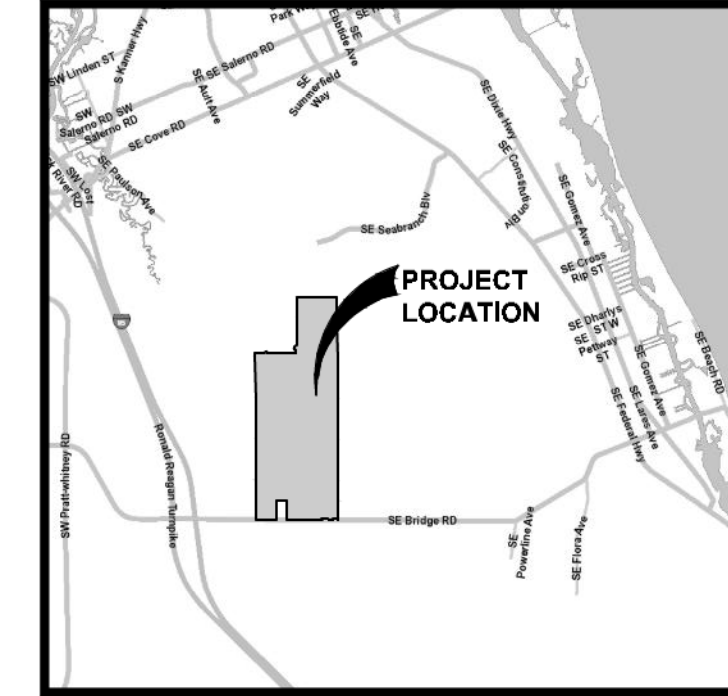


Key / Location:



Project Team:

Land Owner
Becker B-14 Grove, LTD.
1701 S.R. A-1-A, Suite 204
Vero Beach, FL 32963

Developer
Discovery Land Company

Land Planning
Via Landscapes Architecture / Planning
181 Third Street, Suite 100
San Rafael, CA 94901

Lucido and Associates, Inc.
701 East Ocean Blvd.
Stuart, FL 34994

Golf Course Design
Fazio Golf Course Designers, Inc.
17765 SE Federal Highway
Tequesta, FL 34956

Civil Engineer / Survey
Velcon Engineering & Surveying, Inc.
580 Pascoack Blvd.
Port St. Lucie, FL 34986

Traffic Engineer
O'Rourke Engineering and Planning
22 SE Seminole Street
Stuart, FL 34994

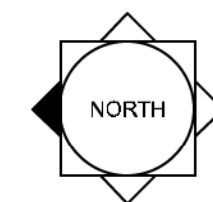
Environmental
EIV Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 206
Stuart, FL 34996

Discovery PUD

Martin County, Florida

Master Site Plan

Date	By	Description
6.14.2021	S.L.S.	Completeness Submittal
10.26.2021	S.L.S.	1st Resubmittal
1.18.2022	S.L.S.	2nd Resubmittal
3.28.2022	S.L.S.	Revise Street Name



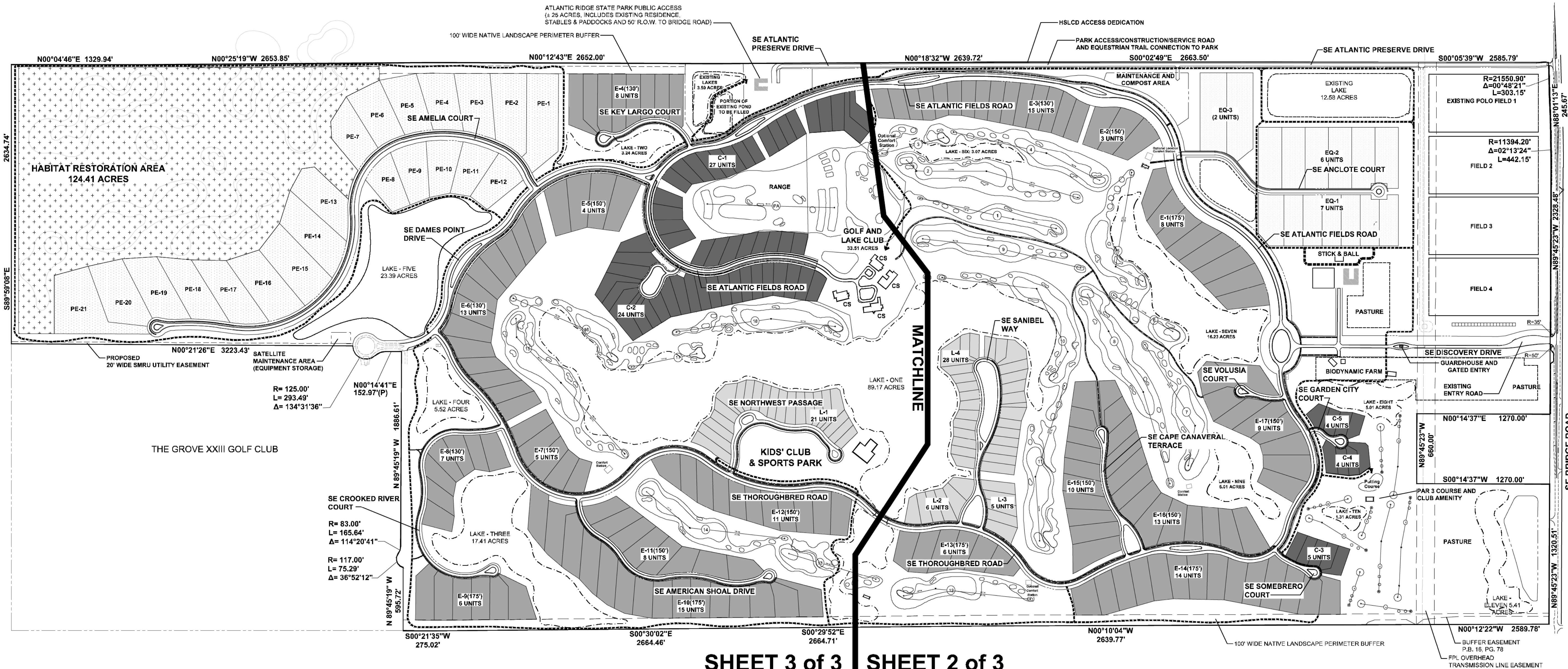
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Thomas P. Lucido

Designer	---	Sheet
Manager	M.C.	
Project Number	18-366	
Municipal Number	---	
Computer File		

1 of 9

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SHEET 3 of 3 SHEET 2 of 3

LEGEND

- HABITAT RESTORATION AREA
- LAKE
- MULTI MODAL PATH
- EQUESTRIAN TRAIL
- PEDESTRIAN SIDEWALK

DEVELOPMENT SUMMARY

LOT/PRODUCT TYPE (ABBREVIATION)	SIZE/TYP. DIMENSIONS	UNITS	% TOTAL
PRESERVE ESTATES (PE)	±3.0 - 4.0 ACRES (300' X 500')	21	6%
EQUESTRIAN ESTATES (EQ)	±1.0 - 3.0 ACRES (200' X 440')	15	5%
ESTATE HOMES 175' (E)	±1.0 - 1.5 ACRES (175' X 325')	49	15%
ESTATE HOMES 150' (E)	±1.0 - 1.5 ACRES (150' X 350')	63	20%
ESTATE HOMES 130' (E)	±1.0 - 1.5 ACRES (130' X 350')	43	13%
COTTAGE LOTS (C)	±0.5 - 1.0 ACRES (100' X 250')	66	21%
LAKE HOMES (L)	±0.33 - .50 ACRES (80' X 200')	60	19%
TOTAL:		317	100%
GOLF CLUB SUITES (CS)	SIZE VARIES (IN CLUB COMPLEX)	10	-

NOTES:

The existing HSLCD easements are relocatable and will be addressed by way of dedicating all lakes, lake interconnections, habitat restoration area and drainage ways to the HSLCD by way of the future replat of the property.

All existing easements and rights-of-way that have been dedicated to the Hobe Sound Polo Club POA will be removed/relocated by replat.

The only easements to be retained in their existing locations are the FPL overhead utility line easements and buffer easement for the off-site wetlands in the southwest corner of the property.

A new SMRU utility easement is proposed along the northwest property line to allow for the extension of existing water/sewer lines from Seabranh Boulevard to the project site.

All roads and other common elements shall be privately owned and maintained by a new POA to be determined wit the replat.

LAND USE SUMMARY

LAND USE TYPE	ACRES	% TOTAL
RESIDENTIAL LOTS	454.2	30%
GOLF COURSE	262.4	17%
LOCAL AND SPINE ROADS	117.3	8%
LAKES	192.0	13%
LAKE BANKS	27.9	2%
COMMUNITY AMENITIES & MAINTENANCE	94.0	6%
POLO FIELDS	67.6	4%
HABITAT RESTORATION AREA	124.4	8%
DONATED STATE PARK PUBLIC ACCESS AND FACILITIES	19.4	1%
BUFFERS AND OPEN SPACE	166.7	11%
HSLCD PROPERTY	5.0	<1%
TOTALS:	1,530.9 AC	100%

Site Area Calculations

Total Site Area:	1,530.9 acres
Pervious Area:	879.2 acres (57%)
Residential Lots:	227.1 acres
Golf Course:	236.2 acres
Local and Spine Roads:	47.7 acres
Lake Banks:	27.9 acres
Community Amenities & Maintenance:	23.5 acres
Polo Fields:	60.8 acres
Habitat Restoration Area:	78.4 acres
Donated State Park Public Access and Facilities:	9.7 acres
Buffers and Open Space:	166.7 acres
HSLCD Property:	1.2 acres

Impervious Area:

Residential Lots:	651.7 acres (43%)
Golf Course:	227.1 acres
Local and Spine Roads:	26.2 acres
Lakes:	69.6 acres
Community Amenities & Maintenance:	192.0 acres
Polo Fields:	70.5 acres
Habitat Restoration Area:	6.8 acres
Donated State Park Public Access and Facilities:	46.0 acres
HSLCD Property:	9.7 acres
	3.8 acres

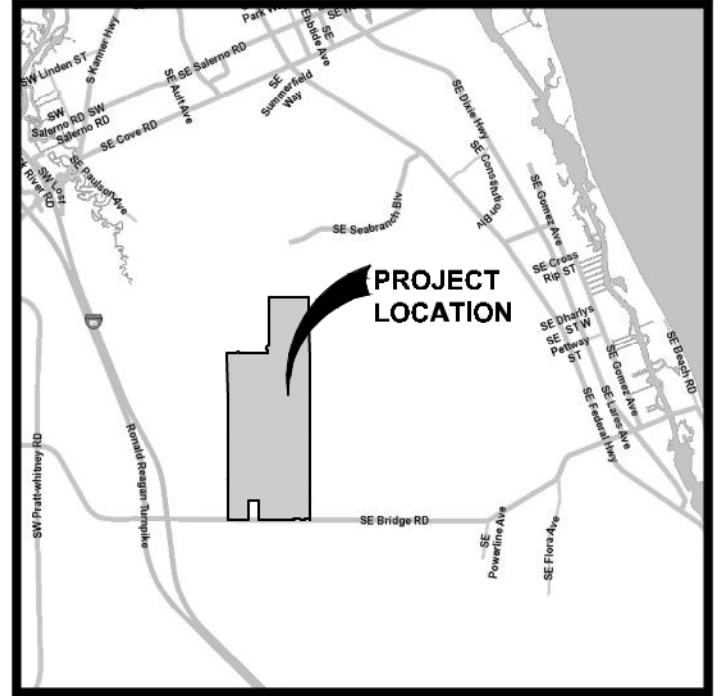
Open Space Data

Project Area:	1,530.9 acres (100%)
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Required Open Space:	1,071.7 acres (70%)
Provided Open Space:	1,117.2 acres (73%)
Pervious Area:	879.2 acres (57%)
Created Wetlands:	46.0 acres (13%)
Lakes:	192.0 acres (13%)*

*As per Goal 4.3, MCCGMP, wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 40 percent of the upland property consists of open space.

Key / Location:



Project Team:

Land Owner
Becker B-14 Grove, LTD.
1701 S.R. A-1-A, Suite 204
Vero Beach, FL 32963

Developer
Discovery Land Company

Land Planning
Via Landscaping Architecture / Planning
181 Third Street, Suite 100
San Rafael, CA 94901

Lucido and Associates, Inc.
701 East Ocean Blvd.
Stuart, FL 34984

Golf Course Design
Fazio Golf Course Designers, Inc.
17765 SE Federal Highway
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Velcon Engineering & Surveying, Inc.
580 Pascock Blvd.
Port St. Lucie, FL 34986

Traffic Engineer
O'Rourke Engineering and Planning
22 SE Seminole Street
Stuart, FL 34984

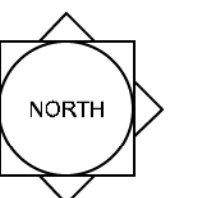
Environmental
EVI Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34986

Discovery PUD

Martin County, Florida

Master Site Plan

Date	By	Description
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1.18.2022	S.L.S.	2nd Resubmittal
3.28.2022	S.L.S.	Revise Street Name



SCALE: 1" = 300'

0 150' 300' 600'

REG. # 1018
Thomas P. Lucido

Designer	---	Sheet
Manager	MC	
Project Number	---	
Municipal Number	---	
Computer File	---	

2 of 9

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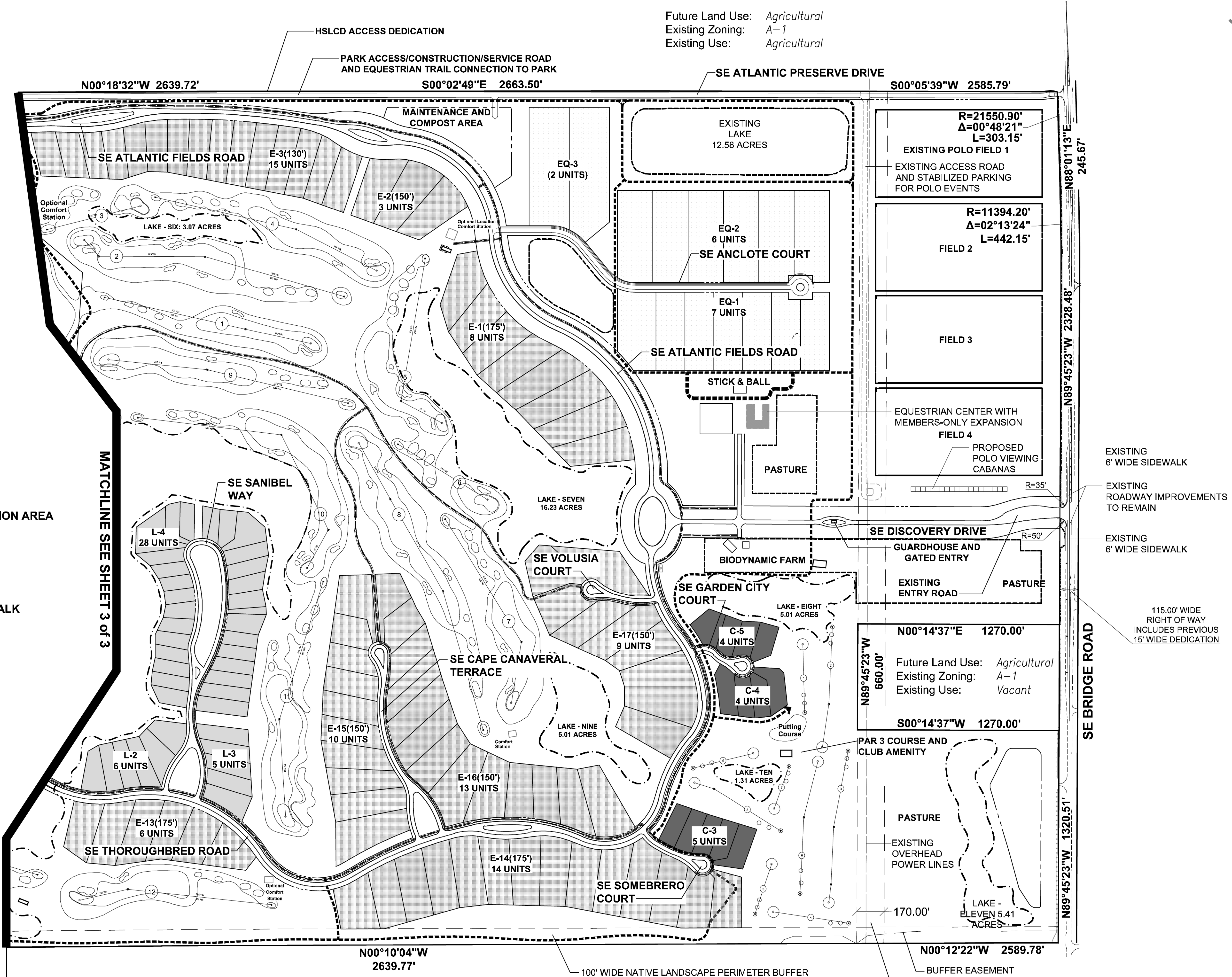
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Existing Zoning: A-1
Existing Use: Agricultural

Future Land Use: Agricultural
Existing Zoning: A-1
Existing Use: Agricultural

Future Land Use: Agricultural
Existing Zoning: A-1
Existing Use: Vacant

LEGEND

- HABITAT RESTORATION AREA
- LAKE
- MULTI MODAL PATH
- EQUESTRIAN TRAIL
- PEDESTRIAN SIDEWALK



VITA

PLANNING & LANDSCAPE ARCHITECTURE



Discovery
LAND COMPANY

FAZIO
DESIGN

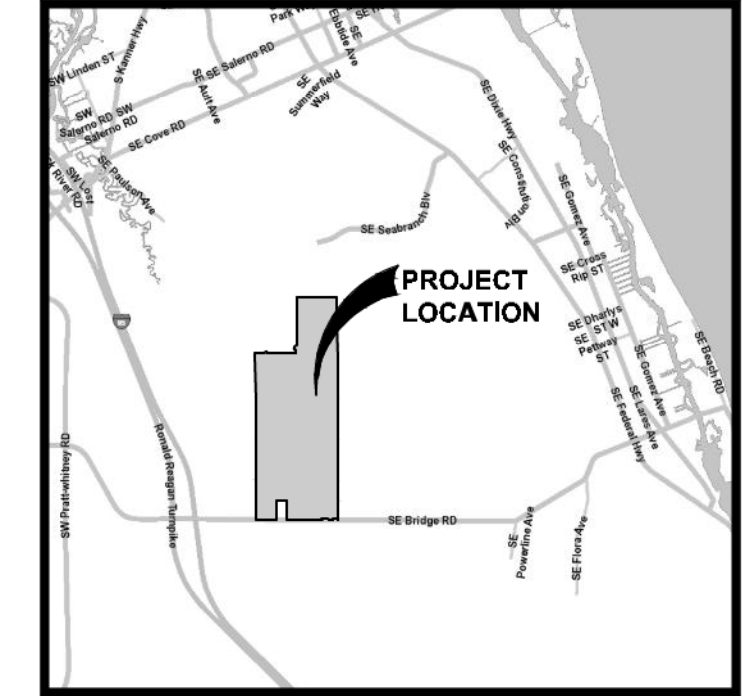
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Existing Zoning: *PR*
Existing Use: *Atlantic Ridge State Park*

ATLANTIC RIDGE STATE PARK PUBLIC ACCESS
(± 25 ACRES, INCLUDES EXISTING RESIDENCE,
STABLES & PADDOCKS AND 50' R.O.W. TO BRIDGE ROAD)

100' WIDE NATIVE LANDSCAPE PERIMETER BUFFER

SE ATLANTIC
PRESERVE DRIVE

Key / Location:



Project Team:

Land Owner
Becker B+4 Grove, LTD.
1701 S.R. Jr. Ave., Suite 204
Vero Beach, FL 32963

Developer
Discovery Land Company

Land Planning
Via Landscapes Architecture / Planning
181 Third Street, Suite 100
San Rafael, CA 94901

Lucido and Associates, Inc.
701 East Ocean Blvd.
Stuart, FL 34984

Golf Course Design
Fazio Golf Course Designers, Inc.
17765 SE Federal Highway
Tequesta, FL 34986

Civil Engineer / Survey
Velcon Engineering & Surveying, Inc.
580 Peacock Blvd.
Port St. Lucie, FL 34986

Traffic Engineer
O'Rourke Engineering and Planning
22 SE Seminole Street
Stuart, FL 34984

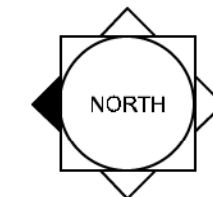
Environmental
ENV Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34986

Discovery PUD

Martin County, Florida

Master Site Plan

Date	By	Description
6.14.2021	S.L.S.	Completeness Submittal
10.26.2021	S.L.S.	1st Resubmittal
1.18.2022	S.L.S.	2nd Resubmittal
3.28.2022	S.L.S.	Revise Street Name



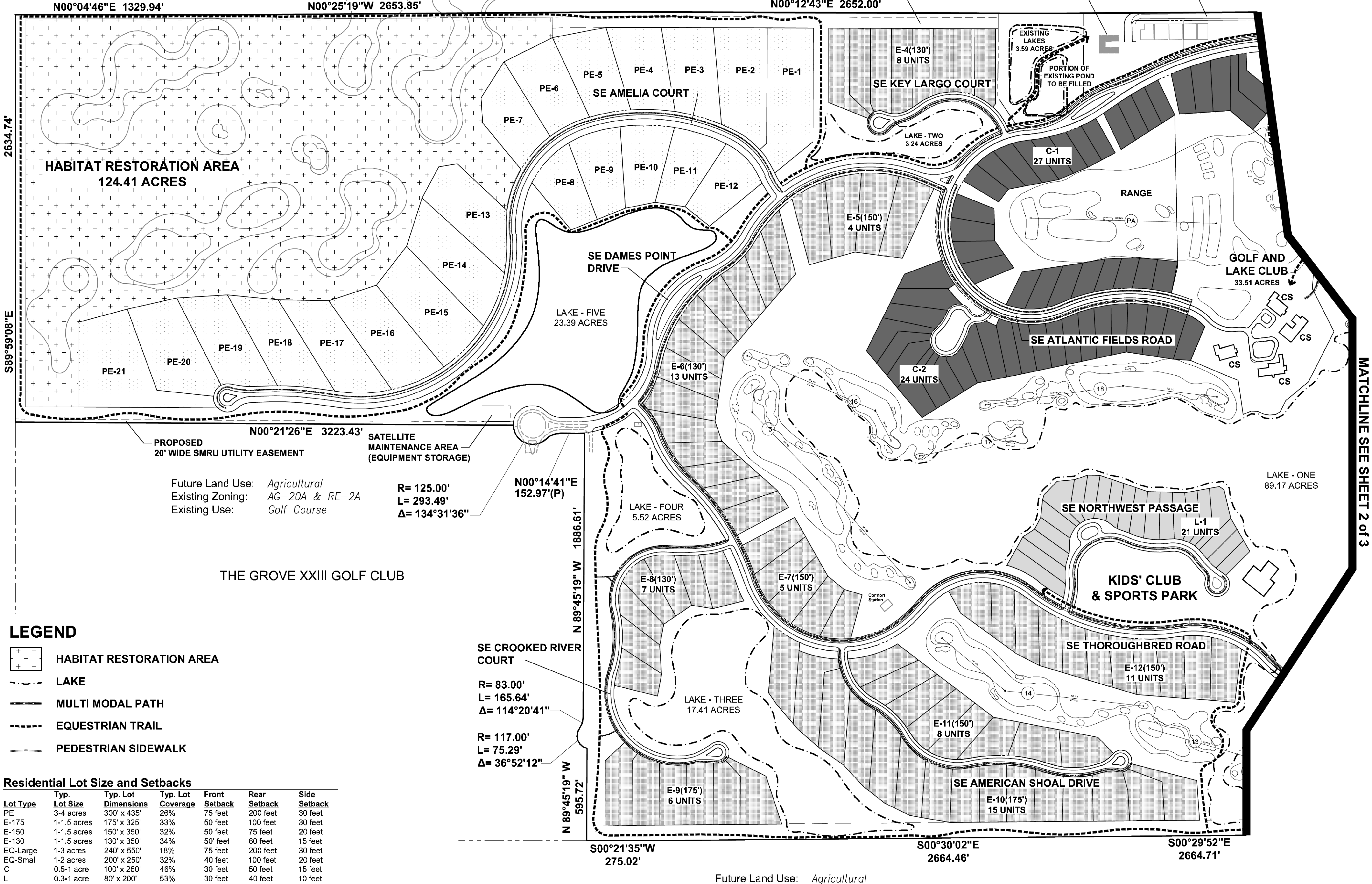
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REG. # 1018
Thomas P. Lucido

Designer	Manager	Project Number	Municipal Number	Computer File	Sheet
---	MC	---	---	---	3 of 9

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LEGEND

- HABITAT RESTORATION AREA
- LAKE
- MULTI MODAL PATH
- EQUESTRIAN TRAIL
- PEDESTRIAN SIDEWALK

Residential Lot Size and Setbacks

Lot Type	Typ. Lot Size	Typ. Lot Dimensions	Typ. Lot Coverage	Front Setback	Rear Setback	Side Setback
PE	3-4 acres	300' x 435'	26%	75 feet	200 feet	30 feet
E-175	1-1.5 acres	175' x 325'	33%	50 feet	100 feet	30 feet
E-150	1-1.5 acres	150' x 350'	32%	50 feet	75 feet	20 feet
E-130	1-1.5 acres	130' x 350'	34%	50' feet	60 feet	15 feet
EQ-Large	1-3 acres	240' x 550'	18%	75 feet	200 feet	30 feet
EQ-Small	1-2 acres	200' x 250'	32%	40 feet	100 feet	20 feet
C	0.5-1 acre	100' x 250'	46%	30 feet	50 feet	15 feet
L	0.3-1 acre	80' x 200'	53%	30 feet	40 feet	10 feet

VITA

PLANNING & LANDSCAPE ARCHITECTURE



Discovery
LAND COMPANY

FAZIO
DESIGN

Future Land Use: *Agricultural*
Existing Zoning: *A-1*
Existing Use: *Agricultural*



(772) 220-2100, Fax (772) 223-0220

N.T.S.

Land Owner
Becker B-14 Grove, LTD.
1701 S.R. A-1-A, Suite 20
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Discovery Land Company
Land Planning
Vita Landscape Architecture

181 Third Street, Suite 100
San Rafael, CA 94901

Lucido and Associates, Inc.
701 East Ocean Blvd.
Stuart, FL 34994

Golf Course Design
Fazio Golf Course Design
17755 SE Federal Highway
Tampa, FL 33606

Civil Engineer / Survey
Velcon Engineering & Sur
590 Peacock Blvd

Traffic Engineer
O'Bourke Engineering and

Environmental

EW Consultants, Inc.
1000 SE Monterey Comm
Stuart, FL 34996

Martin County, Florida

Road Cross-Sections



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REG # 1018

REG # 1018

Designer	mm	Sheet
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Designer	---
Manager	MC

Manager	MC
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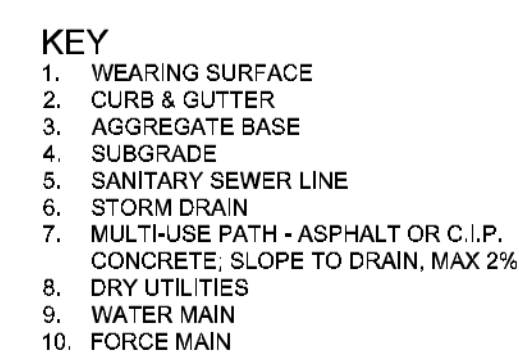
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Municipal Number ---

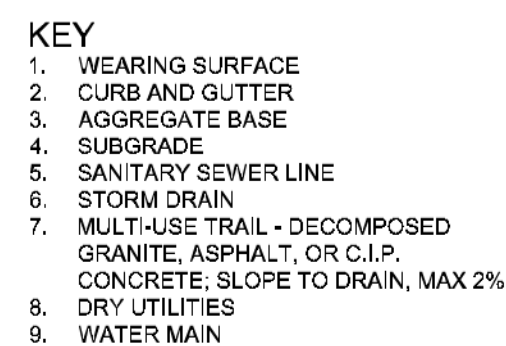
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RS-3



RS-4



ET



N.T.S

Land Owner
Becker B+4 Grow, LTD.
1701 S. Ar-A-Joe, Suite 204
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Developer
Discovery Land Company

Land Planning
Van Landscape Architecture / Planning
181 Third Street, Suite 103
San Rafael, CA 94501

Lucido and Associates.
701 East Ocean Blvd.
Stuart, FL 34984

Golf Course Design
Fazio Golf Course Designers, Inc.
17755 SE Federal Highway
Cocoa, FL 34686

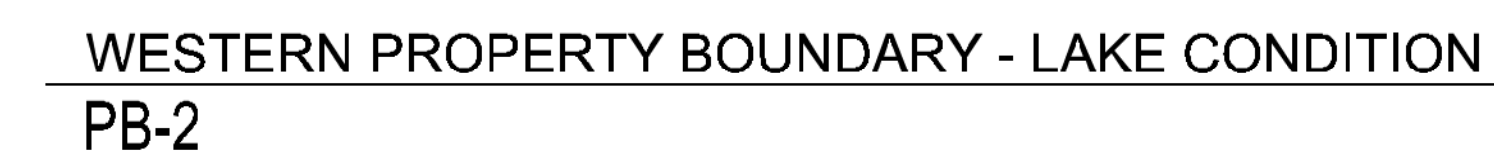
Civil Engineer / Survey
Velton Engineering & Surveying, Inc.
196 Pinckney Blvd.
Port St. Lucie, FL 34988

Traffic Engineer
O'Rourke Engineering and Planning
22 SE Seminole Street
Stuart, FL 34984

Environmental
EW Consultants, Inc.
1001 SE Monterey Commons Blvd., Suite
200, Stuart, FL 34986

6 of 9

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N.T.S.

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Becker B-14 Grove, LTD.
181 Third Street, Suite 204
Vero Beach, FL 32963

Developer
Discovery Land Company

Land Planning
Via Landscapes Architecture / Planning
181 Third Street, Suite 103
San Rafael, CA 94901

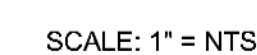
Lucido and Associates, Inc.
701 East Ocean Blvd.
Stuart, FL 34994

Golf Course Design
Fazio Golf Course Designers, Inc.
17755 SE Federal Highway
Aventura, FL 33496

Civil Engineering / Survey
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Port St. Lucie, FL 34986

Traffic Engineering
O'Rourke Engineering and Planning
22 SE Seminole Street
Stuart, FL 34994

Environmental
EWC Consultants, Inc.
1001 So. Monterey Commons Blvd., S.
Stuart, FL 34994

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Designer	---	Sheet
Manager	MC	7
Project Number	---	
Municipal Number	---	
Computer File		

7 of 9

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PROJECT LOCATION

N.T.S.

Land Owner
Becker B-14 Grove, L.D.
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Vero Beach, FL 32963

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Vida Landscape Architecture / Planning
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Ludico and Associates, Inc.
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Golf Course Design
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Fort Lauderdale, FL 34986

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Port St. Lucie, FL 34986

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22 SE Seminoke Street
Stuart, FL 34954

Environmental
EWI Consultants, Inc.
100 SE Monterey Commons Blvd., S.
Stuart, FL 34956

Martin County, Florida

Boundary

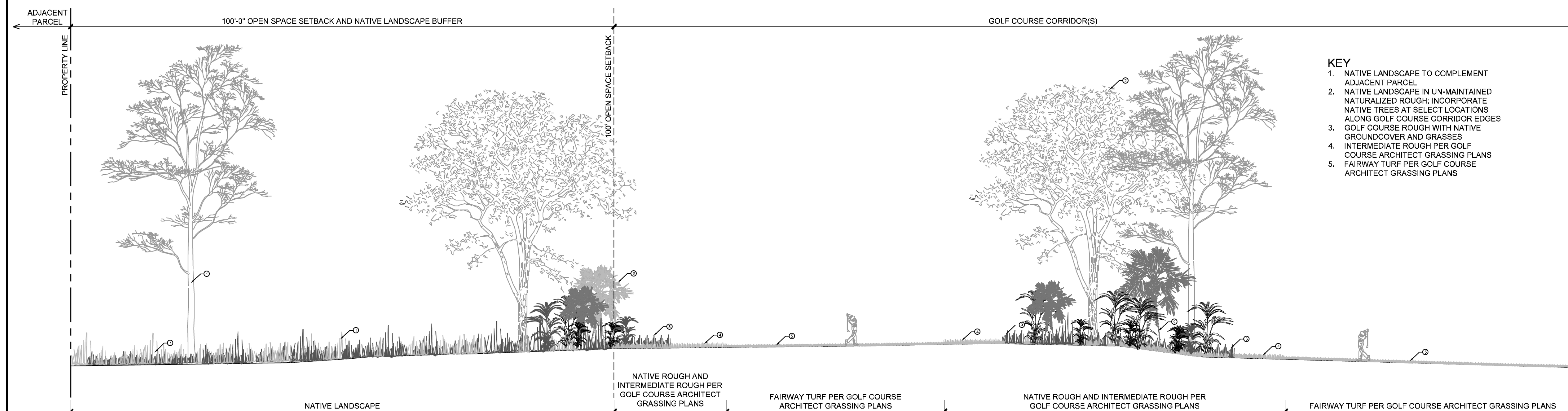
Cross-Sections

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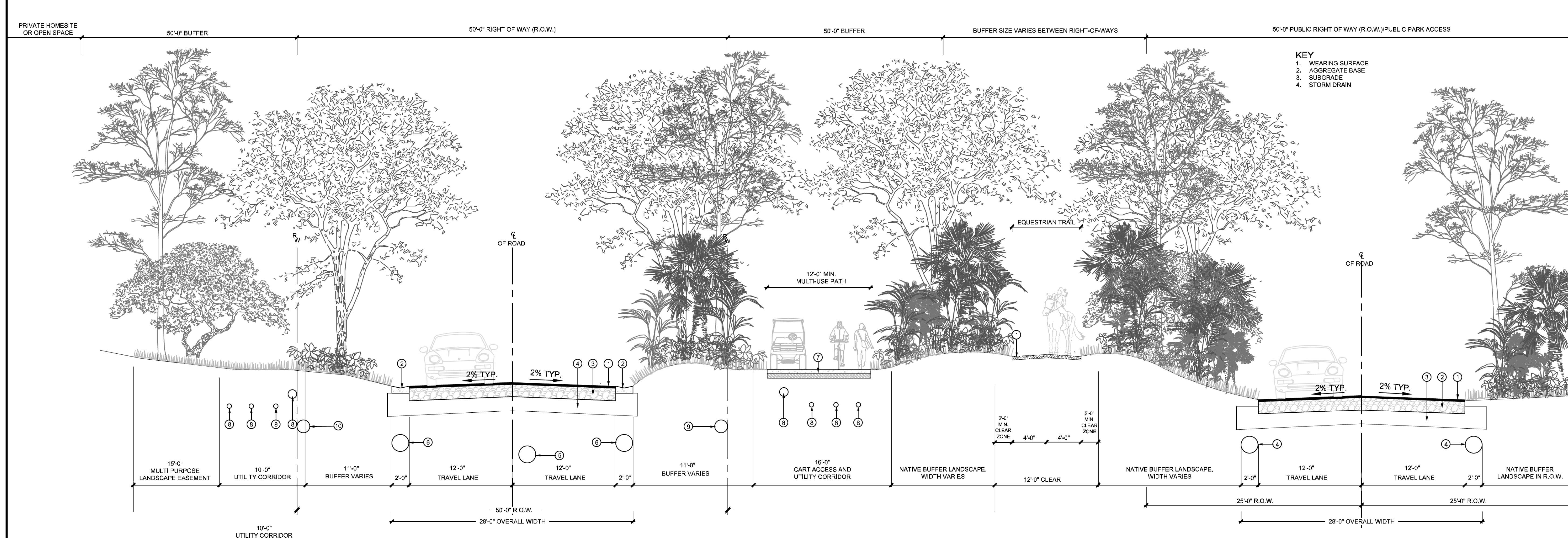
REG. # 1018
Thomas P. Lucido

Designer ---
 Manager MC
 Project Number ---
 Municipal Number ---
 Computer File ---

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WESTERN PROPERTY BOUNDARY - GOLF COURSE CONDITION
PB-5



EASTERN PROPERTY BOUNDARY - PUBLIC ACCESS ROAD
PB-6



(772) 220-2100, Fax (772) 223-0222

N.T.S.

Land Owner
Becker B-14 Grove, LTD.
1701 S.R. A-1-A, Suite 204
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181 Third Street, Suite 100
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Lucido and Associates, Inc.
701 East Ocean Blvd.
Stuart, FL 34984

Golf Course Design
Fazio Golf Course Designers, Inc.
17755 SE Federal Highway
Tequesta, FL 34996

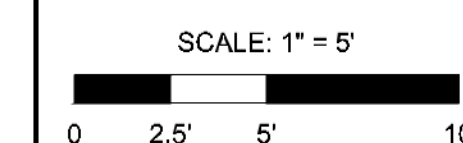
Civil Engineer / Survey
Velcon Engineering & Surveying, Inc.
590 Peacock Blvd.
Port St. Lucie, FL 34986

Traffic Engineer
O'Rourke Engineering and Planning
22 SE Seminole Street
Stuart, FL 34994

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EW Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34986

Martin County, Florida

Boundary Cross-Sections



REG. # 1018
Thomas P. Lucido

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