

# The Ranch PUD

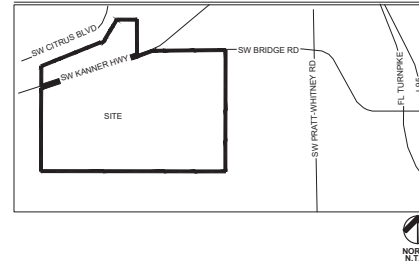
## Revised Master Site Plan

### Martin County, Florida

#### SHEET INDEX

COVER SHEET .....	MP-1
OVERALL MASTER PLAN .....	MP-2
MASTER PLAN .....	MP-3-MP-6
ROADWAY CROSS SECTIONS .....	MP-7-MP-8
BUFFER CROSS SECTIONS & DETAILS .....	MP-9
UPLAND PRESERVE AREA DIAGRAM .....	MP-10

#### LOCATION MAP



#### DEVELOPMENT TEAM

**OWNER / APPLICANT:**  
**JWA RANCH, LLC**  
 13401 OAKMEADE  
 PALM BEACH GARDENS, FL 33418

**LANDSCAPE ARCHITECT & PLANNER:**  
**URBAN DESIGN STUDIO**  
 610 CLEMATIS STREET, SUITE CU02  
 WEST PALM BEACH, FL 33401  
 (561) 366-1100

**ARCHITECT:**  
**SHOPE RENO WHARTON**  
 18 MARSHALL STREET STE 114  
 SOUTH NORWALK, CT 06854  
 (203) 852-7250

**SURVEYOR/ENVIRONMENTAL:**  
**GCY INCORPORATED**  
 1505 MARTIN HWY  
 PALM CITY, FL 34991  
 (800) 386-1066

**CIVIL ENGINEER/TRAFFIC:**  
**KIMLEY HORN**  
 1615 S CONGRESS AVE, STE 201  
 DELRAY BEACH, FL 33445  
 (561) 330-2345

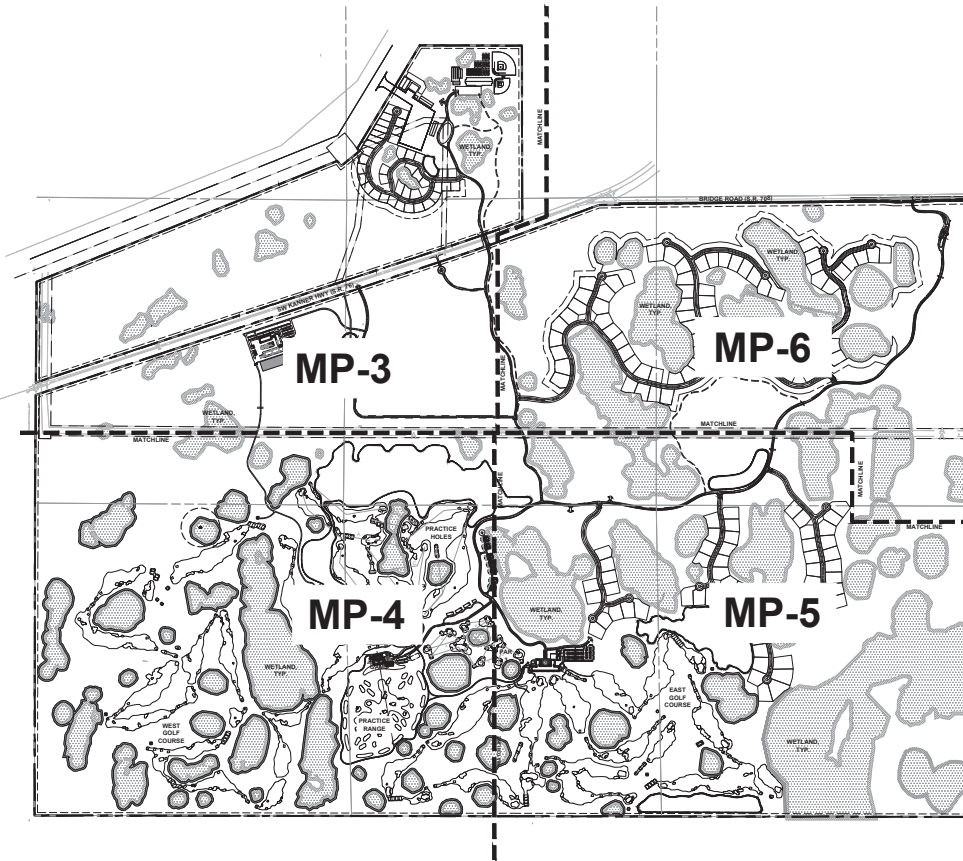
**GOLF DESIGNER:**  
**WHITMAN, AXLAND & CUTTEN**  
**GOLF COURSE ARCHITECTS**  
 64 BRANT RD SOUTH  
 CAMBRIDGE, ON, CANADA  
 (226) 750-3855

**urban design studio**

Urban Design  
 Land Planning  
 Landscape Architecture

610 Clematis Street, Suite CU02  
 West Palm Beach, FL 33401  
 561.366.1100 FAX: 561.366.1111  
 www.udsflo.com  
 #LA0001739

Copyright:  
 All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by or disclosed to any person, firm, or corporation without the written permission of the designer.



#### LAND USE SUMMARY

LAND USE TYPE	ACRES	% TOTAL
RESIDENTIAL LOTS	199.24	5%
COTTAGES	14.96	<1%
GOLF COURSE	255.13	6%
LOCAL AND SPINE ROADS	81.59	2%
LAKES	117.07	3%
LAKE BANKS (12')	8.38	<1%
RESIDENTIAL MULTI-SLIP DOCKING FACILITY	8.26	<1%
COMMUNITY AMENITIES & MAINTENANCE	80.80	2%
BUFFERS & LANDSCAPE AREA	1045.02	27%
BONAFIDE AGRICULTURE	1118.07	29%
WETLANDS	647.90	17%
UPLAND PRESERVE AREA	324.15	8%
<b>TOTALS:</b>	<b>3,900.57 AC</b>	<b>100%</b>

#### SITE AREA CALCULATIONS

<b>TOTAL SITE AREA:</b>	<b>3,900.57 AC</b>
<b>PERVIOUS AREA:</b>	<b>2,771.87 ACRES (71%)</b>
RESIDENTIAL LOTS:	99.82 ACRES
COTTAGES:	5.984 ACRES
GOLF COURSE:	229,617 ACRES
LOCAL & SPINE ROADS:	32,838 ACRES
COMMUNITY AMENITIES & MAINTENANCE:	20.2 ACRES
LAKE BANKS:	8.38 ACRES
BUFFERS & LANDSCAPE AREA:	1,045.02 ACRES
BONAFIDE AGRICULTURE:	324.15 ACRES
UPLAND PRESERVE AREA:	324.15 ACRES
<b>IMPERVIOUS AREA:</b>	<b>1,128.70 ACRES (29%)</b>
RESIDENTIAL LOTS:	99.82 ACRES
COTTAGES:	8.976 ACRES
GOLF COURSE:	25,513 ACRES
LOCAL & SPINE ROADS:	48,954 ACRES
COMMUNITY AMENITIES & MAINTENANCE:	60.6 ACRES
RESIDENTIAL MULTI-SLIP DOCKING FACILITY:	8.26 ACRES
LAKES:	117.07 ACRES
WETLANDS:	647.90 ACRES
BONAFIDE AGRICULTURE:	111.807 ACRES

#### OPEN SPACE DATA

<b>PROJECT AREA:</b>	<b>3,900.57 AC (100%)</b>
<b>REQUIRED OPEN SPACE:</b>	<b>2,730.40 (70%)</b>
<b>PROVIDED OPEN SPACE:</b>	<b>3,636.84 ACRES (93%)</b>
PERVIOUS AREA:	2,771.87 ACRES (71%)
WETLANDS:	647.90 ACRES (17%)
LAKES:	117.07 ACRES (3%)

#### OVERALL SITE DATA

<b>FUTURE LAND USE:</b>	RURAL LIFESTYLE
<b>EXISTING ZONING:</b>	PIUD
<b>TOTAL SITE AREA:</b>	3,902.84 AC
<b>RIGHT OF WAY DEDICATION:</b>	2.07 AC
<b>NET REMAINING SITE AREA:</b>	3,900.57 AC
<b>RESIDENTIAL UNITS:</b>	175 SINGLE FAMILY LOTS
<b>GROSS DENSITY PROVIDED:</b>	0.04 UNITS PER ACRE

**EXISTING USE:** AGRICULTURAL

**PROPOSED USE:** BONAFIDE AGRICULTURE, 175-SINGLE FAMILY LOTS, (2) 18-HOLE CHAMPIONSHIP GOLF COURSES, WORLD CLASS PRACTICE FACILITY, UP TO (80) GOLF COTTAGES, RECREATION & ACCESSORY USES, RESIDENTIAL MULTI-SLIP DOCKING FACILITY, MAINTENANCE FACILITIES, SUPPORTING ROADS, UTILITIES & DRAINAGE INFRASTRUCTURE

#### DENSITY CALCULATIONS

<b>PERMITTED DENSITY:</b>	179 UNITS
3,253.07 @ 1 UNIT / 20 ACRES = 163 UNITS	
647.90 @ 1 UNIT / 40 ACRES = 16 UNITS	
<b>PROPOSED UNITS:</b>	<b>175 UNITS</b>

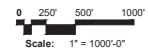
#### GENERAL NOTES

- 1) BASE SURVEY FILE PROVIDED FROM GCY INCORPORATED DATED OCTOBER, 2021.
- 2) WETLAND DELINEATION MAP PROVIDED BY EDC DATED 02/28/2024.
- 3) FOR PRESERVE AREA DATA TABLE SEE UPLAND PRESERVE AREA DIAGRAM, SHEET MP-10.

**The Ranch PUD**  
 Martin County, FL  
 Revised Master Plan-Cover Sheet



NORTH



Date: 04/09/2023  
 Project No.: 21-124.000  
 Designed By: RDLMB  
 Drawn By: LMB  
 Checked By: RD

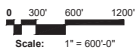
**Revision Dates:**

08/15/2023	RESUBMITTAL
09/06/2023	RESUBMITTAL
09/10/2024	RESUBMITTAL
09/27/2024	RESUBMITTAL
09/29/2024	RESUBMITTAL
09/25/2024	RESUBMITTAL
10/08/2024	RESUBMITTAL

**MP-1**  
 of 10



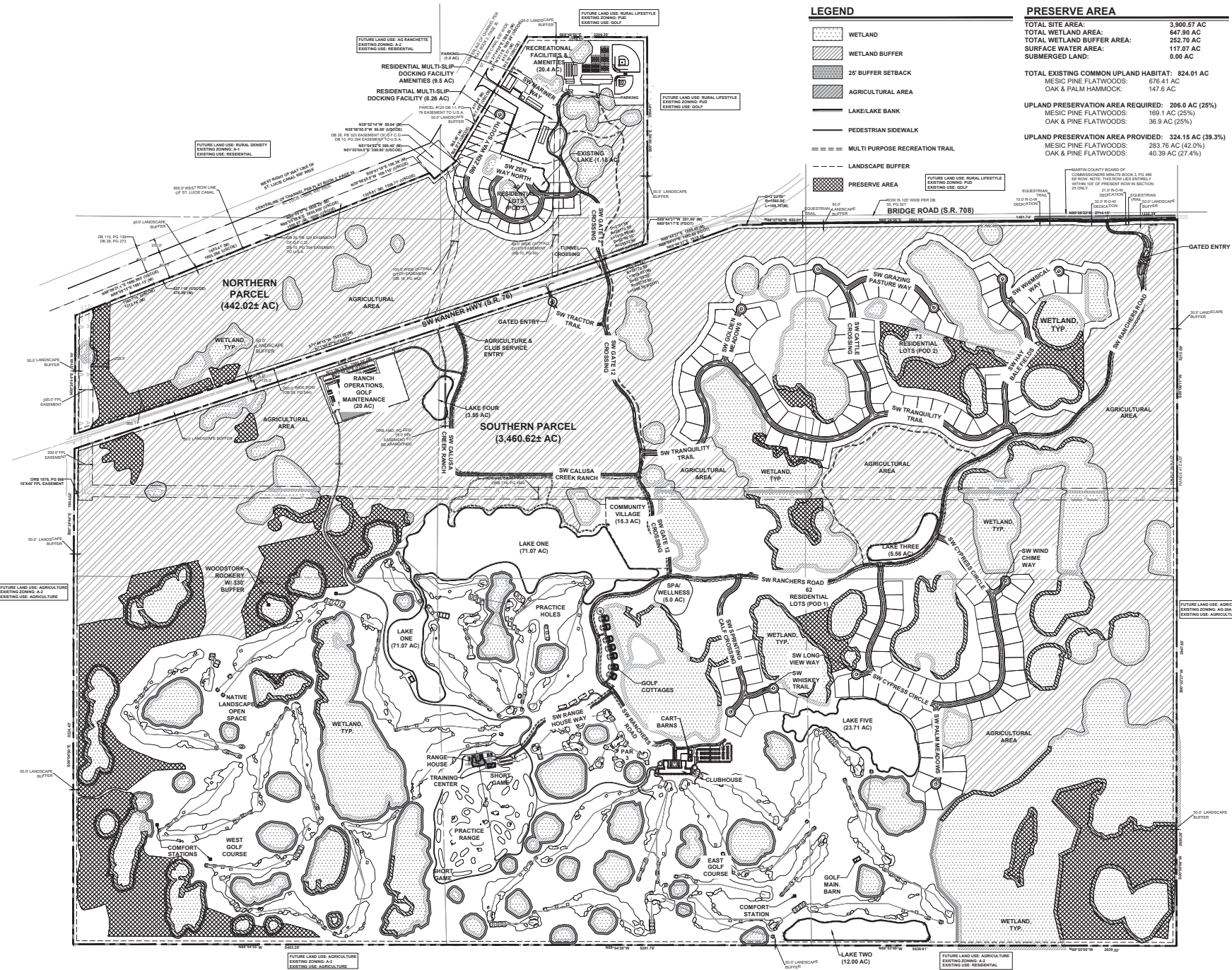
NORTH



Date: 04/09/2023  
Project No.: 21-124.000  
Designed By: RDLMB  
Drawn By: LAMB  
Checked By: RD

**Revision Dates:**

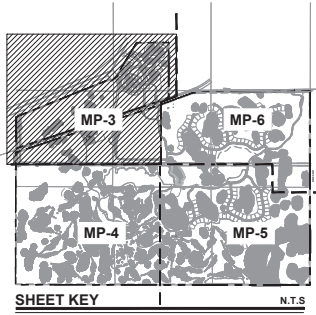
08/15/2023	RESUBMITTAL
09/05/2023	RESUBMITTAL
09/12/2023	RESUBMITTAL
09/27/2023	RESUBMITTAL
10/02/2023	RESUBMITTAL
10/23/2023	RESUBMITTAL
10/26/2023	RESUBMITTAL
10/26/2023	RESUBMITTAL



**PRESERVE AREA**

TOTAL SITE AREA:	3,900.57 AC
TOTAL WETLAND AREA:	647.90 AC
TOTAL WETLAND BUFFER AREA:	252.70 AC
SURFACE WATER AREA:	117.07 AC
SUBMERGED LAND:	0.00 AC
<b>TOTAL EXISTING COMMON UPLAND HABITAT: 324.01 AC</b>	
OAK & PALM HAMMOCK:	676.41 AC
MESIC PINE FLATWOODS:	147.6 AC
<b>UPLAND PRESERVATION AREA REQUIRED: 206.0 AC (25%)</b>	
MESIC PINE FLATWOODS:	169.1 AC (25%)
OAK & PINE FLATWOODS:	36.9 AC (25%)
<b>UPLAND PRESERVATION AREA PROVIDED: 324.15 AC (38.3%)</b>	
MESIC PINE FLATWOODS:	283.76 AC (42.0%)
OAK & PINE FLATWOODS:	40.39 AC (27.4%)

- LEGEND**
- WETLAND
  - WETLAND BUFFER
  - 25' BUFFER SETBACK
  - AGRICULTURAL AREA
  - LAKE/LAKE BANK
  - PEDESTRIAN SIDEWALK
  - MULTI PURPOSE RECREATION TRAIL
  - LANDSCAPE BUFFER
  - PRESERVE AREA

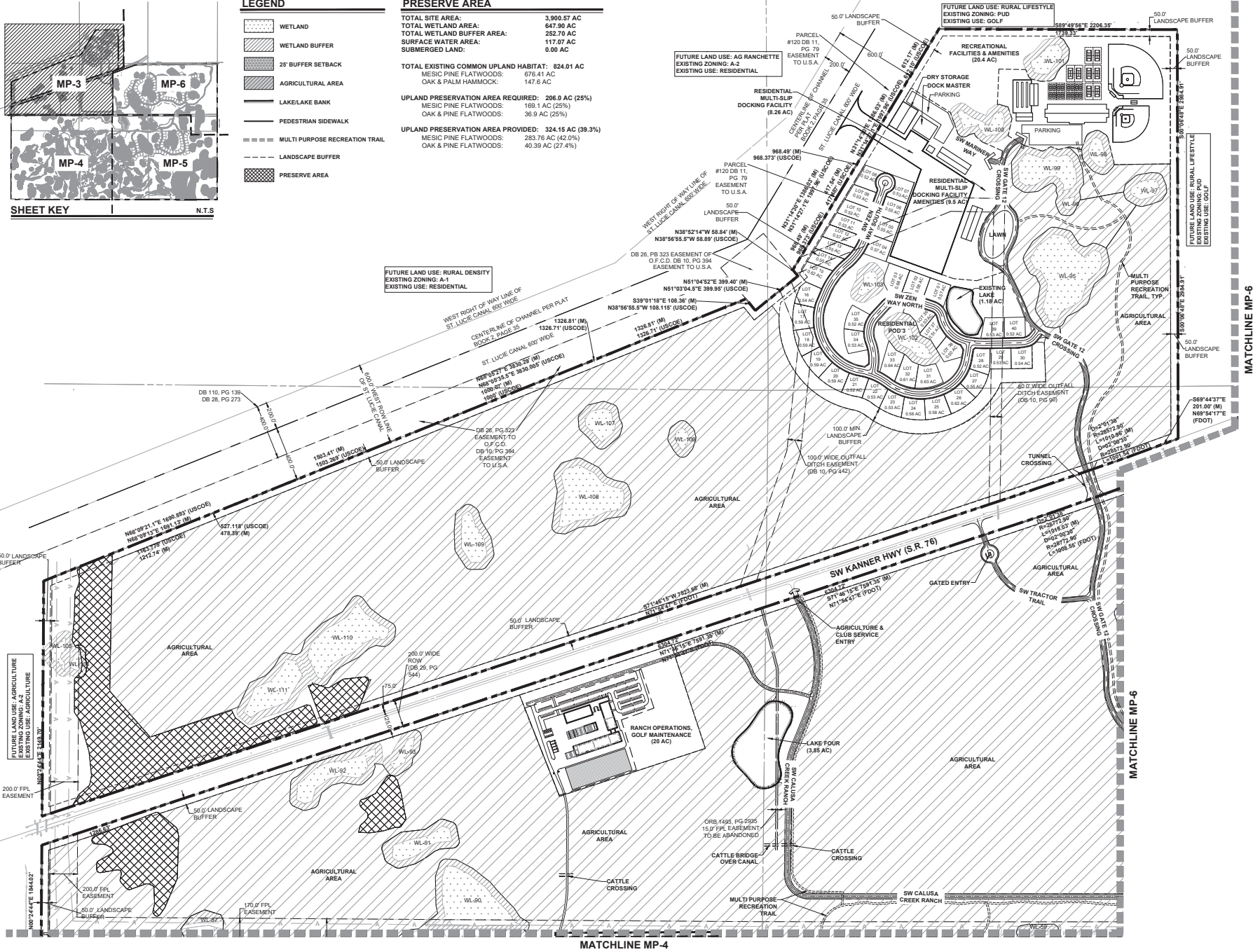


**LEGEND**

- WETLAND
- WETLAND BUFFER
- 25' BUFFER SETBACK
- AGRICULTURAL AREA
- LAKE/LAKE BANK
- PEDESTRIAN SIDEWALK
- MULTI PURPOSE RECREATION TRAIL
- LANDSCAPE BUFFER
- PRESERVE AREA

**PRESERVE AREA**

TOTAL SITE AREA:	3,905.57 AC
TOTAL WETLAND AREA:	647.90 AC
TOTAL WETLAND BUFFER AREA:	252.70 AC
SURFACE WATER AREA:	117.07 AC
SUBMERGED LAND:	0.00 AC
<b>TOTAL EXISTING COMMON UPLAND HABITAT: 824.01 AC</b>	
MESIC PINE FLATWOODS:	676.41 AC
OAK & PALM HAMMOCK:	147.6 AC
<b>UPLAND PRESERVATION AREA REQUIRED: 296.6 AC (28%)</b>	
MESIC PINE FLATWOODS:	169.1 AC (25%)
OAK & PINE FLATWOODS:	36.9 AC (25%)
<b>UPLAND PRESERVATION AREA PROVIDED: 324.15 AC (39.3%)</b>	
MESIC PINE FLATWOODS:	283.76 AC (42.0%)
OAK & PINE FLATWOODS:	40.39 AC (27.4%)

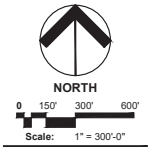


**Urban Design  
Land Planning  
Landscape Architecture**

610 Clematis Street, Suite CU02  
West Palm Beach, FL 33401  
561.366.1100 FAX: 561.366.1111  
www.udsforlda.com  
#LA0001739

Copyright: All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

**The Ranch PUD**  
Martin County, FL  
Revised Master Plan



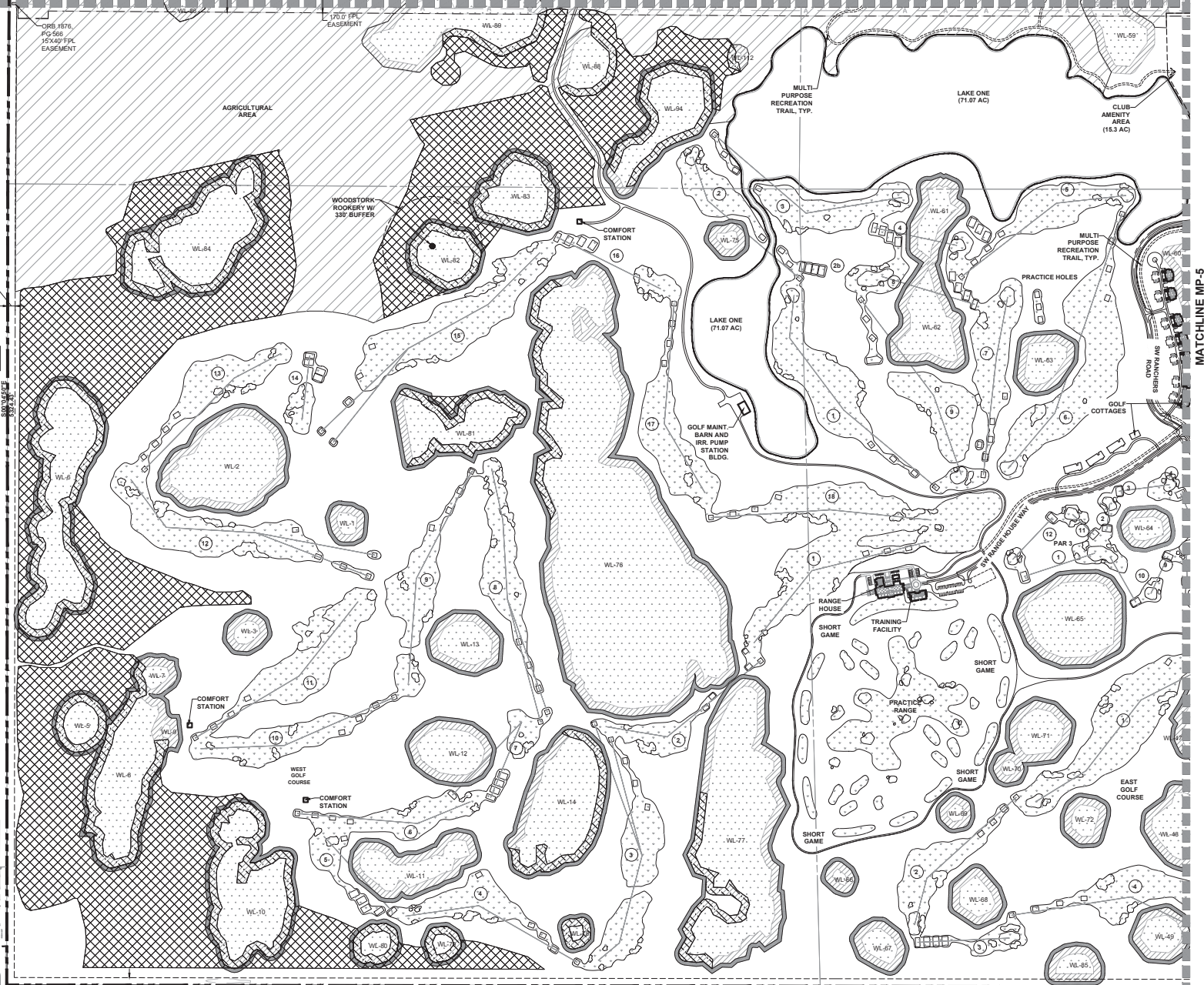
Date: 04/09/2023  
Project No.: 21-124.000  
Designed By: RDLMB  
Drawn By: LMB  
Checked By: RD

**Revision Dates:**

08/15/2023	RESUBMITTAL
09/06/2023	RESUBMITTAL
03/01/2024	RESUBMITTAL
03/27/2024	RESUBMITTAL
05/02/2024	RESUBMITTAL
05/23/2024	RESUBMITTAL
06/20/2024	RESUBMITTAL
10/08/2024	RESUBMITTAL

**MP-3**  
of 10

MATCHLINE MP-3



FUTURE LAND USE: AGRICULTURE  
EXISTING ZONING: A-2  
EXISTING USE: AGRICULTURE

**PRESERVE AREA**

TOTAL SITE AREA: 3,900.57 AC  
TOTAL WETLAND AREA: 647.90 AC  
TOTAL WETLAND BUFFER AREA: 252.70 AC  
SURFACE WATER AREA: 117.07 AC  
SUBMERGED LAND: 0.00 AC

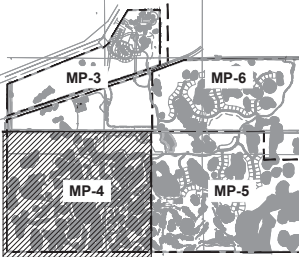
TOTAL EXISTING COMMON UPLAND HABITAT: 824.01 AC  
MESIC PINE FLATWOODS: 676.41 AC  
OAK & PALM HAMMOCK: 147.6 AC

UPLAND PRESERVATION AREA REQUIRED: 206.0 AC (25%)  
MESIC PINE FLATWOODS: 189.1 AC (25%)  
OAK & PINE FLATWOODS: 36.9 AC (25%)

UPLAND PRESERVATION AREA PROVIDED: 324.15 AC (39.3%)  
MESIC PINE FLATWOODS: 283.76 AC (42.6%)  
OAK & PINE FLATWOODS: 40.39 AC (27.4%)

**LEGEND**

- WETLAND
- WETLAND BUFFER
- 25' BUFFER SETBACK
- AGRICULTURAL AREA
- LAKE/LAKE BANK
- PEDESTRIAN SIDEWALK
- MULTI PURPOSE RECREATION TRAIL
- LANDSCAPE BUFFER
- PRESERVE AREA



SHEET KEY N.T.S.

FUTURE LAND USE: AGRICULTURE  
EXISTING ZONING: A-2  
EXISTING USE: AGRICULTURE

MATCHLINE MP-5

## The Ranch PUD

Martin County, FL  
Revised Master Plan



NORTH  
0 150' 300' 600'  
Scale: 1" = 300'-0"

Date: 04/09/2023  
Project No.: 21-124.000  
Designed By: RDLMB  
Drawn By: LAMB  
Checked By: RD

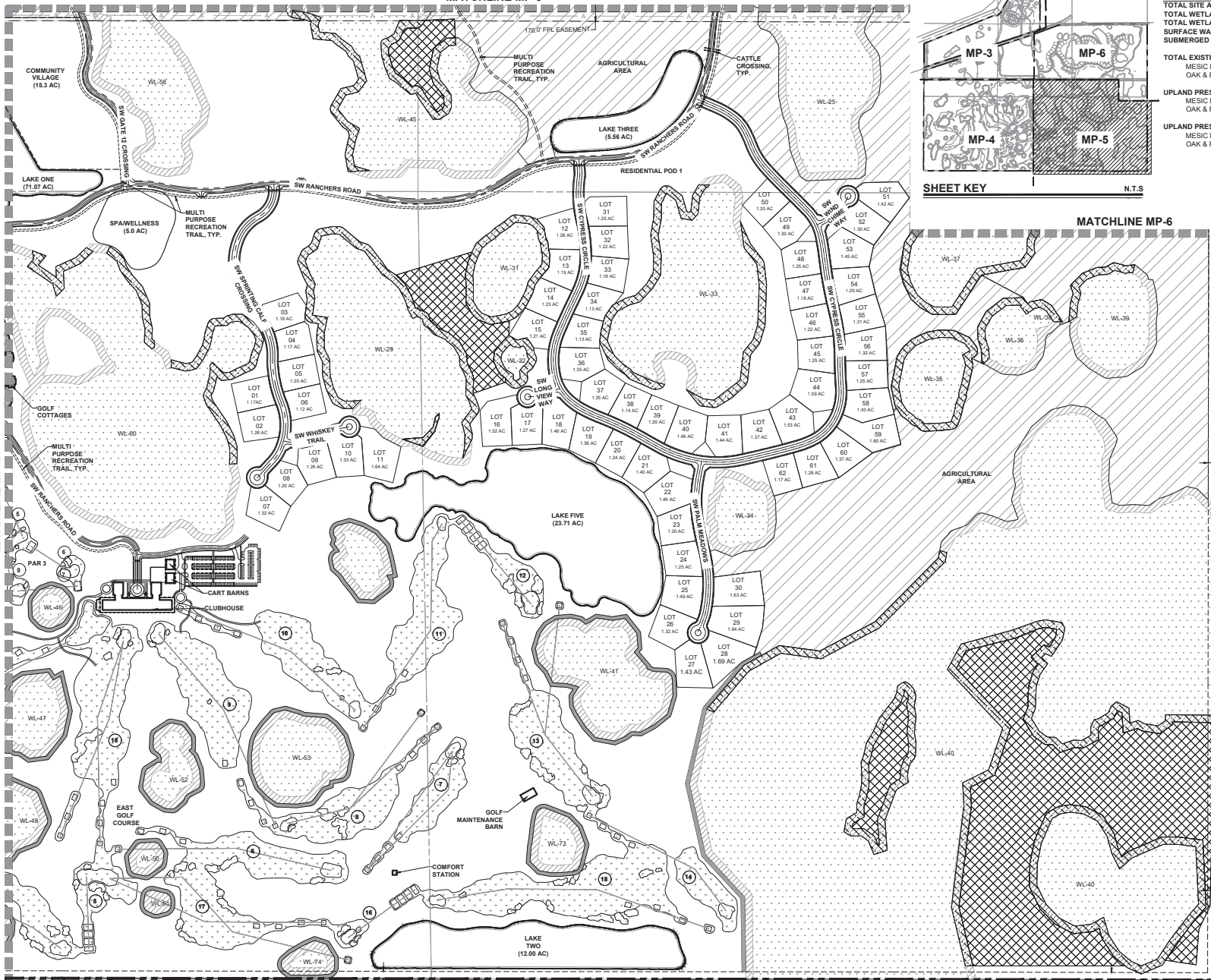
**Revision Dates:**

08/15/2023	RESUBMITTAL
09/05/2023	RESUBMITTAL
09/12/2023	RESUBMITTAL
09/27/2023	RESUBMITTAL
10/02/2023	RESUBMITTAL
09/25/2024	RESUBMITTAL
10/06/2024	RESUBMITTAL

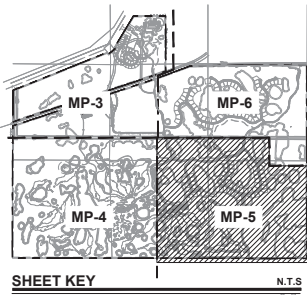
## MP-4

of 10

MATCHLINE MP-6



PRESERVE AREA	
TOTAL SITE AREA:	3,906.57 AC
TOTAL WETLAND AREA:	647.90 AC
TOTAL WETLAND BUFFER AREA:	252.70 AC
SURFACE WATER AREA:	117.07 AC
SUBMERGED LAND:	0.00 AC
TOTAL EXISTING COMMON UPLAND HABITAT: 824.01 AC	
MESIC PINE FLATWOODS:	675.41 AC
OAK & PALM HAMMOCK:	148.60 AC
UPLAND PRESERVATION AREA REQUIRED: 206.6 AC (25%)	
MESIC PINE FLATWOODS:	169.1 AC (25%)
OAK & PINE FLATWOODS:	36.9 AC (25%)
UPLAND PRESERVATION AREA PROVIDED: 324.15 AC (39.3%)	
MESIC PINE FLATWOODS:	283.76 AC (42.0%)
OAK & PINE FLATWOODS:	40.39 AC (27.4%)



SHEET KEY N.T.S.

MATCHLINE MP-6

LEGEND

- WETLAND
- WETLAND BUFFER
- 25' BUFFER SETBACK
- AGRICULTURAL AREA
- LAKE/LAKE BANK
- PEDESTRIAN SIDEWALK
- MULTI PURPOSE RECREATION TRAIL
- LANDSCAPE BUFFER
- PRESERVE AREA

FUTURE LAND USE: AGRICULTURE  
 EXISTING ZONING: AG-20A  
 EXISTING USE: AGRICULTURE

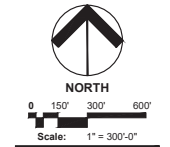
**urban design studio**

Urban Design  
 Land Planning  
 Landscape Architecture

910 Clematis Street, Suite CU02  
 West Palm Beach, FL 33401  
 561.366.1100 FAX: 561.366.1111  
 www.udsfordesign.com  
 #LA0001739

Copyright: All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

**The Ranch PUD**  
 Martin County, FL  
 Revised Master Plan



Date:	04/09/2023
Project No.:	21-124.000
Designed By:	RD/LMB
Drawn By:	LMB
Checked By:	RD
<b>Revision Dates:</b>	
08/10/2023	RESUBMITTAL
09/06/2023	RESUBMITTAL
09/13/2023	RESUBMITTAL
09/27/2023	RESUBMITTAL
09/28/2023	RESUBMITTAL
09/28/2023	RESUBMITTAL
09/28/2023	RESUBMITTAL
10/06/2023	RESUBMITTAL

**MP-5**  
 of 10

FUTURE LAND USE: AGRICULTURE  
 EXISTING ZONING: A-2  
 EXISTING USE: RESIDENTIAL

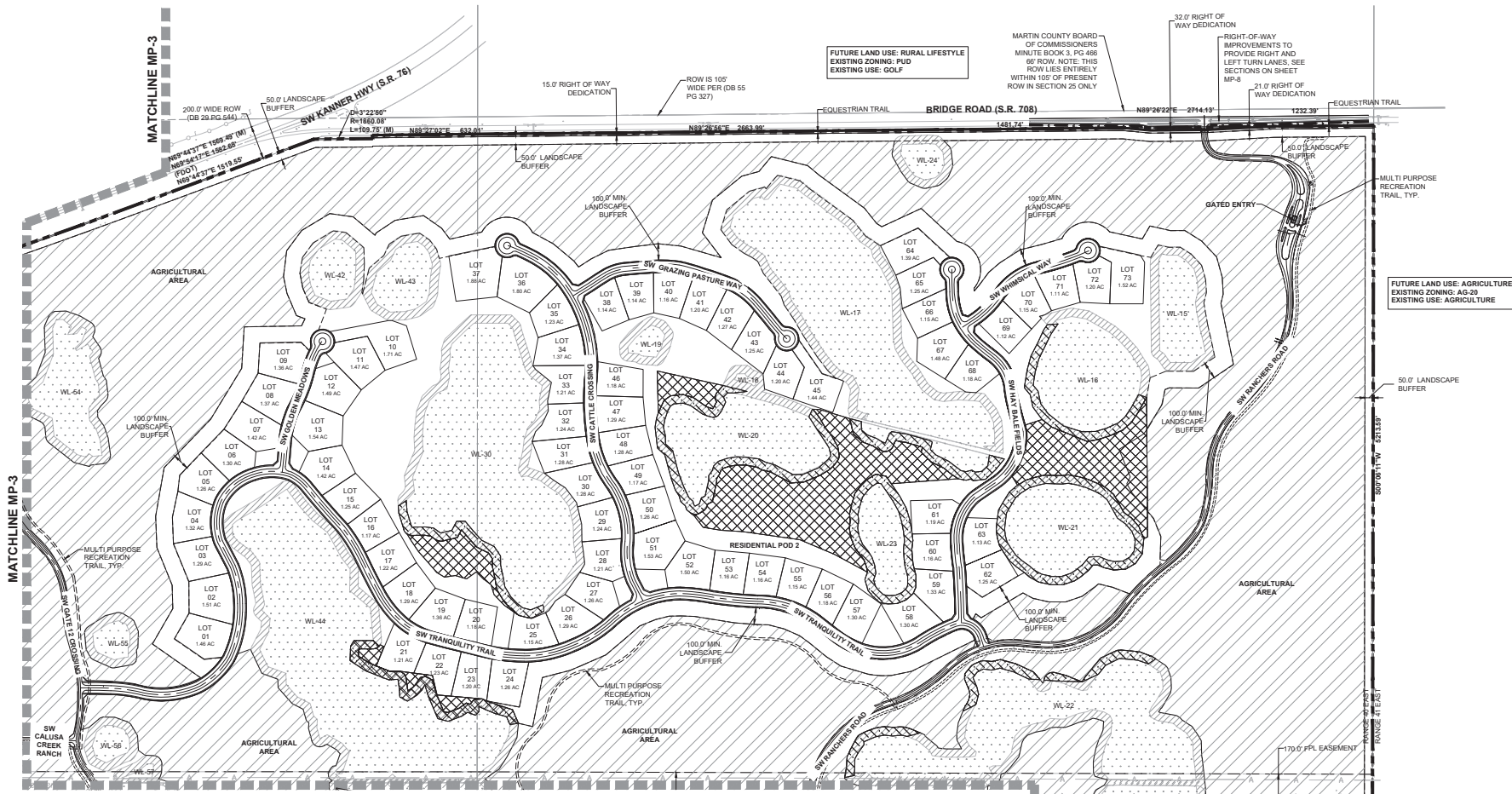
N89°54'28" W 5281.73'

50.0' LANDSCAPE BUFFER

N89°53'45" W 5638.61'

N89°53'00" W 2638.52'

50.0' LANDSCAPE BUFFER



MATCHLINE MP-3

MATCHLINE MP-3

MATCHLINE MP-5

MATCHLINE MP-5

MATCHLINE MP-5

**PRESERVE AREA**

TOTAL SITE AREA:	3,900.57 AC
TOTAL WETLAND AREA:	647.90 AC
TOTAL WETLAND BUFFER AREA:	252.70 AC
SURFACE WATER AREA:	117.07 AC
SUBMERGED LAND:	0.00 AC

**TOTAL EXISTING COMMON UPLAND HABITAT: 824.01 AC**

MESIC PINE FLATWOODS:	676.41 AC
OAK & PALM HAMMOCK:	147.6 AC

**UPLAND PRESERVATION AREA REQUIRED: 206.0 AC (25%)**

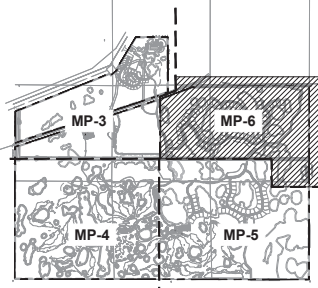
MESIC PINE FLATWOODS:	169.1 AC (25%)
OAK & PINE FLATWOODS:	36.9 AC (25%)

**UPLAND PRESERVATION AREA PROVIDED: 324.15 AC (39.3%)**

MESIC PINE FLATWOODS:	283.76 AC (42.2%)
OAK & PINE FLATWOODS:	40.39 AC (27.4%)

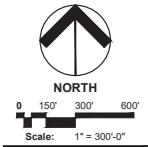
**LEGEND**

	WETLAND
	WETLAND BUFFER
	25' BUFFER SETBACK
	AGRICULTURAL AREA
	LAKE/LAKE BANK
	PEDESTRIAN SIDEWALK
	MULTI PURPOSE RECREATION TRAIL
	LANDSCAPE BUFFER
	PRESERVE AREA



SHEET KEY N.T.S.

**The Ranch PUD**  
Martin County, FL  
Revised Master Plan

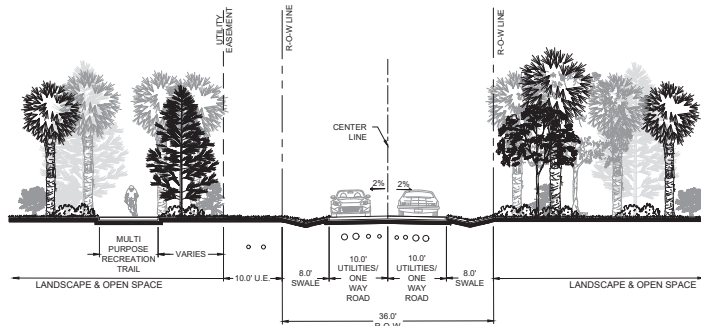


Date: 04/06/2023  
Project No.: 21-124.000  
Designed By: RDLMB  
Drawn By: LMB  
Checked By: RD

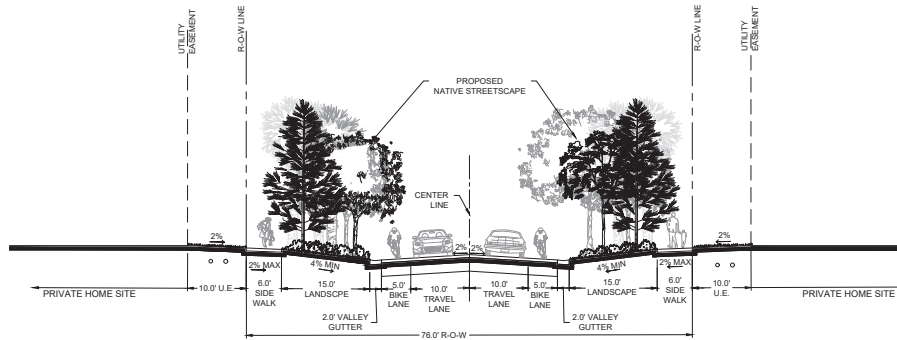
**Revision Dates:**

08/15/2023	RESUBMITTAL
09/06/2023	RESUBMITTAL
09/10/2023	RESUBMITTAL
09/27/2023	RESUBMITTAL
09/28/2023	RESUBMITTAL
09/29/2023	RESUBMITTAL
10/06/2023	RESUBMITTAL

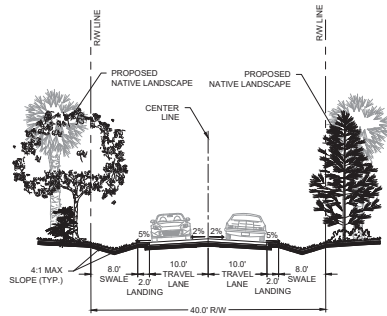
**MP-6**  
of 10



SPINE ROAD CROSS SECTION  
SCALE: 1"=10'



RESIDENTIAL ROAD CROSS SECTION  
SCALE: 1"=10'



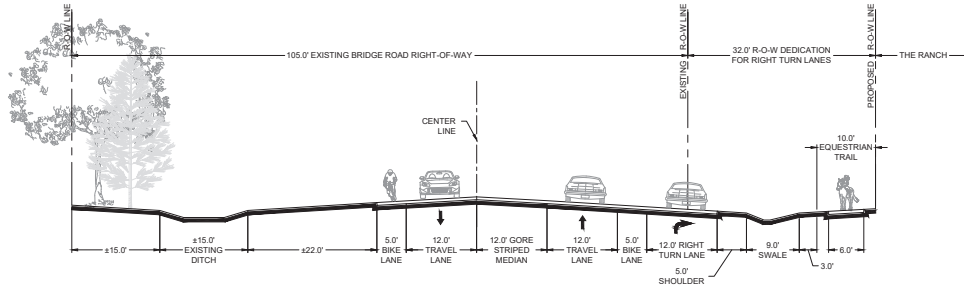
SERVICE ROAD CROSS SECTION  
SCALE: 1"=10'



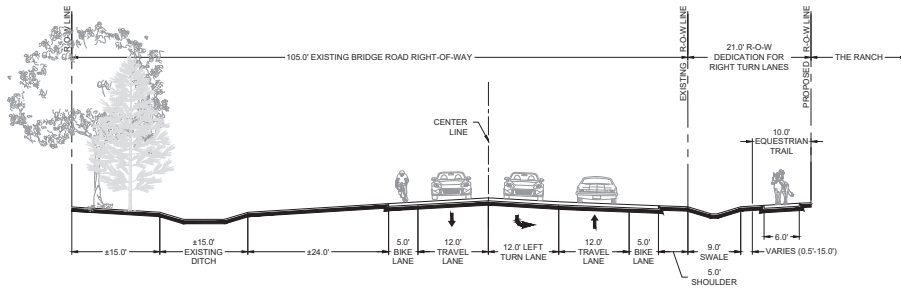
MULTI-PURPOSE RECREATION TRAIL CROSS SECTION  
SCALE: 1"=10'

NOTE: MULTI-PURPOSE TRAIL SURFACE SHALL BE FIRM AND STABLE CRUSHED ROCK OR ASPHALT; SLOPE TO DRAIN, MAX 2%.

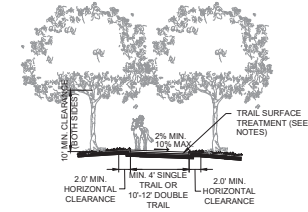
Revision Dates:	
08/15/2023	RESUBMITTAL
09/05/2023	RESUBMITTAL
09/10/2023	RESUBMITTAL
09/27/2023	RESUBMITTAL
09/29/2023	RESUBMITTAL
09/29/2023	RESUBMITTAL
10/06/2023	RESUBMITTAL



BRIDGE ROAD LOOKING EASTBOUND RIGHT TURN LANE SECTION  
SCALE: 1"=10'



BRIDGE ROAD LOOKING WEST BOUND LEFT TURN LANE SECTION  
SCALE: 1"=10'



EQUESTRIAN TRAIL CROSS SECTION  
SCALE: 1"=10'

**GENERAL NOTES:**

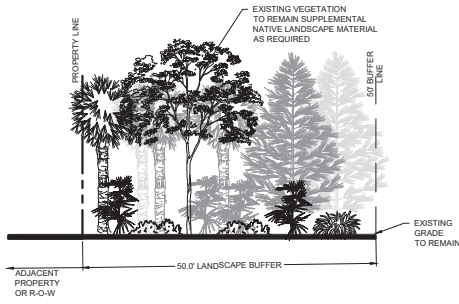
1. ACCEPTABLE SURFACE TREATMENTS FOR EQUESTRIAN TRAILS INCLUDE SEED & MULCH, CRUSHED COQUINA, OR NATURAL EARTH.
2. CLEARANCE FROM VEGETATION & OBSTRUCTIONS SHALL BE 2 FEET ON EACH SIDE OF THE TRAIL.
3. A VERTICAL CLEARANCE OF 10' MINIMUM FROM VEGETATION & OBSTRUCTIONS SHALL BE MAINTAINED.
4. ALL REPAIR, REPLACEMENT, AND BROKEN GLASS REMOVAL SHALL BE PERFORMED AS SOON AS POSSIBLE.

**SPECIFIC TRAILS CRITERIA FOR MAINTAINING AGENCY:**

**MEDIUM TRAILS**

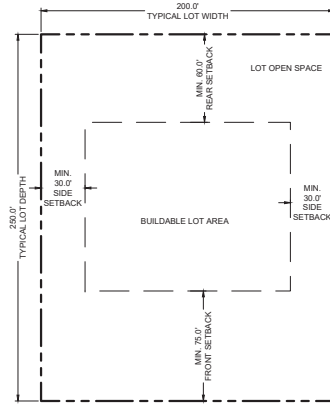
- A. SURFACES HAVE MINIMAL TRIP FACTORS
- B. MULCH OR SHELL ROCK IS ADEQUATE.
- C. THERE IS MINIMAL TREE OR SHRUB ENCROACHMENT.
- D. EROSION AND/OR WASHOUTS ARE REPAIRED.
- E. MISSING AND/OR DAMAGED SIGNS ARE REPLACED/REPAIRED.
- F. LITTER IS COLLECTED AT LEAST TWICE WEEKLY; BROKEN GLASS REMOVED.





**50' LANDSCAPE BUFFER**  
SCALE: 1"=10'

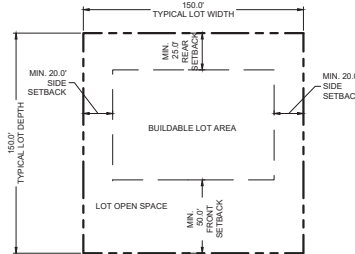
NOTES:  
INTENTION OF LANDSCAPE BUFFER TO MAINTAIN EXISTING VEGETATION AND VIEW SHEDS INTO SITE.  
ADDITIONAL NATIVE LANDSCAPING TO BE PROVIDED WHERE ADDITIONAL SCREENING DEEMED NECESSARY.



**TYPICAL LOT DETAIL (POD 1 & POD 2)**  
SCALE: 1"=40'

\* ACTUAL LOT SIZES VARY, SEE PLAN.  
MINIMUM SETBACK DIMENSIONS APPLY  
TO ALL LOTS IN POD 1 & POD 2.

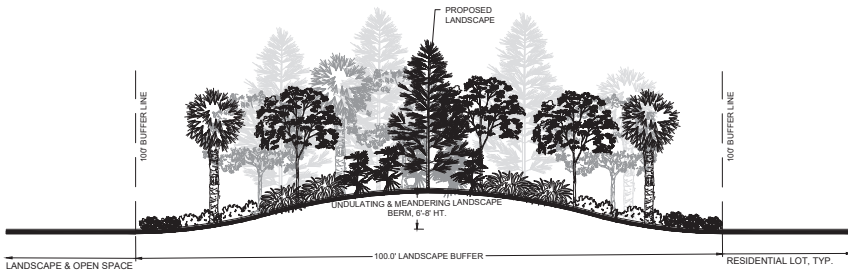
**TYPICAL LOT BREAKDOWN:**  
TYPICAL LOT AREA: 50,000 SF  
BUILDABLE LOT AREA: 16,100 SF (32%)  
LOT OPEN SPACE: 33,900 SF (68%)



**TYPICAL LOT DETAIL (POD 3)**  
SCALE: 1"=40'






\* ACTUAL LOT SIZES VARY, SEE PLAN.  
MINIMUM SETBACK DIMENSIONS APPLY  
TO ALL LOTS IN POD 3.

**TYPICAL LOT BREAKDOWN:**  
TYPICAL LOT AREA: 22,500 SF  
BUILDABLE LOT AREA: 8,250 SF (37%)  
LOT OPEN SPACE: 14,250 SF (63%)



**100' LANDSCAPE BUFFER**  
SCALE: 1"=10'

**LEGEND**

-  EXISTING MESIC PINE FLATWOODS (876.41 AC)
-  EXISTING OAK & PALM HAMMOCK (147.6 AC)
-  UPLAND HABITAT PRESERVE AREA
-  WETLAND BUFFER (282.70 AC)
-  WETLAND BUFFER UPLAND HABITAT PRESERVE AREA (94.4 AC)

**PRESERVE AREA DATA:**

TOTAL SITE AREA: 3,900.57 AC  
 TOTAL WETLAND AREA: 647.90 AC  
 TOTAL WETLAND BUFFER AREA: 252.70 AC  
 SURFACE WATER AREA: 117.07 AC  
 SUBMERGED LAND: 0.00 AC

TOTAL EXISTING COMMON UPLAND HABITAT: 824.01 AC  
 MESIC PINE FLATWOODS: 676.41 AC  
 OAK & PALM HAMMOCK: 147.6 AC

UPLAND PRESERVATION AREA REQUIRED: 206.0 AC (25%)  
 MESIC PINE FLATWOODS: 169.1 AC (25%)  
 OAK & PINE FLATWOODS: 36.9 AC (25%)

UPLAND PRESERVATION AREA PROVIDED: 324.15 AC (39.3%)  
 MESIC PINE FLATWOODS: 283.76 AC (42.0%)  
 OAK & PINE FLATWOODS: 40.39 AC (27.4%)

**EXISTING UPLAND HABITAT ASSOCIATED WITH RESIDENTIAL DEVELOPMENT**

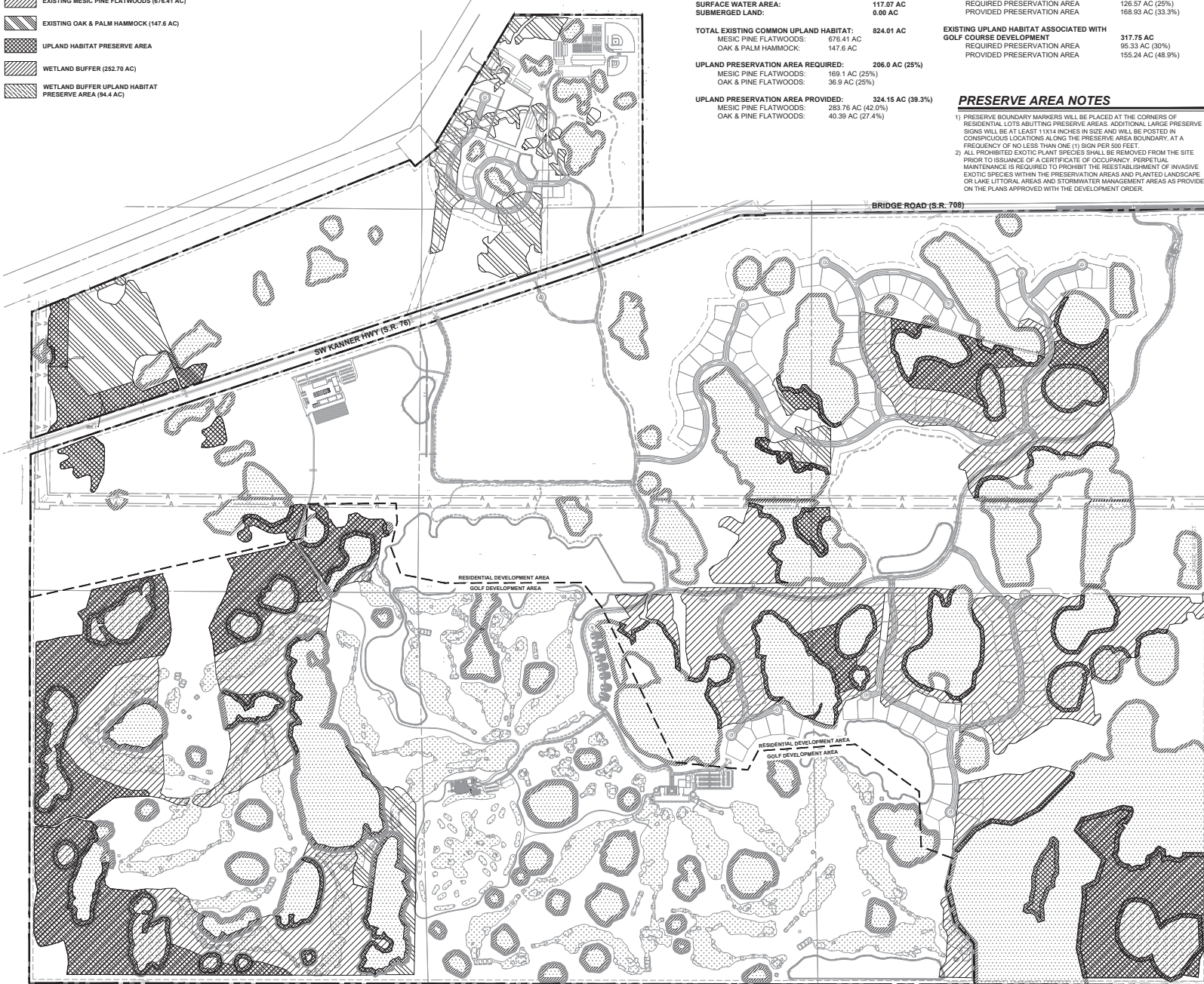
REQUIRED PRESERVATION AREA: 506.26 AC  
 PROVIDED PRESERVATION AREA: 126.57 AC (25%)  
 168.93 AC (33.3%)

**EXISTING UPLAND HABITAT ASSOCIATED WITH GOLF COURSE DEVELOPMENT**

REQUIRED PRESERVATION AREA: 317.75 AC  
 PROVIDED PRESERVATION AREA: 95.33 AC (30%)  
 155.24 AC (48.9%)

**PRESERVE AREA NOTES**

- 1) PRESERVE BOUNDARY MARKERS WILL BE PLACED AT THE CORNERS OF RESIDENTIAL LOTS ABUTTING PRESERVE AREAS. ADDITIONAL LARGE PRESERVE SIGNS WILL BE AT LEAST 1"X14" IN SIZE AND WILL BE POSTED IN CONSPICUOUS LOCATIONS ALONG THE PRESERVE AREA BOUNDARY. AT A FREQUENCY OF NO LESS THAN ONE (1) SIGN PER 500 FEET.
- 2) ALL PROHIBITED EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES WITHIN THE PRESERVATION AREAS AND PLANTED LANDSCAPE OR LAKE LITTORAL AREAS AND STORMWATER MANAGEMENT AREAS AS PROVIDED ON THE PLANS APPROVED WITH THE DEVELOPMENT ORDER.

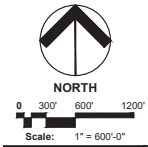


Urban Design  
 Land Planning  
 Landscape Architecture

610 Clematis Street, Suite CU02  
 West Palm Beach, FL 33401  
 561.366.1100 FAX: 561.366.1111  
 www.udsfirma.com  
 #LA0001739

Copyright:  
 All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

**The Ranch PUD**  
 Martin County, FL  
 Revised Master Plan  
 Upland Preserve Area Diagram



Date: 04/09/2023  
 Project No.: 21-124.000  
 Designed By: RDLMB  
 Drawn By: LMB  
 Checked By: RD

**Revision Dates:**

08/15/2023	RESUBMITTAL
09/05/2023	RESUBMITTAL
09/15/2023	RESUBMITTAL
09/27/2023	RESUBMITTAL
09/29/2023	RESUBMITTAL
09/29/2023	RESUBMITTAL
09/29/2023	RESUBMITTAL
10/06/2023	RESUBMITTAL

**MP-10**  
 of 10