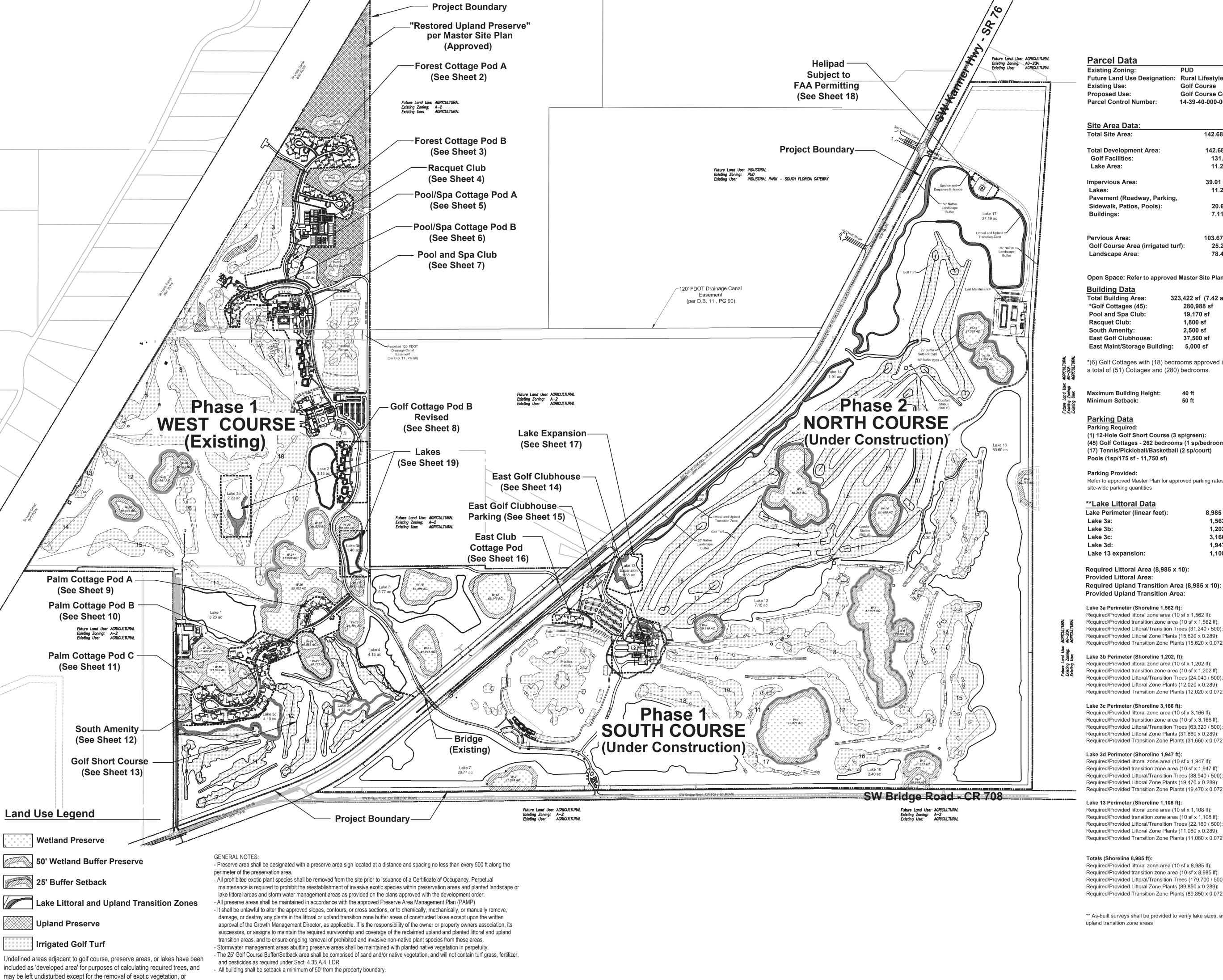
stabilized with grass, native seed, mulch, or planted with native grasses.



Parcel Data Existing Zoning: PUD **Future Land Use Designation: Rural Lifestyle Existing Use: Golf Course Proposed Use: Golf Course Country Club** 14-39-40-000-000-00010-3 **Parcel Control Number:**

Site Area Data: Total Site Area:

142.68 ac (100%) **Total Development Area:** 142.68 ac (100%) **Golf Facilities:** 131.43 ac (92%) Lake Area: 11.25 ac (8%) (27%) Impervious Area: 39.01 ac Lakes: 11.25 ac Pavement (Roadway, Parking, Sidewalk, Patios, Pools): 20.65 ac **Buildings:** 7.11 ac

Landscape Area: 78.40 ac

103.67 ac

25.27 ac

(73%)

Open Space: Refer to approved Master Site Plan for Open Space Data **Building Data Total Building Area:** 323,422 sf (7.42 ac) Bldg Height *Golf Cottages (45): 280,988 sf 30' (1 story) Pool and Spa Club: 19,170 sf 35' (2 story) Racquet Club: 1,800 sf 35' (2 story) 2,500 sf South Amenity: 30' (1 story) **East Golf Clubhouse:** 37,500 sf 40' (2 story) East Maint/Storage Building: 5,000 sf 20' (1 story)

*(6) Golf Cottages with (18) bedrooms approved in Phase 1 for a total of (51) Cottages and (280) bedrooms

Maximum Building Height: Minimum Setback:

Parking Data Parking Required: (1) 12-Hole Golf Short Course (3 sp/green): (45) Golf Cottages - 262 bedrooms (1 sp/bedroom): 262 sp (17) Tennis/Pickleball/Basketball (2 sp/court) 34 sp Pools (1sp/175 sf - 11,750 sf) 67 sp

Parking Provided: Refer to approved Master Plan for approved parking rates and site-wide parking quantities

**Lake Littoral Data Lake Perimeter (linear feet) 8,985 ft 1,562 ft Lake 3a: 1,202 ft Lake 3b: Lake 3c: 3,166 ft Lake 3d: 1,947 ft 1,108 ft Lake 13 expansion:

Required Littoral Area (8,985 x 10): 2.06 ac/89,850 sf 2.06 ac/89,850 sf **Provided Littoral Area:** Required Upland Transition Area (8,985 x 10): 2.06 ac/89,850 sf **Provided Upland Transition Area:** 2.06 ac/89,850 sf

1,562 linear feet (If) Lake 3a Perimeter (Shoreline 1,562 ft): 15,620 sf (0.35 ac.) Required/Provided littoral zone area (10 sf x 1,562 lf): 15,620 sf (0.35 ac.) Required/Provided transition zone area (10 sf x 1,562 lf): Required/Provided Littoral/Transition Trees (31,240 / 500): 4,514 Plants (2' oc) Required/Provided Littoral Zone Plants (15,620 x 0.289): Required/Provided Transition Zone Plants (15,620 x 0.072): 1,125 Plants (3-5' oc) Lake 3b Perimeter (Shoreline 1,202, ft):

12,020 sf (0.28 ac.) Required/Provided littoral zone area (10 sf x 1,202 lf): 12,020 sf (0.28 ac.) Required/Provided transition zone area (10 sf x 1,202 lf): 48 Trees Required/Provided Littoral/Transition Trees (24,040 / 500): 3,474 Plants (2' oc) Required/Provided Littoral Zone Plants (12,020 x 0.289): 865 Plants (3-5' oc) Required/Provided Transition Zone Plants (12,020 x 0.072): 3,166 linear feet (l Lake 3c Perimeter (Shoreline 3,166 ft):

9,150 Plants (2' oc) Required/Provided Littoral Zone Plants (31,660 x 0.289): Required/Provided Transition Zone Plants (31,660 x 0.072): 2,280 Plants (3-5' oc) 1,947 linear feet (If Lake 3d Perimeter (Shoreline 1,947 ft): 19,470 sf (0.45 ac.) Required/Provided littoral zone area (10 sf x 1,947 lf): 19,470 sf (0.45 ac.) Required/Provided transition zone area (10 sf x 1,947 lf): Required/Provided Littoral/Transition Trees (38,940 / 500): 5,627 Plants (2' oc) Required/Provided Littoral Zone Plants (19,470 x 0.289): Required/Provided Transition Zone Plants (19,470 x 0.072): 1,402 Plants (3-5' oc)

Lake 13 Perimeter (Shoreline 1,108 ft): 1,108 linear feet (If) Required/Provided littoral zone area (10 sf x 1,108 lf): 11,080 sf (0.25 ac.) Required/Provided transition zone area (10 sf x 1,108 lf): 11,080 sf (0.25 ac.) Required/Provided Littoral/Transition Trees (22,160 / 500): 3,202 Plants (2' oc) Required/Provided Littoral Zone Plants (11,080 x 0.289): Required/Provided Transition Zone Plants (11,080 x 0.072): 798 Plants (3-5' oc)

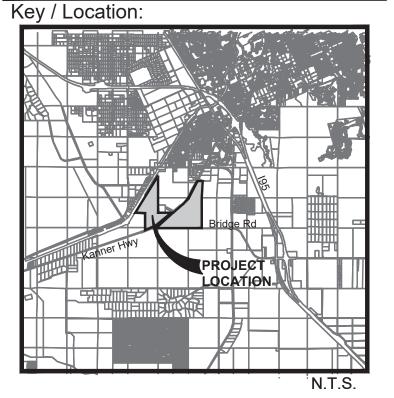
Totals (Shoreline 8,985 ft): 8,985 linear feet (If) Required/Provided littoral zone area (10 sf x 8,985 lf): 89,850 sf (2.06 ac.) Required/Provided transition zone area (10 sf x 8,985 lf): 89,850 sf (2.06 ac.) Required/Provided Littoral/Transition Trees (179,700 / 500): Required/Provided Littoral Zone Plants (89,850 x 0.289): 25,967 Plants (2' oc) Required/Provided Transition Zone Plants (89,850 x 0.072): 6,469 Plants (3-5' oc)

** As-built surveys shall be provided to verify lake sizes, as well as littoral and upland transition zone areas



701 SE Ocean Blvd., Stuart, Florida 34994

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San Fransisco, CA 94111 Fazio & Davis Golf Design

Lucido and Associates, Inc. 701 East Ocean Blvd. Stuart, FL 34994

Three Lakes **Golf Club PUD**

Martin County, Florida

Phase 3 Revised **Final Site Plan**

By Description 06.05.25 MRY Initial Submittal 09.16.25 MRY Response to comments 31,660 sf (0.72 ac.) 31,660 sf (0.72 ac.)



LA 6667114

Project Number Municipal Number ---

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Computer File Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg

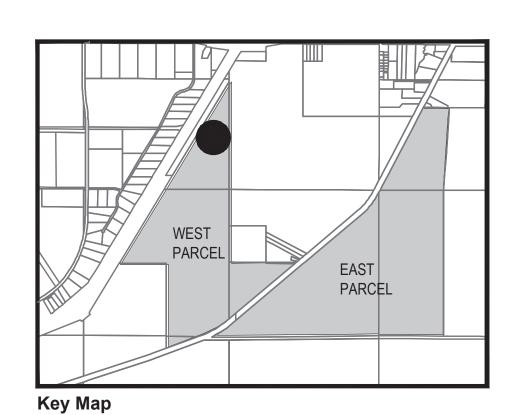


Golf Cottage Bedrooms: 78 Bedrooms **Golf Cottage Buildings:** 10 Building Height (max): 30 ft (1 story) Proposed Vehicular Parking: 40 spaces

(additional parking located at golf clubhouse site) Cart Parking: 52 spaces

3.69 ac (160,695 sf) Impervious Area: 2.31 ac (100,575 sf) Pavement (Road, Parking, Sidewalk): **Buildings:** 1.38 ac (60,120 sf)

4.14 ac (180,681 sf) Pervious Area: 4.14 ac (180,681 sf) Landscape:



Land Use Legend

Wetland Preserve

50' Wetland Buffer Preserve

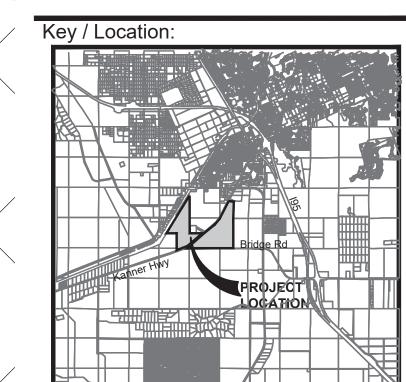
25' Buffer Setback

Lake Littoral and Upland Transition Zones

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.





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Fazio & Davis Golf Design

Lucido and Associates, Inc. 701 East Ocean Blvd. Stuart, FL 34994

Three Lakes Golf Club PUD

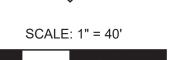
Martin County, Florida

Phase 3 Revised Final Site Plan **Forest Cottage Pod A**

Date By Description 06.05.25 MRY Initial Submittal 09.16.25 MRY Response to comments



Designer



0 20'

LA 6667114

2 of 19 Manager Project Number Municipal Number ---

Computer File Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg

Development Area:

Golf Cottage Bedrooms:

Golf Cottage Buildings:

Building Height (max):

Cart Parking:

Pervious Area:

Landscape:

Impervious Area:

Proposed Vehicular Parking:

Land Use Legend

Wetland Preserve

25' Buffer Setback

Golf Turf Area

50' Wetland Buffer Preserve

Lake Littoral and Upland Transition Zones

Undefined areas adjacent to golf course, preserve areas, or lakes have been included as 'developed area' for purposes of calculating required trees, and

PARCEL

may be left undisturbed except for the removal of exotic vegetation, or

WEST PARCEL

Key Map

stabilized with grass, native seed, mulch, or planted with native grasses.

(additional parking located at golf clubhouse site)

Pavement (Road, Parking, Sidewalk):

4.07 ac (177,426 sf)

18 Bedrooms

30 ft (1 story)

24 spaces

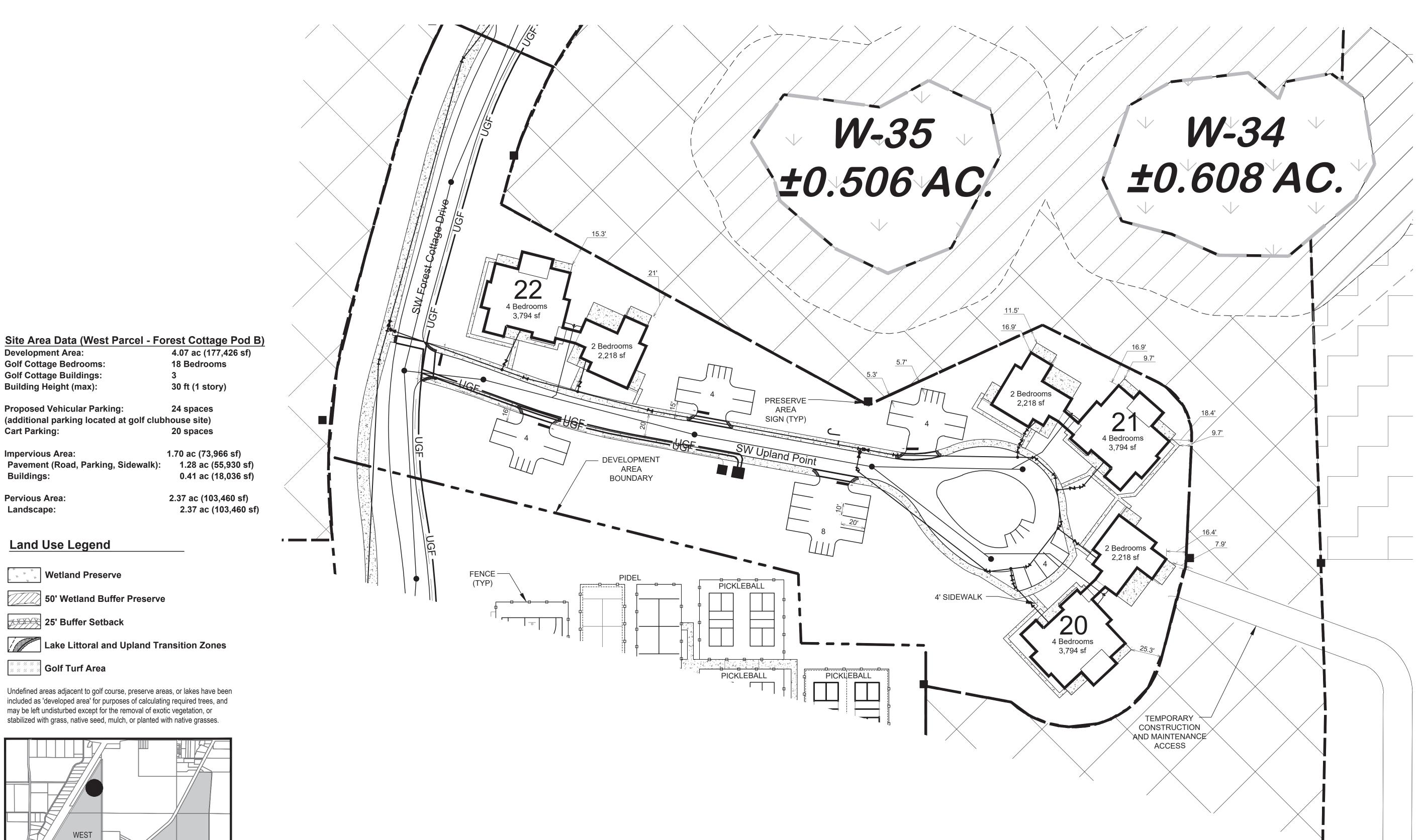
20 spaces

1.70 ac (73,966 sf)

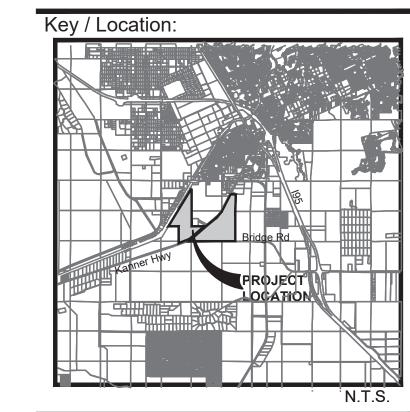
1.28 ac (55,930 sf)

0.41 ac (18,036 sf)

2.37 ac (103,460 sf)







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Architect Hart Howerton

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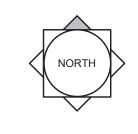
Land Planning
Lucido and Associates, Inc.
701 East Ocean Blvd.
Stuart, FL 34994

Three Lakes Golf Club PUD

Martin County, Florida

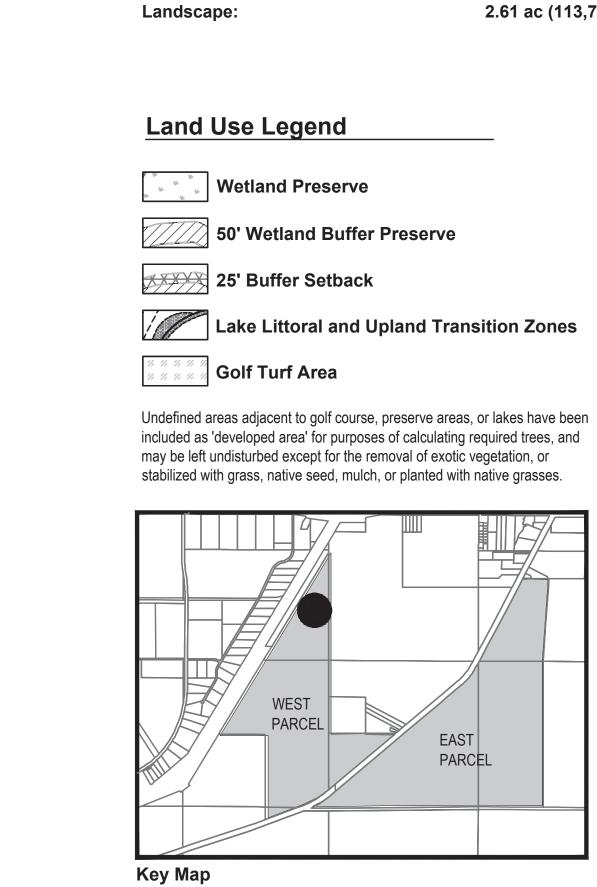
Phase 3 Revised **Final Site Plan** Forest Cottage Pod B

Date	Ву	Description
06.05.25	MRY	Initial Submittal
09.16.25	MRY	Response to comments



Manager

Municipal Number Computer File Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg



Site Area Data (West Parcel - Racquet Club)

(additional parking located at golf clubhouse site)

Pavement (Road, Parking, Sidewalk, Courts): 2.68 ac (116,915 sf)

Development Area:

Cart Parking:

Impervious Area:

Pervious Area:

Building Height (max):

Proposed Vehicular Parking:

5.33 ac (232,455 sf)

30 ft (1 story)

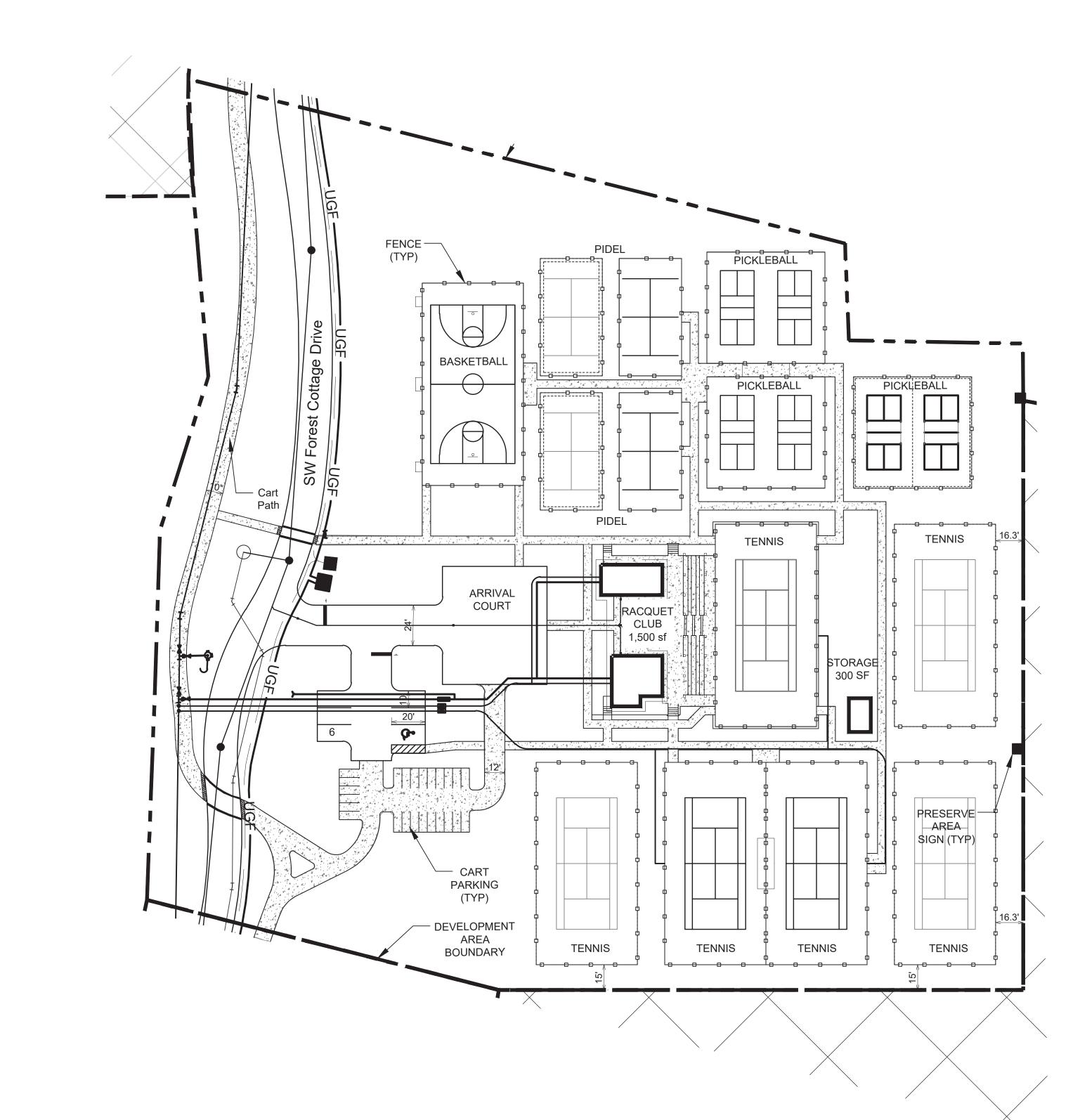
24 spaces

2.72 ac (118,715 sf)

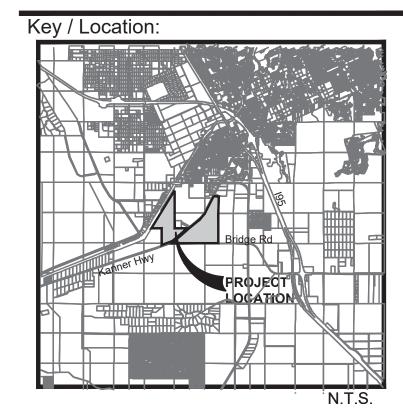
2.61 ac (113,740 sf)

2.61 ac (113,740 sf)

0.04 ac (1,800 sf)







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Architect Hart Howerton

1 Union St San Fransisco, CA 94111 Fazio & Davis Golf Design

Land Planning
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701 East Ocean Blvd.
Stuart, FL 34994

Three Lakes Golf Club PUD

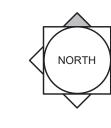
Martin County, Florida

Phase 3 Revised **Final Site Plan** Racquet Club

Date By Description

06.05.25 MRY Initial Submittal

09.16.25 MRY Response to comments





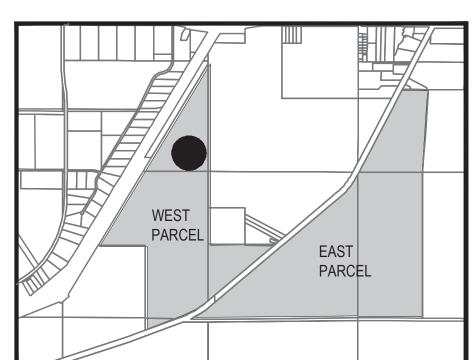
0 20'



Designer Manager Project Number

Municipal Number ---Computer File Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg





Wetland Preserve

50' Wetland Buffer Preserve

25' Buffer Setback

Golf Turf Area

Lake Littoral and Upland Transition Zones

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.

3.60 ac (156,864 sf) **Development Area:** Golf Cottage Bedrooms: 12 Bedrooms **Golf Cottage Buildings:** Building Height (max): 30 ft (1 story)

Proposed Vehicular Parking: 8 spaces (additional parking located at golf clubhouse site)

Pavement (Road, Parking, Sidewalk):

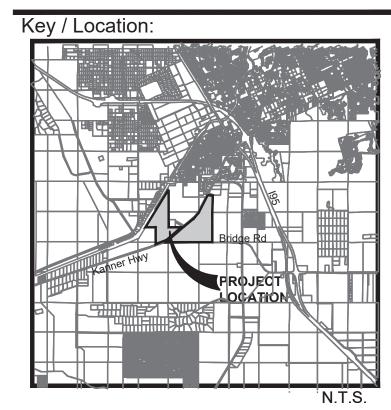
Landscape:

Cart Parking: 0 spaces 0.93 ac (40,660 sf) Impervious Area:

0.28 ac (12,024 sf) **Buildings:** Pervious Area: 2.67 ac (116,204 sf) 2.67 ac (116,204 sf)

0.65 ac (28,636 sf)





Project Team:

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Three Lakes Golf Club PUD

Martin County, Florida

Phase 3 Revised Final Site Plan Pool/Spa Cottage Pod A

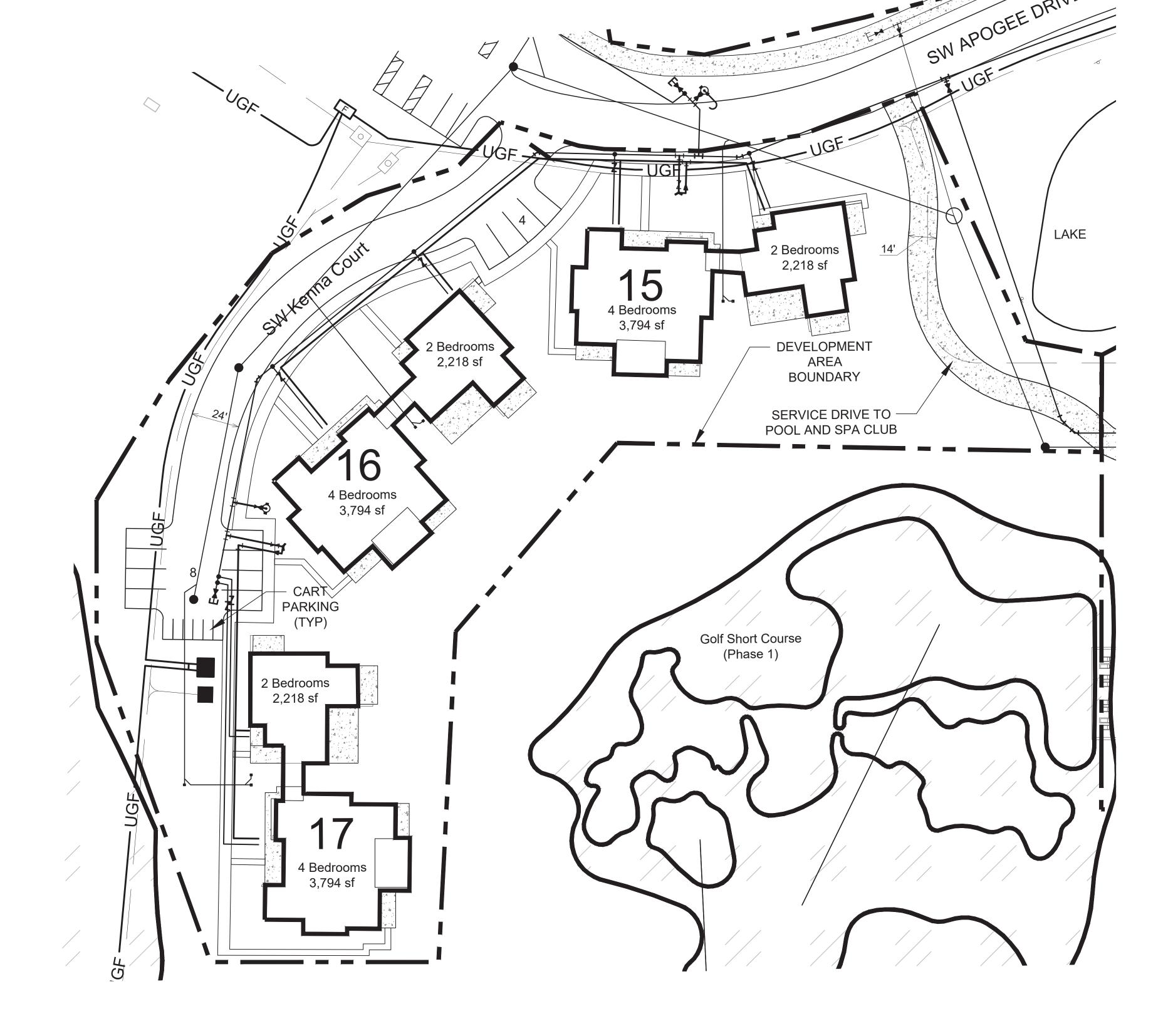
06.05.25	MRY	Initial Submittal
		Response to comments

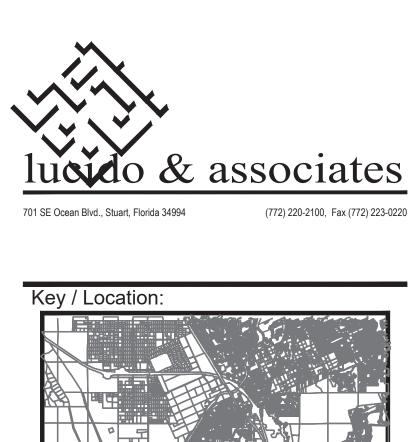


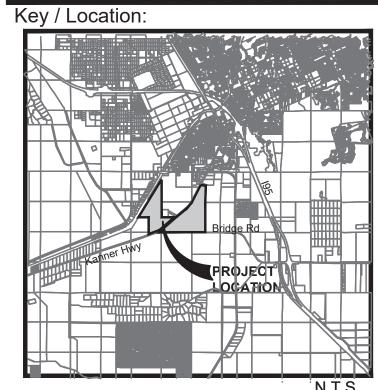


Designer Manager Project Number

Municipal Number ---Computer File Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg







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Three Lakes Golf Club PUD

Martin County, Florida

Phase 3 **Final Site Plan** Pool/Spa Cottage Pod B

Date	Ву	Description
06.05.25	MRY	Initial Submittal
09.16.25	MRY	Response to comments

Site Area Data (West Parcel - Pool/Spa Cottage Pod B) 2.35 ac (102,690 sf)

18 Bedrooms

30 ft (1 story)

12 spaces

12 spaces

0.96 ac (42,092 sf)

1.39 ac (60,598 sf)

0.55 ac (24,056 sf)

0.41 ac (18,036 sf)

1.39 ac (60,598 sf)

Development Area:

Cart Parking:

Buildings:

Pervious Area:

Landscape:

Impervious Area:

Golf Cottage Bedrooms:

Proposed Vehicular Parking:

Pavement (Road, Parking, Sidewalk):

(additional parking located at golf clubhouse site)

Golf Cottage Buildings: Building Height (max):

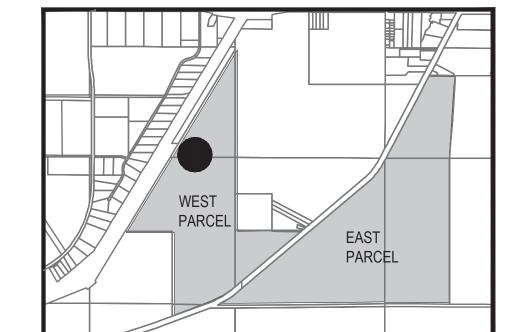
SCALE: 1" = 30'

LA 6667114

Designer Manager Project Number 21-390 Municipal Number ---

6 of 19 Computer File Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg

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Key Map

Land Use Legend

50' Wetland Buffer Preserve

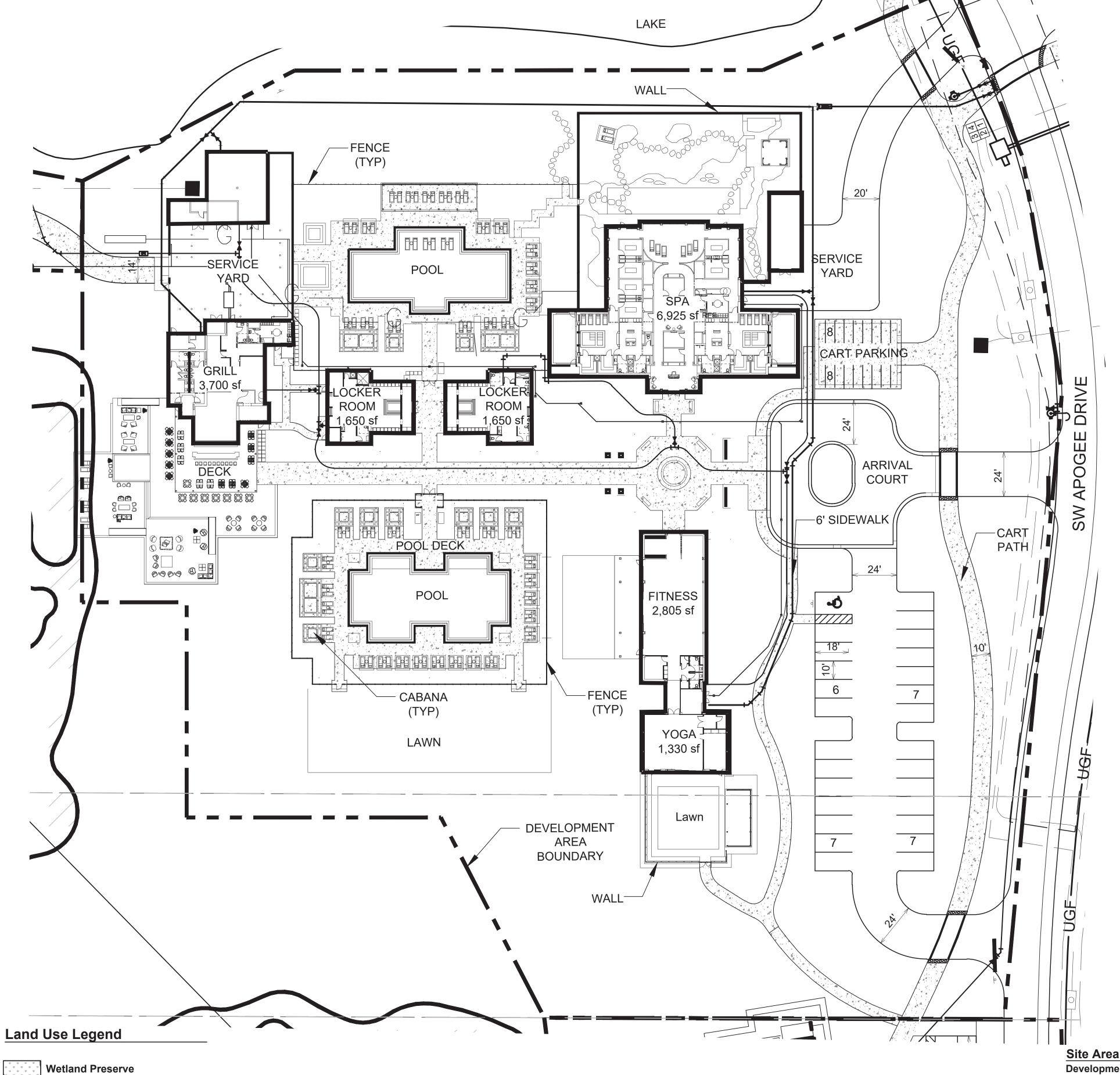
Golf Turf Area

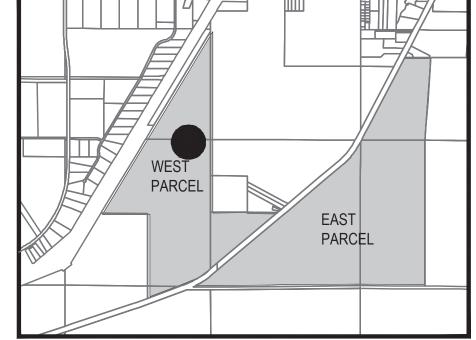
Undefined areas adjacent to golf course, preserve areas, or lakes have been included as 'developed area' for purposes of calculating required trees, and may be left undisturbed except for the removal of exotic vegetation, or stabilized with grass, native seed, mulch, or planted with native grasses.

Wetland Preserve

25' Buffer Setback

Lake Littoral and Upland Transition Zones





50' Wetland Buffer Preserve

Lake Littoral and Upland Transition Zones

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.

25' Buffer Setback

Golf Turf Area

Key Map



18 ft (1 story)

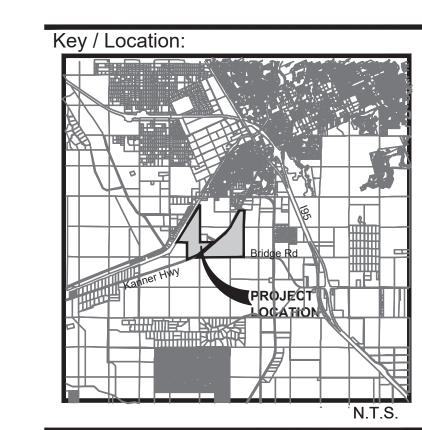
Proposed Vehicular Parking: 27 spaces (additional parking located at golf clubhouse site) Cart Parking: 16 spaces

1.60 ac (69,870 sf) Impervious Area: Pavement (Cart Parking, Sidewalk): 0.95 ac (41,750 sf) 0.44 ac (19,170 sf) **Buildings:** Pools: 0.21 ac (8,950 sf)

Pervious Area: Landscape:

3.67 ac (159,959 sf) 3.67 ac (159,959 sf)





Project Team:

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Land Planning Lucido and Associates, Inc. 701 East Ocean Blvd. Stuart, FL 34994

Three Lakes Golf Club PUD

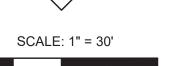
Martin County, Florida

Phase 3 Revised Final Site Plan **Pool and Spa Club**

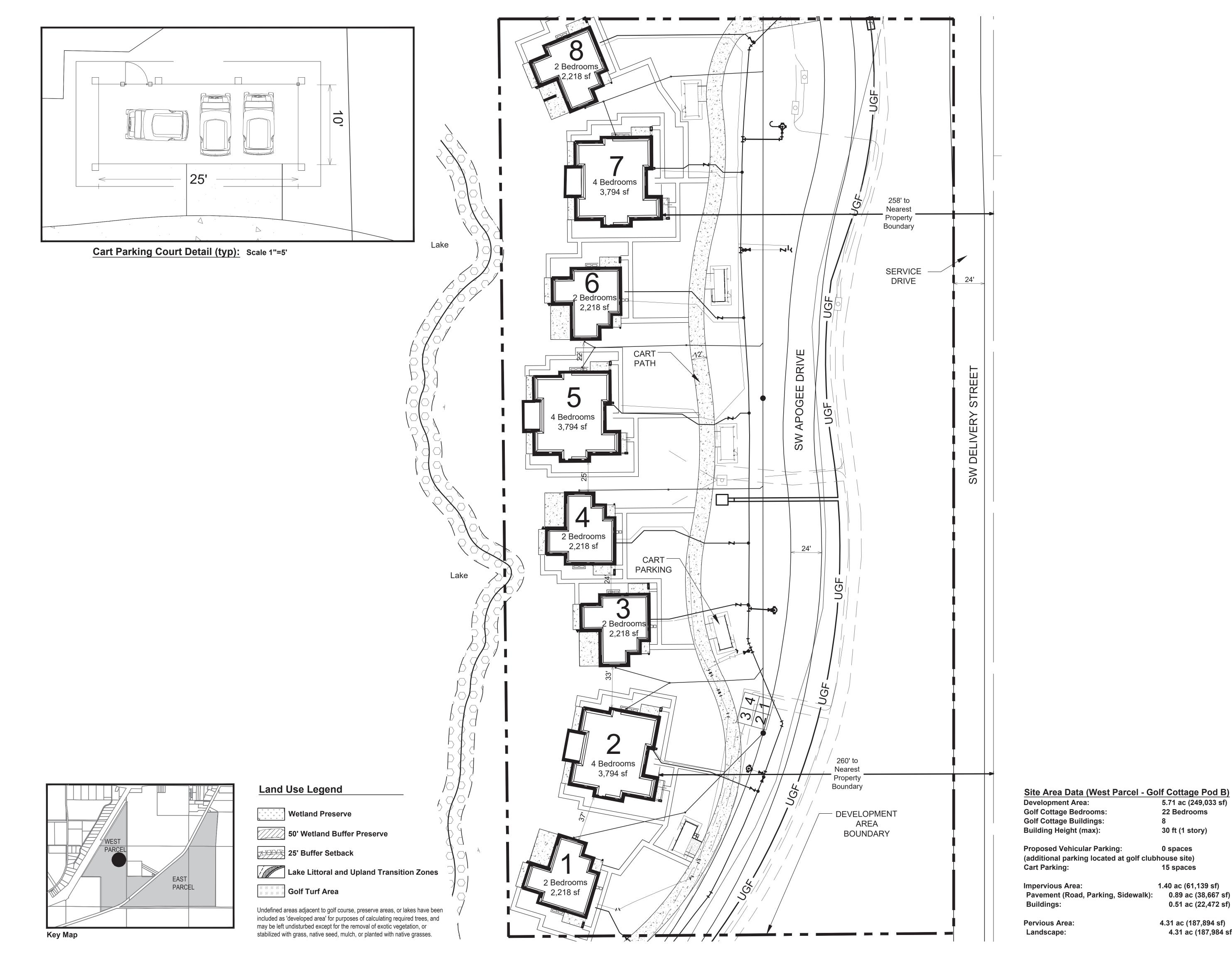
Date By Description 06.05.25 MRY Initial Submittal
09.16.25 MRY Response to comments



0 15' 30'



Computer File Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg





Key / Location:

Project Team:

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Land Planning Lucido and Associates, Inc. 701 East Ocean Blvd. Stuart, FL 34994

Three Lakes Golf Club PUD

Martin County, Florida

Phase 3 Revised Final Site Plan **Golf Cottage Pod B**

Date By Description
06.05.25 MRY Initial Submittal
09.16.25 MRY Response to comments



5.71 ac (249,033 sf)

22 Bedrooms

30 ft (1 story)

0 spaces

15 spaces

1.40 ac (61,139 sf)

0.89 ac (38,667 sf)

0.51 ac (22,472 sf)

Project Number 21-390 Municipal Number ---

8 of 19 Computer File Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg

4.31 ac (187,894 sf)

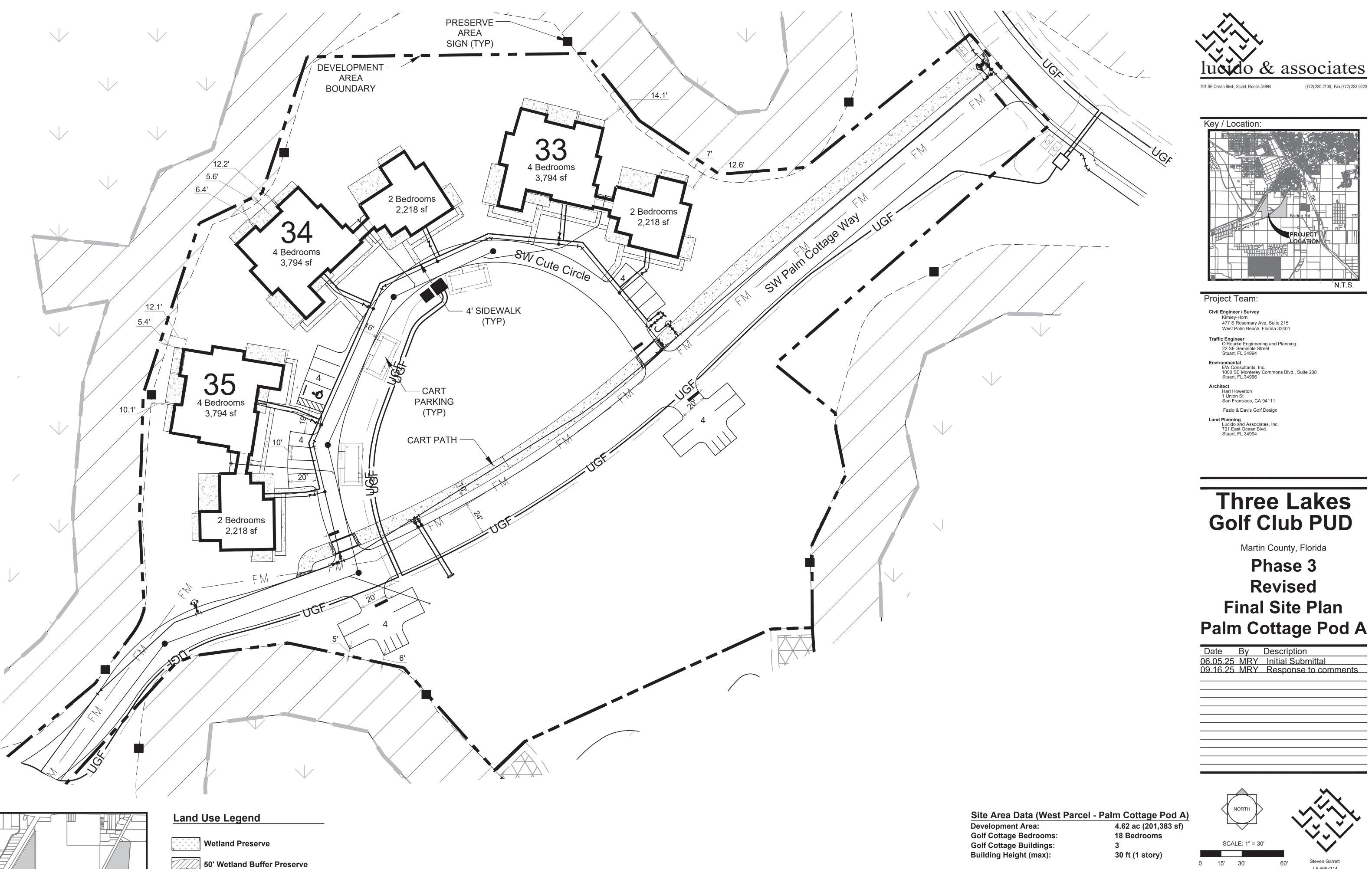
25' Buffer Setback

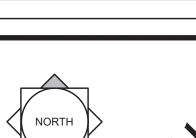
Golf Turf Area

Lake Littoral and Upland Transition Zones

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.





West Palm Beach, Florida 33401

1000 SE Monterey Commons Blvd., Suite 208

Three Lakes

Martin County, Florida

Phase 3

Revised

Final Site Plan

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22 SE Seminole Street
Stuart, FL 34994

Environmental
EW Consultants, Inc.

Hart Howerton

1 Union St San Fransisco, CA 94111

Fazio & Davis Golf Design

0 15' 30'

(772) 220-2100, Fax (772) 223-0220

Project Number 1.61 ac (70,250 sf) Municipal Number 1.20 ac (52,215 sf) 0.41 ac (18,035 sf)

Computer File Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg

Pervious Area: 3.01 ac (131,133 sf) 3.01 ac (131,133 sf) Landscape:

20 spaces

26 spaces

Proposed Vehicular Parking:

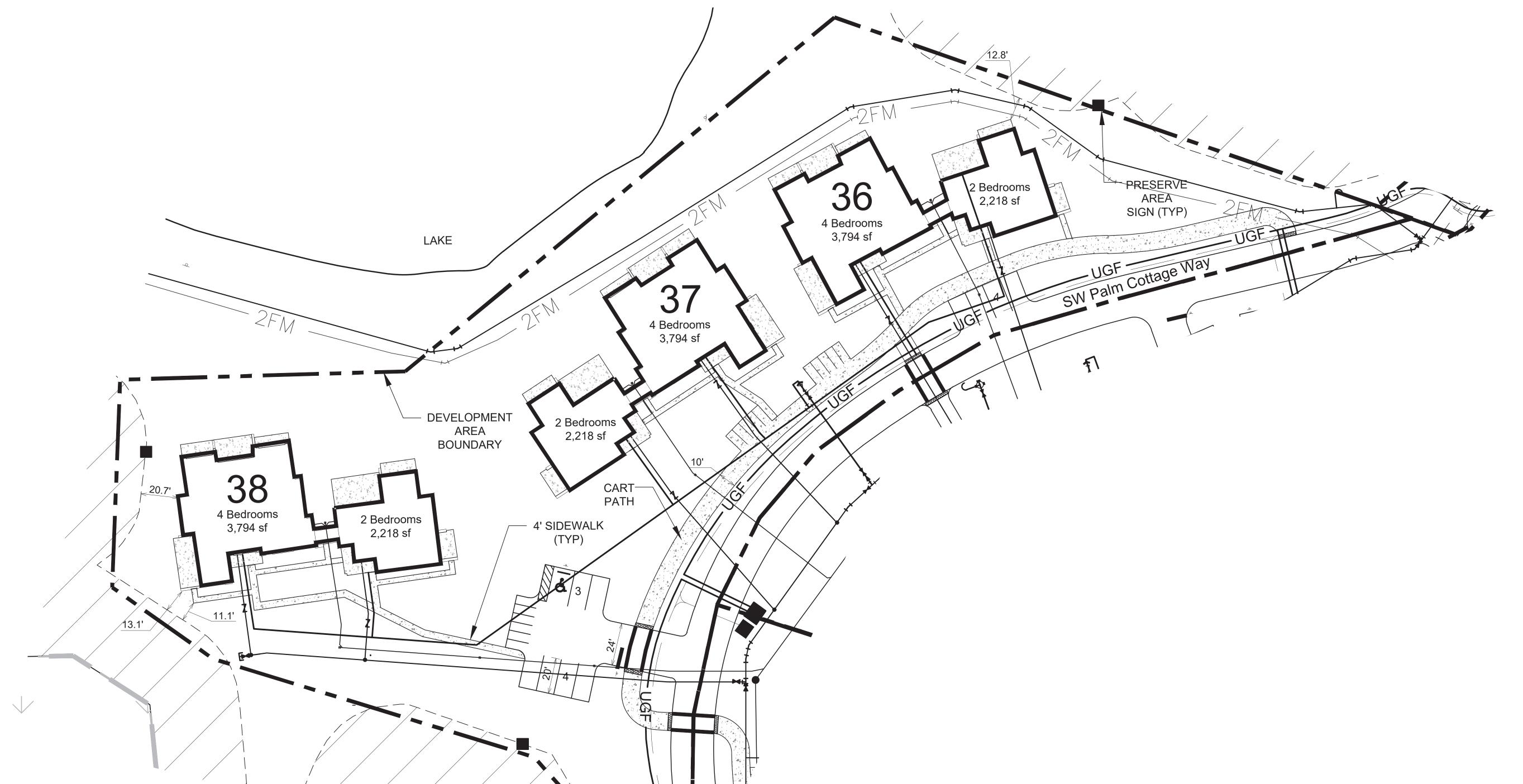
Cart Parking:

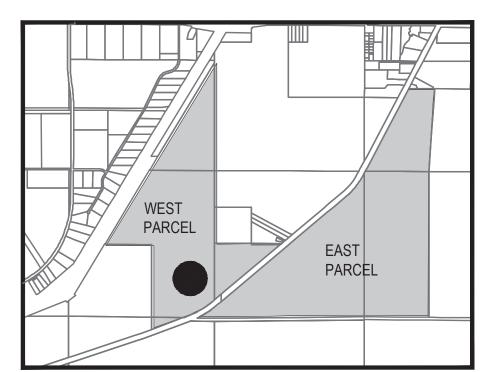
Buildings:

Impervious Area:

(additional parking located at golf clubhouse site)

Pavement (Road, Parking, Sidewalk):







Wetland Preserve

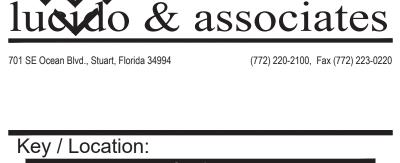
50' Wetland Buffer Preserve

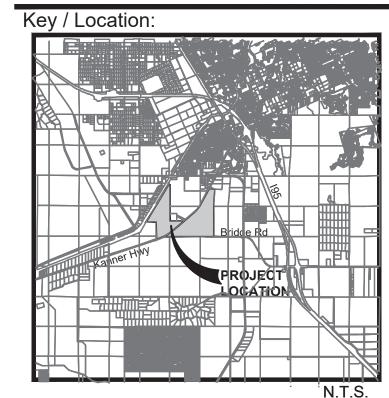
25' Buffer Setback

Lake Littoral and Upland Transition Zones

Golf Turf Area

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Fazio & Davis Golf Design

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Land Planning Lucido and Associates, Inc. 701 East Ocean Blvd. Stuart, FL 34994

Three Lakes Golf Club PUD

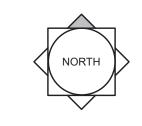
Martin County, Florida

Phase 3 Revised Final Site Plan Palm Cottage Pod B

Date By Description

06.05.25 MRY Initial Submittal

09.16.25 MRY Response to comments



Project Number Municipal Number Computer File Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg

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Site Area Data (West Parcel - Palm Cottage Pod B) **Development Area:** 2.78 ac (121,175 sf) **Golf Cottage Bedrooms:** 18 Bedrooms

Golf Cottage Buildings: 30 ft (1 story) **Building Height (max):**

Proposed Vehicular Parking: 11 spaces (additional parking located at golf clubhouse site) Cart Parking: 16 spaces

0.80 ac (34,900 sf) Impervious Area: Pavement (Road, Parking, Sidewalk): 0.39 ac (16,865 sf) 0.41 ac (18,035 sf) **Buildings:**

1.98 ac (86,275 sf) Pervious Area: Landscape: 1.98 ac (86,275 sf)

without the express written consent of Lucido & Associates is prohibited by law.

PARCEL

Key Map

EAST PARCEL

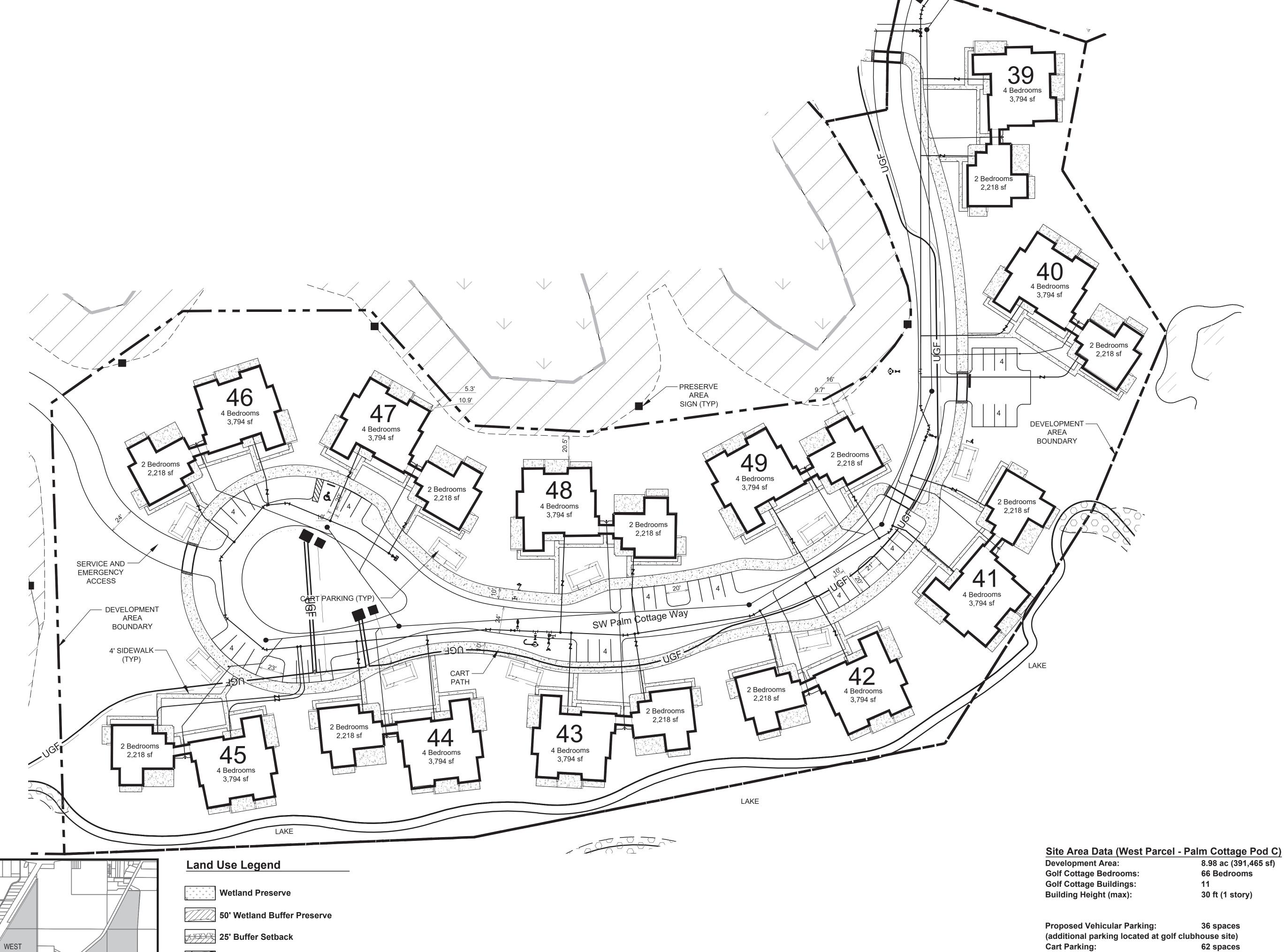
Lake Littoral and Upland Transition Zones

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

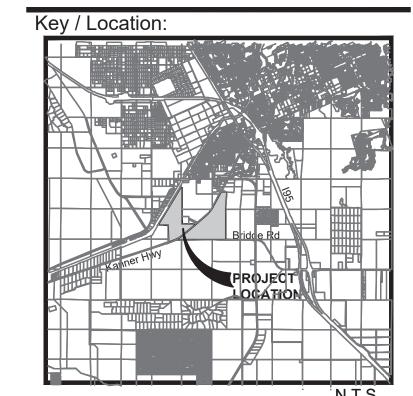
stabilized with grass, native seed, mulch, or planted with native grasses.

Golf Turf Area





701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220



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Three Lakes Golf Club PUD

Martin County, Florida

Phase 3 Revised Final Site Plan Palm Cottage Pod C

Date By Description

06.05.25 MRY Initial Submittal

09.16.25 MRY Response to comments



3.68 ac (160,557 sf)

2.17 ac (94,425 sf)

1.51 ac (66,132 sf)

5.30 ac (230,908 sf)

5.30 ac (230,908 sf)

Impervious Area:

Buildings:

Pervious Area:

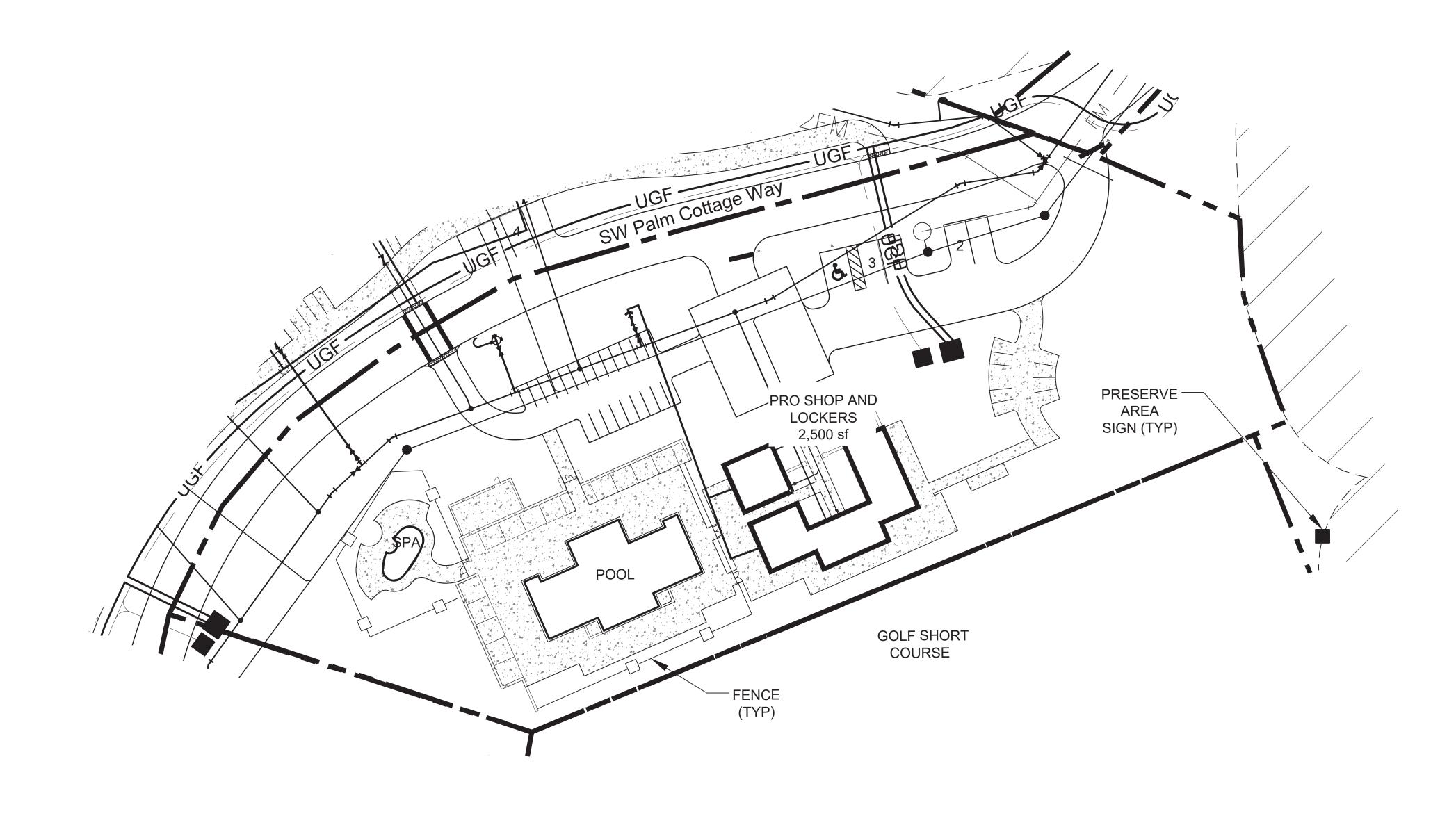
Landscape:

Pavement (Road, Parking, Sidewalk):

0 20' 40'

Municipal Number

Computer File Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg



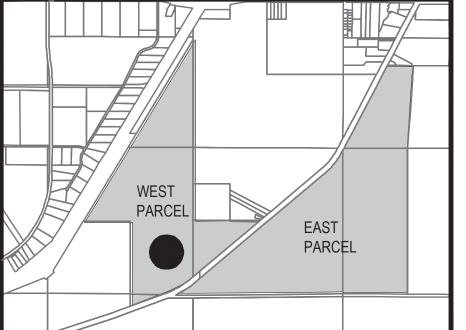
Wetland Preserve

50' Wetland Buffer Preserve

25' Buffer Setback

Lake Littoral and Upland Transition Zones

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



lucido & associates

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701 SE Ocean Blvd., Stuart, Florida 34994

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Stuart, FL 34994

Three Lakes Golf Club PUD

Martin County, Florida

Phase 3 Revised Final Site Plan **South Amenity**

Date By Description

06.05.25 MRY Initial Submittal

09.16.25 MRY Response to comments

Site Area Data (West Parcel - South Amenity) 1.76 ac (76,935 sf)

Designer

SCALE: 1" = 30'

0 15' 30'

1.12 ac (48,844 sf) 1.00 ac (43,544 sf) 0.06 ac (2,500 sf) Municipal Number 0.06 ac (2,800 sf) Computer File Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg

30 ft (1 story)

5 spaces

32 spaces

Development Area:

Cart Parking:

Buildings:

Pervious Area:

Landscape:

Pool:

Impervious Area:

Building Height (max):

Proposed Vehicular Parking:

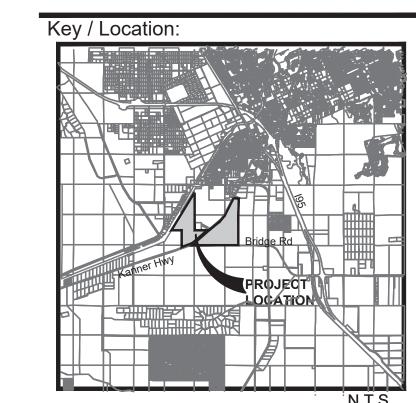
(additional parking located at golf clubhouse site)

Pavement (Road, Parking, Sidewalk):

0.64 ac (28,091 sf)

0.64 ac (28,091 sf)





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Three Lakes Golf Club PUD

Martin County, Florida

Phase 3 Revised Final Site Plan **Golf Short Course**

Submittal
onse to comments



63.24 ac (2,754,944 sf)

6.04 ac (263,364 sf)

25.27 ac (1,100,675 sf)

31.93 ac (1,390,905 sf)

3,166 linear feet (If)

31,660 sf (0.72 ac.)

31,660 sf (0.72 ac.)

9,150 Plants (2' oc)

1,947 linear feet (If)

19,470 sf (0.45 ac.)

19,470 sf (0.45 ac.)

5,627 Plants (2' oc)

127 Trees

78 Trees

Required/Provided Littoral/Transition Trees (63,320 / 500):

Required/Provided Littoral Zone Plants (31,660 x 0.289):

Required/Provided littoral zone area (10 sf x 1,947 lf):

Required/Provided transition zone area (10 sf x 1,947 lf):

Required/Provided Littoral/Transition Trees (38,940 / 500):

Required/Provided Littoral Zone Plants (19,470 x 0.289):

Lake 3d Perimeter (Shoreline 1,947 ft):

Required/Provided Transition Zone Plants (31,660 x 0.072): 2,280 Plants (3-5' oc)

Required/Provided Transition Zone Plants (19,470 x 0.072): 1,402 Plants (3-5' oc)

Manager Municipal Number

Computer File Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg

Wetland Preserve

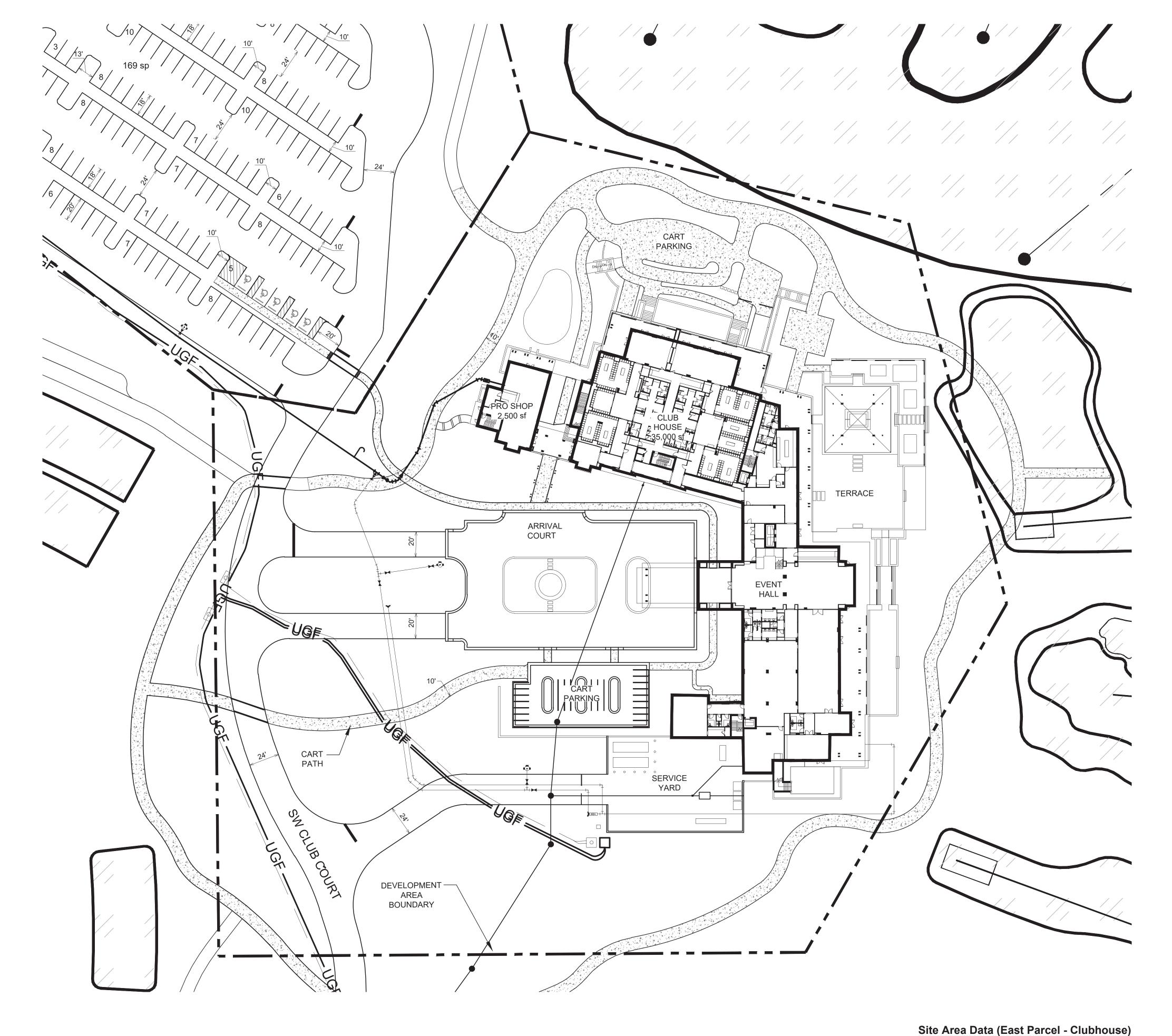
50' Wetland Buffer Preserve

25' Buffer Setback

Lake Littoral and Upland Transition Zones

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.

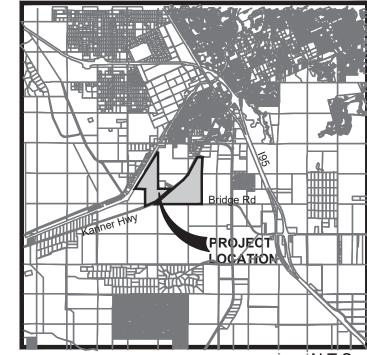




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Three Lakes Golf Club PUD

Martin County, Florida

Phase 3 Revised **Final Site Plan East Clubhouse**

Date By Description

06.05.25 MRY Initial Submittal

09.16.25 MRY Response to comments



SCALE: 1" = 30'

0 15' 30'

Project Number

Municipal Number

7.15 ac (311,758 sf)

40 ft (3 story)

See Sheet 15

3.43 ac (149,660 sf)

3.72 ac (162,098 sf)

2.57 ac (112,160 sf)

0.86 ac (37,500 sf)

3.72 ac (162,098 sf)

Development Area:

Proposed Parking:

Impervious Area:

Buildings:

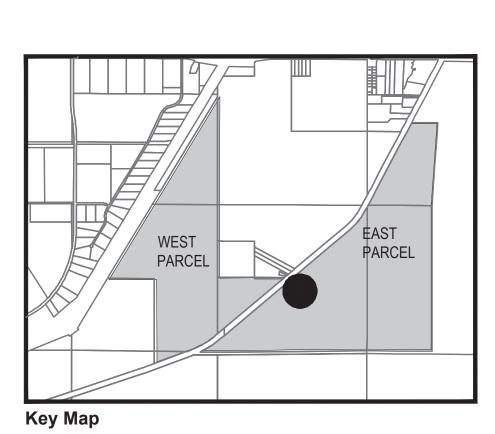
Pervious Area:

Landscape:

Pavement (Road, Parking, Sidewalk):

Building Height:

Computer File Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg



Wetland Preserve

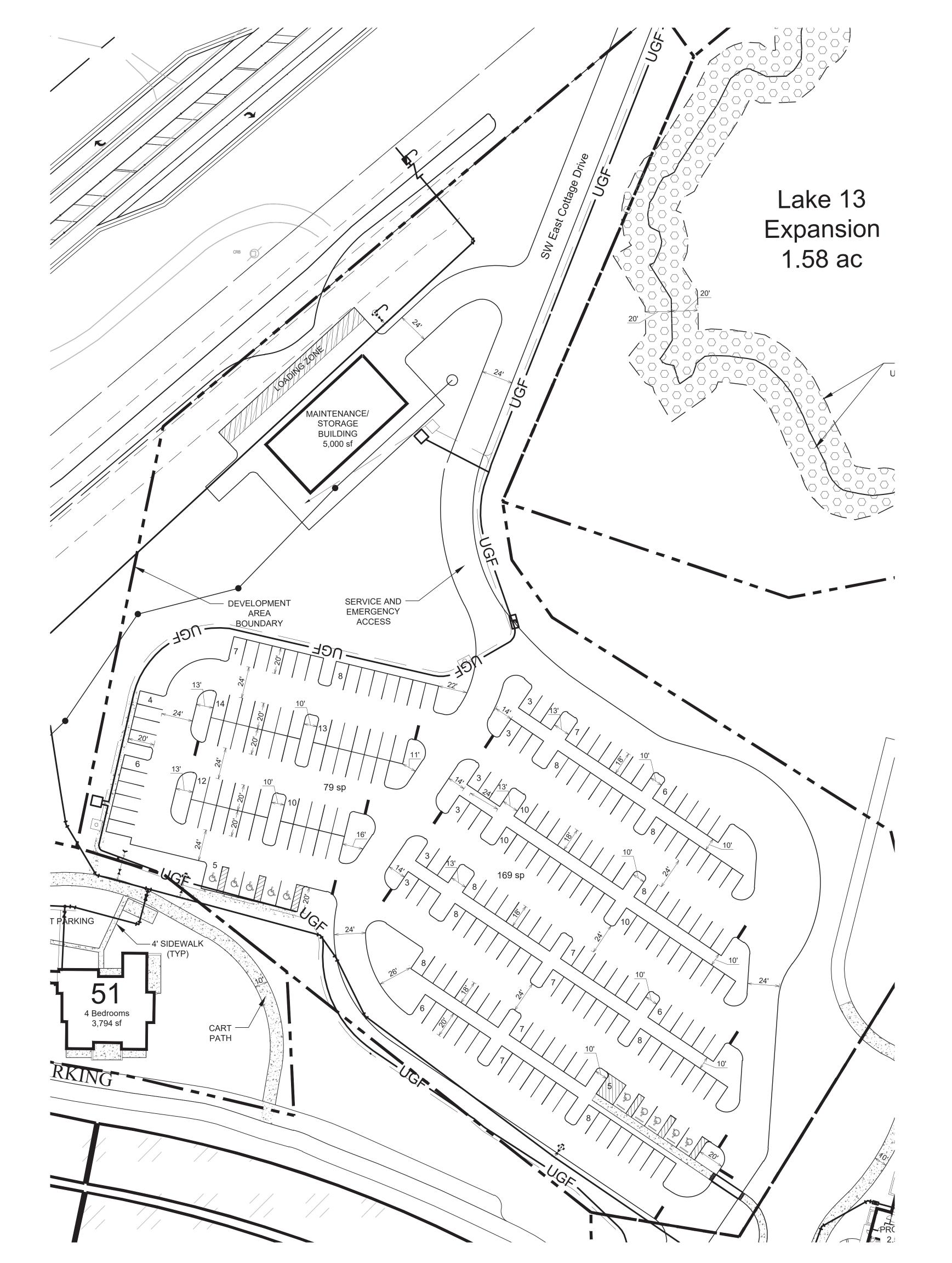
50' Wetland Buffer Preserve

25' Buffer Setback

Lake Littoral and Upland Transition Zones

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 / Location:

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Three Lakes Golf Club PUD

Martin County, Florida

Phase 3 Revised Final Site Plan **Clubhouse Parking**

Date By Description

06.05.25 MRY Initial Submittal

09.16.25 MRY Response to comments



0 15' 30'

Site Area Data (East Parcel - Clubhouse Parking)

7.78 ac (338,954 sf)

20 ft (1 story)

3.52 ac (153,477 sf)

3.41 ac (148,477 sf)

4.26 ac (185,477 sf)

0.11 ac (5,000 sf)

4.26 ac (185,477 sf)

247 spaces

Development Area:

Proposed Parking:

Impervious Area:

Buildings:

Pervious Area:

Landscape:

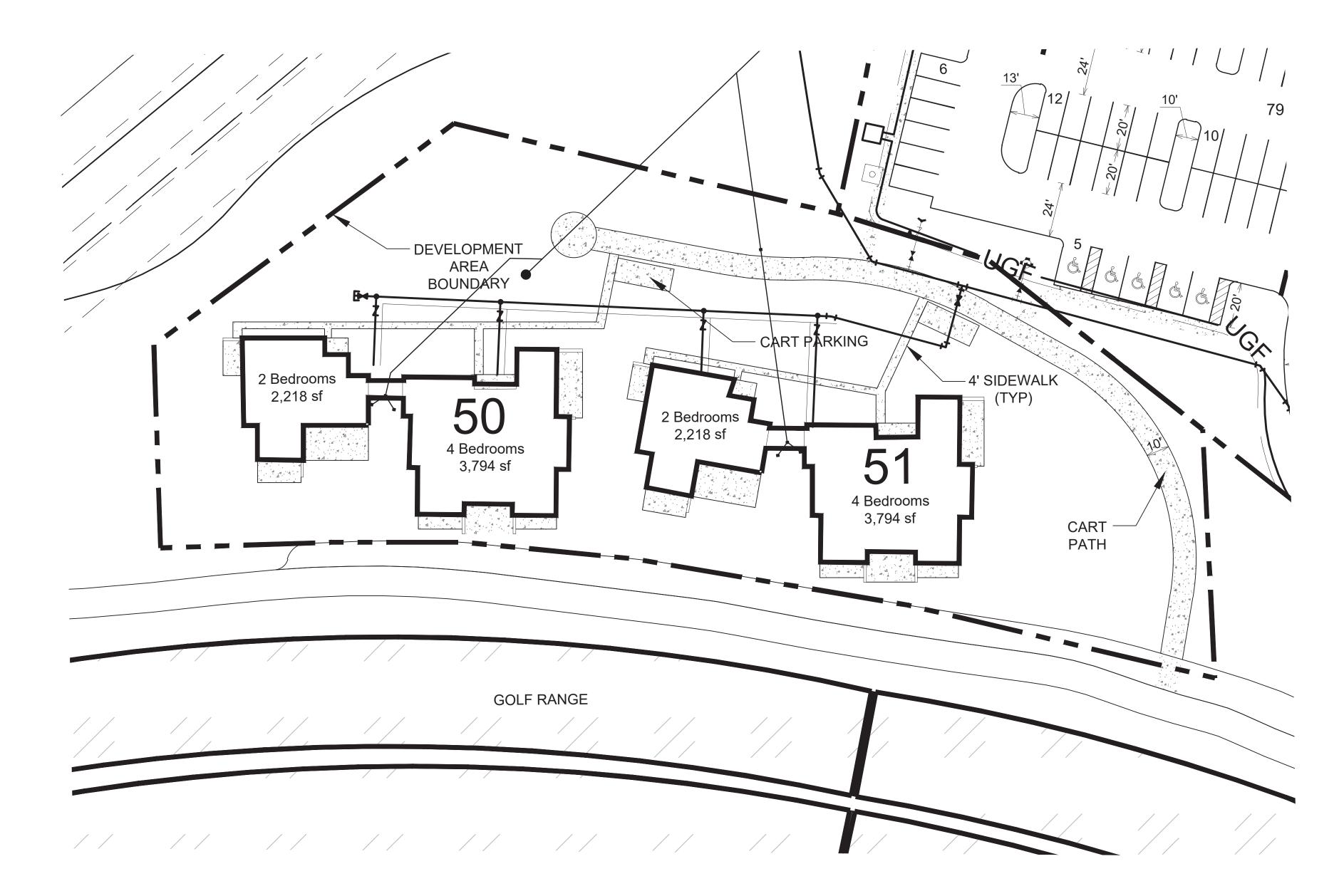
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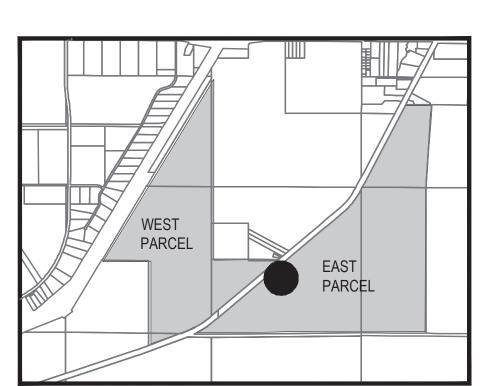
Pavement (Road, Parking, Sidewalk):

Building Height:

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Land Use Legend

Wetland Preserve

50' Wetland Buffer Preserve

25' Buffer Setback

Lake Littoral and Upland Transition Zones

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.



Golf Cottage Bedrooms: Golf Cottage Buildings:

Building Height (max):

30 ft (1 story)

Proposed Cart Parking: 6 sp (additional vehicular parking located at golf clubhouse site)

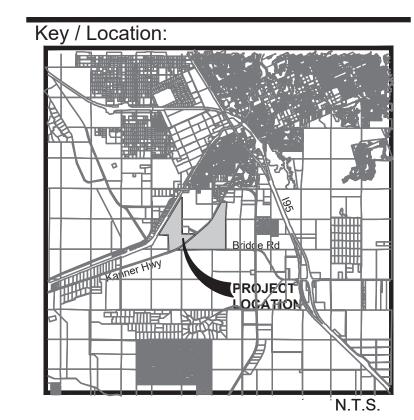
0.49 ac (21,349 sf) Impervious Area: Pavement (Road, Parking, Sidewalk): 0.21 ac (9,325 sf) **Buildings:** 0.28 ac (12,024 sf)

Pervious Area: Landscape:

1.12 ac (49,153 sf) 1.12 ac (49,153 sf)

12 Bedrooms





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Three Lakes Golf Club PUD

Martin County, Florida

Phase 3 Revised Final Site Plan **East Club Cottage Pod**

Date By Description

06.05.25 MRY Initial Submittal

09.16.25 MRY Response to comments

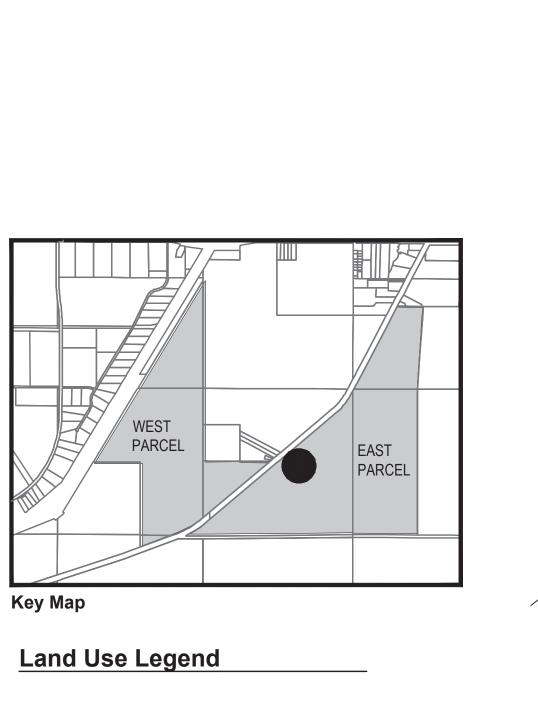


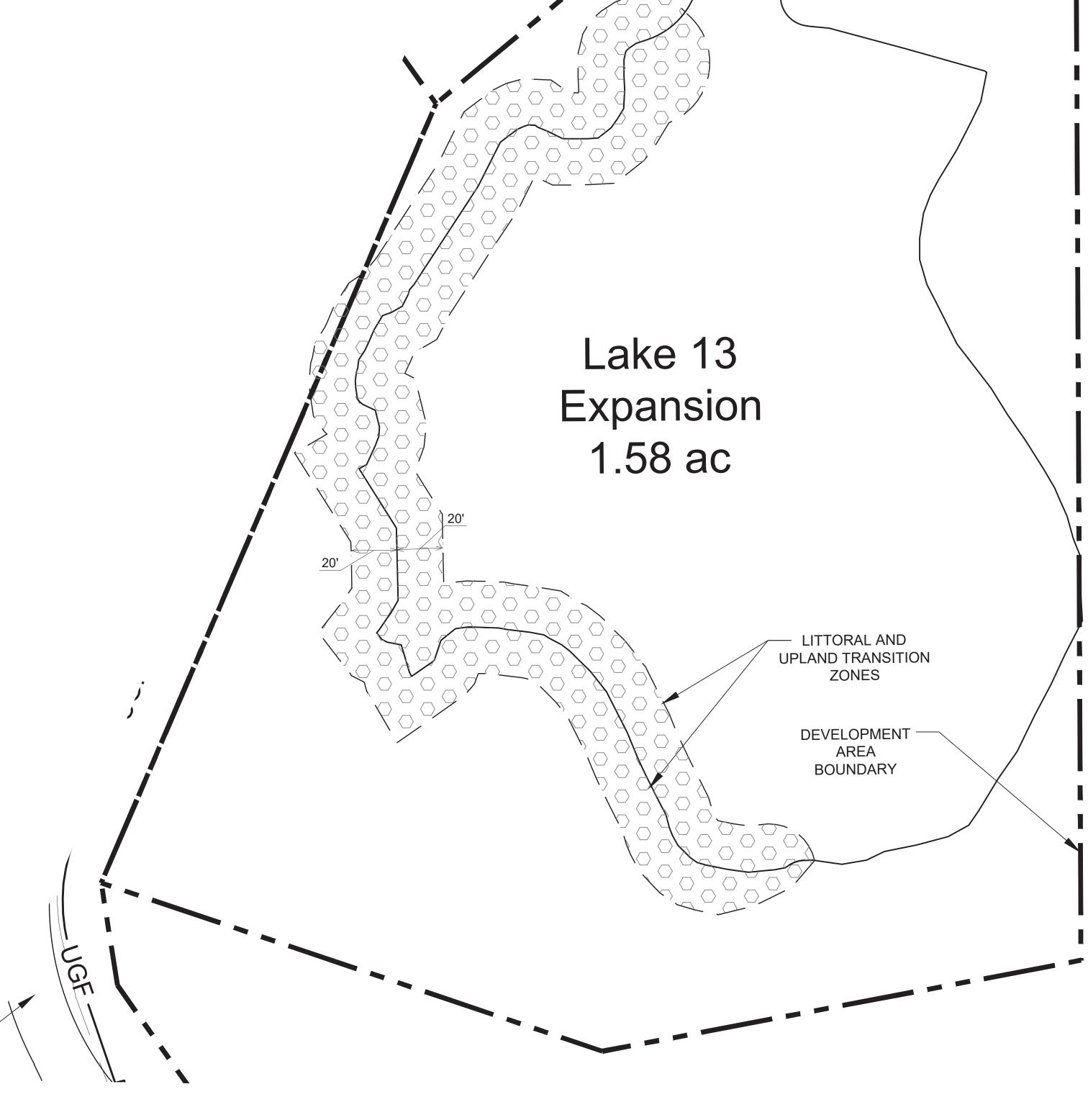


Designer Manager Project Number Municipal Number

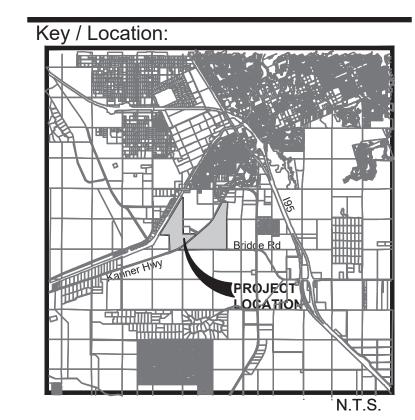
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Three Lakes Golf Club PUD

Martin County, Florida

Phase 3 Revised Final Site Plan

East Lake 13 Expansion

<u>MRY</u>	Initial Submittal
MRY	Response to comments
	•

Site Area Data (East Parcel - Lake 13 Expansion) Development Area: 3.47 ac (151,483 sf)

Impervious Area: Lakes:

1.58 ac (68,863 sf) 1.58 ac (68,863 sf)

1.89 ac (82,620 sf)

Pervious Area: Landscape:

Lake 13 Perimeter (Shoreline 1,108 ft): Required/Provided littoral zone area (10 sf x 1,108 lf): Required/Provided transition zone area (10 sf x 1,108 lf): Required/Provided Littoral/Transition Trees (22,160 / 500): Required/Provided Littoral Zone Plants (11,080 x 0.289): 3,202 Plants (2' oc) Required/Provided Transition Zone Plants (11,080 x 0.072): 798 Plants (3-5' oc)

1.89 ac (82,620 sf) 1,108 linear feet (If) 11,080 sf (0.25 ac.) 11,080 sf (0.25 ac.)

Manager

Project Number

Municipal Number Computer File Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg

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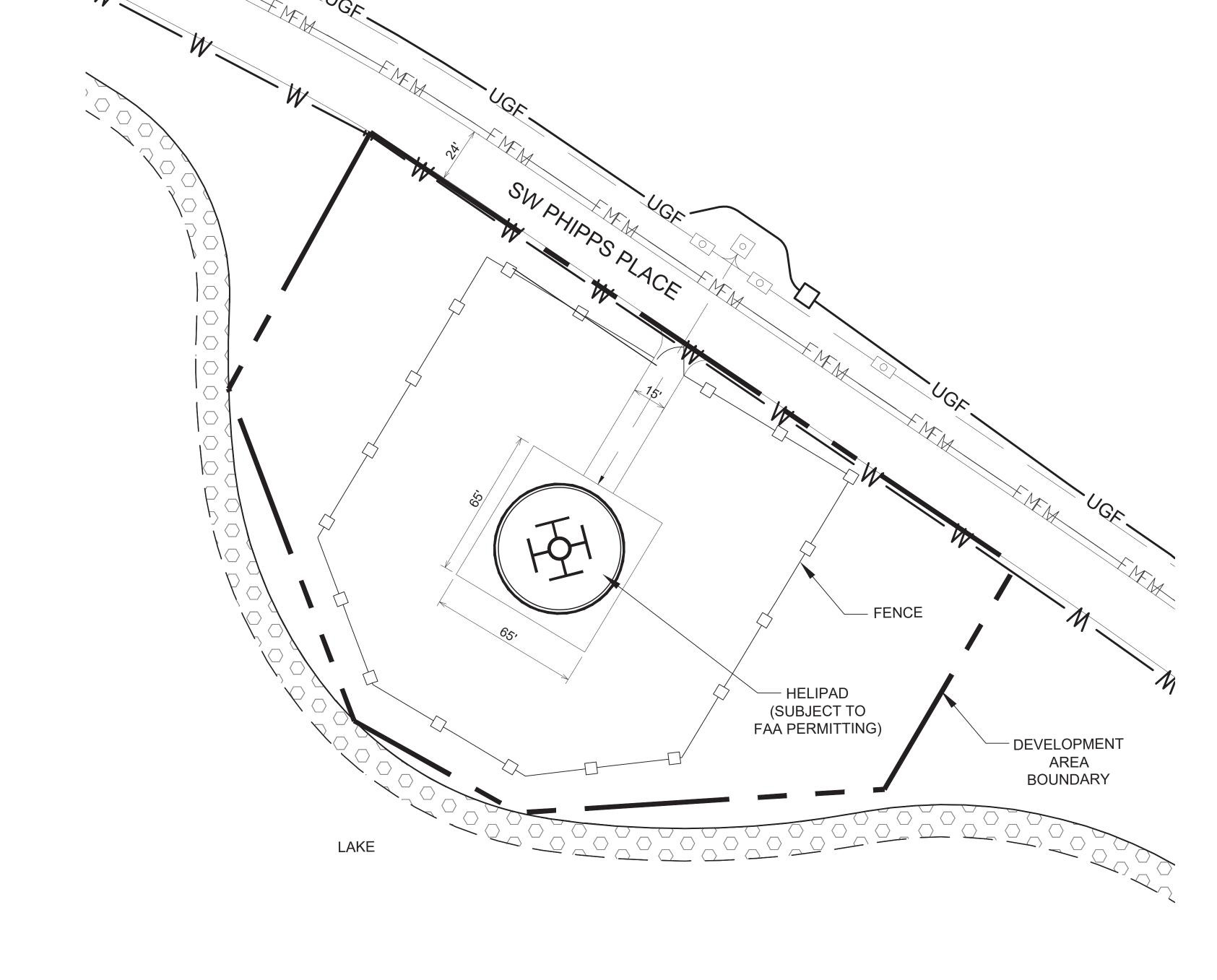
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Wetland Preserve 50' Wetland Buffer Preserve 25' Buffer Setback

Lake Littoral and Upland Transition Zones

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.



PARCEL

Key Map

Land Use Legend

Wetland Preserve

50' Wetland Buffer Preserve

25' Buffer Setback

Lake Littoral and Upland Transition Zones

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.

Site Area Data (East Parcel - Helipad)

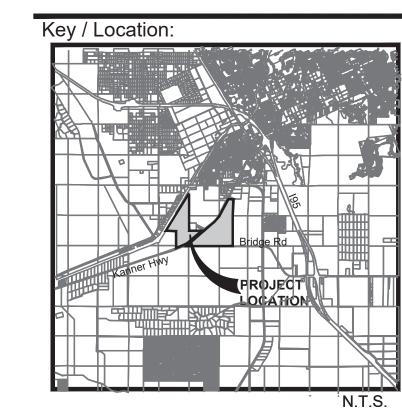
Development Area: 1.35 ac (59,052 sf)

Impervious Area: 0.12 ac (5,390 sf) Pavement (Road, Parking, Sidewalk): 0.12 ac (5,390 sf)

Pervious Area: Landscape:

1.23 ac (53,662 sf) 1.23 ac (53,662 sf)





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Three Lakes **Golf Club PUD**

Martin County, Florida

Phase 3 Revised **Final Site Plan** Helipad

Date By Description

06.05.25 MRY Initial Submittal

09.16.25 MRY Response to comments



Project Number

Municipal Number ---Computer File Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg

Wetland Preserve

50' Wetland Buffer Preserve

25' Buffer Setback

Lake Littoral and Upland Transition Zones

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.





5.78 ac (251,811 sf)

Impervious Area: Lakes:

Development Area:

3.63 ac (158,316 sf) 3.63 ac (158,316 sf)

Pervious Area: Landscape:

2.15 ac (93,495 sf) 1,562 linear feet (If)

2.15 ac (93,495 sf)

Lake 3a Perimeter (Shoreline 1,562 ft): Required/Provided littoral zone area (10 sf x 1,562 lf): 15,620 sf (0.35 ac.) Required/Provided transition zone area (10 sf x 1,562 lf): 15,620 sf (0.35 ac.) Required/Provided Littoral/Transition Trees (31,240 / 500): Required/Provided Littoral Zone Plants (15,620 x 0.289): 4,514 Plants (2' oc) Required/Provided Transition Zone Plants (15,620 x 0.072): 1,125 Plants (3-5' oc)

Required/Provided Transition Zone Plants (12,020 x 0.072): 865 Plants (3-5' oc)

Lake 3b Perimeter (Shoreline 1,202, ft):

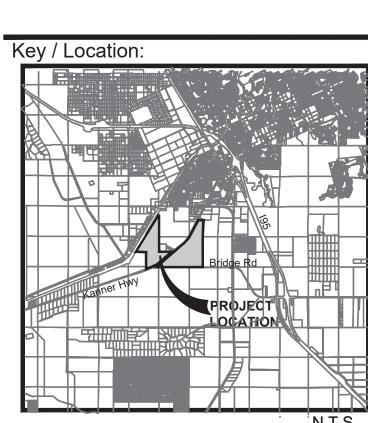
Required/Provided littoral zone area (10 sf x 1,202 lf): Required/Provided transition zone area (10 sf x 1,202 lf): Required/Provided Littoral/Transition Trees (24,040 / 500): Required/Provided Littoral Zone Plants (12,020 x 0.289): 3,474 Plants (2' oc)

1,202 linear feet (If) 12,020 sf (0.28 ac.) 12,020 sf (0.28 ac.)

0 15' 30'

Municipal Number Computer File Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg

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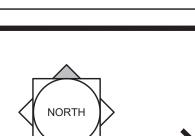
Three Lakes **Golf Club PUD**

Martin County, Florida

Phase 3 Revised Final Site Plan

West Golf Course Lakes

Date	By	Description
06.05.25	MRY	Initial Submittal
09.16.25	MRY	Response to comments
		•





Project Number