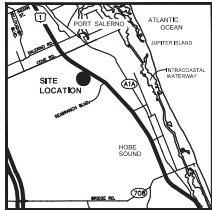


Future Land Use: Low Density  
Existing Zoning: PUD  
Existing Use: Mariner Sands Golf Course

Future Land Use: Low Density  
Existing Zoning: PUD  
Existing Use: Mariner Sands



Key / Location:



Project Team:

Applicant: Ribbon Ventures  
7050 W Palmetto Park Rd  
Suite 15-477  
Boca Raton, Florida 33433

Land Planner /  
Landscape Architect /  
Environmental Planner: Lucido & Associates  
701 SE Ocean Boulevard  
Stuart, FL 34994

Engineer /  
Traffic Engineer /  
Surveyor: The MKC Group, Inc.  
10975 S.E. Federal Highway  
Hobe Sound, Florida 33455

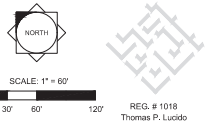
Attorney: Terry McCarthy  
McCarthy, Summers et al  
2400 SE Federal Highway - 4th Floor  
Stuart, FL 34994

## Mariner Village Square PUD

Martin County, Florida

Revised  
Phasing Plan

Date	By	Description
8/21/2021	S.L.S.	Initial Submittal
3/25/2022	S.L.S.	1st Resubmittal
7/28/2022	S.L.S.	2nd Resubmittal
11/2/2022	S.L.S.	3rd Resubmittal
2/1/2023	S.L.S.	Revised per Construction Plans

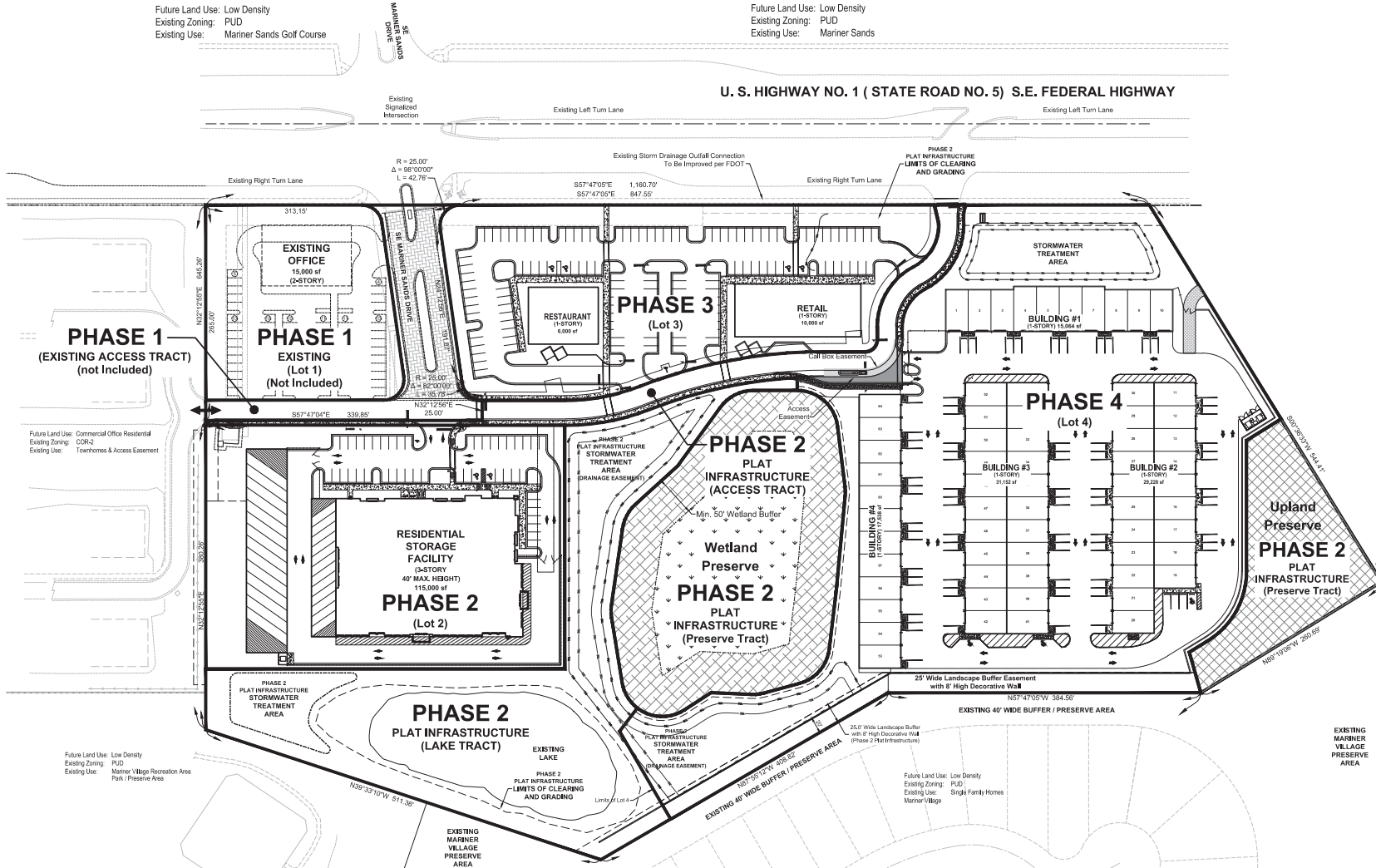


Designer: S.L.S. Sheet  
Manager: MC  
Project Number: 18-360  
Municipal Number: —  
Computer File: 15-100 Mariner Village Square PUD - Master and Phasing Plans.dwg

1 of 1

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## U. S. HIGHWAY NO. 1 ( STATE ROAD NO. 5) S.E. FEDERAL HIGHWAY



### NOTES:

- Construction of Phase 2 shall be substantially completed, as determined by the County, prior to the commencement of any subsequent phases. After completion of Phase 2, other phases may be constructed out of number sequence.
- Land clearing outside of the "PHASE 2 LIMITS OF CLEARING" shall be limited to the selective removal of exotic vegetation including the area around the existing lake, perimeter buffer areas and lot areas.

### PHASING DATA

#### PHASE

- (Lot 1)
- (Lot 2)
- (Plat Infrastructure)
- (Lot 3)
- (Lot 4)

#### USES AND REQUIRED IMPROVEMENTS

Existing 2-story office building (15,000 sf), existing entrance on US-1, portion of access tract, 71 parking spaces and supporting drainage, landscape and utilities.

Up to a 115,000 sf of residential storage facility (maximum 3-story), construction of 47 parking spaces, loading and service areas, required utilities and landscape areas.

Completion of stormwater treatment areas including improvements to outfall per FDOT. Completion of access tract improvements including secondary US-1 access drive, project signs, construct portion of western 25' landscape buffer and 8' decorative wall and completion of all preserve area requirements per PAMP.

1-story 6,000 sf sit down restaurant, 1-story 10,000 sf retail building construction of 132 parking spaces, loading and service areas, utilities and landscape improvements.

64 unit, 93,654 sf, storage facility, project signs, stormwater treatment areas, construction of 67 parking spaces, utilities and landscape improvements including the completion of the western 25' landscape buffer and 8' decorative wall.

Note: Refer to Revised Master Plan for Site Data, Dimension and other Site Plan Details