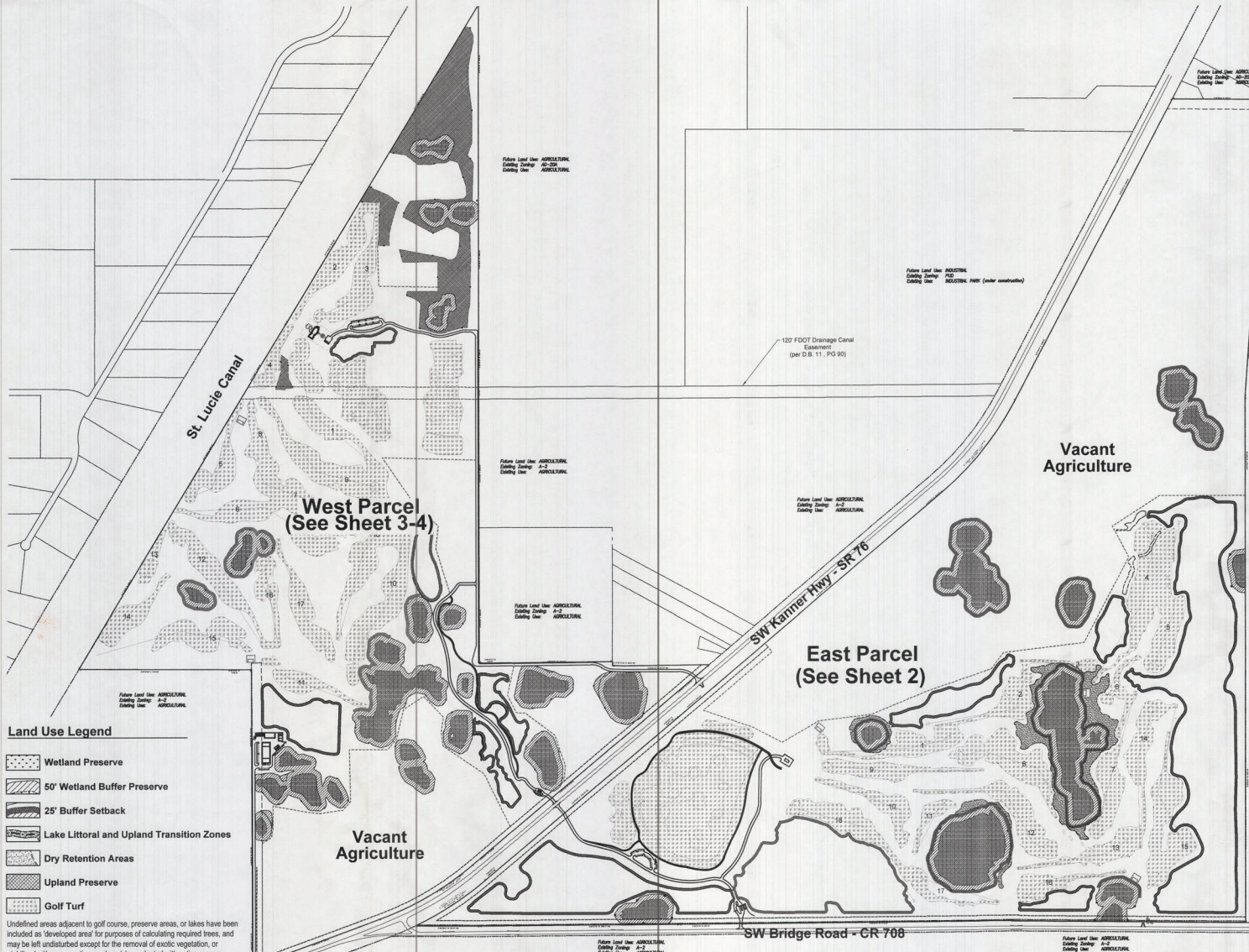


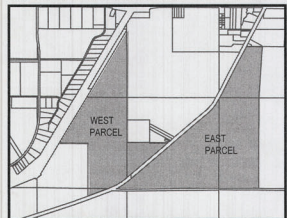
Drawing Name: J:\Projects Active\21-300 Three Lakes Golf Course\Site Plan - Final Site Plan.dwg Oct 03, 2022 - 1:25pm Three Lakes - Final Site Plan.dwg



Land Use Legend

- Wetland Preserve
- 50' Wetland Buffer Preserve
- 25' Buffer Setback
- Lake Littoral and Upland Transition Zones
- Dry Retention Areas
- Upland Preserve
- 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.



Key Map

GENERAL NOTES:

- 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 prohibit 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. It is the responsibility of the owner or property owners association, its successors, or assigns to maintain the required survivorship and coverage of the reclaimed upland 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. 4.35.4.4, LDR

Building Data

Temporary Clubhouse:	6,400 sf
Comfort Station:	1,000 sf
(200 ft each x 5)	
Irrigation Pump House:	1,000 sf
Gate House:	940 sf
(475 ft each x 2)	
Maintenance Facility:	25,200 sf
Office and Repair Services:	15,000 sf
Equipment Storage:	5,000 sf
Fertilizer/Chem Storage:	3,200 sf
Covered Service Area:	2,000 sf

Parking Data

Parking Required (3 sp / green):	108
Parking Provided:	125
(Includes 7 ADA spaces - 5 ADA spaces required)	
Temp Clubhouse:	53
Practice Facility:	39
Maintenance Area:	33

Preserve Data

Wetland Preserve Area:	57.10 ac
50' Wetland Buffer Preserve:	48.12 ac
Upland Preserve Required (82.80 x 30%):	24.84 ac (30%)
Upland Preserve Provided:	24.84 ac (30%)
There are no existing upland preserve areas within the East Parcel boundary.	
Lake Littoral Data (see landscape plan for detailed data)	
Lake Perimeter (linear feet):	41,653
Required Littoral Area (41,653 x 10):	9.56 ac/416,530 sf
Provided Littoral Area:	9.56 ac/416,530 sf
Required Upland Transition Area (41,653 x 10):	9.56 ac/416,530 sf
Provided Upland Transition Area:	9.56 ac/416,530 sf

Parcel Data

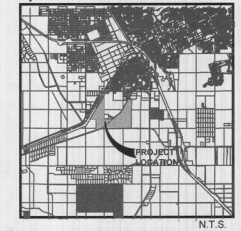
Existing Zoning:	AG-20A, General Agriculture
Proposed Zoning:	N/A
Future Land Use Designation:	Agricultural
Proposed Future Land Use:	Agricultural
Existing Use:	Vacant (Agriculture)
Proposed Use:	Golf Course/Vacant Agriculture
Parcel I.D. Numbers:	
24-39-40-000-001-000-0-8	19-39-41-000-002-00000-8
24-39-40-000-000-0-4	24-39-40-000-001-00010-0
24-39-40-000-000-0-2	24-39-40-000-006-00010-0
24-39-40-000-000-0-3	24-39-40-000-006-00030-5
24-39-40-000-006-0-0-7	14-39-40-000-000-00010-3

Site Area Data (East and West Parcels):

Total Site Area:	1,216.92 ac	(100%)
West Parcel Site Area:	493.79 ac	(41%)
East Parcel Site Area:	725.13 ac	(59%)
Vacant Agriculture:	481.91 ac	(39%)
Wetland Preserve:	57.10 ac	(4%)
50' Wetland Buffer Preserve:	48.12 ac	(4%)
Upland Preserve:	24.84 ac	(2%)
Total Development Area:	606.95 ac	(49%)
Golf Course Facilities:	475.72 ac	(78%)
Lake Area:	131.23 ac	(22%)
Impervious Area:	202.42 ac	(17%)
Wetland Preserve:	57.10 ac	
Lakes:	131.23 ac	
Pavement (Road, Parking, Cart Path):	13.33 ac	
Buildings (3,540 sf):	0.76 ac	
Perovious Area:	1,016.50 ac	(83%)
50' Wetland Buffer Preserve:	48.12 ac	
Upland Preserve:	24.84 ac	
Native Landscape/50' Perimeter Buffers:	24.58 ac	
25' Golf Course Buffer/Setback:	11.78 ac	
Dry Retention:	10.83 ac	
Golf Course Area:	414.44 ac	
Vacant Agriculture:	481.91 ac	
Open Space Required:	609.45 ac	(50%)
Open Space Provided:	1,204.83 ac	(98%)
*As per Goal 4.1 MCCOMP wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 1% of the upland property consists of open space.		

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GROWTH MANAGEMENT
DEPARTMENT

Key / Location:



Project Team:

Civil Engineer / Survey
Bosman Consulting
301 SE Ocean Blvd
Stuart, Florida 34894
Traffic Engineer and Planning
C/O Bosman Consulting
22 SE Highway Street
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Environmental
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Architect
Hart Howerton
1 Union St
San Francisco, CA 94111
Fazio & Davis Golf Design
Land Planning
Lucido & Associates, Inc.
701 East Ocean Blvd.
Stuart, FL 34894

PLAN APPROVED
BY
MARTIN COUNTY
BOARD OF COUNTY COMMISSIONERS
DATE APPROVED: September 27, 2022
PROJECT COORDINATOR: [Signature]

Three Lakes Golf Club

Martin County, Florida

Final Site Plan

Date	By	Description
05.05.22	MRY	Initial Submittal
08.09.22	MRY	Response to Comments
08.25.22	MRY	Response to Comments
09.22.22	MRY	Update existing zoning
10.03.22	MRY	Adjust imp barrier location



SCALE: 1" = 500'

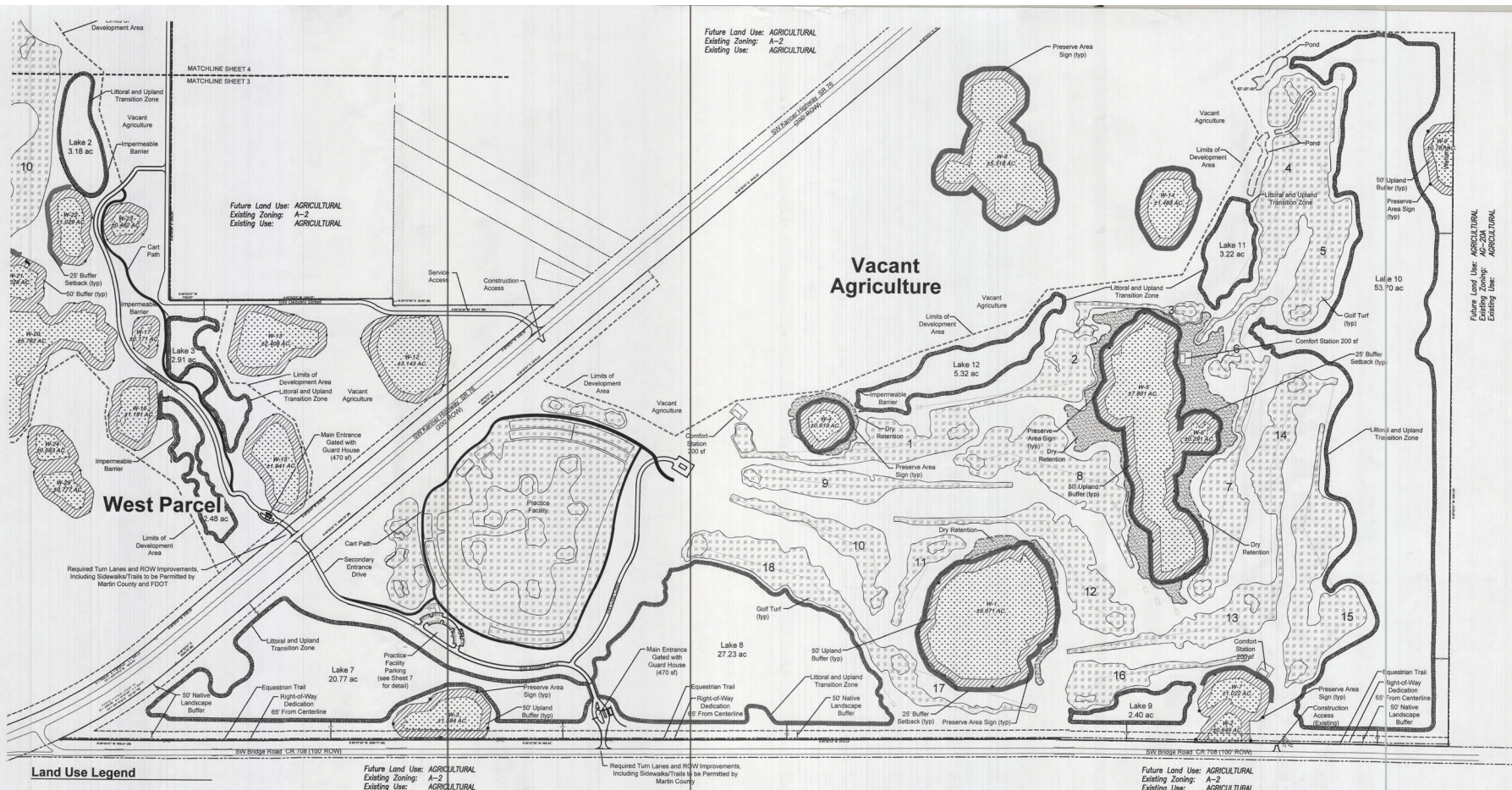


REG # 1018
Thomas P. Lucido

Designer	MRY	Sheet
Manager	MC	
Project Number	21-350	
Municipal Number	---	
Computer File	Three Lakes - Final Site Plan.dwg	

1 of 7

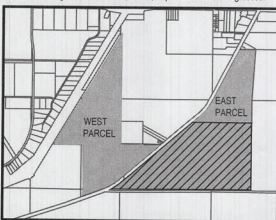
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Land Use Legend

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

Undefined areas adjacent to golf course, preserve areas, or lakes have been included as 'developed' areas 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

Future Land Use: AGRICULTURAL
Existing Zoning: A-2
Existing Use: AGRICULTURAL

Parcel Data

Existing Zoning: AG-20A, General Agriculture
Proposed Zoning: N/A
Future Land Use Designation: Agricultural
Proposed Future Land Use: Vacant Agriculture
Existing Use: Golf Course/Vacant Agriculture
Proposed Use: N/A
Parcel I.D. Numbers:
24-39-40-000-001-00020-8 19-39-41-000-002-00000-8

Preserve Data

Total Site Area: 725.13 ac
Wetland Preserve Area: 31.12 ac
50' Wetland Buffer Preserve: 20.42 ac
Upland Area: 673.59 ac
Upland Preserve Required: N/A
Upland Preserve Provided: N/A
*There are no existing upland preserve areas within the East Parcel boundary.

Lake Littoral Data (see landscape plan for detailed data)

Lake Perimeter (linear feet): 30,518'
Required Littoral Area (30,518 x 10): 7.00 ac/305,180 sf
Provided Littoral Area: 7.00 ac
Required Upland Transition Area (30,518 x 10): 7.00 ac/305,180 sf
Provided Upland Transition Area: 7.00 ac

Building Data

Comfort Station: 600 sf
(200 sf each x 3)
Gate House: 470 sf

Parking Data

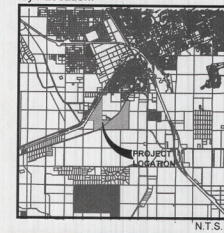
Parking Provided: 39
Practice Facility: 39
(includes 2 ADA spaces - 2 ADA spaces required)

Site Area Data (East Parcel)

Total Site Area: 725.13 ac (100%)
Vacant Agriculture: 290.56 ac (40%)
Wetland Preserve: 31.12 ac (4%)
50' Wetland Buffer Preserve: 20.42 ac (3%)
Upland Preserve: 0 ac (0%)
Development Area: 383.03 ac (93%)
Golf Course Facilities: 270.39 ac (71%)
Lake Area: 112.64 ac (29%)
Impervious Area: 148.13 ac (20%)
Wetland Preserve: 31.12 ac
Lakes: 112.64 ac
Pavement (Road, Parking, Cart Path): 4.35 ac
Buildings (1,070 sf): 0.02 ac
Pervious Area: 577.00 ac (80%)
50' Wetland Buffer Preserve: 20.42 ac
Upland Preserve: 0 ac
Native Landscape/50' Perimeter Buffers: 18.44 ac
25' Golf Course Buffer/Setback: 10.83 ac
Dry Retention: 10.83 ac
Golf Course Area: 227.93 ac
Vacant Agriculture: 290.56 ac

Open Space Required: 362.56 ac (50%)
Open Space Provided: 720.76 ac (99%)
*As per Goal 4.3, MCDNR, wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 40% of the upland property consists of open space.

Key / Location:



Project Team:

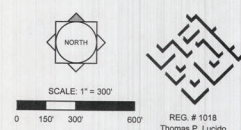
Civil Engineer / Survey
Borner Consulting
301 SE Ocean Blvd
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Traffic Engineer
Orfure Engineering and Planning
22 SE Semoran Street
Suite, FL 34094
Environmental
EW Consultants, Inc.
1800 SE Monterey Commons Blvd., Suite 208
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Architect
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Facts & Davis Golf Design
Landscape Architecture
Landscape and Associates, Inc.
711 East Ocean Blvd.
Suite, FL 34094

Three Lakes Golf Club

Martin County, Florida

Final Site Plan East Parcel

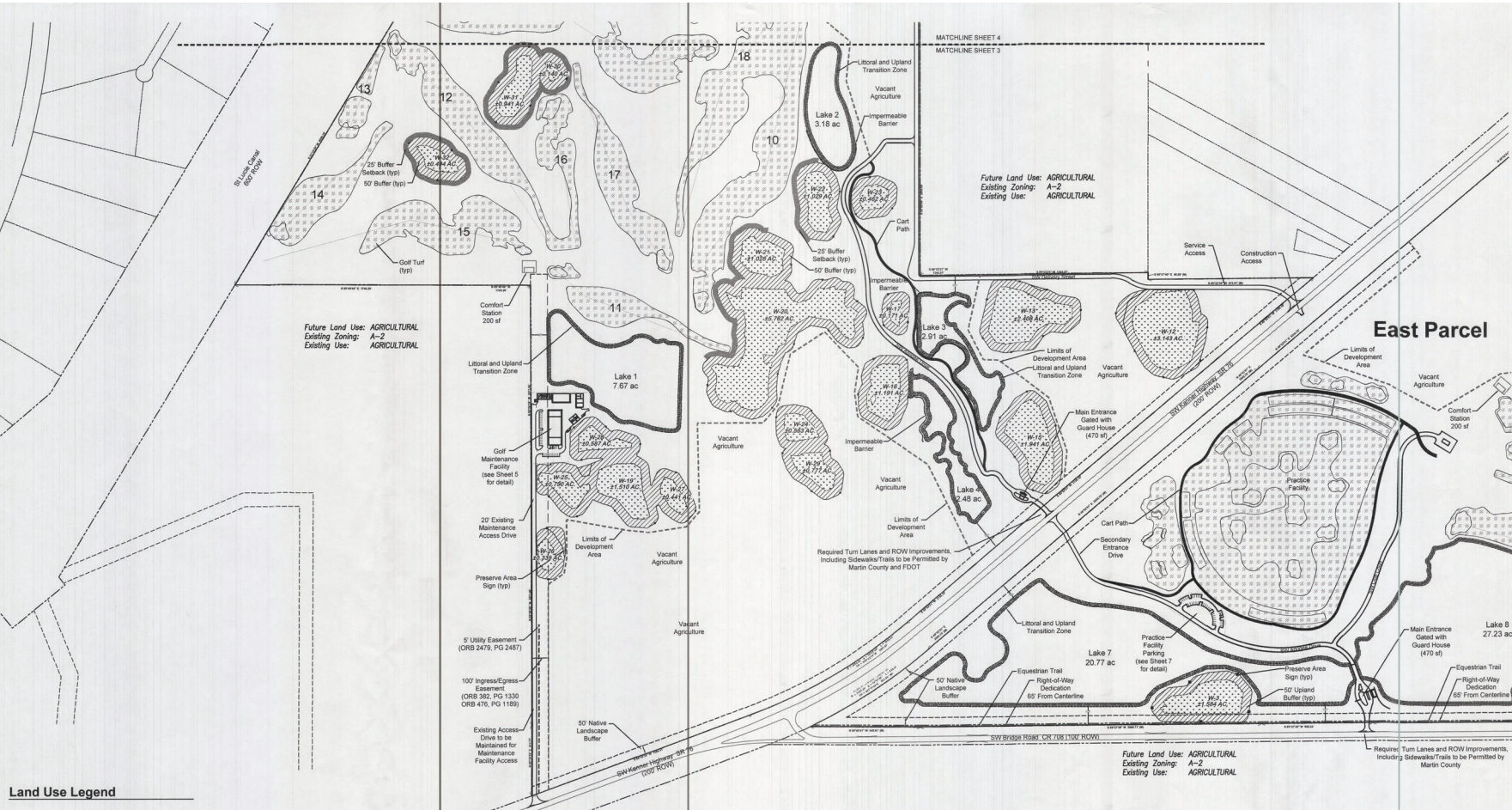
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05.05.22	MRY	Initial Submittal
08.09.22	MRY	Response to Comments
08.25.22	MRY	Response to Comments
09.22.22	MRY	Update existing zoning
10.03.22	MRY	Adjust imp barrier location



Designer	MRY	Sheet
Manager	MC	
Project Number	21-360	
Municipal Number	---	
Computer File	Three Lakes - Final Site Plan.dwg	

2 of 7

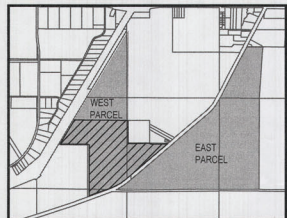
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Land Use Legend

- Wetland Preserve
- 50' Wetland Buffer Preserve
- 25' Buffer Setback
- Lake Littoral and Upland Transition Zones
- Dry Retention Areas
- 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

Parcel Data

Existing Zoning:	AQ-20A, General Agriculture
Proposed Zoning:	N/A
Future Land Use Designation:	Agricultural
Proposed Future Land Use:	Agricultural
Existing Use:	Vacant Agriculture
Proposed Use:	Golf Course/Vacant Agriculture
Parcel I.D. Numbers:	
23-39-40-000-000-00010-4	24-39-40-000-001-00010-0
24-39-40-000-000-00010-2	24-39-40-000-006-00010-9
24-39-40-000-005-00000-3	24-39-40-000-006-00030-5
24-39-40-000-006-00020-7	14-39-40-000-000-00010-3

Preserve Data

Total Site Area:	493.79 ac
Wetland Preserve Area:	25.98 ac
50' Wetland Buffer Preserve:	27.70 ac
Upland Area:	440.11 ac
Upland Preserve Required (82.80 ac x 30%):	24.84 ac (30%)
Upland Preserve Provided:	24.84 ac (30%)

*There are no existing upland preserve areas within the East Parcel boundary.

Lake Littoral Data (see landscape plan for detailed data)

Lake Perimeter (linear feet):	11,135'
Required Littoral Area (11,135 x 10):	2.55 ac/11,135 sf
Provided Littoral Area:	2.55 ac
Required Upland Transition Area (11,135 x 10):	2.55 ac/11,135 sf
Provided Upland Transition Area:	2.55 ac

Building Data

Temporary Clubhouse:	5,400 sf
Comfort Station:	400 sf
(200 sf each x 2)	
Irrigation Pump House:	1,000 sf
Gate House:	470 sf
Maintenance Facility:	25,200 sf
Office and Repair Services:	15,000 sf
Equipment Storage:	5,000 sf
Fertilizer/Chem Storage:	3,200 sf
Covered Service Area:	2,000 sf

Parking Data

Parking Provided:	106
(includes 5 ADA spaces - 4 ADA spaces required)	
Temp Clubhouse:	53
Maintenance Area:	33

Site Area Data (West Parcel)

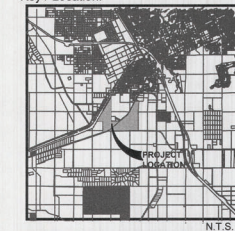
Total Site Area:	493.79 ac	(100%)
Vacant Agriculture:	191.35	(38%)
Wetland Preserve:	25.98 ac	(5%)
50' Wetland Buffer Preserve:	27.70 ac	(5%)
Upland Preserve:	24.84 ac	(5%)
Development Area:	223.92 ac	(45%)
Golf Course Facilities:	205.33 ac	(92%)
Lake Area:	18.59 ac	(8%)
Impervious Area:	54.29 ac	(11%)
Wetland Preserve:	25.98 ac	
Lakes:	18.59 ac	
Pavement (Road, Parking, Cart Path):	8.98 ac	
Buildings (32,470 sf):	0.74 ac	
Pervious Area:	439.50 ac	(89%)
50' Wetland Buffer Preserve:	27.70 ac	
Upland Preserve:	24.84 ac	
Native Landscape/50' Perimeter Buffers:	6.14 ac	
25' Golf Course Buffer/Setback:	2.96 ac	
Dry Retention:	0 ac	
Golf Course Area:	186.51 ac	
Vacant Agriculture:	191.35 ac	

Open Space Required: 246.89 ac (50%)
Open Space Provided: 484.07 ac (98%)

*As per Goal 4.3, MCCGMP, wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 40% of the upland property consists of open space.



Key / Location:



Project Team:

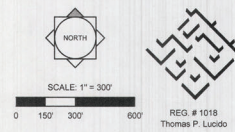
Civil Engineer / Survey	Beeman Consulting 301 SE Ocean Blvd Stuart, Florida 34994
Traffic Engineer	OTR/Engineering and Planning 22 SE Broadway Street Stuart, FL 34994
Environmental	ENV Consultants, Inc. 100 E. Monterey Commons Blvd., Suite 208 Stuart, FL 34999
Architect	Hart Howerton 1 Union St. San Francisco, CA 94111
Land Planning	Lucido and Associates, Inc. 701 East Ocean Blvd. Stuart, FL 34994

Three Lakes Golf Club

Martin County, Florida

Final Site Plan West Parcel

Date	By	Description
05.06.22	MRY	Initial Submittal
08.09.22	MRY	Response to Comments
08.22.22	MRY	Response to Comments
09.22.22	MRY	Update existing zoning
10.03.22	MRY	Adjust imp barrier location



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

3 of 7

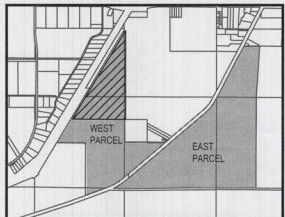
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Drawing Name: J:\Projects\Active\21-390 Three Lakes Golf Course\Site Plan\ Oct 03, 2022 - 1:26pm Three Lakes - Final Site Planning

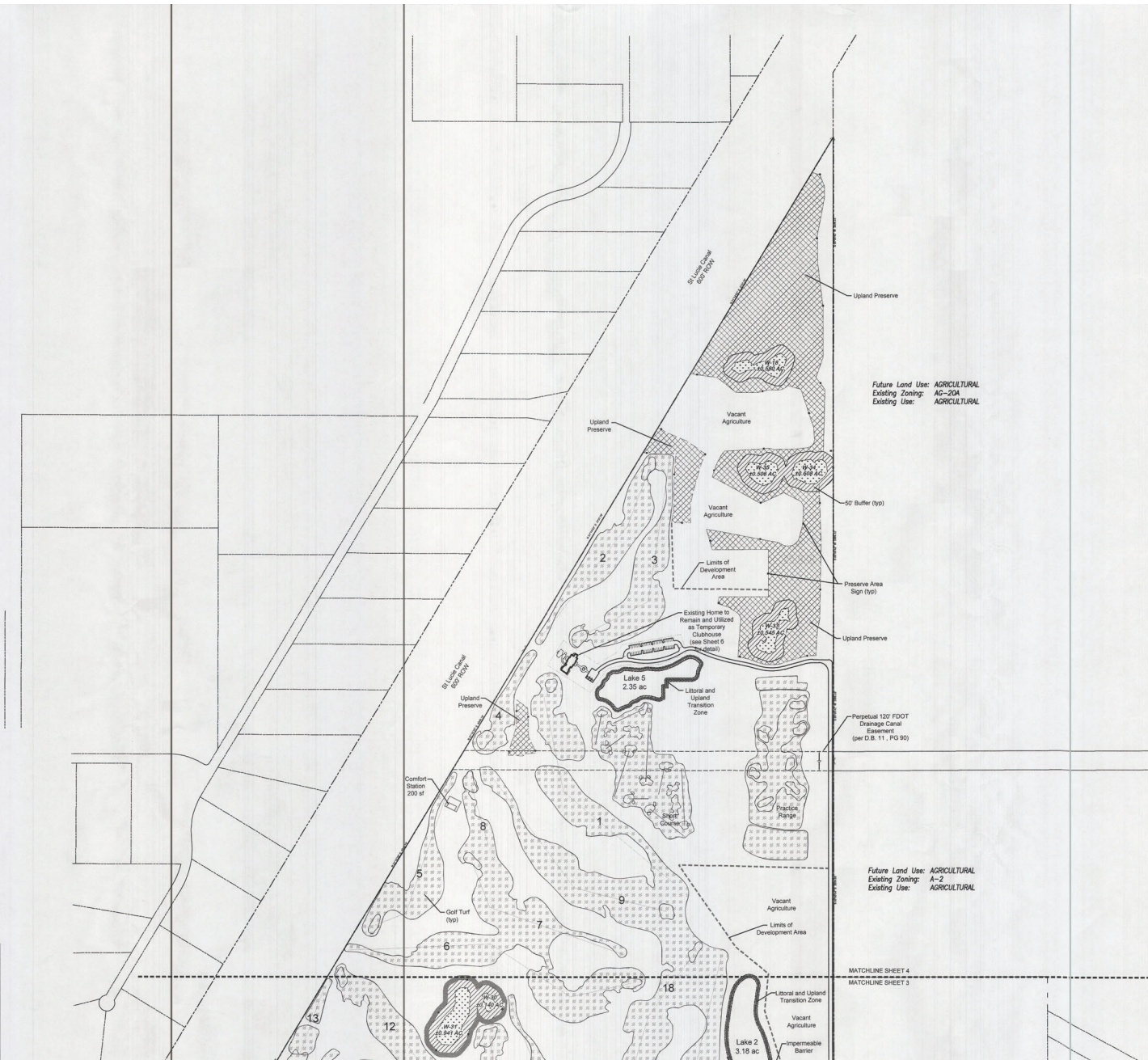
Land Use Legend

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

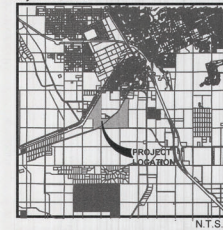
Undefined areas adjacent to golf course, preserve areas, or lakes have been included as 'developed area' for purposes of calculating required trees, and may be left undisturbed except for the removal of exotic vegetation, or stabilized with grass, native seed, mulch, or planted with native grasses.



Key Map



Key / Location:



Project Team:

Civil Engineer / Survey
Bowman Consulting
301 SE Ocean Blvd.
Burlington, FL 34994

Traffic Engineer
C/O Bowman Engineering and Planning
22 SE Seville Street
Burlington, FL 34994

Environmental
EW Consultants, Inc.
1000 E. Monrovia Commons Blvd., Suite 208
Burlington, FL 34994

Architect
Hart Howerton
1 Union St.
San Francisco, CA 94111

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

Three Lakes Golf Club

Martin County, Florida

Final Site Plan West Parcel

Date	By	Description
05.05.22	MRY	Initial Submittal
08.09.22	MRY	Response to Comments
08.25.22	MRY	Response to Comments
09.22.22	MRY	Update existing zoning
10.03.22	MRY	Adjust imp barrier location



SCALE: 1" = 300'

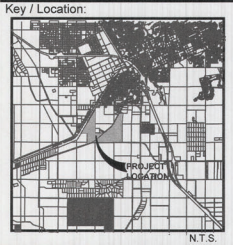
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REG. # 1018
Thomas P. Lucido

Designer	MRY	Sheet
Manager	MC	4 of 7
Project Number	21-390	
Municipal Number	---	
Computer File	Three Lakes - Final Site Plan.dwg	

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Project Team:

Civil Engineer / Survey
 Bowman Consulting
 301 SE Ocean Blvd.
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 Stuart, FL 34994

Environmental
 ERM Consultants, Inc.
 1000 SE Monterey Commons Blvd., Suite 208
 Stuart, FL 34994

Architect
 West Houston
 1 Union St.
 San Francisco, CA 94111

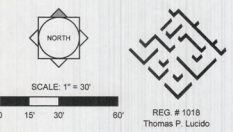
Land Planning
 Lucido & Associates, Inc.
 751 East Ocean Blvd.
 Stuart, FL 34994

Three Lakes Golf Club

Martin County, Florida

Final Site Plan West Parcel Maintenance Facility

Date	By	Description
05.05.22	MRY	Initial Submittal
08.09.22	MRY	Response to Comments
08.25.22	MRY	Response to Comments
09.22.22	MRY	Update existing zoning
10.03.22	MRY	Adjust imp barrier location



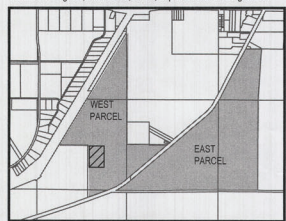
Designer	MRY	Sheet
Manager	MC	
Project Number	21-350	
Municipal Number	---	
Computer File	Three Lakes - Final Site Plan.dwg	

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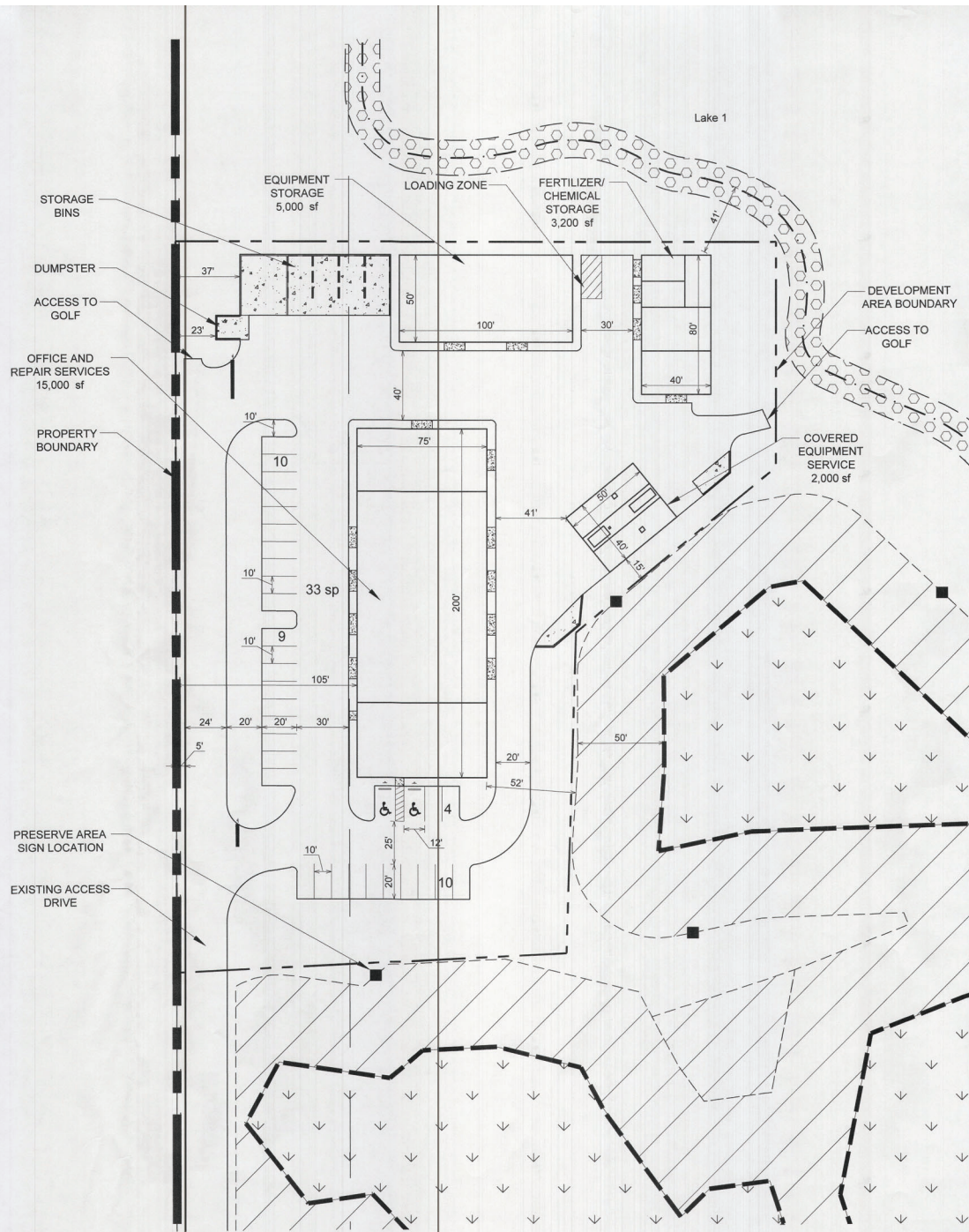
Land Use Legend

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

Undefined areas adjacent to golf course, preserve areas, or lakes have been included as 'developed areas' 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.

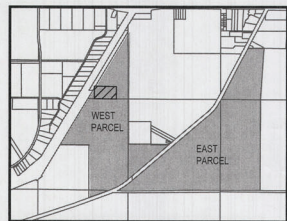


Key Map



Site Area Data (West Parcel - Maintenance Facility)

Development Area:	2.65 ac (115,607 sf)
Impervious Area:	1.79 ac (77,929 sf)
Pavement (Road, Parking, Sidewalk):	1.21 ac (52,729 sf)
Buildings:	0.58 ac (25,200 sf)
Pervious Area:	0.86 ac (37,678 sf)
Landscape:	0.86 ac (37,678 sf)



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.

Civil Engineer / Survey
Bowman Consulting
301 SE Ocean Blvd
Stuart, Florida 34994

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

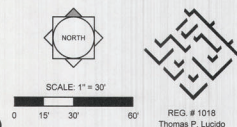
Architect
Hart Howerton
1 Union St
San Francisco, CA 94111

Flazio & Davis Golf Design

Land Planning
Lutici and Associates, Inc.
7001 East Ocean Blvd.
Stuart, FL 34994

Final Site Plan West Parcel Event Center

Date	By	Description
05.05.22	MRY	Initial Submittal
08.09.22	MRY	Response to Comments
08.25.22	MRY	Response to Comments
09.22.22	MRY	Update existing zoning
10.03.22	MRY	Adjust imp barrier location

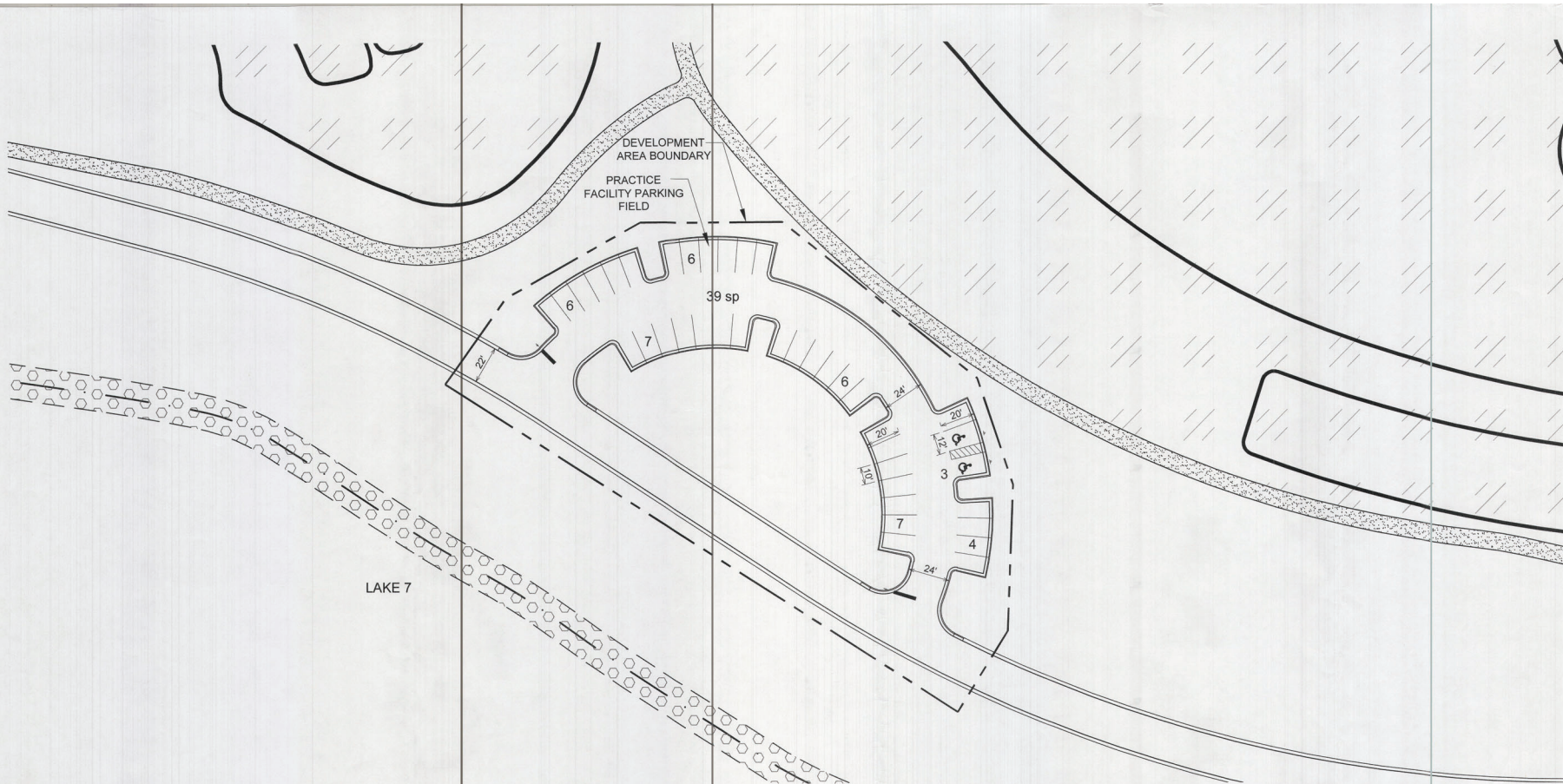


Site Area Data (West Parcel - Event Ctr/Temp Clubhouse)	
Development Area:	2.85 ac (124,446 sf)
Impervious Area:	1.69 ac (47,788 sf)
Pavement (Road, Parking, Sidewalk):	0.97 ac (42,388 sf)
Buildings:	0.12 ac (5,400 sf)
Pervious Area:	1.76 ac (76,658 sf)
Landscaped:	1.76 ac (76,658 sf)

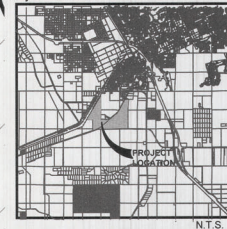
Designer	MRY	Sheet
Manager	MC	6 of 7
Project Number	21-390	
Municipal Number	---	
Computer File	Three Lakes - Final Site Plan.dwg	

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Drawing Name: A:\Projects\Active\21-390 Three Lakes Golf Course\Site Plan\ Oct 03, 2022 - 1:26pm Three Lakes - Final Site Planning



Key / Location:



Project Team:

Civil Engineer / Survey
Bosman Consulting
301 SE Ocean Blvd
Stuart, Florida 34994

Traffic Engineer
Crispino Engineering and Planning
22 SE Semoran Street
Stuart, FL 34984

Environmental
ENV Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 205
Stuart, FL 34999

Architect
Hart Howerton
1 Union St.
San Francisco, CA 94111

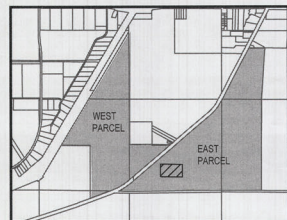
Land Planning
Lucido and Associates, Inc.
701 East Ocean Blvd.
Stuart, FL 34994

Three Lakes Golf Club

Martin County, Florida

Final Site Plan East Parcel Range Parking

Date	By	Description
05.06.22	MRY	Initial Submittal
08.09.22	MRY	Response to Comments
08.25.22	MRY	Response to Comments
09.22.22	MRY	Update existing zoning
10.03.22	MRY	Adjust imp barrier location



Key Map

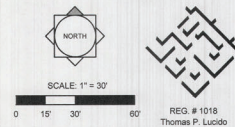
Land Use Legend

- Wetland Preserve
- 50' Wetland Buffer Preserve
- 25' Buffer Setback
- Lake Littoral and Upland Transition Zones
- Dry Retention Areas
- 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 - Practice Range Parking)

Development Area:	1.20 ac (52,685 sf)
Impervious Area:	0.64 ac (27,998 sf)
Pavement (Road, Parking, Sidewalk):	0.64 ac (27,998 sf)
Buildings:	0.00 ac (0 sf)
Pervious Area:	0.56 ac (24,687 sf)
Landscape:	0.56 ac (24,687 sf)



Designer	MRY	Sheet
Manager	MC	
Project Number	21-390	
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