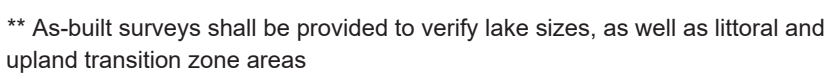


By	Description
25 MRY	Initial Submittal
25 MRY	Response to comments

Steven Garre
LA 6667114

Designer MRY Sheet
 Manager MC **1 of 19**
 Project Number 21-390
 Municipal Number ---
 Computer File Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg

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- Preserve area shall be designated with a preserve area sign located at a distance and spacing no less than every 500 ft along the perimeter of the preservation area.
- All prohibited exotic plant species shall be removed from the site prior to issuance of a Certificate of Occupancy. Perpetual maintenance is required to protect the reestablishment of invasive exotic species within preservation areas and planted landscape or lake littoral areas and storm water management areas as provided on the plans approved with the development order.
- All preserve areas shall be maintained in accordance with the approved Preserve Area Management Plan (PAMP)
- It shall be unlawful to alter the approved slopes, contours, or cross sections, or to chemically, mechanically, or manually remove, damage, or destroy any plants in the littoral or upland transition zone buffer areas of constructed lakes except upon the written approval of the Growth Management Director, as applicable. If the responsibility of the owner or property owners association, its successors, or the required survivorship and coverage of the reclaimed upland and planted littoral and planted littoral and upland transition areas, and to ensure ongoing removal of prohibited and invasive non-native plant species from these areas.
- Stormwater management areas abutting preserve areas shall be maintained with planted native vegetation in perpetuity.
- The 25' Golf Course Buffer/Setback area shall be comprised of sand and/or native vegetation, and will not contain turf grass, fertilizer and pesticides as required under Sect. 4.35.A.4, LDR
- All building shall be setback a minimum of 50' from the property boundary.



Legend for Wetland Buffers and Preserves:

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

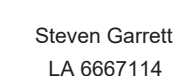
Undefined areas adjacent to golf course, preserve areas, or lakes have been included as 'developed area' for purposes of calculating required trees, and may be left undisturbed except for the removal of exotic vegetation, or stabilized with grass, native seed, mulch, or planted with native grasses.

— RIVER ACCESS DOCK
(SUBJECT TO ARMY CORPS
OF ENGINEERS PERMITTING)



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

Forest Cottage Pod A

[illegible]

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

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Plan Phase 3 - AMENDMENT.dwg

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Key Map

Civil Engineer / Survey
Kimley-Horn
477 S Rosemary Ave, Suite 215
West Palm Beach, Florida 33401

Traffic Engineer
ORourke Engineering and Planning
22 Se Seminole Street
Stuart, FL 34994

Environmental
EW Consultants, Inc.
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Stuart, FL 34996

Architect
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San Francisco, CA 94111

Fazio & Davis Golf Design

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

Martin County, Florida

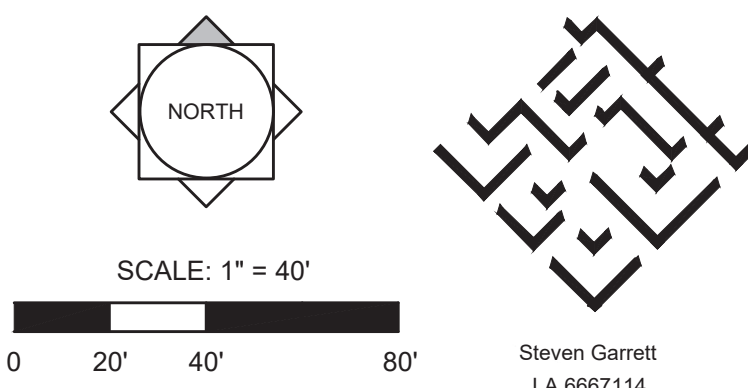
Phase 3

Revised

Final Site Plan

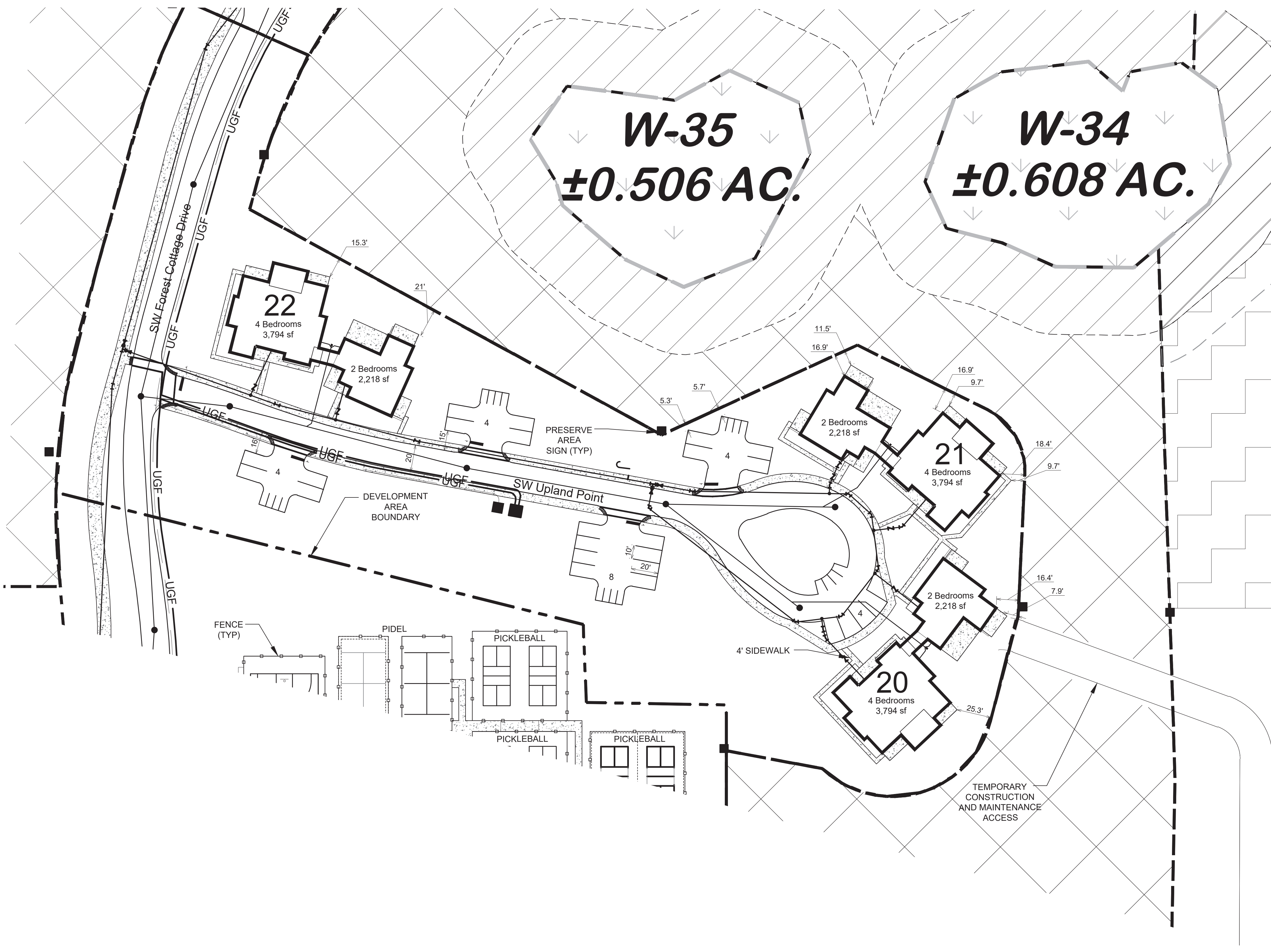
Forest Cottage Pod B

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



Designer MRY Sheet
Manager MC
Project Number 21-390
Municipal Number ---
Computer File Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg

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Development Area:	4.07 ac (177,426 sf)
Golf Cottage Bedrooms:	18 Bedrooms
Golf Cottage Buildings:	3
Building Height (max):	30 ft (1 story)

Proposed Vehicular Parking: 24 spaces
(additional parking located at golf clubhouse site)
Cart Parking: 20 spaces

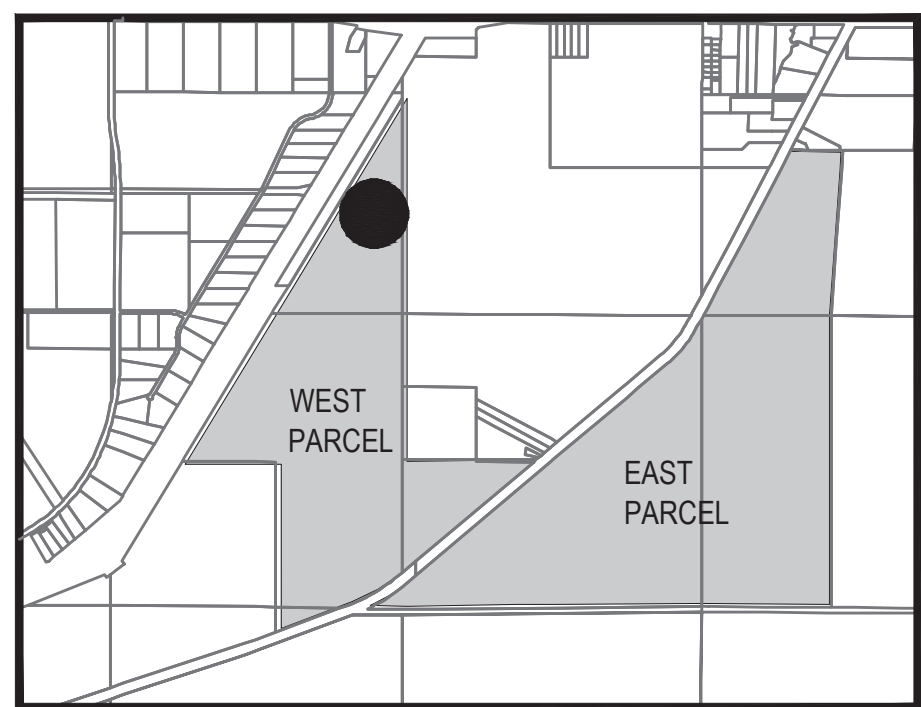
Impervious Area:	1.70 ac (73,966 sf)
Pavement (Road, Parking, Sidewalk):	1.28 ac (55,930 sf)
Buildings:	0.41 ac (18,036 sf)

Pervious Area: 2.37 ac (103,460 sf)
Landscape: 2.37 ac (103,460 sf)

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.



Key Map

Civil Engineering / Survey
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West Palm Beach, Florida 33401

Traffic Engineer
O'Rourke Engineering and Planning
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Stuart, FL 34994

Environmental
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Architect
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Fazio & Davis Golf Design

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

Martin County, Florida

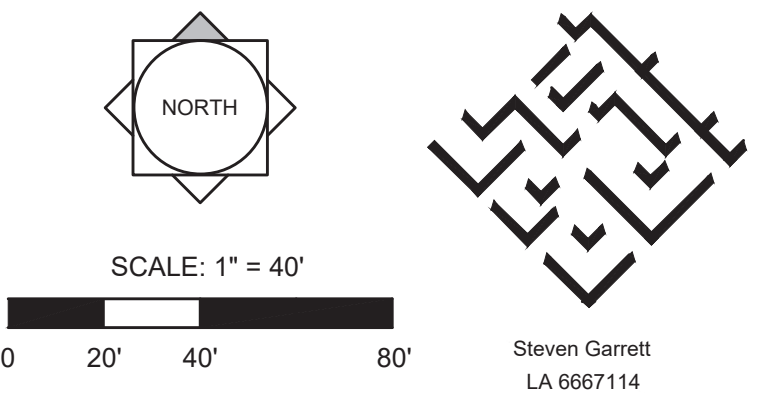
Phase 3

Revised

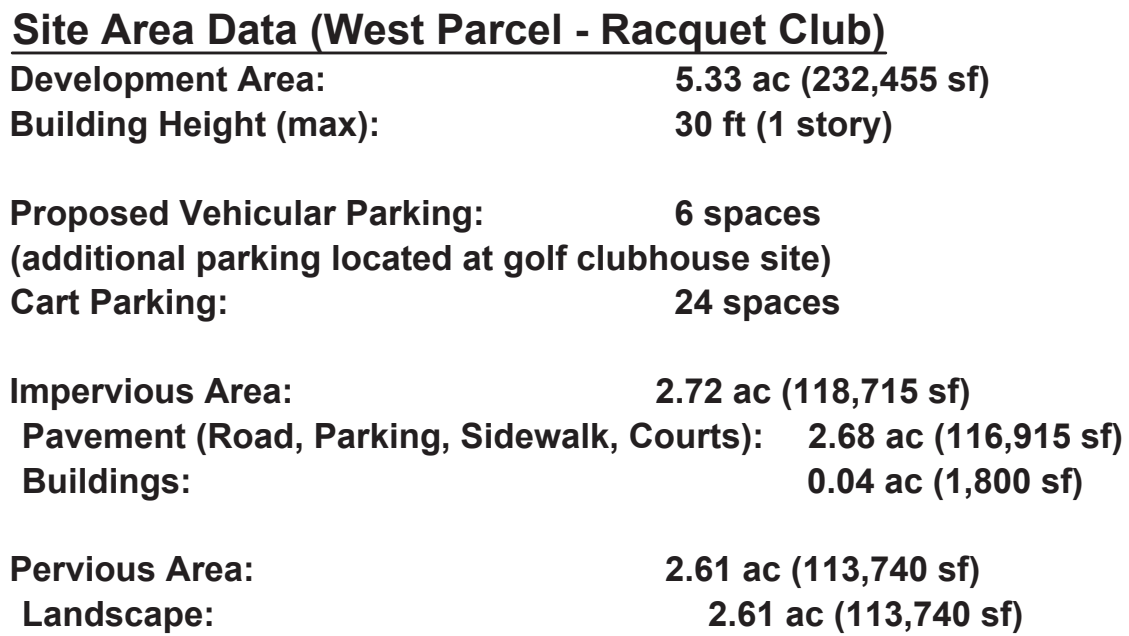
Final Site Plan

Racquet Club

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



Designer MRY Sheet
 Manager MC **4 of 19**
 Project Number 21-390
 Municipal Number ---
 Computer File Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg



Wetland Preserve

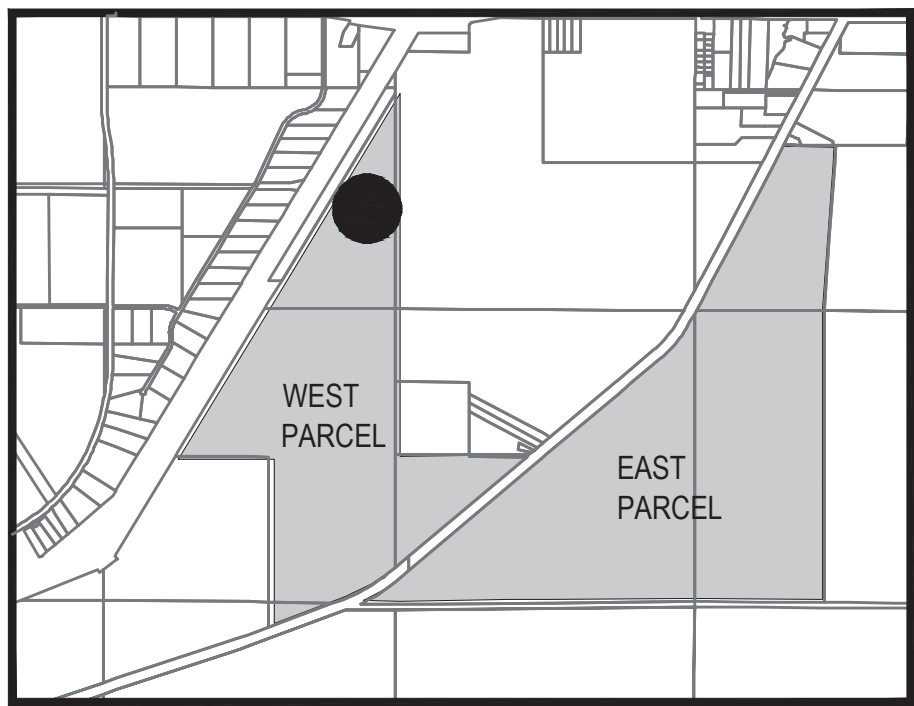
50' Wetland Buffer Preserve

25' Buffer Setback

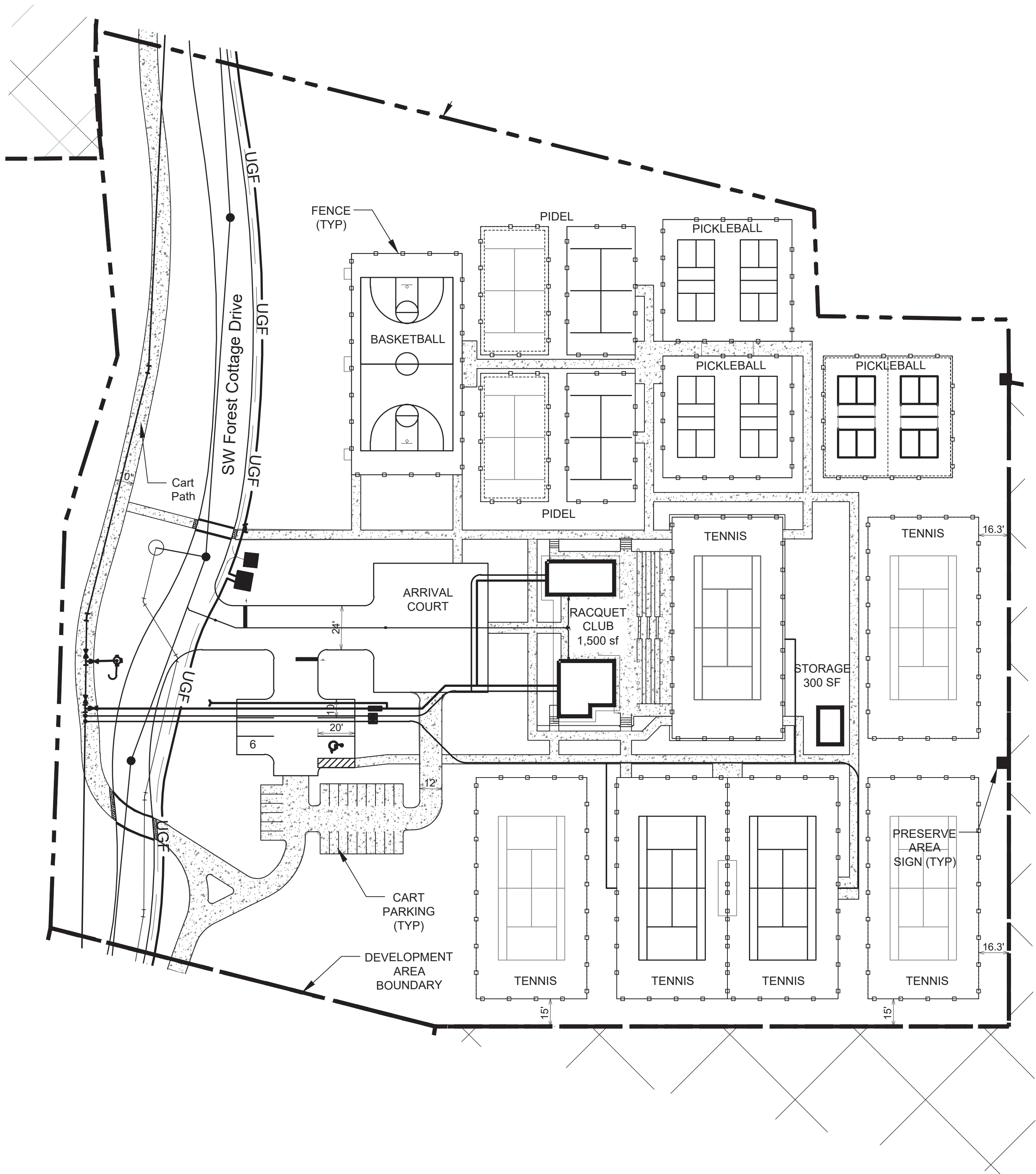
Lake Littoral and Upland Transition Zones

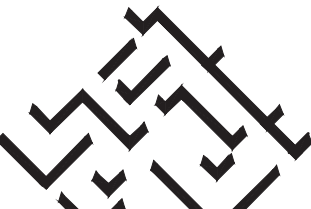
Golf Turf Area

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.

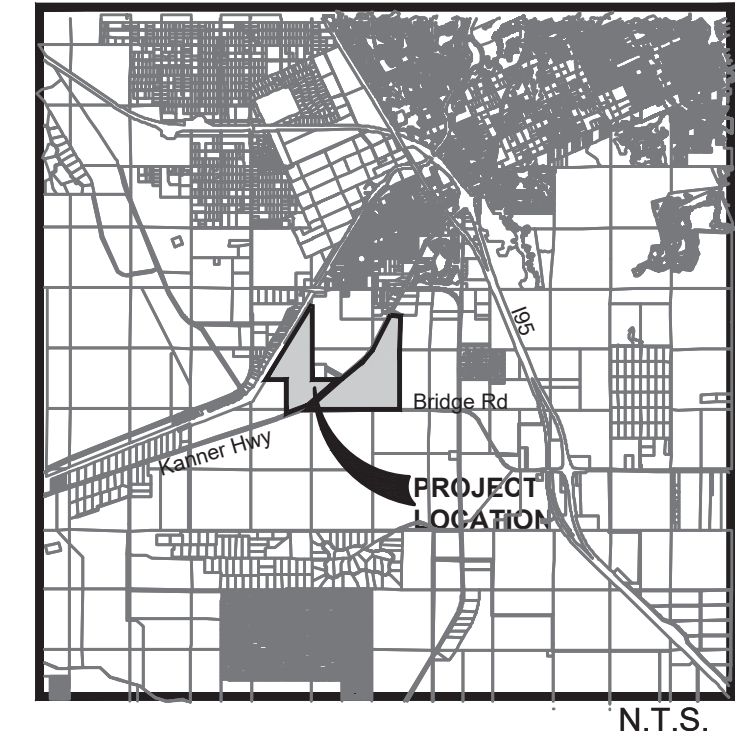


Key Map





Key / Location:



Project Team:

Civil Engineer / Survey

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Stuart, FL 34994

Environmental

EW Consultants, Inc.
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Stuart, FL 34996

Architect

Hart Howerton
1 Union St
San Francisco, CA 94111

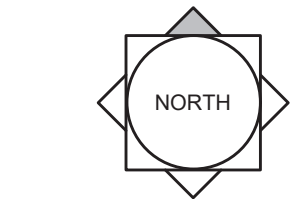
Fazio & Davis Golf Design
Lucido and Associates, Inc.
701 East Ocean Blvd.
Stuart, FL 34994

Three Lakes Golf Club PUD

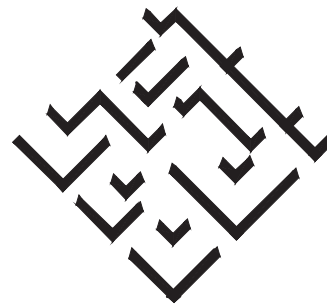
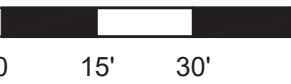
Martin County, Florida

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

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

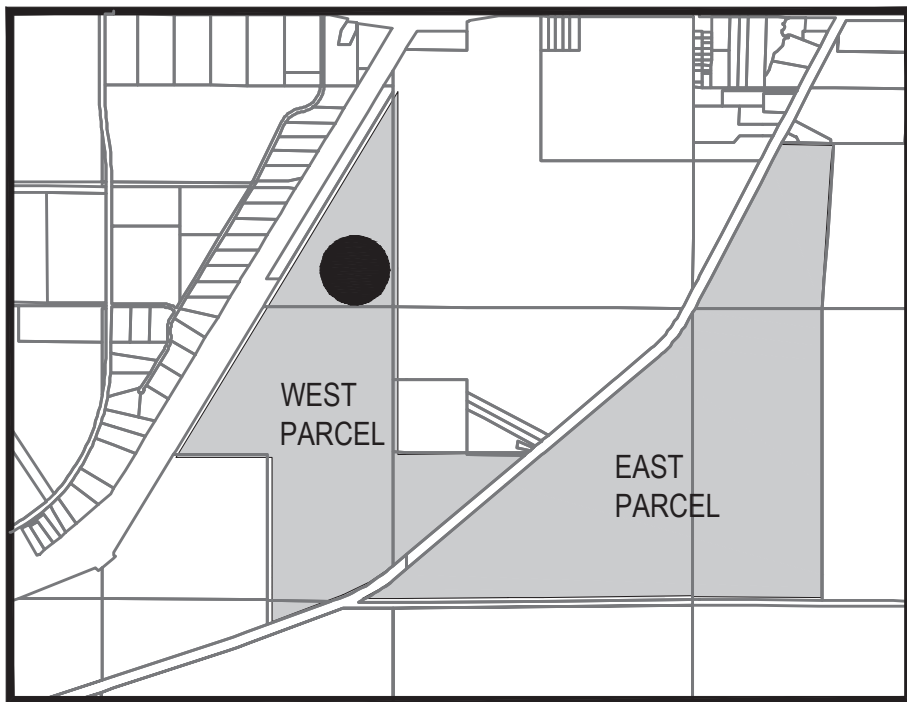
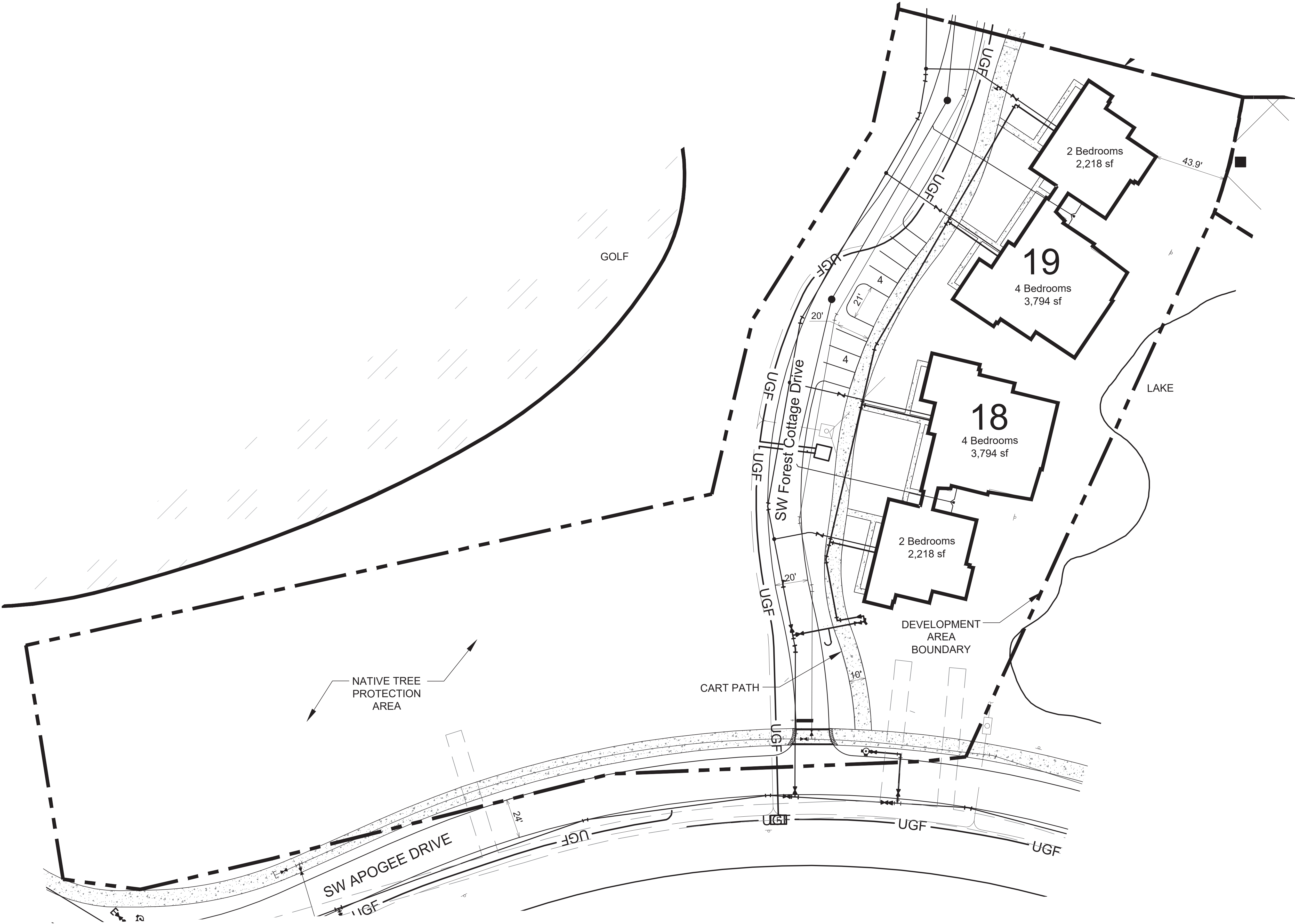


SCALE: 1" = 30'



Steven Garrett
LA 6667114

Designer	MRY	Sheet
Manager	MC	5 of 19
Project Number	21-390	
Municipal Number	---	
Computer File	Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg	



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 (West Parcel - Pool/Spa Cottage Pod A)

Development Area:	3.60 ac (156,864 sf)
Golf Cottage Bedrooms:	12 Bedrooms
Golf Cottage Buildings:	2
Building Height (max):	30 ft (1 story)

Proposed Vehicular Parking:	8 spaces
(additional parking located at golf clubhouse site)	
Cart Parking:	0 spaces

Impervious Area:	0.93 ac (40,660 sf)
Pavement (Road, Parking, Sidewalk):	0.65 ac (28,636 sf)
Buildings:	0.28 ac (12,024 sf)

Pervious Area:	2.67 ac (116,204 sf)
Landscape:	2.67 ac (116,204 sf)

Civil Engineer / Survey
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275 S Rosemary Ave, Suite 215
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Architect
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Fazio & Davis Golf Design

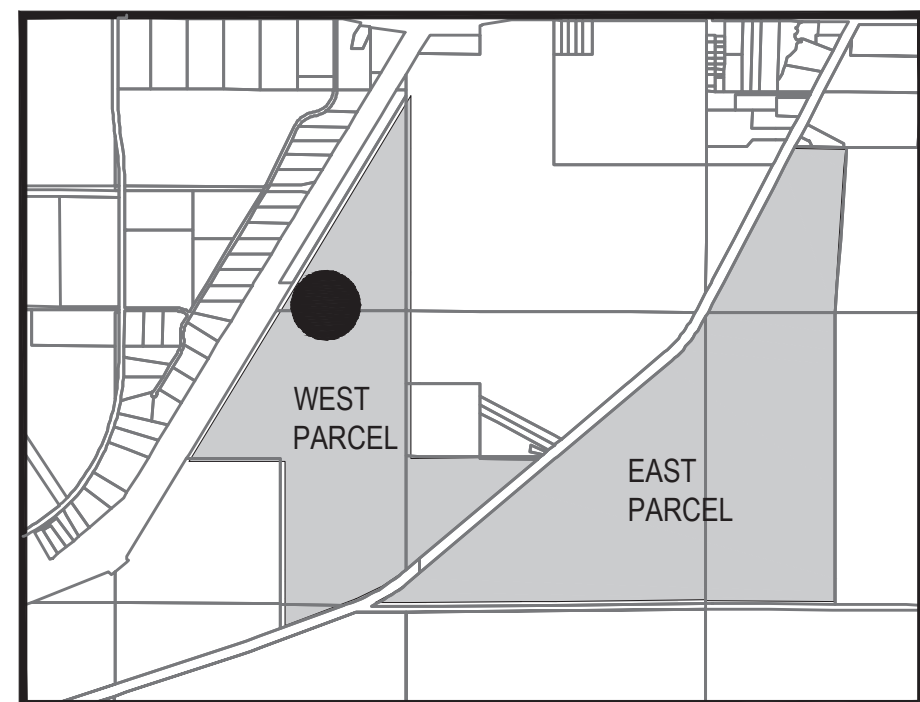
Land Planning
Lucido and Associates, Inc.
701 East Ocean Blvd.
Stuart, FL 34994

Martin County, Florida

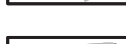
Phase 3

Final Site Plan

Pool/Spa Cottage Pod B

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Land Use Legend

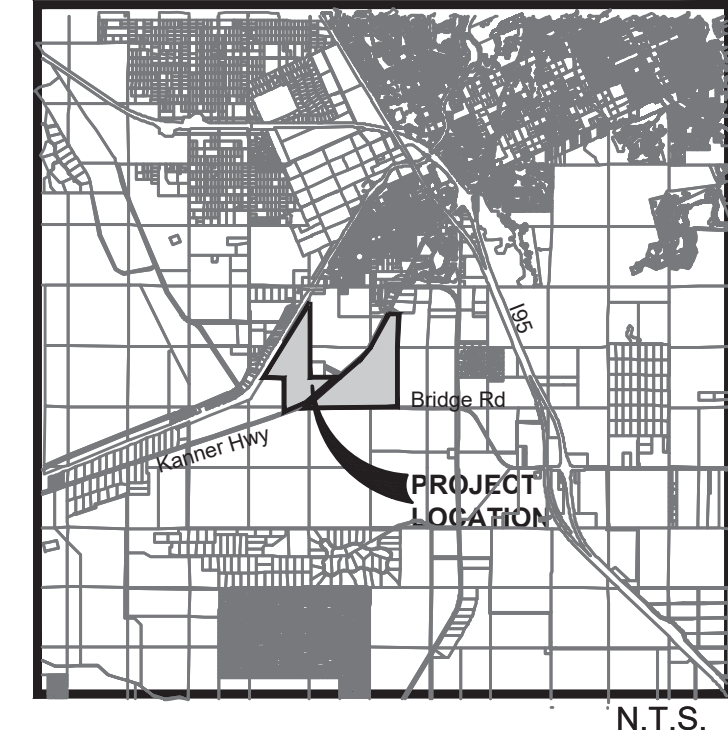
	Wetland Preserve
	50' Wetland Buffer Preserve
	25' Buffer Setback
	Lake Littoral and Upland Transition Zones
	Golf Turf Area

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.

Pervious Area: 1.39 ac (60,598 sf)
Landscape: 1.39 ac (60,598 sf)

Drawing Name: C:\Users\myates\myates\AppData\Local\Temp\AcPublish_23344\ Sep 16, 2025 -- 10:43am Three Lakes -- Final Site Plan Phase 3 -- AMENDMENT.dwg

Key / Location:



Project Team:

Civil Engineer / Survey
Kintley-Horn
477 S Rosemary Ave, Suite 215
West Palm Beach, Florida 33401

Traffic Engineer
O'Rourke Engineering and Planning
22 SE Seminole Street
Stuart, FL 34994

Environmental
EW Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996

Architect
Hart Howerton
1 Union St
San Francisco, CA 94111
Fazio & Davis Golf Design

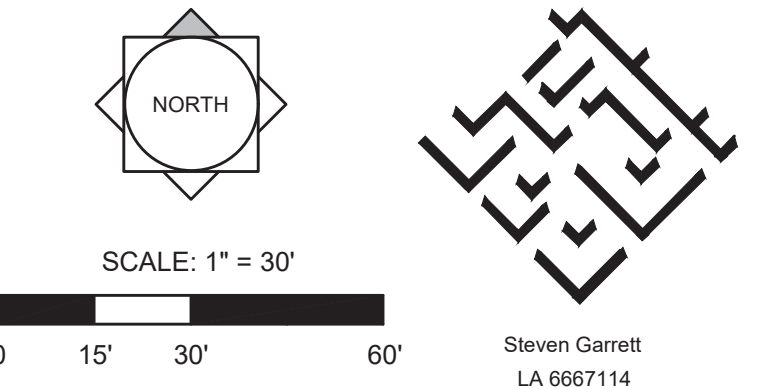
Land Planning
Lucido and Associates, Inc.
701 East Ocean Blvd.
Stuart, FL 34994

Three Lakes Golf Club PUD

Martin County, Florida

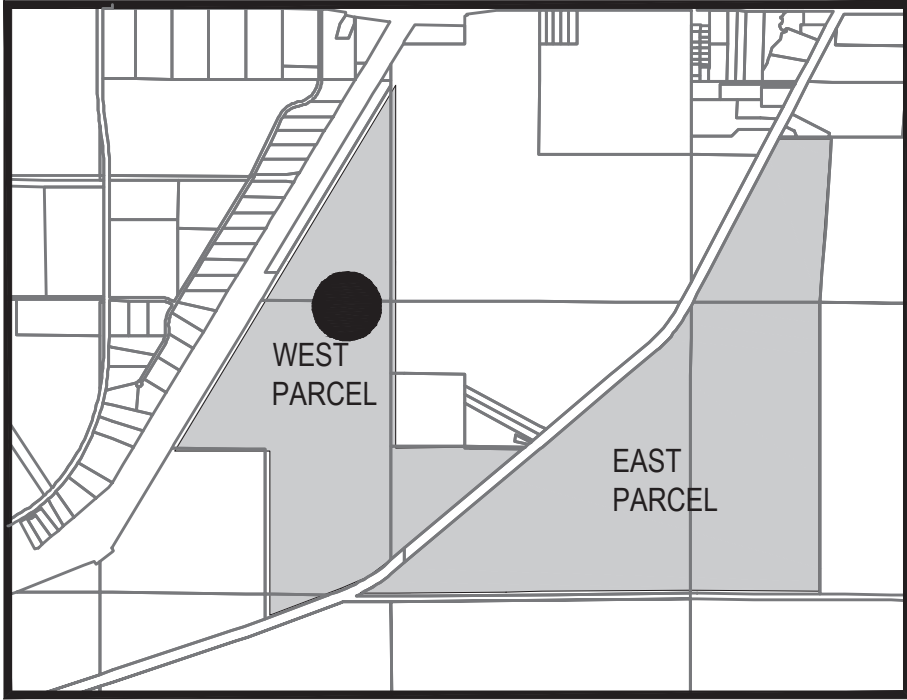
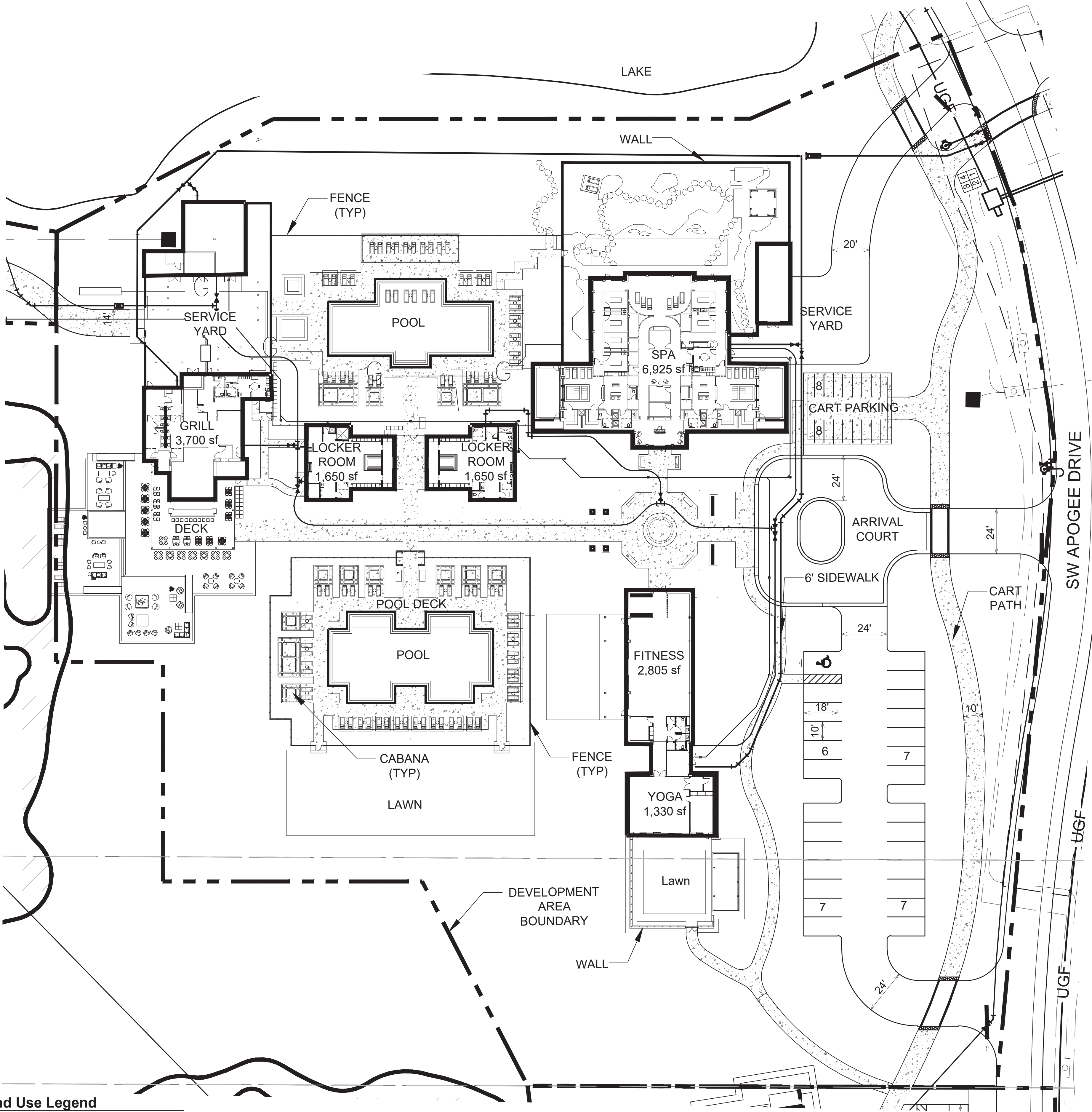
Phase 3 Revised Final Site Plan Pool and Spa Club

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



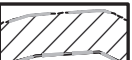
Designer	MRY	Sheet
Manager	MC	7 of 19
Project Number	21-390	
Municipal Number	---	
Computer File	Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg	

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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 (West Parcel - Pool and Spa Club)

Development Area: 5.27 ac (229,829 sf)
Building Height: 18 ft (1 story)

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

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

Pervious Area: 3.67 ac (159,959 sf)
Landscape: 3.67 ac (159,959 sf)

Civil Engineer / Survey
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477 S Rosemary Ave, Suite 215
West Palm Beach, Florida 33401

Traffic Engineer
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Architect
Hart Howerton
1 Union St
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Fazio & Davis Golf Design

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

Final Site Plan

Palm Cottage Pod B

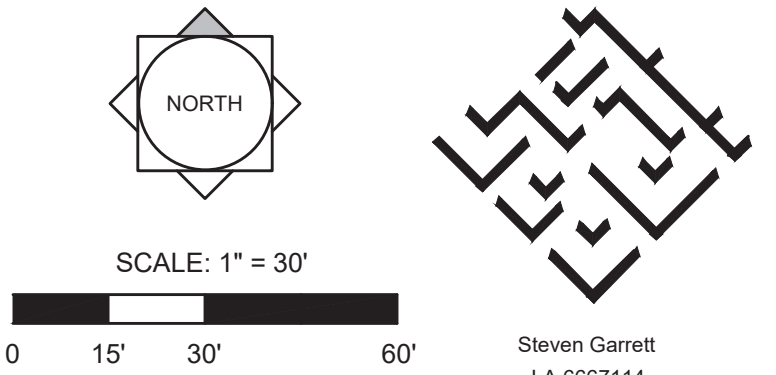
Date	By	Description
06.05.25	MRY	Initial Submittal
09.16.25	MRY	Response to comments

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:	3
Building Height (max):	30 ft (1 story)

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

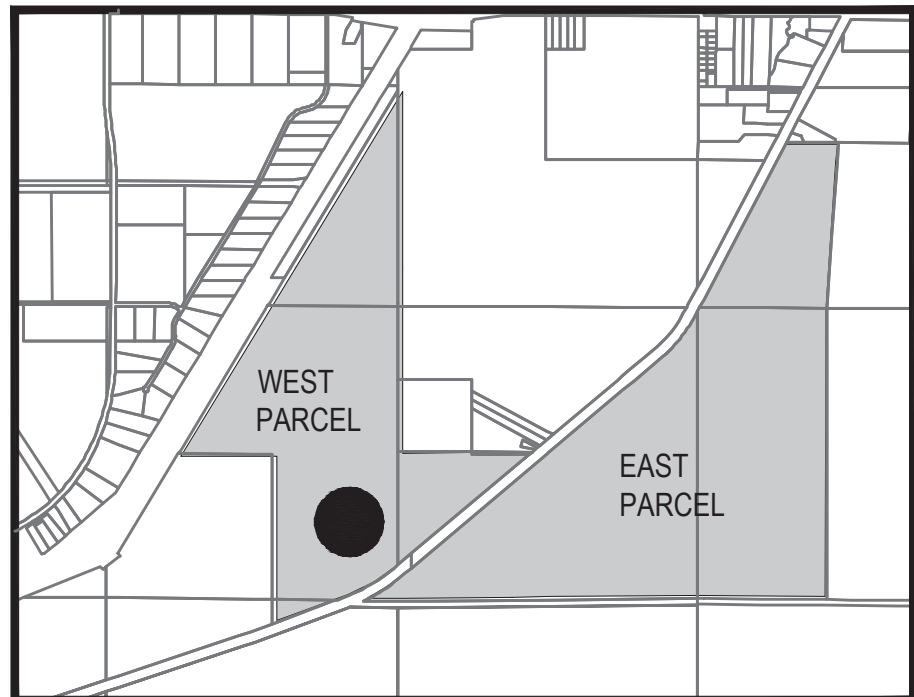
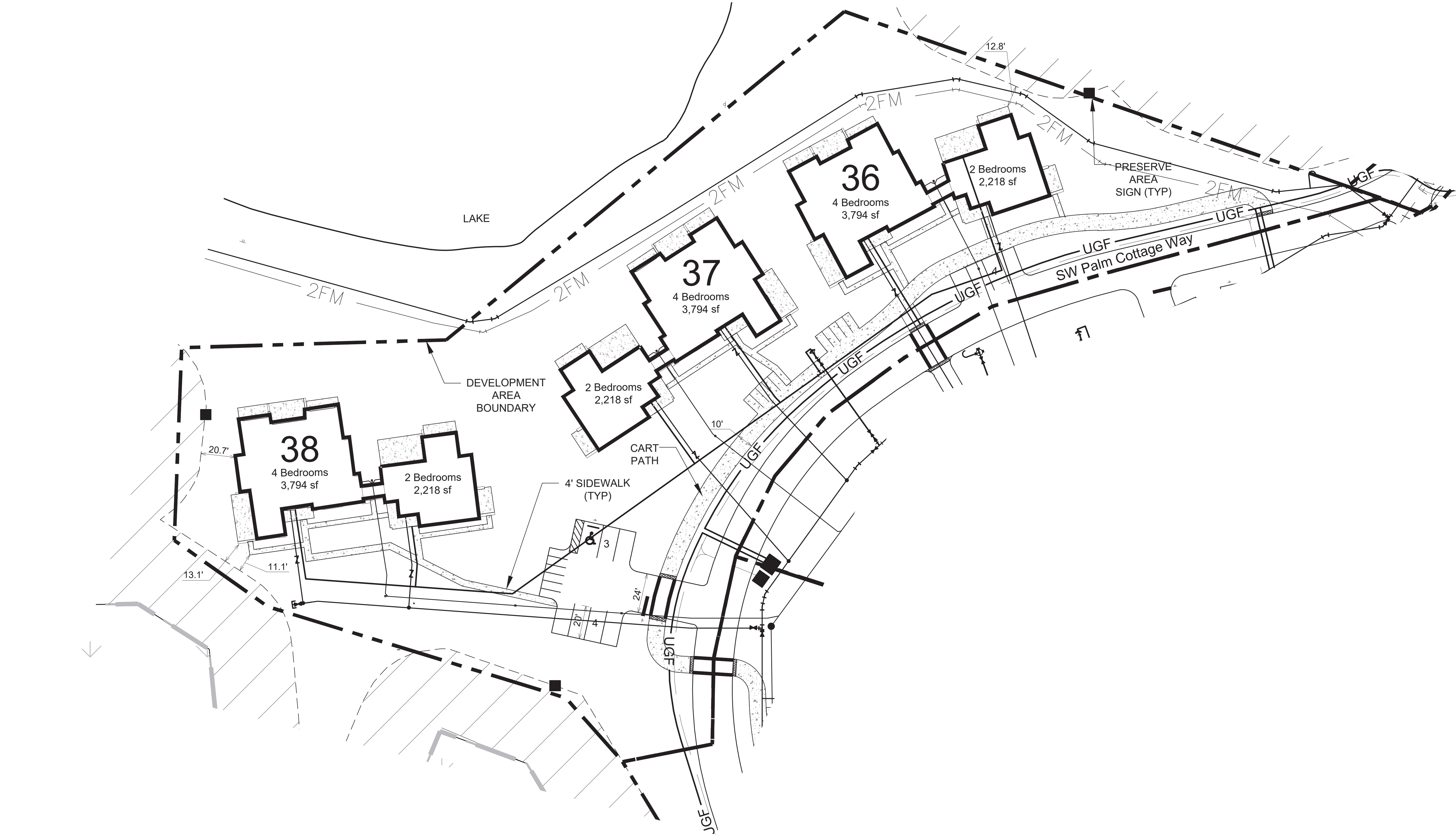
Impervious Area:	0.80 ac (34,900 sf)
Pavement (Road, Parking, Sidewalk):	0.39 ac (16,865 sf)
Buildings:	0.41 ac (18,035 sf)

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



Designer MRY Sheet
 Manager MC **10 of 19**
 Project Number 21-390
 Municipal Number ---
 Computer File Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg

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Key Map

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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Environmental
EWE Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 208
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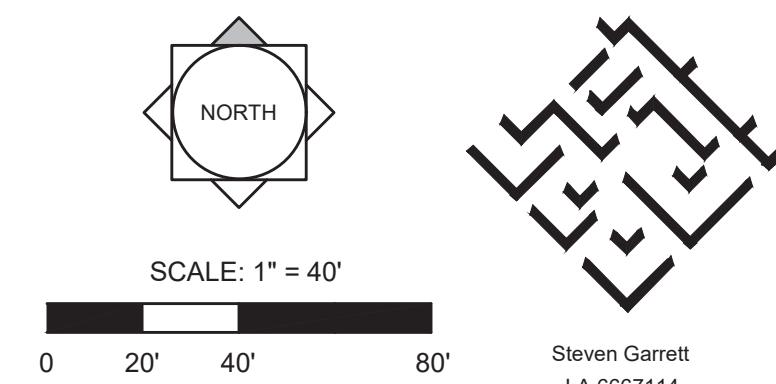
Fazio & Davis Golf Design

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

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

[illegible]

Designer	MRY	Sheet
Manager	MC	11 of 19
Project Number	21-390	
Municipal Number	---	
Computer File	Three Lakes - Final Site Plan Phase 3 - AMENDMENT.dwg	

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Land Use Legend

 **Wetland Preserve**

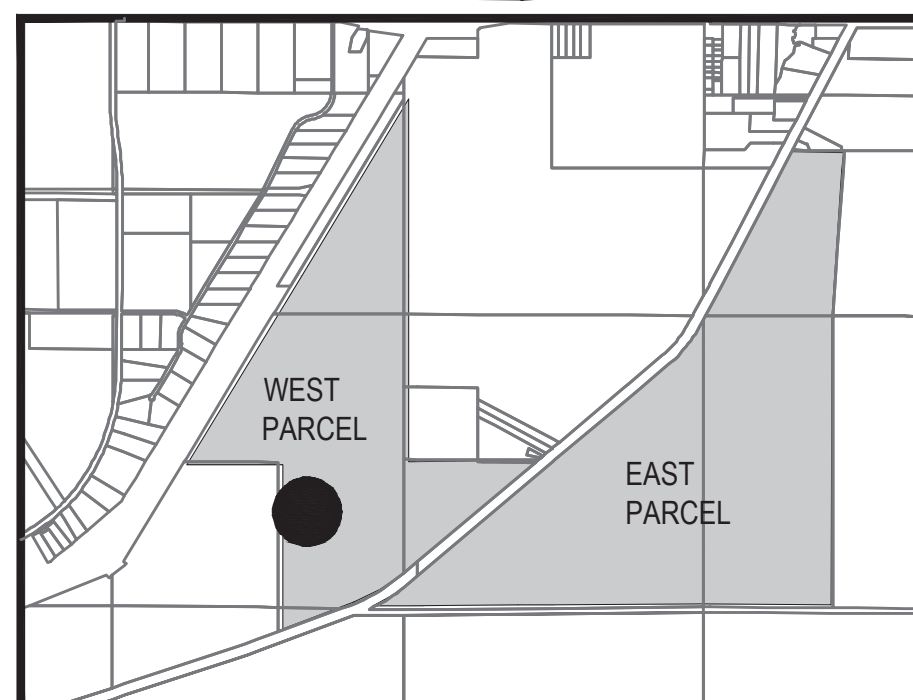
 **50' Wetland Buffer Preserve**

 **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.



Key Map

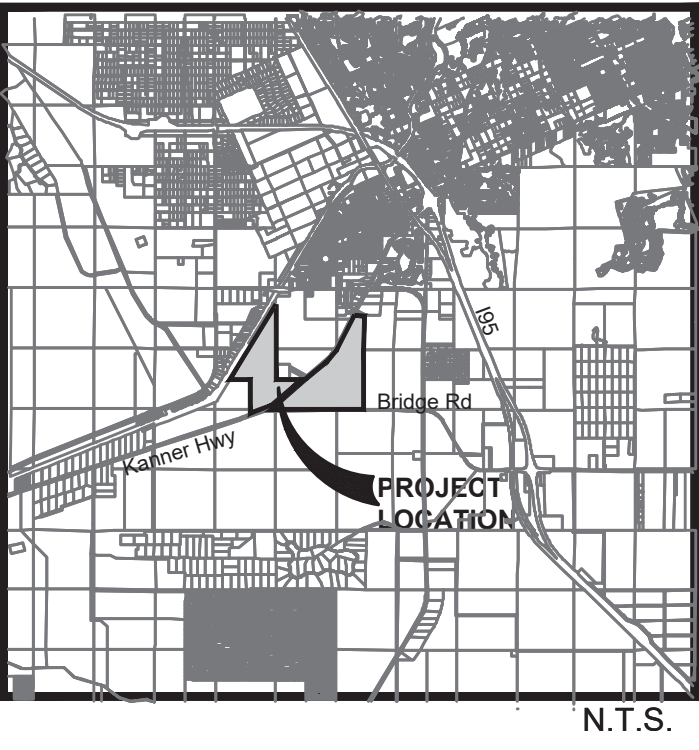
Site Area Data (West Parcel - Palm Cottage Pod C)	
Development Area:	8.98 ac (391,465 sf)
Golf Cottage Bedrooms:	66 Bedrooms
Golf Cottage Buildings:	11
Building Height (max):	30 ft (1 story)

Proposed Vehicular Parking: 36 spaces
(additional parking located at golf clubhouse site)
Cart Parking: 62 spaces

Impervious Area:	3.68 ac (160,557 sf)
Pavement (Road, Parking, Sidewalk):	2.17 ac (94,425 sf)
Buildings:	1.51 ac (66,132 sf)

Pervious Area: 5.30 ac (230,908 sf)
Landscape: 5.30 ac (230,908 sf)

Key / Location:



Project Team:

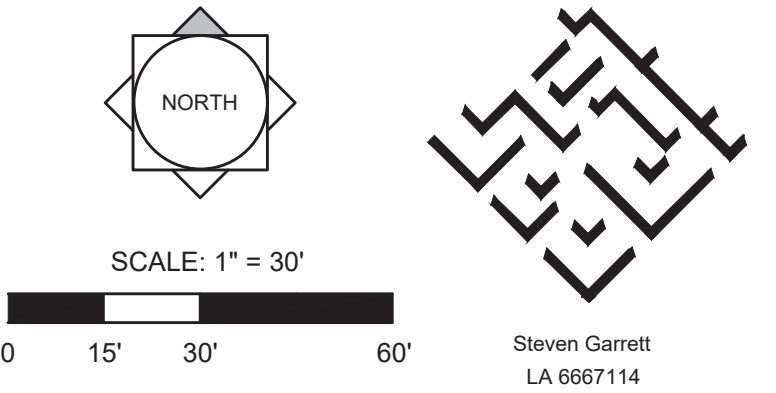
- Civil Engineer / Survey**
Kimley-Horn
477 S Rosemary Ave, Suite 215
West Palm Beach, Florida 33401
- Traffic Engineer**
O'Rourke Engineering and Planning
22 SE Seminole Street
Stuart, FL 34994
- Environmental**
EW Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996
- Architect**
Hart Howerton
1 Union St
San Francisco, 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
South Amenity

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

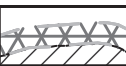


Site Area Data (West Parcel - South Amenity)

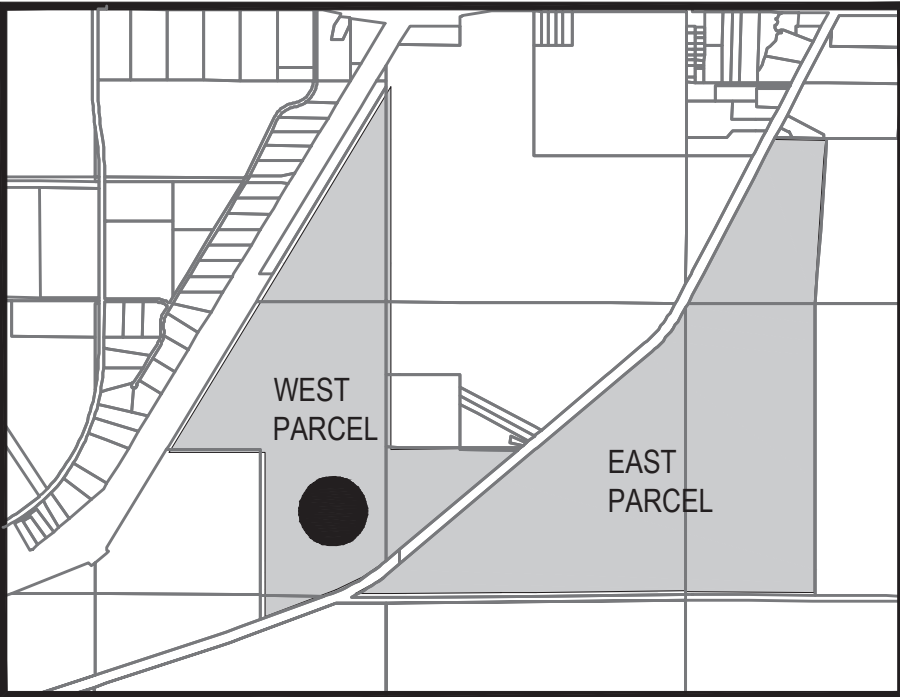
Development Area:	1.76 ac (76,935 sf)
Building Height (max):	30 ft (1 story)
Proposed Vehicular Parking:	5 spaces
(additional parking located at golf clubhouse site)	
Cart Parking:	32 spaces
Impervious Area:	1.12 ac (48,844 sf)
Pavement (Road, Parking, Sidewalk):	1.00 ac (43,544 sf)
Buildings:	0.06 ac (2,500 sf)
Pool:	0.06 ac (2,800 sf)
Pervious Area:	0.64 ac (28,091 sf)
Landscape:	0.64 ac (28,091 sf)

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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.



Key Map



Wetland Preserve

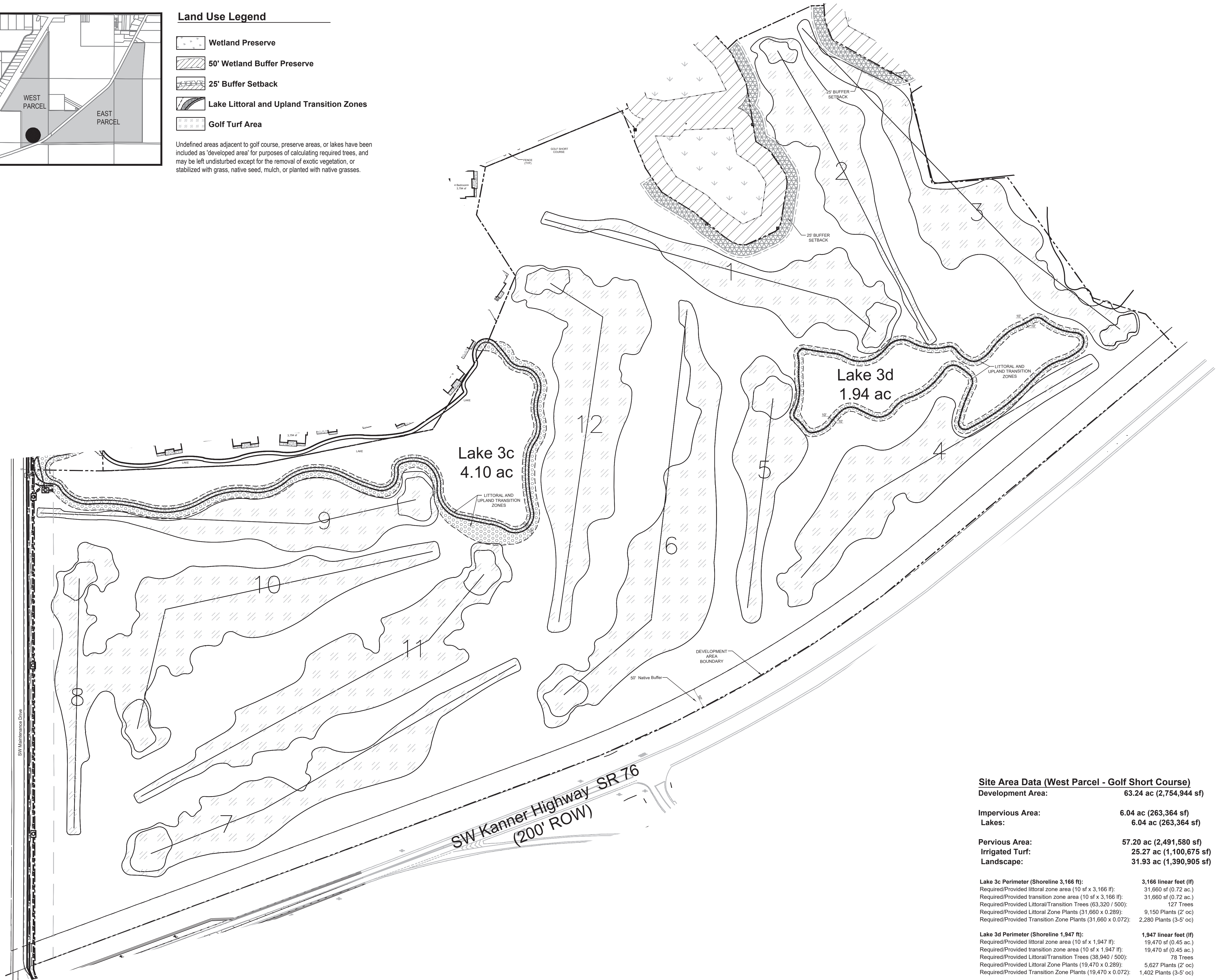
50' Wetland Buffer Preserve

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.



Development Area: 63.24 ac (2,754,944 sf)

Impervious Area: 6.04 ac (263,364 sf)
Lakes: 6.04 ac (263,364 sf)

Pervious Area:	57.20 ac (2,491,580 sf)
Irrigated Turf:	25.27 ac (1,100,675 sf)
Landscape:	31.93 ac (1,390,905 sf)

Lake 3c Perimeter (Shoreline 3,166 ft)	3,166 linear feet (lf)
Required/Provided Littoral zone area (10 sf x 3,166 lf):	31,660 sf (0.72 ac)
Required/Provided transition zone area (10 sf x 3,166 lf):	31,660 sf (0.72 ac)
Required/Provided Littoral/Transition Trees (63,320 / 500):	127 Trees
Required/Provided Littoral Zone Plants (31,660 x 0.289):	9,150 Plants (2' oc)
Required/Provided Transition Zone Plants (31,660 x 0.072):	2,280 Plants (3-5' oc)

Lake 3d Perimeter (Shoreline 1,947 ft):	1,947 linear feet (lf)
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):	19,470 sf (0.45 ac.)
Required/Provided Littoral/Transition Trees (38,940 / 500):	78 Trees
Required/Provided Littoral Zone Plants (19,470 x 0.289):	5,627 Plants (2' oc)
Required/Provided Transition Zone Plants (19,470 x 0.072):	1,402 Plants (3-5' oc)



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

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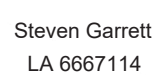
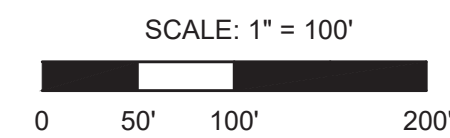
Architect
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Martin County, Florida

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

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



Designer MRY Sheet
 Manager MC **13 of 19**
 Project Number 21-390
 Municipal Number ---
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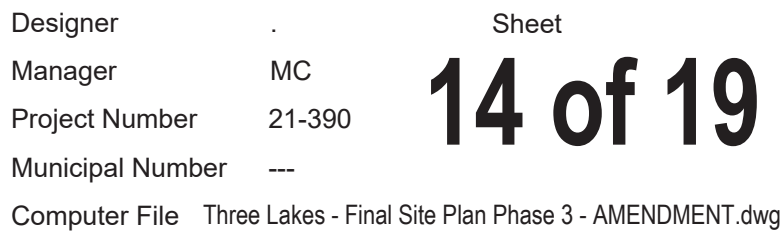
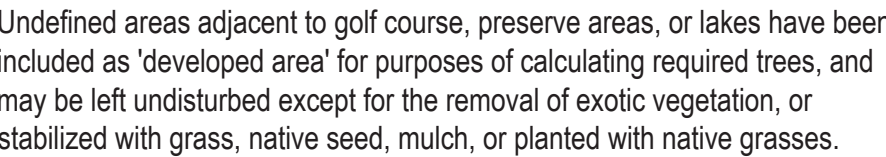
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East Clubhouse

[illegible]

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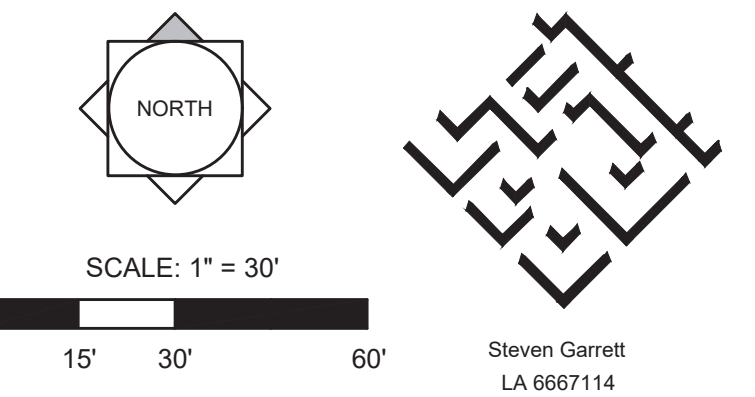
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Fazio & Davis Golf Design

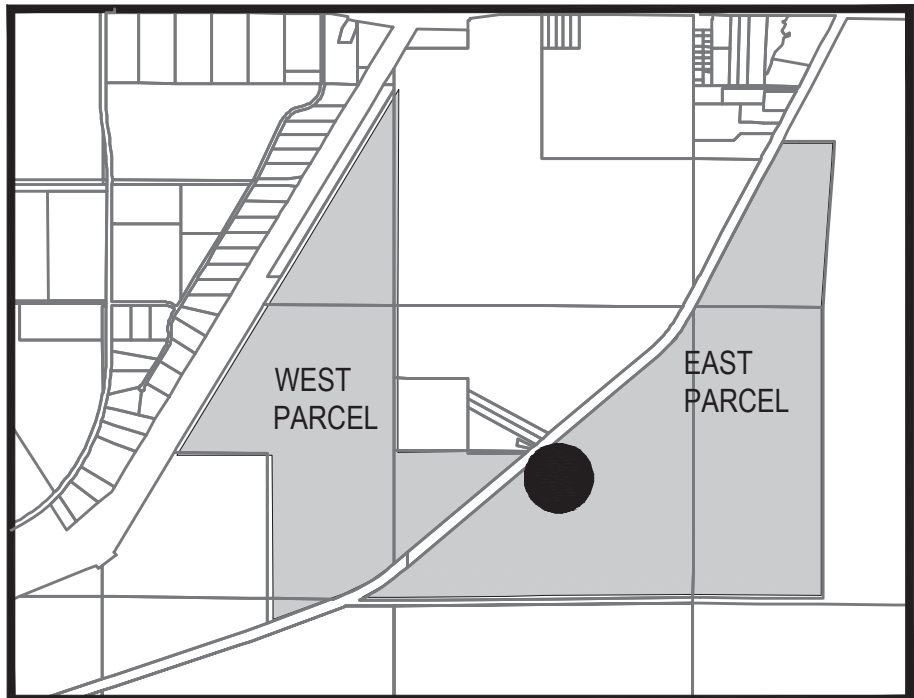
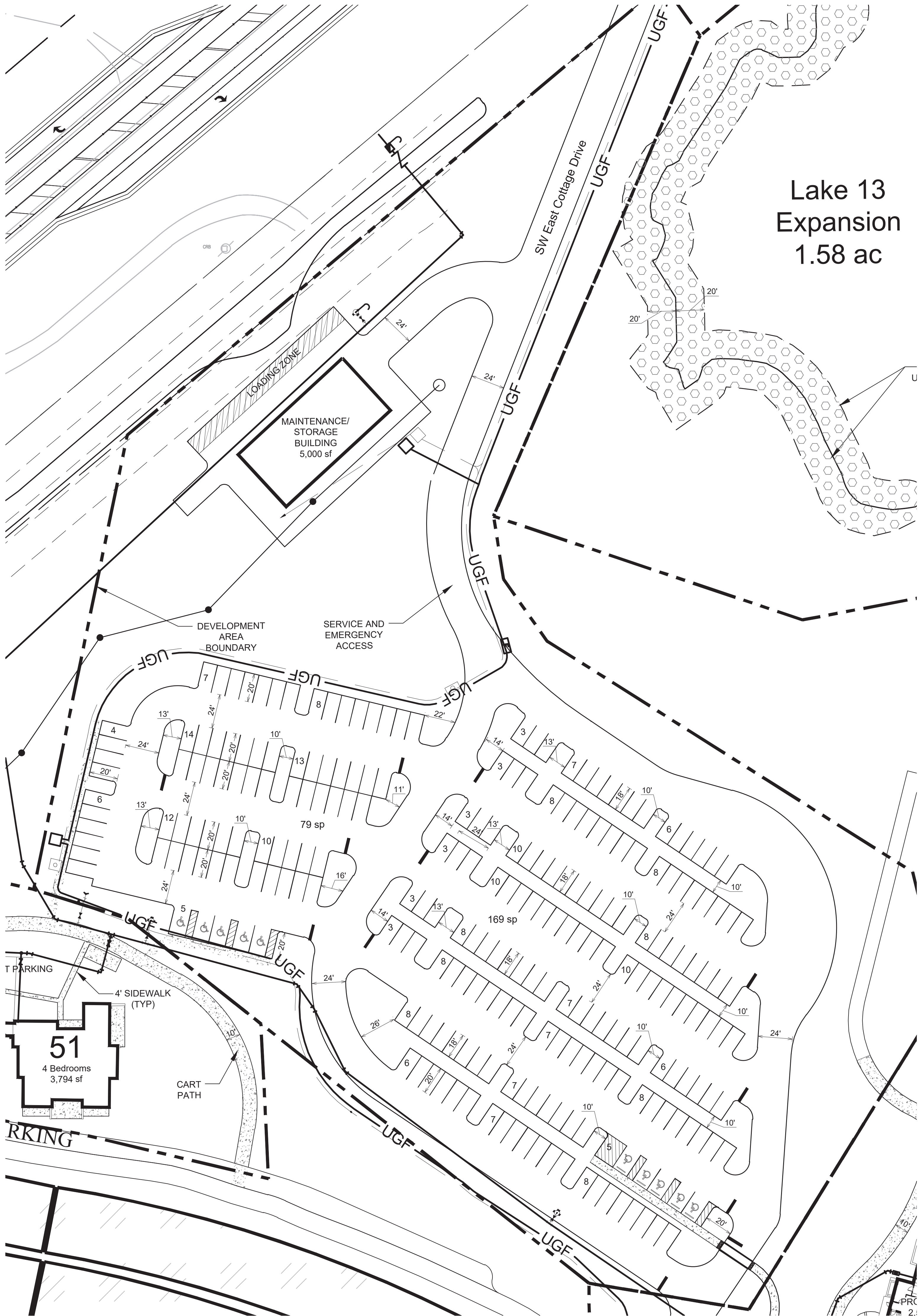
Land Planning
Lucido and Associates, Inc.
701 East Ocean Blvd.
Stuart, FL 34994

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

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Designer: . Sheet
 Manager: MC **15 of 19**
 Project Number: 21-390
 Municipal Number: ---
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Key Map

 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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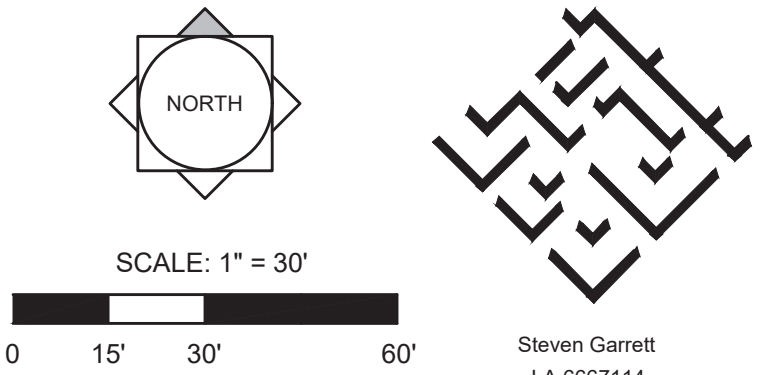
Martin County, Florida

DI 0

Final Site Plan

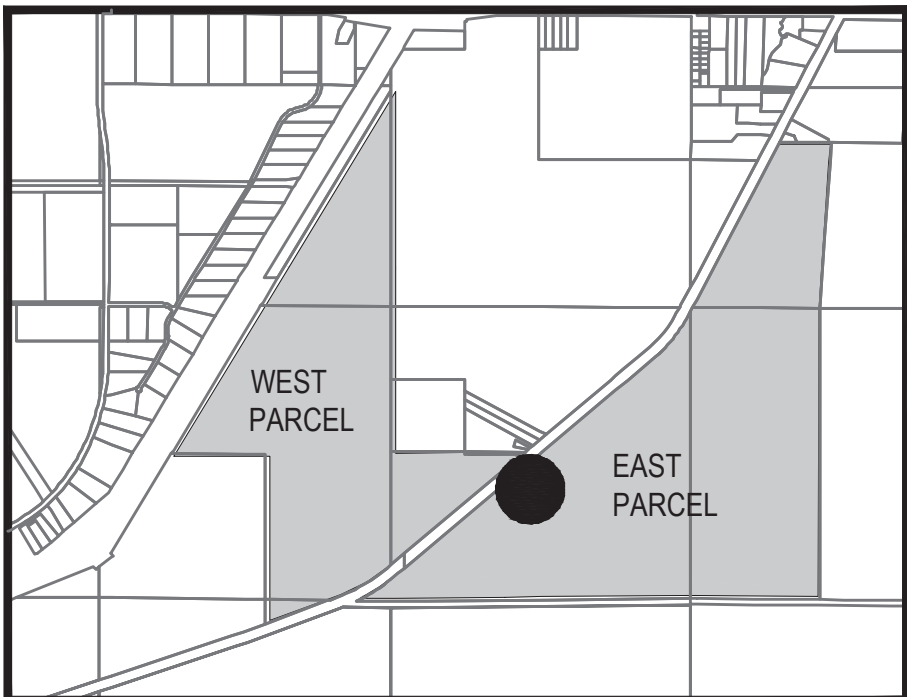
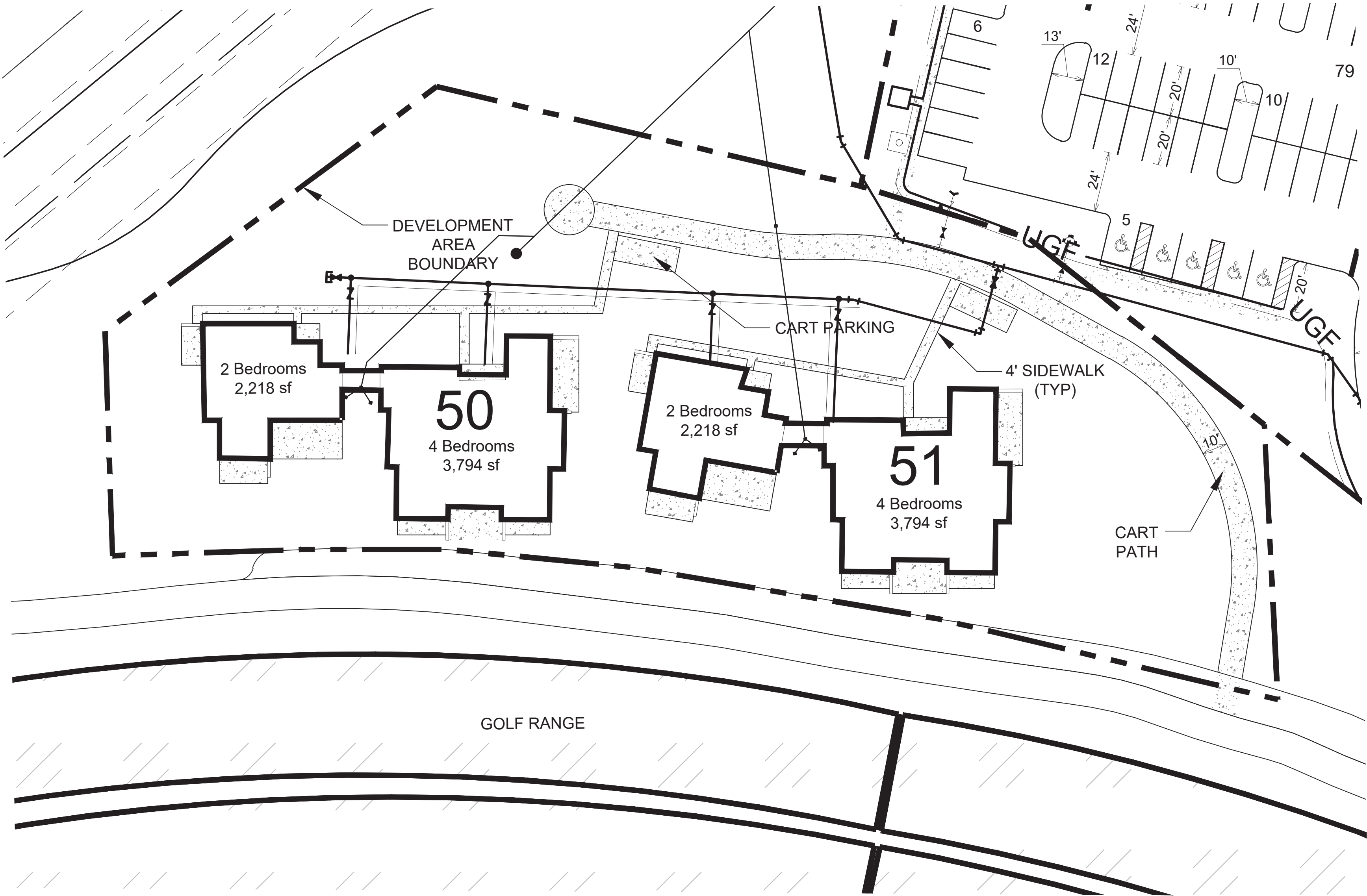
East Club Cottage Pod

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

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Designer MRY Sheet
 Manager MC **16 of 19**
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Key Map

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 - East Club Cottage Pod)

Development Area:	1.61 ac (70,502 sf)
Golf Cottage Bedrooms:	12 Bedrooms
Golf Cottage Buildings:	2
Building Height (max):	30 ft (1 story)

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

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

Pervious Area: 1.12 ac (49,153 sf)
Landscape: 1.12 ac (49,153 sf)

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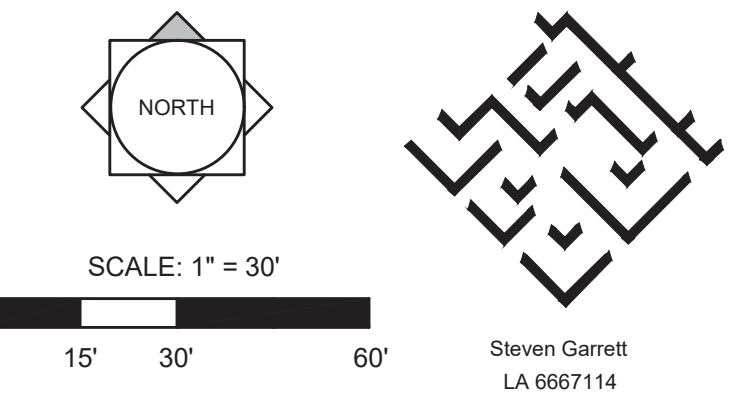
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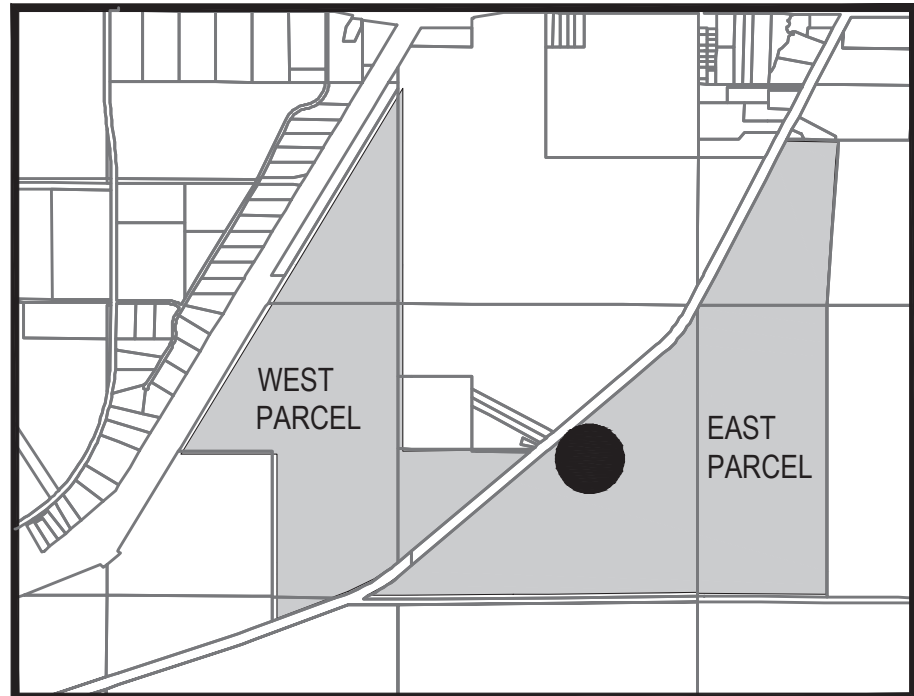
Architect
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Date	By	Description
06.05.25	MRY	Initial Submittal
09.16.25	MRY	Response to comments

This is a blank sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings on the paper.

Designer MRY Sheet
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Wetland Preserve

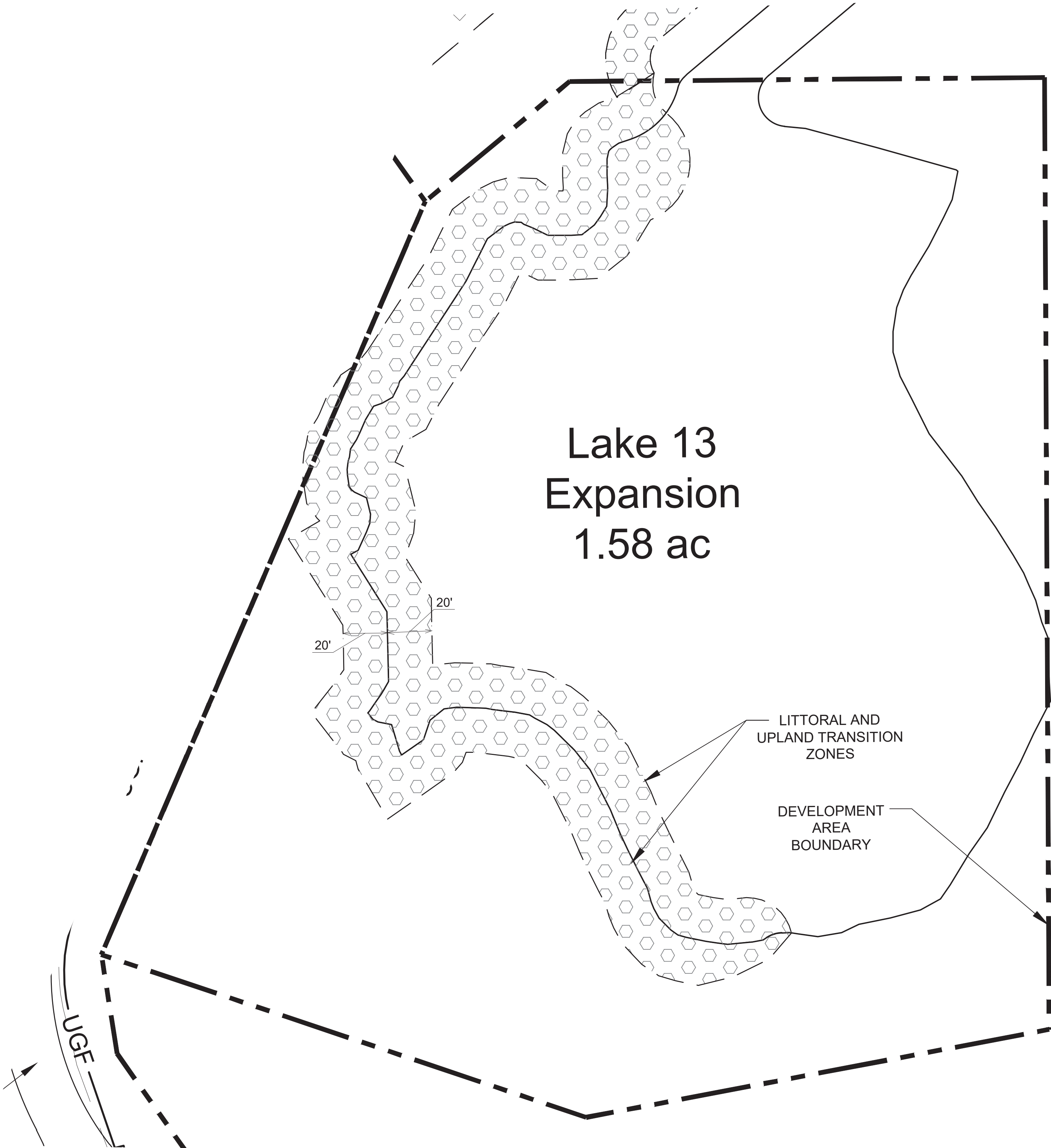
50' Wetland Buffer Preserve

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.



Site Area Data (East Parcel - Lake 13 Expansion)	
Development Area:	3.47 ac (151,483 sf)
Impervious Area:	1.58 ac (68,863 sf)
Lakes:	1.58 ac (68,863 sf)
Pervious Area:	1.89 ac (82,620 sf)
Landscape:	1.89 ac (82,620 sf)

Lake 13 Perimeter (Shoreline 1,108 ft):	1,108 linear feet (lf)
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):	44 Trees
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)



Project Team:

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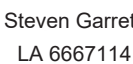
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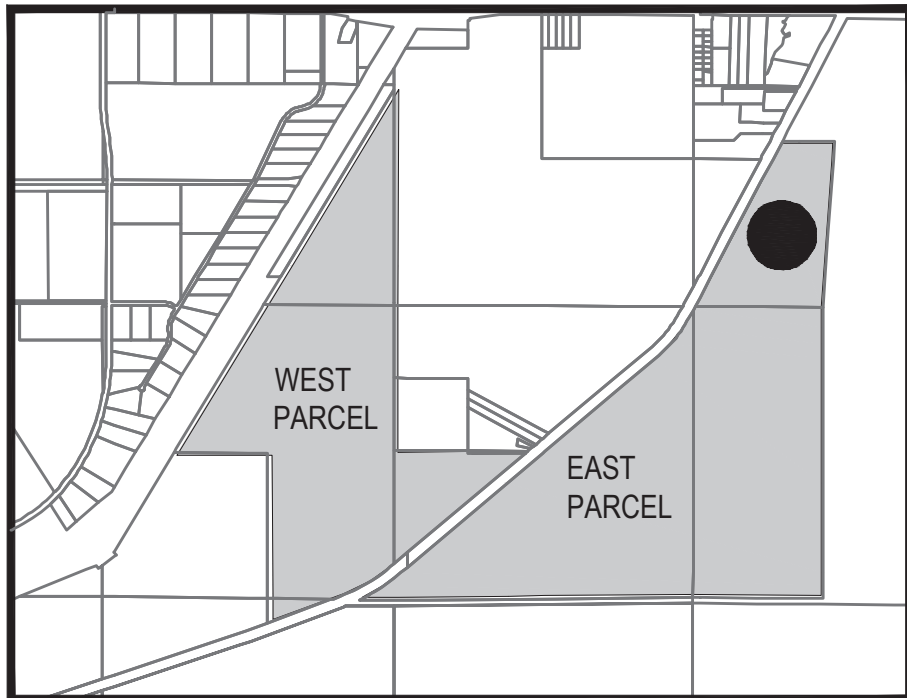
Martin County, Florida

Date	By	Description
06.05.25	MRY	Initial Submittal
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Key Map

Land Use Legend

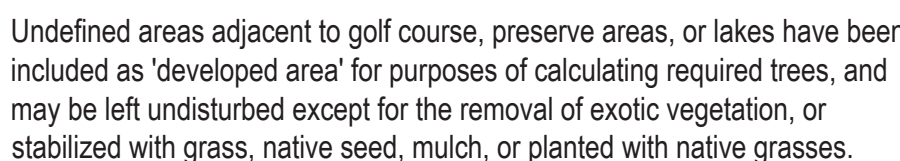
-  **Wetland Preserve**
-  **50' Wetland Buffer Preserve**
-  **25' Buffer Setback**
-  **Lake Littoral and Upland Transition Zones**
-  **Golf Turf Area**

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

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Required/Provided Littoral Zone Plants (12,020 x 0.289): 3,474 Plants (2' oc)