

OLD TRAIL

REVISED FINAL DEVELOPMENT PLAN
MARTIN COUNTY, FLORIDA

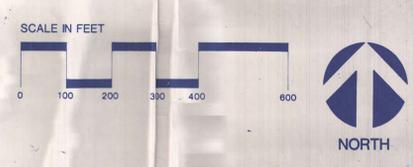


GEE & JENSON
ENGINEERS ARCHITECTS
PLANNERS, INC.

DESIGNED *[Signature]* JOB NUMBER *22-400*
DRAWN *[Signature]* DATE *10/14/88*
CHECKED *[Signature]* REVISED *10/14/88* REVISED FOR MARTIN COUNTY COMMENTS
APPROVED _____
JOB NO. 88-645
DATE: 10/14/88

LAND USES					IMPERVIOUS CALCULATIONS						
USE	ACRES	PH-1	PH-1A	PH-2	%	USE	SQ.FT.	PH-1	PH-1A	PH-2	%
SINGLE FAMILY LOTS 74	55.4	42.3	—	13.1	12.5%	BUILDINGS	238,211	186,861	150	—	14.0%
GOLF COURSE	224.5	126.2	—	98.3	55.8%	ROADWAY	989,496	252,561	—	—	14.8%
ROAD R/W'S	34.4	14.5	—	8.9	4.8%	PARKING	178,592	178,592	—	—	0.9%
OPEN SPACE	123.3	65.6	—	57.7	27.9%	WATER AREAS	2,412,708	1,385,208	4,500	3,023,000	12.5%
DRAINAGE EASEMENT	12.8	12.8	—	0.5	3%	TOTAL AREAS	3,195,917	2,003,222	4,650	1,188,045	16.6%
UTILITY SITE	4.1	—	4.1	—	1%	TOTAL BUILDING AREA	—	—	—	—	—
TOTAL AREA	442.0	261.4	4.1	176.5	100%	USE	SQ.FT. <th>PH-1</th> <th>PH-1A</th> <th>PH-2</th> <th>%</th>	PH-1	PH-1A	PH-2	%
OPEN SPACE CALCULATIONS											
USE	ACRES	PH-1	PH-1A	PH-2	%	HOUSING (NET)	207,200	156,800	—	50,400	—
PRESERVE AREA	65.0	33.8	—	31.2	—	GOLF CLUB HOUSE	8,250	8250	—	—	—
IN GOLF COURSE	44.8	20.5	—	24.3	—	GOLF CART STORAGE	9,600	9600	—	—	—
OUTSIDE GOLF COURSE	23.2	13.3	—	9.9	—	MAINTENANCE	10,400	10,400	—	—	—
LAKE AREA	85.3	31.8	—	23.5	—	RAIN SHELTERS	1,600	800	—	800	—
IN GOLF COURSE	53.4	25.9	—	23.5	—	WATER TREATMENT FACILITIES	313	313	—	—	—
OUTSIDE GOLF COURSE	13.9	1.9	—	—	—	SEWER TREATMENT FACILITY	150	150	—	—	—
TOTAL OPEN SPACE	123.3	65.6	—	57.7	—	SNACK BAR	698	698	150	—	—
TOTAL BUILDING AREA	—	—	—	—	—	TOTAL BUILDING AREA	238,211	186,861	150	51,200	—

NUMBER OF LOTS: 74
MINIMUM LOT SIZE (NET BUILDABLE AREA): .5 ACRES
GROSS DENSITY: 171 D.U./ACRES
GROSS DENSITY PHASE 1: 22 D.U./AC (1.9 D.U./LOT)
GROSS DENSITY PHASE 2: 19 D.U./AC (1.8 LOTS)
BUILDING HEIGHT:
CLUBHOUSE: 40'
HALF WAY HOUSE: 10'
HOMES: 35'
GOLF COURSE PARKING PROVIDED: 202
GOLF COURSE PARKING REQUIRED: 201



RECEIVED
DEC 15 1988
MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

SCANNED