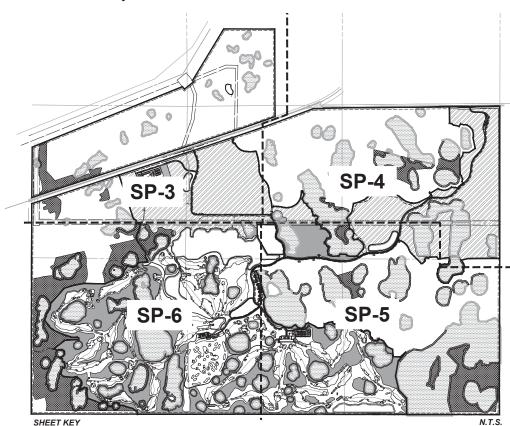
Phase 1 Final Site Plan Martin County, Florida



# LAND USE LEGEND



UNDEFINED AREAS ADJACENT TO GOLF COURSE, PRESERVE AREAS OR LAKES HAVE BEEN INCLUDED AS DEVELOPED AREA FOR PURPOSES OF CALCULATING REQUIRED SITE DATA AND MAY BE LEFT UNDISTURBED EXCEPT FOR THE REMOVAL OF EXOTIC VEGETATION, OR STABILZED WITH GRASS. NATIVE SEED, MULCH, OR PLANTED WITH NATIVE GRASSES.

# **GENERAL NOTES**

| BASE SURVEY FILE PROVIDED FROM GCY INCORPORATED DATED OCTOBER, 2021.
| BASE SURVEY FILE PROVIDED BY EDC DATED 02/28/2024.
| PRESERVE AREAS SHALL BE DESIGNATED WITH A PRESERVE AREA SIGN LOCATED AT A DISTANCE AND SPACING NO LESS.

3) PRESERVE AREAS SHALL BE CESIGNATED WITH A PRESERVE AREA SIGN LOCATED AT A DISTANCE AND SPACING NO LESS THAN EVERY SOOT ALLOWS THE PERMETER OF THE PRESERVE AREAS SHALL BE MANTANED WITH PLANTED NATIVE VEGETATION 4) STORM WATER MANAGEMENT AREAS ABUTTING PRESERVE AREAS SHALL BE MANTANED WITH PLANTED NATIVE VEGETATION ALL PROMINITED EXOTE PLANT SEVERES SHALL BE REMOVED FROM THE SITE PRIOR TO ISSUANCE OF A CERTIFICATE OF COCLIPANCY. PERPETUAL MANTENANCE IS REQUIRED TO PROHIBIT THE RESETABLISHMENT OF INVASIVE EXOTIC SPECIES AS PROVIDED ON THE FLANS APPROVED WITH THE DEVELOPMENT OF DIABET AND STORMANTER MANAGEMENT AREAS AS PROVIDED ON THE FLANS APPROVED WITH THE DEVELOPMENT OF DIABET.

(PAMP).

7) REFER TO THE PAMP FOR AN EXHBIT DEPICTING THE EXTENT OF GOLF FLY-OVER ROUTING IN THE CONTEXT OF PRESERVE AREAS AND DETINES ON THE MANAGEMENT OF SUCH AREAS HONEST HE "USE OF PRESERVE AREAS" SECTION OF THE PAMP O

10) PRESERVE AREA SETBACK.

10) PRESERVE AREA SETBACK.

NEW COSTRUCTION (INCLUDING FILL PROPOSED ADJACENT TO WETLAND BUFFER ZONES AND UPLAND PRESERVE AREAS). SHALL BE SETBACK A MINIMUM OF TEN PEET FOR PRIMARY STRUCTURES.

SETBACKS FOR ACCESSORY STRUCTURES. SUCH AS, BUT NOT LIMITE TO, POOL DECKS, SCREEN ENCLOSURES AND.

SETENCIS FOR ACCESSION'S TRUCTURES, SUCH AS, BUT NOT LIMITED TO, POOL DEDOKS, SCREEN ENCLOSINES AND GRADED READS AND ACTION TO PRESENT AREAS SAYS, AND EXCESS DE ACCESSION FOR THE STATE HORIZONTAL. ALL SLOPES SHALL BE PROPERLY STABLIZED UPON COMPLETION OF CONSTRUCTION TO THE SATEFACTION OF THE CAUSINESS AND ACCESSION FOR THE SATEFACTION OF THE SA

# LOCATION MAP



# OVERALL SITE DATA

TOTAL SITE AREA:
RIGHT OF WAY DEDICATION
NET REMAINING SITE AREA

3,902.64 AC 2.07 AC 3,900.57 AC RURAL LIFESTYLE FUTURE LAND USE: PUD AGRICULTURAL

25394000000000109 27394000000000105 343940000000000101 35394000000000108

# DEVELOPMENT TEAM

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

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

LANDSCAPE ARCHITECT:
LANDSCAPE ARCHITECTURAL SERVICES, LLC 1708 SE JOY HAVEN STREET PORT ST. LUCIE, FL 34983 (772) 834-1357

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

SURVEYOR/ENVIRONMENTAL: HALEY WARD 10250 SW VILLAGE PARKWAY STE PORT ST. LUCIE, FL 34987 (772) 462-2455

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

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

Landscape Architecture 610 Clematis Street, Suite CU02 West Palm Beach, FL 33401 561.366.1100 FAX 561.366.1111

# PHASE 1 SITE DATA

SITE AREA: BONAFIDE AGRICUI TURE. (2) 18-HOLE

BONAFIDE AGRICULTURE, (2) 18-HOLE
CHAMPIONSHIP GOLF COURSES, WORLD
CLASS PRACTICE FACILITY, (7) GOLF
COTTAGES, MAINTENANCE FACILITY,
CLUBHOUSE & CART BARNS, SUPPORTING ROADS LITH ITIES & DRAINAGE

BONAFIDE AGRICULTURE AREA: WETLAND PRESERVE AREA: 50' WETLAND BUFFER PRESERVE AREA: 94.55 AC (5%)

## 27.07 AC (1%) LAND USE SUMMARY

AND COL COMMAN		
LAND USE TYPE	ACRES	% TOTAL
COTTAGES	7.02	1%
GOLF COURSE & PATHWAYS	264.00	14%
SPINE ROADS	23.40	1%
LAKES	92.18	5%
LAKE BANKS	5.99	1%
COMMUNITY AMENITIES & MAINTENANCE	26.35	1%
BUFFERS & LANDSCAPE AREA	582.99	32%
FORMER AGRICULTURAL AREAS TO REMAIN	117.55	6%
BONAFIDE AGRICULTURE	499.42	27%
WETLANDS	196.40	11%
UPLAND PRESERVE AREA	27.07	1%

TOTALS:		1,842.37	100%
TOTAL DEVELOPMENT AREA:	1.024.93		
PERVIOUS AREA:	899.31 AC		
GOLF COURSE:	260.01 AC		
ROADWAYS:	10.62 AC		
COMMUNITY AMENITIES & MAINT .:	12.14 AC		
LAKE BANKS:	5.99 AC		
LANDSCAPE AREA:	488.44 AC		
FORMER AGRICULTURAL AREAS TO REMAIN:	117.55 AC		
COTTAGES:	4.56 AC		

MPERVIOUS AREA:	125.62 AC
GOLF CART PATH:	3.99 AC
ROADWAYS:	12.78 AC
COMMUNITY AMENITIES & MAINT.:	14.21 AC
AKES:	92.18 AC
OTTACES:	0.40.40

# LAKE LITTORAL DATA

15,214 LF
152,140 SF (3.
152,140 SF (3.
4,508 LF
45,080 SF (1.0
45,080 SF (1.0
2,667 LF

REQUIRED/PROVIDED LITTORAL ZONE AREA (10 SF X 2,667 LF): REQUIRED/PROVIDED TRANSITION ZONE AREA (10 SF X 2,667 LF):

LAKE FOUR PERIMETER (SHORELINE):
REQUIRED/PROVIDED LITTORAL ZONE AREA (10 SF X 1,620 LF):
REQUIRED/PROVIDED TRANSITION ZONE AREA (10 SF X 1,620 LF):

\*NOTE: SEE LANDSCAPE PLANS FOR PLANT SPECIES AND QUANTITIES.

# PRESERVE AREA DATA

PRESERVE AREA DATA:	
PHASE 1 SITE AREA:	1,842.37
TOTAL WETLAND PRESERVE AREA:	196.40 A
TOTAL 50' WETLAND BUFFER AREA:	94.55 AC
SURFACE WATER AREA:	92.18 AC
SUBMERGED LAND:	0.00 AC
UPLAND PRESERVATION AREA PROVIDED (PHASE 1):	27.07 AC
MESIC PINE FLATWOODS:	27.07 AC
OAK & PALM HAMMOCK:	0.00 AC

BUILDING DATA		
MAINTENANCE FACILITY & RANCH OPERATIONS:		=
ADMINISTRATION & REPAIR BUILDING:	14.442 SF	
ENVIRONMENTAL CENTER:	4,968 SF	
STORAGE BUILDING:	26,392 SF	
COVERED SERVICE AREA:	10,583 SF	
SOLF MAINTENANCE BARN:	9,000 SF	
(1 @ 4,000 SF, 1 @ 5,000 SF)		
SATE HOUSE:	1,034 SF	
RANGE HOUSE:	18,236 SF	
RAINING CENTER:	8,206 SF	
CLUBHOUSE:	87,265 SF	
CART BARN (NORTH):	3,434 SF	
CART BARN (SOUTH):	3,434 SF	
COTTAGES:	49,147 SF	
(8,045 SF EACH X 5)		
(4.481 SE EACH Y.2)		

3 500 SE

## DADKING DATA

COMFORT STATIONS:

PARKING DATA		
PARKING REQUIRED:		515
SHORT COURSE (3 SP/GREEN)	33	
(2) 18-HOLE GOLF COURSES (3 SP/GREEN)	108	
RANGE HOUSE (1.3 SP/TEE)	8	
CLUBHOUSE/TRAINING CENTER (1 SP/300 SF)	318	
GOLF COTTAGES (1 SP/BEDROOM)	48	
PARKING PROVIDED:		502
RANGE HOUSE/TRAINING CENTER:	41	
(INCLUDES 2 ADA SPACES)		
MAINTENANCE FACILITY & RANCH OPERATIONS:	179	
(INCLUDES 6 ADA SPACES)		
CLUBHOUSE:	228	
(INCLUDES 7 ADA SPACES)		
GOLF COTTAGES:	52	
(INCLUDES 2 ADA SPACES)		
GATE HOUSE:	2	
(INCLUDES 1 ADA SDACE)		

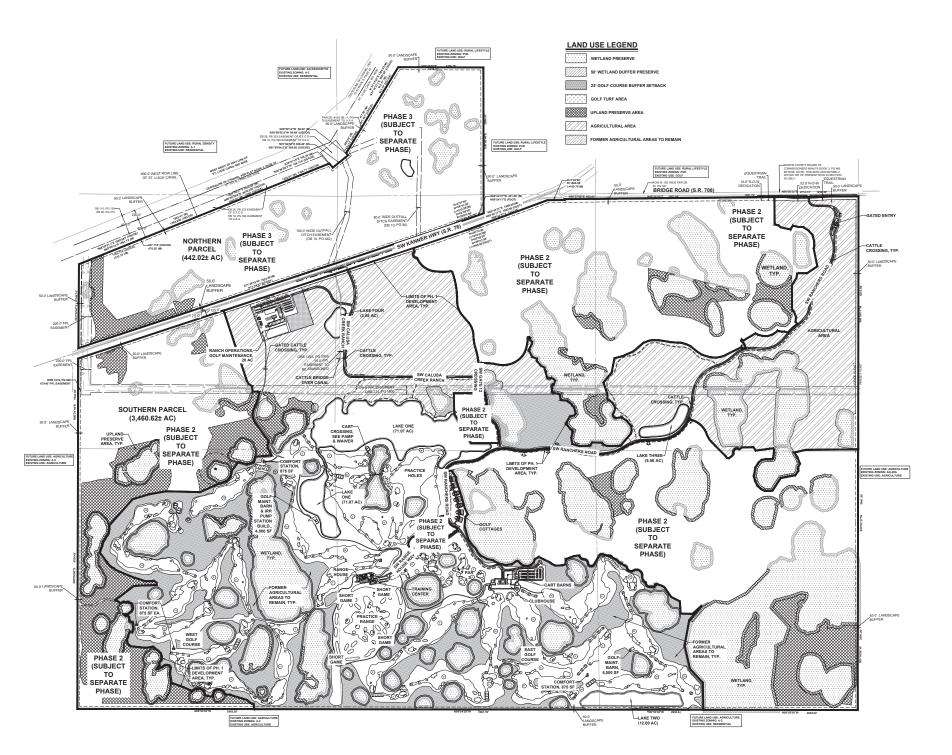
# PUD Ranch

Plan

County, FL 1 Final Site F

Date:	09/09/2024
Project No.:	21-124.000
Designed By:	RD/LMB
Drawn By:	RD/LMB
Checked By:	RD

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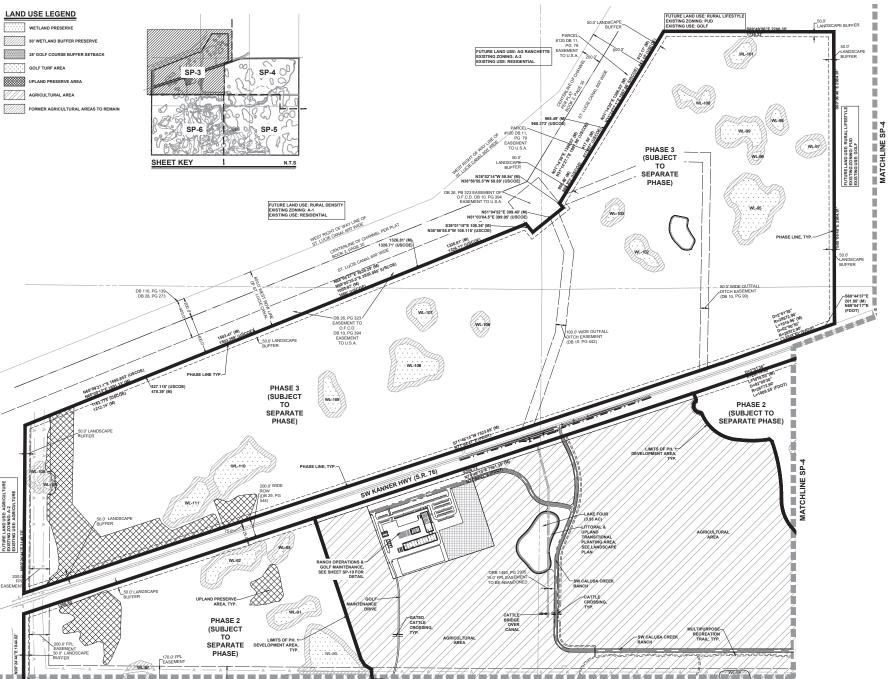
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Phase 1 Final Site Plan

SP-2 of 11



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Martin County, FL Phase 1 Final Site Plan



1" = 300'-0"

09/09/2024

11 No.: 21-124.000

ned By: RDILMB

By: RDILMB

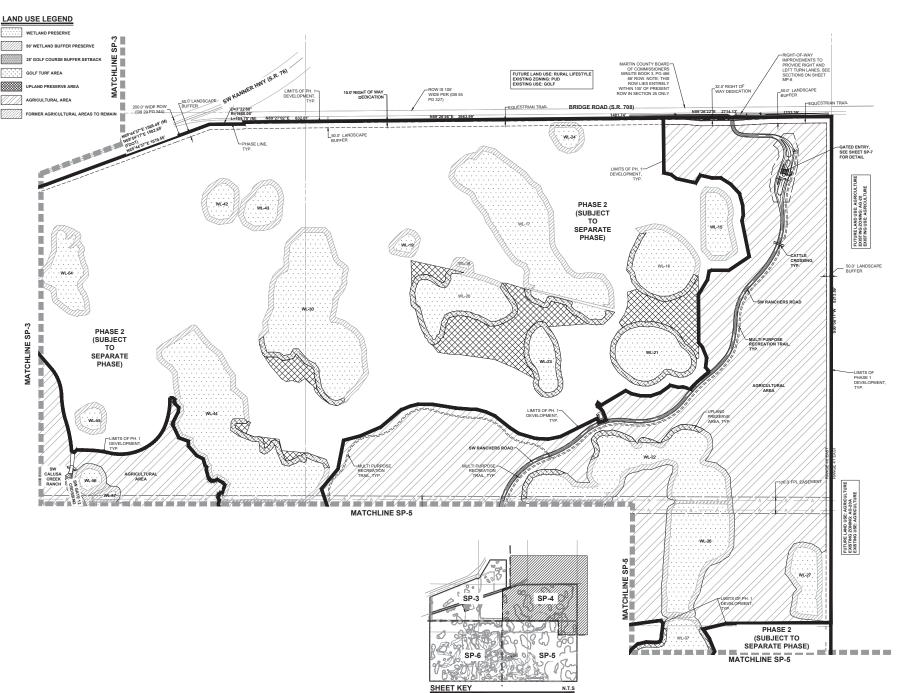
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2024 RESUBMITTAL
2024 RESUBMITTAL
2025 RESUBMITTAL
2025 RESUBMITTAL

SP-3 of 11

MATCHLINE SP-6





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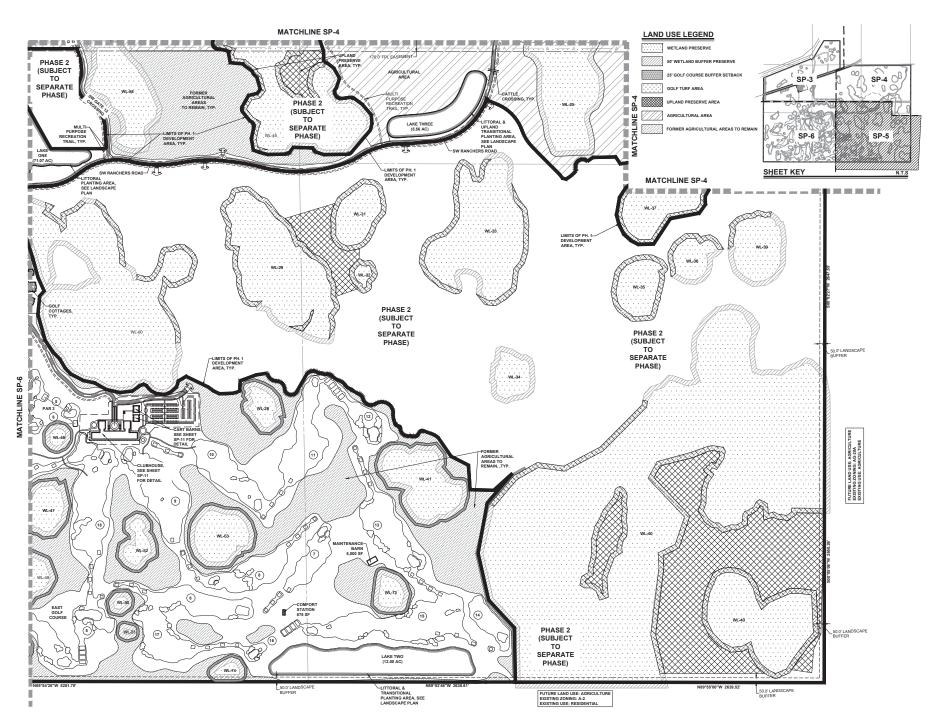


Date: 09/09/2024
Project No.: 21-124.000
Designed By: RDILMB
Drawn By: RDILMB
Checked By: RD
Revision Dates:
00/25/2024 RESUBMITTAL

29/2024 RESUBMITTAL
08/2024 RESUBMITTAL
02/2025 RESUBMITTAL
18/2025 RESUBMITTAL

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**SP-4** of 11



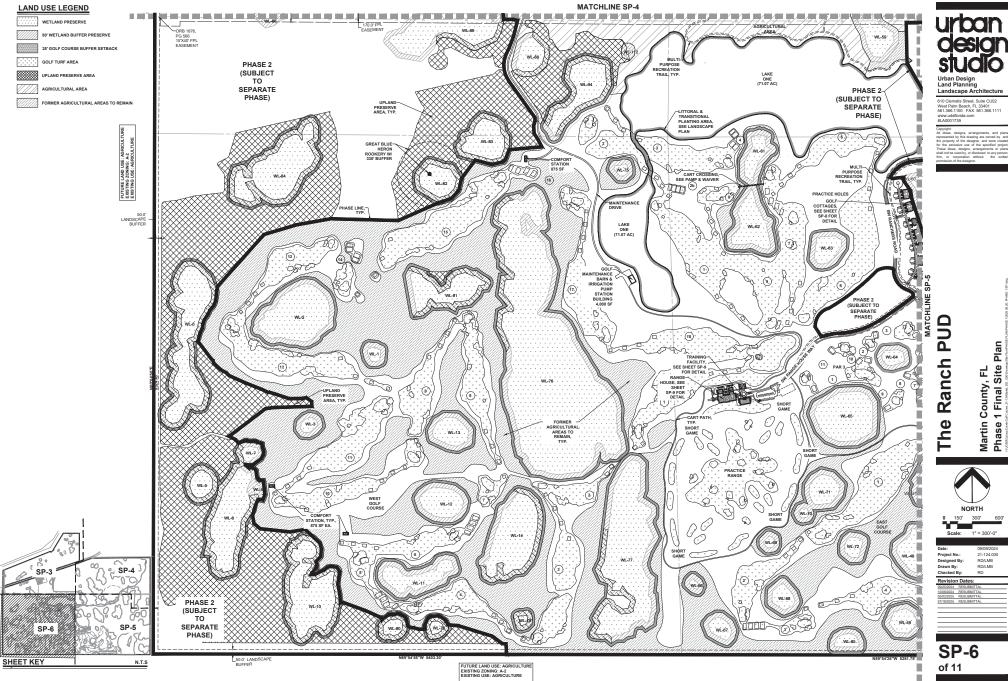


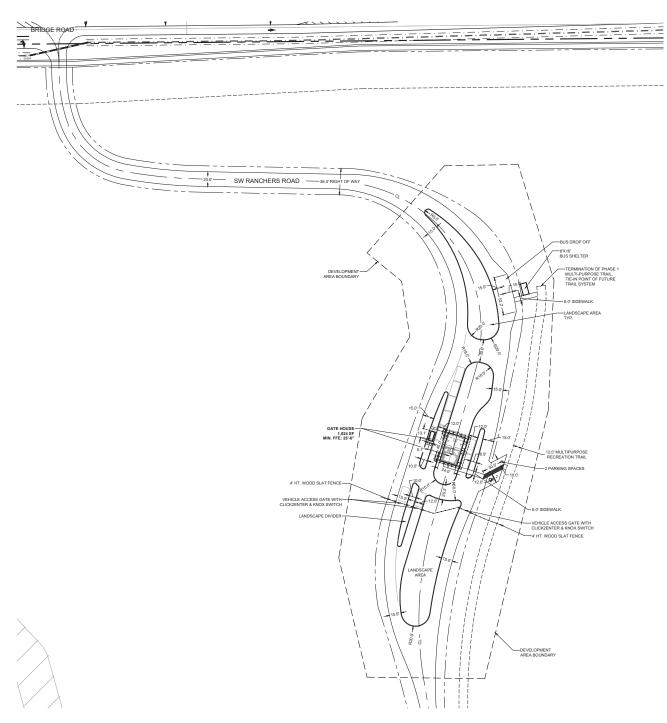
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SP-5 of 11





# LAND USE LEGEND

WETLAND PRESERVE 50' WETLAND BUFFER PRESERVE 25' GOLF COURSE BUFFER SETBACK

GOLF TURF AREA

UPLAND PRESERVE AREA AGRICULTURAL AREA

FORMER AGRICULTURAL AREAS TO REMAIN

SITE AREA DATA-GATE HOUSE: DEVELOPMENT AREA:

IMPERVIOUS AREA:
PAVEMENT (ROADS, PARKING, SIDEWALK):
BUILDING COVERAGE (BUS SHELTER & GATEHOUSE):

PERVIOUS AREA: LANDSCAPE:

3.41 AC (148,437.82 SF)

0.97 AC (44,427.52 SF) 0.94 AC (41,066.66 SF) 0.03 AC (1,150.58 SF)

2.44 AC (106,220.58 SF) 2.44 AC (106,220.58 SF)

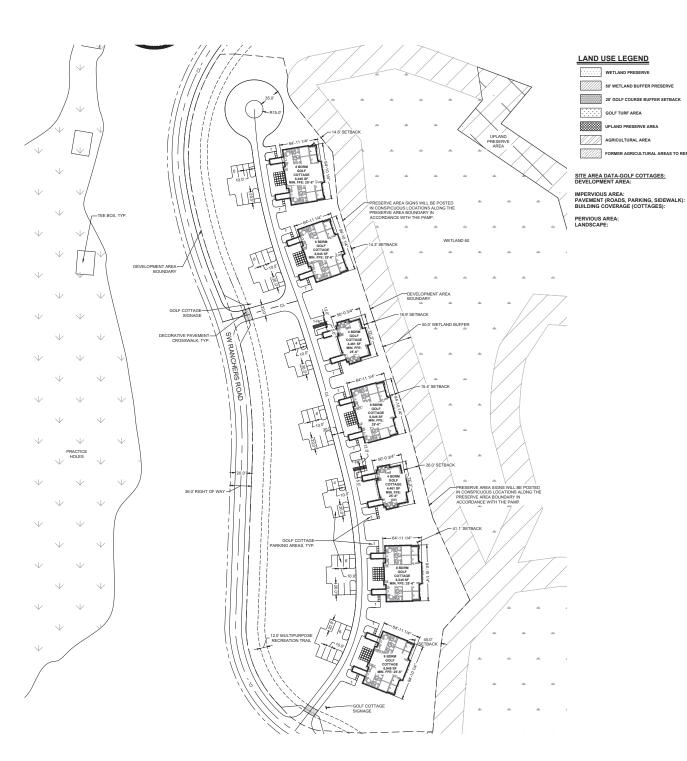
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7.02 AC (305,652.83 SF)

2.50 AC (108,917.09 SF) 1.63 AC (70,984.88 SF) 0.87 AC (37,932.21 SF)

4.52 AC (196,735.74 SF) 4.52 AC (196,735.74 SF) ideas, designs, arrangements, and pla seented by this drawing are owned by a property of the designer, and were creat the exclusive use of the specified proje se ideas, designs, arrangements or plai il not be used by, or disclosed to any perso, , or corporation without the with mission of the designer.

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0 25' 50' 100 Scale: 1" = 50'-0"

 Date:
 09/09/2024

 Project No.:
 21-124,000

 Designed By:
 RD/LMB

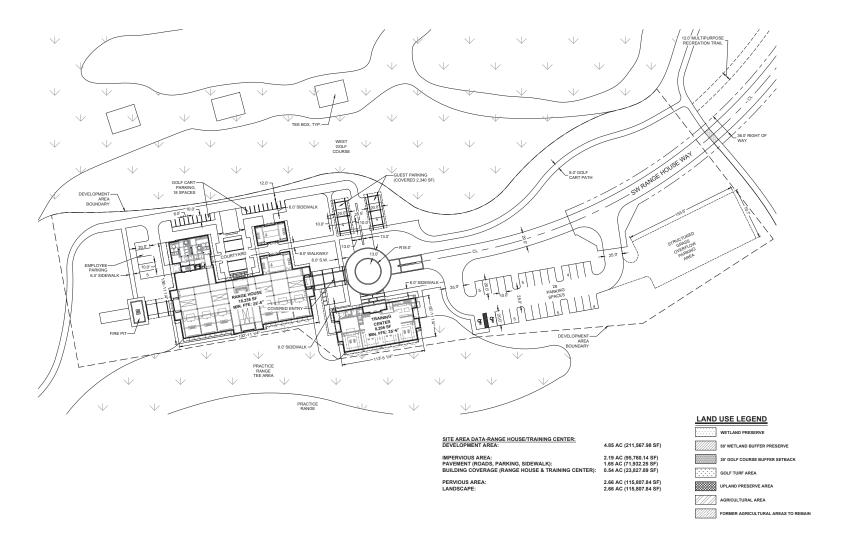
 Drawn By:
 RD/LMB

 Checked By:
 RD

sion Dates:

2024 RESUBMITTAL 2024 RESUBMITTAL 2025 RESUBMITTAL 2025 RESUBMITTAL

**SP-8** of 11

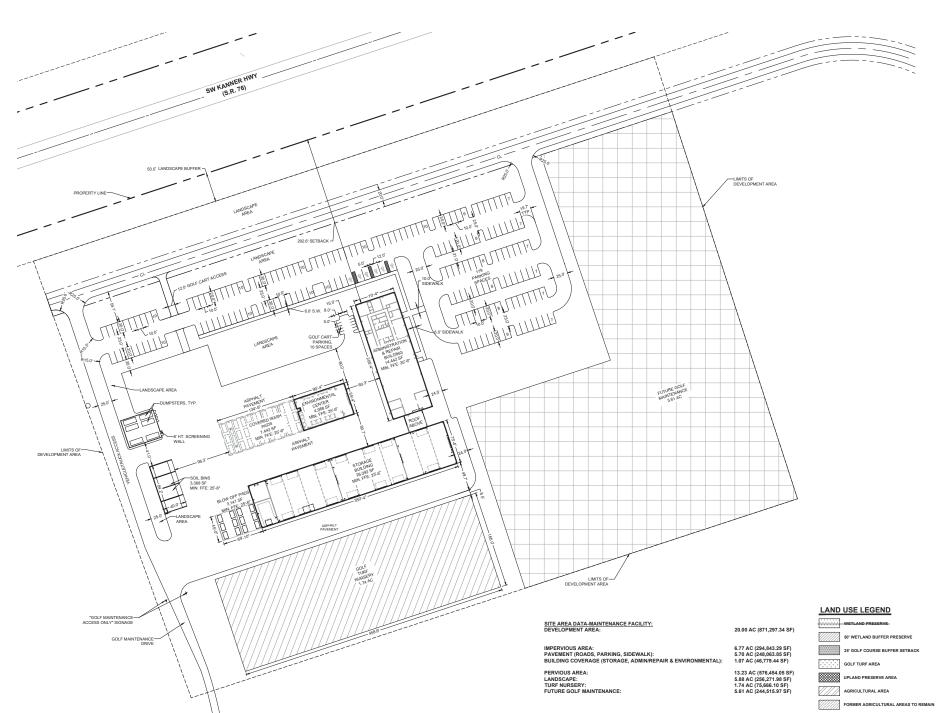




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SP-9 of 11



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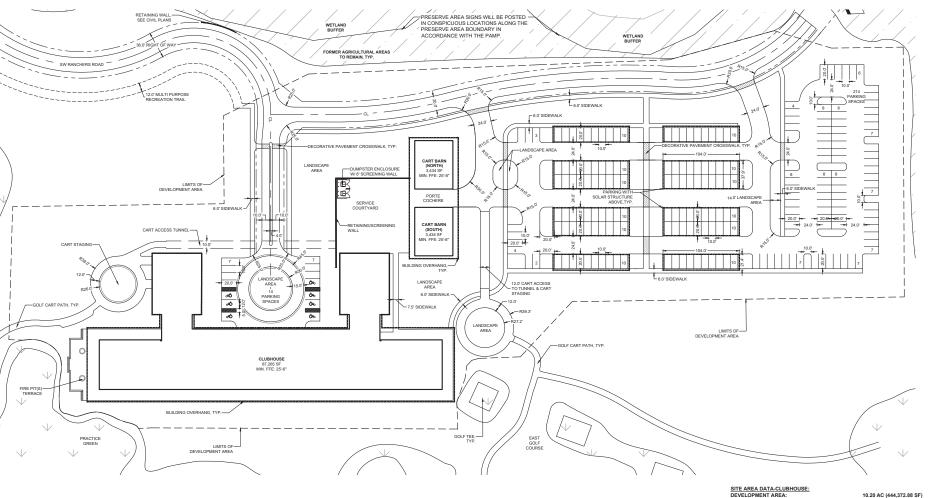
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**SP-10** of 11



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of 11

LAND USE LEGEND

| IMPERVIOUS AREA: 5.47 AC (238,125.36 SF)
| PAVEMENT (ROADS, PARKING, SIDEWALK): 3.76 AC (163,660.61 SF)
| BUILDING COVERAGE (CLUBHOUSE/CART BARNS): 1.71 AC (74,464.75 SF)

PERVIOUS AREA: LANDSCAPE:

WETLAND PRESERVE

50' WETLAND BUFFER PRESERVE

25' GOLF COURSE BUFFER SETBACK

GOLF TURF AREA UPLAND PRESERVE AREA

AGRICULTURAL AREA

FORMER AGRICULTURAL AREAS TO REMAIN

4.73 AC (206,247.52 SF) 4.73 AC (206,247.52 SF)