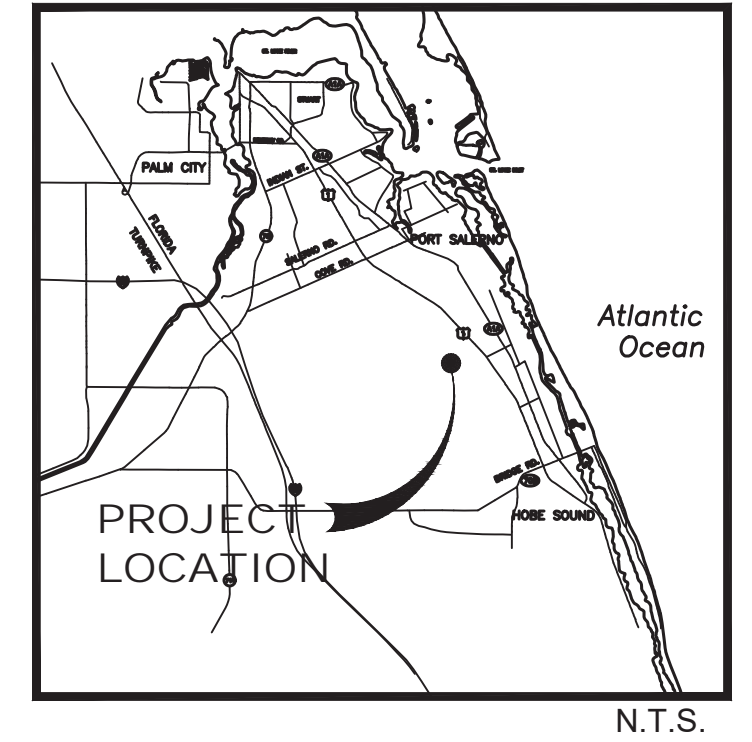


**Key / Location:**



**Project Team:**

**Applicant / Property Owner:**  
 McArthur Golf Club LLC  
 6550 SE Osprey St  
 Hobe Sound, Florida 33455

**Land Planner / Landscape Architect:**  
 Lucido & Associates  
 701 E. Ocean Blvd  
 Stuart, Florida 34994

**Engineer:**  
 Bowman Consulting  
 301 SE Ocean Blvd  
 Stuart, Florida 34994

**Environmental:**  
 EW Consultants  
 1000 SE Monterey Commons Blvd #208  
 Stuart, Florida 34996

**Surveyor:**  
 Northstar Geomatics  
 900 East Blvd, Suite 140  
 Stuart, FL 34994

**McArthur  
 Golf Club**

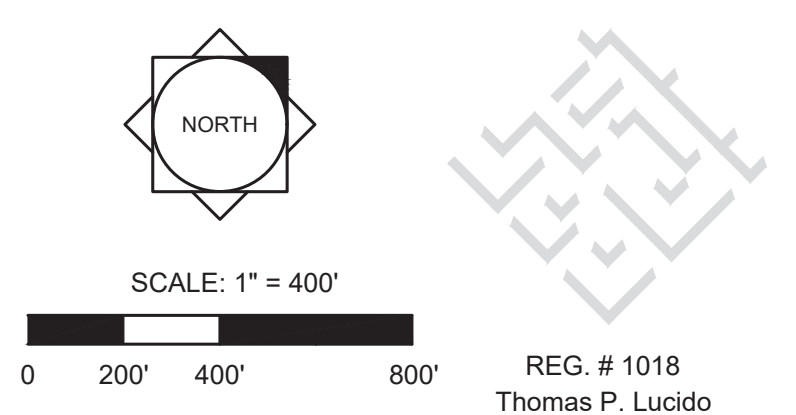
Hobe Sound  
 Martin County, Florida

**Revised Final Site Plan**

September 9, 2020

Date	By	Description
9.29.2020	MRY	Formal submission
1.13.2021	MRY	Resubmittal

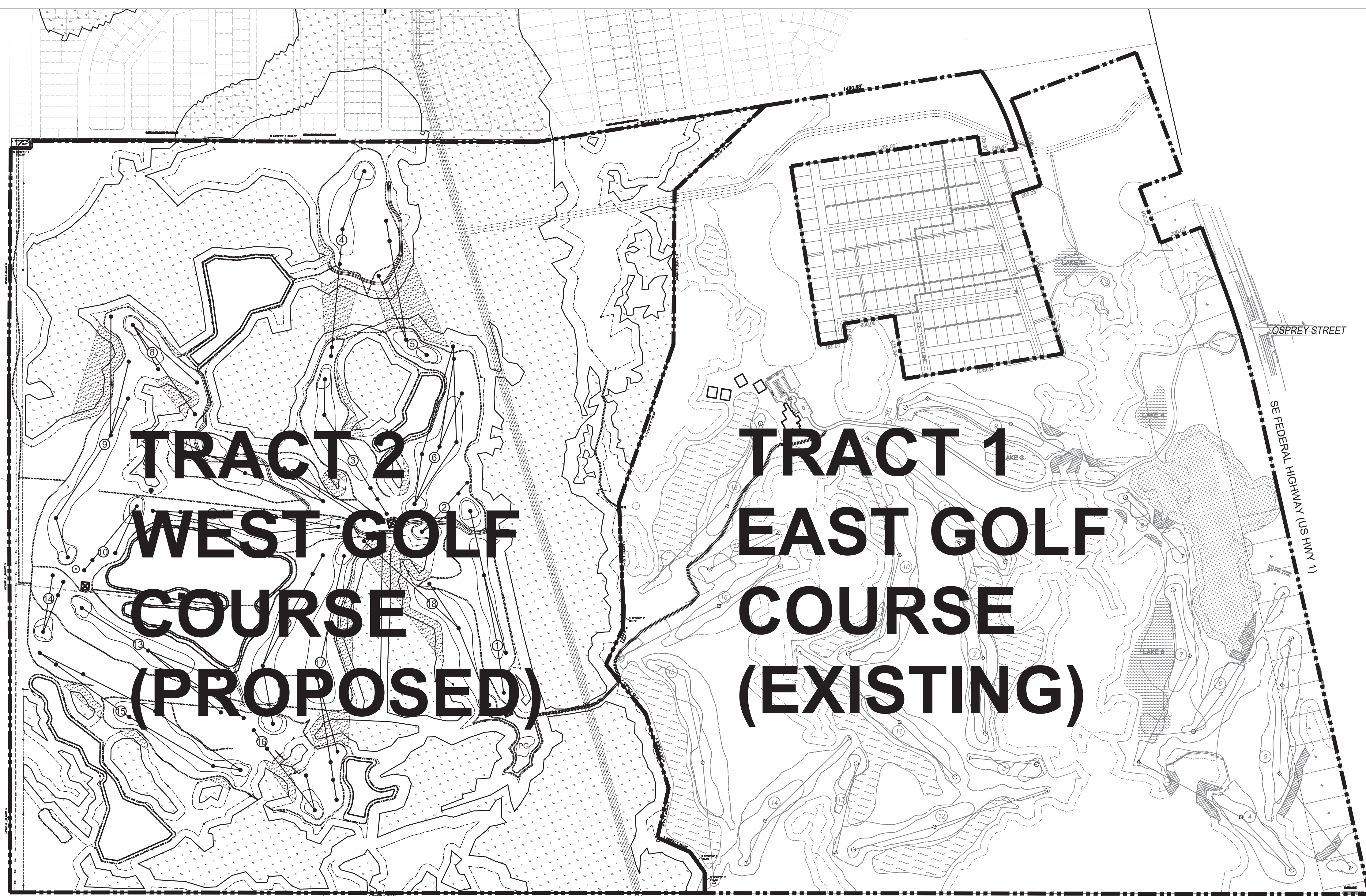
Date	By	Description
		CV
		Approved Site Plan (Tract 1 - Existing East Golf Course) SP-1
		Proposed Site Plan (Tract 2 - West Golf Course) SP-2
		Site Plan Detail Sheets (Tract 2) SP-3 to SP-8



Designer	MRY	Sheet
Manager	MC	
Project Number	20-165	
Municipal Number	---	
Computer File		

**CV**

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**Tract 1 and 2 Data Summary**

<b>Existing Zoning:</b>	RM-8, RM-5, RE-2A and A-1
<b>Future Land Use Designation:</b>	Medium Density, Rural Density and Low Density
<b>Existing Use:</b>	18-Hole Golf Course, Clubhouse, Practice Facility, Maintenance Facility, Shelters, Cottages, and Vacant Former Agriculture
<b>Proposed Use:</b>	Addition of 18-Hole Golf Course and Shelters

<b>Accessory Golf Cottages:</b>	4
<b>Residential Unites:</b>	0

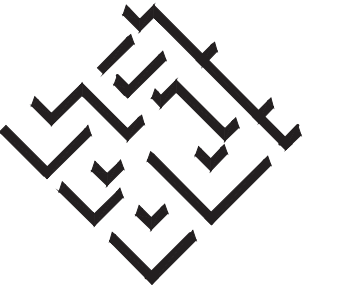
**Overall Site Area Data**

<b>Total Site Area:</b>	989.87 ac	(100%)
<b>Upland Preserve:</b>	254.71 ac	(26%)
<b>Wetland Preserve:</b>	303.12 ac	(31%)
<b>Golf Course Area:</b>	245.92 ac	(25%)
<b>Lakes:</b>	64.73 ac	(6%)
<b>Native Landscape Area:</b>	104.25 ac	(10%)
<b>Other Landscape Areas:</b>	1.80 ac	(0.2%)
<b>Impervious Areas:</b>	15.34 ac	(2%)

*\*includes all buildings, shelters, access roads, parking, and sidewalks*

**Sheet Index**

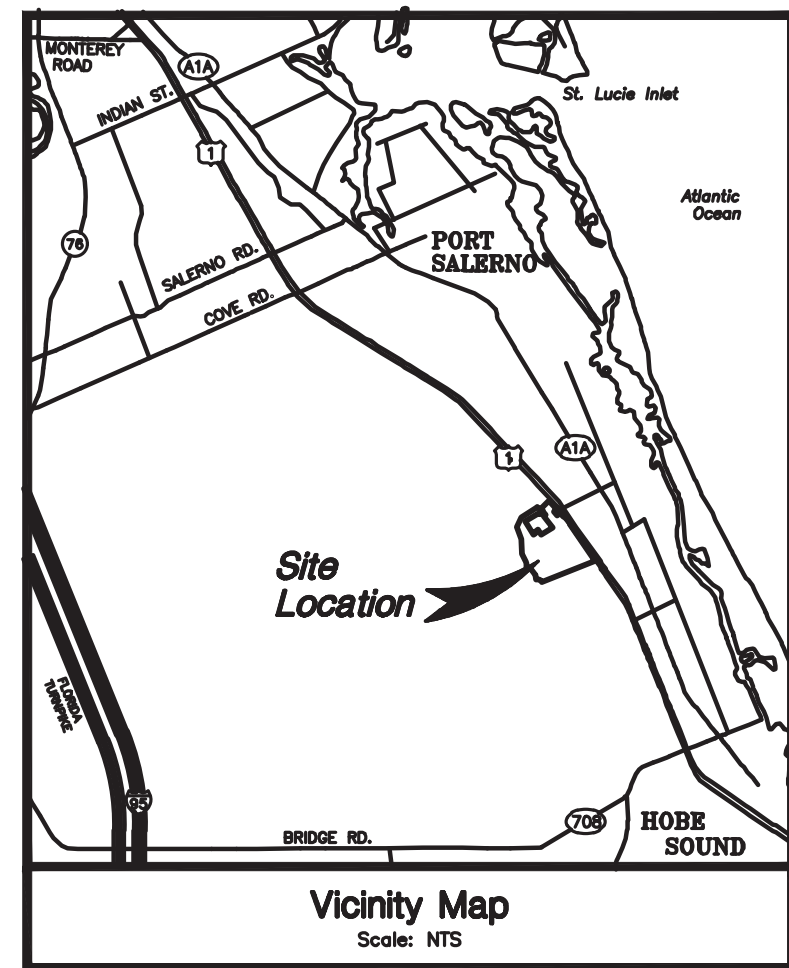
Cover Sheet	CV
Approved Site Plan (Tract 1 - Existing East Golf Course)	SP-1
Proposed Site Plan (Tract 2 - West Golf Course)	SP-2
Site Plan Detail Sheets (Tract 2)	SP-3 to SP-8



# Lucido & Associates

Land Planning / Landscape Architecture

322 Georgia Avenue, Stuart, Florida 34994 (561) 220-2100, Fax (561) 223-0220  
100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (561) 467-1301, Fax (561) 467-1303  
800 Highland Avenue, Orlando, Florida 32803 (407) 839-3701, Fax (407) 872-0869



## General Notes

- All exotic plant species shall be removed and all required landscaping for an affected phase shall be installed prior to the issuance of a Certificate of Occupancy.
- Upland and wetland preserve areas may not be altered except in compliance with the approved Preserve Area Management Plan (PAMP).
- To avoid potential impacts to upland preserve areas during golf course maintenance operations, designated "compost areas" shall be provided throughout the golf course for disposal of grass clippings and vegetation debris. These areas shall be screened from golf course view with native vegetation but shall not be located within preserve areas. Maintenance personnel shall be made aware of these areas and the limits of adjacent preserve areas.
- Areas to be altered for construction of cart paths, utilities, drainage areas, etc. have not been included as part of the upland preserve calculations.
- The 25' wide native landscape areas adjacent to the 50' wetland buffer are not part of the golf course area. No permanent irrigation or fertilizers are proposed within these areas. They are intended to protect the quality of the wetland and 50' wide wetland buffer and may only be utilized as specified in the approved PAMP.
- The need for "line of sight" clearing within preserve areas to facilitate golf course play has been minimized to the extent practically feasible. These areas may only be altered as outlined in the approved PAMP.
- Vehicular and golf cart access through wetland and wetland buffers has been minimized to the extent practically feasible and is only proposed in the least damaging area where no upland alternative exists.
- Parking requirements shall be documented in conjunction with final site plan application in accordance with Ordinance 452. Where appropriate, stabilized grass parking shall be utilized in non daily-use/overflow parking areas.
- Development of the golf cottages shall be in accordance with the LDR zoning district requirements. Detailed site and landscape plans shall be provided in conjunction with final site plan application.
- Lake littoral zone and lake upland buffers shall be constructed and planted in accordance with the Martin County Excavation and Fill Ordinance.
- Irrigation wells permitted by the South Florida Water Management District shall be utilized for golf course irrigation until such time as irrigation quality (IQ) water becomes available. This requirement shall be subject to a mutual agreement between the Developer and the service provider.
- All uses shall comply with the wellfield protection requirements relating to regulated substances as set forth in Article 4.
- Design techniques such as berms, sand waste bunkers and native landscape areas shall be used to reduce stormwater runoff from golf course areas into adjacent preserve areas.
- Chemical mixing facilities shall be designed and used in accordance with U.S. Department of Agriculture and Natural Resources Conservation Service standards.
- All proposed lighting shall be shielded as to prevent direct light from reaching adjacent residential areas or public roads.
- Proposed lakes within 200' of wetlands must demonstrate no potential wetland impacts or be provided with an impermeable barrier approved by the South Florida Water Management District and the Martin County Engineer.
- Wetland buffer preserve areas and upland preserves shall be protected from encroachment, construction and other activities by providing a minimum 10' setback from all proposed structures. Excavation and fill activities must maintain a minimum five (5) feet setback from preserve areas. The maximum slope of fill adjacent to the setback shall not exceed one (1) foot vertical to four (4) feet horizontal.

This plan has been designed to meet the tree planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place".

For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.

Large trees (height at maturity of more than 30') shall be planted no closer than a horizontal distance of 30' from the nearest overhead power line.

Medium height trees (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.

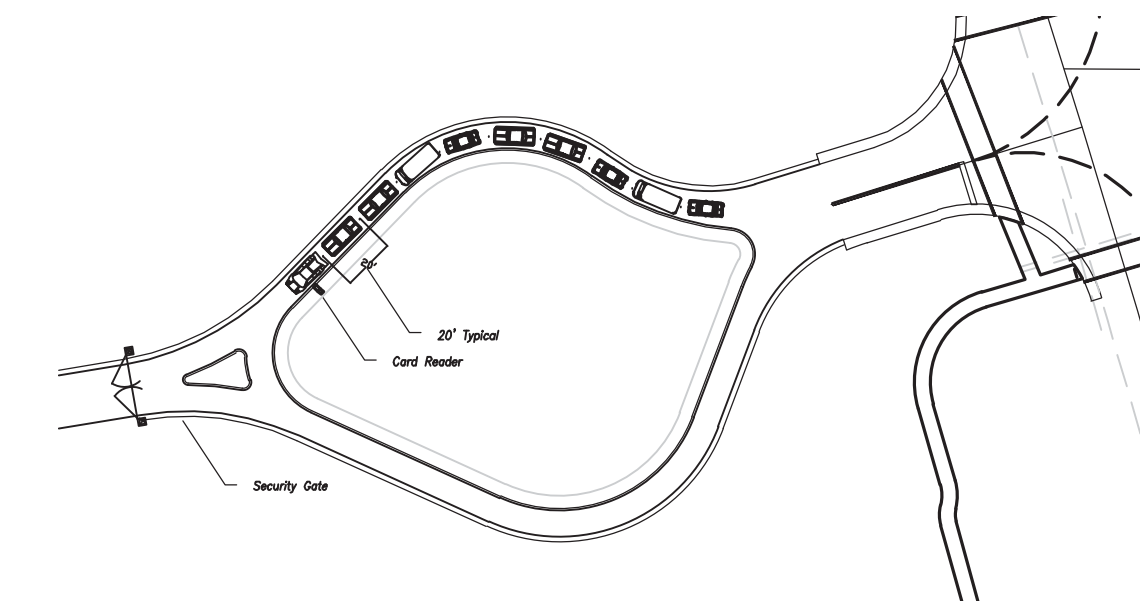
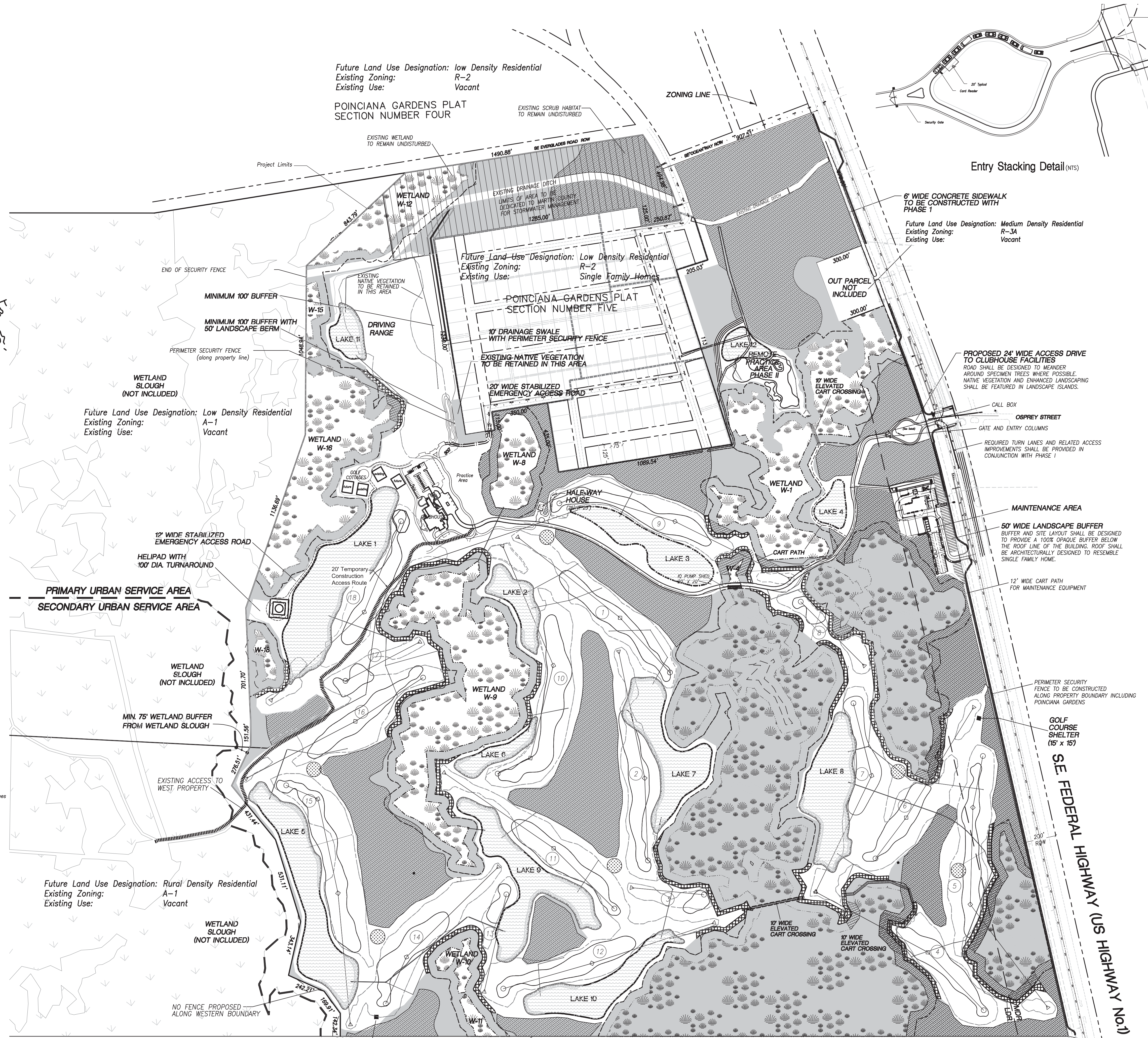
No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer.

Palm trees shall be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.

Tree species shall be selected as to minimize conflicts with existing or proposed utilities.

## LAND USE LEGEND

- PINE FLATWOOD PRESERVE
- SCRUB PRESERVE
- WETLAND PRESERVE
- LINE OF SIGHT
- NATIVE LANDSCAPE AREA
- COMPOST AREAS



## Site Data

Total Site Area:	4718 Ac.
Total Units:	4 Golf Cottages
Gross Residential Density:	0.03 Units per acre
Maximum Clubhouse Envelope:	62,500 sf
Maximum Height:	30 feet (3 stories)
Maximum Employees:	50
Total Parking Spaces:	72
Includes 2 ADA spaces	
Impervious Area:	152 Ac. (3.2%)
Golf Course: (Shelters, Access Roads, Parking Areas, Cart Paths)	77 Ac.
Clubhouse and Cottages:	5.5 Ac.
Maintenance Facilities:	2.0 Ac.
Pervious Area:	456.6 Ac. (96.8%)
Golf Course:	146 Ac.
Clubhouse and Cottages:	13 Ac.
Maintenance Facilities:	0.5 Ac.
Native Landscape Areas:	8.7 Ac.
Lakes:	35.9 Ac.
Upland Preserve Area:	154.8 Ac.
Wetland Preserve Area:	109.4 Ac.

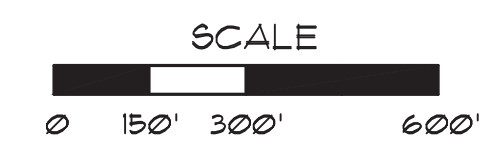
Future Land Use Designation: Low/Medium Density  
Existing Zoning: LDR/MDR  
Existing Use: Vacant

## Preserve Area Requirements

Total Upland Area:	3624 Ac.
Required Scrub Preserve Area: (25% of Total Upland Area):	906 Ac.
Provided Scrub Preserve Area:	906 Ac.
Provided Pine Flatwoods Preserve Area:	642 Ac.*
Total Provided Upland Preserve Area:	1548 Ac.

\* THE PROJECT'S ENTIRE UPLAND PRESERVE REQUIREMENT IS MET EXCLUSIVELY BY WAY OF THE SCRUB PRESERVE PROVIDED. THE PINE FLATWOOD PRESERVE PROVIDED REPRESENTS THE PINE FLATWOOD HABITAT WITHIN AND ADJACENT TO THE WETLAND BUFFERS.

- NOTE:
- \* Refer to Clubhouse Final Site and Landscape plan for site plan details and specifications.
  - \* Refer to Maintenance Area Final Site Plan and Landscape Plan for site plan details and specifications.
  - \* All proposed signs will be reviewed for compliance with the applicable regulations in effect at the time the building permit is issued.



# McArthur Golf Club

East Course  
Revised Final Site Plan  
Hobe Sound, Martin County, Florida

Scale	1" = 300'
Drawn by	S.L.S.
Checked By	M.C.
Computer File	9175-99 BX3AGC
Computer Station	S.L.S.
Project Number	9171-99 (Filed in 06-15-01)
Date	12.11.01
Revisions	02.26.02, 10.29.02, 5.24.06, 12.20.06

**Parcel Data**

Existing Zoning:	RE-2A and A-1
Future Land Use Designation:	Rural Density and Low Density
Existing Use:	Vacant (Former Agriculture)
Proposed Use:	18-Hole Golf Course
Parcel I.D. Numbers:	34-38-42-000-160-00000-3 34-38-42-000-160-00010-0 34-38-42-043-407-00080-0

**Site Area Data**

Total Site Area:	518.07 ac	(100%)
Wetland Preserve:	193.72 ac	(37%)
Wetland Buffer Preserve:	77.76 ac	(15%)
<i>*excludes line of sight maintenance area and cart path impacts</i>		
75' Buffer:	31.73 ac	
50' Buffer:	46.03 ac	

**Upland Preserve:** 22.15 ac (4%)

**Native Landscape Area:** 86.95 ac (18%)

**(non-irrigated)**

Line of Sight Maintained Buffer Area: 8.63 ac

Cart Path Impacted Buffer Area: 0.39 ac

25' Golf Course/Buffer Setback Area: 10.30 ac

Maintained Native Area: 62.61 ac

Ditches/Swales: 5.02 ac

**Development Area:** 137.49 ac (26%)

**Golf Course Irrigated Area:** 99.92 ac (19%)

**Lake Area (at top of bank):** 37.57 ac (7%)

**Golf Shelters and Pump House:** 6,000 sf

**Proposed Building Height:** 15 feet

**Impervious Area:** 222.69 ac (44%)

**Wetland Preserve:** 193.72 ac

**Lakes (at control elevation):** 28.83 ac

**Golf Shelters/Pump House:** 6,000 sf

**Pervious Area:** 295.38 ac (56%)

**Wetland Buffer Preserve:** 77.76 ac

**Upland Preserve:** 22.15 ac

**Native Landscape Area (non-irrigated):** 95.55 ac

**Golf Course Area (irrigated):** 99.92 ac

**Open Space Required:** 259.03 ac (50%)

**Open Space Provided:** 517.93 ac (99%)

**Upland Preseve Data**

Total Site Area:	518.07 ac
Wetland Preserve Area:	193.72 ac
Upland Area:	324.35 ac

**Upland Preserve Required:** 97.32 ac (30%)

**Upland Preserve Provided:** 99.91 ac (30%)

*\*excludes line of sight maintenance area and cart path impacts*

Wetland Buffer Preserve:	77.76 ac
Upland Preserve:	22.15 ac

**Parking Data**

Parking Required (3 sp / green):	108
Parking Provided (existing):	108
Clubhouse:	56
Maintenance Area:	56

**General Notes**

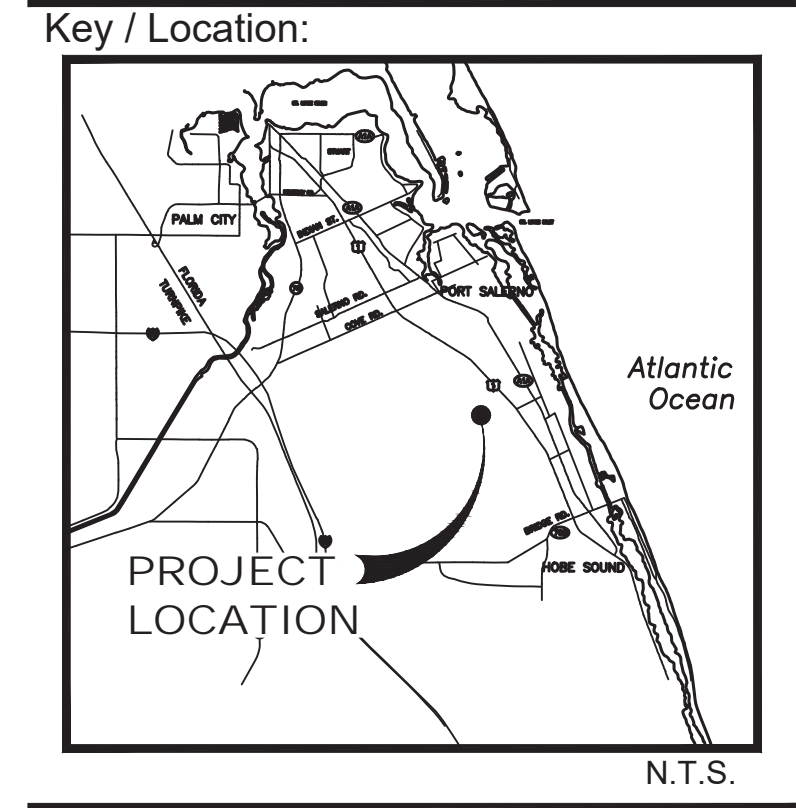
-All support facilities including clubhouse, driving range, and parking shall be provided at the existing McArthur Golf Club.

-No alteration of preserve areas or lakes shall be permitted except in compliance with the approved Preserve Area Management Plan (PAMP).

-Existing vegetation within native landscape areas is intended to remain. These areas may be augmented with additional native vegetation per proposed landscape plan and shall be maintained to be free of exotics.

**Land Use Legend**

	Wetland Preserve
	Upland Buffer Preserve
	Upland Preserve
	Golf Irrigated Area
	Lake
	Line of Sight Maintenance Area
	Existing Drainageway to be Retained/Modified
	Wetland to be Restored
	25' Golf Course/Buffer Setback
	Golf Shelter and Pump House



**Project Team:**

**Applicant / Property Owner:**  
McArthur Golf Club LLC  
6550 SE Osprey St  
Hobe Sound, Florida 33455

**Land Planner / Landscape Architect:**  
Lucido & Associates  
701 E. Ocean Blvd  
Stuart, Florida 34994

**Engineer:**  
Bowman Consulting  
301 SE Ocean Blvd  
Stuart, Florida 34994

**Environmental:**  
EW Consultants  
1000 SE Monterey Commons Blvd #208  
Stuart, Florida 34996

**Surveyor:**  
Northstar Geomatics  
900 East Blvd, Suite 140  
Stuart, FL 34994

**McArthur Golf Club**

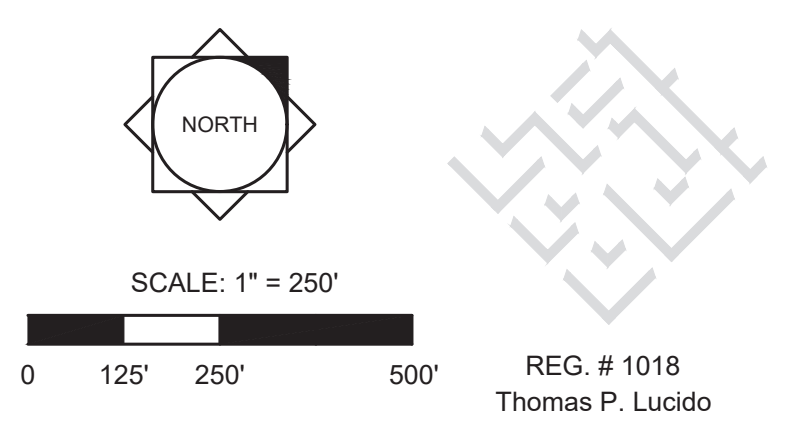
Hobe Sound  
Martin County, Florida

**Revised Final Site Plan  
(West Golf Course)**

September 9, 2020

Date	By	Description
9.29.2020	MRY	Formal submission
1.13.2021	MRY	Resubmittal

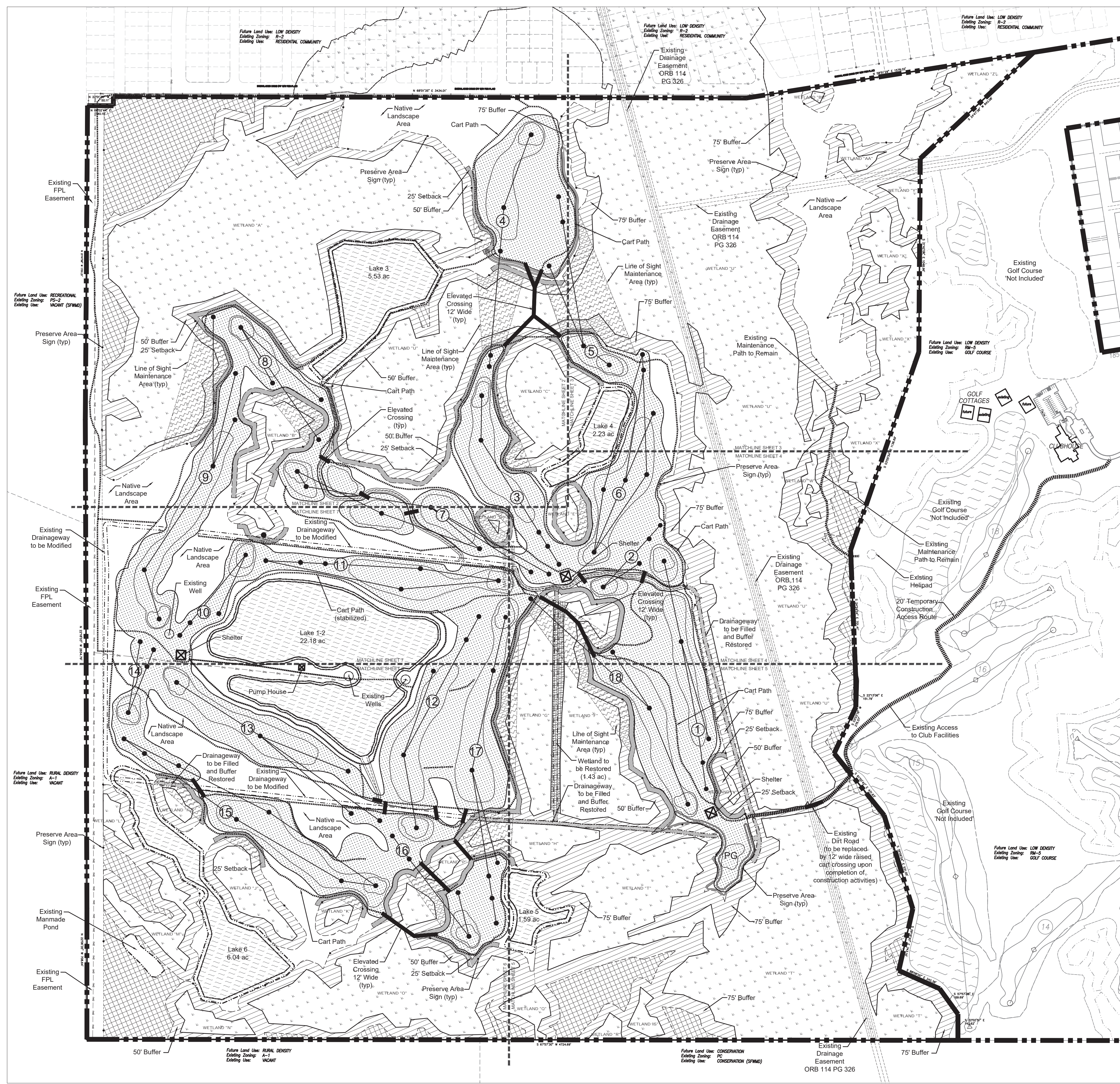
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Designer:	MRY	Sheet
Manager:	MC	
Project Number:	20-165	
Municipal Number:	---	
Computer File:		

**SP-2**

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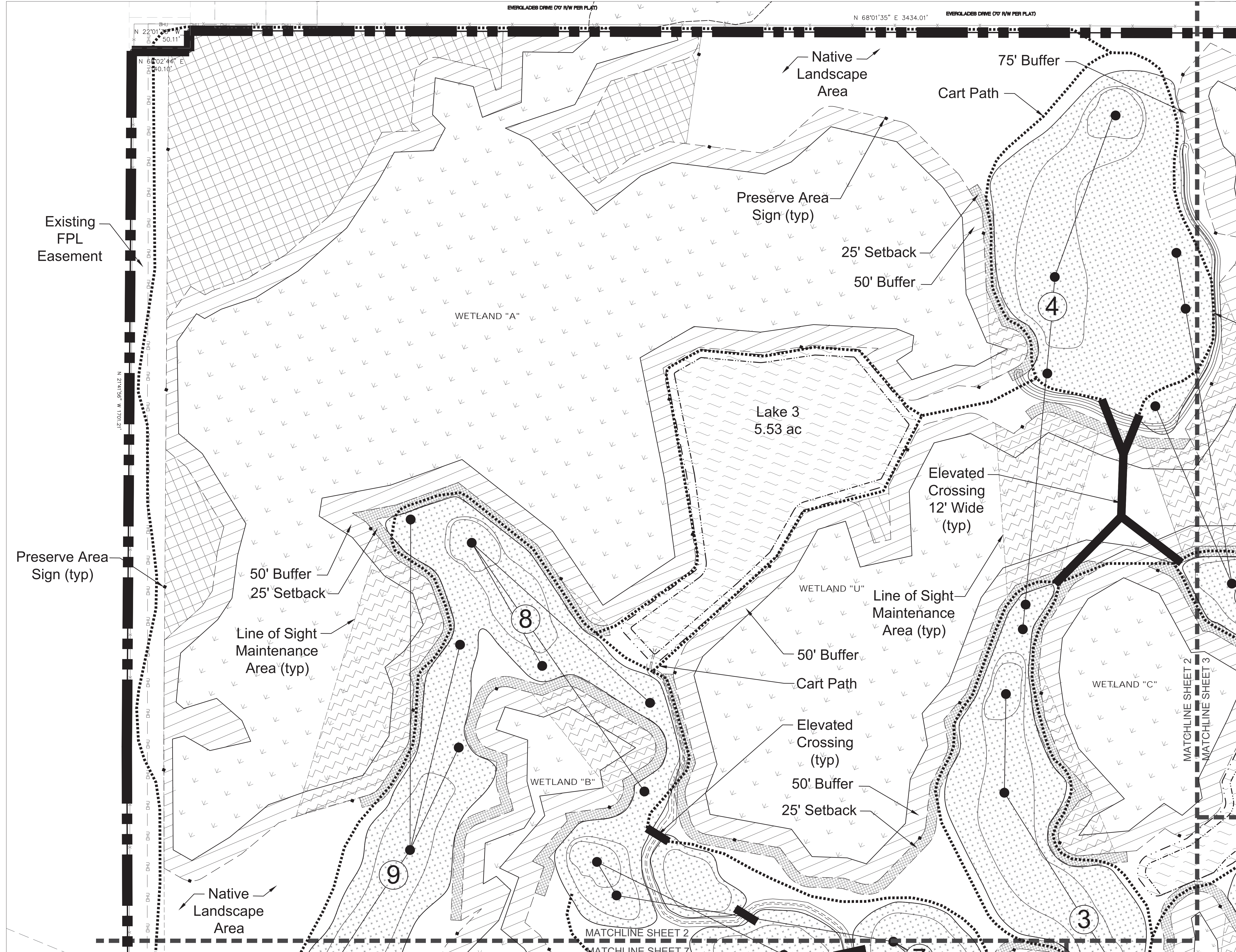
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PROJECT LOCATION N.T.S.

**Project Team:**

**Land Use Legend**

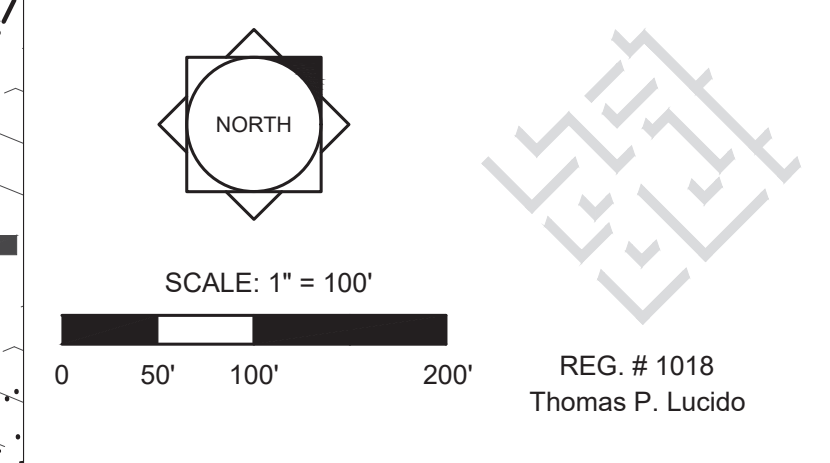
- Wetland Preserve
- Upland Buffer Preserve
- Upland Preserve
- Golf Irrigated Area
- Lake
- Line of Sight Maintenance Area
- Existing Drainageway to be Retained/Modified
- Wetland to be Restored
- 25' Golf Course/Buffer Setback
- Golf Shelter and Pump House



**McArthur Golf Club**  
 Hobe Sound  
 Martin County, Florida

**Revised Final Site Plan  
 (West Golf Course)**  
 September 9, 2020

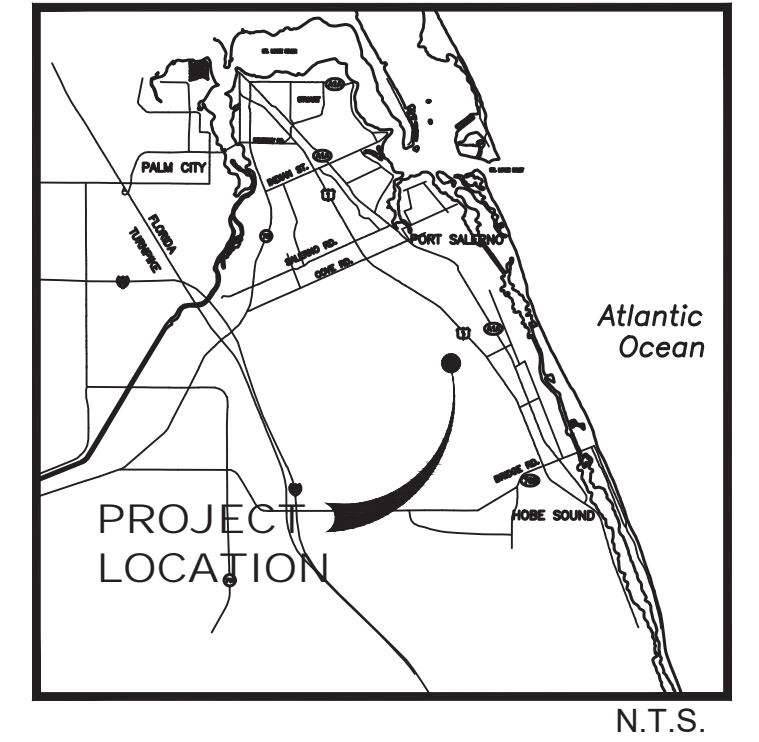
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9.29.2020	MRY	Formal submission
1.13.2021	MRY	Resubmittal



Designer	MRY	Sheet
Manager	MC	<b>SP-3</b>
Project Number	20-165	
Municipal Number	---	
Computer File		

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Key / Location:



Project Team:

Land Use Legend

- Wetland Preserve
- Upland Buffer Preserve
- Upland Preserve
- Golf Irrigated Area
- Lake
- Line of Sight Maintenance Area
- Existing Drainageway to be Retained/Modified
- Wetland to be Restored
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McArthur  
Golf Club

Hobe Sound  
Martin County, Florida

Revised Final Site Plan  
(West Golf Course)

September 9, 2020

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9.29.2020	MRY	Formal submission
1.13.2021	MRY	Resubmittal

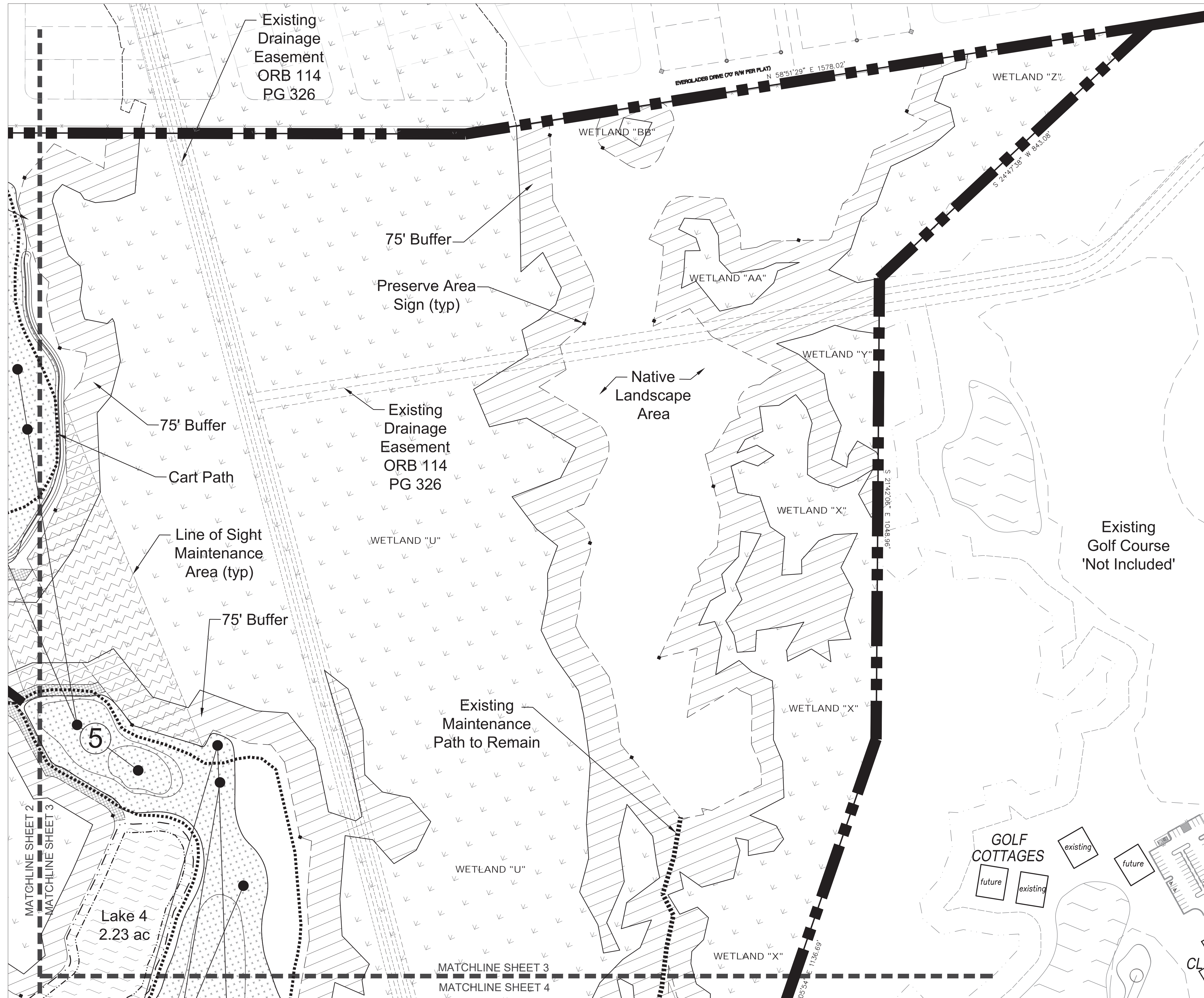


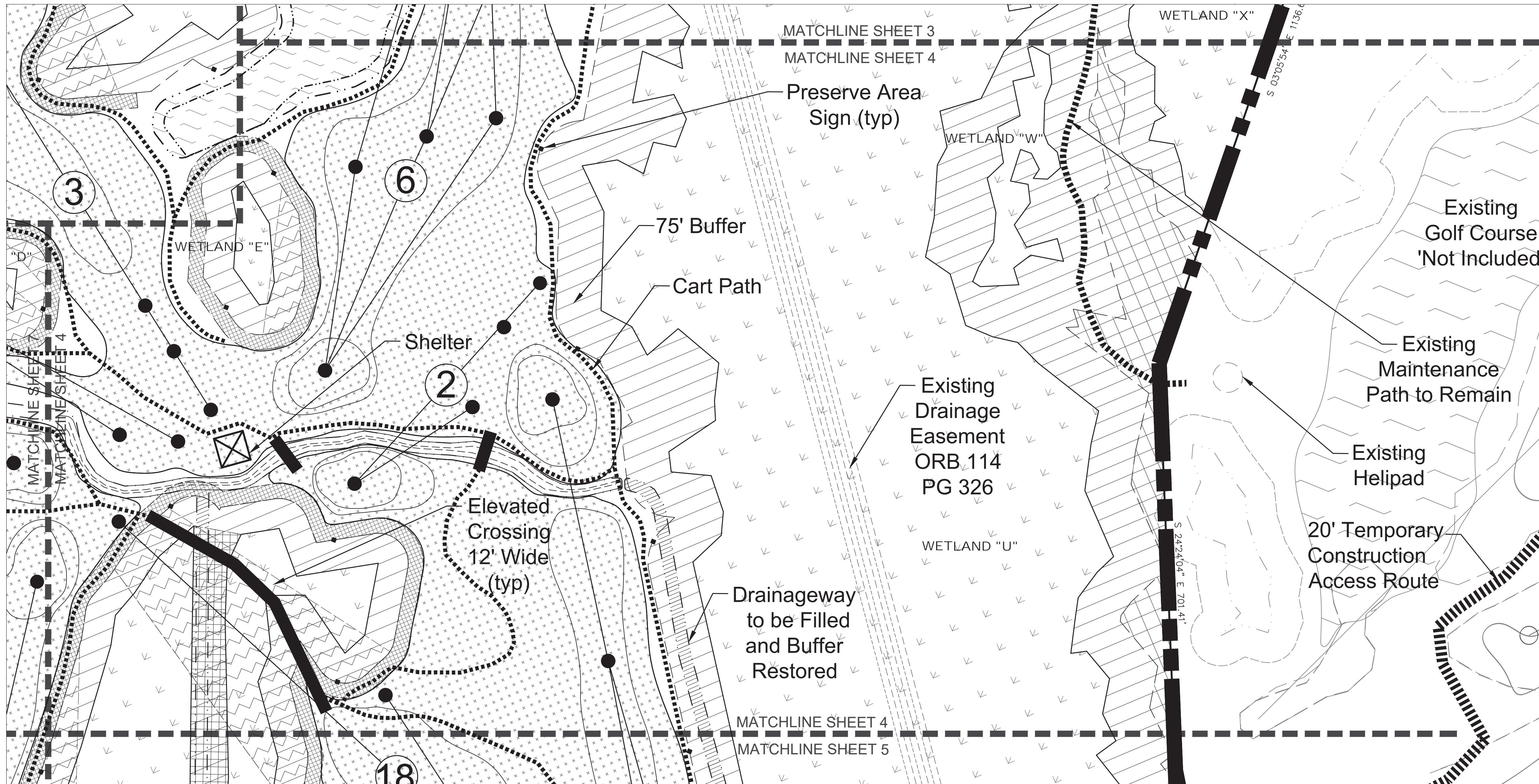
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REG # 1018  
Thomas P. Lucido

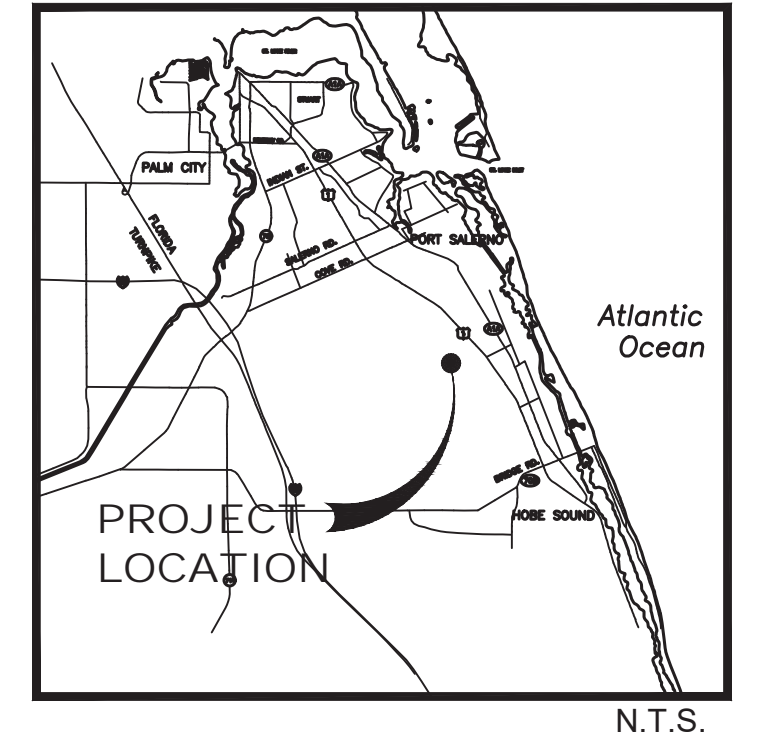
Designer MRY Sheet  
 Manager MC  
 Project Number 20-165  
 Municipal Number ---  
 Computer File

SP-4





Key / Location:



Project Team:

Land Use Legend

-  Wetland Preserve
-  Upland Buffer Preserve
-  Upland Preserve
-  Golf Irrigated Area
-  Lake
-  Line of Sight Maintenance Area
-  Existing Drainageway to be Retained/Modified
-  Wetland to be Restored
-  25' Golf Course/Buffer Setback
-  Golf Shelter and Pump House

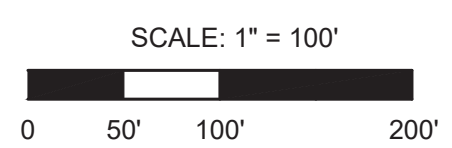
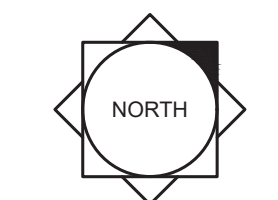
**McArthur Golf Club**

Hobe Sound  
Martin County, Florida

**Revised Final Site Plan  
(West Golf Course)**

September 9, 2020

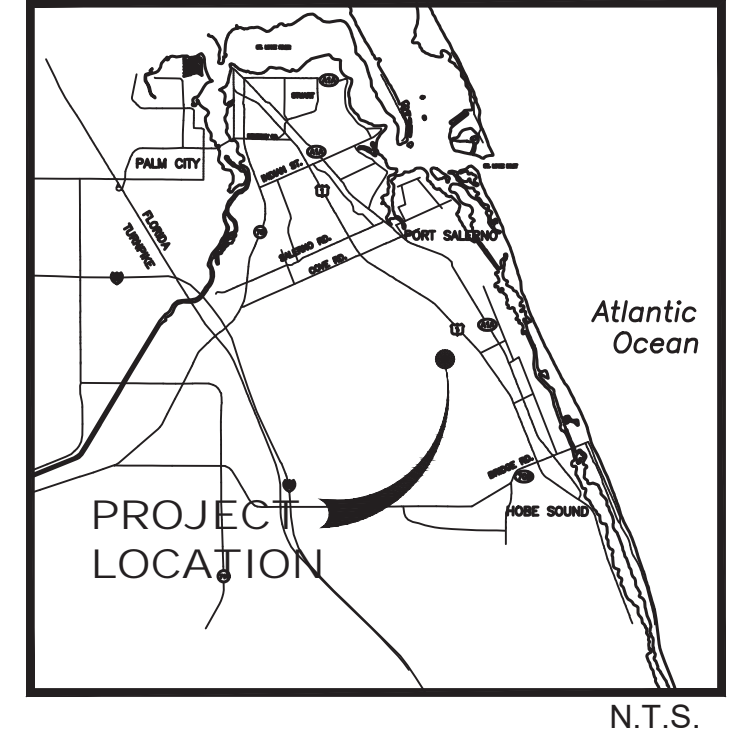
Date	By	Description
9.29.2020	MRY	Formal submission
1.13.2021	MRY	Resubmittal



Designer	MRY	Sheet
Manager	MC	
Project Number	20-165	
Municipal Number	---	
Computer File		

**SP-5**

**Key / Location:**



Project Team:

**Land Use Legend**

- Wetland Preserve
- Upland Buffer Preserve
- Upland Preserve
- Golf Irrigated Area
- Lake
- Line of Sight Maintenance Area
- Existing Drainageway to be Retained/Modified
- Wetland to be Restored
- 25' Golf Course/Buffer Setback
- Golf Shelter and Pump House

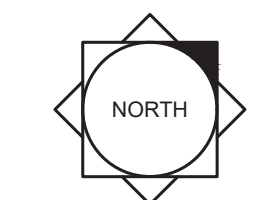
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Hobe Sound  
 Martin County, Florida

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9.29.2020	MRY	Formal submission
1.13.2021	MRY	Resubmittal



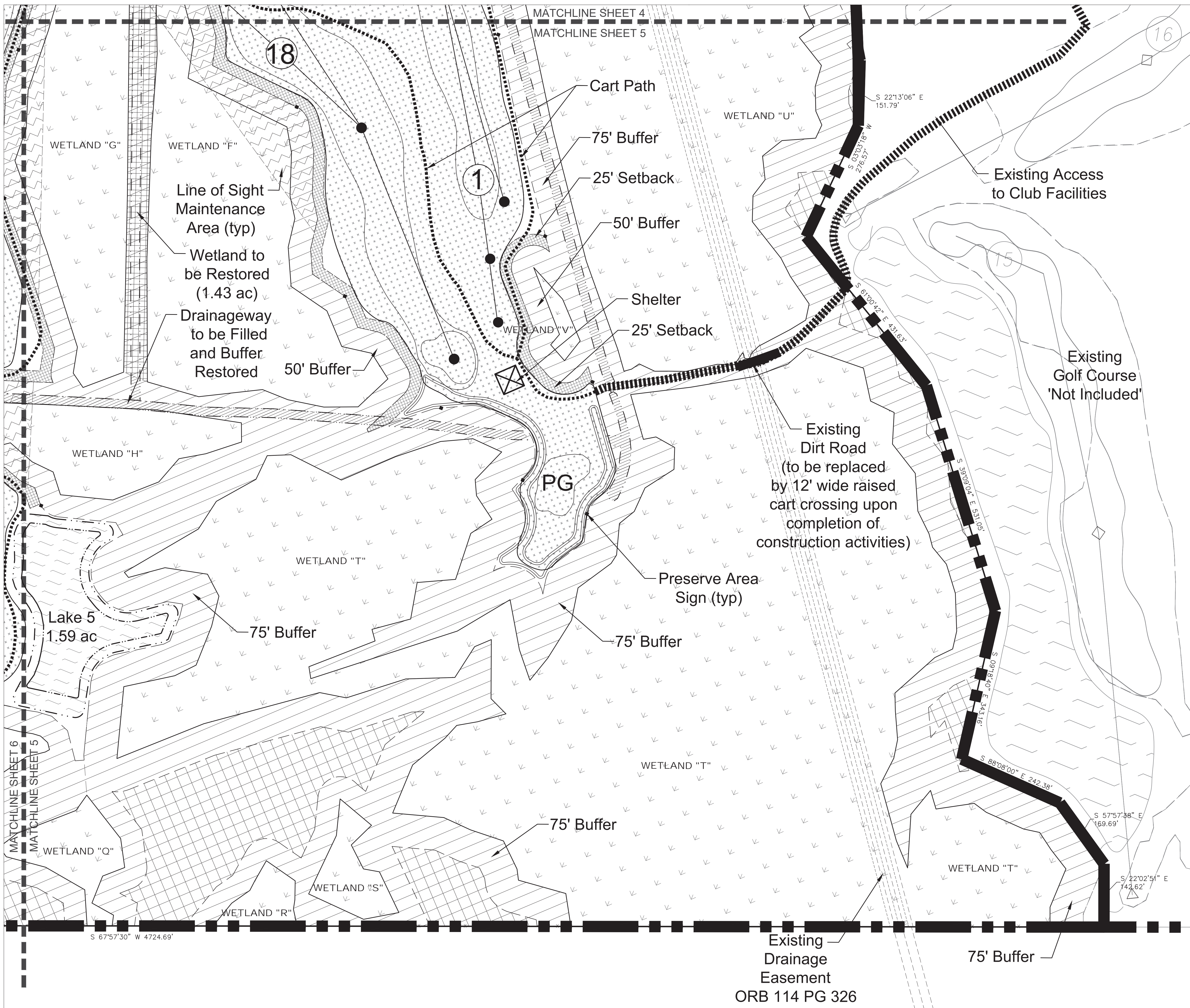
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REG # 1018  
 Thomas P. Lucido

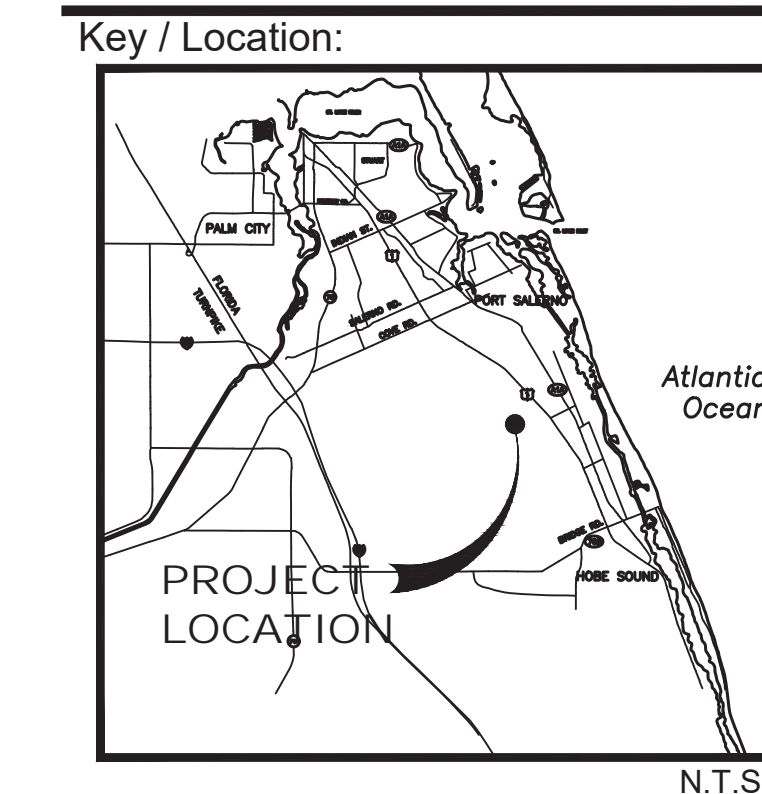
Designer	MRY	Sheet
Manager	MC	
Project Number	20-165	
Municipal Number	---	
Computer File		

**SP-6**

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Existing Drainage Easement  
 ORB 114 PG 326



Project Team:

Land Use Legend

-  Wetland Preserve
-  Upland Buffer Preserve
-  Upland Preserve
-  Golf Irrigated Area
-  Lake
-  Line of Sight Maintenance Area
-  Existing Drainageway to be Retained/Modified
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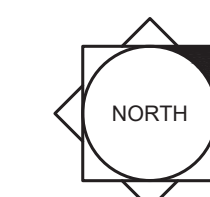
**McArthur  
Golf Club**

Hobe Sound  
Martin County, Florida


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Date	By	Description
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1.13.2021	MRY	Resubmittal



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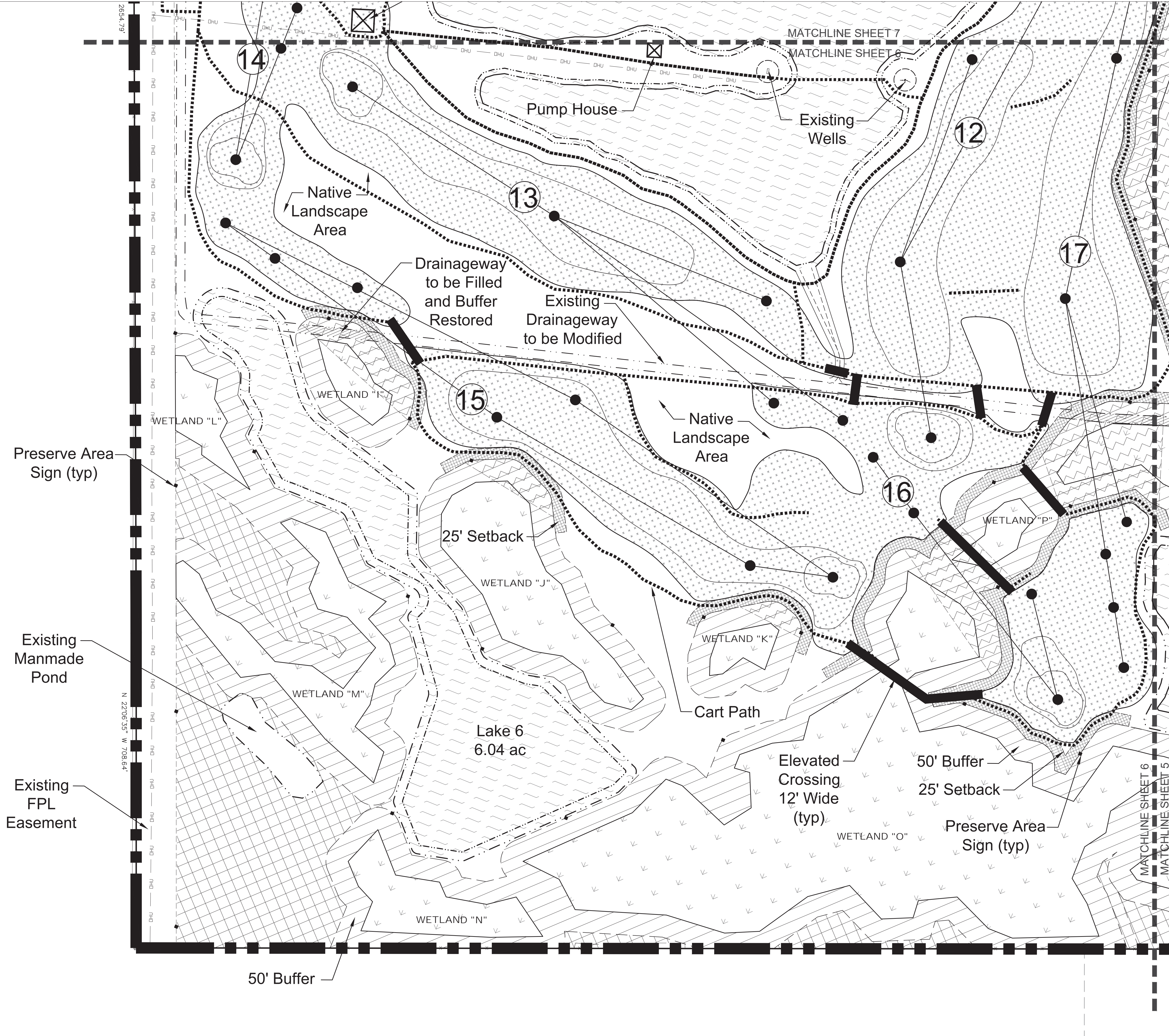


REG # 1018  
Thomas P. Lucido

Designer	MRY	Sheet
Manager	MC	
Project Number	20-165	
Municipal Number	---	
Computer File		

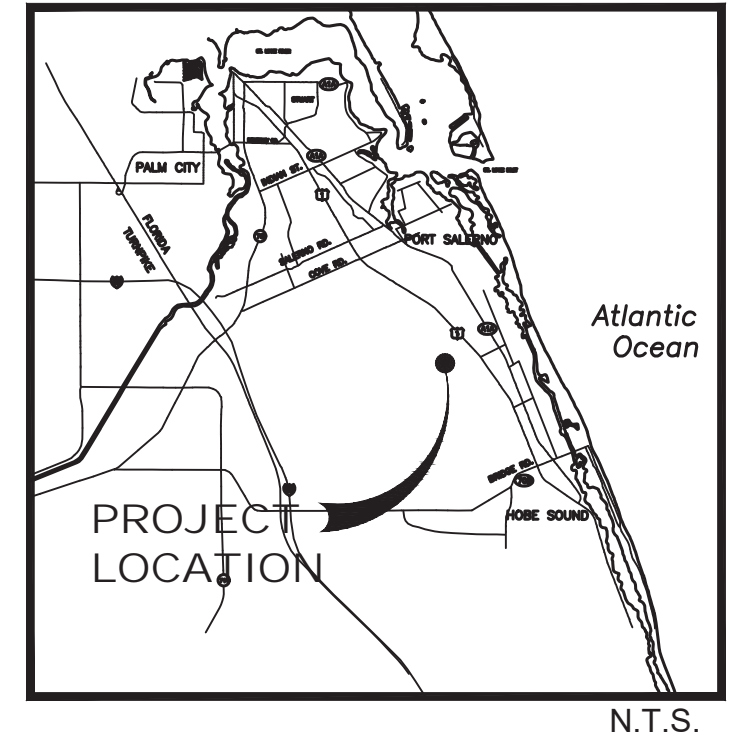
**SP-7**

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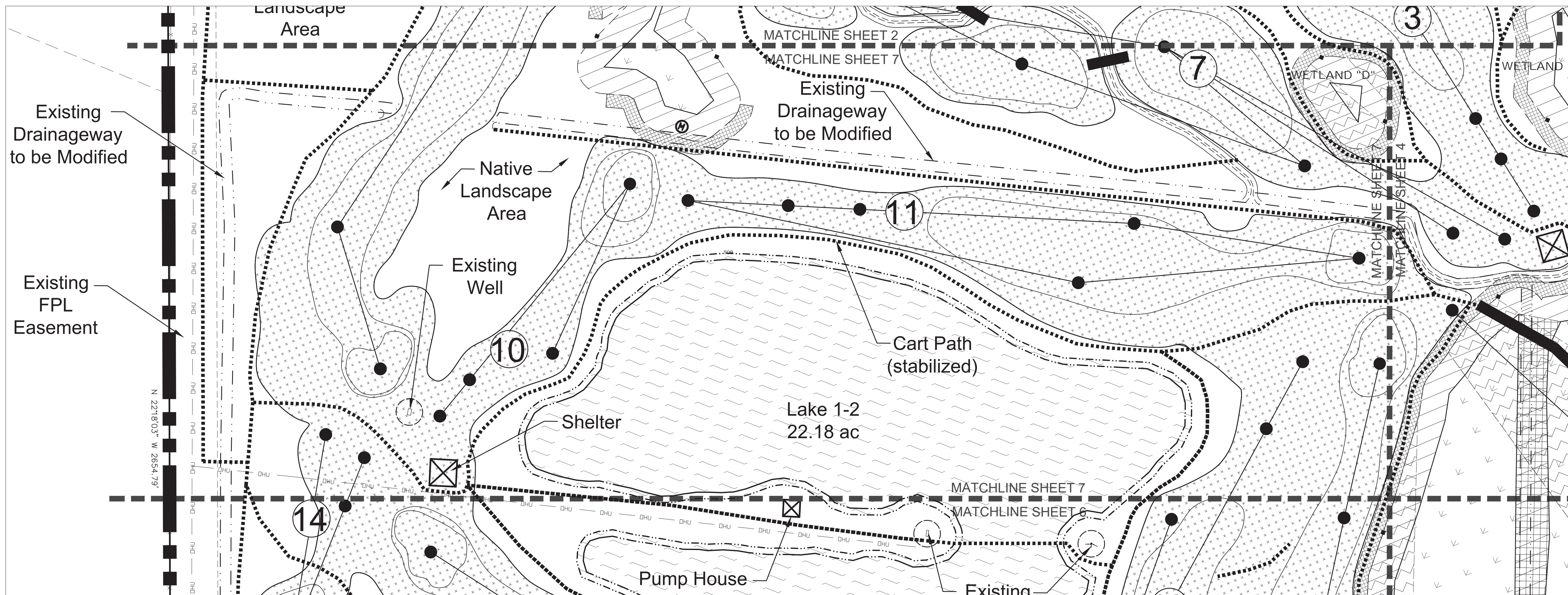
Key / Location:



Project Team:

Land Use Legend

-  Wetland Preserve
-  Upland Buffer Preserve
-  Upland Preserve
-  Golf Irrigated Area
-  Lake
-  Line of Sight Maintenance Area
-  Existing Drainageway to be Retained/Modified
-  Wetland to be Restored
-  25' Golf Course/Buffer Setback
-  Golf Shelter and Pump House



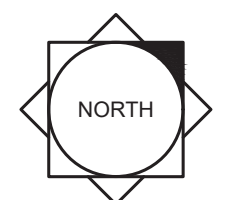
**McArthur Golf Club**

Hobe Sound  
Martin County, Florida


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September 9, 2020

Date	By	Description
9.29.2020	MRY	Formal submission
1.13.2021	MRY	Resubmittal



SCALE: 1" = 100'



  
 REG # 1018  
 Thomas P. Lucido

Designer: MRY  
 Manager: MC  
 Project Number: 20-165  
 Municipal Number: ---  
 Computer File: ---

**SP-8**

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