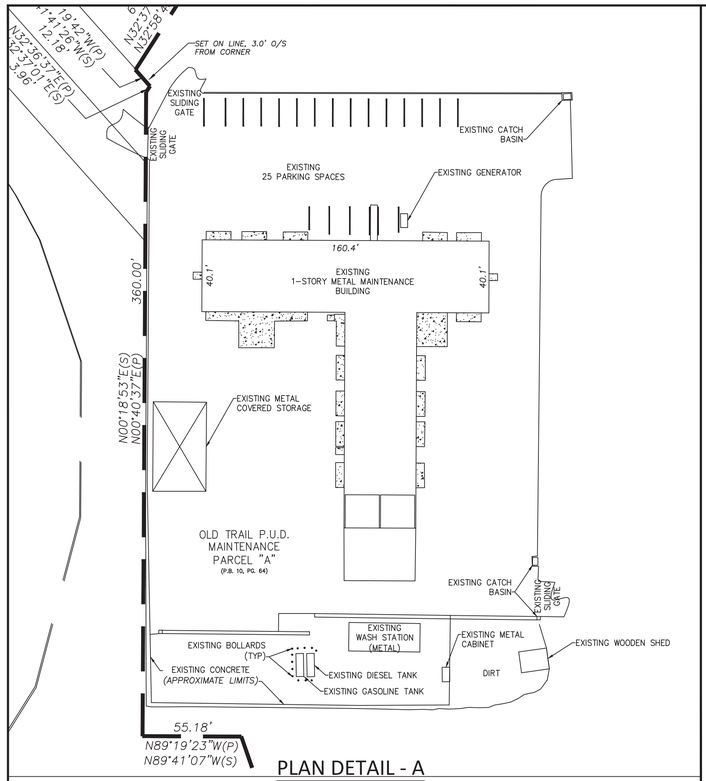
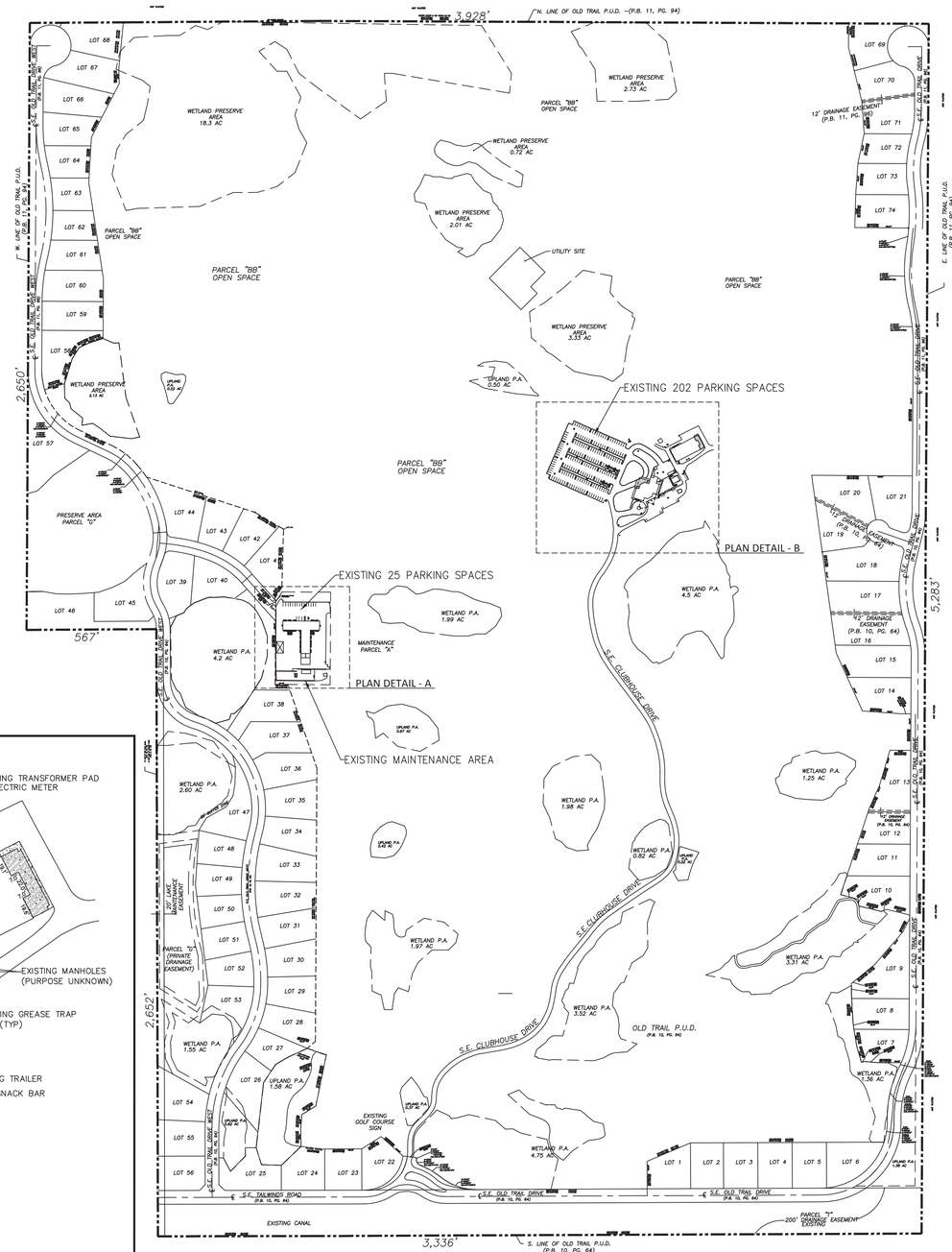
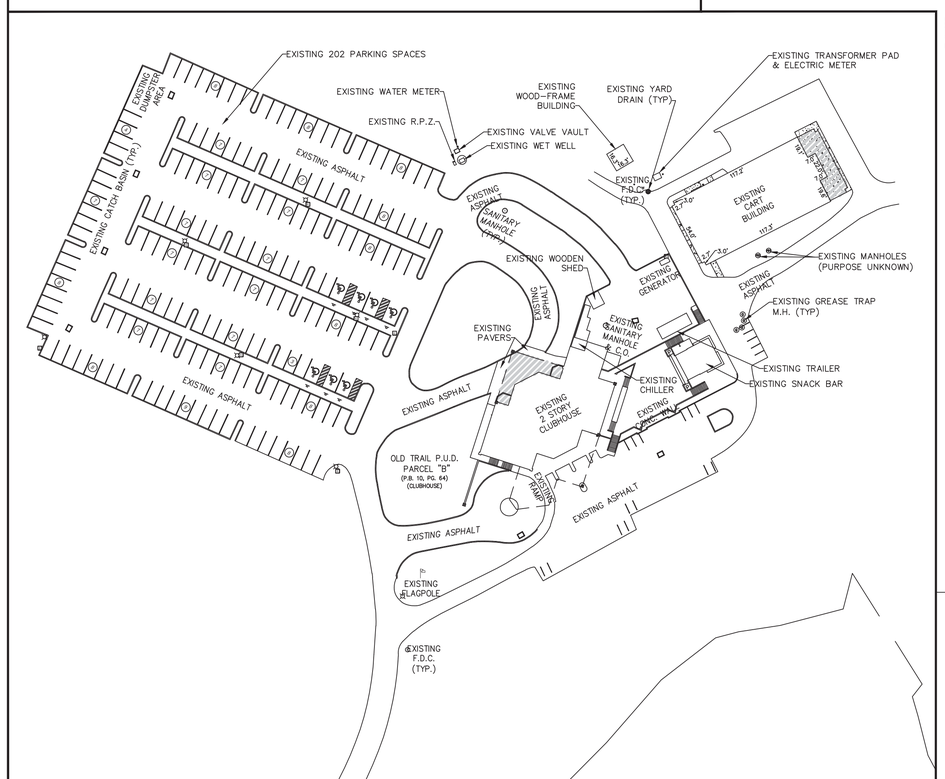


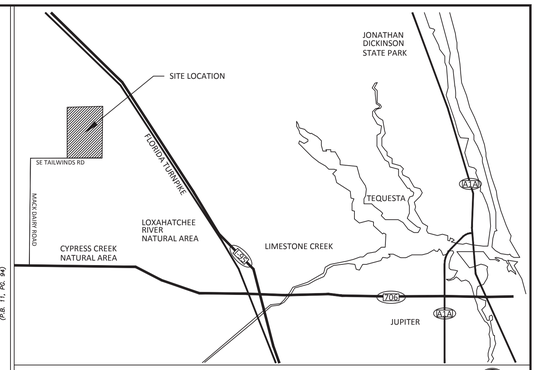
PLAN DETAIL - A
SCALE: 1:40



MASTER SITE PLAN
SCALE: 1:300



PLAN DETAIL - B
SCALE: 1:60



LOCATION MAP
NTS

P.A. = PRESERVE AREAS

LAND USES

USE	SF	ACRES	%
SINGLE FAMILY LOTS 74	2,413,224	55.4*	12.5
GOLF COURSE	9,709,524	222.9	50.4
ROAD R/W'S	932,184	21.4	4.8
LAKES & PRESERVE AREAS	5,427,576	124.6*	28.2
DRAINAGE EASEMENT (INCLUDING R/W)	601,128	13.8	3.1
UTILITY SITE	178,596	4.1	1.0
TOTAL AREA	19,253,520	442.0*	100*

* 0.21 ACRES OF WETLAND FALL WITHIN THE SINGLE FAMILY LOTS.

OPEN SPACE CALCULATIONS

USE	SF	ACRES	%
GOLF COURSE	9,709,524	222.9	50.4
PRESERVE AREA	3,018,708	69.3	15.7
IN GOLF COURSE	2,500,344	57.4	13.0
UPLAND	117,612	2.7	0.61
WETLAND	2,382,732	54.7	12.4
OUTSIDE GOLF COURSE	518,364	11.9	2.70
UPLAND	155,945	3.58	0.81
WETLAND	363,726	8.35	1.90
LAKE AREA	2,408,868	55.3	12.5
IN GOLF COURSE	2,326,104	53.4	12.1
OUTSIDE GOLF COURSE	82,764	1.9	0.4
TOTAL OPEN SPACE	15,137,100	347.5	78.6

IMPERVIOUS CALCULATIONS

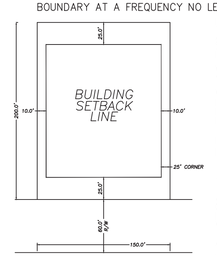
	SQ. FT.	ACRES	%
BUILDINGS	238,211	5.5	1.2
ROADWAY	366,406	8.4	1.9
PARKING & OTHER PAVED AREAS	178,592	4.1	0.9
WATER AREAS	5,155,326	118.4	27.8
TOTAL IMPERV. AREA	5,938,535	136.4	30.8

TOTAL BUILDING AREA

USE	SQ. FT.
HOUSING (1,000 SQ. FT./ UNIT)	207,200
GOLF CLUB HOUSE (1 STORY)	8,250
GOLF CART STORAGE	9,600
MAINTENACE	10,400
RAIN SHELTERS	1,600
WATER TREATMENT FACILITIES	313
SEWER TREATMENT FACILITIES	150
SNACK BAR	698
TOTAL BUILDING AREA	238,211

NUMBER OF LOTS	74
MINIMUM LOT SIZE (NET BUILDABLE AREA)	0.5 ACRES
GROSS DENSITY	.17 D.U./ACRES
GROSS DENSITY PHASE I	.22 D.U./ACRES (56 LOTS)
GROSS DENSITY PHASE II	.10 DU/AC (18 LOTS)
BUILDING HEIGHT	
CLUBHOUSE (FROM GROUND FLOOR ELEVATION) 40'	HALFWAY HOUSE 16'
HOMES 35'	
GOLF COURSE PARKING PROVIDED	202
GOLF COURSE PARKING REQUIRED	201

1. REMOVE NOXIOUS VEGETATION (BRAZILIAN PEPPER, FLORIDA HOLLY, MELALEUKA, ETC.) SEMI-ANNUALLY FROM ALL PRESERVE AREAS.
2. PRESERVATION AREAS ARE NOT TO BE DISTURBED OR ALTERED WITHOUT PRIOR APPROVAL BY MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS.
3. NATURAL VEGETATION OF LITTORAL ZONE PLANT SPECIES WILL BE ENHANCED BY SUPPLEMENTAL ORGANIC MATERIAL AND APPROVED SEED M,IX IN LAKE AREAS NOT CONDUCTIVE TO NATURAL WATER BODY CIRCULATION.
4. PRESERVE AREA SIGNS SHALL BE PLACED ALONG THE PRESERVE AREA BOUNDARY AT A FREQUENCY NO LESS THAN ONE SIGN PER 500 FEET.



TYPICAL LOT LAYOUT
NTS

NOTES

ALL STRUCTURES SHALL BE SET BACK FROM THE P.U.D BOUNDARY A MINIMUM OF 20'

WHENEVER POSSIBLE EXISTING VEGETATION WILL BE RETAINED

WHENEVER POSSIBLE EXISTING NATIVE VEGETATION WILL BE RETAINED ALONG PROPERTY BOUNDARY

DENSITY TRANSFER CALCULATIONS

DENSITY	AREA	POTENTIAL D.U.'S
D.U./ 5 AC.	374	75
D.U./ 10 AC.	68	7
TOTAL	442.0	82

ALL AREAS NOT INCLUDED IN THE GOLF COURSE, NUMBERED LOTS, ROADWAYS AND DRAINAGE EASEMENT WILL BE UNDER COMMON OWNERSHIP

ALL LOTS WILL HAVE A MINIMUM .5 ACRE USABLE AREA

NORTH

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE:(954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

JONATHAN'S LANDING GOLF CLUB

Sheet Title
REVISED PUD MASTER & FINAL SITE PLAN

Job Title
JONATHAN'S LANDING OLD TRAIL GOLF CLUB

Phase:
SUBMITTAL

Revisions

1	07/20/20	MASTER SITE PLAN REV

Scale: AS NOTED	Date 04/30/19
Job No. 18-1416.00	Plot Date 07/20/2020
Drawn by FES	Sheet No. C1.0
Proj. Mgr. DRS	
Appr. by DRS	1 of 3