SECTIONS - SANITARY OR TYPICAL BOUNDARY SECTIONS



PB-1 WESTERN PROPERTY BOUNDARY - PRIVATE LOT CONDITION



PB-2 WESTERN PROPERTY BOUNDARY - LAKE CONDITION



VELCON

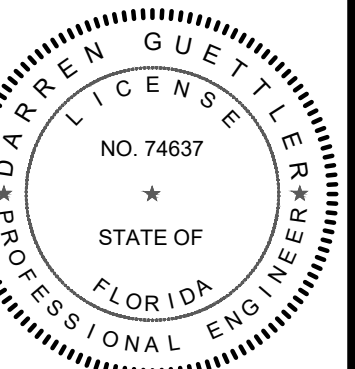
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34956
PHONE: (772) 879-5477
FIRE C.O.A. # 3222

REVISIONS:		
BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT: **DISCOVERY**
PUD
HOBE SOUND, FLORIDA

CLIENT: **DISCOVERY**
LAND
DEVELOPMENT



DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
2/8/22

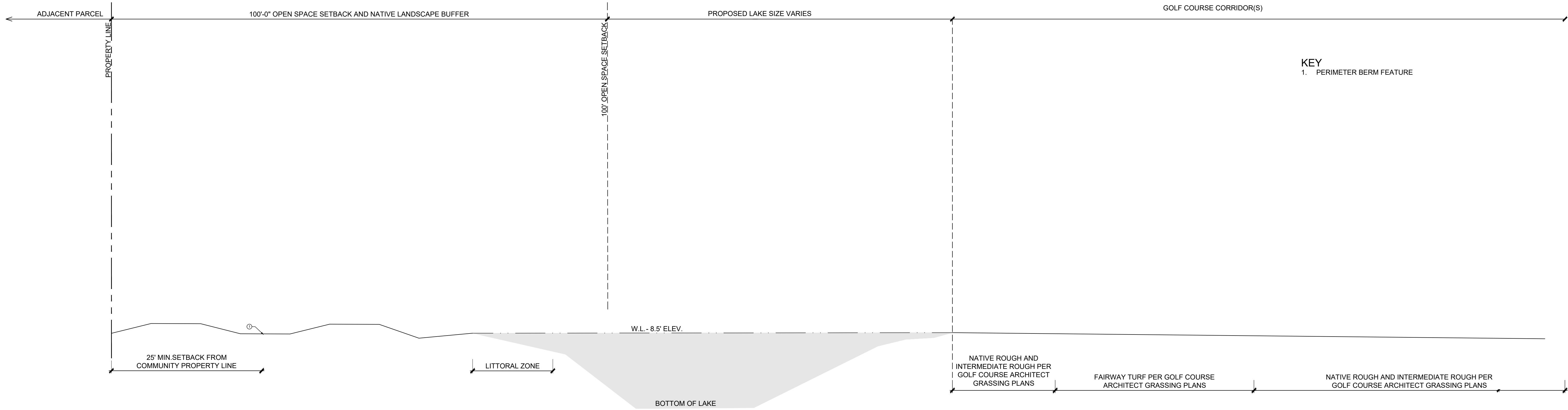
PROJECT No.: 21-1014
DRAWN BY: JIM
CHECKED BY: DG
DATE: 2/8/2022
CAD I.D.: 21-1014 TYPICAL SECTIONS

SHEET TITLE:
TYPICAL
ROADWAY
SECTIONS

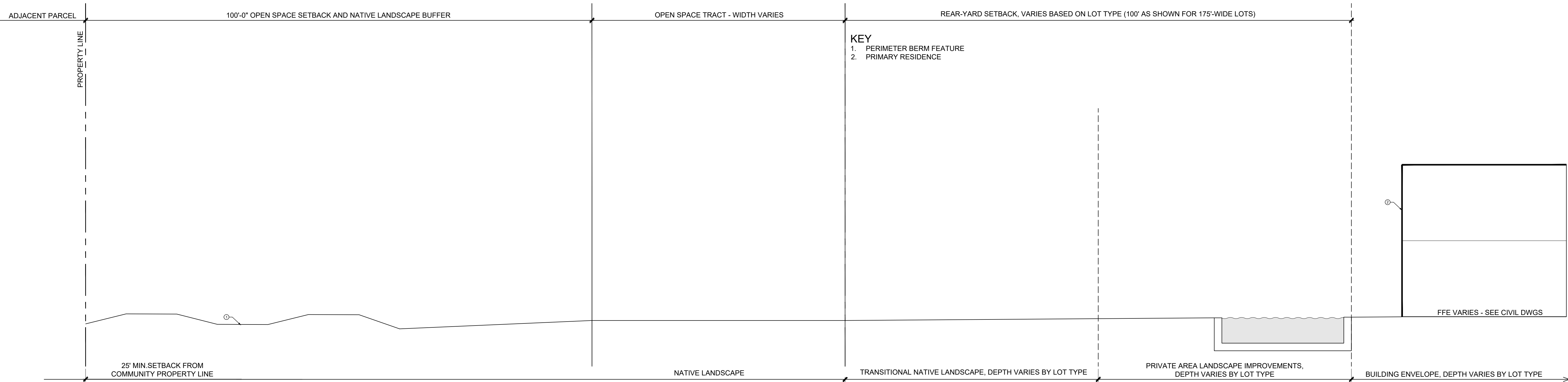
SHEET NUMBER:
06



Printed on Tuesday, February 08, 2022, 3:56 PM by Jacob McQueen
PROJECT: DISCOVERY LAND DEVELOPMENT
SECTION: 21-1014 TYPICAL SECTIONS
SCALE: 1" = 100' OF BOUNDARY CROSS SECTIONS



PB-3 WESTERN PROPERTY BOUNDARY - LAKE & GOLF COURSE CONDITION



PB-4 WESTERN PROPERTY BOUNDARY - PRIVATE LOT ADJACENT TO OPEN SPACE CONDITION

VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34956
PHONE: (772) 879-5477
FIRE C.O.A. # 3222

REVISIONS:		
BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT: **DISCOVERY PUD**
HOBBS SOUND, FLORIDA

CLIENT: **DISCOVERY LAND DEVELOPMENT**

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
2/8/22

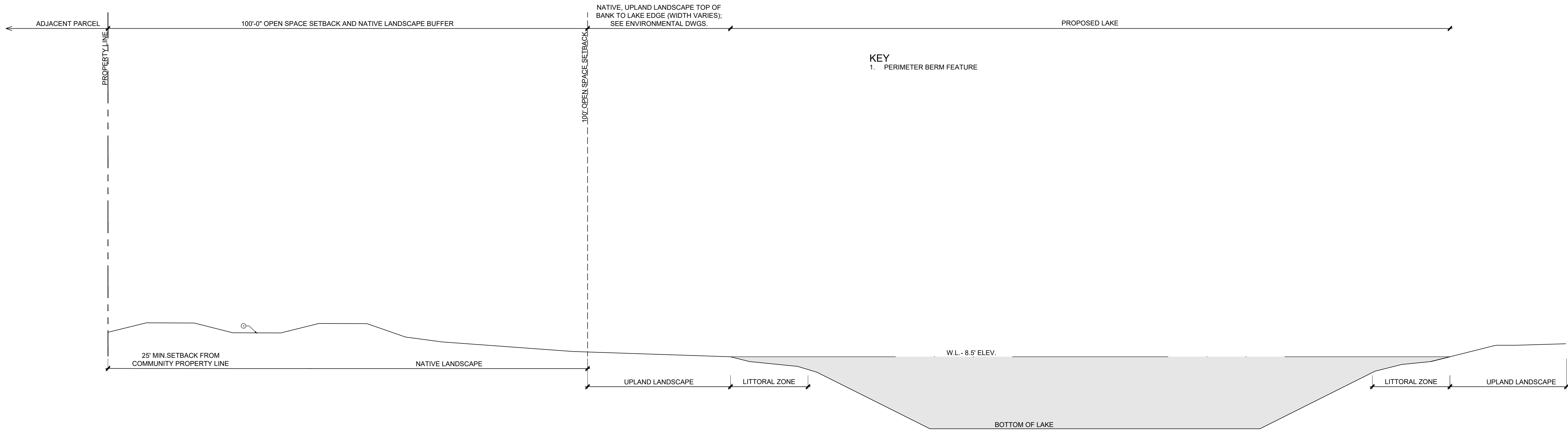
PROJECT No.: 21-1014
DRAWN BY: JM
CHECKED BY: DG
DATE: 2/8/2022
CAD I.D.: 21-1014 TYPICAL SECTIONS

SHEET TITLE:
TYPICAL BOUNDARY SECTIONS

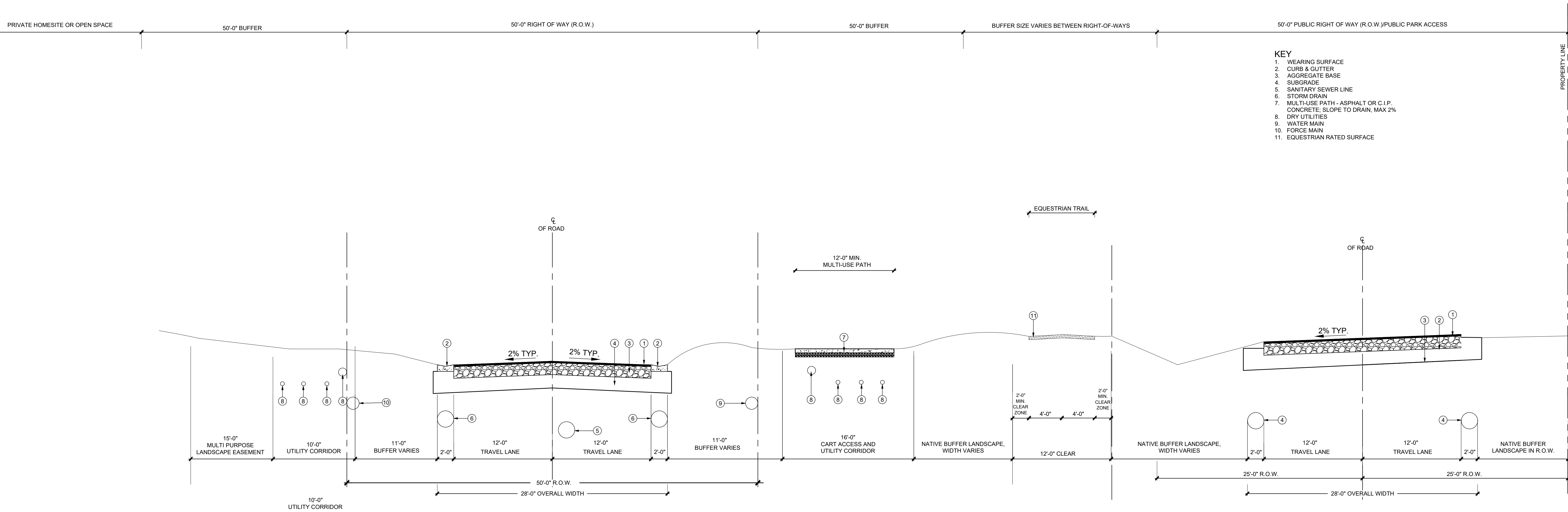
SHEET NUMBER:
07

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com


Printed on Tuesday, February 08, 2022, 3:58 PM by Jacob McQueen
DISCOVERY PLANS 21-1014 TYPICAL SECTIONS - SANITARY OR TYPICAL BOUNDARY SECTIONS



PB-5 WESTERN PROPERTY BOUNDARY - LAKE CONDITION



PB-6 EASTERN PROPERTY BOUNDARY - PUBLIC ACCESS ROAD



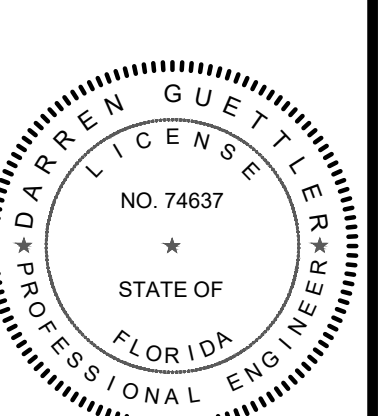
VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-5477
FIRE C.O.A. # 3222

REVISIONS:		
BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT: **DISCOVERY LAND DEVELOPMENT**
PUD
HOBE SOUND, FLORIDA

CLIENT: **DISCOVERY LAND DEVELOPMENT**




DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
2/8/22

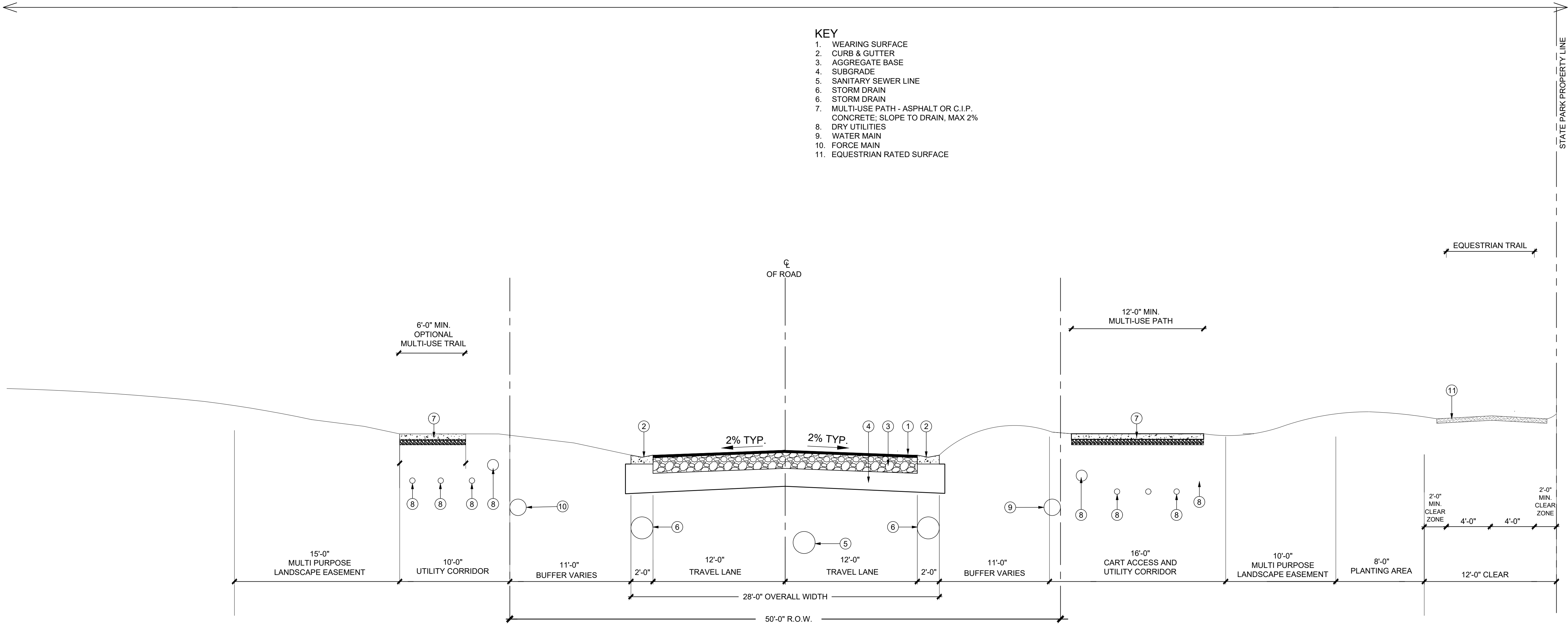
PROJECT No.: 21-1014
DRAWN BY: JIM
CHECKED BY: DG
DATE: 2/8/2022
CAD I.D.: 21-1014 TYPICAL SECTIONS

SHEET TITLE:
TYPICAL BOUNDARY SECTIONS

SHEET NUMBER:
08



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com



- KEY
1. WEARING SURFACE
 2. CURB & GUTTER
 3. AGGREGATE BASE
 4. SUBGRADE
 5. SANITARY SEWER LINE
 6. STORM DRAIN
 7. MULTI-USE PATH - ASPHALT OR C.I.P.
 8. DRY UTILITIES
 9. WATER MAIN
 10. FORCE MAIN
 11. EQUESTRIAN RATED SURFACE

PB-7 EASTERN PROPERTY BOUNDARY - STATE PARK BOUNDARY



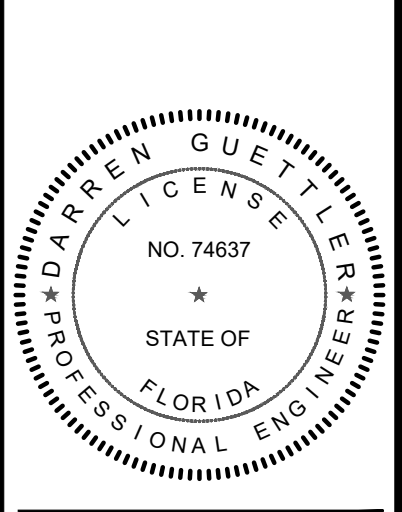
VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34956
PHONE: (772) 879-5477
FIRE C.O.A. # 3222

REVISIONS:		
BY:	DATE:	COMMENT:

**NOT FOR
CONSTRUCTION**

PROJECT:
**DISCOVERY
PUD**
HOBE SOUND,
FLORIDA

CLIENT:
**DISCOVERY
LAND
DEVELOPMENT**



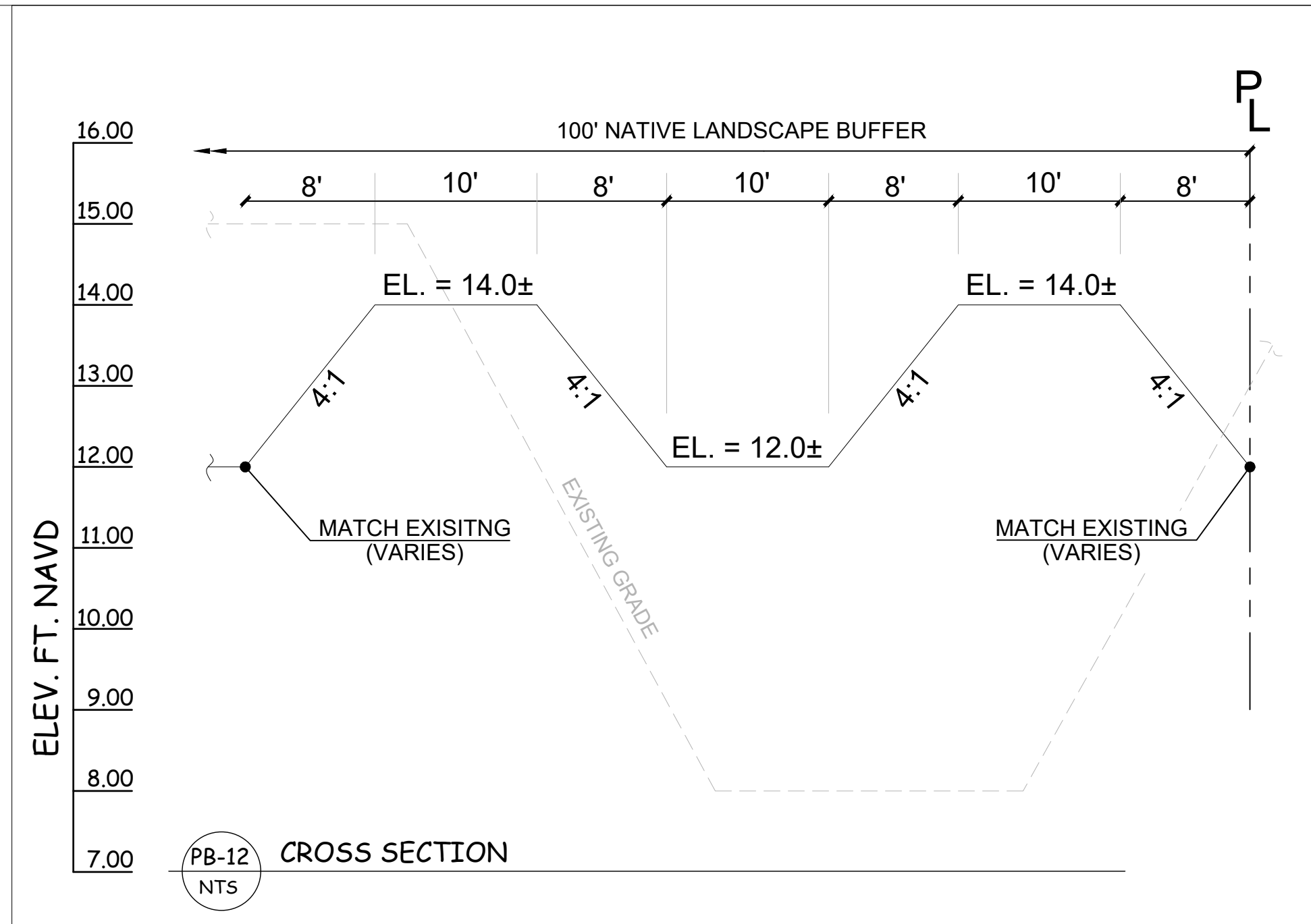
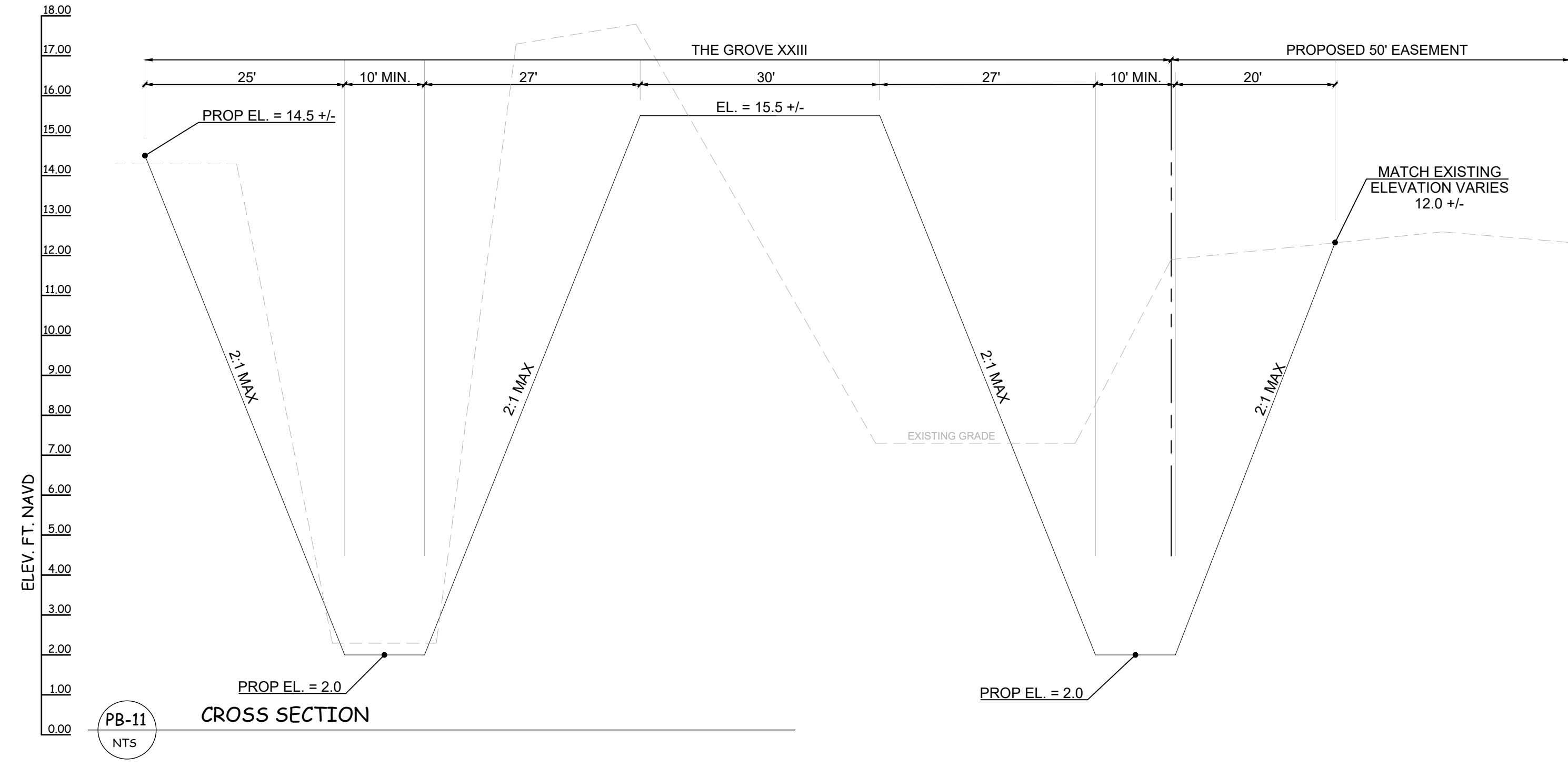
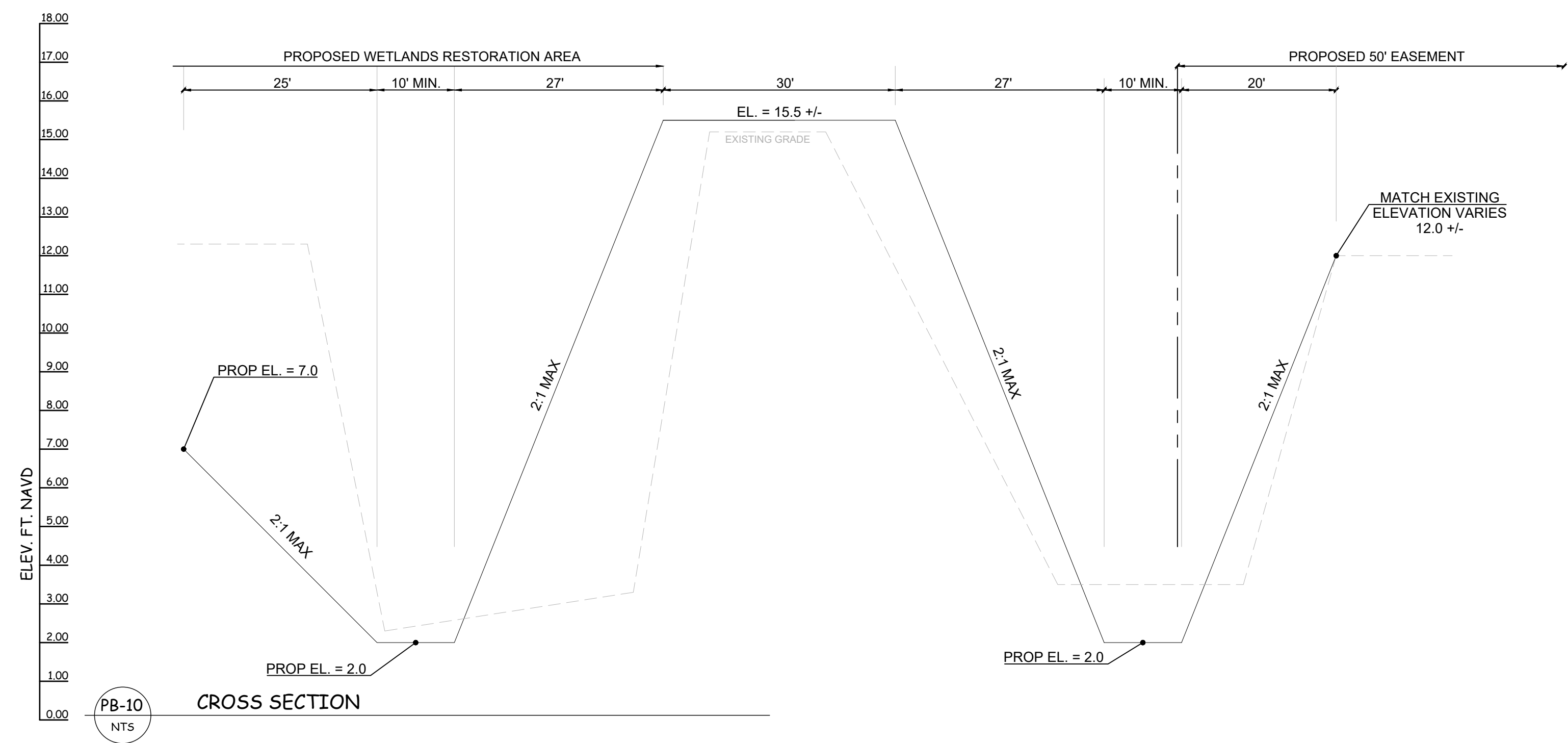
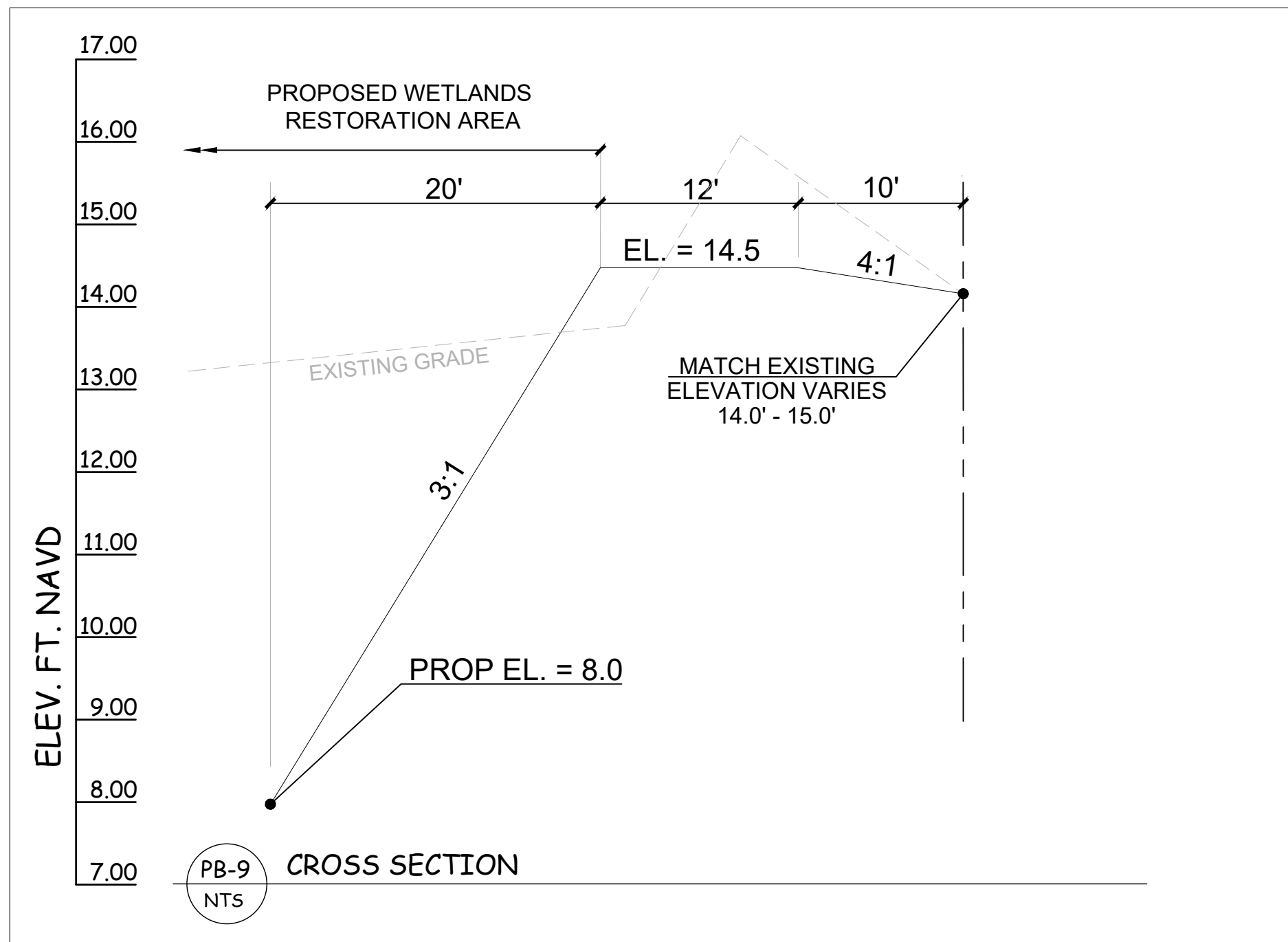
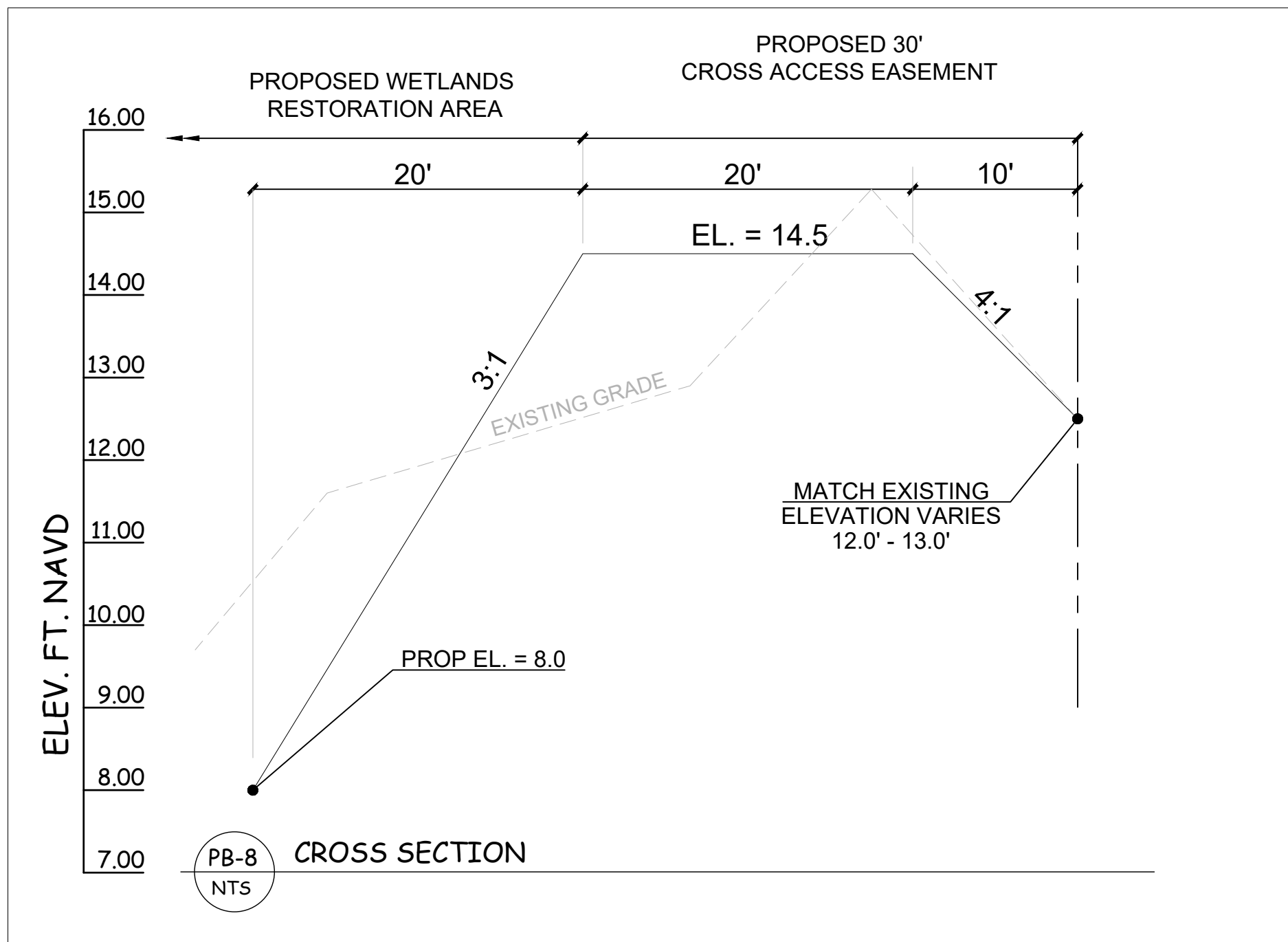
DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
2/8/22


PROJECT No.: 21-1014
DRAWN BY: JIM
CHECKED BY: DG
DATE: 2/8/2022
CAD I.D.: 21-1014 TYPICAL SECTIONS

SHEET TITLE:
**TYPICAL
BOUNDARY
SECTIONS**

SHEET NUMBER:
09







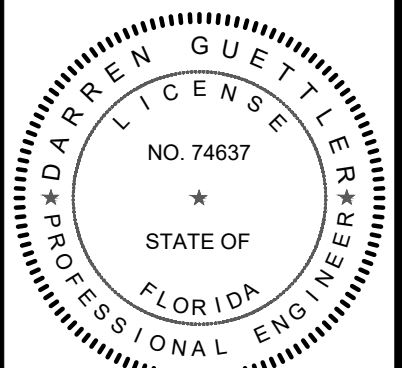
VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-5477
FIRE C.O.A. # 3222

REVISIONS:	
BY:	DATE:

NOT FOR CONSTRUCTION

PROJECT: **DISCOVERY PUD**
HOBBS SOUND, FLORIDA

CLIENT: **DISCOVERY LAND DEVELOPMENT**



DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
2/8/22

PROJECT No.: 21-1014
DRAWN BY: JIM
CHECKED BY: DG
DATE: 2/8/2022
CAD I.D.: 21-1014 TYPICAL SECTIONS

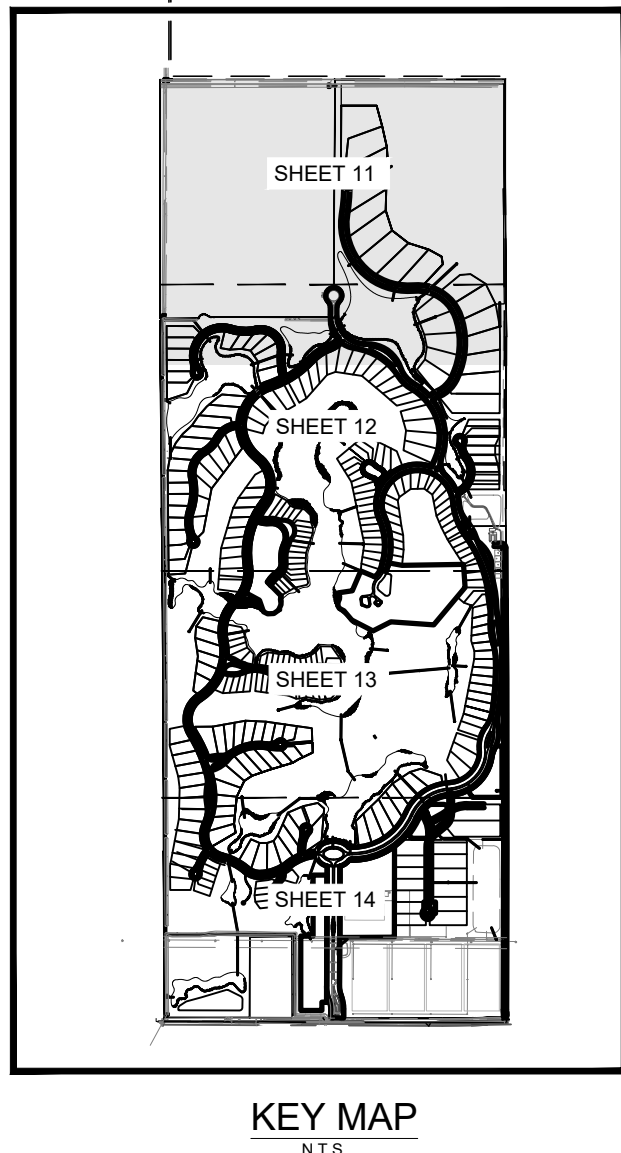
SHEET TITLE:
TYPICAL BOUNDARY SECTIONS

SHEET NUMBER:
10

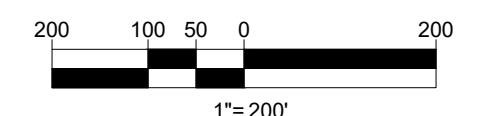
Printed on Tuesday, February 08, 2022, 3:58 PM by Jacob McQueen
C:\Users\jacobm\OneDrive\Documents\21-1014-MASSGRADINGPLAN\21-1014-MASSGRADINGPLAN.dwg - SAVINGS - STORMWATER MANAGEMENT PLAN



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com



- LEGEND**
- CONTROL STURCTURE
 - JUNCTION BOX
 - DRAINAGE PIPE
 - PROPOSED ELEVATION
 - DIRECTION OF FLOW
 - LITTORAL PLANTING AREA
 - SECTION CALLOUT
 - EDGE OF WATER
 - RIGHT OF WAY
 - BASIN BOUNDARY
 - PROPERTY BOUNDARY



PROP. WCS-2
WCS-P
WCS-Z

THE GROVE XXIII GOLF CLUB
BASIN
CONTROL ELEV. 6.0

MATCHLINE - SEE SHEET 12

WCS-P
WCS-Z
WCS-1
WCS-Z
WCS-P
WR-2
WR-2

RESIDENTIAL

WETLAND RESTORATION AREA
124.41 ACRES

RESIDENTIAL

LAKE - FIVE
23.39 ACRES

RESIDENTIAL

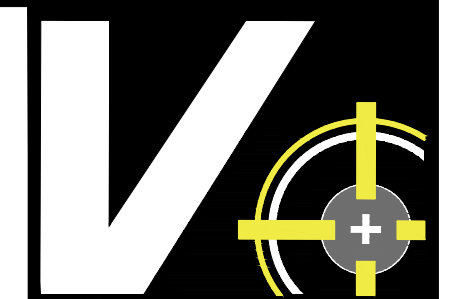
RESIDENTIAL

LAKE - FOUR
5.52 ACRES

RESIDENTIAL

RESIDENTIAL

LAKE - THREE



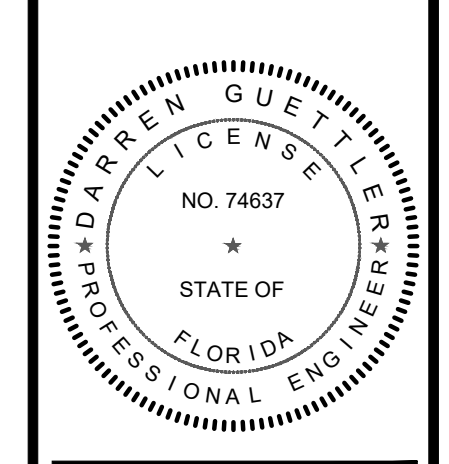
VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34956
PHONE: (772) 879-5477
FBIE C.O.A. # 3222

REVISIONS:	
BY:	DATE:

NOT FOR CONSTRUCTION

PROJECT:
DISCOVERY PUD
HOBE SOUND, FLORIDA

CLIENT:
DISCOVERY LAND DEVELOPMENT

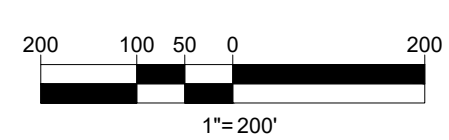
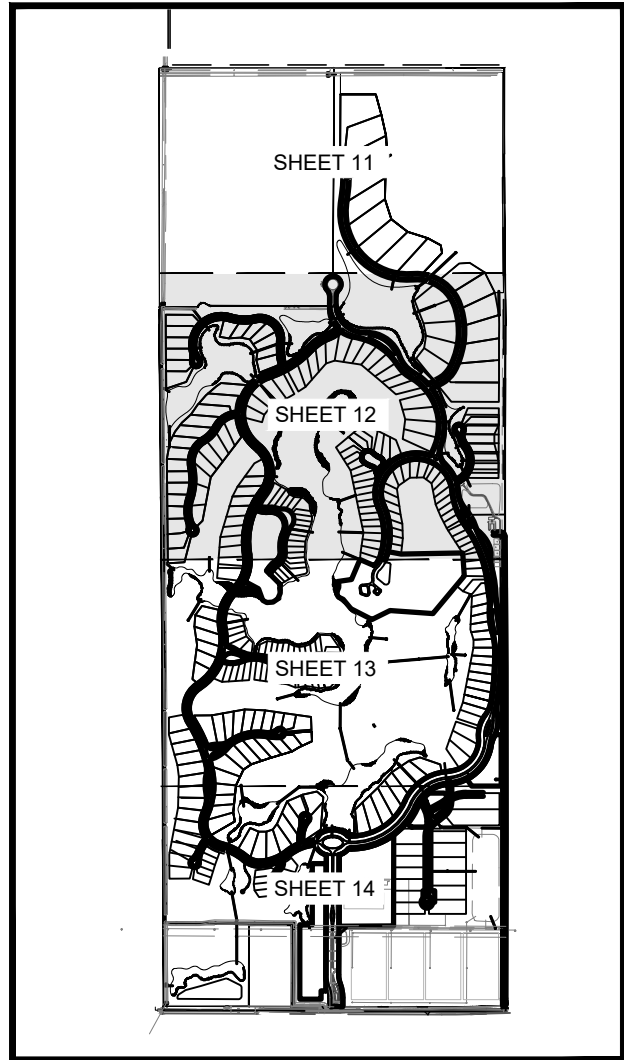
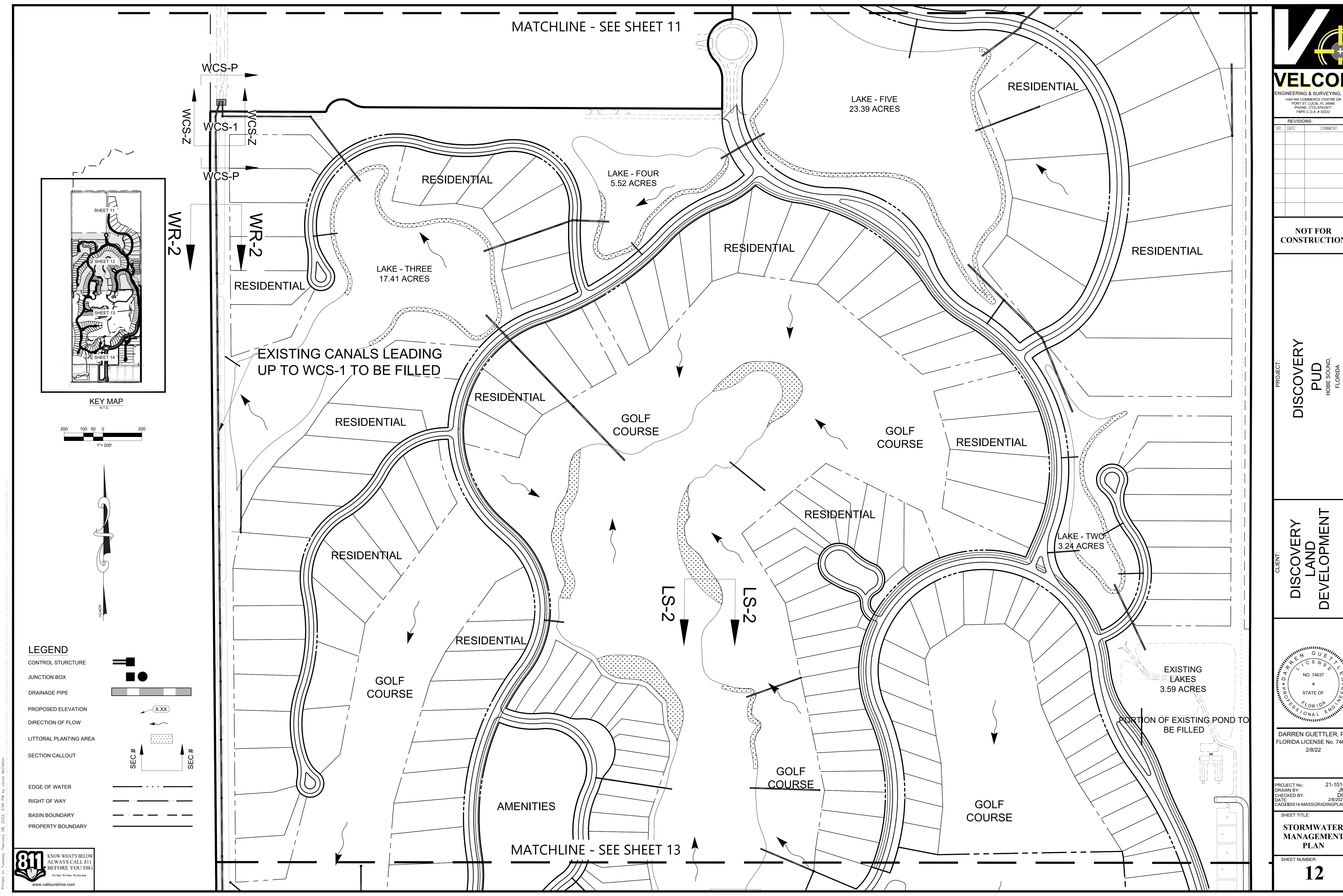


DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
2/8/22

PROJECT No.: 21-1014
DRAWN BY: JIM
CHECKED BY: DG
DATE: 2/8/2022
CADD: 21-1014-MASSGRADINGPLAN

SHEET TITLE:
STORMWATER MANAGEMENT PLAN

SHEET NUMBER:
11



- LEGEND**
- CONTROL STURCTURE
 - JUNCTION BOX
 - DRAINAGE PIPE
 - PROPOSED ELEVATION
 - DIRECTION OF FLOW
 - LITTORAL PLANTING AREA
 - SECTION CALLOUT
 - EDGE OF WATER
 - RIGHT OF WAY
 - BASIN BOUNDARY
 - PROPERTY BOUNDARY

Printed on Tuesday, February 08, 2022, 3:58 PM by Jacob McQueen

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

It's fast. It's free. It's the law.

www.callsunshine.com

VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34956
PHONE: (772) 879-5477
FIFE C.O.A. # 3222

REVISIONS:	
BY:	DATE:

NOT FOR CONSTRUCTION

PROJECT: **DISCOVERY PUD**
HOBBS SOUND, FLORIDA

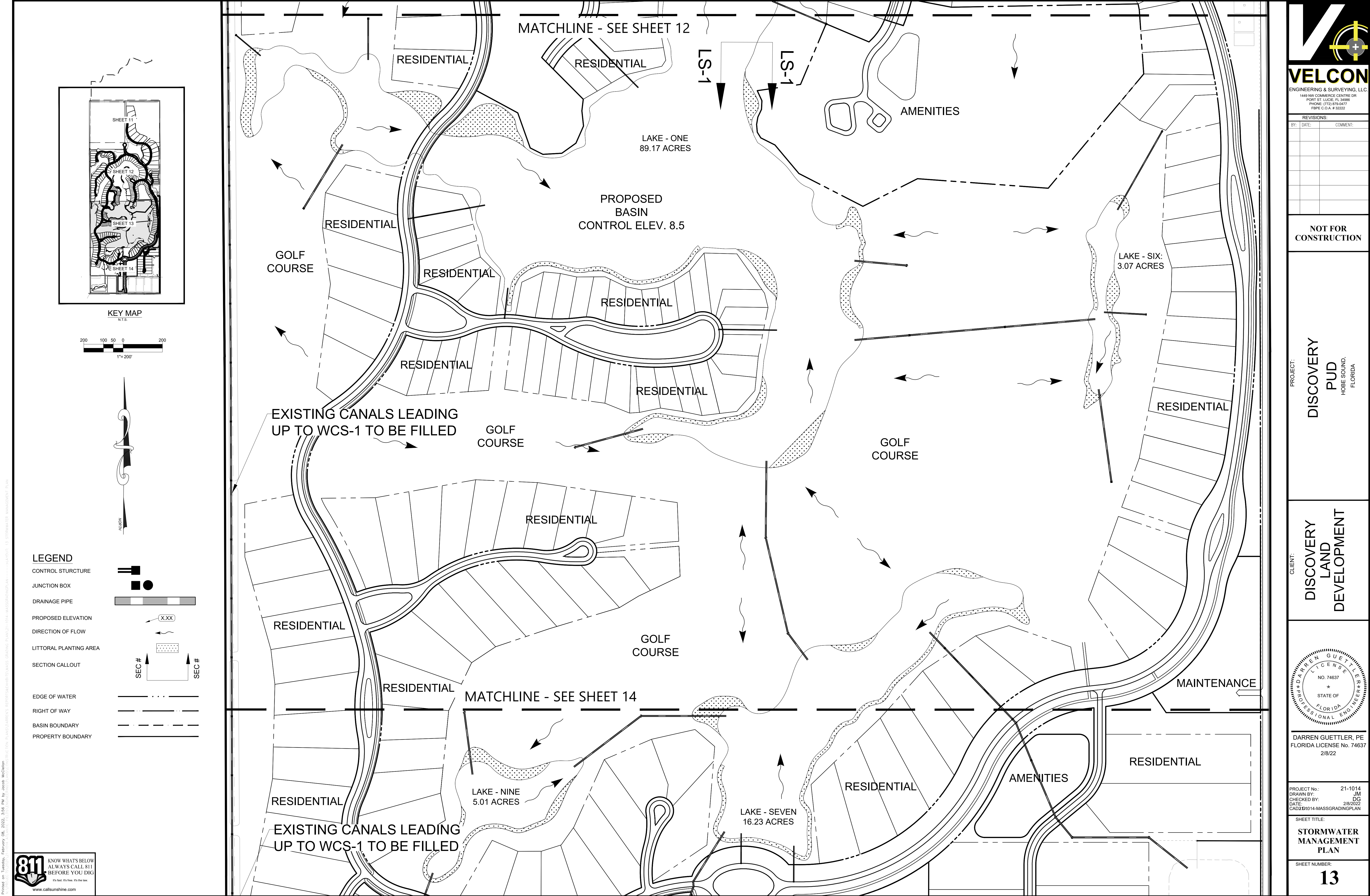
CLIENT: **DISCOVERY LAND DEVELOPMENT**

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
2/8/22

PROJECT No.: 21-1014
DRAWN BY: JM
CHECKED BY: DG
DATE: 2/8/2022
CADD: 21-1014-MASSGRADINGPLAN

SHEET TITLE: **STORMWATER MANAGEMENT PLAN**

SHEET NUMBER: **12**



VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34956
PHONE: (772) 878-5477
FBIE C.O.A. # 3222

REVISIONS:	
BY:	DATE:

NOT FOR CONSTRUCTION

PROJECT: **DISCOVERY PUD**
HOBBS SOUND, FLORIDA

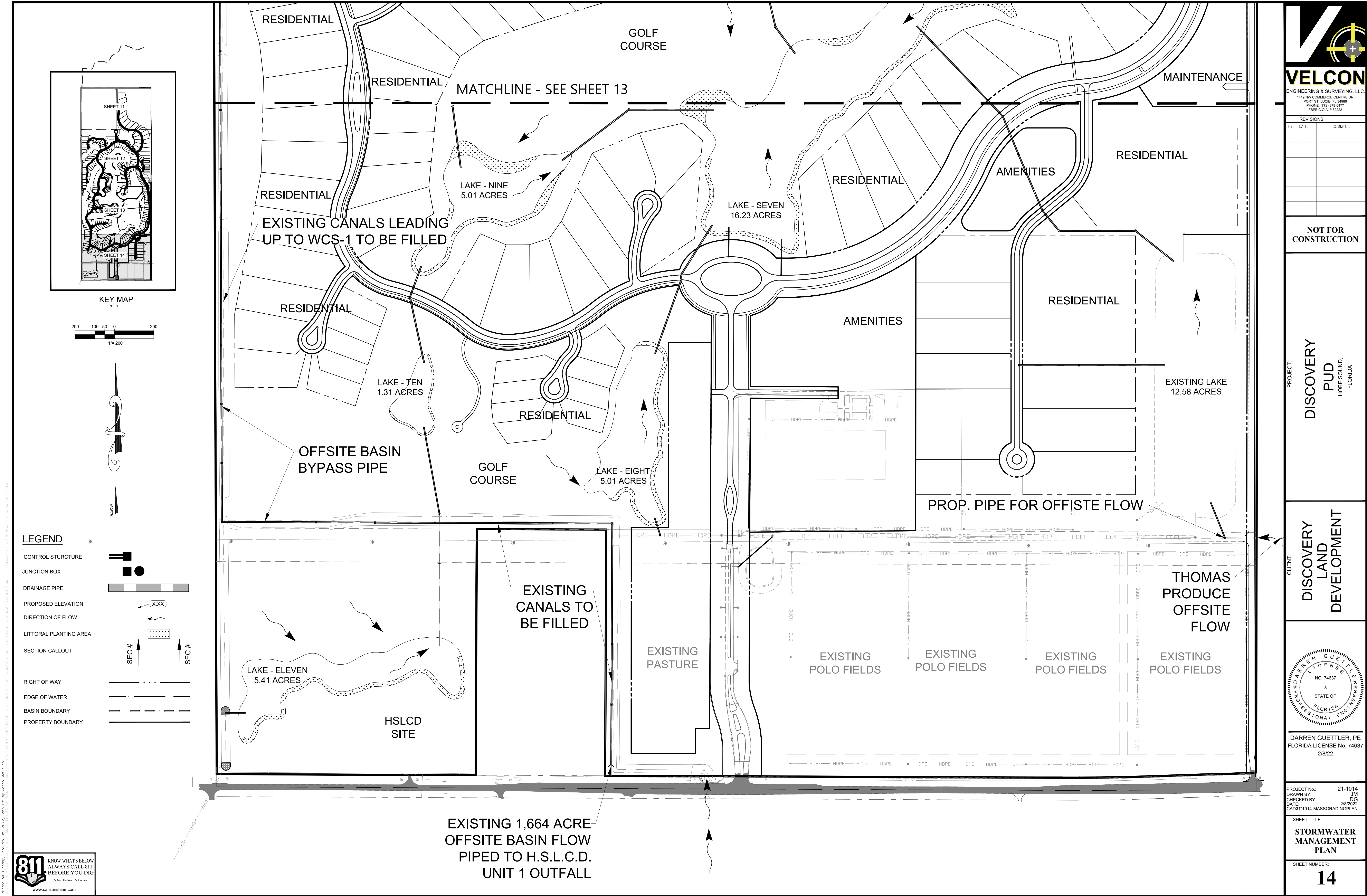
CLIENT: **DISCOVERY LAND DEVELOPMENT**

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
2/8/22

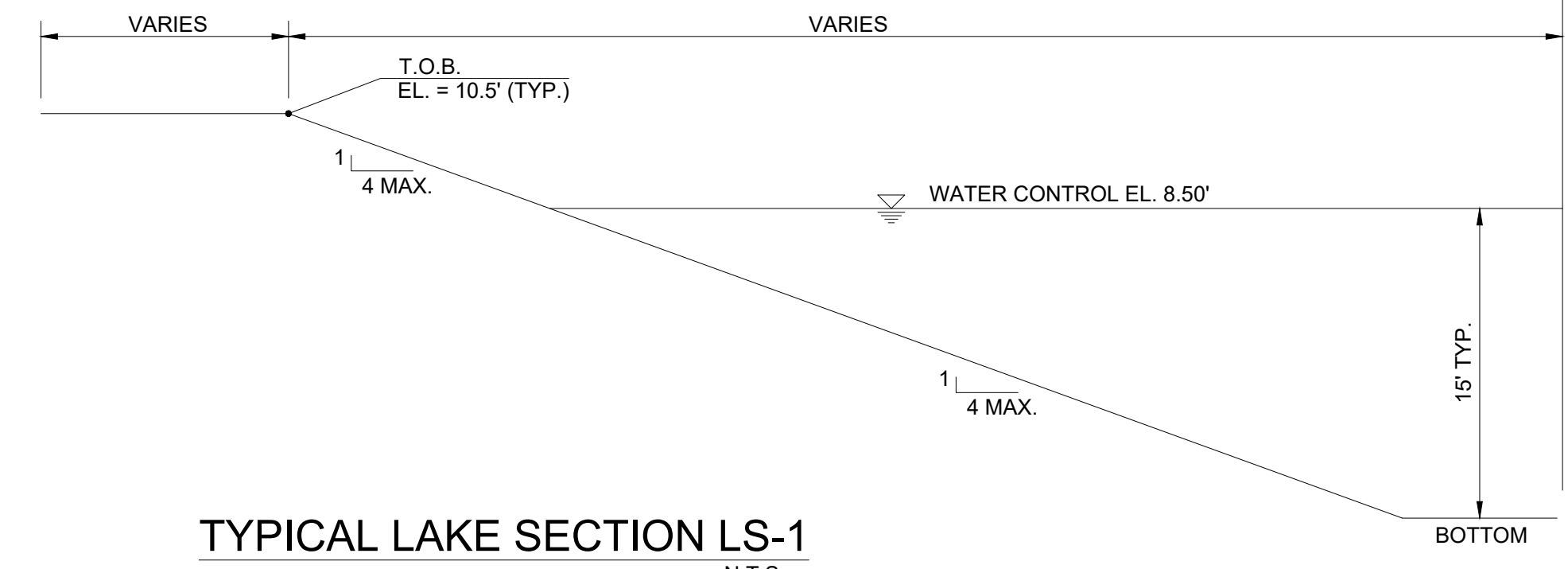
PROJECT No.: 21-1014
DRAWN BY: JIM DG
CHECKED BY: 2/8/2022
DATE: CADD/21014-MASSGRADINGPLAN

SHEET TITLE: **STORMWATER MANAGEMENT PLAN**

SHEET NUMBER: **13**

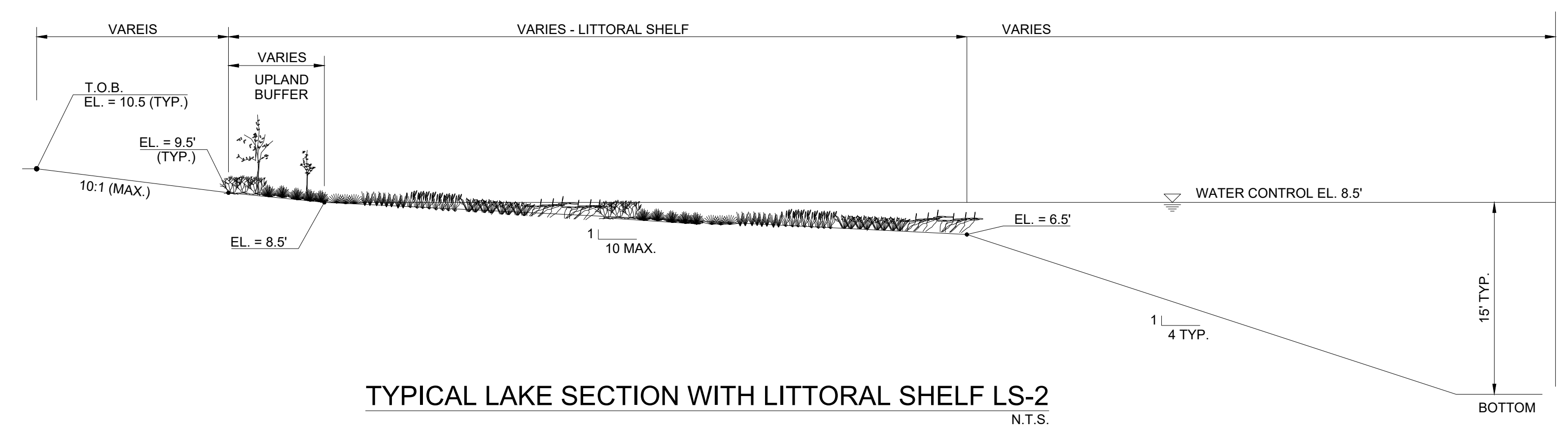


Printed on Tuesday, February 08, 2022, 3:58 PM by Jacob McQueen
C:\Users\jacob\OneDrive\Documents\21-1014-MASSGRADINGPLAN\21-1014-MASSGRADINGPLAN.dwg
C:\Users\jacob\OneDrive\Documents\21-1014-MASSGRADINGPLAN\21-1014-MASSGRADINGPLAN.dwg

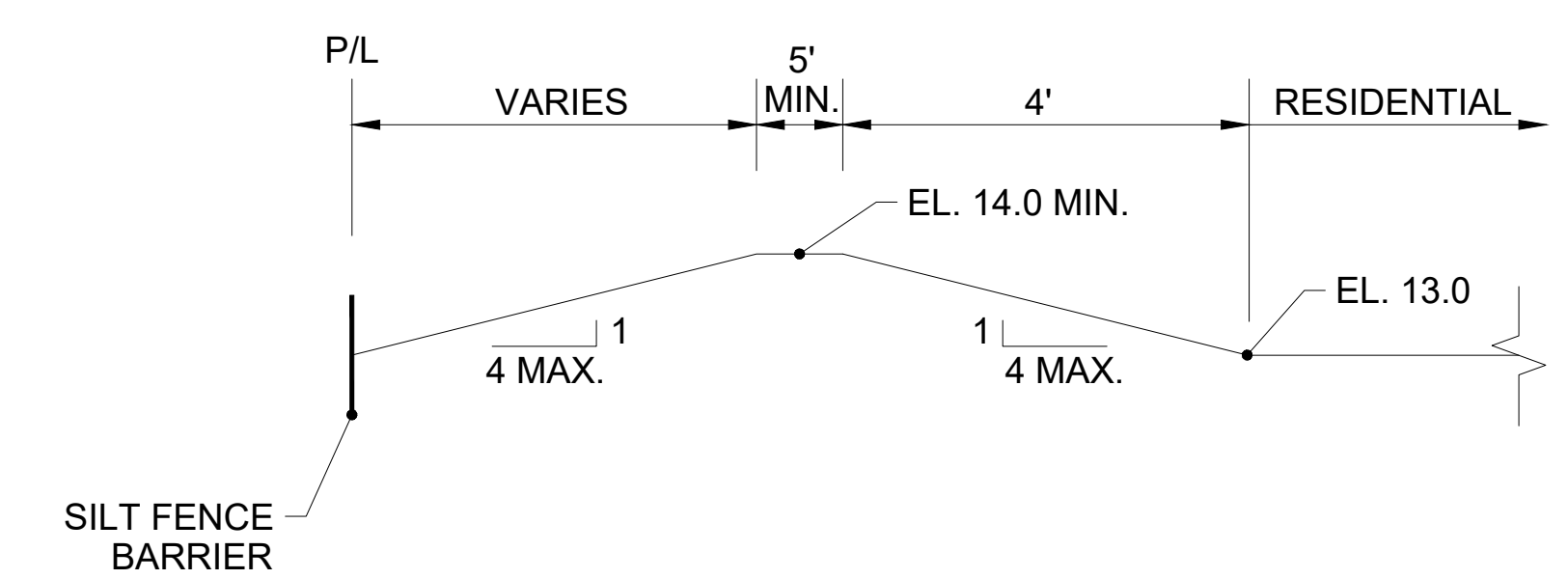


TYPICAL LAKE SECTION LS-1
N.T.S.

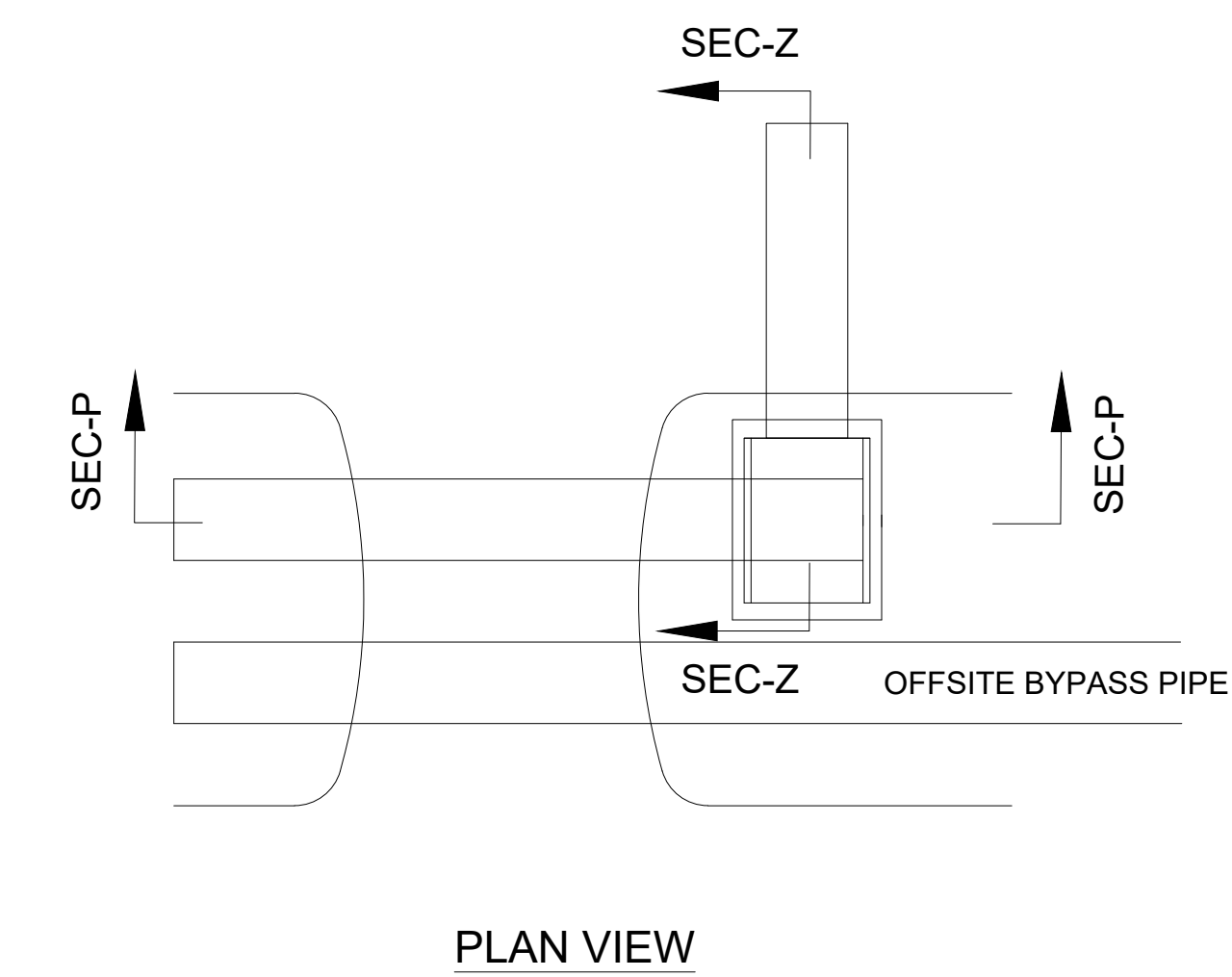
LAKE SECTIONS LEGEND:
EL. ELEVATION
MIN. MINIMUM
MAX. MAXIMUM
T.O.B. TOP OF BANK
TYP. TYPICAL



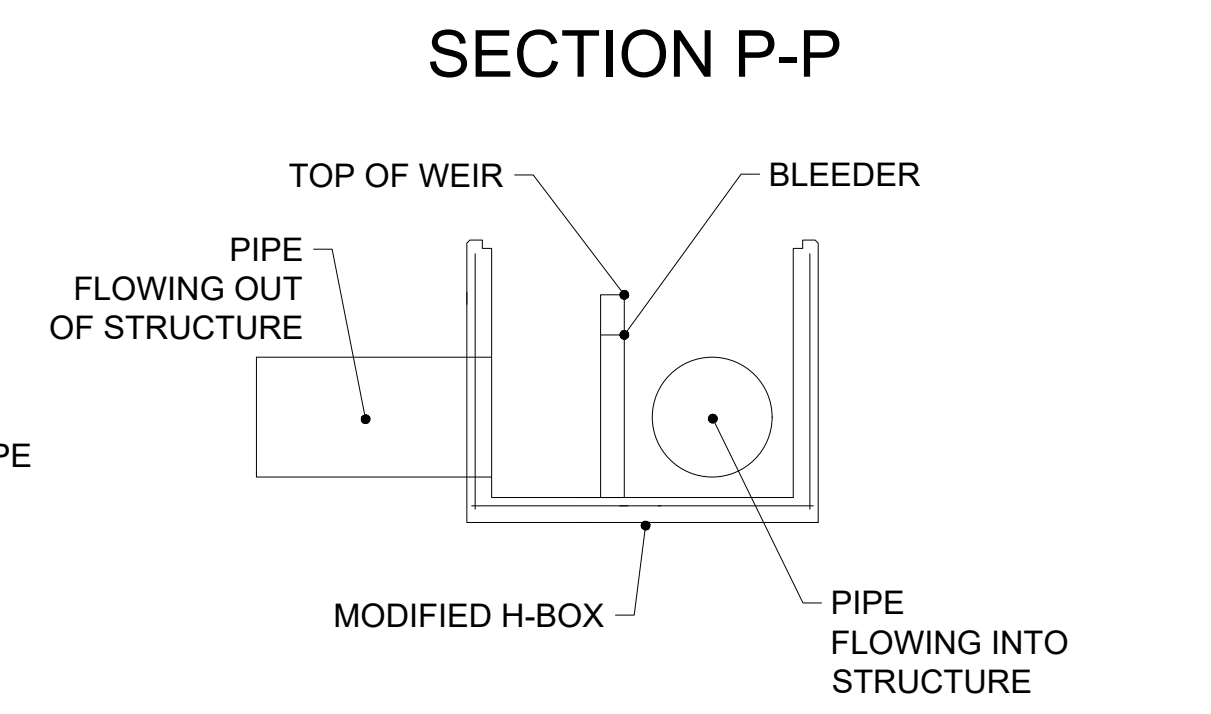
TYPICAL LAKE SECTION WITH LITTORAL SHELF LS-2
N.T.S.



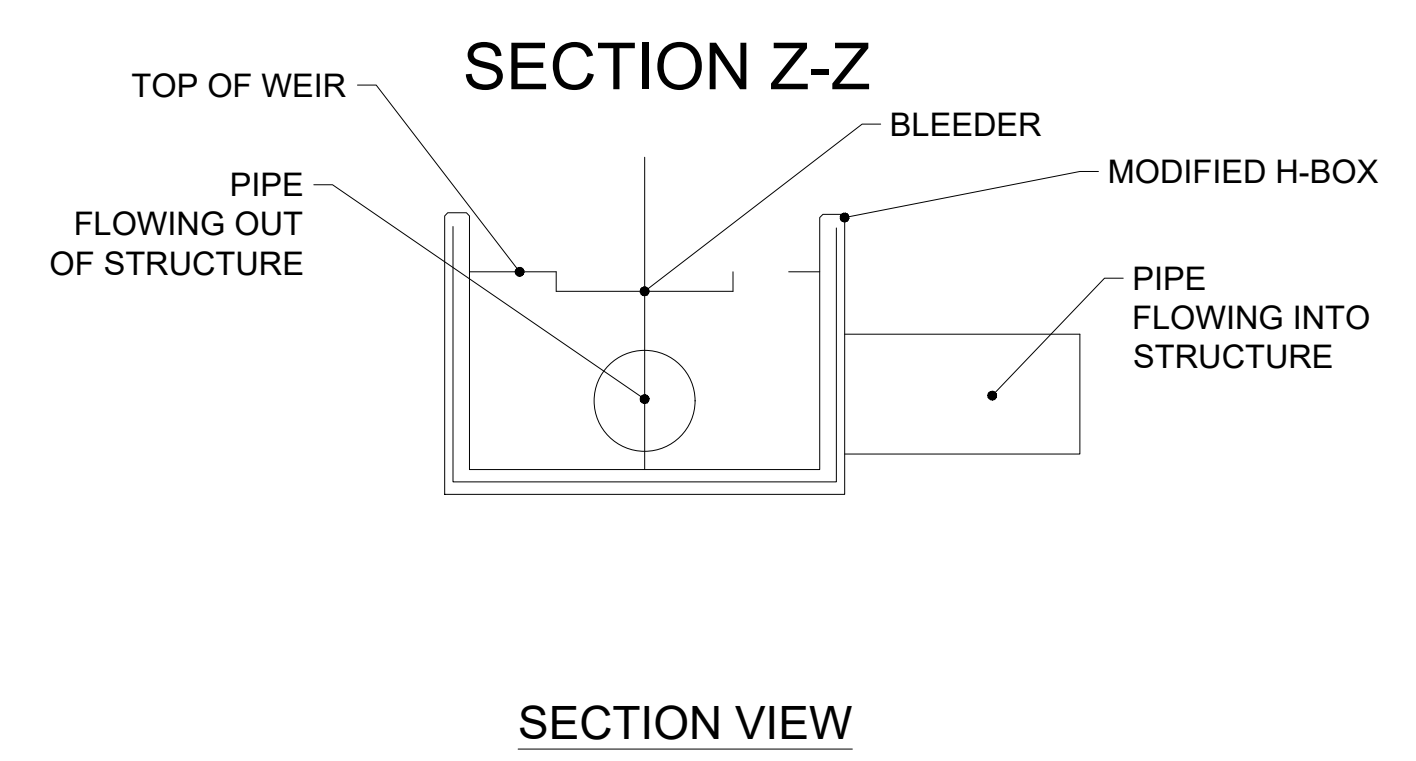
TYPICAL PROPERTY LINE BERM SECTION WR-2
N.T.S.



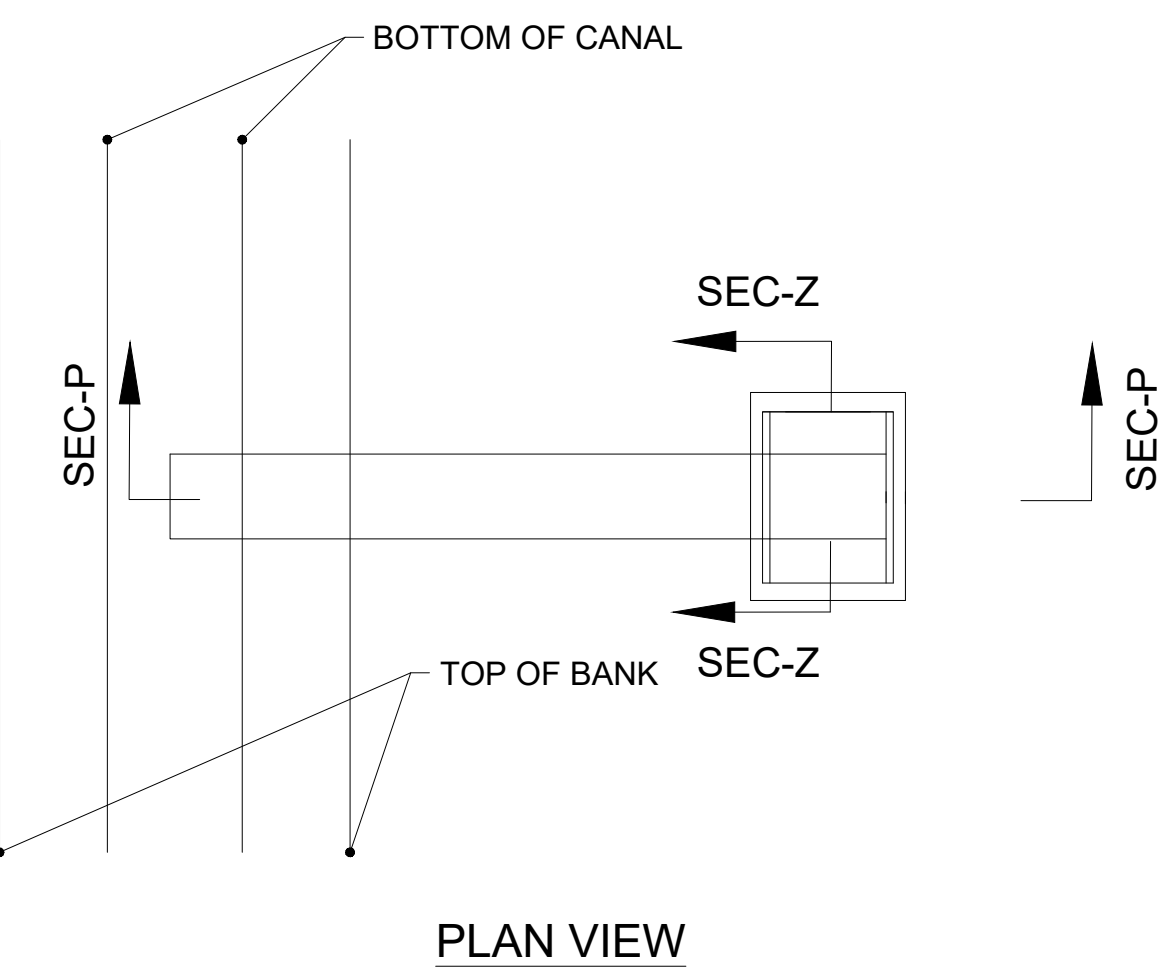
PLAN VIEW



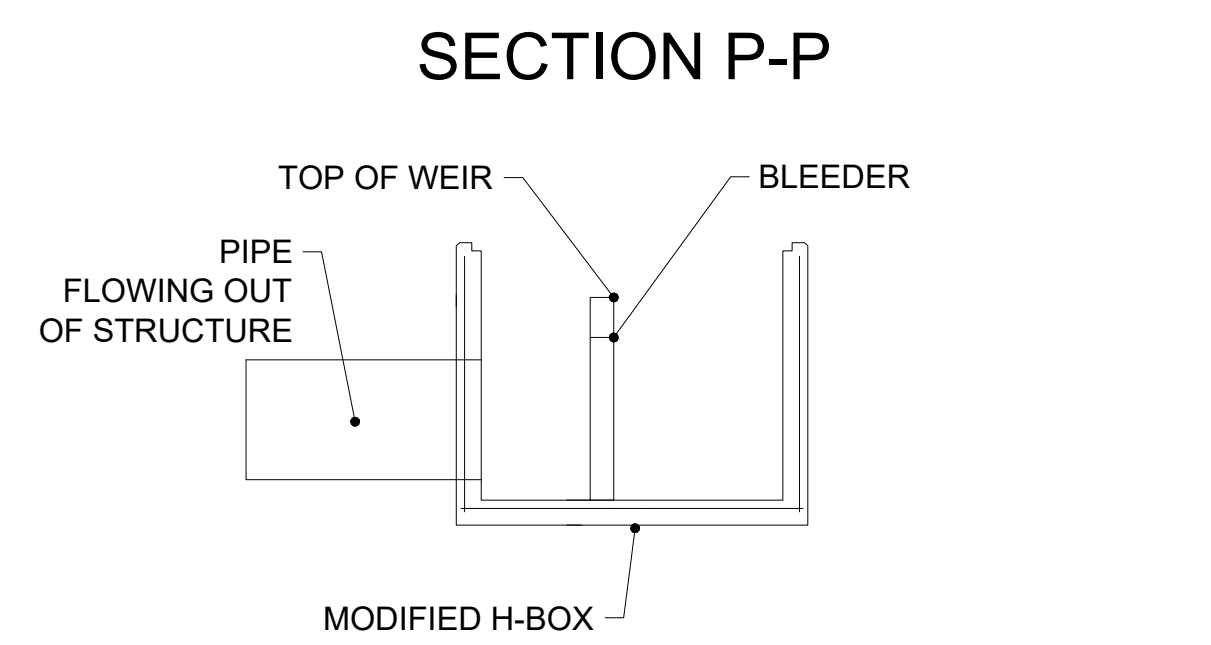
WCS-1 AT CONVEYANCE CANAL DETAIL
N.T.S.



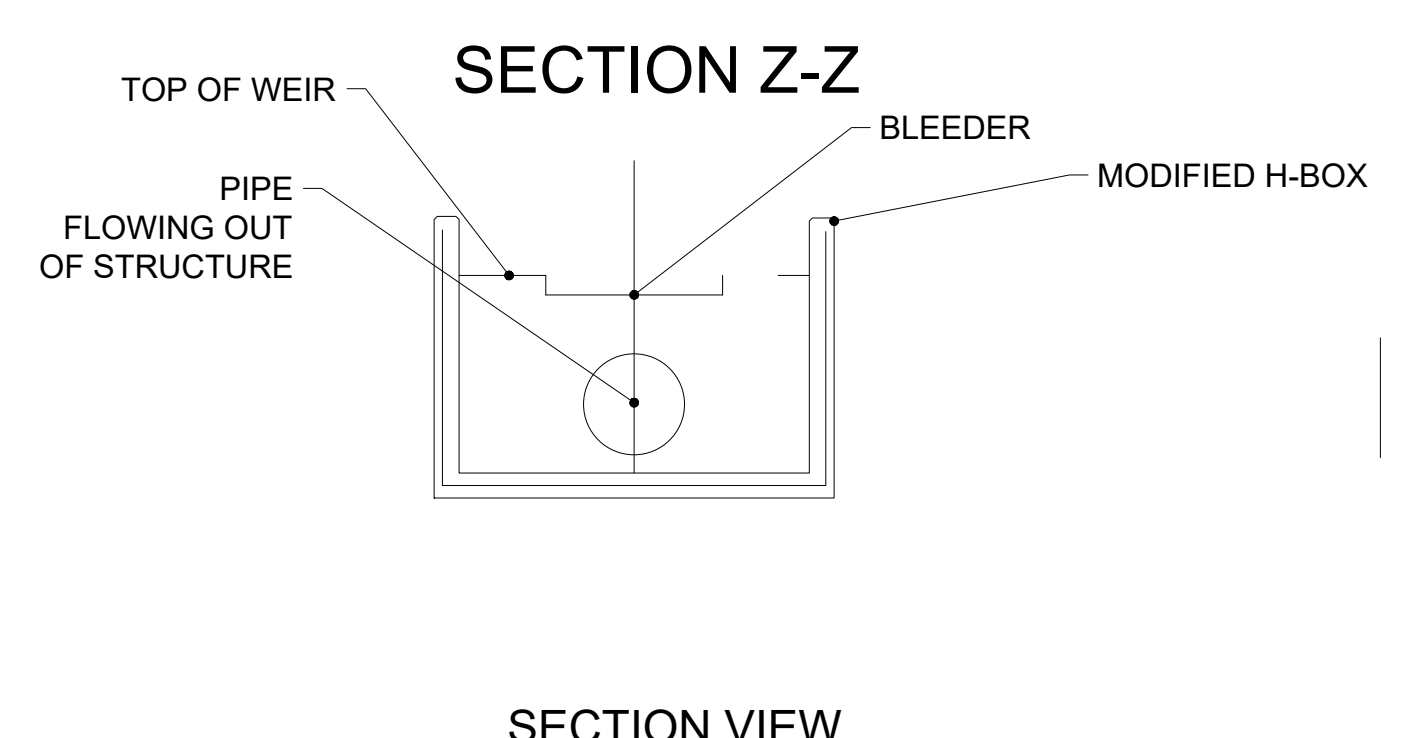
SECTION VIEW



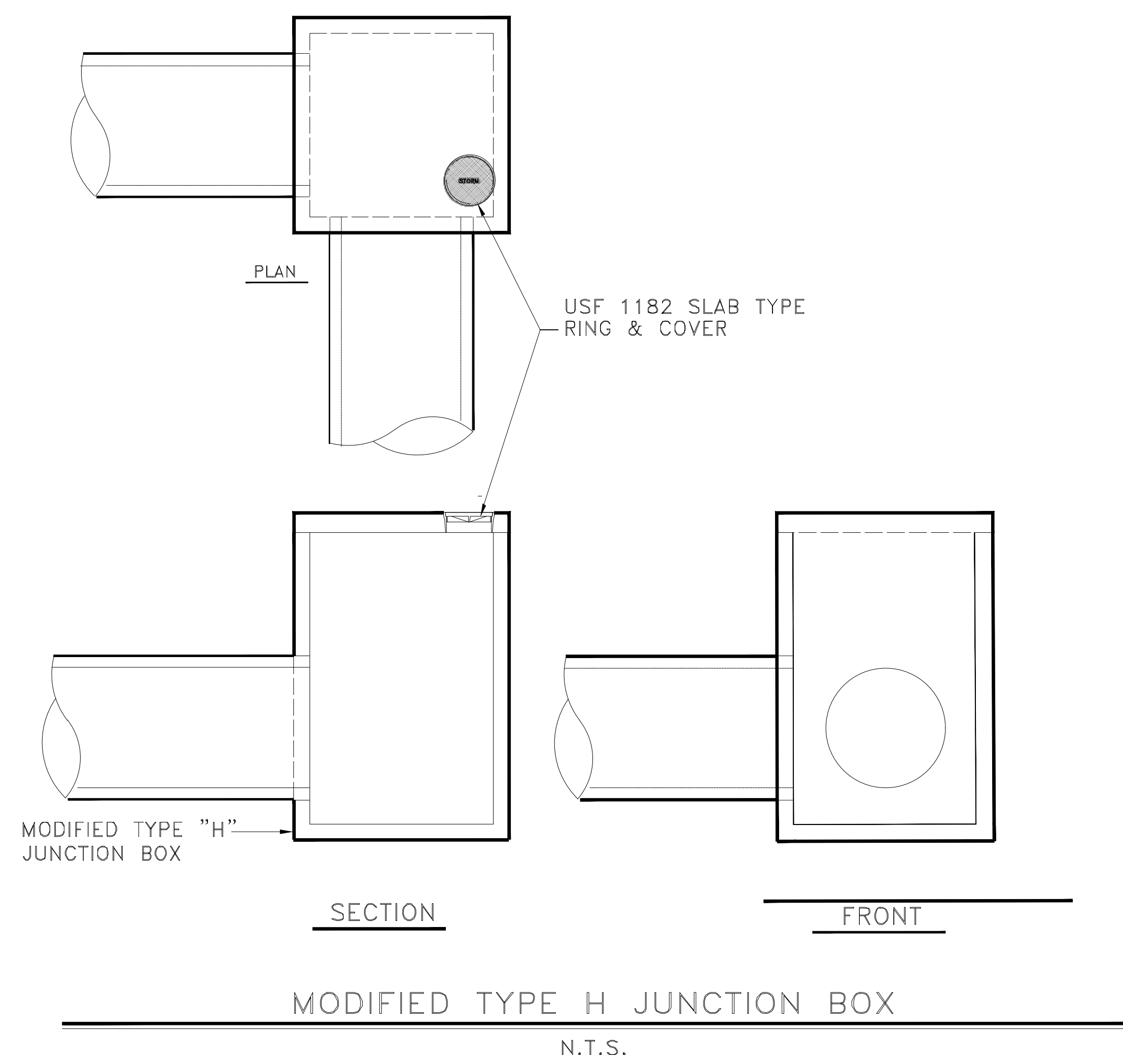
PLAN VIEW



WCS-2 AT CONVEYANCE CANAL DETAIL
N.T.S.



SECTION VIEW



MODIFIED TYPE H JUNCTION BOX
N.T.S.

NOTE: ALL GRADES SHOWN ARE IN NAVD88

VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FAX: (772) 879-0477

REVISIONS:		
BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT: **DISCOVERY PUD**
HOBBS SOUND, FLORIDA

CLIENT: **DISCOVERY LAND DEVELOPMENT**

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
2/8/22

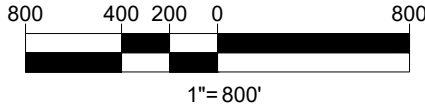
PROJECT No.: 21-1014
DRAWN BY: JIM DG
CHECKED BY: DG
DATE: 2/8/2022
CAD ID: 21-1014-DETAILS

SHEET TITLE: **SECTIONS & DETAILS**

SHEET NUMBER: **15**

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

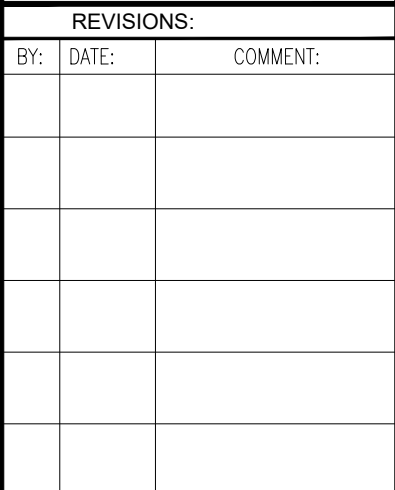
Printed on Tuesday, February 08, 2022, 3:56 PM by Jacob McCullen
C:\PROJECTS\DISCOVERY PUD\DETAILS\SECTION\SECTION 15.DWG



LEGEND

Diagram illustrating the proposed easement area, showing various utility lines and match lines:

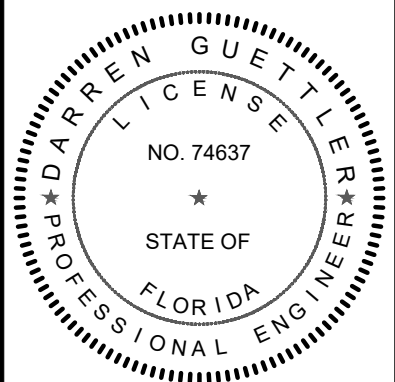
- WATER MAIN:** Represented by a blue line with 'W' markers.
- SANITARY SEWER MAIN WITH MANHOLE:** Represented by a green line with 'S' markers and a central manhole symbol.
- FORCE MAIN:** Represented by a green line with 'FM' markers.
- PROPOSED EASEMENT:** Indicated by a dashed line.
- MATCH LINE:** Indicated by thick black bars.



**NOT FOR
CONSTRUCTION**

PROJECT: COVE
PUD
HOBE SOUND
FLORIDA

CLIENT: **DISCOVERY
LAND
DEVELOPMENT**



DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
2/8/22

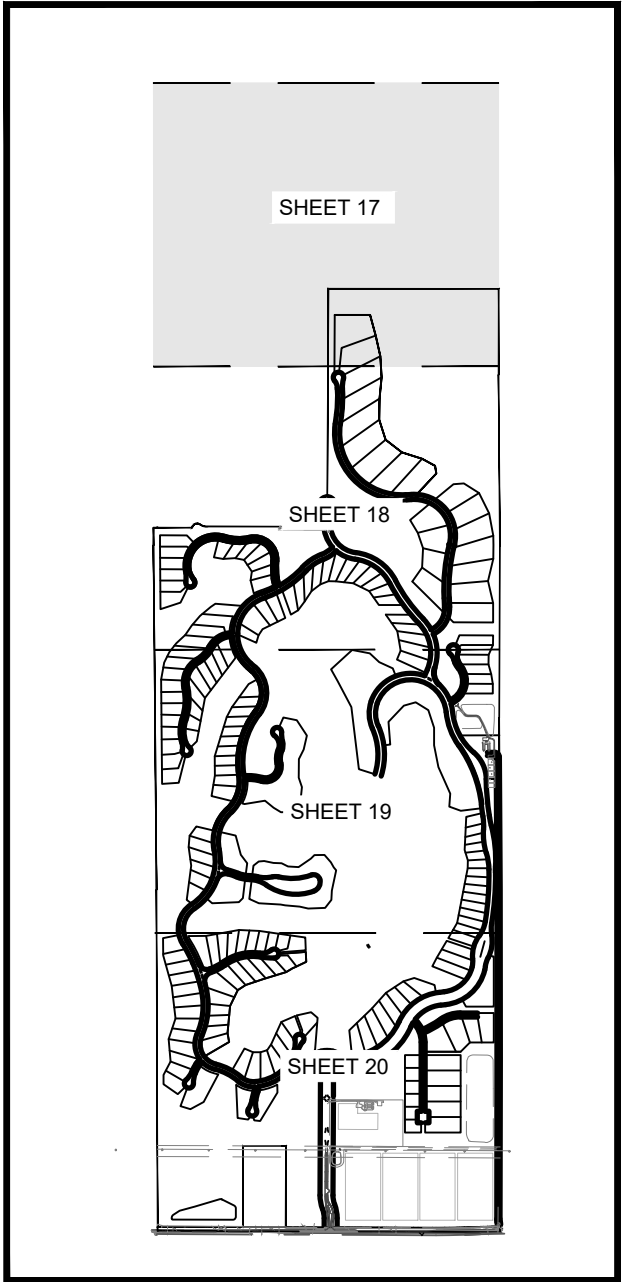
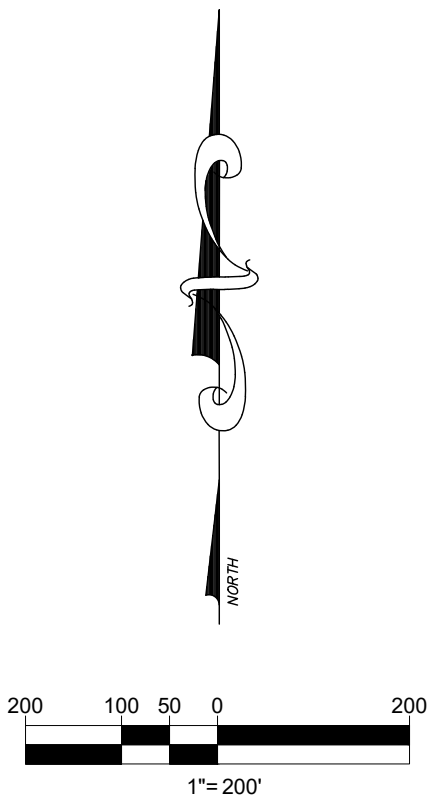
PROJECT No.: 21-1014
DRAWN BY: JM
CHECKED BY: DG
DATE: 2/8/2022
CAD I.D.: 21-1014 CONCEPTUAL
UTILITIES

SHEET TITLE:

**OVERALL
CONCEPTUAL
UTILITY PLAN**

SHEET NUMBER:
16





KEY MAP
N.T.S.

LEGEND

- WATER MAIN: Blue line with 'W' markers
- SANITARY SEWER MAIN WITH MANHOLE: Green line with 'S' markers and a green circle for the manhole
- FORCE MAIN: Green line with 'FM' markers
- PROPOSED EASEMENT: Dashed line
- MATCH LINE: Two short parallel lines

VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34956
PHONE: (772) 879-5477
FBI# C.O.A. # 3222

REVISIONS:	
BY:	DATE:

NOT FOR CONSTRUCTION

PROJECT:

DISCOVERY

PUD

HOBE SOUND, FLORIDA

CLIENT:

DISCOVERY

LAND

DEVELOPMENT

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
2/8/22

PROJECT No.: 21-1014
DRAWN BY: JIM
CHECKED BY: DG
DATE: 2/9/2022
CAD I.D.: 21-1014 CONCEPTUAL UTILITIES

SHEET TITLE:

CONCEPTUAL

UTILITY PLAN

SHEET NUMBER:

17

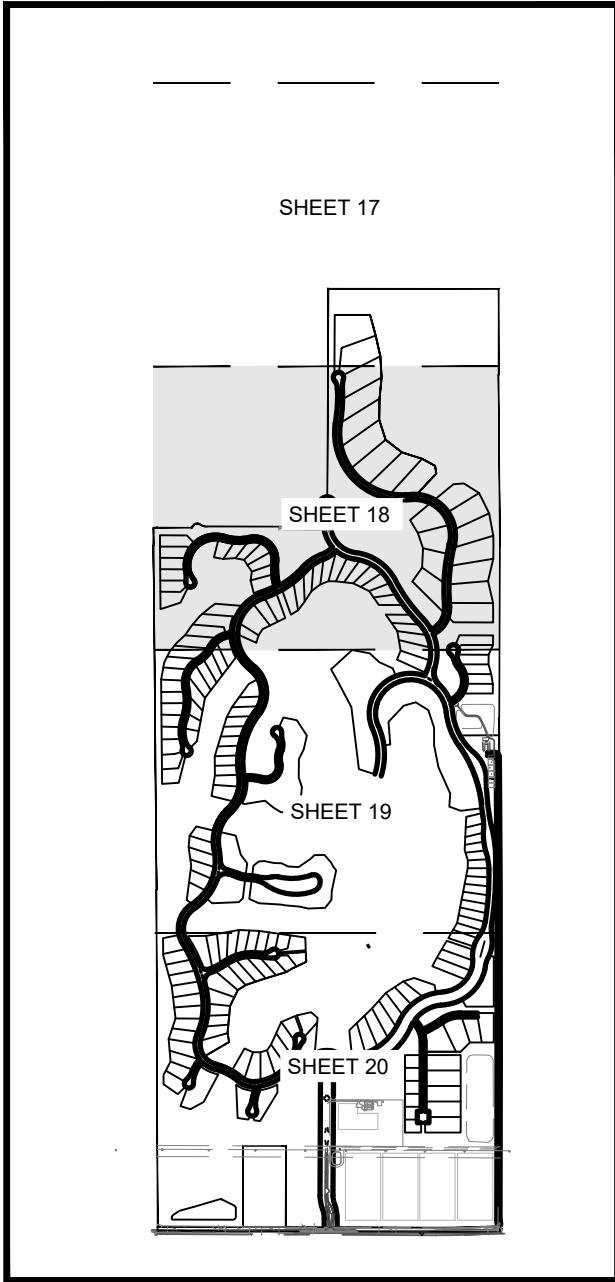
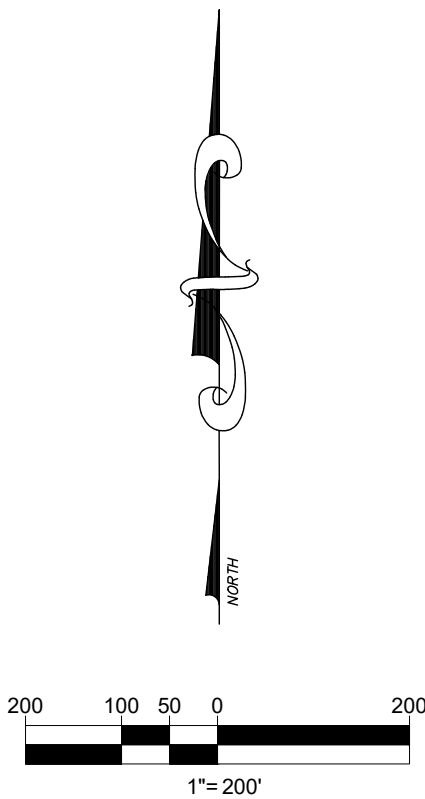
MATCHLINE - SEE SHEET 18

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 19

PROPOSED LIFT STATION



KEY MAP
N.T.S.

LEGEND

- WATER MAIN ———— W ———— W
- SANITARY SEWER MAIN WITH MANHOLE ———— S ———— S
- FORCE MAIN ———— FM ———— FM
- PROPOSED EASEMENT - - - - -
- MATCH LINE ————

VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34956
PHONE: (772) 879-5477
FBIEL C.O.A. # 3222

REVISIONS:		
BY:	DATE:	COMMENT:

**NOT FOR
CONSTRUCTION**

PROJECT:
**DISCOVERY
PUD**
HOBE SOUND,
FLORIDA

CLIENT:
**DISCOVERY
LAND
DEVELOPMENT**

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
2/8/22

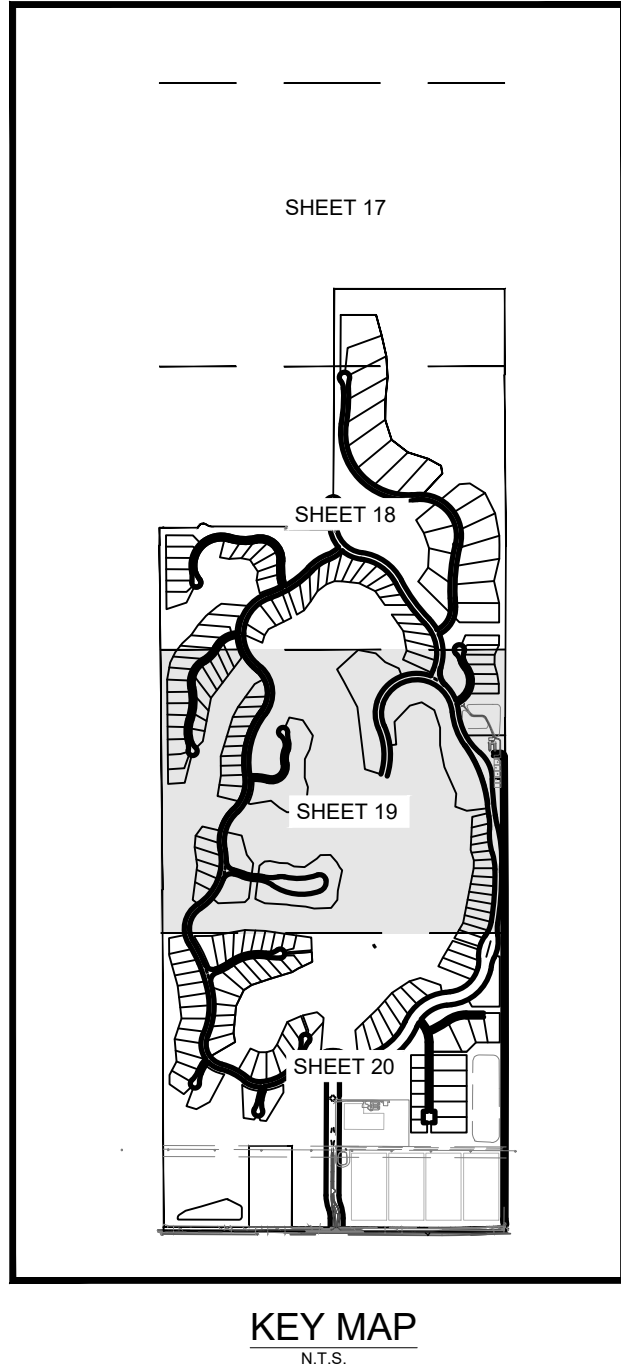
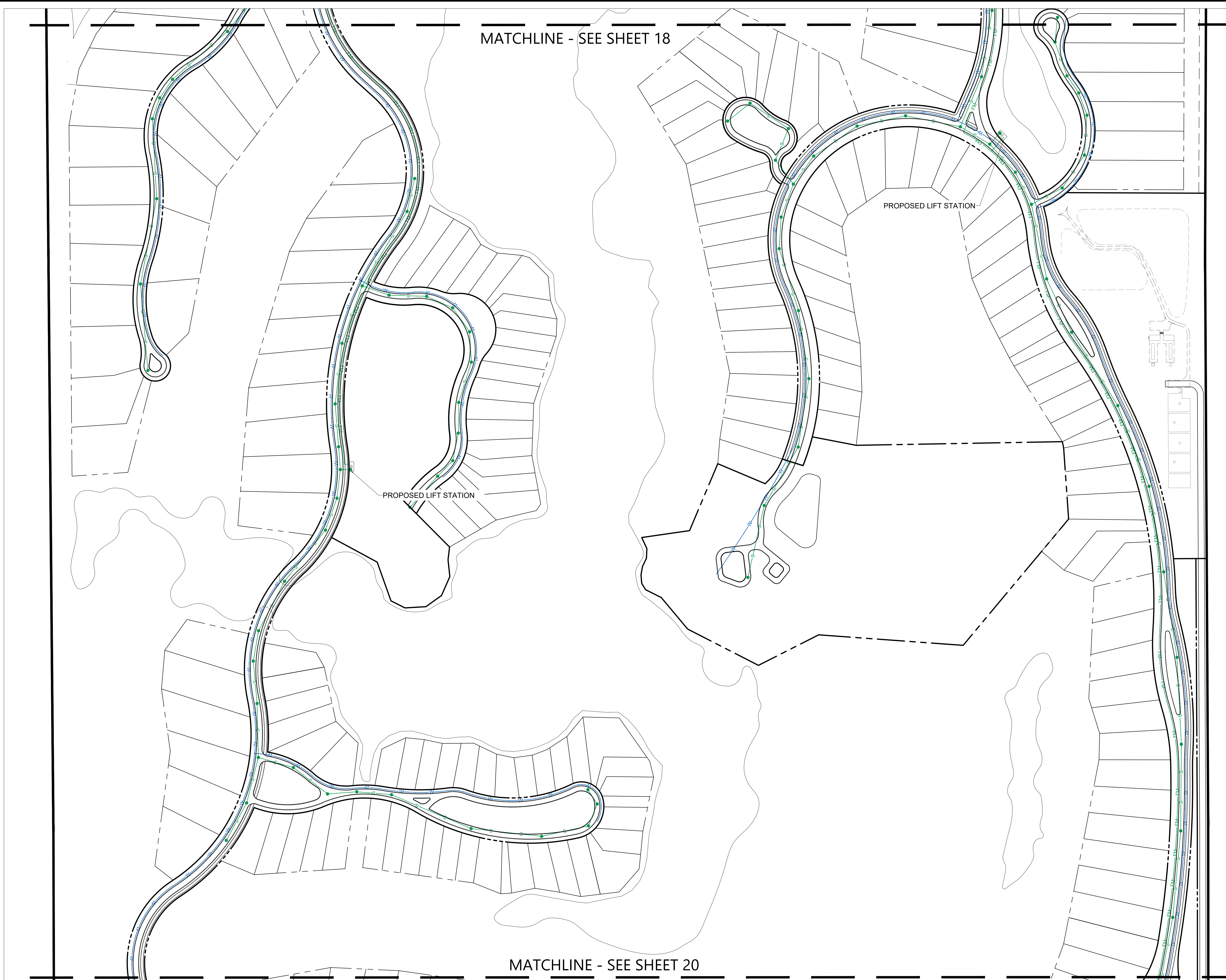
PROJECT No.: 21-1014
DRAWN BY: JIM
CHECKED BY: DG
DATE: 2/9/2022
CAD I.D.: 21-1014 CONCEPTUAL UTILITIES

SHEET TITLE:
**CONCEPTUAL
UTILITY
PLAN**

SHEET NUMBER:
18

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

Printed on Tuesday, February 08, 2022, 3:57 PM by Jacob McQueen
PROJECT: DISCOVERY LAND DEVELOPMENT
DRAWING: CONCEPTUAL UTILITY PLAN
SHEET: 19
DATE: 2/8/22
SCALE: 1"=200'



- LEGEND**
- WATER MAIN
 - SANITARY SEWER MAIN WITH MANHOLE
 - FORCE MAIN
 - PROPOSED EASEMENT
 - MATCH LINE

VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-5477
FAX: (772) 879-5477

REVISIONS:

BY:	DATE:	COMMENT:

NOT FOR CONSTRUCTION

PROJECT: **DISCOVERY PUD**
HOBBS SOUND, FLORIDA

CLIENT: **DISCOVERY LAND DEVELOPMENT**

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
2/8/22

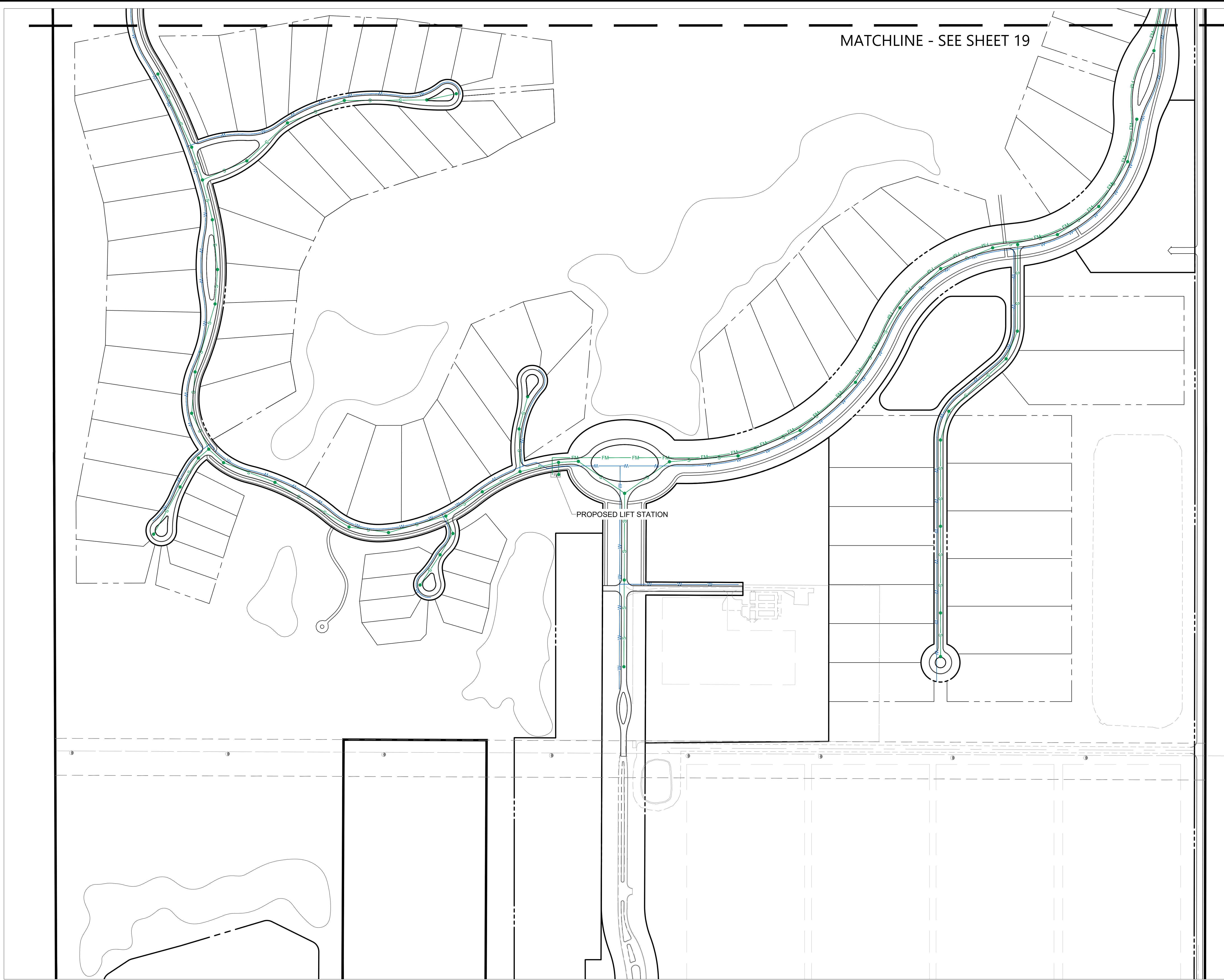
PROJECT No.:	21-1014
DRAWN BY:	JM
CHECKED BY:	DG
DATE:	2/9/2022
CAD ID:	21-1014 CONCEPTUAL UTILITIES

SHEET TITLE: **CONCEPTUAL UTILITY PLAN**

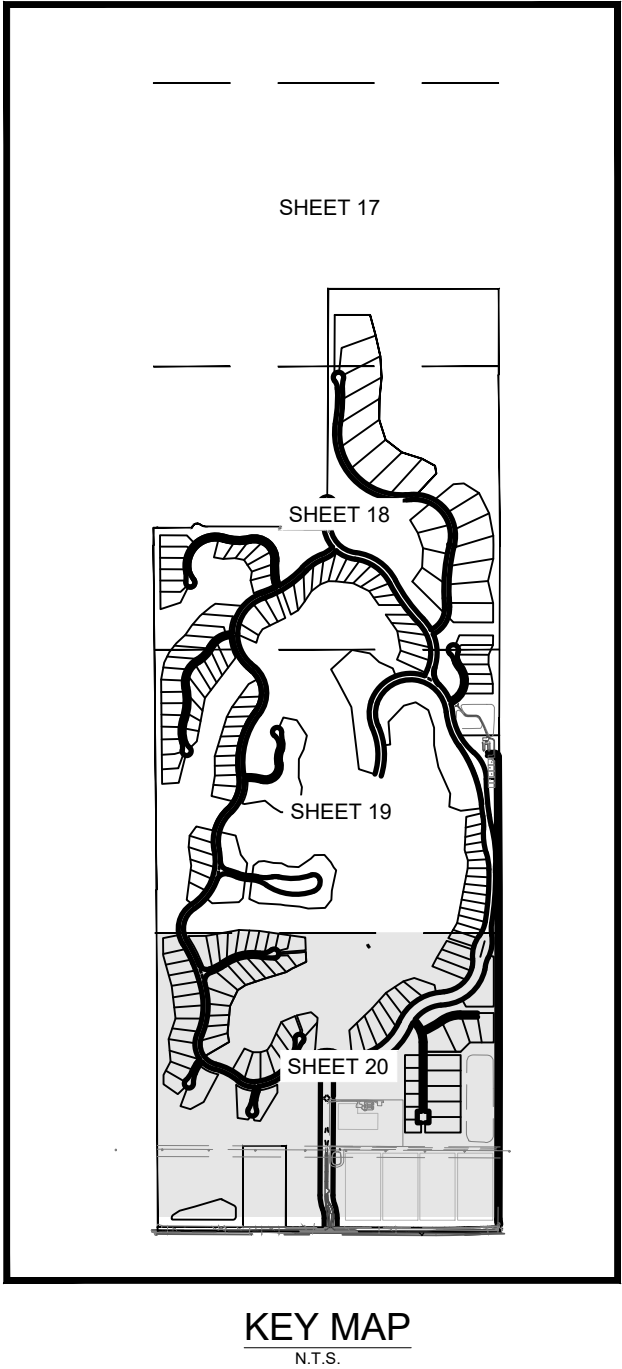
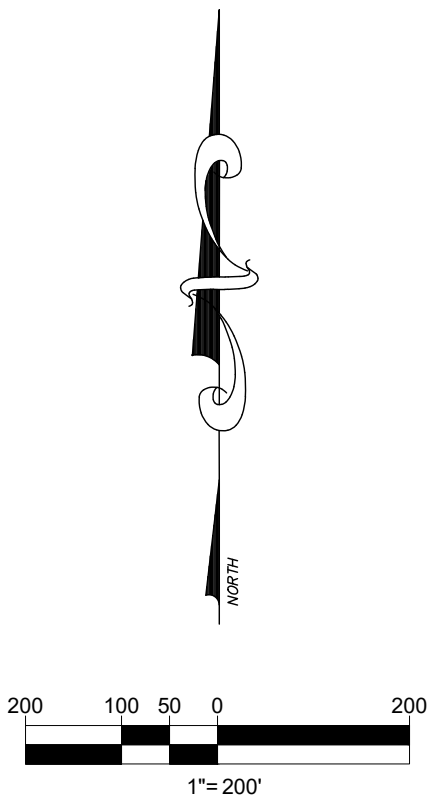
SHEET NUMBER: **19**



Printed on Tuesday, February 08, 2022, 3:57 PM by Jacob McQueen
C:\PROJECTS\21-1014 CONCEPTUAL UTILITIES\21-1014 CONCEPTUAL UTILITIES\21-1014 CONCEPTUAL UTILITY PLAN



MATCHLINE - SEE SHEET 19



LEGEND	
WATER MAIN	
SANITARY SEWER MAIN WITH MANHOLE	
FORCE MAIN	
PROPOSED EASEMENT	
MATCH LINE	

VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34956
PHONE: (772) 879-5477
FBIE C.O.A. # 3222

REVISIONS:	
BY:	DATE: COMMENT:

NOT FOR CONSTRUCTION

PROJECT: DISCOVERY PUD
HOBBS SOUND, FLORIDA

CLIENT: DISCOVERY LAND DEVELOPMENT

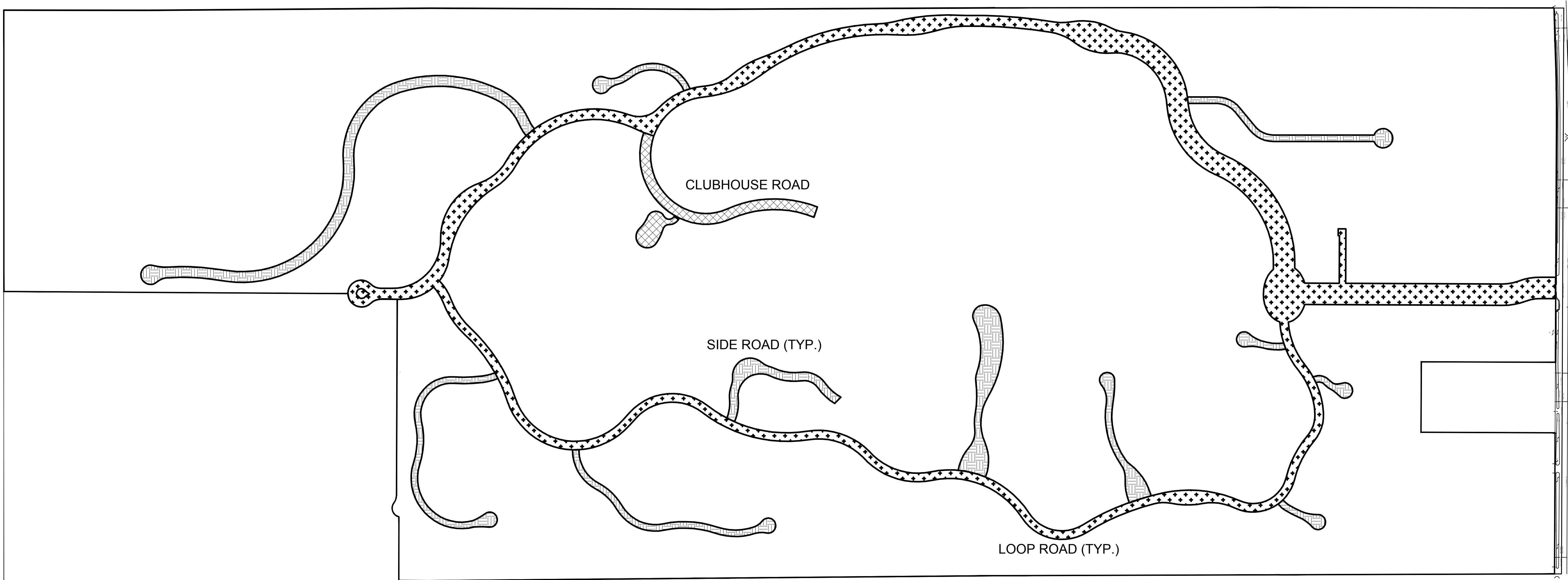
DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
2/8/22

PROJECT No.:	21-1014
DRAWN BY:	JM
CHECKED BY:	DG
DATE:	2/9/2022
CAD I.D.:	21-1014 CONCEPTUAL UTILITIES

SHEET TITLE: CONCEPTUAL UTILITY PLAN

SHEET NUMBER: 20





LOOP ROAD

CLUBHOUSE ROAD

SIDE ROAD

<u>R-O-W DATA:</u>	SQUARE FEET	ACRES	PERCENTAGE
TOTAL R-O-W AREA	5,114,036 S.F.	117.402 AC	100.00%
<u>LAND USE TYPE:</u>			
LOOP ROAD	3,172,678 S.F.	72.835 AC	62.038%
CLUBHOUSE ROAD	285,197 S.F.	6.547 AC	5.577%
SIDE ROAD	1,656,161 S.F.	38.020 AC	32.385%