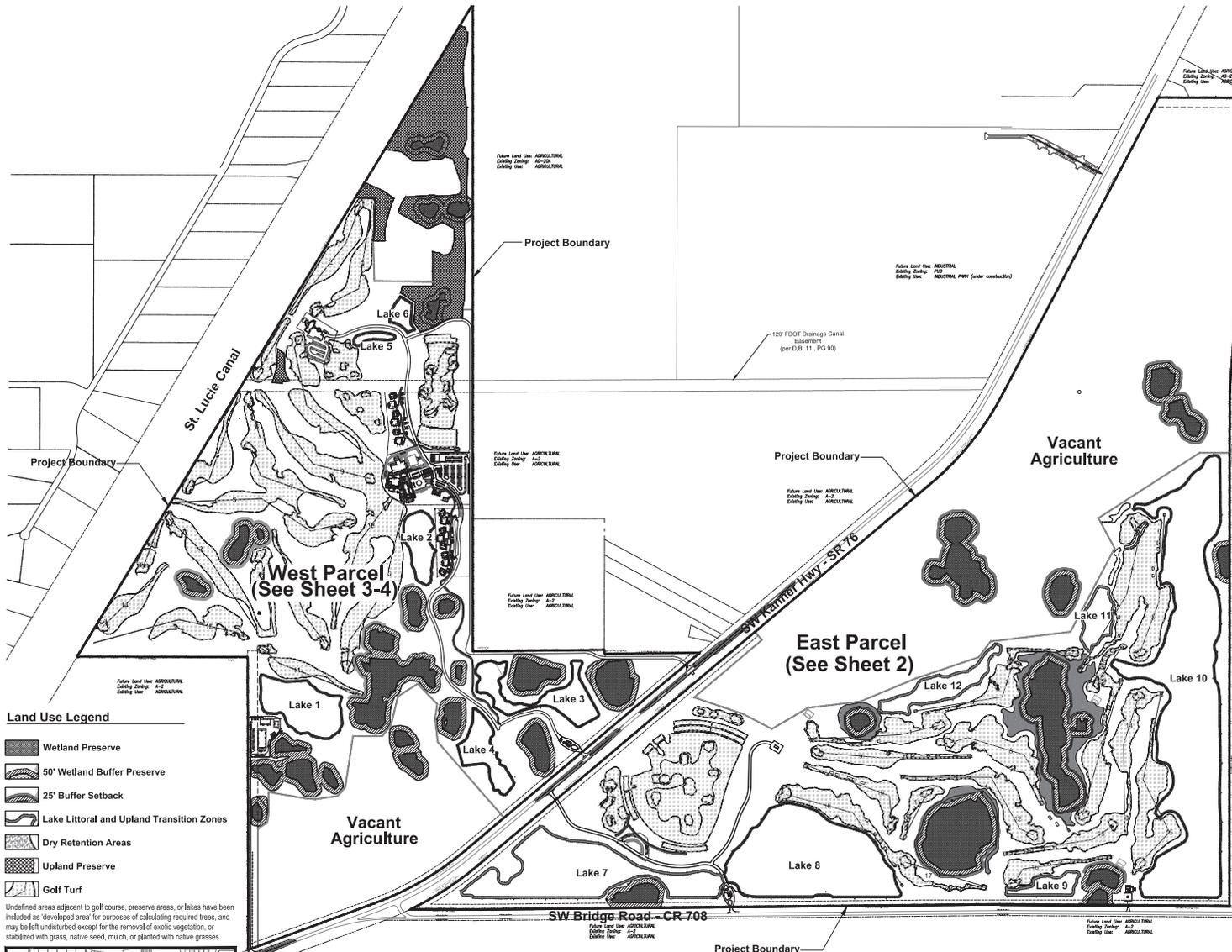


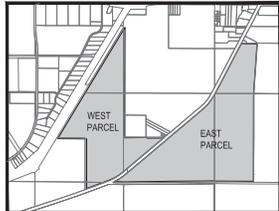
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Land Use Legend

- Wetland Preserve
- 50' Wetland Buffer Preserve
- 25' Buffer Setback
- Lake Littoral and Upland Transition Zones
- Dry Retention Areas
- Upland Preserve
- Golf Turf

Undeveloped areas adjacent to golf course, preserve areas, or lakes have been included as 'undeveloped areas' for purposes of calculating required trees, and may be left undisturbed except for the removal of exotic vegetation, or stabilized with grass, native seed, mulch, or planted with native grasses.



GENERAL NOTES:

- Preserve area shall be designated with a preserve area sign (located at a distance and spacing no less than every 500 ft along the perimeter of the preservation area).
- All prohibited exotic plant species shall be removed from the site prior to issuance of a Certificate of Occupancy. Perennial maintenance is required to prohibit the reestablishment of invasive exotic species within preservation areas and planned landscape or lake littoral areas and storm water management areas as provided on the plans approved with the development order.
- All preserve areas shall be maintained in accordance with the approved Preserve Area Management Plan (PAMP).
- It shall be unlawful to alter the approved ditches, contours, or cross sections, or to chemically, mechanically, or manually remove, damage, or destroy any plants in the littoral or upland transition zone buffer areas of constructed lakes except upon the written approval of the Growth Management Director, as applicable. It is the responsibility of the owner or property owners association, its successors, or assigns to maintain the required surveillance and coverage of the reclaimed upland and planned littoral and upland transition areas, and to ensure ongoing removal of prohibited and invasive non-native plant species from these areas.
- Stormwater management areas adjacent preserve areas shall be maintained with planted native vegetation in perpetuity.
- The 25' Golf Course Buffer/Setback area shall be composed of seed and/or native vegetation, and will not contain turf grass, fertilizer, and pesticides as required under Sect. 4.35A.4, LDR.

Building Data

Total Building Area:	99,665 sf
Founder's House:	5,400 sf
Confort Station:	5,000 sf
(200' x each x 5)	
Irrigation Pump House:	1,000 sf
Gate House:	940 sf
(470' of each x 2)	
Maintenance Facility:	25,200 sf
Office and Repair Services:	15,000 sf
Equipment Storage:	5,000 sf
Fertilizer/Chem Storage:	3,200 sf
Covered Service Area:	2,000 sf
Cottages:	34,496 sf
Golf Club House:	29,825 sf
Temporary Sales Center:	2,800 sf

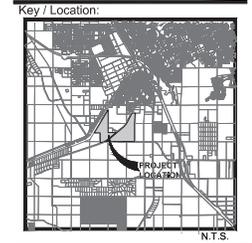
Parking Data

Parking Required:	241 sp
(2) 18-Hole Golf Courses (3 sp/green)	108
(1) 9-Hole short course (3 sp/green)	27
(2) Driving Ranges (1.5 sp/tee - 60 tees)	78
(14) Cottages (2 sp/cottage)	28
Parking Provided:	296 spaces (incl 16 ADA sp)
(Includes 50 previous parking spaces)	
parking provided does not include temporary parking spaces	
*25% parking rate adjustment per Section 6.625	

Preserve Data

Wetland Preserve Area:	57.10 ac
50' Wetland Buffer Preserve:	48.12 ac
Upland Preserve Provided (82,80 x 30%)	24,84 ac (30%)
Upland Preserve Required:	24,84 ac (30%)
*There are no existing upland preserve areas within the East Parcel boundary.	
Lake Littoral Data (see landscape plan for detailed data)	
Lake Perimeter (linear feet):	45,537'
Required Littoral Area (45,533 x 10):	9,99 ac/435,330 sf
Provided Littoral Area:	9,99 ac/435,330 sf
Required Upland Transition Area (45,533 x 10):	9,99 ac/435,330 sf
Provided Upland Transition Area:	9,99 ac/435,330 sf

Certificate of Occupancy (CO)
Sub-phasing Plan:
CO Sub-Phase 1 - West Maintenance Facility
 Core infrastructure required for building permit issuance: Stabilized access road from SW Kanner Highway to maintenance facility, Lake 1 temporary drainage and pump for fire protection.
CO Infrastructure requirements: Paved access road from SW Kanner Highway to maintenance facility, completion of Lake 1 including lake littoral and upland transition zone landscaping, permanent drainage improvements and fire protection, well and septic tank installation and required landscaping within maintenance facility development boundary per approved landscape plan.
CO Sub-Phase 2 - West Golf Course (West Parcel) and Short Course
 Core infrastructure required for building permit issuance: Not applicable.
CO Infrastructure requirements: Paved access road from SW Kanner Highway to Founder's residence, construction of ADA paved parking and temporary stabilized parking spaces, conversion of existing road to landscape feature, completion of all lakes on west golf course (i.e. west parcel) including lake littoral and upland transition zone landscaping, completion of all preserve area management plan requirements on west parcel, permanent drainage improvements and fire protection, required landscaping within development boundary per approved landscape plan.
CO Sub-Phase 3 - West Golf Course Cottages
 Core infrastructure required for building permit issuance: Stabilized access road from SW Kanner Highway to respective cottage, temporary drainage and fire protection.
CO Infrastructure requirements: Paved access road from SW Kanner Highway to respective cottage, permanent paved parking and ADA spaces, well and septic tank installation, permanent drainage and fire protection and required landscaping within cottage development boundary per approved landscape plan.
CO Sub-Phase 4 - West Golf Course Permanent Clubhouse
 Core infrastructure required for building permit issuance: Stabilized access road from SW Kanner Highway to permanent clubhouse, temporary drainage and fire protection.
CO Infrastructure requirements: Paved access road from SW Kanner Highway to permanent clubhouse, permanent paved parking and ADA spaces, well and septic tank installation, permanent drainage and fire protection for all structures and required landscaping within clubhouse development boundary per approved landscape plan.
CO Sub-Phase 5 - South Golf Course (East Parcel) and Practice Facilities
 Core infrastructure required for building permit issuance: Not applicable.
CO Infrastructure requirements: Required turn lanes in SW Bridge Road right-of-way and paved access road from SW Bridge Road to paved parking and ADA spaces at practice facility, completion of all lakes on south golf course (i.e. east parcel) including lake littoral and upland transition zone landscaping, completion of all preserve area management plan requirements on east parcel, permanent drainage improvements and required landscaping within development boundary per approved landscape plan.
 Note: Sub-phases may proceed out of order as long as core infrastructure and CO requirements are in place as described in each sub-phase.



Project Team:

Civil Engineer:
 Kirby Eaton
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 Delray Beach, FL 33446

Traffic Engineer / Engineering and Planning:
 22 SE Semoran Street
 Stuart, FL 34984

Environmental:
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 Stuart, FL 34986

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Facio & Davis Golf Design

Land Planning:
 Lucido & Associates, Inc.
 101 SE Ocean Blvd.
 Stuart, FL 34984

Three Lakes Golf Club

Martin County, Florida

Revised Final Site Plan

Date	By	Description
12.20.22	MRY	Initial Submittal
03.29.23	MRY	Response to comments
04.20.23	MRY	Response to comments

Site Area Data (East and West Parcels):

Total Site Area:	1,216.74 ac	(100%)
West Parcel Site Area:	493.79 ac	(41%)
East Parcel Site Area:	722.95 ac	(59%)
Vacant Agriculture:	394.54 ac	(32%)
Wetland Preserve:	57.10 ac	(4%)
50' Wetland Buffer Preserve:	48.12 ac	(4%)
Upland Preserve:	24.84 ac	(2%)
Total Development Area:	692.13 ac	(56%)
Golf Course Facilities:	141.12 ac	(20%)
Lake Area:	141.12 ac	(20%)
Impervious Area:	225.99 ac	(18%)
Wetland Preserve:	57.10 ac	(4%)
Lakes:	141.12 ac	(11%)
Pavement (Roadway, Parking, Sidewalk, Covered Walkway, Loading Areas, Temp Parking, Terrace, Patio):	25.10 ac	(2%)
Buildings (99,665 sf):	2.26 ac	(0%)
Perovious Area:	990.76 ac	(82%)
50' Wetland Buffer Preserve:	48.12 ac	(4%)
Upland Preserve:	48.12 ac	(4%)
Native Landscape/50' Perimeter Buffers:	24.58 ac	(2%)
25' Golf Course Buffer/Setback:	11.78 ac	(1%)
Dry Detention:	10.83 ac	(0%)
Golf Course Area:	364.18 ac	(30%)
Landscape Area:	111.88 ac	(9%)
Vacant Agriculture:	394.54 ac	(32%)

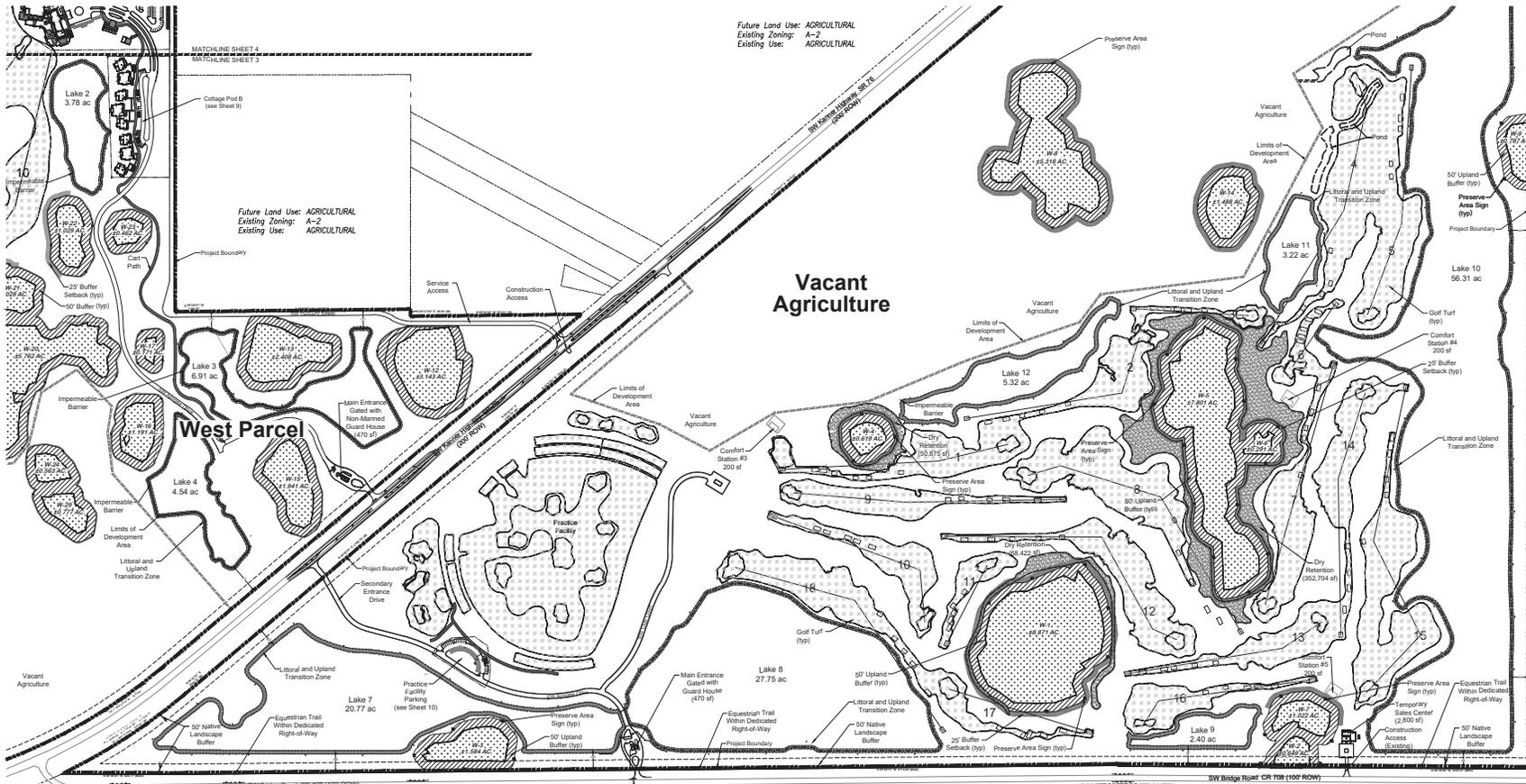
Open Space Required:
 608.45 ac (50%)
 *Open Space Provided: 1,188.97 ac (97%)
 *As per Code 4.3.100(CAMP), wetlands and landscaped water bodies may be used in calculating open space as long as a minimum of 40% of the upland property contains open space.

Designer: MRY Sheet
 Manager: MC
 Project Number: 21-390
 Municipal Number: —
 Computer File: Three Lakes - Final Site Plan REVISED.dwg

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Future Land Use: AGRICULTURAL
Existing Zoning: A-2
Existing Use: AGRICULTURAL

Future Land Use: AGRICULTURAL
Existing Zoning: A-2
Existing Use: AGRICULTURAL

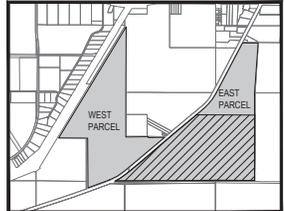
Vacant Agriculture

West Parcel

Land Use Legend

- Wetland Preserve
- 50' Wetland Buffer Preserve
- 25' Buffer Setback
- Lake Littoral and Upland Transition Zones
- Dry Retention Areas
- Golf Turf Area

Undeveloped areas adjacent to golf course, preserve areas, or lakes have been included as 'undeveloped areas' for purposes of calculating required trees, and may be left undisturbed except for the removal of exotic vegetation, or stabilized with grass, native seed, mulch, or planted with native grasses.



Key Map

Parcel Data

Existing Zoning: N/A
Proposed Zoning: AG-20A, General Agriculture
Future Land Use Designation: Agricultural
Proposed Future Land Use: Agricultural
Existing Use: Vacant Agriculture
Proposed Use: Golf Course/Vacant Agriculture
Parcel Control Number: 14-39-40-000-00010-3

Preserve Data

Total Site Area: 722.95 ac
Wetland Preserve Area: 31.12 ac
50' Wetland Buffer Preserve: 20.42 ac
Upland Preserve: 673.59 ac
Upland Preserve Required: N/A
Upland Preserve Provided: N/A
*There are no existing upland preserve areas within the East Parcel boundary.

Lake Littoral Data (see landscape plan for detailed data)

Lake Perimeter (linear feet): 30,527
Wetland Littoral Area (30,527 x 10): 7.00 ac/305,270 sf
Provided Littoral Area: 7.00 ac
Required Upland Transition Area (30,527 x 10): 7.00 ac/305,270 sf
Provided Upland Transition Area: 7.00 ac

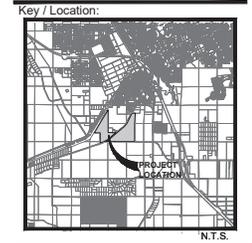
Building Data

Comfort Station: 600 sf
(200 sf each x 3)
Gate House: 470 sf
Temporary Sales Center: 2,800 sf

Site Area Data (East Parcel)

Total Site Area:	722.95 ac	(100%)
Vacant Agriculture:	285.76 ac	(40%)
Wetland Preserve:	31.12 ac	(4%)
50' Wetland Buffer Preserve:	20.42 ac	(3%)
Upland Preserve:	0 ac	(0%)
Development Area:	385.64 ac	(53%)
Golf Course Facilities:	269.87 ac	(70%)
Lake Area:	115.77 ac	(30%)
Impervious Area:	151.32 ac	(21%)
Wetland Preserve:	31.12 ac	
Lakes:	115.77 ac	
Pavement (Roadway, Parking, Sidewalk, Grass Parking):	4.35 ac	
Buildings (3,870 sf):	0.08 ac	
Pervious Area:	571.63 ac	(79%)
50' Wetland Buffer Preserve:	20.42 ac	
Upland Preserve:	0 ac	
Native Landscape/50' Perimeter Buffers:	18.44 ac	
25' Golf Course Buffer/Setback:	8.82 ac	
Dry Retention:	10.83 ac	
Golf Course Area:	187.15 ac	
Landscape Area:	40.21 ac	
Vacant Agriculture:	285.76 ac	

Open Space Required: 362.56 ac (50%)
Open Space Provided: 718.52 ac (99%)
*As per Goal 4.3, MCCOMP, wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 40% of the upland property consists of open space.



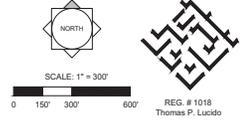
Project Team:
Civil Engineer: Kirtley-Horton, 1915 S Congress Ave., Suite 201, Delray Beach, FL 33445
Traffic Engineer: O'Donoghue Engineering and Planning, 22 SE Emerald Street, Suite FL 34084
Environmental: SW Consultants, Inc., 8000 SE Montrose Commons Blvd., Suite 208, Suite FL 34085
Architect: Hill Houghton, 1 Union Street, San Francisco, CA 94111, Fazio & Davis Golf Design
Land Planning: Lucido & Associates, Inc., 701 East Ocean Blvd., Suite FL 34084

Three Lakes Golf Club

Martin County, Florida

Revised Final Site Plan East Parcel

Date	By	Description
12.20.22	MRY	Initial Submittal
03.29.23	MRY	Response to comments
04.20.23	MRY	Response to comments



Designer: MRY Sheet
Manager: MC
Project Number: 21-390
Municipal Number: ---

2 of 10

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Key / Location:

Project Team:

Civil Engineer:
Kirsten Horton
1915 S Congress Ave., Suite 201
Delray Beach, FL 33445

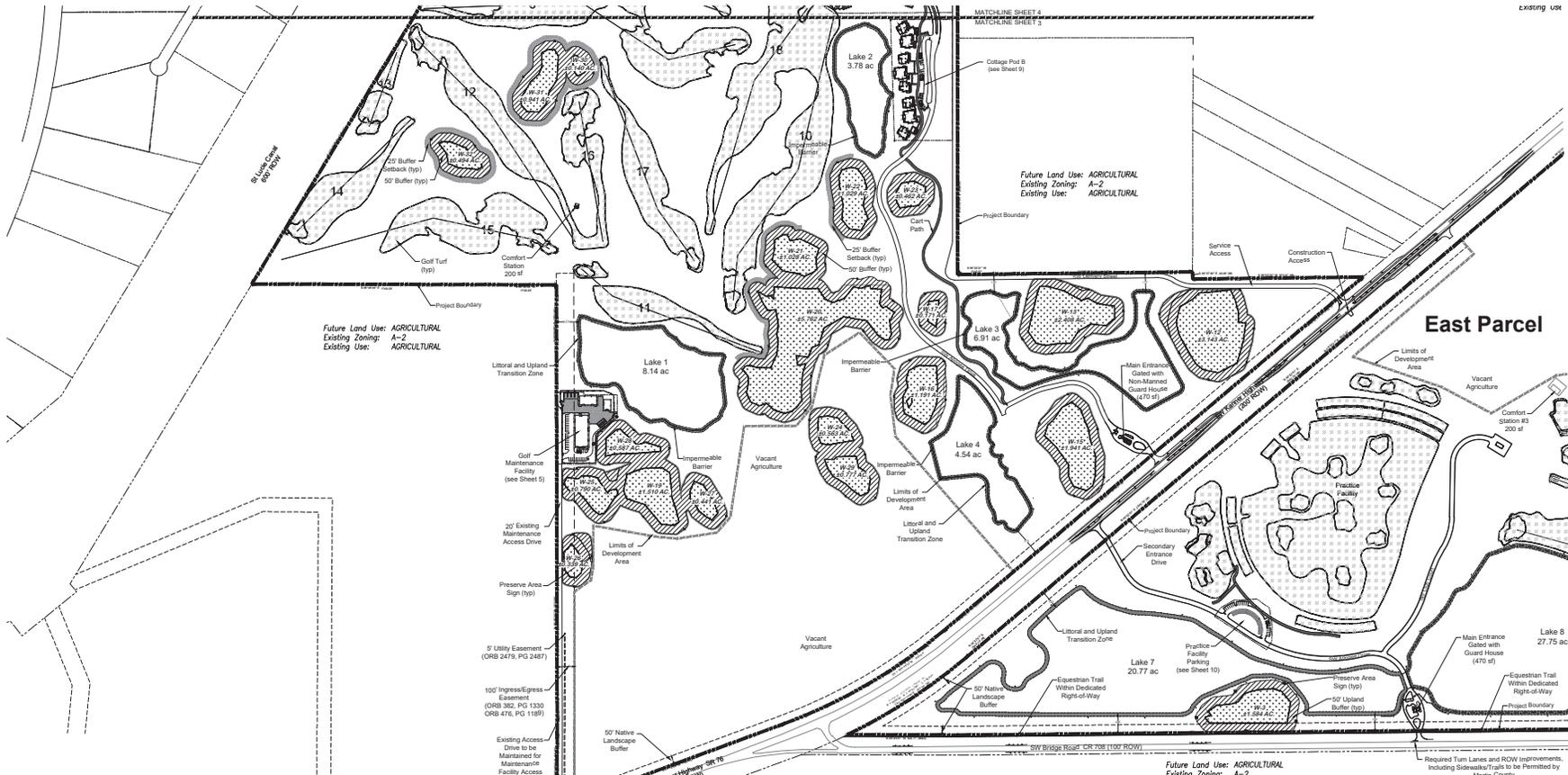
Traffic Engineer:
OTDorks Engineering and Planning
22 SE Emerald Street
Suwanee, FL 34086

Environmental:
SW Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 208
Suwanee, FL 34086

Architect:
Hart Houghton
1 Linton Street
San Francisco, CA 94111

Architect:
Fazio & Davis Golf Design

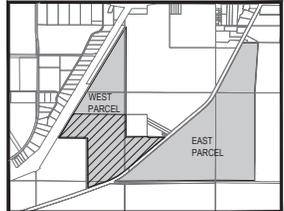
Land Planning:
Lucido & Associates, Inc.
701 East Ocean Blvd.
Suwanee, FL 34084



Land Use Legend

- Wetland Preserve
- 50' Wetland Buffer Preserve
- 25' Buffer Setback
- Lake Littoral and Upland Transition Zones
- Dry Retention Areas
- Golf Turf Area

Undeveloped areas adjacent to golf course, preserve areas, or lakes have been included as 'developed area' for purposes of calculating required trees, and may be left undisturbed except for the removal of exotic vegetation, or stabilized with grass, native seed, mulch, or planted with native grasses.



Key Map

Parcel Data

Existing Zoning:	AG-20A, General Agriculture
Proposed Zoning:	N/A
Future Land Use Designation:	Agricultural
Proposed Future Land Use:	Vacant Agriculture
Existing Use:	Golf Course/Vacant Agriculture
Proposed Use:	Golf Course/Vacant Agriculture
Parcel Control Number:	14-39-40-000-00010-3

Building Data

Founder's House:	5,400 sf
Comfort Station: (200 sf each x 2)	400 sf
Irrigation Pump House:	1,000 sf
Gate House:	470 sf
Maintenance Facility:	25,200 sf
Cottages:	34,496 sf
Golf Club House:	29,825 sf

Preserve Data

Total Site Area:	493.79 ac
Wetland Preserve Area:	25.98 ac
50' Wetland Buffer Preserve:	27.70 ac
Upland Area:	440.11 ac
Upland Preserve Required (82.80 ac x 30%):	24.84 ac (30%)
Upland Preserve Provided:	24.84 ac (30%)

*There are no existing upland preserve areas within the East Parcel boundary.

Lake Littoral Data (see landscape plan for detailed data)

Lake Perimeter (linear feet):	13,006'
Required Littoral Area (13,006 x 10):	2.98 ac/130,060 sf
Provided Littoral Area:	2.98 ac
Required Upland Transition Area (13,006 x 10):	2.98 ac/130,060 sf
Provided Upland Transition Area:	2.98 ac

Site Area Data (West Parcel)

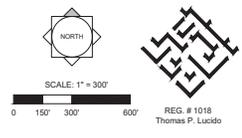
Total Site Area:	493.79 ac	(100%)
Vacant Agriculture:	108.78 ac	(22%)
Wetland Preserve:	25.98 ac	(5%)
50' Wetland Buffer Preserve:	27.70 ac	(5%)
Upland Preserve:	24.84 ac	(5%)
Development Area:	306.49 ac	(45%)
Golf Course Facilities:	281.14 ac	(91%)
Lake Area:	25.35 ac	(9%)
Impervious Area:	74.67 ac	(15%)
Wetland Preserve:	25.98 ac	
Lakes:	25.35 ac	
Pavement (Roadway, Parking, Sidewalk, Covered Walkway, Loading Areas, Temp Parking, Terrace, Patios):	20.75 ac	
Buildings (95,795 sf):	2.20 ac	
Pervious Area:	419.12 ac	(85%)
50' Wetland Buffer Preserve:	27.70 ac	
Upland Preserve:	24.84 ac	
Native Landscape/50' Perimeter Buffers:	6.14 ac	
25' Buffer Setback:	2.96 ac	
Dry Retention:	0 ac	
Golf Course Buffer/Setback:	177.03 ac	
Landscape Area:	71.67 ac	
Vacant Agriculture:	108.78 ac	
Open Space Required:	246.89 ac	(50%)
Open Space Provided:	470.45 ac	(95%)

*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% of the upland property consists of open space.

Three Lakes Golf Club
 Martin County, Florida

Revised Final Site Plan
West Parcel

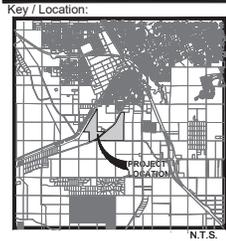
Date	By	Description
12.20.22	MRY	Initial Submittal
03.29.23	MRY	Response to comments
04.20.23	MRY	Response to comments



REG # 1018
 Thomas P. Lucido

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Project Team:

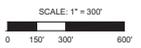
- Civil Engineer**
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- Traffic Engineer**
OTDunks Engineering and Planning
22 SE Bermuda Street
Stuart, FL 34984
- Environmental**
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Fazio & Davis Golf Design
- Land Planning**
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Stuart, FL 34984

Three Lakes Golf Club

Martin County, Florida

Revised Final Site Plan West Parcel

Date	By	Description
12.20.22	MRY	Initial Submittal
03.29.23	MRY	Response to comments
04.20.23	MRY	Response to comments



REG. # 1018
Thomas P. Lucido

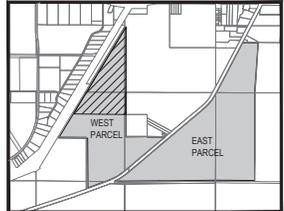
Designer	MRY	Sheet
Manager	MC	4 of 10
Project Number	21-390	
Municipal Number	---	
Computer File	Three Lakes - Final Site Plan REVISED.dwg	

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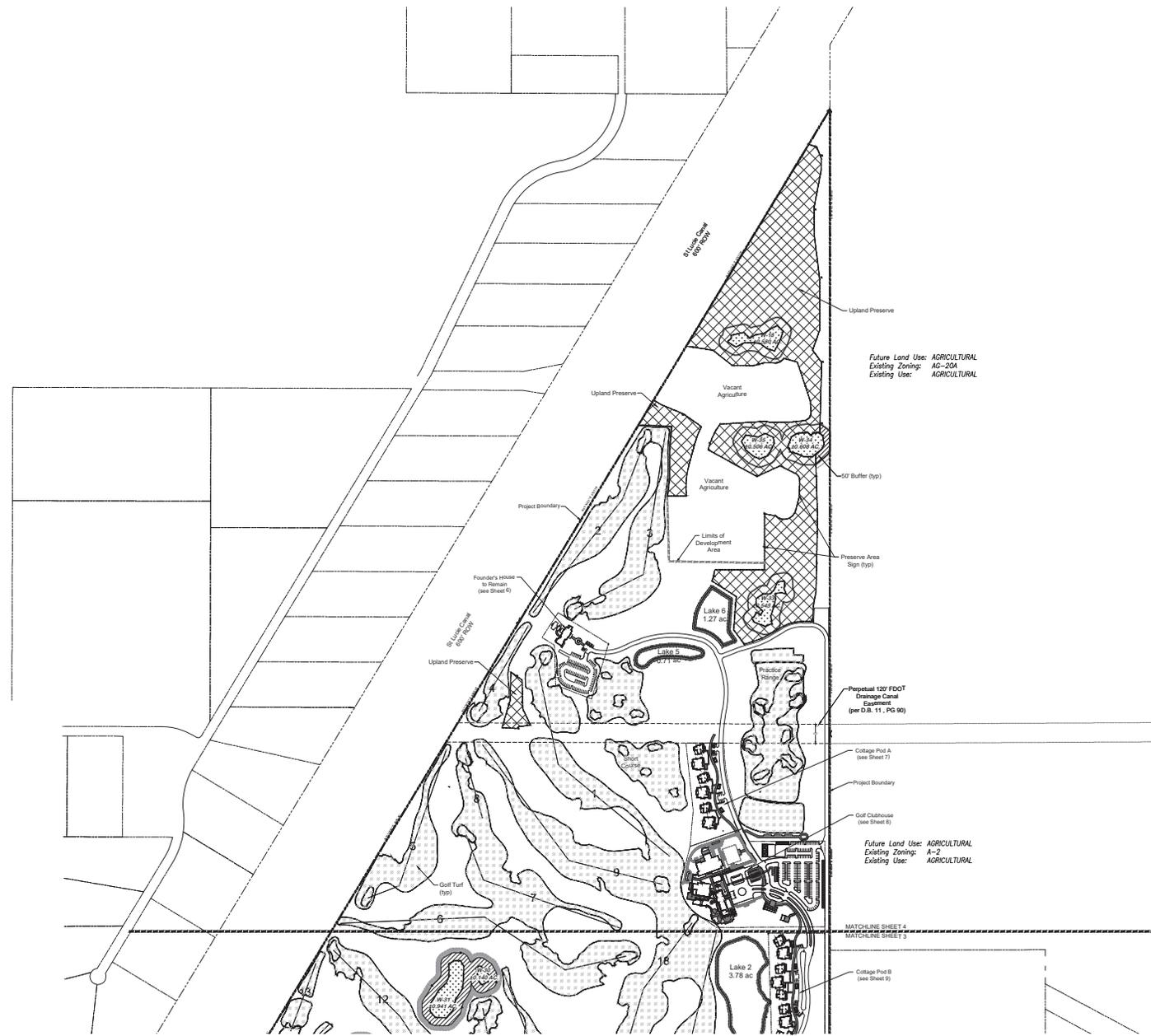
Land Use Legend

- Wetland Preserve
- 50' Wetland Buffer Preserve
- 25' Buffer Setback
- Lake Littoral and Upland Transition Zones
- Dry Retention Areas
- Golf Turf Area

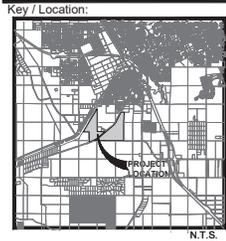
Undefined areas adjacent to golf course, preserve areas, or lakes have been included as 'developed area' for purposes of calculating required trees and may be left undisturbed except for the removal of exotic vegetation, or stabilized with grass, native seed, mulch, or planted with native grasses.



Key Map



Drawing Name: C:\Users\mryates\MyPhoto\Local\Temp\AcPublish_208721_Apr_20_2023 - 2:37pm_Three Lakes - Final Site Plan_REVISED.dwg



Project Team:

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Traffic Engineer
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 Stuart, FL 34984

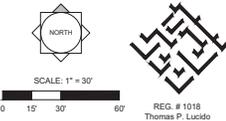
Environmental
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 3000 SE Monterey Commons Blvd., Suite 208
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Architect
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 San Francisco, CA 94111

Land Planning
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 701 East Ocean Blvd.
 Stuart, FL 34984

**Three Lakes
 Golf Club**
 Martin County, Florida
**Revised
 Final Site Plan
 West Parcel
 Cottage Pod A**

Date	By	Description
12.20.22	MRY	Initial Submittal
03.29.23	MRY	Response to comments
04.20.23	MRY	Response to comments



Site Area Data (West Parcel - Cottage Pod A)

Development Area: 3.46 ac (150,851 sf)

Proposed Parking: 10 spaces (2 ADA)
 (additional parking located at golf clubhouse site)

Impervious Area: 1.17 ac (51,147 sf)
 Pavement (Road, Parking, Sidewalk): 0.76 ac (33,111 sf)
 Buildings: 0.41 ac (18,036 sf)
 Type 1 - 2,218 sf (3 units) = 6,654 sf
 Type 2 - 3,794 sf (3 units) = 11,382 sf

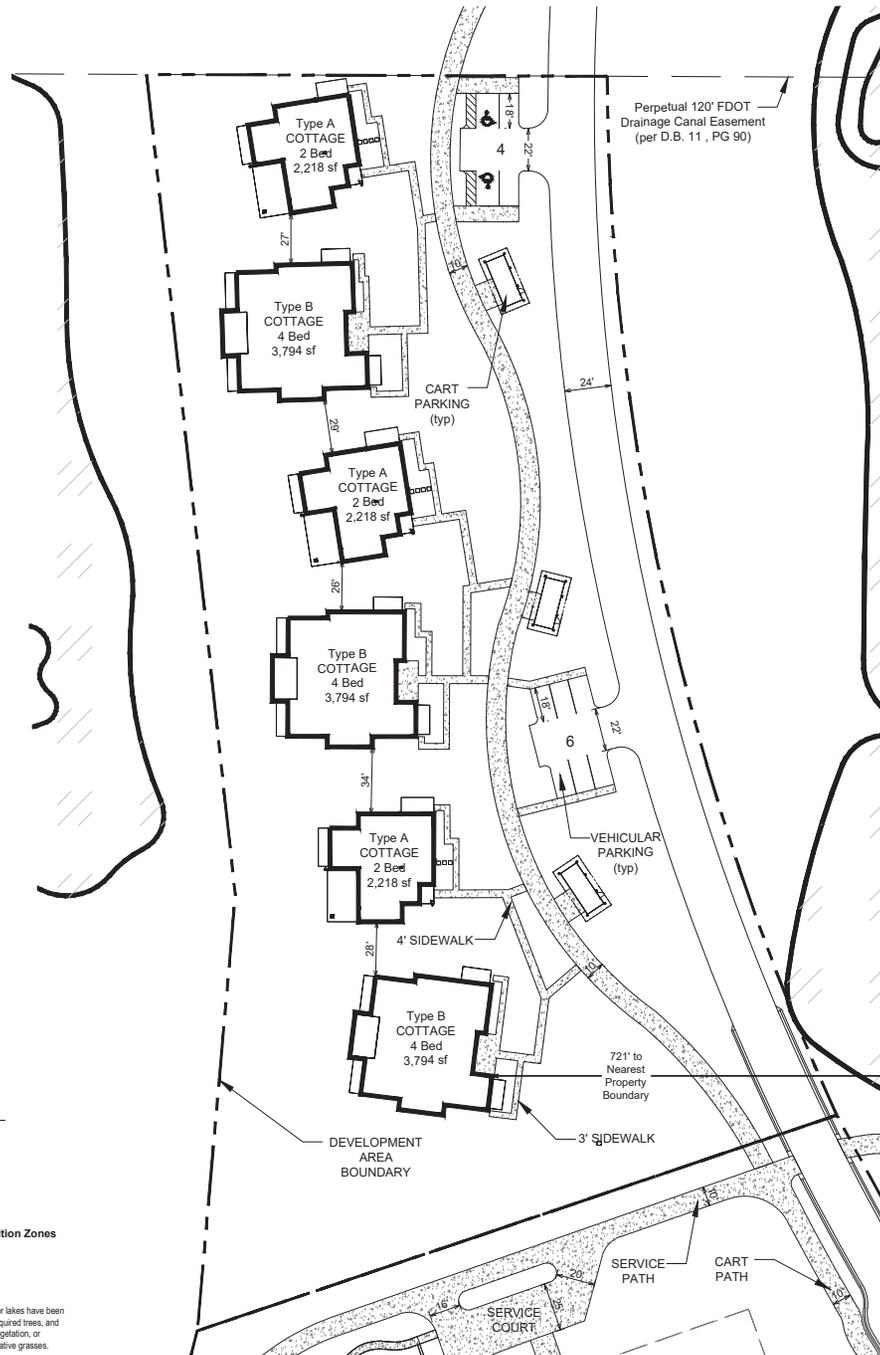
Parvious Area: 2.29 ac (99,704 sf)
 Landscape: 2.29 ac (99,704 sf)

Designer: MRY
 Manager: MC
 Project Number: 21-390
 Municipal Number: ---

Computer File: Three Lakes - Final Site Plan REVISED.dwg

7 of 10

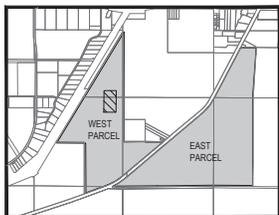
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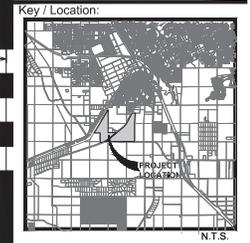
Land Use Legend

- Wetland Preserve
- 50' Wetland Buffer Preserve
- 25' Buffer Setback
- Lake Littoral and Upland Transition Zones
- Dry Retention Areas
- Golf Turf Area

Undefined areas adjacent to golf course, preserve areas, or lakes have been included as 'developed area' for purposes of calculating required trees, and may be left undisturbed except for the removal of exotic vegetation, or stabilized with grass, native seed, mulch, or planted with native grasses.



Key Map



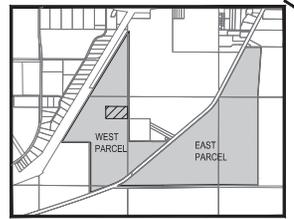
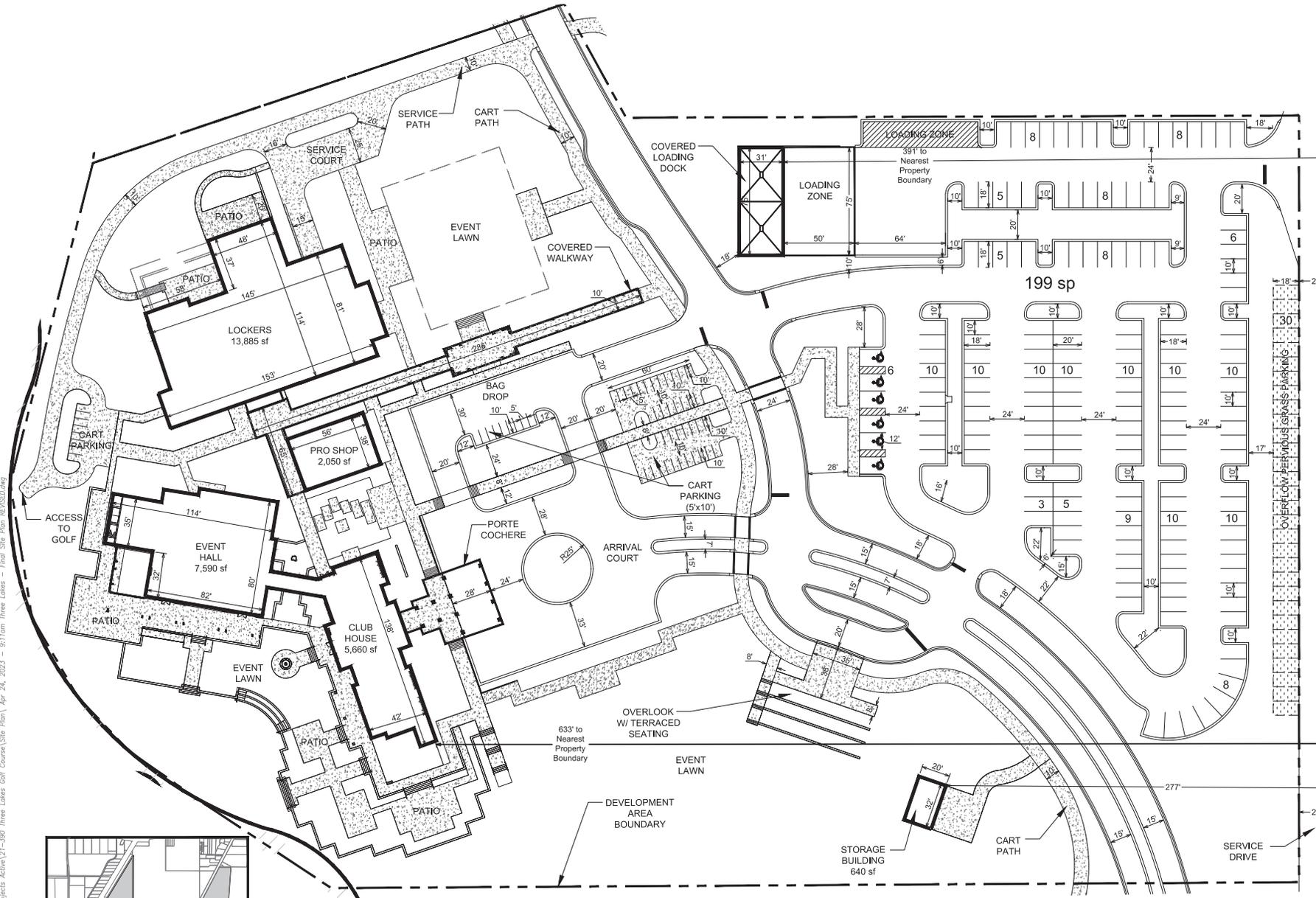
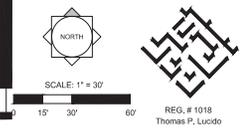
Project Team:
 Civil Engineer: Kirby/etn, 1615 S Congress Ave, Suite 201, Delray Beach, FL 33446
 Traffic Engineer: Engineering and Planning, 22 SE Semoran Street, Stuart, FL 34954
 Environmental: SW Consultants, Inc., 1000 SE Monterey Commons Blvd., Suite 208, Stuart, FL 34959
 Architect: Hill Houston, San Francisco, CA 94111
 Land Planning: Lucido and Associates, Inc., 101 East Ocean Blvd., Stuart, FL 34954

Three Lakes Golf Club

Martin County, Florida

Revised Final Site Plan West Parcel Golf Clubhouse

Date	By	Description
12.20.22	MRY	Initial Submittal
03.29.23	MRY	Response to comments
04.20.23	MRY	Response to comments



Site Area Data (West Parcel - Golf Clubhouse)

Development Area:	10.64 ac (463,562 sf)
Proposed Parking:	199 spaces
(includes 6 ADA and 30 pervious spaces)	
Impervious Area:	8.48 ac (369,299 sf)
Pavement (Road, Parking, Sidewalk):	7.79 ac (339,474 sf)
Buildings:	0.69 ac (29,825 sf)
Pervious Area:	2.16 ac (94,263 sf)
Landscape:	2.16 ac (94,263 sf)

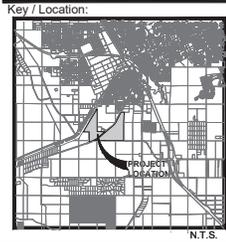
Designer: MRY
 Manager: MC
 Project Number: 21-390
 Municipal Number: —
 Computer File: Three Lakes - Final Site Plan REVISED.dwg

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REG. # 10118
 Thomas P. Lucido

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Drawing Name: \Projects Active\21-390 Three Lakes Golf Course\Site Plan - Apr 24, 2023 - 9:11am Three Lakes - Final Site Plan REVISED.dwg



Project Team:

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Traffic Engineer
 O'Donks Engineering and Planning
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Environmental
 ESW Consultants, Inc.
 8000 SE Monterey Commons Blvd., Suite 208
 Stuart, FL 34986

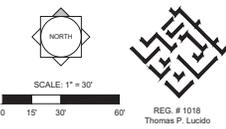
Architect
 Hill Houghton
 1 Linton St.
 San Francisco, CA 94111

Architect
 Fazio & Davis Golf Design

Land Planning
 Lucido And Associates, Inc.
 701 East Ocean Blvd.
 Stuart, FL 34984

Three Lakes Golf Club
 Martin County, Florida
Revised Final Site Plan
West Parcel Cottage Pod B

Date	By	Description
12.20.22	MRY	Initial Submittal
03.29.23	MRY	Response to comments
04.20.23	MRY	Response to comments



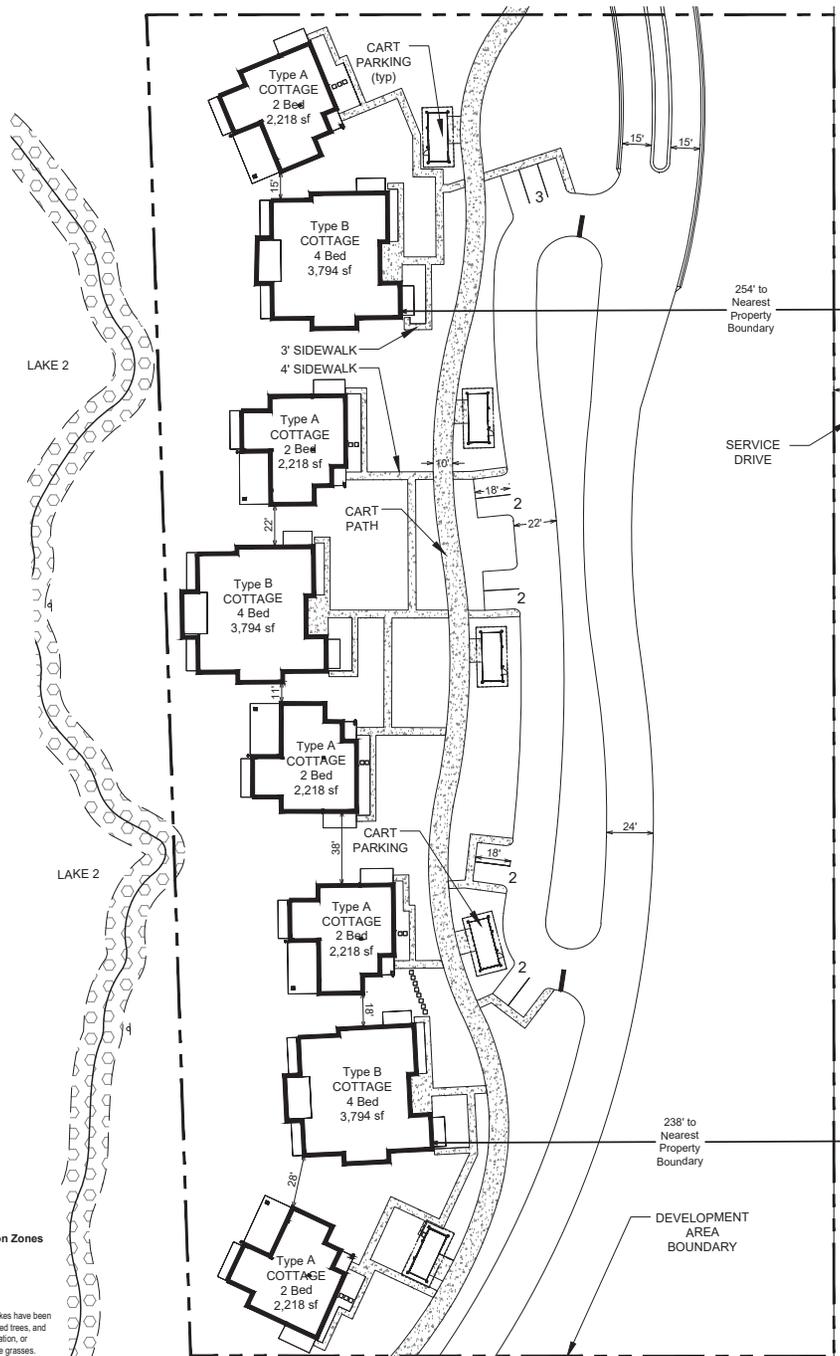
Site Area Data (West Parcel - Cottage Pod B)

Development Area:	5.41 ac (235,834 sf)
Proposed Parking:	11 spaces (additional parking located at golf clubhouse site)
Impervious Area:	1.67 ac (72,659 sf)
Pavement (Road, Parking, Sidewalk):	1.29 ac (56,199 sf)
Buildings:	0.38 ac (16,460 sf)
Type 1 - 2,218 sf (4 units) = 8,872 sf	
Type 2 - 3,794 sf (2 units) = 7,588 sf	
Pervious Area:	3.74 ac (163,175 sf)
Landscape:	3.74 ac (163,175 sf)

Designer: MRY
 Manager: MC
 Project Number: 21-390
 Municipal Number: ---
 Computer File: Three Lakes - Final Site Plan REVISED.dwg

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Land Use Legend

- Wetland Preserve
- 50' Wetland Buffer Preserve
- 25' Buffer Setback
- Lake Littoral and Upland Transition Zones
- Dry Retention Areas
- Golf Turf Area

Undefined areas adjacent to golf course, preserve areas, or lakes have been included as 'developed area' for purposes of calculating required trees, and may be left undisturbed except for the removal of exotic vegetation, or stabilized with grass, native seed, mulch, or planted with native grasses.

