



## lucido&associates

July 17, 2018

HAND DELIVERY

Nicki van Vonno, Director  
Martin County Growth Management Department  
2401 SE Monterey Road  
Stuart, FL 34996

**Re: Bridgewater Preserve PUD – Application for PUD Rezoning, PUD Agreement and Master Site Plan Approval with Deferral of Public Facilities Reservation  
(Our ref. #16-615)**

Dear Nicki:

On behalf of the property owner, Bridgewater Ventures, LLC, we are pleased to submit this application for a rezoning from RE-2A to PUD, and PUD Agreement and master site plan approval.

As more particularly described in the enclosed project narrative, the project is located west of SE Island Way and extends south to the Palm Beach/Martin County line. A 36-lot single-family subdivision was previously approved and platted, however no lots have been conveyed or constructed. The owner is requesting a rezoning to PUD and proposing to increase the total amount of lots from 36 to 107 and installed centralized water and sewer service by way of service agreement with the Town of Jupiter and the Loxahatchee River Environmental Control District.

On July 25, 2017, the Board of County Commissioners adopted a future land use amendment that changed the land use designation and zoning from Agricultural Ranchette and AR-5A, to Rural Density and RE-2A. The change to the land use and zoning was justified based on compatibility with the rural development pattern on surrounding lands in Martin County and suburban development on adjacent property in the Town of Jupiter.

To eliminate the proliferation of individual wells and septic tanks, the County Commission concurrently adopted the following Comprehensive Plan policy language that specifically applies to the Bridgewater Preserve project:

*“Any increase in residential density, consistent with the Rural Density future land use, shall only be permitted by way of a PUD Zoning Agreement and revised master/final site plan approved by the Board of County Commissioners that requires connection to existing potable water and sanitary sewer lines”.*

With this understanding, please find enclosed the sufficiency review fee check in the amount of \$290.00, the CD with PDF copies of the application materials, and the original application package containing the following materials (the additional copy of the 24x36 plans will be submitted upon a completeness determination):

- The completed application form;
- Affidavit for digital submittal;
- Project Narrative;
- Owner’s notarized power of attorney for representation by Lucido & Associates;
- Disclosure of Interest Affidavit;

- The recorded deed reflecting Bridgewater Ventures, LLC as the owner;
- No property transfer statement;
- The legal description;
- The location map with the subject property outlined;
- Signed & sealed Engineer's Opinion of Probable Excavation, Fill & Hauling;
- Signed & sealed Stormwater Report;
- Signed & sealed Master Drainage & Utility plans;
- Signed & sealed Traffic Impact Analysis;
- School Impact Worksheet;
- Utility service letters;
- The proposed water sources;
- The aerial with the subject property outlined;
- The proposed PUD Agreement;
- PUD Statement of Benefits;
- Signed & sealed survey, and electronic copy of same;
- The proposed master site plan, and electronic copy of same;
- Copy of the final site plan and PAMP development order approved on 2-2-06;
- Copy of the revised final site plan development order approved on 5-11-07;
- Reduced copy (11x17) of the recorded plat;
- The future land use map and zoning map with the subject property outlined;
- The parcel assessment map with the subject property outlined.

**Exceptions to Standard Application Checklist:**

**Evacuation plan** - Not applicable since the property is not located in a hurricane surge area.

**Environmental assessment** - Not applicable since the project already has designated preserve areas that are being maintained in accordance with approved and recorded PAMP (see enclosed development order). The project is in compliance with the PAMP and no changes to the PAMP are required or proposed.

**Environmental waivers** - No environmental waivers are proposed or required.

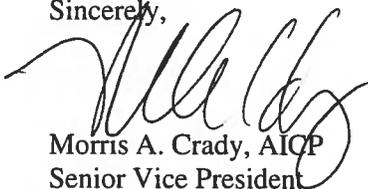
**Groundwater model** - The proposed project will obtain potable water from the Town of Jupiter and no additional wells are required or proposed.

**List of surrounding property owners** - To be provided prior to the public hearing.

Upon your determination of completeness, we will submit the required application fee of \$13,800.00 and the additional sets of 24x36 plans to begin the development review process.

If you have any questions or comments, please do not hesitate to contact me or Shirley Lyders.

Sincerely,



Morris A. Crady, AICP  
Senior Vice President

Encl.

Copy to: Bridgewater Ventures, LLC  
Bob Raynes  
Melissa Corbett



Martin County, Florida  
 Growth Management Department  
 DEVELOPMENT REVIEW DIVISION  
 2401 SE Monterey Road, Stuart, FL 34996  
 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

# DEVELOPMENT REVIEW APPLICATION

## A. General Information:

1. Type of Application: PUD Zoning and Master Site Plan

2. Proposed Development's Name:

BRIDGEWATER PRESERVE

3. Former Development's Name:

N/A

4. Previous Project Number:

CPA 17-3

5. Pre-Application Meeting Date:

MAY 3, 2018

6. Property Owner:

Name or Company Name BRIDGEWATER VENTURES, LLC

Company Representative \_\_\_\_\_

Address 3801 PGA BOULEVARD, SUITE #901

City PALM BEACH GARDENS

State FL

Zip 33410

Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Email \_\_\_\_\_

7. Agent:

Select from the List

Name or Company Name LUCIDO & ASSOCIATES

Company Representative MORRIS A. CRADY

Address 701 SE OCEAN BOULEVARD

City STUART

State FL

Zip 34994

Phone 772 - 220 - 2100

Fax 772 - 223 - 0220

Email MCRADY@LUCIDODESIGN.COM

8. Contract Purchaser:

Select from the List

Name or Company Name \_\_\_\_\_

Company Representative \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip \_\_\_\_\_

Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Email \_\_\_\_\_

9. Land Planner:

Same as the Agent

Name or Company Name \_\_\_\_\_

Company Representative \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip \_\_\_\_\_

Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Email \_\_\_\_\_

Same as Agent

**10. Landscape Architect:**

Name or Company Name \_\_\_\_\_  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_ - \_\_\_\_ - \_\_\_\_ Fax \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
Email \_\_\_\_\_

Select from the list

**11. Surveyor:**

Name or Company Name LEGACY SURVEYING & MAPPING  
Company Representative GREGORY TUCKER  
Address 112 N. U.S. HIGHWAY NO. 1  
City TEQUESTA State FL Zip 33469  
Phone 561 - 746 - 8424 Fax \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
Email GREG@LEGACYPSM.COM

Select from the list

**12. Civil Engineer:**

Name or Company Name THE MILCOR GROUP  
Company Representative MELISSA CORBETT  
Address 10975 SE FEDERAL HIGHWAY  
City HOBE SOUND State FL Zip 33455  
Phone 772 - 223 - 8850 Fax \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
Email MELISSA@THEMILCORGROUP.COM

Same as Civil Engineer

**13. Traffic Engineer:**

Name or Company Name \_\_\_\_\_  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_ - \_\_\_\_ - \_\_\_\_ Fax \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
Email \_\_\_\_\_

Select from the list

**14. Architect:**

Name or Company Name \_\_\_\_\_  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_ - \_\_\_\_ - \_\_\_\_ Fax \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
Email \_\_\_\_\_

Select from the list

**15. Attorney:**

Name or Company Name GUNSTER  
Company Representative ROBERT RAYNES  
Address 800 SE MONTEREY COMMONS BLVD., SUITE 200  
City STUART State FL Zip 34996  
Phone 772 - 288 - 1980 Fax \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
Email RRAYNES@GUNSTER.COM

**16. Environmental Planner:** Select from the list  
 Name or Company Name \_\_\_\_\_  
 Company Representative \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_ - \_\_\_\_ - \_\_\_\_ Fax \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
 Email \_\_\_\_\_

**17. Other Professional:** \_\_\_\_\_  
 Name or Company Name \_\_\_\_\_  
 Company Representative \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_ - \_\_\_\_ - \_\_\_\_ Fax \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
 Email \_\_\_\_\_

**18. Parcel Control Number(s):**  
 SEE ATTACHED LIST  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

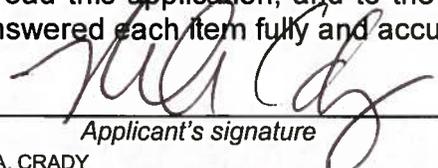
**19. Certifications by Professionals:**  
 Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

*When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial.*

This box must be checked if the applicant waives the limitations.

**B. Applicant or Agent Certification:**

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

  
 \_\_\_\_\_  
*Applicant's signature*  
 MORRIS A. CRADY  
 \_\_\_\_\_  
*Printed name*

7-16-18  
 \_\_\_\_\_  
*Date*

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 16<sup>th</sup> day of JULY, 2018, by MORRIS A. CRADY.

He or she

is personally known to me or  has produced \_\_\_\_\_ as identification.

*Shirley Lyders*  
Notary public signature

\_\_\_\_\_  
Printed name

State of \_\_\_\_\_ at-large

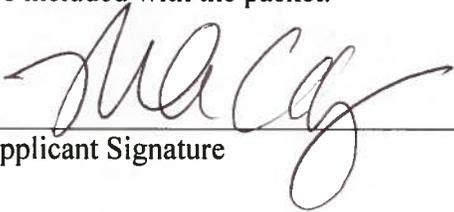






Martin County Development Review  
Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project Bridgewater Preserve is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

  
Applicant Signature

7-16-18  
Date



## **Bridgewater Preserve Proposed PUD Master Plan**

### **PROJECT NARRATIVE**

July 15, 2018

#### **Background**

The Bridgewater Preserve project is a fully developed single-family subdivision plat consisting of 36, five acre lots on approximately 215 acres. The project is located west of SE Island Way and extends south to the Palm Beach/Martin County line, bordering existing urban development in the Town of Jupiter. The Bridgewater Preserve plat is recorded in Plat Book 16, Pages 033-001 to 033-007, Public Records of Martin County, Florida. The existing 5-acre lots, which are a minimum 300' wide along the road frontage, were approved in accordance with the AR-5A zoning district and was approved and platted to include the existing lakes and perimeter buffers as easements on the lots. The existing infrastructure, i.e. roads, lakes, drainage and landscaping have been certified complete and maintained for the past 15 years by a single owner. No lots have ever been sold and no homes have been constructed. Water and wastewater treatment for the existing project is approved by way of individual wells and septic tank systems that would normally be constructed in conjunction with a single-family home.

On July 25, 2017, the Board of County Commissioners adopted a future land use amendment that changed the land use designation and zoning from Agricultural Ranchette and AR-5A, to Rural Density and RE-2A. The change to the land use and zoning was justified based on compatibility with the rural development pattern on surrounding lands in Martin County and suburban development on adjacent property in the Town of Jupiter.

To eliminate the proliferation of individual wells and septic tanks, the County Commission concurrently adopted the following Comprehensive Plan policy language that specifically applies to the Bridgewater Preserve project:

*“Any increase in residential density, consistent with the Rural Density future land use, shall only be permitted by way of a PUD Zoning Agreement and revised master/final site plan approved by the Board of County Commissioners that requires connection to existing potable water and sanitary sewer lines”.*

#### **Proposed PUD Rezoning and Master Plan Application**

Consistent with the Rural Density future land use and the policy language above, the owner is proposing to rezone the property from RE-2A to PUD and increase the number of single family lots from 36, five acre lots with a minimum frontage width of 300 feet, to 107 minimum 1-acre lots with a minimum frontage of 100 feet. The project also provides for private recreation facilities at the project entrance. Except for the installation of a centralized water and sewer system within the existing road right-of-way, all project infrastructure including lakes, roads, landscape areas and preserve areas will remain the same.

Potable water service to the project will be provided by way of a service agreement with the Town of Jupiter and wastewater treatment service will be provided by way of a service agreement with the Loxahatchee Environmental Control District.

No change to the approved Preserve Area Management Plan is required or proposed.

**Bridgewater Ventures, LLC**  
**3801 PGA Boulevard, Suite 903**  
**Palm Beach Gardens, Florida 33410**

June 21, 2018

Nicki van Vonno, Director  
Martin County Growth Management Department  
2401 S.E. Monterey Road  
Stuart, FL 34996

Re: Bridgewater Preserve

Dear Ms. van Vonno:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent **Bridgewater Ventures, LLC** during the governmental review process of the PUD Zoning and Master Site Plan application.

Sincerely,

BRIDGEWATER VENTURES, LLC,  
a Florida limited liability company

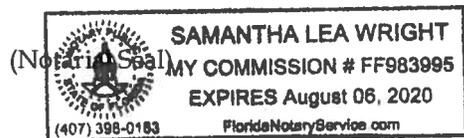
By: SENECA INDUSTRIES, INC.,  
a West Virginia corporation  
Its Manager

By: Chris Cline  
Christopher Cline, President

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing was acknowledged before me this 26<sup>th</sup> day of June, 2018,  
by Christopher Cline, President of SENECA INDUSTRIES, INC., A WEST VIRGINIA CORPORATION, MANAGER OF BRIDGEWATER VENTURES, LLC, a Florida limited liability company. He [ ] is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

Samantha Lea Wright  
NOTARY PUBLIC  
My Commission Expires:



## DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
Bridgewater Ventures, LLC	3801 PGA Boulevard, Suite 903 Palm Beach Gardens, FL 33410

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
Seneca Industries, Inc. President: Christopher Cline	3801 PGA Boulevard, Suite 903 Palm Beach Gardens, FL 33410	100%

(If more space is needed attach separate sheet)

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
Bank of America, N.A.	Document Retention NC-1-001-05-13 One Independence Center 101 N. Tryon Street Charlotte, NC 28255	0%

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application *
None				

(If more space is needed attach separate sheet)

- Status defined as:  
 A = Approved  
 P = Pending  
 D = Denied  
 W = Withdrawn

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

*Chris Cline*

Christopher Cline, President of Seneca Industries, Inc., Manager of Bridgewater Ventures, LLC

STATE OF Florida  
COUNTY OF Palm Beach

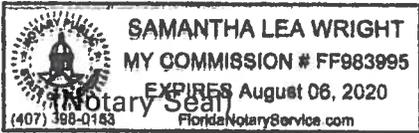
The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 26<sup>th</sup> day of June 2018, by Christopher Cline, who is personally known to me or has produced \_\_\_\_\_ as identification.

*Samantha Lea Wright*

Notary Public, State of Florida

Print Name: Samantha Lea Wright

My Commission Expires: 08/06/2020



**Exhibit "A"**  
**(Disclosure of Interest and Affidavit)**  
**(Legal Description)**

**EXHIBIT A  
BRIDGEWATER PRESERVE  
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THE WEST ONE-HALF OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF SAID SECTION 28; SAID SOUTHEAST CORNER BEING THE SOUTH ONE-QUARTER OF SECTION 28; THENCE NORTH 89°46'29" WEST, ALONG THE SOUTH LINE OF THE WEST ONE-HALF OF SAID SECTION 28, A DISTANCE OF 10.00 FEET FOR A POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°46'29" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2,583.59 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE NORTH 00°29'03" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 2,642.05 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 28; THENCE NORTH 00°28'35" WEST, CONTINUING ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 1,640.69 FEET; THENCE DEPARTING SAID WEST LINE AND ALONG THE FOLLOWING 63 COURSES ALONG THE SOUTHERLY BOUNDARY OF THE LANDS DESCRIBED IN EXHIBIT "B" AND RECORDED IN OFFICIAL RECORDS BOOK 1785, PAGE 546, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA:

THENCE SOUTH 37°44'46" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 49.59 FEET; THENCE SOUTH 47°09'27" EAST, A DISTANCE OF 81.82 FEET; THENCE NORTH 85°35'58" EAST, A DISTANCE OF 91.47 FEET; THENCE NORTH 70°01'47" EAST, A DISTANCE OF 56.86 FEET; THENCE NORTH 41°50'37" EAST, A DISTANCE OF 69.03 FEET; THENCE NORTH 11°18'54" EAST, A DISTANCE OF 66.31 FEET; THENCE NORTH 20°01'30" EAST, A DISTANCE OF 115.07 FEET; THENCE NORTH 38°35'03" EAST, A DISTANCE OF 82.14 FEET; THENCE NORTH 49°43'52" EAST, A DISTANCE OF 66.41 FEET; THENCE NORTH 57°44'43" EAST, A DISTANCE OF 46.46 FEET; THENCE NORTH 70°11'08" EAST, A DISTANCE OF 60.34 FEET; THENCE NORTH 88°05'53" EAST, A DISTANCE OF 205.91 FEET; THENCE SOUTH 58°35'20" EAST, A DISTANCE OF 61.90 FEET; THENCE SOUTH 37°44'21" EAST, A DISTANCE OF 49.14 FEET; THENCE SOUTH 20°39'11" EAST, A DISTANCE OF 85.21 FEET; THENCE SOUTH 05°55'02" WEST, A DISTANCE OF 82.75 FEET; THENCE SOUTH 03°18'22" EAST, A DISTANCE OF 95.33 FEET; THENCE SOUTH 30°35'45" EAST, A DISTANCE OF 93.33 FEET; THENCE SOUTH 49°51'09" EAST, A DISTANCE OF 88.51 FEET; THENCE SOUTH 76°29'08" EAST, A DISTANCE OF 91.13 FEET; THENCE NORTH 84°05'57" EAST, A DISTANCE OF 131.51 FEET; THEN NORTH 54°10'49" EAST, A DISTANCE OF 81.43 FEET; THENCE NORTH 33°35'53" EAST, A DISTANCE OF 75.94 FEET; THENCE NORTH 10°22'27" EAST, A DISTANCE OF 98.60 FEET; THENCE SOUTH 56°20'59" EAST, A DISTANCE OF 165.15 FEET; THENCE SOUTH 77°01'42" EAST, A DISTANCE OF 63.47 FEET; THENCE SOUTH 55°20'48" EAST, A DISTANCE OF 79.17 FEET; THENCE NORTH 87°08'04" EAST, A DISTANCE OF 117.44 FEET; THENCE NORTH 30°59'21" EAST, A DISTANCE OF 70.13 FEET; THENCE SOUTH 50°59'19" EAST, A DISTANCE OF 265.80 FEET; THENCE SOUTH 28°16'32" EAST, A DISTANCE OF 115.88 FEET; THENCE SOUTH 14°03'34" EAST, A DISTANCE OF 175.32 FEET; THENCE SOUTH 20°00'52" EAST, A DISTANCE OF 111.82

FEET; THENCE SOUTH 10°01'43" EAST, A DISTANCE OF 83.51 FEET; THENCE SOUTH 07°07'45" WEST, A DISTANCE OF 39.67 FEET; THENCE SOUTH 18°59'12" WEST, A DISTANCE OF 323.65 FEET; THENCE SOUTH 25°02'56" WEST, A DISTANCE OF 260.18 FEET; THENCE SOUTH 11°36'02" WEST, A DISTANCE OF 158.82 FEET; THENCE SOUTH 53°26'28" WEST, A DISTANCE OF 29.03 FEET; THENCE SOUTH 67°09'37" WEST, A DISTANCE OF 23.15 FEET; THENCE NORTH 88°01'26" WEST, A DISTANCE OF 45.54 FEET; THENCE NORTH 83°08'21" WEST, A DISTANCE OF 45.92 FEET; THENCE NORTH 57°01'57" WEST, A DISTANCE OF 16.58 FEET; THENCE NORTH 76°43'44" WEST, A DISTANCE OF 40.84 FEET; THENCE NORTH 54°28'41" WEST, A DISTANCE OF 46.78 FEET; THENCE NORTH 78°31'15" WEST, A DISTANCE OF 33.52 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°37'12", A DISTANCE OF 240.43 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 42°51'33" WEST, A DISTANCE OF 32.24 FEET; THENCE SOUTH 33°49'14" WEST, A DISTANCE OF 40.67 FEET; THENCE SOUTH 23°12'27" WEST, A DISTANCE OF 74.69 FEET; THENCE SOUTH 12°33'52" WEST, A DISTANCE OF 82.08 FEET; THENCE SOUTH 09°16'29" WEST, A DISTANCE OF 96.84 FEET; THENCE SOUTH 00°54'55" EAST, A DISTANCE OF 75.35 FEET; THENCE SOUTH 09°06'21" EAST, A DISTANCE OF 76.35 FEET; THENCE SOUTH 50°00'19" EAST, A DISTANCE OF 88.04 FEET; THENCE SOUTH 68°37'21" EAST, A DISTANCE OF 29.71 FEET; THENCE SOUTH 44°58'26" EAST, A DISTANCE OF 136.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°14'50", A DISTANCE OF 157.94 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°46'44" EAST, A DISTANCE OF 24.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°05'28", A DISTANCE OF 201.11 FEET TO THE POINT OF TANGENCY; THENCE NORTH 43°41'16" EAST, A DISTANCE OF 9.51 FEET; THENCE SOUTH 82°15'49" EAST, A DISTANCE OF 734.51 FEET; THENCE SOUTH 68°22'04" EAST, A DISTANCE OF 109.02 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 28;

THENCE SOUTH 00°01'10" WEST, DEPARTING SAID SOUTHERLY BOUNDARY, A DISTANCE OF 1,749.07 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,230.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 82°50'11" EAST; SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. ISLAND WAY (A 60 FOOT ROAD RIGHT-OF-WAY); THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°01'49", A DISTANCE OF 150.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°08'00" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 227.68 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT TRACT "RW" (0.08 ACRES OF ADDITIONAL RIGHT-OF-WAY FOR S.E. ISLAND WAY) AS SHOWN ON THE PLAT OF BRIDGEWATER PRESERVE, RECORDED IN PLAT BOOK 16, PAGE 33, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 215.38 ACRES, MORE OR LESS

INSTR # 1788900  
OR BK 01951 PG 0632  
RECORDED 10/29/2004 01:14:54 PM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DOC TAX 84,000.00  
RECORDED BY S Phoenix

Prepared by and return to:  
Jayne E. Herlong

Patrick M. Gordon, P.A.  
810 Saturn Street, Suite 17  
Jupiter, FL 33477

File Number: 04-92  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 27th day of October, 2004 between 20.04 LLC, a Florida Limited Liability Company whose post office address is 621 SE Central Parkway, Stuart, FL 34994, grantor, and Bridgewater Ventures, LLC, a Florida Limited Liability Company whose post office address is 1090 Jupiter Park Drive, Suite 101, Jupiter, FL 33458, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida to-wit:

Attached Exhibit "A"

Parcel Identification Number: 284042000000012100000

SUBJECT TO: Covenants, easements and restrictions of record, existing zoning and government regulations without reimposing the same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Jayne E. Herlong  
(as to George T. Kelly, IV)

Witness Name: JOHN FENNIMAN  
(as to George T. Kelly, IV)

Witness Name: Jayne E. Herlong  
(as to W.K. Schickedanz)

Witness Name: JOHN FENNIMAN  
(as to W.K. Schickedanz)

Witness Name: Jayne E. Herlong  
(as to G. H. Schickedanz)

Witness Name: JOHN FENNIMAN  
(as to G. H. Schickedanz)

20.04 LLC, a Florida Limited Liability Company

By: George T. Kelly, IV  
George T. Kelly, IV, Co-Managing Member

By: WKS Group, LLC, a Florida Limited Liability Company  
and Co-Managing Member

By: W.K. Schickedanz  
W. K. Schickedanz, Co-Managing Member

By: G. H. Schickedanz  
G. H. Schickedanz, Co-Managing Member

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this 27th day of October, 2004 by George T. Kelly, IV, Co-Managing Member of 20.04 LLC, a Florida Limited Liability Company. He  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



Jayne E. Herlong Notary Public  
Commission #DD333822  
Expires: Jul 16, 2008  
Bonded Thru Atlantic Bonding Co., Inc.  
Printed Name: Jayne E Herlong  
My Commission Expires: \_\_\_\_\_

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this 27 day of October, 2004 by W. K. Schickedanz, Co-Managing Member of WKS Group, LLC, a Florida Limited Liability Company, He  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



Jayne E. Herlong Notary Public  
Commission #DD333822  
Expires: Jul 16, 2008  
Bonded Thru Atlantic Bonding Co., Inc.  
Printed Name: Jayne E Herlong  
My Commission Expires: \_\_\_\_\_

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this 27 day of October, 2004 by G. H. Schickedanz, Co-Managing Member of WKS Group, LLC, a Florida Limited Liability Company, He  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



Jayne E. Herlong Notary Public  
Commission #DD333822  
Expires: Jul 16, 2008  
Bonded Thru Atlantic Bonding Co., Inc.  
Printed Name: Jayne E Herlong  
My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"****LEGAL DESCRIPTION OF THE PROPERTY**

The West half (W ½) of Section 28, Township 40 South, Range 42 East, Martin County, Florida;

LESS AND EXCEPT

A parcel of land lying within Section 28, Township 40 South, Range 42 East, Martin County, Florida being more particularly described as follows:

Beginning at a found "Keith & Schnars" concrete monument at the Northwest corner of said Section 28; thence S.89°41'28"E. (as a basis of bearing) along the North line of said Section 28, a distance of 2,639.62 feet to the North one-quarter (N1/4) corner of said Section 28; thence S.00°01'11"W., along the East line of the West one-half (1/2) of said Section 28, a distance of 3,152.51 feet; thence departing said line N.68°21'41"W., a distance of 109.03 feet; thence N.82°15'26"W., a distance of 734.51 feet; thence S.43°41'39"W., a distance of 9.51 feet to the point of curvature of a circular curve to the right whose radius point bears N.46°18'21"W. from said point; thence southerly and westerly along the arc of said curve having a radius of 250.00 feet, an central angle of 46°05'27" and an arc length of 201.11 feet; thence S.89°47'07"W., a distance of 24.81 feet to the point of curvature of a circular curve to the right whose radius point bears N.00°12'53"W.; thence westerly and northerly along the arc of said curve having a radius of 200.00 feet, an central angle of 45°14'50" and an arc length of 157.94 feet; thence N.44°58'03"W., a distance of 136.09 feet; thence N.68°36'58"W., a distance of 29.71 feet; thence N.49°59'56"W., a distance of 88.04 feet; thence N.09°05'58"W., a distance of 76.35 feet; thence N.00°54'32"W., a distance of 75.35 feet; thence N.09°16'52"E., a distance of 96.84 feet; thence N.12°34'15"E., a distance of 82.08 feet; thence N.23°12'50"E., a distance of 74.69 feet; thence N.33°49'37"E., a distance of 40.67 feet; thence N.42°51'56"E., a distance of 32.24 feet to the point of curvature of a circular curve to the right whose radius point bears S.47°08'04"E.; thence northerly and easterly along the arc of said curve having a radius of 235.00 feet, an central angle of 58°37'12" and an arc length of 240.43 feet; thence S.78°30'52"E., a distance of 33.52 feet; thence S.54°28'18"E., a distance of 46.78 feet; thence S.76°43'21"E., a distance of 40.84 feet; thence S.57°01'34"E., a distance of 16.58 feet; thence S.83°07'58"E., a distance of 45.92 feet; thence S.88°01'03"E., a distance of 45.54 feet; thence N.67°10'00"E., a distance of 23.15 feet; thence N.53°26'51"E., a distance of 29.03 feet; thence N.11°36'25"E., a distance of 158.82 feet; thence N.25°03'19"E., a distance of 260.18 feet; thence N.18°59'35"E., a distance of 323.65 feet; thence N.07°08'08"E., a distance of 39.67 feet; thence N.10°01'20"W., a distance of 83.51 feet; thence N.20°00'29"W., a distance of 111.82 feet; thence N.14°03'11"W., a distance of 175.32 feet; thence N.28°16'09"W., a distance of 115.88 feet; thence N.50°58'56"W., a distance of 265.80 feet; thence S.30°59'44"W., a distance of 70.13 feet; thence S.87°08'27"W., a distance of 117.44 feet; thence N.55°20'25"W., a distance of 79.17 feet; thence N.77°01'19"W., a distance of 63.47 feet; thence N.56°20'36"W., a distance of 165.15 feet; thence S.10°22'50"W., a distance of 98.60 feet; thence S.33°36'16"W., a distance of 75.94 feet; thence S.54°11'12"W., a distance of 81.43 feet; thence S.84°06'20"W., a distance of 131.51 feet; thence N.76°28'45"W., a distance of 91.13 feet; thence N.49°50'46"W., a distance of 88.51 feet; thence N.30°35'22"W., a distance of 93.33 feet; thence N.03°17'59"W., a distance of 95.33 feet; thence N.05°55'25"E., a distance of 82.75 feet; thence N.20°38'48"W., a distance of 85.21 feet; thence N.37°43'58"W., a distance of 49.14 feet; thence N.58°34'57"W., a distance of 61.90 feet; thence S.88°06'16"W., a distance of 205.91 feet; thence S.70°11'31"W., a distance of 60.34 feet; thence S.57°45'06"W., a distance of 46.46 feet; thence S.49°44'15"W., a distance of 66.41 feet; thence S.38°35'26"W., a distance of 82.14 feet; thence S.20°01'53"W., a distance of 115.07 feet; thence S.11°19'17"W., a distance of 66.31 feet; thence S.41°51'00"W., a distance of 69.03 feet; thence S.70°02'10"W., a distance of 56.86 feet; thence S.85°36'21"W., a distance of 91.47 feet; thence N.47°09'04"W., a distance of 81.82 feet; thence N.37°44'23"W., a distance of 49.77 feet to a point on the West line of aforementioned Section 28; thence N.00°28'39"W. along the West line of Said Section 28, a distance of 1,000.87 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Martin County, Florida.

AND LESS AND EXCEPT

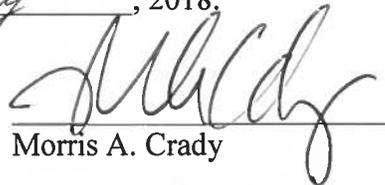
A strip of land lying in the West one-half of Section 28, Township 40 South, Range 42 East, Martin County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of the West one-half of said Section 28; thence, North 89°46'23" West, along the South line of the West one-half of said Section 28, a distance of 10.00 feet; thence North 00°08'00" East, departing said South line, a distance of 227.68 feet to the Point of Curvature of a curve to the right having a radius of 1230.00 feet; thence Northerly along said curve through a central angle of 07°01'41", a distance of 150.88 feet to the intersection thereof with the East line of the West one-half of said Section 28; thence South 00°01'06" West, along said East line, a distance of 378.19 feet to the POINT OF BEGINNING.

CONTAINING 3,176 SQUARE FEET, MORE OR LESS.

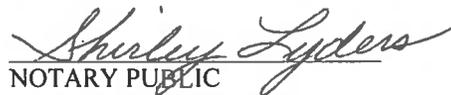
To the best of my knowledge and belief, there has been no transfer of the subject property since the Warranty Deed into Bridgewater Ventures, LLC was recorded in the Martin County Public Records.

DATED THIS 16<sup>th</sup> DAY OF July, 2018.

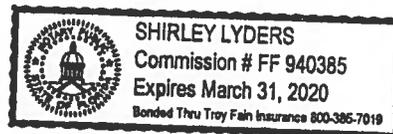
  
Morris A. Crady

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF July, 2018 BY MORRIS A. CRADY, WHO  IS PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:



**EXHIBIT A  
BRIDGEWATER PRESERVE  
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THE WEST ONE-HALF OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF SAID SECTION 28; SAID SOUTHEAST CORNER BEING THE SOUTH ONE-QUARTER OF SECTION 28; THENCE NORTH 89°46'29" WEST, ALONG THE SOUTH LINE OF THE WEST ONE-HALF OF SAID SECTION 28, A DISTANCE OF 10.00 FEET FOR A POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°46'29" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2,583.59 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE NORTH 00°29'03" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 2,642.05 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 28; THENCE NORTH 00°28'35" WEST, CONTINUING ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 1,640.69 FEET; THENCE DEPARTING SAID WEST LINE AND ALONG THE FOLLOWING 63 COURSES ALONG THE SOUTHERLY BOUNDARY OF THE LANDS DESCRIBED IN EXHIBIT "B" AND RECORDED IN OFFICIAL RECORDS BOOK 1785, PAGE 546, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA:

THENCE SOUTH 37°44'46" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 49.59 FEET; THENCE SOUTH 47°09'27" EAST, A DISTANCE OF 81.82 FEET; THENCE NORTH 85°35'58" EAST, A DISTANCE OF 91.47 FEET; THENCE NORTH 70°01'47" EAST, A DISTANCE OF 56.86 FEET; THENCE NORTH 41°50'37" EAST, A DISTANCE OF 69.03 FEET; THENCE NORTH 11°18'54" EAST, A DISTANCE OF 66.31 FEET; THENCE NORTH 20°01'30" EAST, A DISTANCE OF 115.07 FEET; THENCE NORTH 38°35'03" EAST, A DISTANCE OF 82.14 FEET; THENCE NORTH 49°43'52" EAST, A DISTANCE OF 66.41 FEET; THENCE NORTH 57°44'43" EAST, A DISTANCE OF 46.46 FEET; THENCE NORTH 70°11'08" EAST, A DISTANCE OF 60.34 FEET; THENCE NORTH 88°05'53" EAST, A DISTANCE OF 205.91 FEET; THENCE SOUTH 58°35'20" EAST, A DISTANCE OF 61.90 FEET; THENCE SOUTH 37°44'21" EAST, A DISTANCE OF 49.14 FEET; THENCE SOUTH 20°39'11" EAST, A DISTANCE OF 85.21 FEET; THENCE SOUTH 05°55'02" WEST, A DISTANCE OF 82.75 FEET; THENCE SOUTH 03°18'22" EAST, A DISTANCE OF 95.33 FEET; THENCE SOUTH 30°35'45" EAST, A DISTANCE OF 93.33 FEET; THENCE SOUTH 49°51'09" EAST, A DISTANCE OF 88.51 FEET; THENCE SOUTH 76°29'08" EAST, A DISTANCE OF 91.13 FEET; THENCE NORTH 84°05'57" EAST, A DISTANCE OF 131.51 FEET; THEN NORTH 54°10'49" EAST, A DISTANCE OF 81.43 FEET; THENCE NORTH 33°35'53" EAST, A DISTANCE OF 75.94 FEET; THENCE NORTH 10°22'27" EAST, A DISTANCE OF 98.60 FEET; THENCE SOUTH 56°20'59" EAST, A DISTANCE OF 165.15 FEET; THENCE SOUTH 77°01'42" EAST, A DISTANCE OF 63.47 FEET; THENCE SOUTH 55°20'48" EAST, A DISTANCE OF 79.17 FEET; THENCE NORTH 87°08'04" EAST, A DISTANCE OF 117.44 FEET; THENCE NORTH 30°59'21" EAST, A DISTANCE OF 70.13 FEET; THENCE SOUTH 50°59'19" EAST, A DISTANCE OF 265.80 FEET; THENCE SOUTH 28°16'32" EAST, A DISTANCE OF 115.88 FEET; THENCE SOUTH 14°03'34" EAST, A DISTANCE OF 175.32 FEET; THENCE SOUTH 20°00'52" EAST, A DISTANCE OF 111.82

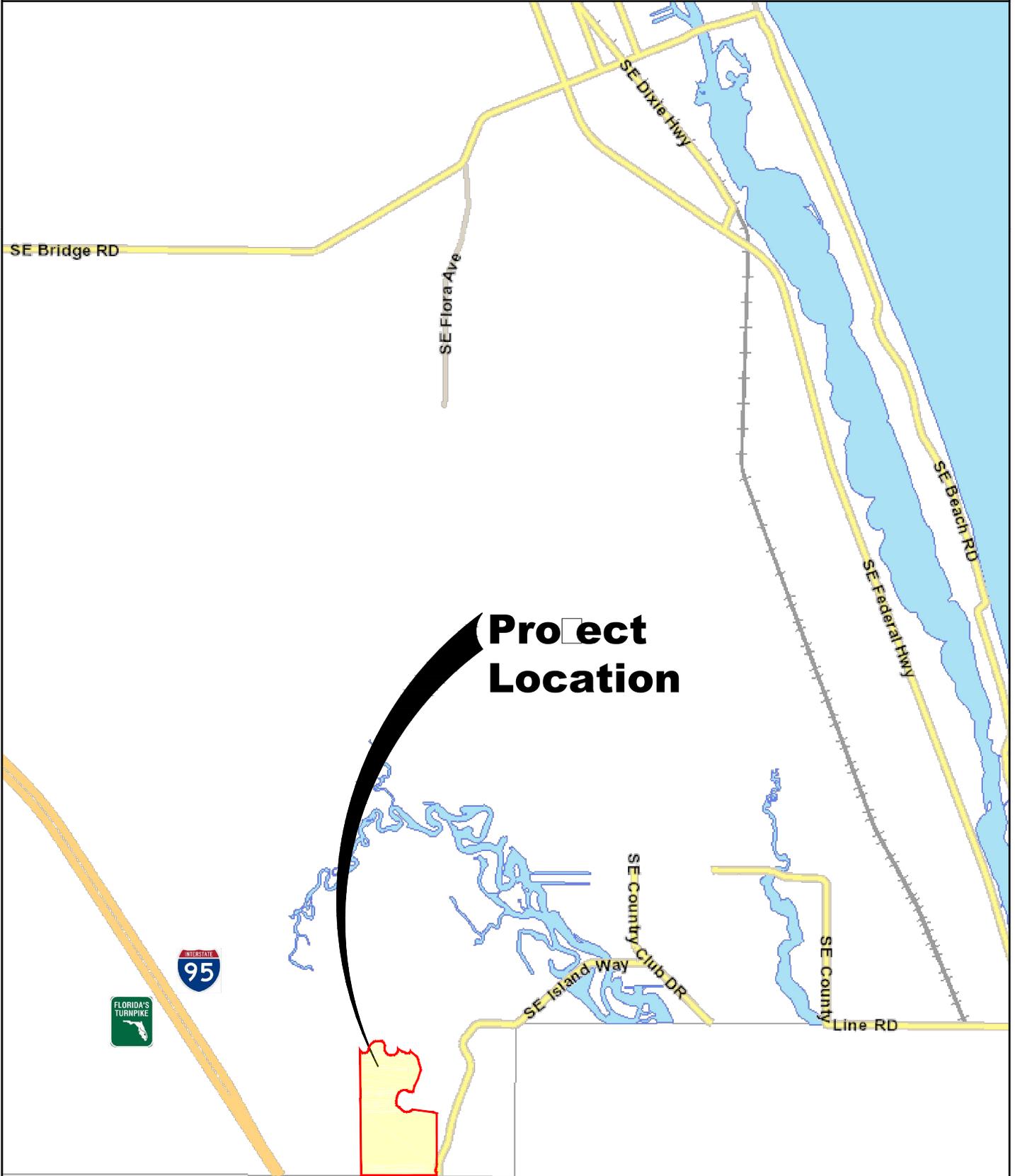
FEET; THENCE SOUTH 10°01'43" EAST, A DISTANCE OF 83.51 FEET; THENCE SOUTH 07°07'45" WEST, A DISTANCE OF 39.67 FEET; THENCE SOUTH 18°59'12" WEST, A DISTANCE OF 323.65 FEET; THENCE SOUTH 25°02'56" WEST, A DISTANCE OF 260.18 FEET; THENCE SOUTH 11°36'02" WEST, A DISTANCE OF 158.82 FEET; THENCE SOUTH 53°26'28" WEST, A DISTANCE OF 29.03 FEET; THENCE SOUTH 67°09'37" WEST, A DISTANCE OF 23.15 FEET; THENCE NORTH 88°01'26" WEST, A DISTANCE OF 45.54 FEET; THENCE NORTH 83°08'21" WEST, A DISTANCE OF 45.92 FEET; THENCE NORTH 57°01'57" WEST, A DISTANCE OF 16.58 FEET; THENCE NORTH 76°43'44" WEST, A DISTANCE OF 40.84 FEET; THENCE NORTH 54°28'41" WEST, A DISTANCE OF 46.78 FEET; THENCE NORTH 78°31'15" WEST, A DISTANCE OF 33.52 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°37'12", A DISTANCE OF 240.43 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 42°51'33" WEST, A DISTANCE OF 32.24 FEET; THENCE SOUTH 33°49'14" WEST, A DISTANCE OF 40.67 FEET; THENCE SOUTH 23°12'27" WEST, A DISTANCE OF 74.69 FEET; THENCE SOUTH 12°33'52" WEST, A DISTANCE OF 82.08 FEET; THENCE SOUTH 09°16'29" WEST, A DISTANCE OF 96.84 FEET; THENCE SOUTH 00°54'55" EAST, A DISTANCE OF 75.35 FEET; THENCE SOUTH 09°06'21" EAST, A DISTANCE OF 76.35 FEET; THENCE SOUTH 50°00'19" EAST, A DISTANCE OF 88.04 FEET; THENCE SOUTH 68°37'21" EAST, A DISTANCE OF 29.71 FEET; THENCE SOUTH 44°58'26" EAST, A DISTANCE OF 136.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°14'50", A DISTANCE OF 157.94 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°46'44" EAST, A DISTANCE OF 24.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°05'28", A DISTANCE OF 201.11 FEET TO THE POINT OF TANGENCY; THENCE NORTH 43°41'16" EAST, A DISTANCE OF 9.51 FEET; THENCE SOUTH 82°15'49" EAST, A DISTANCE OF 734.51 FEET; THENCE SOUTH 68°22'04" EAST, A DISTANCE OF 109.02 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 28;

THENCE SOUTH 00°01'10" WEST, DEPARTING SAID SOUTHERLY BOUNDARY, A DISTANCE OF 1,749.07 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,230.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 82°50'11" EAST; SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. ISLAND WAY (A 60 FOOT ROAD RIGHT-OF-WAY); THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°01'49", A DISTANCE OF 150.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°08'00" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 227.68 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT TRACT "RW" (0.08 ACRES OF ADDITIONAL RIGHT-OF-WAY FOR S.E. ISLAND WAY) AS SHOWN ON THE PLAT OF BRIDGEWATER PRESERVE, RECORDED IN PLAT BOOK 16, PAGE 33, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 215.38 ACRES, MORE OR LESS

# Bridgewater Preserve - Vicinity Map



**Project  
Location**





**MARTIN COUNTY ENGINEERING DEPARTMENT  
ENGINEER'S OPINION OF PROBABLE EXCAVATION, FILL, AND HAULING**

*(To be submitted with applications for Master Site Plan or Final Site Plan approval or Excavation and Fill Permits)*

**NAME OF FINAL SITE PLAN:** Bridgewater Preserve

**TYPE OF APPLICATION**

*If more than 10,000 cubic yards are hauled to or from the site, the application must be filed as a Major Development*

- 1) Net cubic yards to be excavated: 0
- 2) Net cubic yards to be filled: 0
- 3) Cubic yards to be hauled from: 0 (subtract line 2 from line 1)

**TYPE OF APPLICATION: MINOR**

**HAULING FEE CALCULATION**

The hauling fee for fill hauled from the site is calculated at \$0.21 per cubic yard and is due upon approval of the Final Site Plan application or issuance of the Excavation and Fill Permit

**HAULING FEE: \$0.00**

Prepared by:

Kenneth Rau, P.E.  
Professional Engineer's Name

  
Professional Engineer's Signature

77738

P.E. No.

6-21-18

Date

The MilCor Group, CA # 28246

Firm's Name and Certificate of Authorization No. (if applicable)

10975 S.E. Federal Highway, Hobe Sound, Florida 33455

Address

772-223-8850

Phone No.

\_\_\_\_\_  
County Engineer's (or designee) Acceptance

# Bridgewater Development

## Stormwater Management Report

For Review By:  
Martin County

South Florida Water Management District

Prepared For:  
Lucido & Associates

Prepared By:  
The MilCor Group, Inc.

July 2018

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#### Office Location & Mailing Address:

10975 SE  
Federal Hwy  
Hobe Sound  
Florida  
33455

Phone  
772-223-8850  
Fax  
772-223-8851

Email  
marketing@  
themilcorgroup.  
com

Web  
www.  
themilcorgroup.  
com



Kenneth M. Rau, P.E. #77738  
July 30, 2018

The MilCor Group, Inc.  
Certificate of Authorization # 28246



# Bridgewater Development Stormwater Management Report

## Design Certification

Stormwater  
Management  
Report

Page 2 of 7

I, Kenneth Rau, do certify to Martin County that the application for Bridgewater Development has been designed in full compliance with Divisions 9 and 10 of Article 4 of the Martin County Land Development Regulations (LDR). I acknowledge that Martin County's LDR may and do include requirements that are more stringent or restrictive than the requirements of other regulatory agencies including, but not limited to, the South Florida Water Management District (SFWMD), the U.S. Army Corps of Engineers (USACOE), the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP). Any plans, calculations, reports, or other documents submitted to Martin County or any regulatory agency in support of the application have been prepared in full recognition of and compliance with Martin County LDR.



Kenneth Rau, P.E. # 7738

The MilCor Group, Inc.  
Certificate of Authorization # 28246



# Bridgewater Development

## Stormwater Management Report

### 1. Existing Conditions:

#### 1.1 Location

The site is located northwest of the Town of Jupiter between Interstate 95 and Island Way just north of the Martin/Palm Beach County Line, within Martin County. The project is bordered on the north and west by Jonathan Dickinson State Park. It is approximately 215.44 acres in size lying in Section 28, Township 40 South, Range 42 East. Access to the project is located on Island Way approximately 2 miles north of Indiantown Road.

#### 1.2 Site Conditions

The project was designed, permitted, and partially constructed as a 36-lot residential development under South Florida Water Management District (SFWMD) Permit No. 43-01374-P-02. The majority of site development construction of the 36-lot design has been completed, including final site grading; sodding and stabilization; construction of the stormwater management system; roads, bridges, and sidewalks; and entryway features. The system was completed and certified to SFWMD and Martin County. It is currently maintained to a level that is intended to preserve what has been built, including all landscaping and stabilized areas.

#### 1.3 Soils & Wetlands

##### Soils:

Based on the Martin County Soil Survey, the dominant soil type for the site is 95% Waveland and Immokalee fine sands (Map unit Symbol 4), which are poorly drained with the water table at depths between 6 to 18 inches throughout the year. The hydrologic group is A/D. The other soil type for the site is 5% Basinger fine sand (Map unit Symbol 55). Basinger fine sand is poorly drained with the water table at depths between 3 to 18 inches throughout the year, and the hydrologic group is also A/D. Please refer to the Soils Map in Attachment 4.1 for more information.

##### Wetlands:

According to the SFWMD permit there is one jurisdictional isolated wetland, totaling 0.28 acre, within the project site at the northeastern quarter of the property. The wetland area is classified as cypress swamp and is protected by a Conservation Easement.

#### 1.4 Topography & Drainage Pattern

The existing stormwater management system consists of curbs and gutters, inlets, conveyance culverts, a series of interconnected lakes, and a control structure with weir plate. Runoff is discharged to the adjacent 101-acre WCI Mitigation Parcel (originally permitted in 2002 with this parcel). The system was completed and certified to SFWMD and Martin County.

# Bridgewater Development

## Stormwater Management Report

The permitted 36-lot development consists of 5-acre estates. Roadway and lot runoff is designed to discharge to the lake system via inlets and culverts along each of the common lot lines. Additionally, mid lot drainage inlets provide intermediate drainage outfall for each of the lots. The entire parcel is designed as single basin.

The topographic survey is included as Attachment 4.2. Existing road grades range between 14.10 ft - 15.10 ft NGVD, green space grades range between 14.00 ft - 16.00 ft NGVD, the permitted FFE is 16.00 ft NGVD.

### 1.5 FEMA Flood Zone

The site lies wholly within FEMA Flood Zone X, which is outside the 0.2% annual chance flood. The site is shown within FEMA FIRMette (Attachment 4.3) consisting of Map Numbers 12085C0507G, 12085C0509G, and 12085C0510G.

## 2. Proposed Development:

### 2.1 Project Description:

The proposed project consists of modifying the density of the existing design from 36 lots to a 107-lot configuration. The stormwater management modifications will include re-grading and a modification to the existing outfall control structure. The proposed modifications to the water management system will accommodate lots with up to 0.54 acre of building or other impervious area. An area breakdown for the project follows:

Description	Existing Permitted Area (Acres)	Proposed Area (Acres)	Percentage of Site
Lots Imperv (Bldg, Drives)	65.88	57.79	26.83%
ROW Imperv (Road, SW)	16.12	7.59	3.52%
Clubhouse	0	0.47	0.22%
Lake (at water surface)	37.67	40.00	18.57%
Lake side slope	14.98	14.89	6.91%
Wetlands	0.28	0.28	0.13%
Green Space	80.51	94.36	43.81%
<b>Total Site Area</b>	<b>215.44</b>	<b>215.38</b>	<b>100.00%</b>

### 2.2 Control Elevation

A control elevation of 10.00 ft NGVD was established in SFWMD permit number 43-01374-P-02. The control elevation was proposed based on observable water levels.

# Bridgewater Development

## Stormwater Management Report

### 2.3 Water Quality

Water quality treatment is provided in the onsite lake system. Water quality treatment is provided for the more stringent of requirements of the SFWMD and Martin County regulations:

1" x Drainage Area

or

2.5" x Imperviousness x Drainage Area (SFWMD)

or

3" x % Imperviousness x Drainage Area (Martin County)

The lake system provides a volume of 28.61 acre-feet, at elevation 10.70 ft NGVD. This is greater than the previously provided water quality volume of 27.00 acre-feet (per SFWMD permit 43-01374-P-02) which established the requirement based on holding at least one inch over the entire basin plus an additional 50% for discharge into an Outstanding Florida Water. Water quality calculation can be found in Attachment 4.4 Stage-Storage Calculations.

### 2.4 Stormwater Management System

The project's stormwater management lake and conveyance system will remain, the outfall control structure will be modified. The proposed modifications include modifying the bleeder to a 10" wide by 0.7 ft high rectangular weir at invert elevation 10.0 ft NGVD and the outfall weir to 10" by 10" at invert elevation 10.70 ft NGVD. The overflow weir will be set at elevation 14.50 ft NGVD.

## 3. Modeling:

### 3.1 Modeling Inputs

The following is a listing of Design Storm Events and Rainfall Amounts from the SFWMD Permit Information Manual utilized in the Interconnected Channel Pond Routing (ICPR) model for the system, see Attachment 4.5 for full ICPR report:

<b>Storm Event:</b>	<b>Criteria:</b>	<b>Rainfall Amount (inches):</b>
10-yr, 24-hour	Minimum Road Elevation	8.5 inches
25-yr, 72-hour	Perimeter Elevation	13.6 inches
100-yr, 72-hour	Finished Floor Elevation	17.5 inches

### 3.2 Node Map:

See Attachment 4.5 for the Nodal Map.

### 3.3 Minimum Design Elevations

The post-development routing results are as follows:

# Bridgewater Development

## Stormwater Management Report

Storm Event	Criteria	Previously Permitted	Modeled Elevation	Proposed Elevation
10-yr, 24-hour	Min. Pavement Elevation	14.0 NGVD*	12.55 NGVD	14.0 NGVD
25-yr, 72-hour	Perimeter Elevation	14.5 NGVD*	14.18 NGVD	14.5 NGVD
100-yr, 72-hour zero discharge	Finished Floor Elevation	16.0 NGVD*	15.11 NGVD	16.0 NGVD

\* Per Bridgewater Estates ERP 43-01374-P-02 (App. 040826-5)

### 3.4 Allowable Discharge

The post-development routing results are as follows:

Storm Event	Criteria	Previously Permitted	Modeled Flow
10-yr, 24-hour	Max. Discharge	12.13 cfs	10.68 cfs

\* Per Bridgewater Estates ERP 43-01374-P-02 (App. 040826-5)

### 3.5 Recovery

ICPR was used to verify that the system recovers from the design storm event (25-year, 72-hour). Per Martin County regulations, 50% of the treatment volume must be recovered within 24 hours to five days and 90% in 12 days from cessation of the storm event. The 50% recovery of treatment volume is met at 18.0 hrs, which meets the system requirements.

Due to downstream tailwater conditions of the WCI mitigation, the project does not recover 90% of the storage volume within 12 days of cessation of the storm event. Per the calculations in the existing SFWMD permit, at 288 hrs (12 days) the WCI mitigation area stage is approximately 11.0 ft NGVD, which limits the Bridgewater project's ability to return to control elevation. At hour 288, the Bridgewater project recovers to elevation 11.17 ft NGVD, or approximately 76% recovery. Please see Attachment 4.5 for ICPR model results for reference of the above recovery data.

Basin	Recovery	System Recovery Elevation	Time (After Storm)
Site	50% W.Q. Volume	13.90 ft NGVD	18 hrs (0.75 days)

\* Per Bridgewater Estates ERP 43-01374-P-02 (App. 040826-5)

# Bridgewater Development Stormwater Management Report

## 4. Attachments:

- 4.1 Soils Map & Information
- 4.2 Survey
- 4.3 FEMA FIRM map
- 4.4 Stage-Storage Calculations
- 4.5 ICPR Model Report



# **Attachment 4.1**

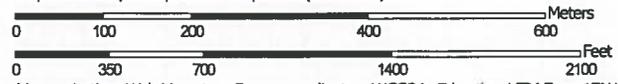
## **Soils Map & Information**

Soil Map—Martin County, Florida  
(soils map)



Soil Map may not be valid at this scale.

Map Scale: 1:8,210 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida  
Survey Area Data: Version 16, Oct 5, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Dec 15, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## MAP LEGEND

	Area of Interest (AOI)		Soils		Soil Map Unit Polygons		Spoil Area
	Area of Interest (AOI)		Soil Map Unit Lines		Soil Map Unit Points		Stony Spot
	Special Point Features		Blowout		Borrow Pit		Very Stony Spot
	Special Point Features		Clay Spot		Closed Depression		Wet Spot
	Special Point Features		Gravel Pit		Gravelly Spot		Other
	Special Point Features		Landfill		Lava Flow		Special Line Features
	Special Point Features		Marsh or swamp		Mine or Quarry		Water Features
	Special Point Features		Miscellaneous Water		Perennial Water		Streams and Canals
	Special Point Features		Rock Outcrop		Saline Spot		Transportation
	Special Point Features		Sandy Spot		Severely Eroded Spot		Rails
	Special Point Features		Sinkhole		Slide or Slip		Interstate Highways
	Special Point Features		Sodic Spot		Background		US Routes
					Aerial Photography		Major Roads
							Local Roads

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	205.9	95.4%
55	Basinger fine sand, 0 to 2 percent slopes	9.9	4.6%
<b>Totals for Area of Interest</b>		<b>215.8</b>	<b>100.0%</b>

## Martin County, Florida

### 55—Basinger fine sand, 0 to 2 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2svym

*Elevation:* 0 to 180 feet

*Mean annual precipitation:* 40 to 70 inches

*Mean annual air temperature:* 68 to 79 degrees F

*Frost-free period:* 350 to 365 days

*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Basinger and similar soils:* 85 percent

*Minor components:* 15 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Basinger

##### Setting

*Landform:* Drainageways on marine terraces, flats on marine terraces

*Landform position (three-dimensional):* Tread, dip

*Down-slope shape:* Convex, linear

*Across-slope shape:* Linear, concave

*Parent material:* Sandy marine deposits

##### Typical profile

*Ag - 0 to 2 inches:* fine sand

*Eg - 2 to 18 inches:* fine sand

*Bh/E - 18 to 36 inches:* fine sand

*Cg - 36 to 80 inches:* fine sand

##### Properties and qualities

*Slope:* 0 to 2 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Poorly drained

*Runoff class:* Very high

*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)

*Depth to water table:* About 3 to 18 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Salinity, maximum in profile:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

*Sodium adsorption ratio, maximum in profile:* 4.0

*Available water storage in profile:* Low (about 5.9 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4w

*Hydrologic Soil Group:* A/D  
*Forage suitability group:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)  
*Other vegetative classification:* Slough (R155XY011FL)  
*Hydric soil rating:* Yes

### Minor Components

#### Myakka

*Percent of map unit:* 5 percent  
*Landform:* Drainageways on flatwoods on marine terraces  
*Landform position (three-dimensional):* Tread, dip, talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear, concave  
*Other vegetative classification:* South Florida Flatwoods (R155XY003FL)  
*Hydric soil rating:* No

#### Immokalee

*Percent of map unit:* 4 percent  
*Landform:* Flatwoods on marine terraces  
*Landform position (three-dimensional):* Riser, talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Other vegetative classification:* South Florida Flatwoods (R155XY003FL)  
*Hydric soil rating:* No

#### Placid

*Percent of map unit:* 4 percent  
*Landform:* Depressions on marine terraces, drainageways on marine terraces  
*Landform position (three-dimensional):* Tread, dip  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Other vegetative classification:* Freshwater Marshes and Ponds (R155XY010FL)  
*Hydric soil rating:* Yes

#### Felda

*Percent of map unit:* 1 percent  
*Landform:* Drainageways on marine terraces, flatwoods on marine terraces  
*Landform position (three-dimensional):* Tread, dip, talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear, concave  
*Ecological site:* Slough (R155XY011FL)  
*Other vegetative classification:* Slough (R155XY011FL)  
*Hydric soil rating:* Yes

#### Margate

*Percent of map unit:* 1 percent  
*Landform:* Drainageways on marine terraces  
*Landform position (three-dimensional):* Tread, dip

*Down-slope shape:* Linear  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

## Data Source Information

Soil Survey Area: Martin County, Florida  
Survey Area Data: Version 16, Oct 5, 2017

## Martin County, Florida

### 4—Waveland and Immokalee fine sands

#### Map Unit Setting

*National map unit symbol:* 1jq7n  
*Mean annual precipitation:* 56 to 64 inches  
*Mean annual air temperature:* 72 to 79 degrees F  
*Frost-free period:* 350 to 365 days  
*Farmland classification:* Farmland of unique importance

#### Map Unit Composition

*Waveland and similar soils:* 40 percent  
*Immokalee and similar soils:* 40 percent  
*Minor components:* 20 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Waveland

##### Setting

*Landform:* Flatwoods on marine terraces  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Sandy marine deposits

##### Typical profile

*A - 0 to 4 inches:* fine sand  
*Eg - 4 to 43 inches:* fine sand  
*Bh1 - 43 to 47 inches:* fine sand  
*Bh2 - 47 to 77 inches:* loamy fine sand  
*Cg1 - 77 to 91 inches:* fine sand  
*Cg2 - 91 to 99 inches:* fine sand

##### Properties and qualities

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* 30 to 50 inches to ortstein  
*Natural drainage class:* Poorly drained  
*Runoff class:* High  
*Capacity of the most limiting layer to transmit water (Ksat):*  
Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* About 6 to 18 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Salinity, maximum in profile:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Sodium adsorption ratio, maximum in profile:* 4.0  
*Available water storage in profile:* Very low (about 1.0 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4w  
*Hydrologic Soil Group:* A/D  
*Forage suitability group:* Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)  
*Other vegetative classification:* South Florida Flatwoods (R156BY003FL)  
*Hydric soil rating:* No

#### **Description of Immokalee**

##### **Setting**

*Landform:* Flatwoods on marine terraces  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Parent material:* Sandy marine deposits

##### **Typical profile**

*A - 0 to 6 inches:* fine sand  
*E - 6 to 35 inches:* fine sand  
*Bh - 35 to 54 inches:* fine sand  
*BC - 54 to 80 inches:* fine sand

##### **Properties and qualities**

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Poorly drained  
*Runoff class:* High  
*Capacity of the most limiting layer to transmit water (Ksat):*  
Moderately high to high (0.57 to 1.98 in/hr)  
*Depth to water table:* About 6 to 18 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Salinity, maximum in profile:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Sodium adsorption ratio, maximum in profile:* 4.0  
*Available water storage in profile:* Low (about 5.3 inches)

##### **Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4w  
*Hydrologic Soil Group:* B/D  
*Forage suitability group:* Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)  
*Other vegetative classification:* South Florida Flatwoods (R156BY003FL)  
*Hydric soil rating:* No

#### **Minor Components**

##### **Basinger**

*Percent of map unit:* 4 percent  
*Landform:* Drainageways on marine terraces  
*Landform position (three-dimensional):* Dip

*Down-slope shape:* Linear  
*Across-slope shape:* Concave  
*Other vegetative classification:* Slough (R156BY011FL)  
*Hydric soil rating:* Yes

**Lawnwood**

*Percent of map unit:* 4 percent  
*Landform:* Marine terraces on flatwoods  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Other vegetative classification:* South Florida Flatwoods  
(R156BY003FL)  
*Hydric soil rating:* No

**Placid**

*Percent of map unit:* 3 percent  
*Landform:* Depressions on marine terraces  
*Landform position (three-dimensional):* Dip  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Other vegetative classification:* Freshwater Marshes and Ponds  
(R156BY010FL)  
*Hydric soil rating:* Yes

**Jonathan**

*Percent of map unit:* 3 percent  
*Landform:* Rises on marine terraces  
*Landform position (three-dimensional):* Interfluve  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Other vegetative classification:* South Florida Flatwoods  
(R156BY003FL)  
*Hydric soil rating:* No

**Nettles**

*Percent of map unit:* 3 percent  
*Landform:* Flatwoods on marine terraces  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Other vegetative classification:* South Florida Flatwoods  
(R156BY003FL)  
*Hydric soil rating:* No

**Salerno**

*Percent of map unit:* 3 percent  
*Landform:* Flatwoods on marine terraces  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Other vegetative classification:* South Florida Flatwoods  
(R156BY003FL)

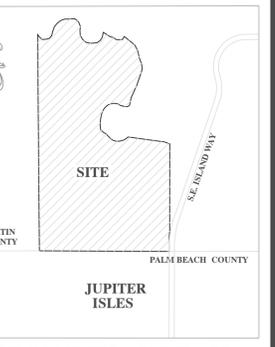
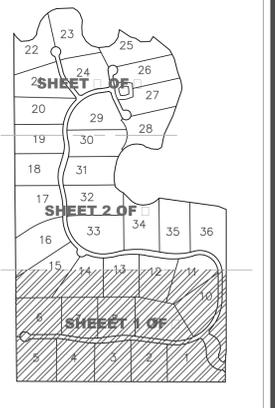
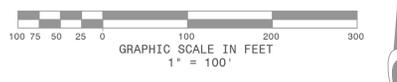
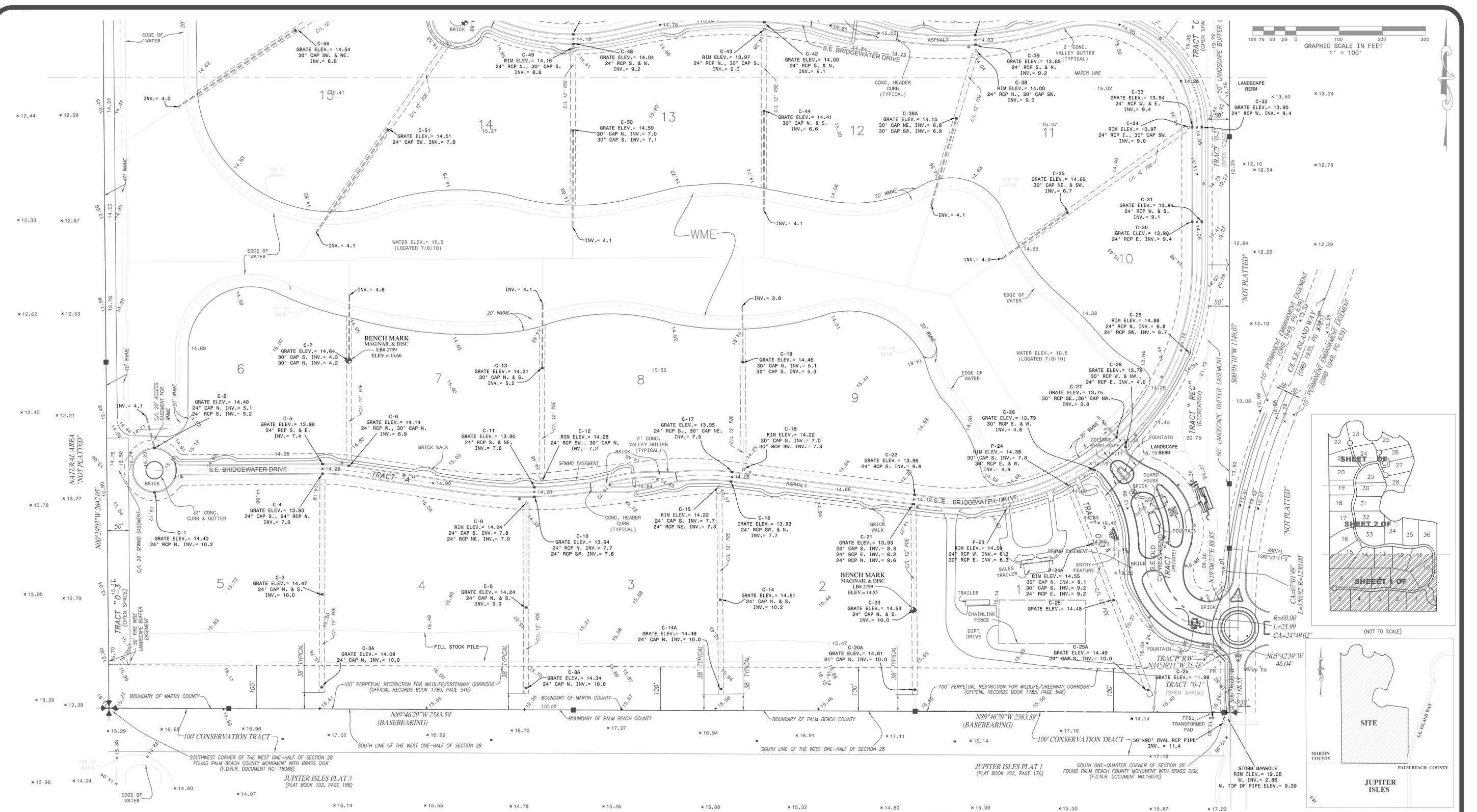
*Hydric soil rating:* No

## **Data Source Information**

Soil Survey Area: Martin County, Florida  
Survey Area Data: Version 16, Oct 5, 2017

# **Attachment 4.2**

## **Survey**



**SPECIFIC PURPOSE TOPOGRAPHIC SURVEY**  
**PREPARED FOR: BRIDGEWATER VENTURES, LLC**  
 I HEREBY CERTIFY TO EACH OF THE ABOVE THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

AUGUST 4, 2010  
 DATE OF FIELD SURVEY

DAN W. DAILEY  
 DAILEY AND ASSOCIATES, INC.  
 FLORIDA LAND SURVEYOR NO. 2439

THIS SURVEY IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

**LEGEND**

●	FOUND 4X4 CONC. MONUMENT (PRM)	PDE	PRIVATE DRAINAGE EASEMENT
○	FOUND 5/8" IRON ROD/CAP LB # 2799	UE	UTILITY EASEMENT
○	STORM MANHOLE	WME	WATER MANAGEMENT EASEMENT
○	WOOD POWER POLE	WME	WATER MANAGEMENT MAINTENANCE EASEMENT
○	CONC. POWER POLE	F.D.N.R.	FLORIDA DEPARTMENT OF NATURAL RESOURCES
○	C/L	P.B.CO.	PALM BEACH COUNTY
○	CENTERLINE	R	RADIUS DISTANCE
○	P.C.	L	ARC LENGTH DISTANCE
○	POINT OF CURVATURE	ORB	OFFICIAL RECORDS BOOK
○	POINT OF REVERSE CURVATURE	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
○	COVERED	PG	PAGE
○	CONC.	SFWM	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
○	ELEVATION	CB	CATCH BASIN
○	F.F.	XP	LIGHT POLE
○	C.B.S.	PDE	PRIVATE DRAINAGE EASEMENT
○	CONCRETE BLOCK STRUCTURE	CAP	CORRUGATED ALUMINUM PIPE
○	CHB	RCP	REINFORCED CONCRETE PIPE
○	CHD	CMP	CORRUGATED METAL PIPE
○	CHORD BEARING		
○	CHORD DISTANCE		
○	CA		
○	CENTRAL ANGLE		
○	POC		
○	POINT OF COMMENCEMENT		
○	PGB		
○	POINT OF BEGINNING		
○	PL		
○	A RADIAL LINE		
○	C/L		
○	A CENTERLINE		
○	FH		
○	FIRE HYDRANT		
○	WW		
○	WATER VALVE		

**SURVEYOR'S NOTES**

- BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE WEST HALF OF SECTION 28, BEING N89°46'29"W.
- UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES, THEREFORE, ADDITIONAL SUBSURFACE UTILITIES OR STRUCTURES MAY EXIST.
- PROPERTY CONTAINS 215.38 ACRES, MORE OR LESS.
- PERIMETER FENCING, SUBSURFACE UTILITY CONDUITS AND HANDHOLES ARE NOT LOCATED ON THIS SURVEY, PER CLIENTS REQUEST.
- ELEVATIONS SHOWN HEREON ARE BASED UPON N.G.V.D. 1929.
- ASPHALT ELEVATIONS SHOWN HEREON ARE PRIOR TO FINAL LIFT BEING COMPLETED.
- INVERT ELEVATIONS, PIPES SIZES AND MATERIAL OF CATCH BASINS, STORM MANHOLES AND OUTFALLS TAKEN FROM AS-BUILT DRAWING PREPARED BY RAFAEL FILIPPELLI, INC., AND SCHAEFER FAGAN AND ASSOCIATES, INC.
- PARCEL LIES IN FLOOD ZONE: "X" MAP NUMBER 12085C0510F, MARTIN COUNTY, FLORIDA AND INCORPORATED AREAS, EFFECTIVE DATE: OCTOBER 4, 2002.

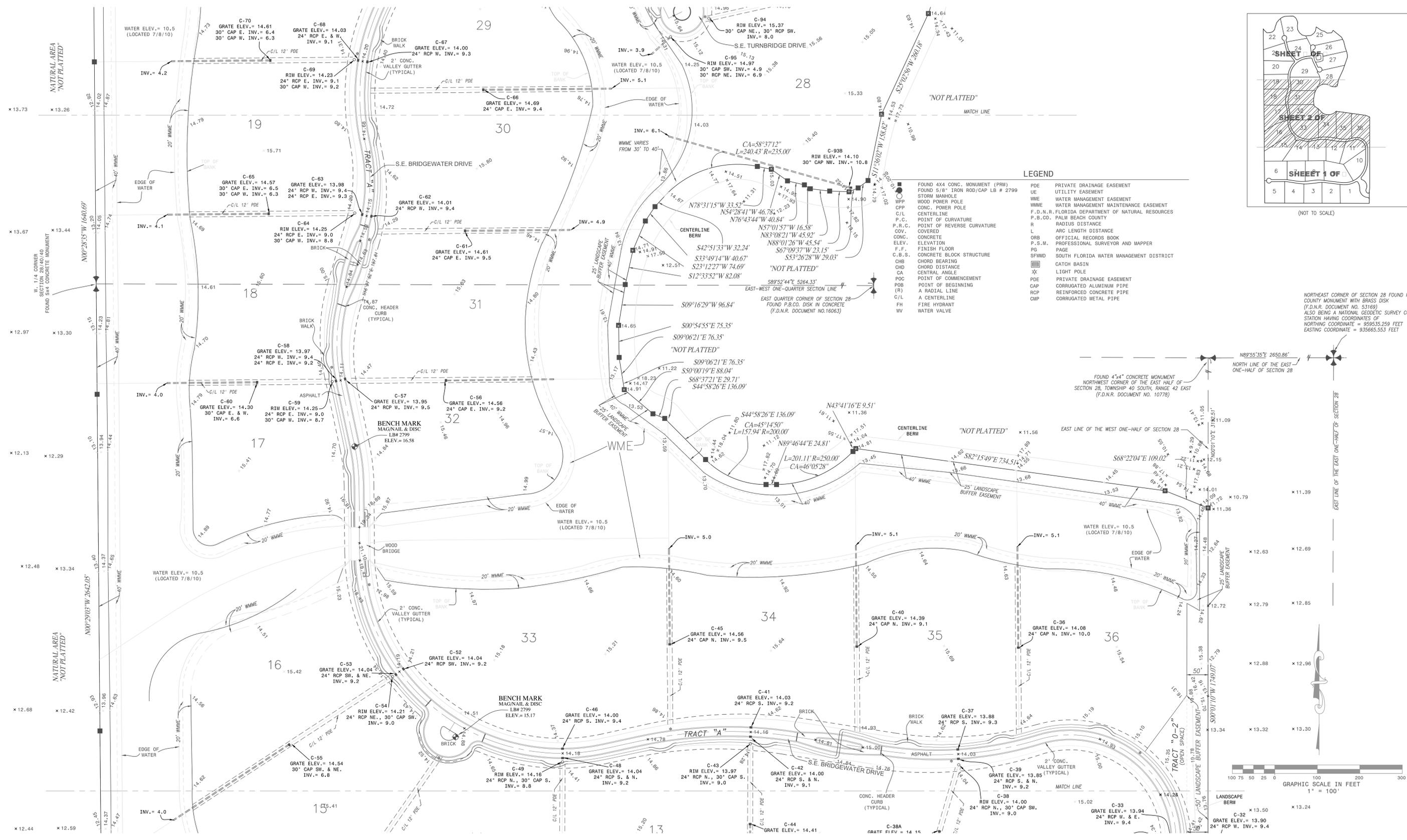
**LEGAL DESCRIPTION**

LOTS 1 THROUGH 36, TRACTS "A" (PRIVATE STREET), "W" (WETLAND PRESERVE AREA), "WIS" (WETLAND PRESERVE BUFFER AREA), "O-1", "O-2", "O-3", "O-4" (OPEN SPACE) AND "REC" (RECREATION AREA), ACCORDING TO THE PLAT OF BRIDGEWATER PRESERVE, AS RECORDED IN PLAT BOOK 16, PAGE 33, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

**DAILEY AND ASSOCIATES, INC.**  
 Surveying and Mapping  
 112 N. U.S. Highway No. 1  
 Tequesta, FL 33469  
 Phone: (561) 746-8424  
 BUSINESS LICENSE: LB# 2799

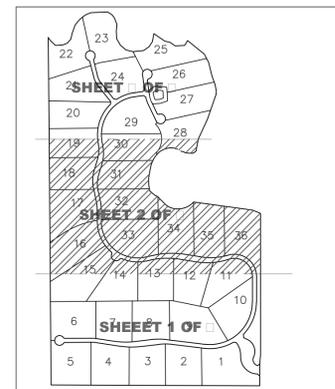
DATE 7/8/2010  
 SCALE: 1" = 100'  
 DRAWN BY: M.N.  
 FIELD BOOK: SDR\_ATT\_TO WORK  
 PROJECT: BRIDGEWATER PRESERVE  
 DRAWING NO.: 07-077 OVERALL SURVEY-TOPO  
 WORK ORDER NO.: 07-077-5  
 SHEET 1 OF 4

REVISED: ADDED OFFSITE TOPO 8/4/10



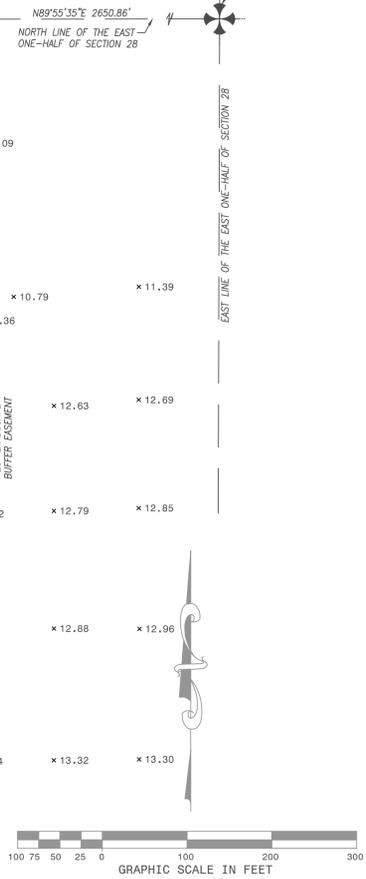
**LEGEND**

○	FOUND 4x4 CONC. MONUMENT (P.M.)	PDE	PRIVATE DRAINAGE EASEMENT
○	FOUND 5/8" IRON ROD/CAP LB # 2799	UE	UTILITY EASEMENT
○	WPP	WME	WATER MANAGEMENT EASEMENT
○	WOOD POWER POLE	WME	WATER MANAGEMENT MAINTENANCE EASEMENT
○	CONC. POWER POLE	F.D.N.R.	FLORIDA DEPARTMENT OF NATURAL RESOURCES
○	C.P.C.	P.O.B.C.	PALM BEACH COUNTY
○	C/L	R	RADIUS DISTANCE
○	P.O.C.	L	ARC LENGTH DISTANCE
○	POINT OF CURVATURE	ORB	OFFICIAL RECORDS BOOK
○	POINT OF REVERSE CURVATURE	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
○	GOV.	PG	PAGE
○	CONCRETE	PG	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
○	ELEVATION	CHD	CATCH BASIN
○	F.F.	CA	CENTRAL ANGLE
○	FINISH FLOOR	POC	POINT OF COMMENCEMENT
○	COVERED	POB	POINT OF BEGINNING
○	CONCRETE BLOCK STRUCTURE	(R)	A RADIAL LINE
○	CHD BEARING	C/L	A CENTERLINE
○	CHD DISTANCE	FH	FIRE HYDRANT
○	CA	WV	WATER VALVE
○	CENTRAL ANGLE		
○	POINT OF COMMENCEMENT		
○	POINT OF BEGINNING		
○	A RADIAL LINE		
○	A CENTERLINE		
○	FIRE HYDRANT		
○	WATER VALVE		



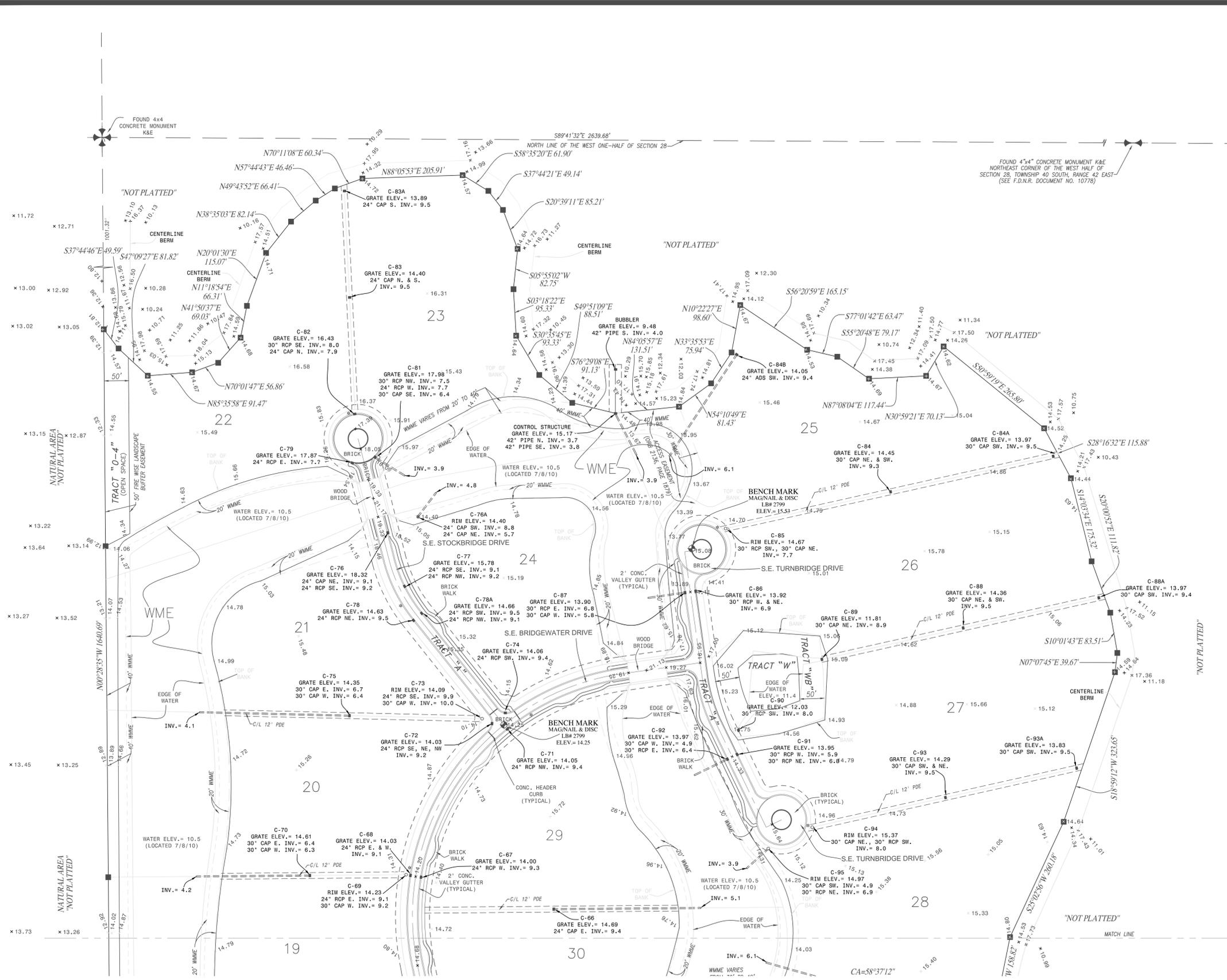
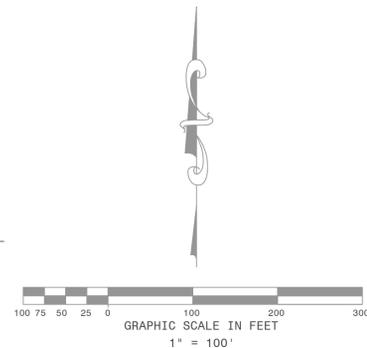
(NOT TO SCALE)

NORTHEAST CORNER OF SECTION 28 FOUND 1/2" COUNTY MONUMENT WITH BRASS DISK (F.D.N.R. DOCUMENT NO. 53169) ALSO BEING A NATIONAL GEODETIC SURVEY STATION HAVING COORDINATES OF NORTHING COORDINATE = 959535.259 FEET EASTING COORDINATE = 935665.553 FEET



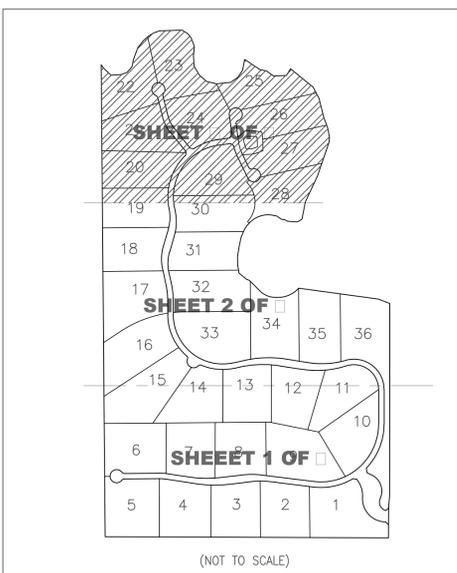
<b>DAILEY</b> AND ASSOCIATES, INC. Surveying and Mapping 112 N. U.S. Highway No. 1 Tequesta, FL 33469 Phone: (561) 746-8424 BUSINESS LICENSE: LB# 2799	DATE: 7/8/2010
	SCALE: 1" = 100'
	DRAWN BY: M.N.
	FIELD BOOK: SDR, ATT. TO WORK
	PROJECT: BRIDGEWATER PRESERVE
DRAWING No.: 07-077 OVERALL SURVEY-TOPO	
WORK ORDER No.: 07-077-5	
SHEET 2 OF 4	

REVISED: ADDED OFFSITE TOPO 8/4/10



**LEGEND**

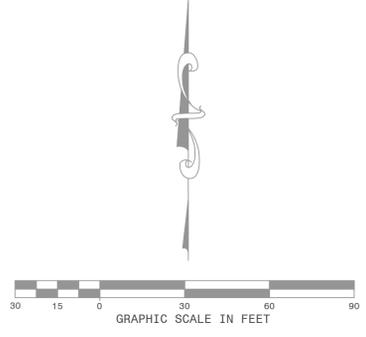
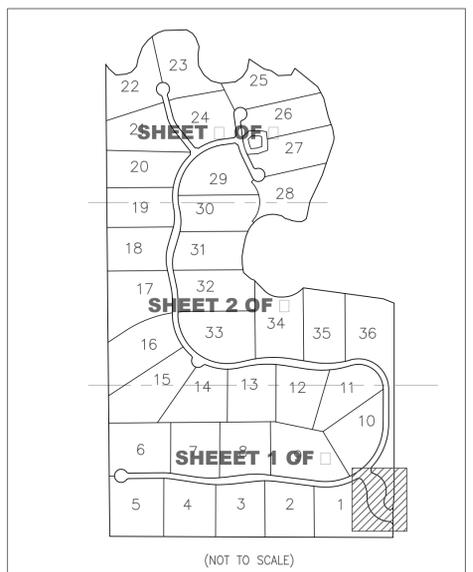
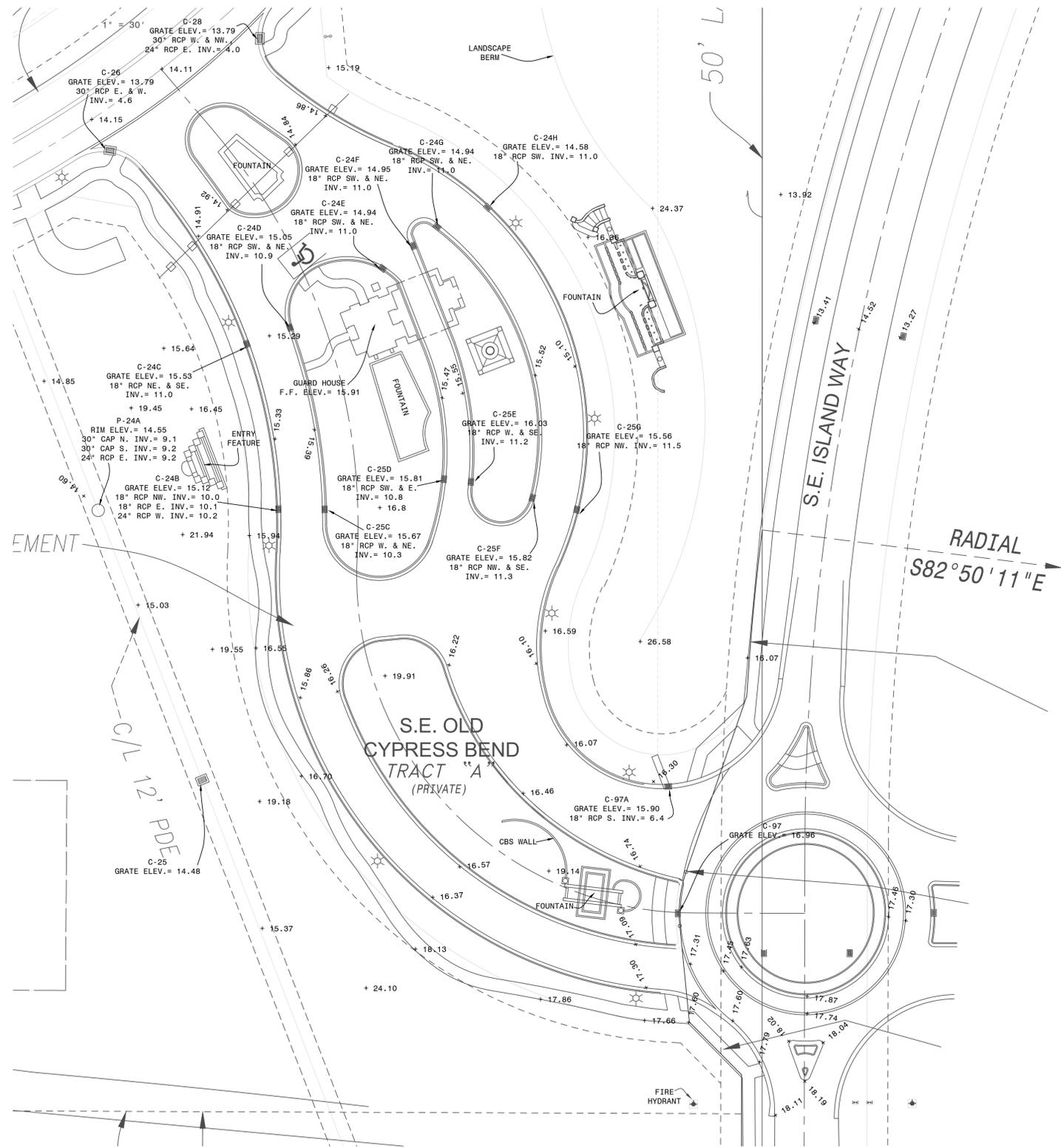
● FOUND 4x4 CONC. MONUMENT (PRM)	PDE PRIVATE DRAINAGE EASEMENT
○ FOUND 5/8" IRON ROD/CAP LB # 2799	UE UTILITY EASEMENT
■ STORM MANHOLE	WME WATER MANAGEMENT EASEMENT
■ WOOD POWER POLE	WMME WATER MANAGEMENT MAINTENANCE EASEMENT
○ CONC. POWER POLE	F.D.N.R. FLORIDA DEPARTMENT OF NATURAL RESOURCES
— CENTERLINE	P.B.CO. PALM BEACH COUNTY
○ POINT OF CURVATURE	R RADIUS DISTANCE
○ POINT OF REVERSE CURVATURE	L ARC LENGTH DISTANCE
○ COVERED CONC. CONCRETE	ORB OFFICIAL RECORDS BOOK
○ ELEVATION	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
○ FINISH FLOOR	PG PAGE
○ F.F. SOUTH FLORIDA WATER MANAGEMENT DISTRICT	SFWM SOUTH FLORIDA WATER MANAGEMENT DISTRICT
○ C.B.S. CONCRETE BLOCK STRUCTURE	□ CATCH BASIN
○ CHD CHORD BEARING	○ LIGHT POLE
○ CHD CHORD DISTANCE	○ PDE PRIVATE DRAINAGE EASEMENT
○ CA CENTRAL ANGLE	○ CAP CORRUGATED ALUMINUM PIPE
○ POC POINT OF COMMENCEMENT	○ RCP REINFORCED CONCRETE PIPE
○ POB POINT OF BEGINNING	○ FH FIRE HYDRANT
○ (R) A RADIAL LINE	○ CMP CORRUGATED METAL PIPE
○ C/L CENTERLINE	
○ A CENTERLINE	
○ V VALVE	
○ W WATER VALVE	



**DAILEY AND ASSOCIATES, INC.**  
 Surveying and Mapping  
 112 N. U.S. Highway No. 1  
 Tequesta, FL 33469  
 Phone: (561) 746-8424  
 BUSINESS LICENSE: LB# 2799

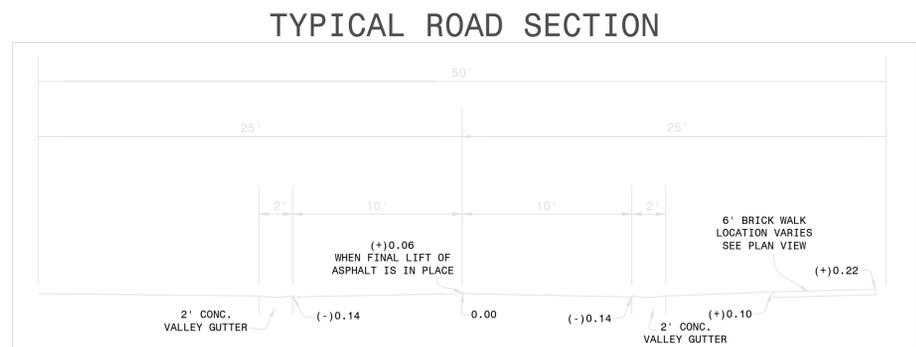
DATE: 7/8/2010  
 SCALE: 1" = 100'  
 DRAWN BY: M.N.  
 FIELD BOOK: SDR, ATT. TO WORK  
 PROJECT: BRIDGEWATER PRESERVE  
 DRAWING NO.: 07-077 OVERALL SURVEY-TOPO  
 WORK ORDER NO.: 07-077-5  
 SHEET 3 OF 4

REVISED: ADDED OFFSITE TOPO 8/4/10



**LEGEND**

■ FOUND 4x4 CONC. MONUMENT (PRM)	PDE PRIVATE DRAINAGE EASEMENT
● FOUND 5/8" IRON ROD/CAP LB # 2799	UE UTILITY EASEMENT
○ STORM MANHOLE	WME WATER MANAGEMENT EASEMENT
WPP WOOD POWER POLE	WMEE WATER MANAGEMENT MAINTENANCE EASEMENT
CPP CONC. POWER POLE	F.D.N.R. FLORIDA DEPARTMENT OF NATURAL RESOURCES
C/L CENTERLINE	P.B.CO. PALM BEACH COUNTY
P.C. POINT OF CURVATURE	R RADIUS DISTANCE
P.R.C. POINT OF REVERSE CURVATURE	L ARC LENGTH DISTANCE
COV. COVERED	ORB OFFICIAL RECORDS BOOK
CONC. CONCRETE	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
ELEV. ELEVATION	PG PAGE
F.F. FINISH FLOOR	SFWM SOUTH FLORIDA WATER MANAGEMENT DISTRICT
C.B.S. CONCRETE BLOCK STRUCTURE	CB CATCH BASIN
CHB CHORD BEARING	★ LIGHT POLE
CHD CHORD DISTANCE	PDE PRIVATE DRAINAGE EASEMENT
CA CENTRAL ANGLE	CAP CORRUGATED ALUMINUM PIPE
POC POINT OF COMMENCEMENT	RCP REINFORCED CONCRETE PIPE
POB POINT OF BEGINNING	GMP CORRUGATED METAL PIPE
(R) A RADIAL LINE	
C/L CENTERLINE	
FH FIRE HYDRANT	
WV WATER VALVE	



HORIZONTAL SCALE: 1" = 5'

REVISED: ADDED OFFSITE TOPO 8/4/10

**DAILEY AND ASSOCIATES, INC.**  
 Surveying and Mapping  
 112 N. U.S. Highway No. 1  
 Tequesta, FL 33469  
 Phone: (561) 746-8424  
 BUSINESS LICENSE: LB# 2799

DATE: 7/8/2010  
 SCALE: 1" = 30'  
 DRAWN BY: M.N.  
 FIELD BOOK: SDR, ATT. TO WORK  
 PROJECT: BRIDGEWATER PRESERVE  
 DRAWING No.: 07-077 OVERALL SURVEY-TOPO  
 WORK ORDER No.: 07-077-5  
 SHEET 4 OF 4

# **Attachment 4.3**

## **FEMA FIRM map**

# National Flood Hazard Layer FIRMette



26°58'15.52"N



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 250 500 1,000 1,500 2,000 Feet 1:6,000

80° 8' 54.75" W

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, V, A99
- Regulatory Floodway Zone AE, AO, AH, VE, A1

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

**OTHER AREAS**

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/30/2018 at 4:22:13 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



# **Attachment 4.4**

## **Stage-Storage Calculations**

Project Name												
Post Development Stage Storage												
									Minimum Nutrient Retention E	0.00	ft	
									Water Quality Elev	10.66	ft	
									10-year 1-day	12.55	ft	
									25-yr-3-day	14.18	ft	
									Minimum Finished Floor Elev	15.11	ft	
			Area (ac)									
Lot area-Bldg/driveway			57.79									
ROW			7.59									
Clubhouse			0.47									
Dry Detention Bottom			0.00									
Detention Bank			0.00			215.38						
Lake (at water surface)			40.00									
Lake side slope			14.89									
Wetlands			0.28									
Upland Preserve / Buffers			0.00									
Green Space			94.36									
			Total									
			215.38									
Elements	Lot area-Bldg/driveway	ROW	Clubhouse	Dry Detention Bottom	Detention Bank	Lake (at water surface)	Lake side slope	Wetlands	Upland Preserve / Buffers	Green Space		Total
storage type	Vertical	Linear	Linear	Vertical	Linear	Vertical	Linear	Linear	Linear	Linear		
area	57.79	7.59	0.47	0.00	0.00	40.00	14.89	0.28	0.00	94.36		215.38
start stage	16.00	14.10	14.00	0.00	0.00	10.00	10.00	40.00	0.00	14.00		
end stage	-	15.10	15.00	-	0.00	-	16.00	40.10	0.00	16.00		
stage	storage	storage	storage	storage	storage	storage	storage	storage	storage	storage	stage	storage
10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00
10.20	0.00	0.00	0.00	0.00	0.00	8.00	0.05	0.00	0.00	0.00	10.20	8.05
10.40	0.00	0.00	0.00	0.00	0.00	16.00	0.20	0.00	0.00	0.00	10.40	16.20
10.60	0.00	0.00	0.00	0.00	0.00	24.00	0.45	0.00	0.00	0.00	10.60	24.45
10.80	0.00	0.00	0.00	0.00	0.00	32.00	0.79	0.00	0.00	0.00	10.80	32.79
11.00	0.00	0.00	0.00	0.00	0.00	40.00	1.24	0.00	0.00	0.00	11.00	41.24
11.20	0.00	0.00	0.00	0.00	0.00	48.00	1.79	0.00	0.00	0.00	11.20	49.79
11.40	0.00	0.00	0.00	0.00	0.00	56.00	2.43	0.00	0.00	0.00	11.40	58.43
11.60	0.00	0.00	0.00	0.00	0.00	64.00	3.18	0.00	0.00	0.00	11.60	67.18
11.80	0.00	0.00	0.00	0.00	0.00	72.00	4.02	0.00	0.00	0.00	11.80	76.02
12.00	0.00	0.00	0.00	0.00	0.00	80.00	4.96	0.00	0.00	0.00	12.00	84.96
12.20	0.00	0.00	0.00	0.00	0.00	88.00	6.01	0.00	0.00	0.00	12.20	94.01
12.40	0.00	0.00	0.00	0.00	0.00	96.00	7.15	0.00	0.00	0.00	12.40	103.15
12.60	0.00	0.00	0.00	0.00	0.00	104.00	8.39	0.00	0.00	0.00	12.60	112.39
12.80	0.00	0.00	0.00	0.00	0.00	112.00	9.73	0.00	0.00	0.00	12.80	121.73
13.00	0.00	0.00	0.00	0.00	0.00	120.00	11.17	0.00	0.00	0.00	13.00	131.17
13.20	0.00	0.00	0.00	0.00	0.00	128.00	12.71	0.00	0.00	0.00	13.20	140.71
13.40	0.00	0.00	0.00	0.00	0.00	136.00	14.34	0.00	0.00	0.00	13.40	150.34
13.60	0.00	0.00	0.00	0.00	0.00	144.00	16.08	0.00	0.00	0.00	13.60	160.08
13.80	0.00	0.00	0.00	0.00	0.00	152.00	17.92	0.00	0.00	0.00	13.80	169.92
14.00	0.00	0.00	0.00	0.00	0.00	160.00	19.85	0.00	0.00	0.00	14.00	179.85
14.20	0.00	0.04	0.01	0.00	0.00	168.00	21.89	0.00	0.00	0.94	14.20	190.88
14.40	0.00	0.34	0.04	0.00	0.00	176.00	24.02	0.00	0.00	3.77	14.40	204.18
14.60	0.00	0.95	0.08	0.00	0.00	184.00	26.26	0.00	0.00	8.49	14.60	219.78
14.80	0.00	1.98	0.15	0.00	0.00	192.00	28.59	0.00	0.00	15.10	14.80	237.70
15.00	0.00	3.07	0.23	0.00	0.00	200.00	31.02	0.00	0.00	23.59	15.00	257.02
15.20	0.00	4.59	0.33	0.00	0.00	208.00	33.55	0.00	0.00	33.97	15.20	280.44
15.40	0.00	6.11	0.42	0.00	0.00	216.00	36.18	0.00	0.00	46.24	15.40	304.05
15.60	0.00	7.63	0.52	0.00	0.00	224.00	38.91	0.00	0.00	60.39	15.60	331.45
15.80	0.00	9.15	0.61	0.00	0.00	232.00	41.74	0.00	0.00	76.43	15.80	359.93
16.00	0.00	10.66	0.70	0.00	0.00	240.00	44.67	0.00	0.00	94.36	16.00	390.40
16.20	0.00	12.18	0.80	0.00	0.00	248.00	47.65	0.00	0.00	113.23	16.20	421.86
16.40	0.00	13.70	0.89	0.00	0.00	256.00	50.63	0.00	0.00	132.10	16.40	453.32
16.60	0.00	15.22	0.99	0.00	0.00	264.00	53.60	0.00	0.00	150.98	16.60	484.78
16.80	0.00	16.74	1.08	0.00	0.00	272.00	56.58	0.00	0.00	169.85	16.80	516.25
17.00	0.00	18.25	1.17	0.00	0.00	280.00	59.56	0.00	0.00	188.72	17.00	547.71
17.20	0.00	19.77	1.27	0.00	0.00	288.00	62.54	0.00	0.00	207.59	17.20	579.17
17.40	0.00	21.29	1.36	0.00	0.00	296.00	65.52	0.00	0.00	226.46	17.40	610.63

Project Name												
Post Development Stage Storage												
									Minimum Nutrient Retention E	0.00	ft	
			Area (ac)						Water Quality Elev.	10.86	ft	
Lot area-Bldg/driveway			0.00						10-year 1-day	12.55	ft	
ROW			0.00						25-yr-3-day	14.18	ft	
Clubhouse			0.00						Minimum Finished Floor Elev.	15.11	ft	
Dry Detention Bottom			0.00									
Detention Bank			0.00									
Lake (at water surface)			40.00									
Lake side slope			14.89									
Wetlands			0.00									
Upland Preserve / Buffers			0.00									
Green Space			0.00									
			Total									
			54.89									
Elements	Lot area-Bldg/driveway	ROW	Clubhouse	Dry Detention Bottom	Detention Bank	Lake (at water surface)	Lake side slope	Wetlands	Upland Preserve / Buffers	Green Space		Total
storage type	Vertical	Linear	Linear	Vertical	Linear	Vertical	Linear	Linear	Linear	Linear		
area	0.00	0.00	0.00	0.00	0.00	40.00	14.89	0.00	0.00	0.00		54.89
start stage	16.00	14.10	14.00	0.00	0.00	10.00	10.00	11.00	0.00	14.00		
end stage	--	15.10	15.00	--	0.00	--	16.00	11.50	0.00	16.00		
stage	storage	storage	storage	storage	storage	storage	storage	storage	storage	storage	stage	storage
10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00
10.20	0.00	0.00	0.00	0.00	0.00	8.00	0.05	0.00	0.00	0.00	10.20	8.05
10.40	0.00	0.00	0.00	0.00	0.00	16.00	0.20	0.00	0.00	0.00	10.40	16.20
10.60	0.00	0.00	0.00	0.00	0.00	24.00	0.45	0.00	0.00	0.00	10.60	24.45
10.80	0.00	0.00	0.00	0.00	0.00	32.00	0.79	0.00	0.00	0.00	10.80	32.79
11.00	0.00	0.00	0.00	0.00	0.00	40.00	1.24	0.00	0.00	0.00	11.00	41.24
11.20	0.00	0.00	0.00	0.00	0.00	48.00	1.79	0.00	0.00	0.00	11.20	49.79
11.40	0.00	0.00	0.00	0.00	0.00	56.00	2.43	0.00	0.00	0.00	11.40	58.43
11.60	0.00	0.00	0.00	0.00	0.00	64.00	3.18	0.00	0.00	0.00	11.60	67.18
11.80	0.00	0.00	0.00	0.00	0.00	72.00	4.02	0.00	0.00	0.00	11.80	76.02
12.00	0.00	0.00	0.00	0.00	0.00	80.00	4.96	0.00	0.00	0.00	12.00	84.96
12.20	0.00	0.00	0.00	0.00	0.00	88.00	6.01	0.00	0.00	0.00	12.20	94.01
12.40	0.00	0.00	0.00	0.00	0.00	96.00	7.15	0.00	0.00	0.00	12.40	103.15
12.60	0.00	0.00	0.00	0.00	0.00	104.00	8.39	0.00	0.00	0.00	12.60	112.39
12.80	0.00	0.00	0.00	0.00	0.00	112.00	9.73	0.00	0.00	0.00	12.80	121.73
13.00	0.00	0.00	0.00	0.00	0.00	120.00	11.17	0.00	0.00	0.00	13.00	131.17
13.20	0.00	0.00	0.00	0.00	0.00	128.00	12.71	0.00	0.00	0.00	13.20	140.71
13.40	0.00	0.00	0.00	0.00	0.00	136.00	14.34	0.00	0.00	0.00	13.40	150.34
13.60	0.00	0.00	0.00	0.00	0.00	144.00	16.08	0.00	0.00	0.00	13.60	160.08
13.80	0.00	0.00	0.00	0.00	0.00	152.00	17.92	0.00	0.00	0.00	13.80	169.92
14.00	0.00	0.00	0.00	0.00	0.00	160.00	19.85	0.00	0.00	0.00	14.00	179.85
14.20	0.00	0.00	0.00	0.00	0.00	168.00	21.89	0.00	0.00	0.00	14.20	189.89
14.40	0.00	0.00	0.00	0.00	0.00	176.00	24.02	0.00	0.00	0.00	14.40	200.02
14.60	0.00	0.00	0.00	0.00	0.00	184.00	26.26	0.00	0.00	0.00	14.60	210.26
14.80	0.00	0.00	0.00	0.00	0.00	192.00	28.59	0.00	0.00	0.00	14.80	220.59
15.00	0.00	0.00	0.00	0.00	0.00	200.00	31.02	0.00	0.00	0.00	15.00	231.02
15.20	0.00	0.00	0.00	0.00	0.00	208.00	33.55	0.00	0.00	0.00	15.20	241.55
15.40	0.00	0.00	0.00	0.00	0.00	216.00	36.18	0.00	0.00	0.00	15.40	252.18
15.60	0.00	0.00	0.00	0.00	0.00	224.00	38.91	0.00	0.00	0.00	15.60	262.91
15.80	0.00	0.00	0.00	0.00	0.00	232.00	41.74	0.00	0.00	0.00	15.80	273.74
16.00	0.00	0.00	0.00	0.00	0.00	240.00	44.67	0.00	0.00	0.00	16.00	284.67
16.20	0.00	0.00	0.00	0.00	0.00	248.00	47.65	0.00	0.00	0.00	16.20	295.65
16.40	0.00	0.00	0.00	0.00	0.00	256.00	50.63	0.00	0.00	0.00	16.40	306.63
16.60	0.00	0.00	0.00	0.00	0.00	264.00	53.60	0.00	0.00	0.00	16.60	317.60
16.80	0.00	0.00	0.00	0.00	0.00	272.00	56.58	0.00	0.00	0.00	16.80	328.58
17.00	0.00	0.00	0.00	0.00	0.00	280.00	59.56	0.00	0.00	0.00	17.00	339.56
17.20	0.00	0.00	0.00	0.00	0.00	288.00	62.54	0.00	0.00	0.00	17.20	350.54
17.40	0.00	0.00	0.00	0.00	0.00	296.00	65.52	0.00	0.00	0.00	17.40	361.52

Project Name												
Post Development Stage Storage												
									Minimum Nutrient Retention E	0.00	ft	
									Water Quality Elev	10.66	ft	
Lot area-Bldg/driveway			Area (ac)						10-year 1-day	12.55	ft	
ROW			57.79						25-yr-3-day	14.18	ft	
Clubhouse			7.59						Minimum Finished Floor Elev	15.11	ft	
Dry Detention Bottom			0.47									
Detention Bank			0.00									
Lake (at water surface)			0.00									
Lake side slope			0.00									
Wetlands			0.28									
Upland Preserve / Buffers			0.00									
Green Space			94.36									
			Total									
			160.49									
Elements	Lot area-Bldg/driveway	ROW	Clubhouse	Dry Detention Bottom	Detention Bank	Lake (at water surface)	Lake side slope	Wetlands	Upland Preserve / Buffers	Green Space		Total
storage type	Vertical	Linear	Linear	Vertical	Linear	Vertical	Linear	Linear	Linear	Linear		
area	57.79	7.59	0.47	0.00	0.00	0.00	0.00	0.28	0.00	94.36		160.49
start stage	16.00	14.10	14.00	0.00	0.00	10.00	10.00	40.00	0.00	14.00		
end stage	--	15.10	15.00	--	0.00	--	16.00	40.10	0.00	16.00		
stage	storage	storage	storage	storage	storage	storage	storage	storage	storage	storage	stage	storage
10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00
10.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.20	0.00
10.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.40	0.00
10.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.60	0.00
10.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.80	0.00
11.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.00	0.00
11.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.20	0.00
11.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.40	0.00
11.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.60	0.00
11.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.80	0.00
12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	0.00
12.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.20	0.00
12.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.40	0.00
12.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.60	0.00
12.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.80	0.00
13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.00	0.00
13.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.20	0.00
13.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.40	0.00
13.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.60	0.00
13.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.80	0.00
14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.00	0.00
14.20	0.00	0.04	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.94	14.20	0.99
14.40	0.00	0.34	0.04	0.00	0.00	0.00	0.00	0.00	0.00	3.77	14.40	4.15
14.60	0.00	0.95	0.08	0.00	0.00	0.00	0.00	0.00	0.00	8.49	14.60	9.53
14.80	0.00	1.86	0.15	0.00	0.00	0.00	0.00	0.00	0.00	15.10	14.80	17.11
15.00	0.00	3.07	0.23	0.00	0.00	0.00	0.00	0.00	0.00	23.59	15.00	26.90
15.20	0.00	4.59	0.33	0.00	0.00	0.00	0.00	0.00	0.00	33.97	15.20	38.89
15.40	0.00	6.11	0.42	0.00	0.00	0.00	0.00	0.00	0.00	46.24	15.40	52.77
15.60	0.00	7.63	0.52	0.00	0.00	0.00	0.00	0.00	0.00	60.39	15.60	68.54
15.80	0.00	9.15	0.61	0.00	0.00	0.00	0.00	0.00	0.00	76.43	15.80	86.19
16.00	0.00	10.66	0.70	0.00	0.00	0.00	0.00	0.00	0.00	94.36	16.00	105.73
16.20	0.00	12.18	0.80	0.00	0.00	0.00	0.00	0.00	0.00	113.23	16.20	126.21
16.40	0.00	13.70	0.89	0.00	0.00	0.00	0.00	0.00	0.00	132.10	16.40	146.70
16.60	0.00	15.22	0.99	0.00	0.00	0.00	0.00	0.00	0.00	150.98	16.60	167.18
16.80	0.00	16.74	1.08	0.00	0.00	0.00	0.00	0.00	0.00	169.85	16.80	187.66
17.00	0.00	18.25	1.17	0.00	0.00	0.00	0.00	0.00	0.00	188.72	17.00	208.15
17.20	0.00	19.77	1.27	0.00	0.00	0.00	0.00	0.00	0.00	207.59	17.20	228.63
17.40	0.00	21.29	1.36	0.00	0.00	0.00	0.00	0.00	0.00	226.46	17.40	249.12

## Bridgewater

A. Acreage		
	<u>Area (Acres)</u>	<u>Percentage</u>
Lot area-Bldg/driveway	57.79	26.83
ROW	7.59	3.52
Clubhouse	0.47	0.22
Dry Detention Bottom	0.00	0.00
Detention Bank	0.00	0.00
Lake (at water surface)	40.00	18.57
Lake side slope	14.89	6.91
Wetlands	0.28	0.13
Upland Preserve / Buffers	0.00	0.00
Green Space	94.36	43.81
<b>Total Site Area</b>	<b>215.38</b>	<b>100.00</b>
B. Minimum Elevations		
Roads and Driveways, 2' above control or as modeled	14.00	Feet
Floors, 18" above roads or as calculated	16.00	Feet
C. Design Storm allowable discharge		
The control structure has been designed to meet the Discharge Rate established in ERP #43-01374-P-02	12.13	cfs
D. Water Level Elevations		
Based on Existing SFWMD Permit	10.00	Feet
E. Rainfall Amounts:		
Roads (10-year, 1-day)	8.5	inches
Design (25-year, 3-day)	13.6	inches
Floors (100-year, 3-day)	17.5	inches

### DESIGN CRITERIA:

A. Quality		
Greater of		
~ the first inch of runoff from the entire site		
~ 2.5 inches times the percent impervious		
Impaired Water		
1.5 x the greater of above		
B. Quantity		
The control structure has been designed to meet the	12.13	cfs

### COMPUTATIONS:

A. Quality		
<b>SFWMD</b>		
First inch of runoff from the developed site	17.95	acre-feet
1 inch x 1ft / 12inches x Total Site acres		
Impaired Waters (St. Lucie River)-Provide a total of 150% of	26.92	acre-feet
<hr/>		
<b>SFWMD</b>		
2.5 inches times percent impervious		
1. Site Area = Project Area - (roofs* + lakes + wetlands)	163.54	acres
2. Impervious Area = Site Area - Pervious Area	69.18	acres
3. Percent Impervious = Impervious Area / Site Area	0.42	42%
4. 2.5 inches times percent impervious	1.06	inches
5. Volume required for treatment		
= inches to be treated x Site Area	14.41	acre-feet
Impaired Waters (St. Lucie River)-Provide a total of 150% of	21.62	acre-feet

\*Lots are up-to 50% impervious, split between buildings and other impervious. For the purpose of WQ calculations, lots were assumed to include 10% building area and 40% other imperviousness)

## Bridgewater

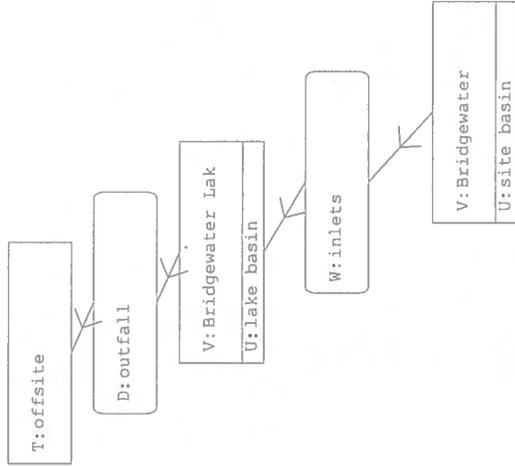
<b>Martin County</b>		
3 inches times percent impervious		
1. Site Area = Project Area - Preserve (Wetlands)	215.10	acres
2. Impervious Area = Site Area - Pervious Area	69.18	acres
3. Percent Impervious = Impervious Area / Site Area	0.32	32%
4. 3 inches times percent impervious	0.96	inches
5. Volume required for treatment = inches to be treated x Site Area	17.30	acre-feet
6. Since wet detention, 50% increase	25.94	acre-feet
WATER QUALITY REQUIRED =	26.92	acre-feet
<b>WATER QUALITY MET (on the developed site) AT ELEVATION</b>	10.66	FEET
<b>B. Soil Storage, S</b>		
Average Site Grade	15	feet
Average Wet Season Water Table	10.00	feet
Average Depth to Water Table	5.00	feet
Soil Storage, from Table	5.13	inches
Pervious Area =	94.36	acres
Soil Storage = Storage Available X Pervious Area	40.34	acre-feet
Moisture Soil Storage, S =	2.25	inches
S = Available Soil Storage / Developed Area		
SCS Curve Number, CN	81.6	
CN = 1000 / (S + 10)		
<b>D. Control Structure</b>		
<i>Bleeder design (orifice)</i>		
0.5 in of the detention volume/day		
215.38 Ac - (40 Ac Lakes + 0.28 Ac Wetlands) * 0.5 in / 86,400 sec/day	3.68	cfs
Allowable discharge rate =	3.68	cfs
A = Q / (4.8 X H <sup>.5</sup> ) =	0.94	sq. ft
Calculate H = water quality elevation - control elevation		
H = 10.66 - 10.0	H = 0.66	
use rectangle , A = bh		
b =	1.43	feet
Therefore the bleeder will be a 0.9 ft x 0.9 ft rectangular		
<b>E. Stage-Storage - Developed Area</b>		
<i>Refer to separate stage-storage calculation sheets.</i>		
<b>F. 100-Year Finished Floor Elevation Check</b>		
1. Rainfall from the 100-yr, 3-day design storm =	17.5	inches
2. Runoff, Q, in inches:		
Area utilized = Developed Site		
$Q = (P-0.2S)^2 / (P+0.8S)$		
Finished Floor (100-year, 3-day)	P =	17.50 inches
	S =	2.25 inches
	Q =	15.06 inches
	V =	270.39 acre-feet
<b>Met at Elevation (developed site)</b>	15.11	feet
<b>Minimum Finished Floor Elevation</b>		

# **Attachment 4.5**

## **ICPR Model Report**

Bridgewater Nodal Map

- Nodes**  
 A Stage/Area  
 V Stage/Volume  
 T Time/Stage  
 M Manhole
- Basins**  
 O Overland Flow  
 U SCS Unit CN  
 S SBUH CN  
 Y SCS Unit GA  
 Z SBUH GA
- Links**  
 P Pipe  
 W Weir  
 C Channel  
 D Drop Structure  
 B Bridge  
 R Rating Curve  
 H Breach  
 E Percolation  
 F Filter  
 X Exfil Trench



Bridgewater ICPR Inputs

==== Basins =====

Name: lake basin                      Node: Bridgewater Lak              Status: Onsite  
 Group: BASE                            Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256                      Peaking Factor: 256.0  
 Rainfall File:                              Storm Duration(hrs): 0.00  
 Rainfall Amount(in): 0.000                  Time of Conc(min): 5.00  
     Area(ac): 54.890                      Time Shift(hrs): 0.00  
 Curve Number: 97.00                      Max Allowable Q(cfs): 999999.000  
     DCIA(%): 0.00

Name: site basin                            Node: Bridgewater                      Status: Onsite  
 Group: BASE                            Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256                      Peaking Factor: 256.0  
 Rainfall File:                              Storm Duration(hrs): 0.00  
 Rainfall Amount(in): 0.000                  Time of Conc(min): 15.00  
     Area(ac): 160.490                      Time Shift(hrs): 0.00  
 Curve Number: 77.00                      Max Allowable Q(cfs): 999999.000  
     DCIA(%): 10.00

==== Nodes =====

Name: Bridgewater                      Base Flow(cfs): 0.000                      Init Stage(ft): 14.000  
 Group: BASE    Warn Stage(ft): 14.200  
 Type: Stage/Volume

Stage(ft)	Volume(af)
14.000	0.0000
14.200	0.9900
14.400	4.1500
14.600	9.5300
14.800	17.1100
15.000	26.9000
15.200	38.8900
15.400	52.7700
15.600	68.5400
15.800	86.1900
16.000	105.7300

Name: Bridgewater Lak                      Base Flow(cfs): 0.000                      Init Stage(ft): 10.000  
 Group: BASE    Warn Stage(ft): 14.000  
 Type: Stage/Volume

Stage(ft)	Volume(af)
10.000	0.0000
10.200	8.0500
10.400	16.2000
10.600	24.4500
10.800	32.7900
11.000	41.2400
11.200	49.7900
11.400	58.4300
11.600	67.1800
11.800	76.0200
12.000	84.9600
12.200	94.0100
12.400	103.1500
12.600	112.3900
12.800	121.7300
13.000	131.1700
13.200	140.7100
13.400	150.3400
13.600	160.0800
13.800	169.9200
14.000	179.8500
14.200	189.8900
14.400	200.0200
14.600	210.2600
14.800	220.5900

Bridgewater ICPR Inputs

15.000 231.0200  
 15.200 241.5500  
 15.400 252.1800  
 15.600 262.9100  
 15.800 273.7400  
 16.000 284.6700

Name: offsite Base Flow(cfs): 0.000 Init Stage(ft): 9.500  
 Group: BASE Warn Stage(ft): 9.500  
 Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	9.500
999.00	9.500

==== Drop Structures =====

Name: outfall From Node: Bridgewater Lak Length(ft): 76.00  
 Group: BASE To Node: offsite Count: 1

UPSTREAM	DOWNSTREAM	Friction Equation: Automatic
Geometry: Circular	Circular	Solution Algorithm: Most Restrictive
Span(in): 60.00	60.00	Flow: Both
Rise(in): 60.00	60.00	Entrance Loss Coef: 0.000
Invert(ft): 7.500	7.500	Exit Loss Coef: 1.000
Manning's N: 0.024000	0.024000	Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dc
Bot Clip(in): 0.000	0.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:  
 Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:  
 Circular Concrete: Square edge w/ headwall

\*\*\* Weir 1 of 2 for Drop Structure outfall \*\*\*

Count: 1	Bottom Clip(in): 0.000	TABLE
Type: Vertical: Mavis	Top Clip(in): 0.000	
Flow: Both	Weir Disc Coef: 3.200	
Geometry: Rectangular	Orifice Disc Coef: 0.600	
Span(in): 10.00	Invert(ft): 10.700	
Rise(in): 10.00	Control Elev(ft): 10.700	

\*\*\* Weir 2 of 2 for Drop Structure outfall \*\*\*

Count: 1	Bottom Clip(in): 0.000	TABLE
Type: Vertical: Mavis	Top Clip(in): 0.000	
Flow: Both	Weir Disc Coef: 3.200	
Geometry: Rectangular	Orifice Disc Coef: 0.600	
Span(in): 10.00	Invert(ft): 10.000	
Rise(in): 8.40	Control Elev(ft): 10.000	

==== Weirs =====

Name: inlets From Node: Bridgewater  
 Group: BASE To Node: Bridgewater Lak  
 Flow: Both Count: 70  
 Type: Horizontal Geometry: Rectangular

Span(in): 36.00	
Rise(in): 24.00	
Invert(ft): 14.000	
Control Elevation(ft): 14.000	

TABLE

Bottom Clip(in): 0.000	
Top Clip(in): 0.000	
Weir Discharge Coef: 3.200	
Orifice Discharge Coef: 0.600	

==== Hydrology Simulations =====

Bridgewater ICPR Inputs

Name: 100yr 3 day  
 Filename: P:\Projects\L05 - Lucido\L0501 - Bridgewater\Design\Calcs - Costs\due diligence calcs\ICPR3 050718\100yr 3 day.R3  
 Override Defaults: Yes  
 Storm Duration(hrs): 72.00  
 Rainfall File: Sfwmd72  
 Rainfall Amount(in): 17.50

Time(hrs)	Print Inc(min)
58.000	60.00
63.000	15.00
96.000	60.00

Name: 10yr 1 day  
 Filename: P:\Projects\L05 - Lucido\L0501 - Bridgewater\Design\Calcs - Costs\due diligence calcs\ICPR3 050718\10yr 1 day.R32  
 Override Defaults: Yes  
 Storm Duration(hrs): 24.00  
 Rainfall File: Flmod  
 Rainfall Amount(in): 8.50

Time(hrs)	Print Inc(min)
120.000	5.00

Name: 25yr 3 day  
 Filename: P:\Projects\L05 - Lucido\L0501 - Bridgewater\Design\Calcs - Costs\due diligence calcs\ICPR3 050718\25yr 3 day.R32  
 Override Defaults: Yes  
 Storm Duration(hrs): 72.00  
 Rainfall File: Sfwmd72  
 Rainfall Amount(in): 13.60

Time(hrs)	Print Inc(min)
58.000	60.00
63.000	15.00
96.000	60.00

==== Routing Simulations =====

Name: 100yr 3 day                    Hydrology Sim: 100yr 3 day  
 Filename: P:\Projects\L05 - Lucido\L0501 - Bridgewater\Design\Calcs - Costs\due diligence calcs\ICPR3 050718\100yr 3 day.I3  
 Execute: Yes                    Restart: No                    Patch: No  
 Alternative: No  
 Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500  
 Time Step Optimizer: 10.000  
 Start Time(hrs): 0.000                    End Time(hrs): 96.00  
 Min Calc Time(sec): 0.5000                    Max Calc Time(sec): 60.0000  
 Boundary Stages: 100yr 3 day                    Boundary Flows:

Time(hrs)	Print Inc(min)
58.000	60.000
63.000	15.000
96.000	60.000

Group	Run
BASE	Yes

Name: 10yr 1 day                    Hydrology Sim: 10yr 1 day  
 Filename: P:\Projects\L05 - Lucido\L0501 - Bridgewater\Design\Calcs - Costs\due diligence calcs\ICPR3 050718\10yr 1 day.I32  
 Execute: Yes                    Restart: No                    Patch: No  
 Alternative: No  
 Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500  
 Time Step Optimizer: 10.000  
 Start Time(hrs): 0.000                    End Time(hrs): 36.00  
 Min Calc Time(sec): 0.5000                    Max Calc Time(sec): 60.0000  
 Boundary Stages: 10yr 1 day                    Boundary Flows:

Time(hrs)	Print Inc(min)
-----------	----------------

Bridgewater ICPR Inputs

```

-----
36.000      30.000
Group       Run
-----
BASE        Yes
  
```

```

-----
Name: 25yr 3 day      Hydrology Sim: 25yr 3 day
Filename: P:\Projects\L05 - Lucido\L0501 - Bridgewater\Design\Calcs - Costs\due diligence calcs\ICPR3 050718\25yr 3 day.I32
  
```

```

Execute: Yes      Restart: No      Patch: No
Alternative: No

Max Delta Z(ft): 1.00      Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000      End Time(hrs): 360.00
Min Calc Time(sec): 0.5000      Max Calc Time(sec): 60.0000
Boundary Stages: 25yr 3 day      Boundary Flows:
  
```

```

Time(hrs)      Print Inc(min)
-----
58.000        60.000
63.000        30.000
72.000        60.000
360.000       180.000
  
```

```

Group       Run
-----
BASE        Yes
  
```

```

=====
=== Boundary Conditions ===
=====
  
```

```

Name: 10yr 1 day      Node: offsite      Type: Stage
  
```

```

Time(hrs)      Stage(ft)
-----
0.000          9.500
20.000         10.650
40.000         10.830
60.000         10.910
80.000         10.940
100.000        10.940
120.000        10.910
140.000        10.850
160.000        10.770
180.000        10.690
200.000        10.620
220.000        10.560
600.000        9.500
  
```

```

Name: 25yr 3 day      Node: offsite      Type: Stage
  
```

```

Time(hrs)      Stage(ft)
-----
0.000          9.500
20.000         9.600
40.000         10.050
60.000         10.630
80.000         11.340
100.000        11.430
157.000        11.530
216.000        11.450
600.000        9.500
  
```

```

Name: 100yr 3 day      Node: offsite      Type: Stage
  
```

```

Time(hrs)      Stage(ft)
-----
0.000          9.500
20.000         9.780
40.000         10.150
60.000         10.920
80.000         11.750
100.000        11.780
120.000        11.780
180.000        11.730
220.000        11.680
600.000        9.500
  
```



Bridgewater Node Max

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Stage ft	Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
Bridgewater	BASE	10yr 1 day	12.20	14.37	14.20	0.0050	868169	12.08	559.01	12.20	512.61	
Bridgewater Lak	BASE	10yr 1 day	24.30	12.55	14.00	0.0050	2017404	12.04	733.94	24.23	7.77	
offsites	BASE	10yr 1 day	36.01	10.79	9.50	0.0010	0	24.23	7.77	0.00	0.00	
Bridgewater	BASE	25yr 3 day	60.11	14.45	14.20	0.0050	1062123	60.00	773.03	60.11	687.25	
Bridgewater Lak	BASE	25yr 3 day	72.62	14.18	14.00	0.0050	2193903	60.00	1015.12	72.05	10.68	
offsites	BASE	25yr 3 day	156.99	11.53	9.50	0.0006	0	72.05	10.68	0.00	0.00	

Bridgewater Link Max

Name	Group	Simulation	Max Time Flow hrs	Max Flow cfs	Max Delta Q cfs	Max US Stage hrs	Max US Stage ft	Max DS Stage hrs	Max DS Stage ft
outfall	BASE	10yr 1 day	24.23	7.77	0.024	24.30	12.55	36.01	10.79
outfall	BASE	25yr 3 day	72.05	10.68	0.017	72.62	14.18	156.99	11.53

Bridgewater Node Time Series

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10yr 1 day	Bridgewater Lak	BASE	0.00	10.00	14.00	1742400	0.00	0.00	0.0	0.0
10yr 1 day	Bridgewater Lak	BASE	0.50	10.00	14.00	1742400	0.00	0.00	0.0	0.0
10yr 1 day	Bridgewater Lak	BASE	1.00	10.00	14.00	1742431	0.86	0.00	0.0	0.0
10yr 1 day	Bridgewater Lak	BASE	1.50	10.00	14.00	1742695	3.57	0.00	0.1	0.0
10yr 1 day	Bridgewater Lak	BASE	2.00	10.01	14.00	1743179	4.33	0.00	0.3	0.0
10yr 1 day	Bridgewater Lak	BASE	2.50	10.01	14.00	1743797	5.33	0.00	0.5	0.0
10yr 1 day	Bridgewater Lak	BASE	3.00	10.02	14.00	1744496	5.84	0.01	0.7	0.0
10yr 1 day	Bridgewater Lak	BASE	3.50	10.03	14.00	1745286	6.77	0.01	1.0	0.0
10yr 1 day	Bridgewater Lak	BASE	4.00	10.03	14.00	1746137	7.08	0.02	1.2	0.0
10yr 1 day	Bridgewater Lak	BASE	4.50	10.04	14.00	1747091	8.25	0.02	1.6	0.0
10yr 1 day	Bridgewater Lak	BASE	5.00	10.05	14.00	1748107	8.49	0.03	1.9	0.0
10yr 1 day	Bridgewater Lak	BASE	5.50	10.06	14.00	1749208	10.40	0.04	2.3	0.0
10yr 1 day	Bridgewater Lak	BASE	6.02	10.07	14.00	1750464	11.63	0.05	2.8	0.0
10yr 1 day	Bridgewater Lak	BASE	6.52	10.09	14.00	1751957	14.61	0.07	3.3	0.0
10yr 1 day	Bridgewater Lak	BASE	7.02	10.10	14.00	1753666	16.21	0.09	3.9	0.0
10yr 1 day	Bridgewater Lak	BASE	7.52	10.12	14.00	1755692	19.67	0.11	4.7	0.0
10yr 1 day	Bridgewater Lak	BASE	8.02	10.14	14.00	1757969	21.50	0.14	5.5	0.0
10yr 1 day	Bridgewater Lak	BASE	8.52	10.17	14.00	1760646	26.22	0.18	6.5	0.0
10yr 1 day	Bridgewater Lak	BASE	9.02	10.20	14.00	1763888	31.71	0.23	7.7	0.0
10yr 1 day	Bridgewater Lak	BASE	9.52	10.23	14.00	1767641	36.15	0.28	9.1	0.0
10yr 1 day	Bridgewater Lak	BASE	10.02	10.27	14.00	1772111	44.33	0.35	10.8	0.1
10yr 1 day	Bridgewater Lak	BASE	10.52	10.32	14.00	1777789	57.75	0.45	12.9	0.1
10yr 1 day	Bridgewater Lak	BASE	11.02	10.39	14.00	1785290	76.91	0.60	15.7	0.1
10yr 1 day	Bridgewater Lak	BASE	11.52	10.49	14.00	1795181	145.71	0.83	20.3	0.1
10yr 1 day	Bridgewater Lak	BASE	12.00	10.89	14.00	1838680	731.76	2.28	38.0	0.2
10yr 1 day	Bridgewater Lak	BASE	12.50	11.51	14.00	1905576	482.36	4.96	63.0	0.3
10yr 1 day	Bridgewater Lak	BASE	13.00	11.81	14.00	1937806	220.30	6.17	77.5	0.6
10yr 1 day	Bridgewater Lak	BASE	13.51	11.95	14.00	1953837	112.30	6.59	84.5	0.8
10yr 1 day	Bridgewater Lak	BASE	14.01	12.03	14.00	1962796	81.11	6.81	88.5	1.1
10yr 1 day	Bridgewater Lak	BASE	14.51	12.09	14.00	1969455	68.27	6.97	91.6	1.4
10yr 1 day	Bridgewater Lak	BASE	15.01	12.15	14.00	1974939	57.77	7.09	94.2	1.7
10yr 1 day	Bridgewater Lak	BASE	15.51	12.19	14.00	1979679	52.82	7.18	96.5	2.0
10yr 1 day	Bridgewater Lak	BASE	16.01	12.23	14.00	1983685	46.51	7.25	98.5	2.3
10yr 1 day	Bridgewater Lak	BASE	16.51	12.26	14.00	1987150	42.51	7.30	100.4	2.6
10yr 1 day	Bridgewater Lak	BASE	17.01	12.29	14.00	1990254	39.02	7.35	102.1	2.9
10yr 1 day	Bridgewater Lak	BASE	17.51	12.32	14.00	1993171	38.16	7.40	103.7	3.2
10yr 1 day	Bridgewater Lak	BASE	18.01	12.34	14.00	1995751	32.83	7.43	105.1	3.5
10yr 1 day	Bridgewater Lak	BASE	18.51	12.37	14.00	1998196	34.17	7.46	106.5	3.8
10yr 1 day	Bridgewater Lak	BASE	19.01	12.39	14.00	2000413	29.25	7.48	107.8	4.1
10yr 1 day	Bridgewater Lak	BASE	19.51	12.41	14.00	2002574	30.81	7.51	109.1	4.4
10yr 1 day	Bridgewater Lak	BASE	20.01	12.43	14.00	2004720	28.42	7.53	110.3	4.7
10yr 1 day	Bridgewater Lak	BASE	20.51	12.45	14.00	2006585	25.30	7.56	111.4	5.0
10yr 1 day	Bridgewater Lak	BASE	21.01	12.46	14.00	2008273	24.58	7.60	112.4	5.4
10yr 1 day	Bridgewater Lak	BASE	21.51	12.48	14.00	2009919	24.45	7.63	113.4	5.7
10yr 1 day	Bridgewater Lak	BASE	22.01	12.49	14.00	2011557	24.46	7.66	114.4	6.0
10yr 1 day	Bridgewater Lak	BASE	22.51	12.51	14.00	2013192	24.41	7.70	115.5	6.3
10yr 1 day	Bridgewater Lak	BASE	23.01	12.52	14.00	2014668	21.76	7.72	116.4	6.6
10yr 1 day	Bridgewater Lak	BASE	23.51	12.53	14.00	2015996	21.06	7.75	117.3	6.9
10yr 1 day	Bridgewater Lak	BASE	24.01	12.54	14.00	2017128	17.90	7.77	118.1	7.3
10yr 1 day	Bridgewater Lak	BASE	24.51	12.54	14.00	2017303	3.65	7.77	118.5	7.6
10yr 1 day	Bridgewater Lak	BASE	25.00	12.54	14.00	2016749	0.68	7.75	118.6	7.9
10yr 1 day	Bridgewater Lak	BASE	25.50	12.53	14.00	2016018	0.00	7.73	118.6	8.2
10yr 1 day	Bridgewater Lak	BASE	26.01	12.53	14.00	2015258	0.00	7.71	118.6	8.5
10yr 1 day	Bridgewater Lak	BASE	26.51	12.52	14.00	2014509	0.00	7.69	118.6	8.9
10yr 1 day	Bridgewater Lak	BASE	27.01	12.51	14.00	2013762	0.00	7.67	118.6	9.2
10yr 1 day	Bridgewater Lak	BASE	27.51	12.50	14.00	2013016	0.00	7.65	118.6	9.5
10yr 1 day	Bridgewater Lak	BASE	28.01	12.50	14.00	2012272	0.00	7.62	118.6	9.8
10yr 1 day	Bridgewater Lak	BASE	28.51	12.49	14.00	2011531	0.00	7.60	118.6	10.1
10yr 1 day	Bridgewater Lak	BASE	29.01	12.48	14.00	2010791	0.00	7.58	118.6	10.4
10yr 1 day	Bridgewater Lak	BASE	29.51	12.48	14.00	2010052	0.00	7.56	118.6	10.8
10yr 1 day	Bridgewater Lak	BASE	30.01	12.47	14.00	2009316	0.00	7.54	118.6	11.1
10yr 1 day	Bridgewater Lak	BASE	30.51	12.46	14.00	2008581	0.00	7.52	118.6	11.4
10yr 1 day	Bridgewater Lak	BASE	31.01	12.46	14.00	2007849	0.00	7.50	118.6	11.7
10yr 1 day	Bridgewater Lak	BASE	31.51	12.45	14.00	2007118	0.00	7.47	118.6	12.0
10yr 1 day	Bridgewater Lak	BASE	32.01	12.44	14.00	2006389	0.00	7.45	118.6	12.3
10yr 1 day	Bridgewater Lak	BASE	32.51	12.44	14.00	2005662	0.00	7.43	118.6	12.6
10yr 1 day	Bridgewater Lak	BASE	33.01	12.43	14.00	2004936	0.00	7.41	118.6	12.9
10yr 1 day	Bridgewater Lak	BASE	33.51	12.42	14.00	2004213	0.00	7.39	118.6	13.2
10yr 1 day	Bridgewater Lak	BASE	34.01	12.42	14.00	2003491	0.00	7.37	118.6	13.5
10yr 1 day	Bridgewater Lak	BASE	34.51	12.41	14.00	2002771	0.00	7.34	118.6	13.8
10yr 1 day	Bridgewater Lak	BASE	35.01	12.40	14.00	2002053	0.00	7.32	118.6	14.1
10yr 1 day	Bridgewater Lak	BASE	35.51	12.40	14.00	2001350	0.00	7.30	118.6	14.4
10yr 1 day	Bridgewater Lak	BASE	36.01	12.39	14.00	2000671	0.00	7.28	118.6	14.7
10yr 1 day	Bridgewater Lak	BASE	36.02	12.39	14.00	2000671	0.00	7.28	118.6	14.7
25yr 3 day	Bridgewater Lak	BASE	0.00	10.00	14.00	1742400	0.00	0.00	0.0	0.0
25yr 3 day	Bridgewater Lak	BASE	1.01	10.00	14.00	1742400	0.01	0.00	0.0	0.0
25yr 3 day	Bridgewater Lak	BASE	2.00	10.00	14.00	1742572	1.30	0.00	0.1	0.0
25yr 3 day	Bridgewater Lak	BASE	3.00	10.01	14.00	1743022	2.53	0.00	0.2	0.0
25yr 3 day	Bridgewater Lak	BASE	4.00	10.01	14.00	1743641	2.62	0.00	0.4	0.0
25yr 3 day	Bridgewater Lak	BASE	5.00	10.02	14.00	1744341	3.26	0.01	0.7	0.0
25yr 3 day	Bridgewater Lak	BASE	6.00	10.02	14.00	1745096	3.47	0.01	0.9	0.0
25yr 3 day	Bridgewater Lak	BASE	7.00	10.03	14.00	1745890	3.62	0.02	1.2	0.0
25yr 3 day	Bridgewater Lak	BASE	8.00	10.04	14.00	1746712	3.74	0.02	1.5	0.0
25yr 3 day	Bridgewater Lak	BASE	9.00	10.05	14.00	1747556	3.83	0.03	1.9	0.0

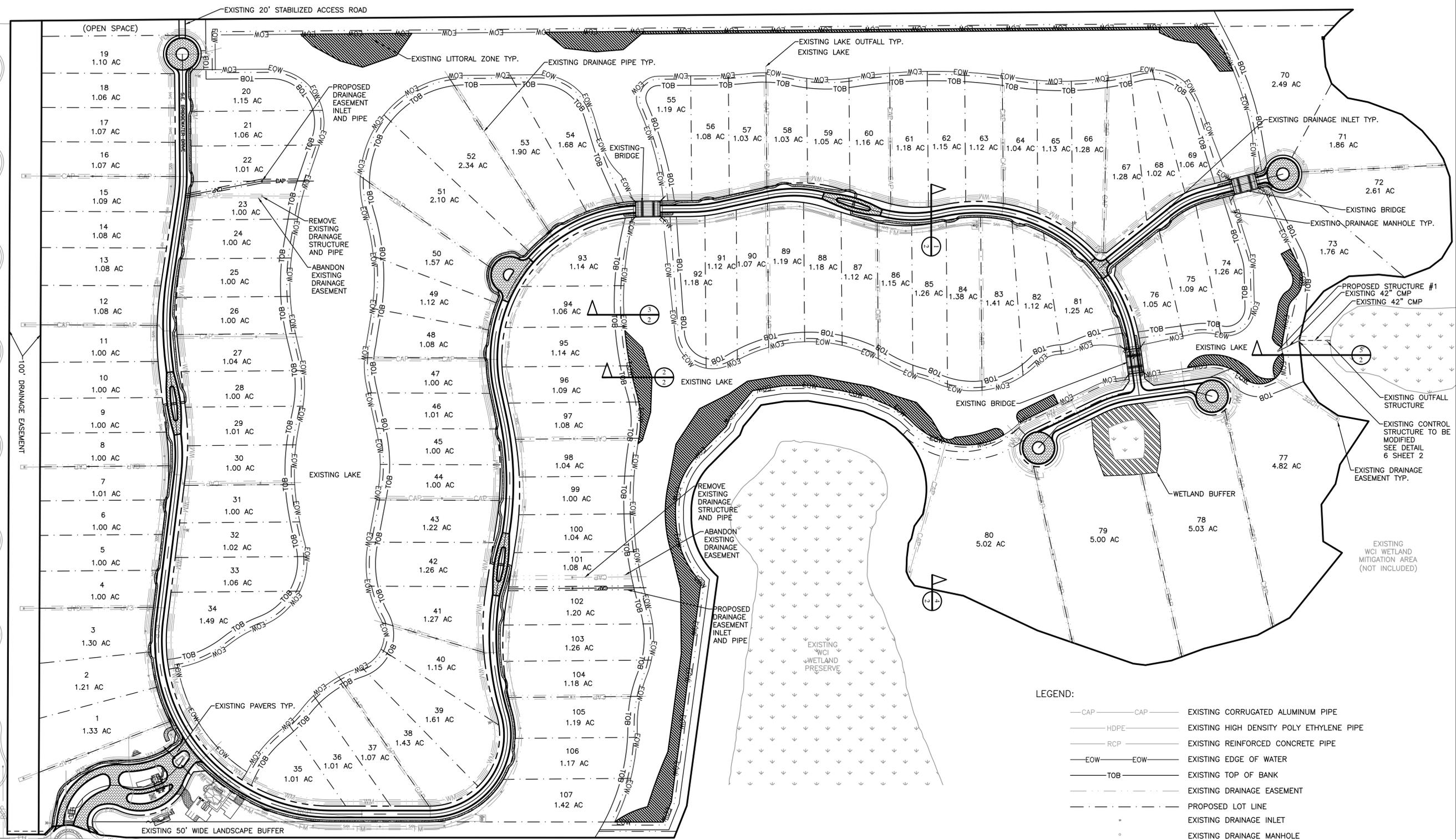
Bridgewater Node Time Series

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
25yr 3 day	Bridgewater Lak	BASE	10.00	10.06	14.00	1748418	3.89	0.03	2.2	0.0
25yr 3 day	Bridgewater Lak	BASE	11.00	10.06	14.00	1749324	3.57	0.04	2.5	0.0
25yr 3 day	Bridgewater Lak	BASE	12.00	10.07	14.00	1750310	4.13	0.05	2.8	0.0
25yr 3 day	Bridgewater Lak	BASE	13.00	10.08	14.00	1751376	4.33	0.06	3.2	0.0
25yr 3 day	Bridgewater Lak	BASE	14.00	10.09	14.00	1752512	4.63	0.08	3.5	0.0
25yr 3 day	Bridgewater Lak	BASE	15.00	10.10	14.00	1753716	4.86	0.09	3.9	0.0
25yr 3 day	Bridgewater Lak	BASE	16.01	10.12	14.00	1754993	5.91	0.10	4.4	0.0
25yr 3 day	Bridgewater Lak	BASE	17.01	10.13	14.00	1756317	6.18	0.12	4.9	0.1
25yr 3 day	Bridgewater Lak	BASE	18.01	10.14	14.00	1757695	6.43	0.14	5.4	0.1
25yr 3 day	Bridgewater Lak	BASE	19.01	10.15	14.00	1759123	6.68	0.16	5.9	0.1
25yr 3 day	Bridgewater Lak	BASE	20.01	10.17	14.00	1760597	6.90	0.18	6.5	0.1
25yr 3 day	Bridgewater Lak	BASE	21.01	10.18	14.00	1762115	7.12	0.21	7.1	0.1
25yr 3 day	Bridgewater Lak	BASE	22.01	10.20	14.00	1763673	7.32	0.23	7.7	0.1
25yr 3 day	Bridgewater Lak	BASE	23.01	10.21	14.00	1765267	7.52	0.26	8.3	0.1
25yr 3 day	Bridgewater Lak	BASE	24.01	10.22	14.00	1766897	7.74	0.28	8.9	0.2
25yr 3 day	Bridgewater Lak	BASE	25.01	10.24	14.00	1768951	11.39	0.32	9.7	0.2
25yr 3 day	Bridgewater Lak	BASE	26.01	10.27	14.00	1771449	11.85	0.37	10.7	0.2
25yr 3 day	Bridgewater Lak	BASE	27.01	10.29	14.00	1774018	12.17	0.42	11.7	0.3
25yr 3 day	Bridgewater Lak	BASE	28.01	10.31	14.00	1776641	12.47	0.47	12.7	0.3
25yr 3 day	Bridgewater Lak	BASE	29.01	10.34	14.00	1779311	12.75	0.53	13.7	0.3
25yr 3 day	Bridgewater Lak	BASE	30.01	10.36	14.00	1782025	13.01	0.59	14.8	0.4
25yr 3 day	Bridgewater Lak	BASE	31.01	10.39	14.00	1784777	13.26	0.65	15.9	0.4
25yr 3 day	Bridgewater Lak	BASE	32.01	10.41	14.00	1787483	13.49	0.71	17.0	0.5
25yr 3 day	Bridgewater Lak	BASE	33.01	10.44	14.00	1790160	13.71	0.78	18.1	0.5
25yr 3 day	Bridgewater Lak	BASE	34.01	10.47	14.00	1792862	13.92	0.85	19.2	0.6
25yr 3 day	Bridgewater Lak	BASE	35.01	10.49	14.00	1795588	14.11	0.92	20.4	0.7
25yr 3 day	Bridgewater Lak	BASE	36.01	10.52	14.00	1798332	14.30	1.00	21.6	0.8
25yr 3 day	Bridgewater Lak	BASE	37.01	10.55	14.00	1801109	14.61	1.08	22.8	0.8
25yr 3 day	Bridgewater Lak	BASE	38.01	10.57	14.00	1803916	14.79	1.16	24.0	0.9
25yr 3 day	Bridgewater Lak	BASE	39.01	10.60	14.00	1806741	14.95	1.23	25.2	1.0
25yr 3 day	Bridgewater Lak	BASE	40.01	10.63	14.00	1809722	15.10	1.31	26.4	1.1
25yr 3 day	Bridgewater Lak	BASE	41.01	10.66	14.00	1812714	15.24	1.38	27.7	1.3
25yr 3 day	Bridgewater Lak	BASE	42.01	10.68	14.00	1815716	15.38	1.46	29.0	1.4
25yr 3 day	Bridgewater Lak	BASE	43.01	10.71	14.00	1818725	15.51	1.53	30.2	1.5
25yr 3 day	Bridgewater Lak	BASE	44.01	10.74	14.00	1821739	15.63	1.63	31.5	1.6
25yr 3 day	Bridgewater Lak	BASE	45.01	10.77	14.00	1824751	15.75	1.74	32.8	1.8
25yr 3 day	Bridgewater Lak	BASE	46.01	10.79	14.00	1827758	15.86	1.86	34.1	1.9
25yr 3 day	Bridgewater Lak	BASE	47.01	10.82	14.00	1830871	15.97	2.00	35.4	2.1
25yr 3 day	Bridgewater Lak	BASE	48.01	10.85	14.00	1834004	16.08	2.14	36.8	2.2
25yr 3 day	Bridgewater Lak	BASE	49.01	10.88	14.00	1837322	17.89	2.23	38.2	2.4
25yr 3 day	Bridgewater Lak	BASE	50.01	10.91	14.00	1840879	18.47	2.34	39.7	2.6
25yr 3 day	Bridgewater Lak	BASE	51.01	10.94	14.00	1844840	21.81	2.43	41.3	2.8
25yr 3 day	Bridgewater Lak	BASE	52.01	10.98	14.00	1849396	24.06	2.53	43.2	3.0
25yr 3 day	Bridgewater Lak	BASE	53.01	11.03	14.00	1854613	31.32	2.68	45.5	3.2
25yr 3 day	Bridgewater Lak	BASE	54.01	11.09	14.00	1861101	39.00	2.89	48.4	3.5
25yr 3 day	Bridgewater Lak	BASE	55.01	11.17	14.00	1869090	47.11	3.17	52.0	3.7
25yr 3 day	Bridgewater Lak	BASE	56.01	11.26	14.00	1878956	55.42	3.54	56.2	4.0
25yr 3 day	Bridgewater Lak	BASE	57.01	11.37	14.00	1890730	65.44	4.00	61.2	4.3
25yr 3 day	Bridgewater Lak	BASE	58.01	11.50	14.00	1905205	83.61	4.61	67.4	4.7
25yr 3 day	Bridgewater Lak	BASE	59.01	11.68	14.00	1923933	120.55	5.38	75.8	5.1
25yr 3 day	Bridgewater Lak	BASE	59.51	11.82	14.00	1938332	188.34	5.84	82.2	5.3
25yr 3 day	Bridgewater Lak	BASE	60.00	12.40	14.00	2001323	1015.12	7.47	106.8	5.6
25yr 3 day	Bridgewater Lak	BASE	60.50	13.09	14.00	2075827	555.65	9.02	139.3	5.9
25yr 3 day	Bridgewater Lak	BASE	61.00	13.41	14.00	2111098	265.04	9.66	156.2	6.3
25yr 3 day	Bridgewater Lak	BASE	61.51	13.57	14.00	2128694	138.01	9.94	164.7	6.7
25yr 3 day	Bridgewater Lak	BASE	62.02	13.66	14.00	2138541	104.07	10.10	169.7	7.1
25yr 3 day	Bridgewater Lak	BASE	62.52	13.73	14.00	2145422	78.17	10.21	173.5	7.5
25yr 3 day	Bridgewater Lak	BASE	63.02	13.78	14.00	2150727	66.54	10.29	176.5	8.0
25yr 3 day	Bridgewater Lak	BASE	63.52	13.82	14.00	2155636	64.80	10.36	179.2	8.4
25yr 3 day	Bridgewater Lak	BASE	64.52	13.91	14.00	2164794	51.45	10.48	184.0	9.3
25yr 3 day	Bridgewater Lak	BASE	65.52	13.96	14.00	2170501	38.56	10.54	187.7	10.1
25yr 3 day	Bridgewater Lak	BASE	66.52	14.01	14.00	2175500	38.01	10.59	190.9	11.0
25yr 3 day	Bridgewater Lak	BASE	67.52	14.05	14.00	2180376	37.26	10.63	194.0	11.9
25yr 3 day	Bridgewater Lak	BASE	68.52	14.09	14.00	2184772	30.21	10.67	196.8	12.8
25yr 3 day	Bridgewater Lak	BASE	69.52	14.12	14.00	2187472	24.00	10.68	199.0	13.6
25yr 3 day	Bridgewater Lak	BASE	70.52	14.14	14.00	2189808	23.59	10.68	201.0	14.5
25yr 3 day	Bridgewater Lak	BASE	71.52	14.16	14.00	2192103	23.39	10.68	202.9	15.4
25yr 3 day	Bridgewater Lak	BASE	72.52	14.18	14.00	2193884	12.69	10.68	204.4	16.3
25yr 3 day	Bridgewater Lak	BASE	75.52	14.14	14.00	2189604	1.27	10.46	206.2	18.9
25yr 3 day	Bridgewater Lak	BASE	78.52	14.09	14.00	2184619	0.83	10.19	206.4	21.5
25yr 3 day	Bridgewater Lak	BASE	81.52	14.04	14.00	2179516	0.37	9.99	206.6	24.0
25yr 3 day	Bridgewater Lak	BASE	84.50	14.00	14.00	2174245	0.00	9.88	206.6	26.4
25yr 3 day	Bridgewater Lak	BASE	87.51	13.95	14.00	2168914	0.00	9.76	206.6	28.9
25yr 3 day	Bridgewater Lak	BASE	90.51	13.90	14.00	2163645	0.00	9.64	206.6	31.3
25yr 3 day	Bridgewater Lak	BASE	93.51	13.85	14.00	2158428	0.00	9.53	206.6	33.6
25yr 3 day	Bridgewater Lak	BASE	96.51	13.80	14.00	2153263	0.00	9.41	206.6	36.0
25yr 3 day	Bridgewater Lak	BASE	99.51	13.76	14.00	2148392	0.00	9.29	206.6	38.3
25yr 3 day	Bridgewater Lak	BASE	102.51	13.71	14.00	2143584	0.00	9.18	206.6	40.6
25yr 3 day	Bridgewater Lak	BASE	105.51	13.66	14.00	2138820	0.00	9.08	206.6	42.9
25yr 3 day	Bridgewater Lak	BASE	108.51	13.62	14.00	2134099	0.00	8.97	206.6	45.1
25yr 3 day	Bridgewater Lak	BASE	111.51	13.57	14.00	2129125	0.00	8.87	206.6	47.3
25yr 3 day	Bridgewater Lak	BASE	114.51	13.53	14.00	2124005	0.00	8.76	206.6	49.5
25yr 3 day	Bridgewater Lak	BASE	117.51	13.48	14.00	2118934	0.00	8.66	206.6	51.7
25yr 3 day	Bridgewater Lak	BASE	120.51	13.44	14.00	2113912	0.00	8.55	206.6	53.8
25yr 3 day	Bridgewater Lak	BASE	123.51	13.40	14.00	2108962	0.00	8.45	206.6	55.9

Bridgewater Node Time Series

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
25yr 3 day	Bridgewater	Lak	126.51	13.35	14.00	2104276	0.00	8.34	206.6	58.0
25yr 3 day	Bridgewater	Lak	129.51	13.31	14.00	2099640	0.00	8.23	206.6	60.0
25yr 3 day	Bridgewater	Lak	132.51	13.27	14.00	2095053	0.00	8.13	206.6	62.1
25yr 3 day	Bridgewater	Lak	135.51	13.23	14.00	2090516	0.00	8.02	206.6	64.1
25yr 3 day	Bridgewater	Lak	138.51	13.19	14.00	2086110	0.00	7.91	206.6	66.0
25yr 3 day	Bridgewater	Lak	141.51	13.14	14.00	2081898	0.00	7.80	206.6	68.0
25yr 3 day	Bridgewater	Lak	144.51	13.10	14.00	2077735	0.00	7.69	206.6	69.9
25yr 3 day	Bridgewater	Lak	147.51	13.06	14.00	2073623	0.00	7.58	206.6	71.8
25yr 3 day	Bridgewater	Lak	150.51	13.03	14.00	2069562	0.00	7.47	206.6	73.7
25yr 3 day	Bridgewater	Lak	153.51	12.99	14.00	2065480	0.00	7.36	206.6	75.5
25yr 3 day	Bridgewater	Lak	156.51	12.95	14.00	2061314	0.00	7.25	206.6	77.3
25yr 3 day	Bridgewater	Lak	159.51	12.91	14.00	2057197	0.00	7.16	206.6	79.1
25yr 3 day	Bridgewater	Lak	162.51	12.87	14.00	2053122	0.00	7.08	206.6	80.9
25yr 3 day	Bridgewater	Lak	165.51	12.84	14.00	2049089	0.00	6.99	206.6	82.6
25yr 3 day	Bridgewater	Lak	168.51	12.80	14.00	2045098	0.00	6.90	206.6	84.3
25yr 3 day	Bridgewater	Lak	171.51	12.76	14.00	2041149	0.00	6.82	206.6	86.0
25yr 3 day	Bridgewater	Lak	174.51	12.73	14.00	2037243	0.00	6.73	206.6	87.7
25yr 3 day	Bridgewater	Lak	177.51	12.69	14.00	2033380	0.00	6.64	206.6	89.4
25yr 3 day	Bridgewater	Lak	180.51	12.66	14.00	2029560	0.00	6.55	206.6	91.0
25yr 3 day	Bridgewater	Lak	183.51	12.62	14.00	2025783	0.00	6.47	206.6	92.6
25yr 3 day	Bridgewater	Lak	186.51	12.59	14.00	2022051	0.00	6.38	206.6	94.2
25yr 3 day	Bridgewater	Lak	189.51	12.55	14.00	2018361	0.00	6.29	206.6	95.8
25yr 3 day	Bridgewater	Lak	192.51	12.52	14.00	2014717	0.00	6.21	206.6	97.3
25yr 3 day	Bridgewater	Lak	195.51	12.49	14.00	2011116	0.00	6.12	206.6	98.9
25yr 3 day	Bridgewater	Lak	198.51	12.45	14.00	2007560	0.00	6.03	206.6	100.4
25yr 3 day	Bridgewater	Lak	201.51	12.42	14.00	2004050	0.00	5.94	206.6	101.9
25yr 3 day	Bridgewater	Lak	204.51	12.39	14.00	2000634	0.00	5.86	206.6	103.3
25yr 3 day	Bridgewater	Lak	207.51	12.36	14.00	1997385	0.00	5.77	206.6	104.8
25yr 3 day	Bridgewater	Lak	210.51	12.33	14.00	1994179	0.00	5.68	206.6	106.2
25yr 3 day	Bridgewater	Lak	213.51	12.30	14.00	1991017	0.00	5.60	206.6	107.6
25yr 3 day	Bridgewater	Lak	216.51	12.27	14.00	1987899	0.00	5.51	206.6	109.0
25yr 3 day	Bridgewater	Lak	219.51	12.24	14.00	1984811	0.00	5.46	206.6	110.3
25yr 3 day	Bridgewater	Lak	222.51	12.21	14.00	1981746	0.00	5.42	206.6	111.7
25yr 3 day	Bridgewater	Lak	225.51	12.18	14.00	1978589	0.00	5.37	206.6	113.0
25yr 3 day	Bridgewater	Lak	228.51	12.15	14.00	1975411	0.00	5.32	206.6	114.3
25yr 3 day	Bridgewater	Lak	231.51	12.12	14.00	1972257	0.00	5.27	206.6	115.6
25yr 3 day	Bridgewater	Lak	234.51	12.09	14.00	1969126	0.00	5.22	206.6	116.9
25yr 3 day	Bridgewater	Lak	237.51	12.06	14.00	1966019	0.00	5.17	206.6	118.2
25yr 3 day	Bridgewater	Lak	240.51	12.04	14.00	1962935	0.00	5.13	206.6	119.5
25yr 3 day	Bridgewater	Lak	243.51	12.01	14.00	1959875	0.00	5.08	206.6	120.8
25yr 3 day	Bridgewater	Lak	246.51	11.98	14.00	1956724	0.00	5.03	206.6	122.0
25yr 3 day	Bridgewater	Lak	249.51	11.95	14.00	1953559	0.00	4.99	206.6	123.3
25yr 3 day	Bridgewater	Lak	252.51	11.92	14.00	1950419	0.00	4.94	206.6	124.5
25yr 3 day	Bridgewater	Lak	255.51	11.90	14.00	1947302	0.00	4.90	206.6	125.7
25yr 3 day	Bridgewater	Lak	258.51	11.87	14.00	1944209	0.00	4.85	206.6	126.9
25yr 3 day	Bridgewater	Lak	261.51	11.84	14.00	1941139	0.00	4.81	206.6	128.1
25yr 3 day	Bridgewater	Lak	264.51	11.82	14.00	1938093	0.00	4.76	206.6	129.3
25yr 3 day	Bridgewater	Lak	267.51	11.79	14.00	1935183	0.00	4.72	206.6	130.5
25yr 3 day	Bridgewater	Lak	270.51	11.76	14.00	1932469	0.00	4.67	206.6	131.7
25yr 3 day	Bridgewater	Lak	273.51	11.74	14.00	1929777	0.00	4.63	206.6	132.8
25yr 3 day	Bridgewater	Lak	276.51	11.71	14.00	1927106	0.00	4.59	206.6	133.9
25yr 3 day	Bridgewater	Lak	279.51	11.69	14.00	1924462	0.00	4.51	206.6	135.1
25yr 3 day	Bridgewater	Lak	282.51	11.66	14.00	1921876	0.00	4.39	206.6	136.2
25yr 3 day	Bridgewater	Lak	285.51	11.64	14.00	1919360	0.00	4.26	206.6	137.3
25yr 3 day	Bridgewater	Lak	288.51	11.61	14.00	1916912	0.00	4.14	206.6	138.3
25yr 3 day	Bridgewater	Lak	291.51	11.59	14.00	1914476	0.00	4.03	206.6	139.3
25yr 3 day	Bridgewater	Lak	294.51	11.57	14.00	1912034	0.00	3.92	206.6	140.3
25yr 3 day	Bridgewater	Lak	297.51	11.55	14.00	1909652	0.00	3.82	206.6	141.3
25yr 3 day	Bridgewater	Lak	300.51	11.52	14.00	1907326	0.00	3.73	206.6	142.2
25yr 3 day	Bridgewater	Lak	303.51	11.50	14.00	1905043	0.00	3.66	206.6	143.1
25yr 3 day	Bridgewater	Lak	306.51	11.48	14.00	1902800	0.00	3.60	206.6	144.0
25yr 3 day	Bridgewater	Lak	309.51	11.46	14.00	1900596	0.00	3.53	206.6	144.9
25yr 3 day	Bridgewater	Lak	312.51	11.44	14.00	1898429	0.00	3.47	206.6	145.8
25yr 3 day	Bridgewater	Lak	315.51	11.42	14.00	1896299	0.00	3.41	206.6	146.6
25yr 3 day	Bridgewater	Lak	318.51	11.40	14.00	1894203	0.00	3.35	206.6	147.4
25yr 3 day	Bridgewater	Lak	321.51	11.39	14.00	1892141	0.00	3.29	206.6	148.3
25yr 3 day	Bridgewater	Lak	324.51	11.37	14.00	1890111	0.00	3.24	206.6	149.1
25yr 3 day	Bridgewater	Lak	327.51	11.35	14.00	1888112	0.00	3.18	206.6	149.9
25yr 3 day	Bridgewater	Lak	330.51	11.33	14.00	1886145	0.00	3.13	206.6	150.7
25yr 3 day	Bridgewater	Lak	333.51	11.31	14.00	1884206	0.00	3.08	206.6	151.4
25yr 3 day	Bridgewater	Lak	336.51	11.29	14.00	1882296	0.00	3.03	206.6	152.2
25yr 3 day	Bridgewater	Lak	339.51	11.28	14.00	1880414	0.00	2.99	206.6	152.9
25yr 3 day	Bridgewater	Lak	342.51	11.26	14.00	1878559	0.00	2.94	206.6	153.7
25yr 3 day	Bridgewater	Lak	345.51	11.24	14.00	1876729	0.00	2.90	206.6	154.4
25yr 3 day	Bridgewater	Lak	348.51	11.23	14.00	1874925	0.00	2.86	206.6	155.1
25yr 3 day	Bridgewater	Lak	351.51	11.21	14.00	1873146	0.00	2.81	206.6	155.8
25yr 3 day	Bridgewater	Lak	354.51	11.19	14.00	1871421	0.00	2.77	206.6	156.5
25yr 3 day	Bridgewater	Lak	357.51	11.18	14.00	1869776	0.00	2.73	206.6	157.2
25yr 3 day	Bridgewater	Lak	360.00	11.17	14.00	1868431	0.00	2.70	206.6	157.7

J:\L05-Lucido\0501 - Bridgewater\DWG\DESIGN\MASTER PLAN.dwg, PRINTED BY: alex ON Mon, Jul 30 2018



- LEGEND:**
- CAP— CAP — EXISTING CORRUGATED ALUMINUM PIPE
  - HDPE— HDPE — EXISTING HIGH DENSITY POLY ETHYLENE PIPE
  - RCP— RCP — EXISTING REINFORCED CONCRETE PIPE
  - EOW— EOW — EXISTING EDGE OF WATER
  - TOB— TOB — EXISTING TOP OF BANK
  - --- EXISTING DRAINAGE EASEMENT
  - - - - - PROPOSED LOT LINE
  - ○ ○ EXISTING DRAINAGE INLET
  - ● ● EXISTING DRAINAGE MANHOLE

NO.	DATE	REVISION	DW	BY

CALL 48 HOURS BEFORE YOU DIG  
  
 VERTICAL DATUM NGVD 29  
 1 inch = 150 ft.  
 DRAWN: D.W. 6-4-18  
 PROJECT: L0501  
 MASTER PLAN.dwg

**THE MILCOR GROUP, INC.**  
 CIVIL ENGINEERS  
 10975 SE FEDERAL HIGHWAY  
 HOBE SOUND, FL 33455  
 PH: (772)223-8850  
 FAX: (772) 223-8851  
 WWW.THEMILCORGROUP.COM  
 CERTIFICATE OF AUTHORIZATION: 28246

**MASTER DRAINAGE PLAN**  
**BRIDGEWATER PRESERVE**  
 MARTIN COUNTY, FLORIDA







**The  
MilCor  
Group  
Inc.**

*Engineering  
a Value-Driven  
Sustainable  
Environment*

# Traffic Impact Analysis

## Bridgewater Development

**Prepared for:  
Lucido & Associates**

**For Review By:  
Martin County**

**July 2018**

Office Location &  
Mailing Address:

10975 SE  
Federal Hwy  
Hobe Sound  
Florida  
33455

Phone  
772-223-8850  
Fax  
772-223-8851

Email  
marketing@  
themilcorgroup.  
com

Web  
www.  
themilcorgroup.  
com



# Trip Generation

## **Introduction:**

The MilCor Group, Inc. has been retained to conduct a traffic analysis for the Bridgewater Development, a 107-unit single family residential subdivision, located northwest of the Town of Jupiter within Martin County, Florida. The purpose of this study is to determine which roadway links are impacted by the proposed development and what, if any, improvements will be required to meet the adopted Level of Service standards based on the requirements for the Martin County Adequate Public Facilities Ordinance.

## **Site Data:**

The site is located on the west side of Island Way between Interstate 95 and SR-5 (US-1) just north of the Martin/Palm Beach County Line as shown in Exhibit 1, location map. Access is provided via a round-about on Island Way for traffic control. There is a sidewalk on the west side of Island Way, along the entire frontage of the project. The frontage of the project along Island Way also has a paved shoulder; however, it is not marked with bike lane pavement markings.

## **Project Traffic:**

### **Trip Generation:**

Daily, AM, and PM peak hour trip generation rates were calculated based on the ITE Trip Generation Manual, 9<sup>th</sup> Edition, (Exhibit 2) for the following sections:

#### Section 210: Single-Family Detached Housing

The PM Peak had the highest generation, with 71 trips/hour on Martin County roadways.

### **Trip Distribution and Assignment:**

A directional distribution was developed based on a review of land use patterns and existing travel patterns, and existing peak hour directional volumes and growth rates, as provided in the Martin County 2017 Roadway Level of Service Inventory Report. 100% of the trips generated from Bridgewater will access Island Way in the link between the Martin/Palm Beach County line and Jupiter Road. 71 trips during the peak hour results in 5.92% of the level of service capacity of this link; therefore, build-out conditions have been evaluated.

Based on the site location and roadway network, it is anticipated that the trips will be distributed with 80% of all trips traveling South on Island Way and crossing the Martin/Palm Beach County line and not impacting Martin County roadways. The remaining 20% will travel on the northern portion of Island Way between Jupiter Road and Country Club Drive.

The calculations are shown in Exhibit 3 and illustrated in Exhibit 4.

### **Future Traffic Conditions**

Utilizing 71 peak hour trips, with 100% assigned, results in 5.92% of the level of service. As previously mentioned this is very conservative as 80% of this traffic travel south and is not within the Martin county roadway system for more than a few hundred yards; however, please see Exhibit 5 for complete close-out year analysis.

**Scheduled Roadway Improvements:**

There are no scheduled improvements on any links on which the project has significant impact.

**Required Improvements:**

None.

**Project Phasing:**

There is no phasing proposed. Construction of the infrastructure for this project will begin in 2021, and will be complete within 3 years, or 2023.

**Attachments:**

Exhibit 1 – Location Map

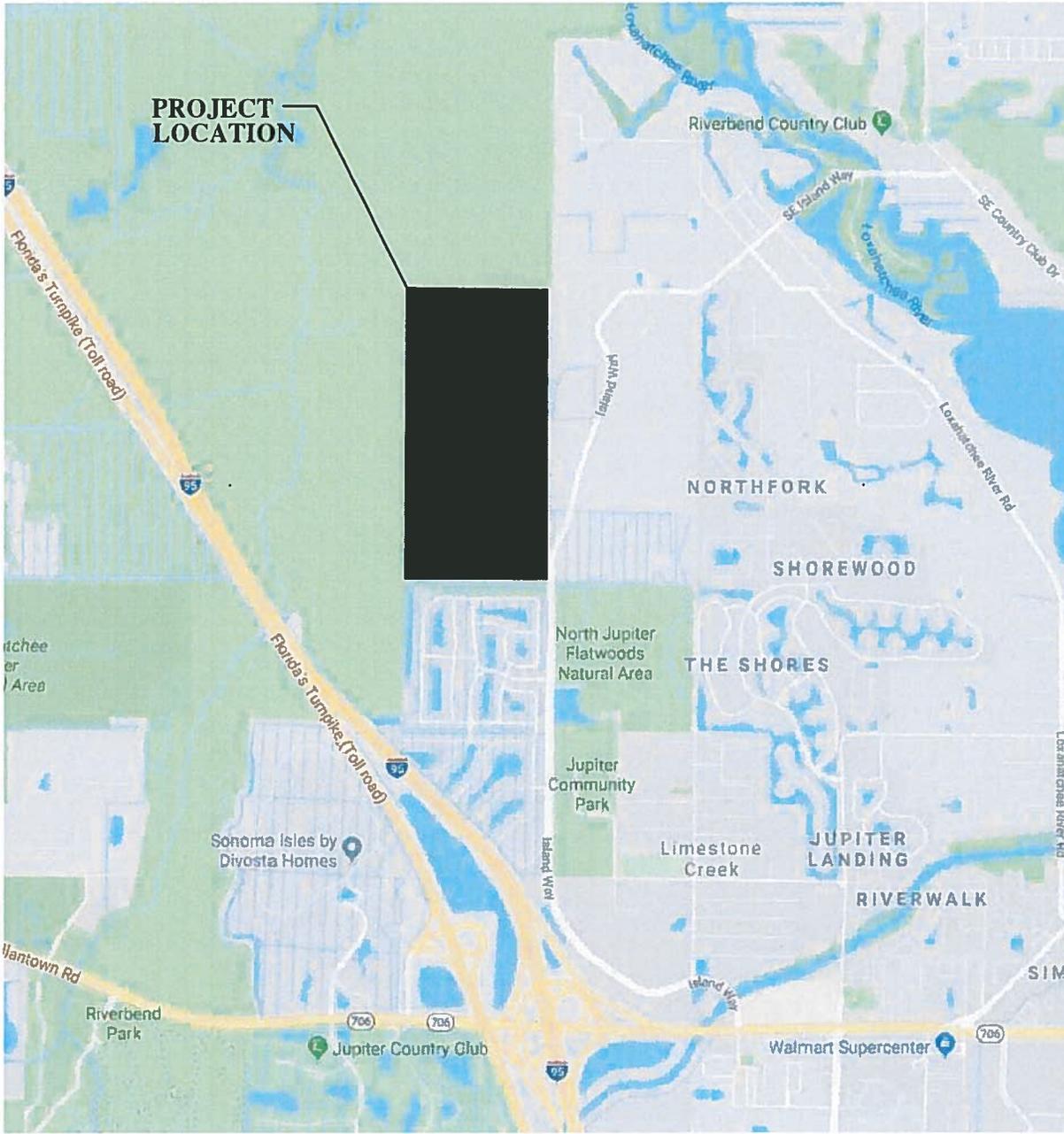
Exhibit 2 – Traffic Projections

Exhibit 3 – Peak Hour Directional Volume Calculations

Exhibit 4 - Peak Hour Directional Volume Distribution Map

Exhibit 5 – Year 2023 Peak Hour Directional Volume Analysis





Designed:	M.C.C.	6-12-18
Drawn:	A.T.	6-12-18
Checked:	M.C.C.	6-12-18
Approved:	M.C.C.	6-12-18
Date:	6-12-18	
Project:	L0501	
File:	L0501 MAPS.dwg	
By:		
Date:		
Revision:		

CALL 48 HOURS BEFORE YOU DIG  
IT'S THE LAW 1-800-432-4770  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

**The MilCor Group, Inc.**  
8526 S. Kanner Hwy #238 Stuart, Florida 34987  
Ph: (772)223-8850 Fax: (772) 223-8851  
Web: www.themilcorgroup.com  
Certificate of Authorization: 28248



**LOCATION MAP**  
**BRIDGEWATER DEVELOPMENT**  
MARTIN COUNTY, FLORIDA

**EXHIBIT**  
**1**



Exhibit 3

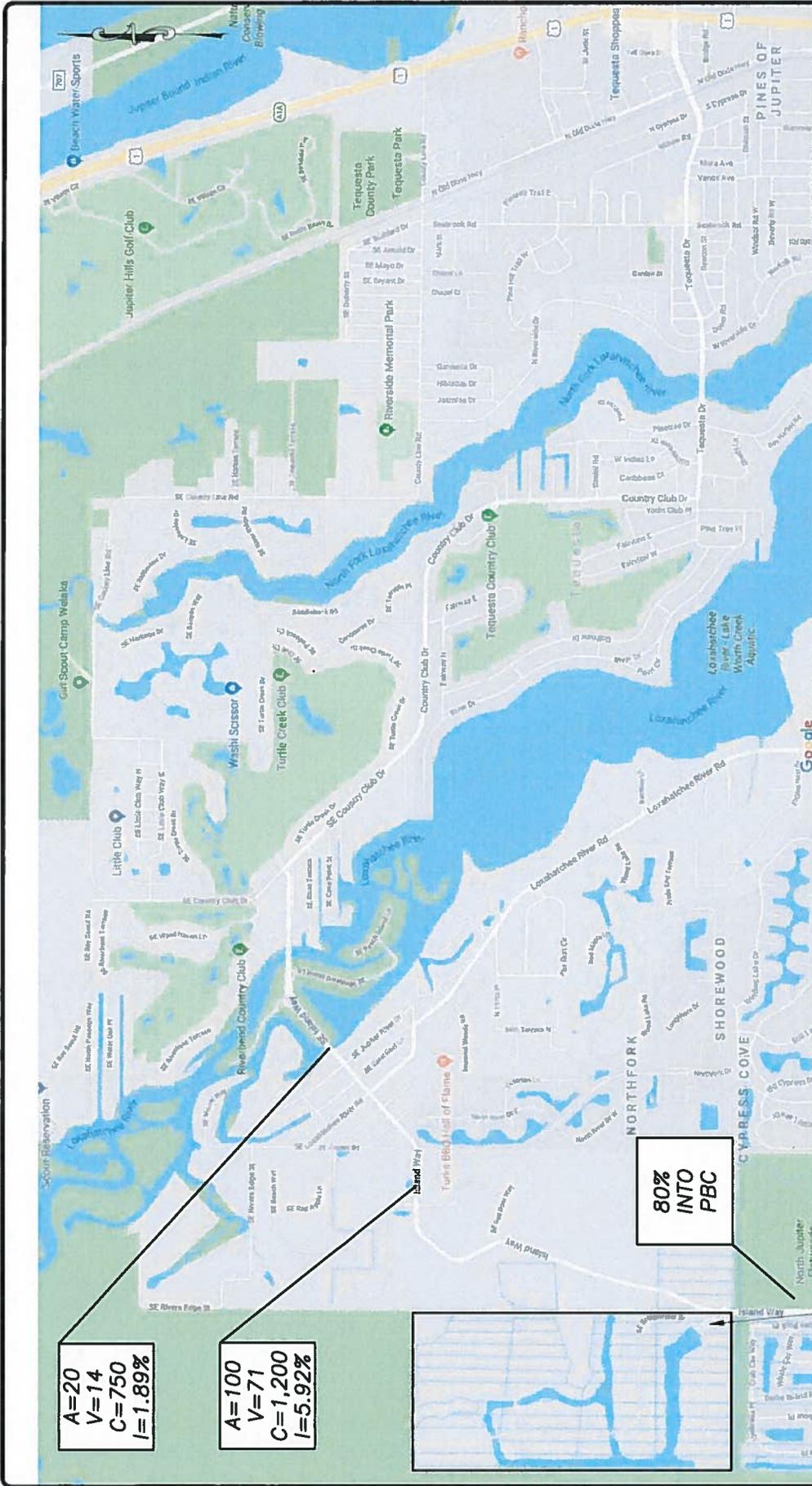
Bridgewater Development

Peak Hour Directional Volume Distribution

71.0 Vehicle Trips

Project Total Peak Hour Directional Volume =

PM Peak Hour Directional Analysis						
Road	Link	Lanes	Project % Assign	Volume	Service Capacity	Project Impact
1	Palm Beach County to Jupiter Road	2L	100%	71	1200	5.92%
2	Jupiter Road to Country Club Drive	2L	20%	14	750	1.89%
3	South of Palm Beach County line	2L	80%	Not a Martin County Roadway		



**A=PROJECT % ASSIGNED**  
**V=PROJECT VOLUME**  
**C=SERVICE CAPACITY**  
**I=PROJECT IMPACT**

Designed:	M.C.C.	6-12-18
Drawn:	A.T.	6-12-18
Checked:	M.C.C.	6-12-18
Approved:	M.C.C.	6-12-18
Date:	6-12-18	
Project:	0501	
File:	0501 MAPS.dwg	
By:		
Date:		
Revision:		

CALL 48 HOURS BEFORE YOU DIG  
 IT'S THE LAW  
 1-888-432-4778  
 BRIDGEWATER DIVISION OF FLORIDA, INC.

**The MilCor Group, Inc.**  
 6528 S. Kanner Hwy #296 Stuart, Florida 34987  
 Ph: (772) 223-8650 Fax: (772) 223-8851  
 Web: www.themilcorgroup.com  
 Certificate of Authorization: 202-46



**TRAFFIC ASSIGNMENT MAP**

**BRIDGEWATER DEVELOPMENT**  
 MARTIN COUNTY, FLORIDA

**EXHIBIT**

**4**

**Exhibit 5**  
**Peak Hour Directional Volume Distribution**  
**Year 2023 Peak Hour Directional Volume Analysis**  
**6 years**

Analysis based on Martin County 2017 Data; therefore, buildout is in

Road	Link	Lanes	PM Peak Hour Directional Analysis					Service Capacity	Project Impact	
			2017 Volume	Growth (2023) Volume	% / Year	Project % Assign	Volume			Total 2023
Island Way	1 Palm Beach County to Jupiter Road	2L	248	40	2.5	100%	71	359	1200	5.92%



# School Impact Worksheet

The purpose of this school impact worksheet is to assist in planning for future public school facility needs and concurrency requirements. It is to be completed for any proposed residential project, and residential rezoning, amendments to FLUM with residential components, and DRIs.

**Date:** July 16, 2018  
**Parcel ID#:** See attached list  
**Project Name:** Bridgewater Preserve PUD  
**Former Project Name:** Bridgewater Preserve  
**Owner/Developer:** Bridgewater Ventures, LLC  
**Contact Name/Number:** Morris Crady (agent) 220-2100  
**Total Project Acreage:** 215.38  
**Year 1 of the Build-Out:** 2023

1. Please indicate the most likely build-out scenario. Show build-out by year and number of units/year.

Unit Type	Number of Units	First 5-year Period					Second 5- year Period				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Single-family detached	107	10	17	10	10	10	10	10	10	10	10
Multi-family											
Apartment											
Townhouse											
Other											

Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

2. Project number and type of residential dwelling units at build-out, as follows:

Unit Type	Number of Units	Typical Unit Floor Area (sq. ft.)	Estimated Price (\$) Per Unit	Number Restricted to 55+ Age Group
Single-family detached	107	2,500	300,000	N/A
Multi-family				
Apartment				
Townhouse				
Other				

3. Please include a location map showing elementary, middle and high schools within a two-mile radius of the proposed project. If no schools are within a two-mile radius of the project, please indicate the nearest schools to the project.



Martin County, Florida  
Laurel Kelly, C.F.A

Site Provided by...  
governmentmax.com 1,12

Search By Owner...

page 1 of 1

Searches

- Parcel ID
- Owner
- Address
- Account #
- Use Code
- Legal Description
- Neighborhood
- Sales
- Navigator
- Maps →

Functions

- Property Search
- Contact Us
- On-Line Help
- County Home
- Site Home
- County Login

<a href="#">Parcel ID</a>	<a href="#">Address</a>	<a href="#">Owner(Current)</a>
28-40-42-001-000-00001-0	7841 SE OLD CYPRESS, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00002-0	UNASSIGNED, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00003-0	UNASSIGNED, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00004-0	UNASSIGNED, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00010-0	7655 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00020-0	7561 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00030-0	7467 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00040-0	7373 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00050-0	7279 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00060-0	7280 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00070-0	7374 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00080-0	7468 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00090-0	7562 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00100-0	7794 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00110-0	7700 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00120-0	7606 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00130-0	7512 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00140-0	7418 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00150-0	7324 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00160-0	7230 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00170-0	7136 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00180-0	7042 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00190-0	6948 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00200-0	6854 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00210-0	19556 SE STOCKBRIDGE DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00220-0	19462 SE STOCKBRIDGE DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00230-0	19461 SE STOCKBRIDGE DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00240-0	19555 SE STOCKBRIDGE DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00250-0	19505 SE TURNBRIDGE DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00260-0	19599 SE TURNBRIDGE DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00270-0	19693 SE TURNBRIDGE DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00280-0	19787 SE TURNBRIDGE DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00290-0	6853 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00300-0	6947 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00310-0	7041 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00320-0	7135 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00330-0	7417 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00340-0	7511 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00350-0	7605 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
28-40-42-001-000-00360-0	7699 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC

Search performed on 9/8/2015 1:32:55 PM EDT  
with Search Options = STARTSWITH  
and Owner Name = BRIDGEWATER VENTURES  
and SortBy = PARCELID ASC

First 1 Last

Legal Disclaimer / Privacy Statement







## lucido&associates

July 16, 2018

Via Email: [jv3965@att.com](mailto:jv3965@att.com)

James Virga  
AT&T  
329 NW Dixie Highway  
Stuart, FL 34994

Re: Bridgewater Preserve PUD (Our ref. #16-615)

Dear James:

With a master site plan application, Martin County requires documentation in the form of letters that have been provided to each utility company (telephone, cable, electric and waste management) pertaining to the availability of services and review of utility easements. Enclosed please find the proposed master site plan for your review and comment.

For your information, the project is located west of SE Island Way and extends south to the Palm Beach/Martin County line. A 36-lot subdivision was previously approved and platted, however no lots have been conveyed or constructed. The owner is requesting a rezoning to PUD (Planned Unit Development) and proposing to increase the total amount of lots from 36 to 107.

Thank you for your cooperation in this matter. Please do not hesitate to contact me if you have any questions.

Sincerely,

Morris A. Crady, AICP  
Senior Vice President

Enc.



## lucido&associates

July 16, 2018

Comcast Cable  
1495 NW Britt Road  
Stuart, FL 34994

Re: Bridgewater Preserve PUD (Our ref. #16-615)

To Whom It May Concern:

With a master site plan application, Martin County requires documentation in the form of letters that have been provided to each utility company (telephone, cable, electric and waste management) pertaining to the availability of services and review of utility easements. Enclosed please find the proposed master site plan for your review and comment.

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Thank you for your cooperation in this matter. Please do not hesitate to contact me if you have any questions.

Sincerely,

Morris A. Crady, AICP  
Senior Vice President

Enc.



## lucido&associates

July 16, 2018

Florida Power & Light Company  
4406 SW Cargo Way  
Palm City, FL 34990

Re: Bridgewater Preserve PUD (Our ref. #16-615)

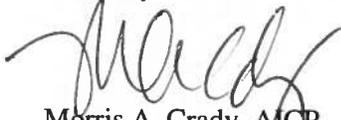
To Whom It May Concern:

With a master site plan application, Martin County requires documentation in the form of letters that have been provided to each utility company (telephone, cable, electric and waste management) pertaining to the availability of services and review of utility easements. Enclosed please find the proposed master site plan for your review and comment.

For your information, the project is located west of SE Island Way and extends south to the Palm Beach/Martin County line. A 36-lot subdivision was previously approved and platted, however no lots have been conveyed or constructed. The owner is requesting a rezoning to PUD (Planned Unit Development) and proposing to increase the total amount of lots from 36 to 107.

Thank you for your cooperation in this matter. Please do not hesitate to contact me if you have any questions.

Sincerely,



Morris A. Crady, AICP  
Senior Vice President

Enc.



## lucido&associates

July 16, 2018

Via Email: [asherlo2@wm.com](mailto:asherlo2@wm.com)

Jeff Sabin  
Waste Management  
7700 SE Bridge Road  
Hobe Sound, FL 33455

Re: Bridgewater Preserve PUD (Our ref. #16-615)

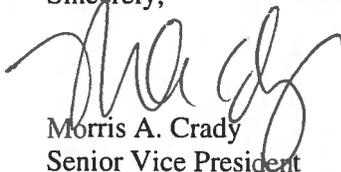
Dear Jeff:

With a master site plan application, Martin County requires documentation in the form of letters that have been provided to each utility company (telephone, cable, electric and waste management) pertaining to the availability of services and review of utility easements. Enclosed please find the proposed master site plan for your review and comment.

For your information, the project is located west of SE Island Way and extends south to the Palm Beach/Martin County line. A 36-lot subdivision was previously approved and platted, however no lots have been conveyed or constructed. The owner is requesting a rezoning to PUD (Planned Unit Development) and proposing to increase the total amount of lots from 36 to 107.

Thank you for your cooperation in this matter. Please do not hesitate to contact me if you have any questions.

Sincerely,



Morris A. Crady  
Senior Vice President

Enc.

June 21, 2018

# Bridgewater Preserve

*Engineering a  
Value-Driven  
Sustainable  
Environment*

## PROPOSED WATER SOURCES

**Drinking water service** shall be provided by the Town of Jupiter.

**Sanitary sewer service** shall be provided by Loxahatchee River District.

**Irrigation** shall be provided via on-site wells.

The option to provide irrigation re-use water from Loxahatchee River District is under investigation but has not been confirmed.

**Office Location &  
Mailing Address:**

10975 SE  
Federal Hwy  
Hobe Sound  
Florida  
33455

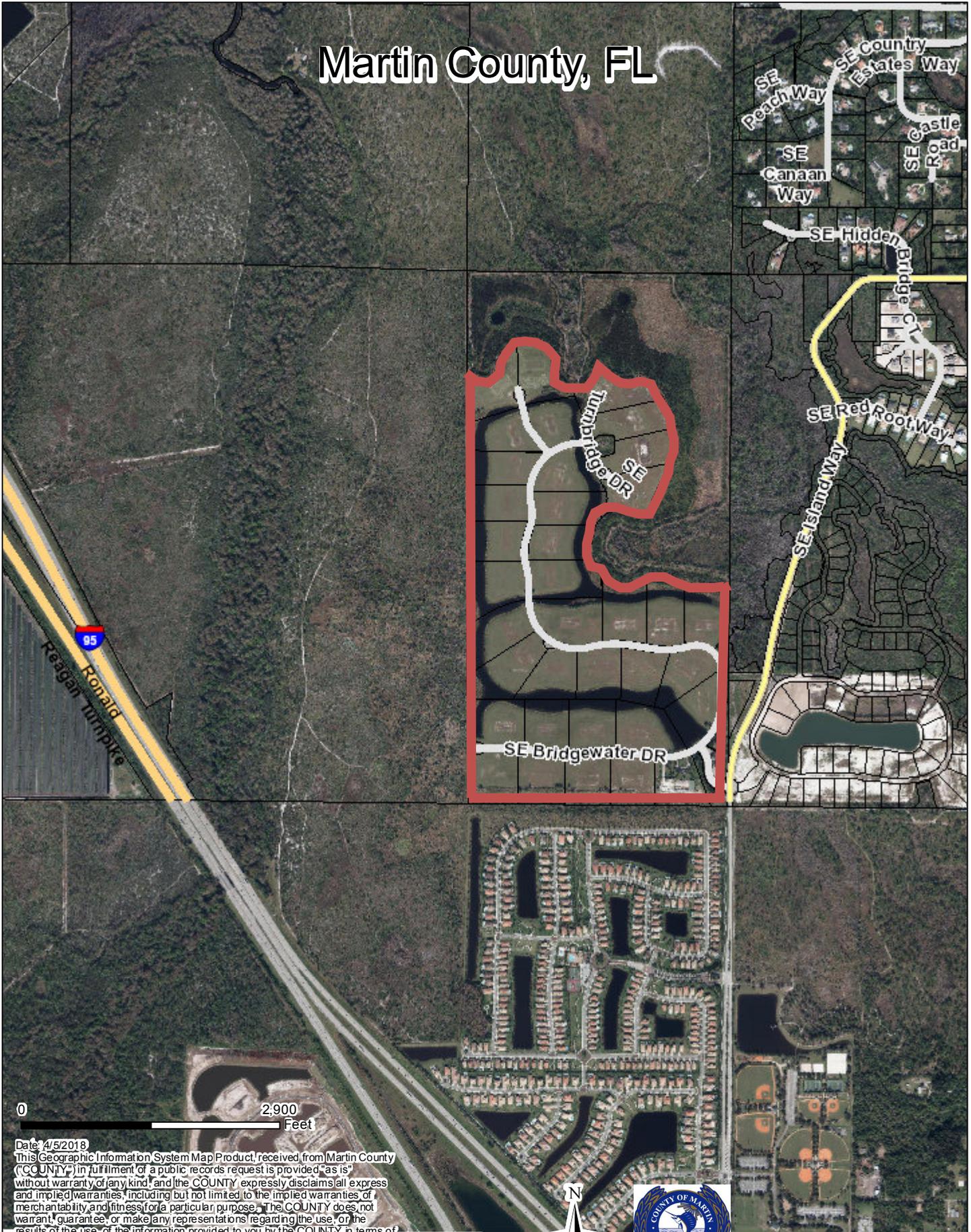
Phone  
772-223-8850  
Fax  
772-223-8851

Email  
marketing@  
themilcorgroup.  
com

Web  
www.  
themilcorgroup.  
com



# Martin County, FL



0 2,900 Feet

Date: 4/5/2018  
This Geographic Information System Map Product, received from Martin County (COUNTY) in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.



Author: Martin County GIS  
Copyright: Copyright 2015

This Instrument Prepared By:

Robert S. Raynes, Jr., Esquire  
Gunster, Yoakley & Stewart, P.A.  
800 SE Monterey Commons Blvd., Suite 200  
Stuart, Florida 34996  
(772) 288-1980

[blank space above line reserved for recording data]

## **BRIDGEWATER PRESERVE**

### **RESIDENTIAL PLANNED UNIT DEVELOPMENT ZONING AGREEMENT**

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between, BRIDGEWATER VENTURES, LLC, a Florida limited liability company hereinafter referred to as OWNER, and MARTIN COUNTY, a political subdivision of the State of Florida, hereinafter referred to as COUNTY.

#### WITNESSETH:

WHEREAS, OWNER is the fee simple title holder of the property situated in Martin County, Florida, and more particularly described in **Exhibit A**, attached hereto and made a part hereof; and

WHEREAS, it is the desire of OWNER to develop (in accordance with development plans, as the same may be revised from time to time) a Residential Planned Unit Development (hereinafter sometimes referred to as PUD) to be known as Bridgewater Preserve consisting of common areas, sewage, irrigation and water treatment lines and appurtenances thereto, recreational facilities, private streets and parking facilities, street lighting and a private residential subdivision not to exceed an aggregate sum of 107 residential housing units together with accessory buildings and other related improvements and facilities; and

WHEREAS, Bridgewater Preserve Homeowners Association, Inc., a Florida not-for-profit corporation, will be formed to provide for the maintenance of the roads, streets, rights-of-way, and common areas within Bridgewater Preserve (hereinafter the ASSOCIATION); and

WHEREAS, this type of consolidated development is permitted in Martin County subject to a PUD Agreement; and

WHEREAS, it is the desire of the COUNTY to encourage this form of development, to prevent and discourage urban sprawl, promote compatible, consistent and effective usage of land, to protect, preserve, and manage natural resources, and to implement the COUNTY's growth management plans.

NOW, THEREFORE, the parties do hereby agree as follows:

1. UNIFIED CONTROL

The OWNER hereby warrants that it has, as a result of fee simple ownership, unified ownership of all real property included in this PUD. Documents certifying title, or the right to acquire title, as applicable, are attached hereto and incorporated herein as **Exhibit B**. A Covenant of Unified Control by the OWNER is attached hereto and incorporated herein as **Exhibit C**.

2. DEVELOPMENT

The OWNER agrees that this PUD will be undertaken and carried out in accordance with the following:

- 2.1 The master site plan approved by the COUNTY, a copy of which is attached hereto as **Exhibit D** and by reference made a part hereof Approval of the master site plan shall authorize the OWNER to submit the final site plans in accordance with the terms and conditions of the approved master site plan. Approval of the

master site plan by the COUNTY shall not constitute approval to build or construct any improvements, and is not the final approval necessary for construction of the development.

- 2.2 The final site plans to be approved by the COUNTY in accordance with such laws, ordinances and regulations as may be in effect at the time of such approval.
- 2.3 The Timetable for Development as shown in **Exhibit E**, attached hereto and by reference made a part hereof.
- 2.4 The conditions and requirements agreed to by the COUNTY and the OWNER as set forth in **Exhibit F**, attached hereto and by reference made a part hereof.
- 2.5 Permits and authorizations granted in accordance with such laws, ordinances and regulations as may be in effect at the time of such approval.

### 3. VESTED RIGHTS

The OWNER shall have the right to develop the PUD in accordance with applicable laws, ordinances and regulations, the provisions and requirements of this Agreement, the approved master site plan, final site plans, and the subdivision plat(s).

### 4. COMMON AREAS, COVENANTS, CONDITIONS AND RESTRICTIONS

- 4.1 The OWNER shall create a Declaration of Covenants, Conditions and Restrictions for Bridgewater Preserve (hereinafter the Covenants and Restrictions), which shall be submitted as part of the application for the first final site plan approval. A copy of the Covenants and Restrictions shall be included as an exhibit to the development order for the first final site plan.
- 4.2 It shall be deemed a breach of this Agreement for any land to be conveyed by the OWNER by an instrument which does not contain the Covenants and Restrictions

or incorporate them by reference thereto. The ASSOCIATION shall not be dissolved nor shall it dispose of any common areas, by sale or otherwise, except to an organization conceived and organized to own and maintain the common areas, without first receiving approval of the COUNTY. The COUNTY, as a condition precedent to the dissolution or disposal of common areas, may require dedication of common open areas, utilities or road rights-of-way to the public as are deemed necessary.

- 4.3 In the event that the COUNTY determines that the ASSOCIATION (or any successor organization) has failed at any time to maintain the common areas of the PUD in reasonable order and condition in accordance with the approved master and final site plans and applicable laws, ordinances, and regulations, then the COUNTY shall serve written notice by certified mail, return receipt requested, upon such organization and upon each owner of real property within the PUD, which notice shall set forth the manner in which the organization has failed to maintain the common areas in reasonable order and condition, and shall demand that such failure be remedied within thirty (30) days of the sending of such notice or, in the alternative, that such organization appear before the COUNTY at a specified time [at least ten (10) days but not more than thirty (30) days after the sending of such notice] either to contest the alleged failure to maintain the common areas or to show cause why it cannot remedy such failure within the thirty (30) day period. If such failure has not been remedied within the thirty (30) day period or such longer period as the COUNTY may allow, then the COUNTY, in order to preserve the taxable values of the real property within the Planned Unit

Development and to prevent the common areas from becoming a public nuisance, shall hold a public hearing to consider the advisability of the COUNTY entering upon such common areas and maintaining them for a period of one (1) year. Notice of such hearing shall be sent by certified mail, return receipt requested, to the organization involved and to each owner of real property within the PUD and shall be published in a newspaper of general circulation published in Martin County, Florida, Such notice shall be sent and published at least fifteen (15) days in advance of the hearing. At such hearing, the COUNTY may determine that it is advisable for the COUNTY to enter upon such common areas, take non-exclusive possession of them and maintain them, according to COUNTY standards, for one (1) year. Such entry, possession and maintenance when followed in accordance with the above procedures shall not be deemed a trespass. In no event shall any such entry, possession and maintenance be construed to give the public or the, COUNTY any right to use the common areas.

- 4.4 The COUNTY may, upon public hearing with notice given and published in the same manner as above, return possession and maintenance of such common areas to the organization, or successor organization, abandon such possession and maintenance, or continue such possession and maintenance for an additional one (1) year period. The cost of such maintenance by the COUNTY shall be assessed ratably against the real properties within the PUD, the owners of which have the right to the use and enjoyment of the common areas and shall become a charge or lien on said properties if not paid within thirty (30) days after the receipt of a statement therefor.

5. DESTRUCTION

In the event that all or a portion of the PUD should be destroyed by a storm, fire, or other common disaster, the OWNER, its grantees, successors or assigns and/or the ASSOCIATION, shall have the right to rebuild and/or repair so long as there is strict compliance with the approved master site plan, final site plans, and subdivision plats.

6. CHANGE OR AMENDMENT

There shall at all times be a strict adherence to the provisions of the Agreement and the approved master and final site plans. Any change or amendment to the Agreement and/or the approved master site plan, final site plans, and subdivision plats shall only be made in accordance with Section 10.14, Changes and Amendments to Approved Development Orders of Article 10, Development Review Procedures of the Martin County Land Development Regulations.

7. BREACH OF AGREEMENT

7.1 Development of Bridgewater Preserve shall at all times be in compliance with the PUD Agreement and the approved master site plan, final site plans, and subdivision plats (hereinafter sometimes referred to as development orders). Failure to comply with a development order may result in the suspension of that development order, the cessation of COUNTY processing of all applications for development on the subject property and any associated phases, or termination of the development order pursuant to Section 10.8, Suspension of Development Orders for Failure to Comply, of Article 10, Development Review Procedures, of the Martin County Land Development Regulations.

- 7.2 Any person, including the Board of County Commissioners (hereinafter sometimes referred to as Board) or any member of the Board of County Commissioners, may file a complaint with the county administrator alleging that a development order has been violated, that unauthorized development has occurred, or that misrepresentation, fraud, deceit, deliberate error or omission, or a material omission that should have been disclosed regarding information required in a development application has occurred. In the event that such a complaint is filed, it shall be addressed as set forth in Section 10.8, Suspension of Development Orders for Failure to Comply with Article 10, Development Review Procedures of the Martin County Land Development Regulations.
- 7.3 In addition, pursuant to the provisions of Section 10.5.C., Termination of PUD Development Approval of Article 10, Development Review Procedures of the Martin County Land Development Regulations, at such time as the Board of County Commissioners becomes aware of a possible breach of the PUD Agreement, the Board may schedule a public hearing on reconsideration of the development approval and its possible termination. In the event that the Board determines that a breach of the PUD Agreement has occurred and voids the development order, the Board may initiate an amendment to the Comprehensive Growth Management Plan to cause the property to revert to its immediately pre-existing future land use designation or the most appropriate designation and rezone the property to a consistent zoning district. Following the termination of the PUD Agreement, all further COUNTY permitting associated with the voided approval shall cease.

7.4 The above provisions shall not be interpreted to provide an exclusive remedy, and COUNTY may pursue any appropriate remedy at law or equity in the event OWNER or his successors in interest fail to abide by the provisions of this Agreement.

8. JURISDICTION

This Agreement shall be governed by the laws of the State of Florida, and any and all legal action instituted because of this Agreement shall be instituted in Martin County, Florida.

9. SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon the parties hereto, their successors in interest, heirs, assigns and personal representatives.

10. NOTICE

Any notice, request, demand, consent, approval, or other communication required or permitted by this Agreement shall be given or made in writing and shall be served as elected by the party giving the notice by any of the following methods: (i) hand delivery to the other party; (ii) delivery by commercial overnight courier service; (iii) mailed by registered or certified mail (postage prepaid), return receipt requested; or (iv) mailed by regular U.S. mail. For purposes of notice, the addressees are as follows:

**OWNER:** Bridgewater Ventures, LLC  
3801 PGA Boulevard  
Suite 903  
Palm Beach Gardens, FL 33410

with required copy to:

Robert S. Raynes, Jr., Esq.  
Gunster  
800 SE Monterey Commons Blvd.  
Suite 200  
Stuart, FL 34996

**COUNTY:** County Administrator  
Martin County  
2401 S.E. Monterey Road  
Stuart, Florida 34996

with required copy to:

County Attorney  
Martin County  
2401 S.E. Monterey Road  
Stuart, Florida 34996

Notice given in accordance with the provisions of this Section shall be deemed to be delivered and effective on the date of hand delivery; or on the second day after the date of the deposit with an overnight courier; or on the date upon which the return receipt is signed, or delivery is refused, or the notice is designated by the postal authorities as not delivered if mailed; or on the second business day after the date of mailing by regular U.S. mail. Either party may change its address for the purpose of this Section by written notice to the other party given in accordance with the provisions of this Section.

11. ENTIRE AGREEMENT

This Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understanding applicable to the matters contained herein, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written.

12. SEVERABILITY

If any term or provision of this Agreement, or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this

Agreement, then the application of such term or provision to persons or circumstances other than those as to which its held invalid or unenforceable shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

13. STATUTORY REFERENCES

Any references to laws, ordinances, codes or other regulations shall include any future amendments to such laws, ordinances, codes or regulations.

IN WITNESS WHEREOF, the parties hereto have executed these presents on the dates indicated below. The date of this Agreement shall be the date on which this Agreement was approved by the Board of County Commissioners.

WITNESSES:

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

**OWNER**

BRIDGEWATER VENTURES, LLC, a Florida limited liability company, LLC

By: \_\_\_\_\_  
\_\_\_\_\_

3801 PGA Boulevard, Suite 903  
Palm Beach Gardens, FL 33410

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_, \_\_\_\_\_ of Bridgewater Ventures, LLC, a Florida limited liability company, on behalf of the company, to me known to be the person described herein and who executed the foregoing instrument and acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(NOTARIAL STAMP)

\_\_\_\_\_  
Notary Public  
My commission expires:

ATTEST:

\_\_\_\_\_  
Carolyn Timmann  
Clerk of the Circuit Court and Comptroller

(COMMISSION SEAL)

**COUNTY**  
BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

By:\_\_\_\_\_  
Edward V. Ciampi, Chairman

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

\_\_\_\_\_  
Krista A. Storey  
Senior Assistant County Attorney

**EXHIBIT A**

**[LEGAL DESCRIPTION]**

**EXHIBIT B**  
**OWNERSHIP CERTIFICATE**

I, Robert S. Raynes, Jr., a member of the Florida Bar, hereby certify that the record title to the property described in Exhibit A to that Residential Planned Unit Development Zoning Agreement dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between Bridgewater Ventures, LLC, a Florida limited liability company and Martin County, is in the ownership of Bridgewater Ventures, LLC, a Florida limited liability company.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Robert S. Raynes, Esquire  
Gunster, Yoakley & Stewart, P.A.  
800 SE Monterey Commons Boulevard,  
Suite 200  
Stuart, Florida 34996  
Florida Bar No.: 124672

## EXHIBIT C

### UNIFIED CONTROL

The undersigned, being the OWNER of the property described in Exhibit A, to the Residential Planned Unit Development Zoning Agreement (PUD(r) Agreement), dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between BRIDGEWATER VENTURES, LLC, a Florida limited liability company and MARTIN COUNTY, does hereby covenant and agree that: (i) the property described in Exhibit A shall be held under single ownership, and shall not be transferred, conveyed, sold or divided in any unit other than in its entirety; provided, however that individual subdivision lots or fully constructed condominium units, if any, may be conveyed to individual purchasers in accordance with and subject to the terms and conditions of the PUD(r) Agreement.

In addition, the following conveyances shall be permitted:

1. If the PUD(r) is designed and planned to be developed in phases or portions of phases, and each phase or portion of a phase complies with the requirements contained within the PUD(r) Agreement, then each phase or portion of phase may be conveyed separately upon final site plan and plat approval of that phase or portion of a phase.
2. Common elements, common open areas and developed recreation areas, if any, may be conveyed to a property owners' association or other legal entity so long as such conveyance shall be subject to the express restriction that the subject property will never be used for any purpose other than as common elements, common open areas or developed recreation areas as applicable.
3. Other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Board of County Commissioners of Martin County, Florida may deem appropriate.

Nothing herein contained shall limit, in any manner, the undersigned, or their successors or assigns, to mortgage or encumber the property or any part thereof.

The undersigned further agrees that the conditions, restrictions and limitations contained herein shall be deemed a covenant running with the land and shall remain in full force and effect and be binding on the undersigned, its successors and assigns, until such time as the same may be released in writing by the Board of County Commissioners of Martin County, Florida.

The undersigned further agrees that this instrument may be recorded in the public records of Martin County, Florida.

IN WITNESS WHEREOF, the parties hereto have executed these presents on the dates indicated below.

WITNESSES:

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

**OWNER**

BRIDGEWATER VENTURES, LLC, a  
Florida limited liability company, LLC

By: \_\_\_\_\_  
\_\_\_\_\_

3801 PGA Boulevard, Suite 903  
Palm Beach Gardens, FL 33410

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_, \_\_\_\_\_ of Bridgewater Ventures, LLC, a Florida limited liability company, on behalf of the company, to me known to be the person described herein and who executed the foregoing instrument and acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(NOTARIAL STAMP)

\_\_\_\_\_  
Notary Public  
My commission expires:

## **EXHIBIT D**

### **MASTER SITE PLAN**

Master site plan as approved by Martin County Board of County Commissioners to be attached as Exhibit D.

## **EXHIBIT E**

### **TIMETABLE FOR DEVELOPMENT**

- A. This development shall be constructed in accordance with this timetable of development. This development shall be constructed in one phase in accordance with the attached Master Site Plan, attached as Exhibit D.
  
- B. Final site plan approval and Plat (Re-Plat) approval must be obtained by no later than December 31, 2022.
  
- C. Completion of all infrastructure improvements must be completed by no later than December 31, 2023.

## **EXHIBIT F**

### **SPECIAL CONDITIONS**

#### **1. ADDITIONAL REQUIREMENTS**

The Bridgewater Preserve PUD shall comply with all requirements of the Martin County Comprehensive Growth Management Plan. Unless specifically provided for within this PUD Agreement or set forth on the master site plan, the Bridgewater Preserve PUD shall comply with all requirements of the General Ordinances and Land Development Regulations of the Martin County Code.

#### **2. DRAINAGE/STORMWATER MANAGEMENT**

- A. It shall be the OWNER'S sole responsibility to obtain the necessary drainage/stormwater management permits from the South Florida Water Management District (SFWMD). In no event shall COUNTY bear the responsibility for aiding the OWNER in obtaining permits from the SFWMD or funding the improvements necessary to develop the Bridgewater Preserve PUD.
- B. In order to ensure that the PUD's drainage/stormwater management system functions as designed and permitted in perpetuity, OWNER shall maintain the PUD's drainage/stormwater management system according to the Stormwater Management System Maintenance Plan to be submitted with final site plan application. The Maintenance Plan will provide that the OWNER shall be responsible for performing the specific inspections and maintenance operations on the stormwater management system on-site and off-site as approved by the Board of County Commissioners at final site plan approval in order to ensure it functions as intended and as approved by COUNTY. Neither COUNTY nor the SFWMD shall have any responsibility in maintaining the system.

#### **3. FIRE PROTECTION**

All Structures that are in excess of 5,000 square feet or two stories or greater in height shall be provided with a sprinkler system installed in accordance with NFPA 13D, Standard for the installation of Sprinkler System in One and Two Family Dwellings and Manufactured Homes. Compliance with all other provisions of the National Fire Protection Association is required. Specifically, stabilized roads and hydrant installations shall be completed before issuance of building permits pursuant to NFPA 241. All structures constructed under this development order shall comply with this condition.

#### **4. HAULING OF FILL**

The OWNER agrees not to haul any fill off of the site of the Bridgewater Preserve PUD and to coordinate with the County Engineer the routes and timing of any fill to be hauled to the site of this project. The OWNER shall also comply with all COUNTY excavation and fill regulations.

Lake littoral zones and upland buffers shall be maintained in accordance with a Preserve Area Management Plan approved by COUNTY.

5. IRRIGATION

Irrigation water for the entire PUD will be supplied by wells pursuant to the existing water use allocation from South Florida Water Management District for groundwater withdrawals in accordance with all applicable regulations.

6. MODELS

Model units with interim septic tanks, necessary access road, parking and utilities, including fire water flow, will be allowed on-site for purposes of sales presentation. Model units must be consistent with the approved master site plan and may be approved prior to final site plan approval. The location and number, not to exceed five (5), shall be mutually agreed upon by the OWNER and the Growth Management Department Director. The OWNER agrees that the septic tanks will be removed at the time of completion of the wastewater system and a bond satisfactory to the COUNTY will be provided to ensure said removal. Models may be used for the sale of residential units within the PUD until such time as ninety percent (90%) of the residential units have been issued certificates of occupancy.

7. PRESERVE AREAS

Preserve Areas shall be maintained in accordance with the approved Preserve Area Management Plan recorded in Official Records Book 02126, Page 0798, of the public records of Martin County, Florida.

8. SCHOOL IMPACT

The OWNER shall obtain a letter of "No Objection" from the Martin County School Board prior to final site plan approval for any residential units within the Bridgewater Preserve PUD.

9. SOIL EROSION AND SEDIMENTATION

Site clearing and vegetation removal shall be phased in accordance with the approved final site plan. Construction practices such as seeding, wetting, and mulching which minimize airborne dust and particulate emission generated by construction activity shall be undertaken within thirty (30) days of completion of clearing work. The slopes of constructed lakes from the top of the bank to the control water elevation (landward edge of littoral zone) shall be immediately stabilized and/or sodded to the satisfaction of the Public Works Department upon completion of the lake construction.

10. TEMPORARY CONSTRUCTION OFFICE

The OWNER may establish and maintain on the property a temporary construction office in a location approved by the Growth Management Department Director during the period that the property is being developed and until three (3) months following the issuance of the last

certificate of occupancy for a unit. A bond for the removal of the construction office shall be supplied to the COUNTY.

11. TEMPORARY SALES OFFICE

The OWNER may establish and maintain on the property a temporary sales office in a location approved by the Growth Management Department Director during the period that the property is being developed and until three (3) months following the issuance of the last certificate of occupancy for a unit. A bond for the removal of the sales office shall be supplied to the COUNTY.

12. TIME SHARING OR INTERVAL OWNERSHIP PROHIBITED

The units to be constructed within the Bridgewater Preserve PUD shall not be sold nor shall title be conveyed or transferred on the basis of time sharing or interval ownership.

13. PUBLIC BENEFITS

- A. OWNER shall contribute the sum of Fifty Thousand Dollars (\$50,000.00) to COUNTY for traffic calming improvements for SW Island Way within sixty (60) days of final site plan approval or prior to the commencement of construction, whichever first occurs.
- B. OWNER shall contribute the sum of Fifty Thousand Dollars (\$50,000.00) to COUNTY for use in the construction and/remodeling of the South County fire station within sixty (60) days of final site plan approval or prior to the commencement of construction, whichever first occurs.

14. USES AND DEVELOPMENT STANDARDS

- A. Except as provided for within this PUD Agreement or as set forth on the master site plan, the requirements of Article 3, Land Development Regulations, Martin County Code, and specifically the RE-2A zoning district shall apply to the development of the Bridgewater Preserve PUD, which has a Rural Density Land Use Designation.

15. WATER/WASTEWATER

Potable water service for this project will be provided by way of a service agreement with the Town of Jupiter, Florida and wastewater services for this project shall be provided by way of a service agreement with the Loxahatchee Environmental Control District. OWNER shall provide an executed copy of an agreements for each phase for such service within 60 days of final site plan approval of that phase. For water conservation, OWNER shall individually meter each unit and/or supporting structure.

16. TERMINATION OF BRIDGEWATER PRESERVE FINAL SITE PLAN APPROVAL:

The Final Site Plan for Bridgewater Preserve, which consists of a platted 36-lot single-family subdivision approved on February 2, 2006, by Resolution Number: 06-2.2, recorded in Official

Records Book 2126, Page 798, and amended by an Administrative Amendment, dated May 11, 2007, and recorded in Official Records Book 2263, Page 1979, both of the public records of Martin County, Florida, shall be terminated and deemed null and void upon approval of the Final Site Plan for the Bridgewater Preserve PUD. Development pursuant to the Final Site Plan for Bridgewater Preserve is hereby no longer authorized and shall not be permitted. Notwithstanding the termination of the Bridgewater Preserve development order, OWNER has demonstrated compliance with the requirements of Section 5.32D, Procedures to Obtain a Certificate of Public Facilities Reservation, of the Martin County Land Development Code, for 36 single family lots by way of payment of all mandatory impact fees, which shall be acknowledged and applicable at the time of Final Site Plan approval for the Bridgewater Preserve PUD.

If Final Site Plan approval for the Bridgewater Preserve PUD is not achieved in accordance with the approved PUD Timetable of Development Schedule, as may be amended, then the project shall revert back to the platted 36-lot single-family subdivision subject to the approved development orders.



## **Bridgewater Preserve Proposed PUD Master Plan**

### **PUBLIC BENEFITS**

July 15, 2018

#### **Proposed PUD Rezoning and Master Plan Application**

Consistent with the Rural Density future land use, the owner is proposing to rezone the property from RE-2A to PUD and increase the number of single family lots from 36, five acre lots with a minimum frontage width of 300 feet, to 107 minimum 1-acre lots with a minimum frontage of 100 feet. The project also provides for private recreation facilities at the project entrance. Except for the installation of a centralized water and sewer system within the existing road right-of-way, all project infrastructure including lakes, roads, landscape areas and preserve areas will remain the same.

Potable water service to the project will be provided by way of a service agreement with the Town of Jupiter and wastewater treatment service will be provided by way of a service agreement with the Loxahatchee Environmental Control District.

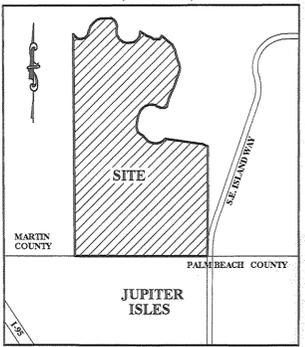
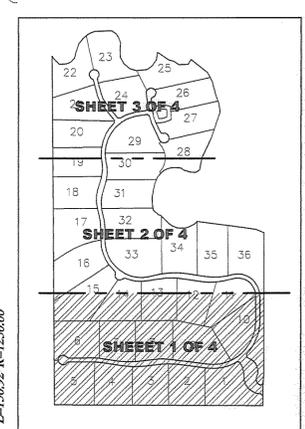
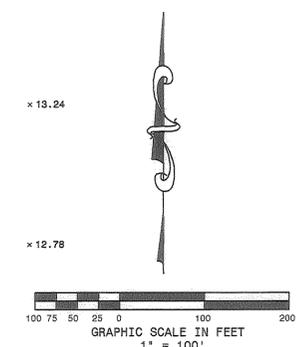
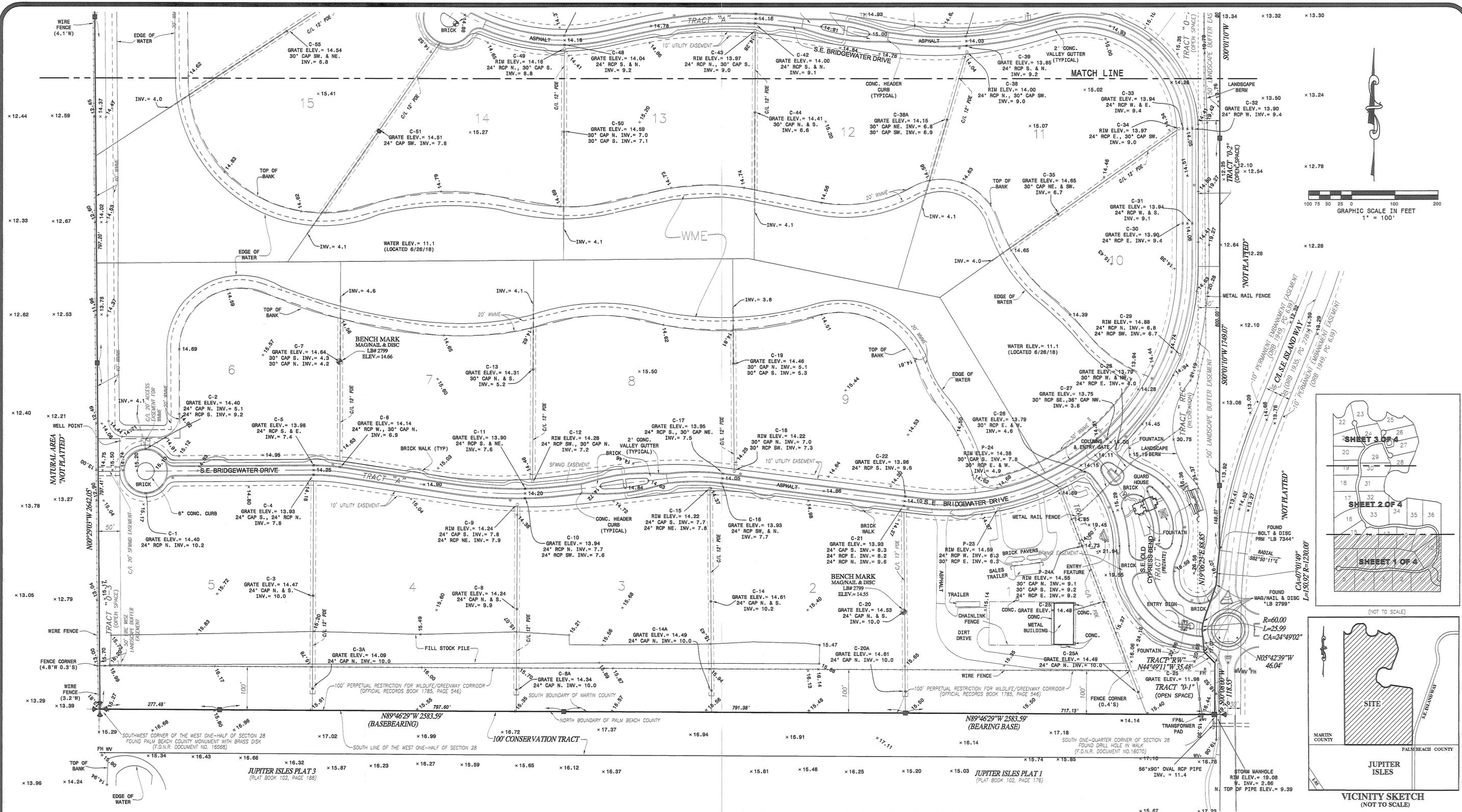
No change to the approved Preserve Area Management Plan is required or proposed.

#### **Public Benefits**

Significant public benefits are provided by the elimination of individual wells and septic tanks and the connection to regional potable water and wastewater treatment services provided by a reputable and well established public utility.

Because the project's infrastructure and land clearing requirements including roads, lot areas, lakes, littoral zones and preserve areas have already been certified complete by the County, the PUD clustering plan will serve to increase the residential capacity and ad valorem taxes in Martin County with no additional negative impact on the environment and little or no additional impact on public services or facilities.

As an additional public benefit, special conditions have been added to the PUD Agreement that require a \$50,000 contribution to the County for traffic calming on SE Island Way and a \$50,000 contribution for improvements to the South County fire station. These payments will be in addition to the project's impact fees and must be paid to the County within 60 days of final site plan approval or prior to the commencement of site construction activities, whichever comes first.



**BOUNDARY & TOPOGRAPHIC SURVEY**  
 PREPARED FOR: BRIDGEWATER VENTURES, LLC

I HEREBY CERTIFY TO EACH OF THE ABOVE THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY CONFORMS TO THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYOR AND MAPPERS AS OUTLINED IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

JULY 2, 2018  
 DATE OF FIELD SURVEY

GREGORY T. TUCKER  
 LEGACY SURVEYING AND MAPPING, INC.  
 FLORIDA LAND SURVEYOR NO. 6147

THIS SURVEY IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL OR DIGITAL SIGNATURE.

**LEGEND**

<ul style="list-style-type: none"> <li>■ FOUND 4X4 CONC. MONUMENT (PRM) "LB 7344"</li> <li>○ FOUND 6/8" IRON ROD/CAP "LB 2799"</li> <li>WPP WOOD POWER POLE</li> <li>CPP CONC. POWER POLE</li> <li>C/L CENTERLINE</li> <li>P.C. POINT OF CURVATURE</li> <li>P.R.C. POINT OF REVERSE CURVATURE</li> <li>COV. COVERED</li> <li>CONC. CONCRETE</li> <li>ELEV. ELEVATION</li> <li>F.F. FINISH FLOOR</li> <li>C.B.S. CONCRETE BLOCK STRUCTURE</li> <li>CHB CHORD BEARING</li> <li>CHD CHORD DISTANCE</li> <li>CA CENTRAL ANGLE</li> <li>POC POINT OF COMMENCEMENT</li> <li>POB POINT OF BEGINNING</li> <li>(R) RADIAL LINE</li> <li>C/L CENTERLINE</li> <li>FW FIRE HYDRANT</li> <li>WV WATER VALVE</li> </ul>	<ul style="list-style-type: none"> <li>PDE PRIVATE DRAINAGE EASEMENT</li> <li>UE UTILITY EASEMENT</li> <li>WME WATER MANAGEMENT EASEMENT</li> <li>WMME WATER MANAGEMENT MAINTENANCE EASEMENT</li> <li>F.D.N.R. FLORIDA DEPARTMENT OF NATURAL RESOURCES</li> <li>P.D.N.CO. PALM BEACH COUNTY</li> <li>R. RADIUS DISTANCE</li> <li>L. ARC LENGTH DISTANCE</li> <li>ORB OFFICIAL RECORDS BOOK</li> <li>P.S.M. PROFESSIONAL SURVEYOR AND MAPPER</li> <li>PG PAGE</li> <li>SPWMD SOUTH FLORIDA WATER MANAGEMENT DISTRICT</li> <li>CATCH BASIN</li> <li>LIGHT POLE</li> <li>PDE PRIVATE DRAINAGE EASEMENT</li> <li>CAP CORRUGATED ALUMINUM PIPE</li> <li>RCP REINFORCED CONCRETE PIPE</li> <li>CMP CORRUGATED METAL PIPE</li> </ul>
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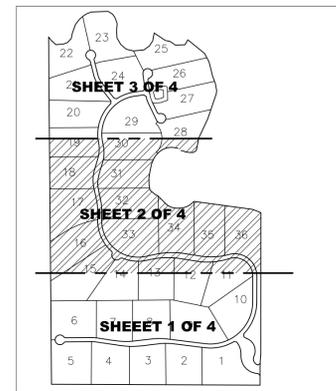
- SURVEYOR'S NOTES**
- BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE WEST HALF OF SECTION 28, BEING N89°46'29"W.
  - UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES, THEREFORE, ADDITIONAL SUBSURFACE UTILITIES OR STRUCTURES MAY EXIST.
  - PROPERTY CONTAINS 215.38 ACRES, MORE OR LESS.
  - SUBSURFACE UTILITY CONDUITS AND HANDHOLES ARE NOT LOCATED ON THIS SURVEY, PER CLIENTS REQUEST.
  - ELEVATIONS SHOWN HEREON ARE BASED UPON N.G.V.D. 1929.
  - VACANT TRANSFORMER PADS ARE NOT SHOWN.
  - ASPHALT ELEVATIONS SHOWN HEREON ARE PRIOR TO FINAL LIFT BEING COMPLETED.
  - INVERT ELEVATIONS, PIPES SIZES AND MATERIAL OF CATCH BASINS, STORM MANHOLES AND OUTFALLS TAKEN FROM AS-BUILT DRAWING PREPARED BY RAFAEL FILIPPELLI, INC., AND SCHAEFER FAGAN AND ASSOCIATES, INC.
  - PARCEL LIES IN FLOOD ZONE: "X" MAP NUMBER 12085005100, MARTIN COUNTY, FLORIDA AND INCORPORATED AREAS, EFFECTIVE DATE: MARCH 16, 2015.
  - SUBDIVISION PARCEL CONTROL NO. 28-40-42-001-000-0000-0
- REVISIONS: SPECIFIC PURPOSE TOPO 6/26/2018 -- BOUNDARY 7/2/2018

**LEGAL DESCRIPTION**

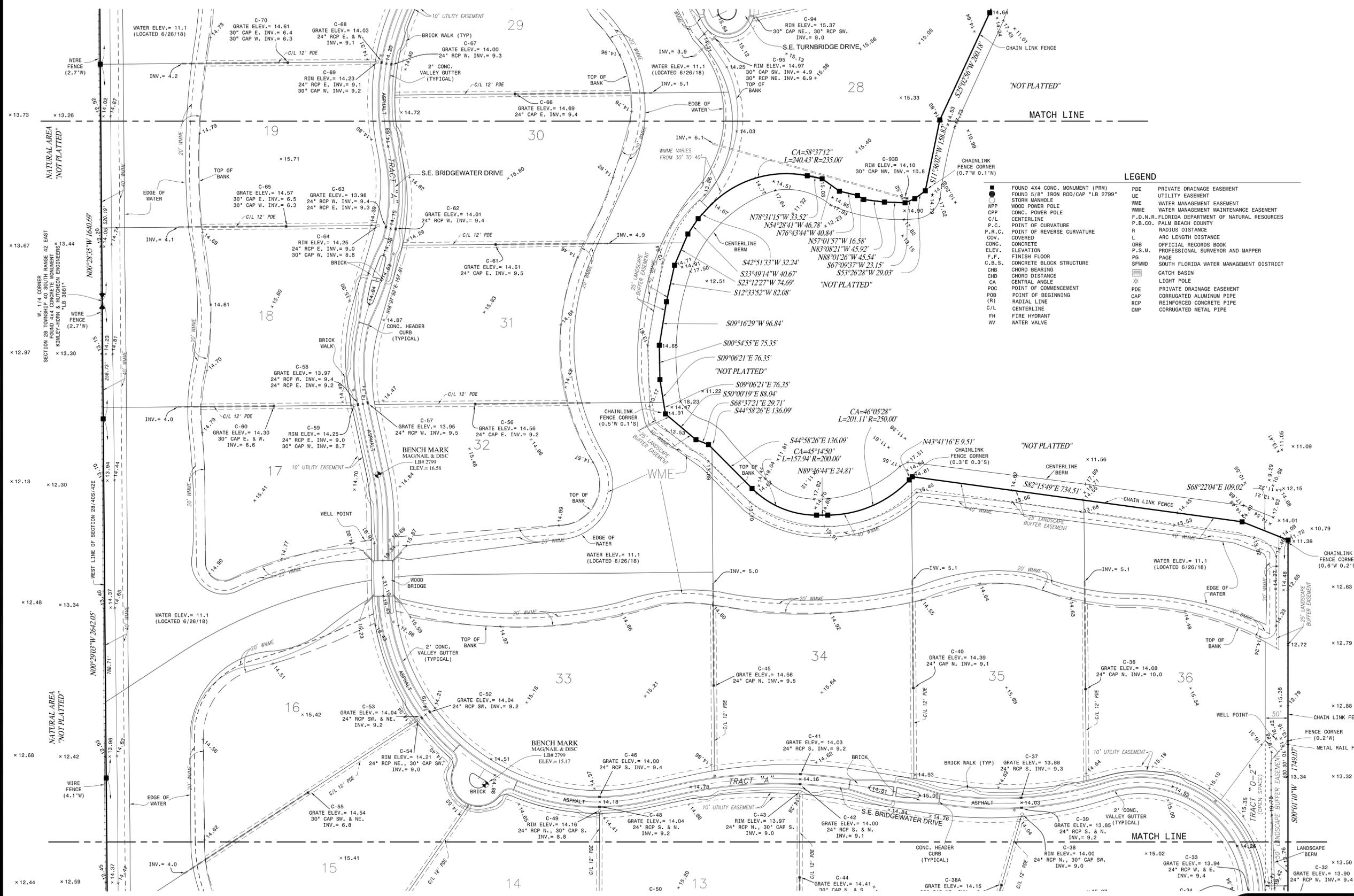
LOTS 1 THROUGH 36, TRACTS "A" (PRIVATE STREET), "W" (WETLAND PRESERVE AREA), "WB" (WETLAND PRESERVE BUFFER AREA), "O-1", "O-2", "O-3", "O-4" (OPEN SPACE) AND "REC" (RECREATION AREA), ACCORDING TO THE PLAT OF BRIDGEWATER PRESERVE, AS RECORDED IN PLAT BOOK 16, PAGE 93, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

**Legacy**  
 Surveying and Mapping, Inc.  
 112 N. U.S. Highway No. 1  
 Tequesta, FL 33469  
 Phone: (561) 746-8424  
 BUSINESS LICENSE: LBF 8130

DATE: 6/26/2018  
 SCALE: 1" = 30'  
 DRAWN BY: B.N. M.N.  
 DAILEY: 07-077  
 PROJECT: BRIDGEWATER PRESERVE  
 DRAWING NO.: 18-081 OVERALL SURVEY TOPO  
 WORK ORDER NO.: 18-081  
 SHEET 1 OF 4

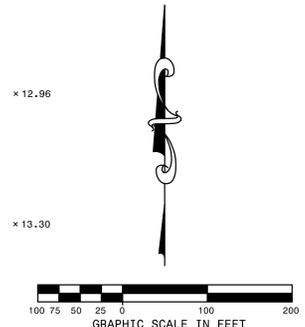


(NOT TO SCALE)



**LEGEND**

■	FOUND 4x4 CONC. MONUMENT (PRM)	PDE	PRIVATE DRAINAGE EASEMENT
●	FOUND 5/8" IRON ROD/CAP *LB 2799*	UE	UTILITY EASEMENT
○	STRAIN MANHOLE	WME	WATER MANAGEMENT EASEMENT
□	WOOD POWER POLE	WME	WATER MANAGEMENT MAINTENANCE EASEMENT
○	CONC. POWER POLE	F.D.N.R.	FLORIDA DEPARTMENT OF NATURAL RESOURCES
C/L	CENTERLINE	P.B.CO.	PALM BEACH COUNTY
P.C.	POINT OF CURVATURE	R	RADIUS DISTANCE
P.R.C.	POINT OF REVERSE CURVATURE	L	ARC LENGTH DISTANCE
COV.	COVERED	ORB	OFFICIAL RECORDS BOOK
CONC.	CONCRETE	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
ELEV.	ELEVATION	PG	PAGE
F.F.	FINISH FLOOR	SFWM	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
C.B.S.	CONCRETE BLOCK STRUCTURE	CHB	CHORD BEARING
CHD	CHORD DISTANCE	CB	CATCH BASIN
CA	CENTRAL ANGLE	LP	LIGHT POLE
POC	POINT OF COMMENCEMENT	PDE	PRIVATE DRAINAGE EASEMENT
POB	POINT OF BEGINNING	CAP	CORRUGATED ALUMINUM PIPE
(R)	RADIAL LINE	RCP	REINFORCED CONCRETE PIPE
C/L	CENTERLINE	CMP	CORRUGATED METAL PIPE
FW	FIRE HYDRANT		
WH	WATER VALVE		



Legacy

Surveying and Mapping, Inc.

112 N. U.S. Highway No. 1

Tampa, FL 33469

Phone: (813) 746-8424

BUSINESS LICENSE: LBF 8130

DATE: 6/26/2018

SCALE: 1" = 30'

DRAWN BY: R.M. M.N.

DAILEY: 07-077

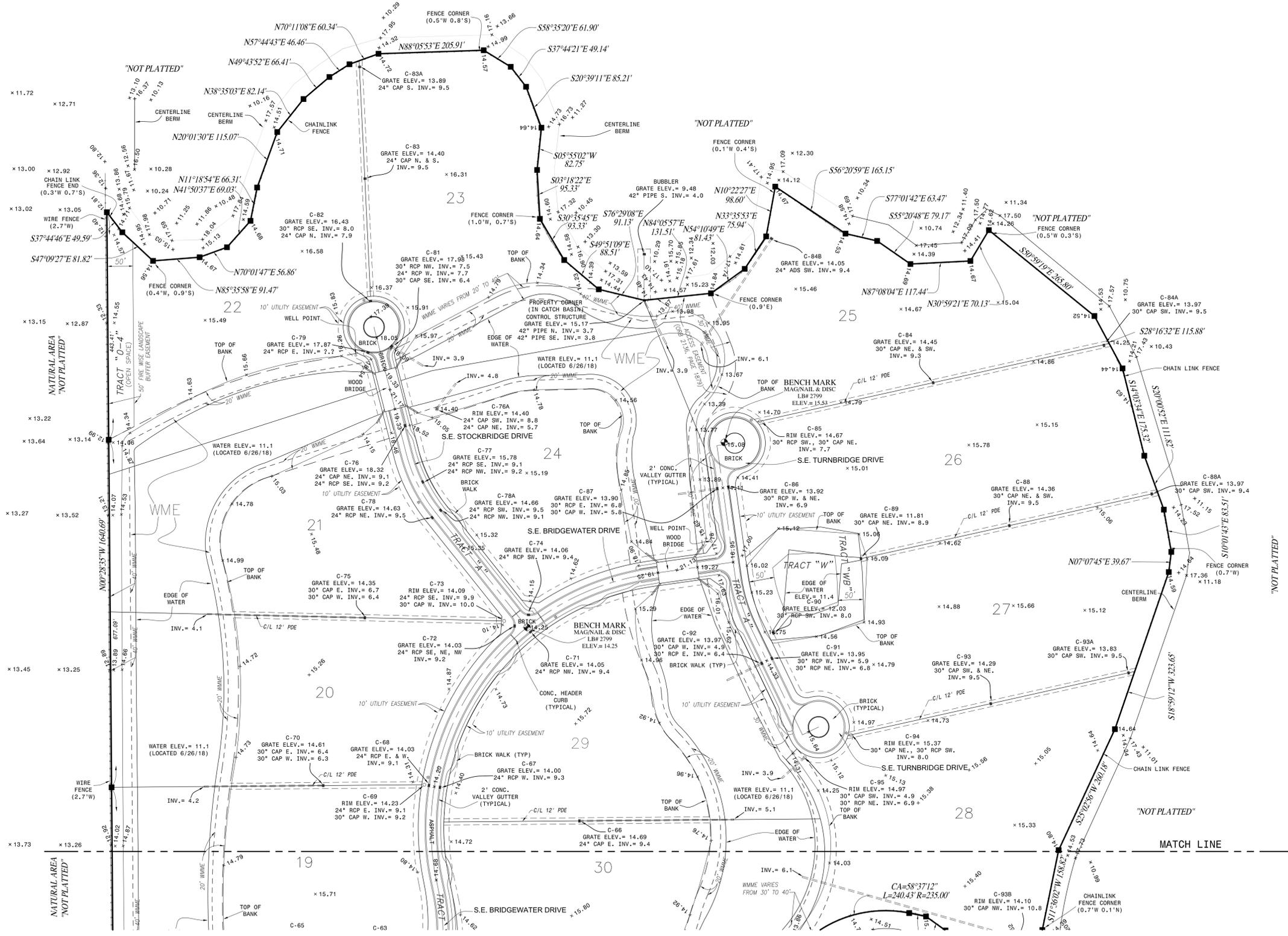
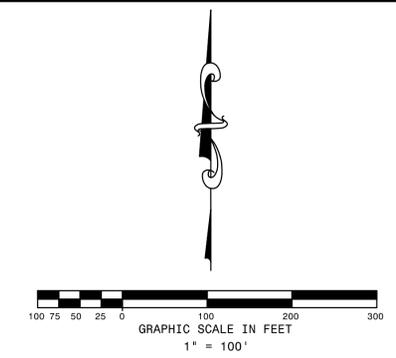
PROJECT: BRIDGEWATER PRESERVE

DRAWING NO.: 18-081 OVERALL SURVEY-TOPD

WORK ORDER NO.: 18-081

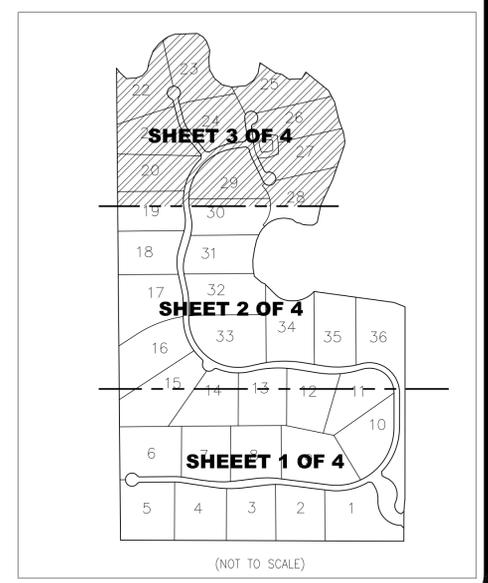
SHEET 2 OF 4

REVISIONS: SPECIFIC PURPOSE TOPO 6/26/2018-- BOUNDARY 7/2/2018



**LEGEND**

■	FOUND 4x4 CONC. MONUMENT (PRM)	PDE	PRIVATE DRAINAGE EASEMENT
○	FOUND 5/8\"/>		



**Legacy**  
 Surveying and Mapping, Inc.  
 112 N. U.S. Highway No. 1  
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DATE: 6/26/2018
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DRAWN BY: R.M. M.N.
DAILEY: 07-077
PROJECT: BRIDGEWATER PRESERVE
DRAWING NO.: 18-081 OVERALL SURVEY-TOPO
WORK ORDER NO.: 18-081
<b>SHEET 3 OF 4</b>

REVISIONS: SPECIFIC PURPOSE TOPO 6/26/2018-- BOUNDARY 7/2/2018







Prepared By:  
Martin County  
Growth Management Department  
2401 S.E. Monterey Road  
Stuart, FL 34996

[space above line provided for recording data]

**BEFORE THE DEVELOPMENT REVIEW COMMITTEE  
MARTIN COUNTY, FLORIDA**

**RESOLUTION NUMBER DRC - 06-2.2**

**[REGARDING FINAL SITE PLAN APPROVAL  
FOR BRIDGEWATER PRESERVE (F/K/A PARCEL 20.4)  
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

**WHEREAS**, the Development Review Committee has made the following determinations of fact:

1. 20.4 LLC, submitted an application for final site plan approval for Bridgewater Preserve (F/K/A Parcel 20.4), hereinafter Bridgewater Preserve, located on lands legally described in Exhibit A, attached hereto.
2. This Committee considered such application at a public meeting on February 2<sup>nd</sup> 2006.
3. At the public meeting all interested parties were given an opportunity to be heard.

**NOW, THEREFORE, BE IT RESOLVED BY THE DEVELOPMENT REVIEW COMMITTEE OF MARTIN COUNTY, FLORIDA, THAT:**

A. The final site plan for Bridgewater Preserve a copy of which has been reduced and attached hereto as Exhibit B, is approved. Development of Bridgewater Preserve shall be in accordance with the approved final site plan and the Final Preserve Area Management Plan attached hereto as Exhibit C.

B. No permits for construction or development activity shall be issued until all required documents, plans and fees are received and approved as required by Section 10.9, Land Development Regulations, Martin County Code.

C. Failure to submit the required documents, plans and fees as required by Section 10.9, LDR, shall render the final site plan approval null and void.

D. Pursuant to Section 10.11.D., LDR, building permits or other applicable County permits shall be obtained no later than one (1) year after the date of approval of the final site plan and all construction shall be completed consistent with the requirements of Article 5, Adequate Public Facilities and Transportation Impact Analysis, LDR. However, this mandatory timetable shall not apply to the development of approved uses on individual lots when a plat is approved subsequent to the approval of the final site plan.

E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32D., Land Development Regulations, Martin County Code.

F. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

**DULY PASSED AND ADOPTED THIS 2ND DAY OF FEBRUARY 2006.**

DEVELOPMENT REVIEW COMMITTEE

BY: Nicki van Vonno  
NICKI van VONNO, CHAIR/DIRECTOR OF  
GROWTH MANAGEMENT DEPARTMENT

FILED FOR RECORD  
Clerk of  
Development Review Committee  
MARTIN CO., FL

BY: Denise Johnston  
DATE: March 1, 2006

APPROVED AS TO LEGAL FORM  
AND CORRECTNESS:

BY: Krista A. Storey  
KRISTA A. STOREY  
SENIOR ASSISTANT COUNTY ATTORNEY

# EXHIBIT "A"

## Bridgewater Preserve

### Legal Description

( PCN# 28-40-42-000-00121-0 )

A PARCEL OF LAND LYING IN THE WEST ONE-HALF OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF SAID SECTION 28; SAID SOUTHEAST CORNER BEING THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 28; THENCE, NORTH 89°46'29" WEST, ALONG THE SOUTH LINE OF THE WEST ONE-HALF OF SAID SECTION 28, A DISTANCE OF 10.00 FEET FOR A POINT OF BEGINNING;**

THENCE, CONTINUE NORTH 89°46'29" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2,583.59 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE, NORTH 00°29'03" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 2,642.05 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 28; THENCE, NORTH 00°28'35" WEST, CONTINUING ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 1,640.69 FEET; THENCE, THE FOLLOWING 64 COURSES ALONG THE SOUTHERLY BOUNDARY OF THE LANDS DESCRIBED IN EXHIBIT "B" AND RECORDED IN OFFICIAL RECORDS BOOK 1785, PAGE 546, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA:

THENCE, SOUTH 37°44'46" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 49.59 FEET; THENCE, SOUTH 47°09'27" EAST, A DISTANCE OF 81.82 FEET; THENCE, NORTH 85°35'58" EAST, A DISTANCE OF 91.47 FEET; THENCE, NORTH 70°01'47" EAST, A DISTANCE OF 56.86 FEET; THENCE, NORTH 41°50'37" EAST, A DISTANCE OF 69.03 FEET; THENCE, NORTH 11°18'54" EAST, A DISTANCE OF 66.31 FEET; THENCE, NORTH 20°01'30" EAST, A DISTANCE OF 115.07 FEET; THENCE, NORTH 38°35'03" EAST, A DISTANCE OF 82.14 FEET; THENCE, NORTH 49°43'52" EAST, A DISTANCE OF 66.41 FEET; THENCE, NORTH 57°44'43" EAST, A DISTANCE OF 46.46 FEET; THENCE, NORTH 70°11'08" EAST, A DISTANCE OF 60.34 FEET; THENCE, NORTH 88°05'53" EAST, A DISTANCE OF 205.91 FEET; THENCE, SOUTH 58°35'20" EAST, A DISTANCE OF 61.90 FEET; THENCE, SOUTH 37°44'21" EAST, A DISTANCE OF 49.14 FEET; THENCE, SOUTH 20°39'11" EAST, A DISTANCE OF 85.21 FEET; THENCE, SOUTH 05°55'02" WEST, A DISTANCE OF 82.75 FEET; THENCE, SOUTH 03°18'22" EAST, A DISTANCE OF 95.33 FEET; THENCE, SOUTH 30°35'45" EAST, A DISTANCE OF 93.33 FEET; THENCE, SOUTH 49°51'09" EAST, A DISTANCE OF 88.51 FEET; THENCE, SOUTH 76°29'08" EAST, A DISTANCE OF 91.13 FEET; THENCE, NORTH 84°05'57" EAST, A DISTANCE OF 131.51 FEET; THENCE, NORTH 54°10'49" EAST, A DISTANCE OF 81.43 FEET; THENCE, NORTH 33°35'53" EAST, A DISTANCE OF 75.94 FEET; THENCE, NORTH 10°22'27" EAST, A DISTANCE OF 98.60 FEET; THENCE, SOUTH 56°20'59" EAST, A DISTANCE OF 165.15 FEET; THENCE, SOUTH 77°01'42" EAST, A DISTANCE OF 63.47 FEET; THENCE, SOUTH 55°20'48" EAST, A DISTANCE OF 79.17 FEET; THENCE, NORTH 87°08'04" EAST, A DISTANCE OF 117.44 FEET; THENCE, NORTH 30°59'21" EAST, A DISTANCE OF 70.13 FEET; THENCE, SOUTH 50°59'19" EAST, A DISTANCE OF 265.80 FEET; THENCE, SOUTH 28°16'32" EAST, A DISTANCE OF 115.88 FEET; THENCE, SOUTH 14°03'34" EAST, A DISTANCE OF 175.32 FEET; THENCE, SOUTH 20°00'52" EAST, A DISTANCE OF 111.82 FEET; THENCE, SOUTH 10°01'43" EAST, A DISTANCE OF 83.51 FEET; THENCE, SOUTH 07°07'45" WEST, A DISTANCE OF 39.67 FEET; THENCE, SOUTH 18°59'12" WEST, A DISTANCE OF 323.65 FEET; THENCE, SOUTH 25°02'56" WEST, A DISTANCE OF 260.18 FEET; THENCE, SOUTH 11°36'02" WEST, A DISTANCE OF 158.82 FEET; THENCE, SOUTH 53°26'28" WEST, A DISTANCE OF 29.03 FEET; THENCE, SOUTH 67°09'37" WEST, A DISTANCE OF 23.15 FEET; THENCE, NORTH 88°01'26" WEST, A DISTANCE OF 45.54 FEET; THENCE, NORTH 83°08'21" WEST, A DISTANCE OF 45.92 FEET; THENCE, NORTH 57°01'57" WEST, A DISTANCE OF 16.58 FEET; THENCE, NORTH 76°43'44" WEST, A DISTANCE OF 40.84 FEET; THENCE, NORTH 54°28'41" WEST, A DISTANCE OF 46.78 FEET; THENCE, NORTH 78°31'15" WEST, A DISTANCE OF 33.52 FEET TO THE POINT OF A CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°37'12", A DISTANCE OF 240.43 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 42°51'33" WEST, A DISTANCE OF 32.24 FEET; THENCE, SOUTH 33°49'14" WEST, A DISTANCE OF 40.67 FEET; THENCE, SOUTH 23°12'27" WEST, A DISTANCE OF 74.69 FEET; THENCE, SOUTH 12°33'52" WEST, A DISTANCE OF 82.08 FEET; THENCE, SOUTH 09°16'29" WEST, A DISTANCE OF 96.84 FEET; THENCE, SOUTH 00°54'55" EAST, A DISTANCE OF 75.35 FEET; THENCE, SOUTH 09°06'21" EAST, A DISTANCE OF 76.35 FEET; THENCE, SOUTH 50°00'19" EAST, A DISTANCE OF 88.04 FEET; THENCE, SOUTH 68°37'21" EAST, A DISTANCE OF 29.71 FEET;

THENCE, SOUTH 44°58'26" EAST, A DISTANCE OF 136.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°14'50", A DISTANCE OF 157.94 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 89°46'44" EAST, A DISTANCE OF 24.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°05'27", A DISTANCE OF 201.11 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 43°41'16" EAST, A DISTANCE OF 9.51 FEET; THENCE, SOUTH 82°15'49" EAST, A DISTANCE OF 734.51 FEET; THENCE, SOUTH 68°22'04" EAST, A DISTANCE OF 109.03 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 28;

THENCE, SOUTH 00°01'10" WEST, DEPARTING SAID SOUTHERLY BOUNDARY, A DISTANCE OF 1,749.07 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1230.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 82°50'11" EAST; SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. ISLAND WAY (A 60 FOOT ROAD RIGHT-OF-WAY); THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°01'49", A DISTANCE OF 150.92 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 00°08'00" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 227.68 FEET TO THE POINT OF BEGINNING.

CONTAINING: 215.46 ACRES, MORE OR LESS

Unofficial Copy



# EXHIBIT C MARTIN COUNTY, FLORIDA

## PRESERVE AREA MANAGEMENT PLAN

For:

**BRIDGEWATER of JUPITER, FLORIDA**

**SIMMONS BUILDING CORPORATION, INC**  
1090 Jupiter Park Dr.  
Jupiter, Florida 33458  
(561) 714-1944

**Parcel Control Number**  
28-48-000-000-00121-0  
**Section 28/Township 40S/Range 42E**

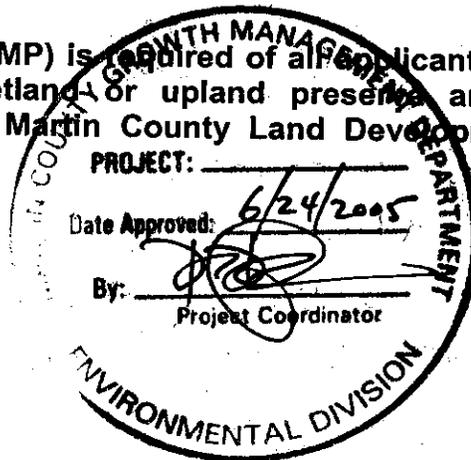
**Prepared by:**

**LAND DESIGN SOUTH**  
2101 Centrepark West Drive, Suite 100  
West Palm Beach, Florida 33409  
(561) 478-8501

**REVISED**  
May 6, 2005

Approved by/Date : \_\_\_\_\_

A Preserve Area Management Plan (PAMP) is required of all applicants for development approval on sites which contain wetland or upland preserve areas, pursuant to provisions of Section 4.36.A.1 of the Martin County Land Development Regulations, Martin County Code.



**REVISED**

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- 1.0 GENERAL
- 2.0 ENVIRONMENTAL ASSESSMENT
  - 2.1 Location
  - 2.2 Soils
  - 2.3 Habitats
  - 2.4 Protected Species
  - 2.5 Previous Impacts
  - 2.6 Agency Correspondence
- 3.0 IDENTIFICATION OF PRESERVE AREAS
  - 3.1 Site Plan
  - 3.2 Legal Recording
- 4.0 SURVEYING, MARKING AND BARRICADING REQUIREMENTS
  - 4.1 Preserve Area Surveying Requirements
  - 4.2 Preserve Area Boundary Markers and Signs
  - 4.3 Barricading Requirements
- 5.0 USE OF PRESERVE AREAS
  - 5.1 Activities Allowed in Preserve Areas
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- 6.0 RESTORATION AND MAINTENANCE ACTIVITIES
  - 6.1 Exotic Vegetation Removal
  - 6.2 Revegetation
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  - 6.5 Hydrology
  - 6.6 Mitigation Plan
- 7.0 PROTECTIVE MEASURES FOR LISTED SPECIES
- 8.0 MISCELLANEOUS PROVISIONS AND RESTRICTIONS
- 9.0 TRANSFER OF OWNERSHIP/RESPONSIBILITIES
- 10.0 MONITORING, REPORTING AND INSPECTIONS
  - 10.1 Monthly Construction Reports
  - 10.2 Annual Monitoring Reports
  - 10.3 Inspections
- 11.0 ENFORCEMENT

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*Previous Impacts Map/FLUCCS MAP*

### APPENDICES

*Documentation of Contacts with Regulatory Agencies Regarding Wetlands Protection, Delineation and Jurisdiction: SFWMD, ACOE letters*

*Documentation of Contacts with Regulatory Agencies Regarding Upland Habitat Protection, Delineation and Jurisdiction: FFWCC, USFWS letters*

*Documentation of Protected Species Status and Contacts with Regulatory Agencies Regarding Protection of Listed Species: FFWCC, USFWS letters*

*Project Site Plan*

*Illustrations of Preserve Area Boundary Markers and Signs*

*Soils Map*

*Project Location Map*

*Environmental Assessment Report*

*FLUCCS Map*

*Annual Monitoring Report Form*

*Wetland Buffer planting Plan*

*Littoral and Upland Transitional Zone Planting Plan*

*Management & Maintenance Agreement of Wildlife/Greenway Corridor (South One Hundred (100') Feet of West One-Half of Sec.28, Town.40S, Range 42E)*

*Adjacent Wetlands to the West of Project Site Location Map*

## 1.0 GENERAL

The owner(s) of the lands to be preserved/maintained by this Preserve Area Management Plan (PAMP) and the developer(s) of Bridgewater development located One and three quarters mile north of Indian Town Road and one mile east of Florida Interstate Hwy. I-95, Section 28/Township40S/Range42E unincorporated Martin County, their successors and assigns, and their environmental consultants and contractors, will implement and comply with all portions of this PAMP

Compliance with the terms of this PAMP includes submittal of all Monthly Monitoring Reports on PAMP compliance throughout all phases of project construction and submittal of all Annual Monitoring Reports following completion of project construction, pursuant to Section 10.17 of the Martin County Land Development Regulations. The owner(s) of the lands to be preserved/maintained shall have ultimate responsibility for the submittal of all Monthly and Annual Monitoring Reports, according to the format and schedule requirements of Section 10 of this PAMP.

As noted in Section 9 of this PAMP, the Martin County Environmental Planning Administrator shall be notified in writing within thirty (30) days of transfer of ownership of any lands to be preserved/maintained under the terms of this PAMP. Failure to notify shall be considered as non-compliance with the terms of this PAMP

This PAMP will not be altered or amended by either Martin County or the owner/developer of Bridgewater development, except by an alteration or amendment agreed to by both the Martin County Environmental Planning Administrator and the owner/developer of Bridgewater development. Such alterations and amendments shall be inserted into the PAMP and the final revised document shall be recorded by the Martin County Clerk of Courts. The revised PAMP will be labeled with the appropriate O.R. Book and Page Number. Three copies of the revised document shall be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

## 2.0 ENVIRONMENTAL ASSESSMENT

The Environmental Assessment includes maps and text which accurately depict the site's location, soils, wetlands, uplands, listed species, previous impacts, preserve area locations and boundaries, and any other significant environmental features.

### 2.1 Location

The subject parcel is located one and three quarters of a mile north of Indiantown Road and one mile east of Florida Interstate Hwy I-95. The parcel is in un-incorporated Martin County, Section 28, Township

40S and Range 42E. The subject parcel is approximately 215.44 acres in size.

## 2.2 Soils

The soil existing on the site, have been altered by agricultural practices (plowing, tilling hydrology alteration). The historic soil types as depicted by the Soil Survey of Martin County Area, Florida (United States Department of Agriculture, Soil Conservation Service, 1981) are as follows:

4 - Waveland sand - This nearly level, poorly drained, sandy soil has a similar profile as Lawnwood fine sand. It is located in broad flatwood areas with a slope ranging from 0 to 2 percent. Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months in most years. It is within a depth of 10 to 40 inches for 6 months or more in most years. Natural vegetation is slash pine and an understory of saw palmetto, gallberry, fetterbush, huckleberry, runner oak and wax myrtle. Ground cover is dominated by upland grasses and forbs.

55 - Basinger fine sand - This is a nearly level, poorly drained soil located in sloughs and poorly defined drainageways in the flatwoods. The water table is within 10 inches of the surface for 2 to 4 months in most years and within 10 to 30 inches for 6 months or more in most years. Native vegetation consists of slash pine, saw palmetto, inkberry, fetterbush, pineland-awn, and other grasses.

A copy of the soil survey has been attached for reference.

## 2.3 Habitats -

### Wetland Habitats

According to review of the on-site conditions, it does appear that there is one wetland that may be considered jurisdictional by the South Florida Water Management District (SFWMD) and or the U. S. Army Corps of Engineers (Corps). The Soil Survey of Martin County Area, Florida (U.S. Department of Agriculture, Soil Conservation Service, 1981) indicates that historically the subject parcel contains both hydric and non-hydric soils (see Soils section for detail).

The on-site wetland is located within the northeast section of the subject parcel. Florida Land Use, Cover and Forms Classification System (FLUCCS) designation for the on-site wetland would be cypress head. The cypress wetland is of low quality due to hydrological alterations and isolation from historic agricultural land use on the subject parcel. Exotic vegetation has encroached into the wetland and provided approximately 25 percent vegetative coverage. Hydrology appears to be sufficient for sustaining hydrophytic vegetation.

See the following Florida Land Use Cover and Forms Classification System (FLUCCS) break down of wetland community designation and

acreages.

The FLUCCS acreages and FLUCCS map community location have been mapped using sub-meter GPS location mapping.

#### Wetland FLUCCS

621 - Cypress = 0.28ac.

#### WETLAND VEGETATION

The following is a partial list of plant species observed within the cypress wetland on the subject parcel, both native and non-native:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Pond Cypress	Taxodium ascendens	Native
Brazilian pepper	Schinus terebinthifolius	Exotic
Dogfennel	Eupatotium capillifolium	Native
Bahiagrass	Paspalum notatum	Exotic
Torpedograss	Panicum repens	Exotic
Swamp fern	Blechnum serrulatum	Native

#### **Upland Habitat**

Historically, the uplands on the subject parcel were utilized as agricultural row crop fields and improved pasture. Most recent usage has been improved pasture for cattle grazing. Currently, the parcel is not being utilized for any type of agricultural production (cattle or crop).

No native upland vegetative communities exist on the subject parcel. No native trees, shrubs or palms were located within the uplands on the parcel.

#### **Upland FLUCCS**

211 - Improved Pastures = 215.16ac.

#### UPLAND VEGETATION

The following plant species exist within the upland communities on the subject parcel, both native and non-native:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Brazilian pepper	Schinus terebinthifolius	Exotic
Ragweed common	Ambrosia artemisiifolia	Native
Ragweed giant	Ambrosia tritida	Native
Dogfennel	Eupatotium capillifolium	Native
Bahiagrass	Paspalum notatum	Exotic
Caesarweed	Caesarweed Urena lobata	Native
Torpedograss	Panicum repens	Exotic

**Exotic Vegetation -**

Exotic vegetation encroachment within the subject parcel is most evident along the parcels east, west and south property boundary, the small isolated wetland and exotic herbs and grasses utilized as ground cover within the uplands.

The following is a partial list of exotic plant species observed within the the subject parcel:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Brazilian pepper	Schinus terebinthifolius	Exotic
Bahiagrass	Paspalum notatum	Exotic
Torpedograss	Panicum repens	Exotic

**2.4 Protected Species**

A environmental assessment was performed on the subject parcel By Land Design South Environmental staff on the 16<sup>th</sup> of June 2004. A copy of the assessment text has been included in the appendices. No endangered, threatened or species of special concern or signs thereof as listed by the Florida Fish and Wildlife Conservation (FWCC) Commission or U.S. Fish and Wildlife Service (USFWS) were observed on the site.

The following table lists wildlife listed species (Florida Fish and Wildlife Conservation Commission and U.S. Fish and Wildlife Service) observed on site or their probability of occurrence on the parcel.

**A. Amphibians**

Common Name	Scientific Name	Protected Species	
		State	Federal
Pine Barrens treefrog	<i>Hyla andersonii</i> (3)	SCC	
Gopher frog	<i>Rana capito</i> (3)	SCC	

**B. Birds**

Common Name	Scientific Name	Protected Species	
		State	Federal
Southeastern American Kestrel	<i>Falco sparverius paulus</i> (4)	SCC	
American Bald eagle	<i>Haliaeetus leucocephalus</i> (3)	T	T
Red-cockaded woodpecker	<i>Picoides borealis</i> (3)	T	E
Little blue heron	<i>Egretta caerulea</i> (3)	SSC	
Tricolor egret	<i>Egretta rufescens</i> (3)	SSC	
Snowy egret	<i>Egretta thula</i> (3)	SSC	
Reddish egret	<i>Egretta tricolor</i> (3)	SSC	
White ibis	<i>Eudocimus albus</i> (4)	SSC	
Wood stork	<i>Mycteria americana</i> (3)	T	E
Florida Sandhill crane	<i>Grus Canadensis pratensis</i> (4)	T	

**C. Reptiles**

Common Name	Scientific Name	Protected Species	
		State	Federal
Florida pine snake	<i>Pituophis melanoleucus m.</i> (3)	SCC	
Eastern indigo snake	<i>Drymarchon corais couperi</i> (3)	T	T
Gopher tortoise	<i>Gopherus polyphemus</i> (3)	SSC	
American alligator	<i>Alligator Mississippiensis</i> (3)	SSC	

**D. Mammals**

Common Name	Scientific Name	Protected Species	
		State	Federal
Florida panther	<i>Felis concolor coryi</i> (3)	E	E
Everglades mink	<i>Mustela vison evergladensis</i> (3)	T	
Florida mouse	<i>Podomys floridanus</i> (3)	SSC	C2

\* Species observed on site

T: Threatened

E: Endangered

SSC: Species of Special Concern

Occurrence probability: (1) = likely, (2) = minimal, (3) = highly unlikely, (4) = transient

**2.5 Previous Impacts**

The entire parcel has been impacted by previous horticultural (row crops/improved pasture) usage.

## 2.6 Agency Correspondanc

As provided for by the FFWCC and the USFWS web site data search, no listing of critical habitat or recorded occurrence of any state or federal listed species have been identified on this parcel. Letters of request for listed species review for the subject parcel have been provided to the FFWCC and USFWS. The applicant has provided the SFWMD and ACOE with letters of request for jurisdictional determination. SFWMD and ACOE response letters are attached in the appendices.

## 3.0 IDENTIFICATION OF PRESERVE AREAS

The project is providing a total of 0.48 acres of upland buffer and 0.28 acres of wetland preserve to be governed by this PAMP and incorporated into the site plan of the Bridgewater Project.

### PRESERVED HABITAT AND ACREAGE

#### UPLAND

Wetland Buffer = 0.48 acres

TOTAL UPLAND PRESERVE = 0.48 acres

#### WETLAND

Weland =0.28 acres

In addition to providing the above preserve areas the Bridgewater project will incorporate 31.89 acre of lake tract as part of the site required Storm Water Management system. As required by Martin County Code Sec.4.342 littoral zones and upland/transitional zones have been incorporated into the lake system. A total of 207,760 square feet/4.77acres of littoral zone and 207,760 square feet/4.77acres of upland/transitional zone have been incorporated into the lake systems and will be governed by this PAMP.

A copy of the site plan is attached in the appendices

- 3.1 **Site Plan - All Preserve Areas, right-of-ways and easements are shown on the Bridgewater project Site Plan, a copy of which is included in this PAMP. The Site Plan includes a summary of the following: acreage of wetlands under preservation; acreage of native upland habitat under preservation; acreage of common upland habitat under preservation; total acreage under preservation; and total acreage of the Site.**

The Site Plan will contain the notation: "PRESERVE AREAS ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS."

- 3.2 **Legal Recording** - The final Bridgewater project Site Plan will be recorded with the PAMP by the Martin County Clerk of Courts. The Site Plan and the PAMP will be labeled with the appropriate O.R. Book and Page Number and copies of each recorded document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

#### 4.0 **SURVEYING, MARKING AND BARRICADING REQUIREMENTS**

All Preserve Areas shown on the Site Plan for the Bridgewater development will be surveyed and marked in the field with appropriate survey markers and signage. During the clearing and construction phases of the project, Preserve Area boundaries will be marked by physical barriers. No plant material will be removed from the Preserve Areas to facilitate surveying, fencing or soil boring/sampling without prior permission from the Martin County Environmental Planning Administrator.

- 4.1 **Preserve Area Surveying Requirements** – Each Preserve Area will be surveyed and marked with permanent monuments at each corner and at other sites necessary for locating the boundary of the Preserve Area. These permanent monuments will be constructed under the supervision of a Registered Land Surveyor and will be shown on the Site Plan. Map coordinates of each Preserve Area will be provided to the Martin County Environmental Planning Administrator, in a form compatible for use in the County's GIS mapping system.
- 4.2 **Preserve Area Boundary Markers and Signs** - Preserve Areas will be posted with permanent signs and boundary markers. Boundary Markers will be placed at the corners of residential lots abutting Preserve Areas. Signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet. All boundary markers and signs will be approved by the Martin County Environmental Planning Administrator and they will be in place prior to issuance of a building permit for construction on the site. Illustrations of the signs and markers to be used for this project are included as an Appendix to this PAMP.
- 4.3 **Barricading Requirements** - Prior to clearing, the developer will ensure that all Preserve Areas are protected with physical barriers during all clearing and construction activities in accordance with the following guidelines. Barricades will be inspected by County Environmental Division staff prior to work approval. Removal of the barricade materials will be done upon issuance of the final Certificate of Occupancy with authorization from appropriate County staff.

Barricades (not including turbidity screens) will be high-visibility orange safety fence extending from the ground to a height of at least 4 feet. Barricades will not be attached to vegetation.

All barricades and turbidity screens will be upright and maintained intact for the duration of construction.

Where areas are proposed for clearing (i.e. building envelope, utilities, drainage, road right-of-way, etc.) the bright orange barricades will be offset at least 10 feet outside the Preserve Area or placed at the dripline of the canopy trees, whichever is greater.

All native vegetation not slated for removal as part of the development plans will be retained in their undisturbed state and will be barricaded at or outside the dripline of the trees.

Cut or fill will meet existing grade without encroaching into Preserve Areas.

Wetlands will be protected from possible surface water and sediment runoff by the placement of silt screens, hay bales or other turbidity control measures, at or beyond the delineation line prior to any land clearing or construction.

It is the responsibility of the owner and developer of Bridgewater development to inform all contractors of these Marking and Barricading Requirements. Failure to comply with these Marking and Barricading Requirements will be considered a violation of the Site Plan approval. Further work on the project may be stopped until compliance with the Marking and Barricading Requirements is achieved, and the owner or developer may be required to appear before the Code Enforcement Board.

## 5.0 USE OF PRESERVE AREAS

### 5.1 Activities Allowed In Preserve Areas -

Passive recreation/educational use within the preserve areas such as mulched trails or structures, will not be constructed or located within the boundaries of the preserve area, without obtaining written approval from Martin County. No recreation/educational uses within the preserves are proposed at this time. Any future passive recreational/educational use directed at the preserve areas will be designed so as to not harm or hinder the continued survivorship or integrity of the preserve areas. The owner will obtain written approval from Martin County prior to initiation of any passive recreational/educational use within the preserve areas.

### 5.2 Activities Prohibited In Preserve Areas - Activities prohibited in Preserve Areas or easements within Preserve Areas include, but are not limited to: construction or placing of building materials on or above the ground; dumping or placing soil or other substances such as garbage, trash, and cuttings; removal or destruction of native trees, shrubs or other native vegetation; excavation, dredging or removal of soil materials; diking or fencing; vehicular traffic including use by non-motorized vehicles,

recreational vehicles and off-road vehicles; permanent irrigation; trimming, pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation.

No hazardous material other than fuel for refueling on-site heavy equipment will be stored during the construction phases. On-site fuel tanks shall not be located within twenty-five (25) feet of any Preserve Areas and shall be removed upon completion of construction work.

Buildings proposed to be located adjacent to Preserve Areas shall be set back a minimum of ten (10) feet to allow for construction and maintenance without encroaching into the Preserve Area. All other structures (e.g. pools, sheds, decks, fences) shall be set back a minimum of five (5) feet from the Preserve Area boundary.

Development activities such as the construction of building pads for associated structures, swales, or culverts for surface water management shall not alter the hydrology of adjacent Preserve Areas. Nor shall any activities increase non-point source pollution in Preserve Areas.

## 6.0 RESTORATION AND MAINTENANCE ACTIVITIES

Except for approved restoration and maintenance activities, Preserve Areas will be left undisturbed. All maintenance of Preserve Areas will be in accordance with this PAMP for Bridgewater project. Maintenance and management activities will be performed by or under the supervision of a qualified environmental professional and must be approved by the Martin County Environmental Planning Administrator. The following restoration and maintenance activities may be allowed within Preserve Areas with prior written approval from the Environmental Planning Administrator: exotic plant removal, revegetation or planting native vegetation, and removal of dead, diseased, or safety hazard plant material.

### 6.1 Exotic Vegetation Removal -

Exotic vegetation shall be removed from Preserve Areas by the least ecologically-damaging method available. Such methods include hand pulling, hand spading, cutting with hand or chain saws and in-situ treatment with appropriate herbicides. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. In addition, all dead plant material and exotic plant debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.

Exotic species as listed by the most current Florida Environmental Pest Plant Council (EPPC), Category I Plant List (target species) lying within the preserve areas will be manually cut/stumped, then an approved herbicide (Garlon4) will be applied to the stump. The cut debris will be removed from the site. Target exotic vegetation outside of the preserve areas are proposed to be removed with a combination of heavy equipment where access is available outside of twice the drip line of native vegetation and selective hand removal and herbicide application in areas with limited access. Herbicide application will be limited to the least amount necessary for a kill of the target species. All native vegetation located within the treatment area will be properly barricaded at twice the drip line for protection during the eradication process. This includes the use of orange construction fence (or other similar, approved material) to be placed at twice the drip line of any native plant material identified during the eradication operation.

The use of any restricted chemical/herbicide shall be applied by a Florida licensed and insured applicator.

- 6.2 Revegetation - Any revegetation which might be necessary as a result of exotic vegetation removal or site construction activities shall consist of native plant species representative of the existing native plant community. This will ensure that the Preserve Areas maintain indigenous plant associations. Revegetation plans shall be submitted to the Martin County Environmental Planning Administrator for approval prior to implementation.**

The upland buffer adjacent to the isolated cypress wetland will be planted with native vegetation including canopy, subcanopy and ground cover species. An Upland Buffer Planting Planview is provided in the appendices.

The required lake littoral and upland/transitional zone areas will be planted with the numbers and species as provided in the attached (appendices) Littoral And Upland/Transitional Planting Plan.

- 6.3 Vegetation Removal - Dead or diseased plant material shall be removed from Preserve Areas upon approval by the Martin County Environmental Planning Administrator. Revegetation may be required for any removed plant material. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. All dead plant material and debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.**
- 6.4 Prescribed Burns - Martin County considers prescribed burns an acceptable habitat management tool. When approved by the Martin County Environmental Planning Administrator, they will be conducted by a certified burn manager who will be responsible for obtaining all appropriate permits from State and local agencies.**
- 6.5 Hydrology - Previous or potential drainage impacts will be corrected to the extent technically feasible. Water quality and the rate, timing, and volume of run-off shall recreate natural conditions for the benefit of onsite wetlands and other**

**waterbodies. Wetlands and waterbodies on adjacent properties shall be protected from adverse impacts.**

The Bridgewater development PAMP prepared by Land Design South environmental staff will maintain the functions and values of upland habitat and wetland systems, and that the natural wetland hydroperiod fluctuations and water tables will not be altered by stormwater improvements or on-site wells.

The stormwater management plan has been carefully coordinated with the Bridgewater development PAMP. Weir height must be set to maintain or enhance watertables throughout the site in order to maintain natural storage and natural wetland hydroperiods on the land.

## **7.0 PROTECTIVE MEASURES FOR LISTED SPECIES**

No FFWCC or USFWS listed species were identified on the Bridgewater site. See attached (appendices) Environmental Assessment report.

## **8.0 MISCELLANEOUS PROVISIONS AND RESTRICTIONS**

All construction activities within and associated with the Bridgewater development will adhere to all Best Management Practices.

"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 Planning and Development Services 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 50 foot upland wetland buffer, planted littoral zone and upland transition areas and to ensure on-going removal of prohibited and invasive non-native plant species from these areas." (Code 4.343.A.13, LDR)

## **9.0 TRANSFER OF RESPONSIBILITIES**

The property owner(s) and developers of Bridgewater development are responsible for implementation of all requirements of this Preserve Area Management Plan until such time as the developer transfers responsibility to the owners or a successor. The Martin County Environmental Planning Administrator will be notified in writing within thirty (30) days of transfer of ownership of any lands to be preserved under this PAMP. Failure to notify will be considered as non-compliance with the terms of this PAMP. The developer will pay his share of total cost of management activities or fines on a per lot basis if he retains ownership of lots. At such time as the developer is ready to transfer control of the Bridgewater

development to the property owners, whether the developer retains ownership of the lots in the project or not, an environmental professional shall certify, in writing, to the Martin County Environmental Planning Administrator, that the Preserve Areas are in full compliance with this PAMP.

The developer and/or successor will be responsible for maintaining the Preserve Areas in their existing natural condition with the periodic removal of invasive exotic vegetation. After transfer of responsibilities, funding for all maintenance and management programs will be the responsibility of all successors.

## 10.0 MONITORING, REPORTING AND INSPECTIONS

*If this project is regulated under the provisions of a wetland monitoring program required by SFWMD, then Martin County wetland monitoring requirements will be satisfied if SFWMD requirements are satisfied and the Environmental Planning Division of the Martin County Growth Management Department receives a copy of all wetlands monitoring reports submitted to SFWMD. Regardless of wetland monitoring and reporting requirements imposed by other regulatory agencies, all requirements for upland monitoring and reporting, as set forth in this PAMP, must be satisfied.*

10.1 Monthly Construction Reports – During construction of Bridgewater project the developer will be responsible for submitting a monthly report on the progress of Bridgewater project which will address all aspects of the site construction relative to the Preserve Areas. Information regarding construction and maintenance of the Preserve Areas, such as placement of barriers and signage, removal of exotic vegetation, revegetation, prescribed burns, etc. will be described and supported with photographs, where appropriate.

### 10.2 Annual Monitoring Reports -

Monitoring and reporting will be conducted annually by a qualified environmental professional for a period of five years from the date of completion of the project or project phase encompassing the monitored area. Annual monitoring will be conducted at the end of the wet season (usually by November 30) and a report of the monitoring will be submitted to the Martin County Environmental Planning Administrator within 30 days of the completion of the monitoring.

The Annual Monitoring Reports will document changes in vegetation including encroachment and/or overgrowth of noxious or exotic vegetation. Fixed-point panoramic photos of all Preserve Areas will be included in each report. The reports will include recommendations for exotic vegetation removal, revegetation, and any additional enhancement activities necessary to maintain the Preserve Area. A timetable for action within 90 days of the report will be prepared and followed.

A copy of the proposed Annual Monitoring Report format is attached to this PAMP as an Appendix. This format may be modified separately from the PAMP, as necessary, upon written approval from the Martin County Environmental Planning Administrator.

Upon request, Martin County Environmental Planning staff may meet with the responsible parties to review the annual monitoring report findings and supply technical assistance and support for stewardship.

The first Annual Monitoring Report due in compliance with this PAMP will be submitted to Martin County Environmental Planning Administrator at the end of the wet season following issuance of a Certificate of Occupancy for development described herein. Subsequent Annual Monitoring Reports will be due on the same date for the next four years.

After the initial five-year monitoring period, the Preserve Areas may be subject to periodic review and, if conditions warrant, will be subject to further monitoring and maintenance to ensure environmental integrity, consistent with the provisions of this Plan.

10.3 Inspections - Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County may, at any time, upon presenting proper identification, enter upon and shall be given access to any premises for the purpose of such inspection.

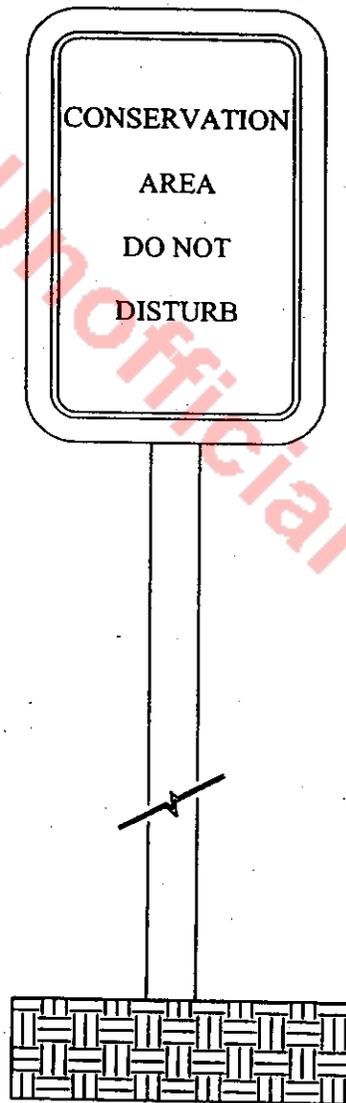
#### 11.0 ENFORCEMENT

Martin County shall have the right to enforce the provisions of this PAMP through any available administrative or civil proceeding, which may result in penalties. Restoration of habitat and other remedies, such as fines and fees covering staff time, may be required of any person, corporation or other entity found in violation of any of the provisions of this PAMP or of Article 10 of the Martin County Land Development Regulations.

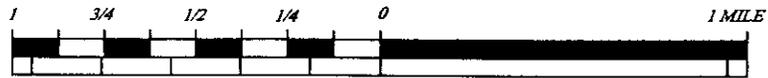
# APPENDICES

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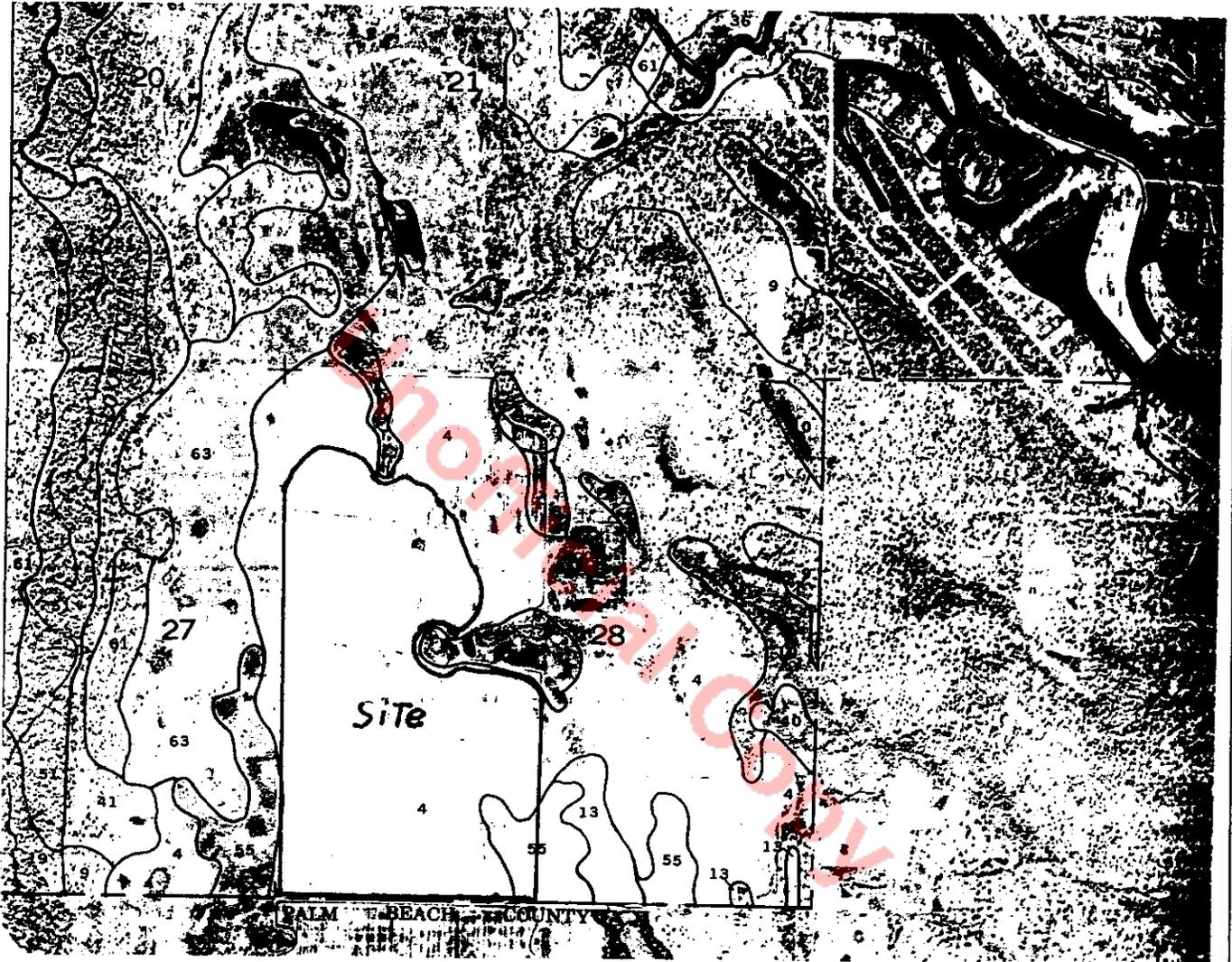
# PROPOSED PRESERVE AREA BOUNDARY MARKERS AND SIGNS



**NOTE:**  
SIGN TO BE INSTALLED 200' ON CENTER  
AROUND PRESERVATION AND  
CONSERVATION AREAS UNLESS  
OTHERWISE SHOWN.



1 : 20000



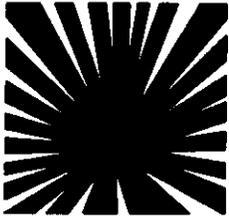
*Legend*

Section 28, Township 40S, Range 42E  
Martin County, Florida  
Source: Soil Survey of Martin County, Florida, 1981  
LDS #838.4

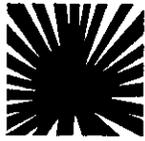
4 - Waveland sand  
55 - Basinger fine sand

**20.04 PARCEL**

**SOILS MAP**

**LAND  
DESIGN  
SOUTH** 

Landscape Architecture/Land Planning  
Environmental Consultation



**PARCEL 20.04  
ENVIRONMENTAL ASSESSMENT  
JUNE 16, 2004**

**INTRODUCTION**

The intent of this environmental assessment is to provide a preliminary assessment of existing natural features located within the subject parcel.

The subject parcel is located one and three quarters of mile north of Indian Town Road and one mile east of Florida Interstate Hwy I-95. The parcel is in un-incorporated Martin County, Section 28, Township 40S and Range 42E. The subject parcel is approximately 215.44 acres in size. See attached site location map.

**METHODOLOGY**

Environmental staff of Land Design South visited the subject parcel on the 16<sup>th</sup> of June 2004. An aerial photograph was used to attain a general indication of the natural features of the parcel and to indicate specific points of interest. An on-site review of the site's conditions was performed by walking transects through the site while noting plant species, ecosystems, and the potential for listed plant and animal species.

**SITE DESCRIPTION**

The site is bordered to the west by South Florida Water Manage District (SFWMD) undeveloped natural area property to the east by undeveloped wooded lands to the north by agricultural land and undeveloped wooded land and to the south by agricultural lands.

Historically, the subject parcel was utilized as agricultural row crop fields. Until approximately 4 months from this report date the parcel was utilized as improved pasture for cattle grazing. Currently, the parcel is not being utilized for any type of agricultural production (cattle or crop).

**UPLAND ECOSYSTEM**

As referenced in the site description, the entire 215.44 -acre parcel is improved pasture agricultural land. No native upland vegetative communities exist on the subject parcel. No native trees, shrubs or palms were located on the parcel.

See the following Florida Land Use Cover and Forms Classification System (FLUCCS) break down of upland community designation and acreages.

The FLUCCS acreages and FLUCCS map community location are approximate.  
See attached FLUCCS map.

**Upland FLUCCS Designation**

211 – Agricultural (Improved pasture) = 215.16ac.

**UPLAND VEGETATION**

The following plant species exist within the upland communities on the subject parcel:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Brazilian pepper	Schinus terebinthifolius	Exotic
Ragweed common	Ambrosia artemisiifolia	Native
Ragweed giant	Ambrosia tritida	Native
Dogfennel	Eupatotium capillifolium	Native
Bahiagrass	Paspalum notatum	Exotic
Caesarweed	Caesarweed Urena lobata	Native
Torpedograss	Panicum repens	Exotic

**WETLAND AND OTHER SUFACE WATERS**

A small (approximately 0.28 acre) wetland exists within the north central section of the parcel. The wetland is a remnant cypress head. The dominant vegetation within the wetland is pond cypress and Brazilian pepper. There are several lateral drainage ditches located within the parcel. These ditches are utilized for hydrology control for crop production. The ditches would be classified as other surface waters by the SFWMD and the U. S. Army Corps of Engineers (Corps).

See the following Florida Land Use Cover and Forms Classification System (FLUCCS) break down of wetland community designation and acreages.

The FLUCCS acreages and FLUCCS map community location are approximate.  
See attached FLUCCS map.

**Wetland FLUCCS Designation**

621 – Cypress (wetland) = 0.28ac.

**WETLAND VEGETATION**

The following plant species exist within the wetland community on the subject parcel:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Pond Cypress	Taxodium ascendens	Native
Brazilian pepper	Schinus terebinthifolius	Exotic
Dogfennel	Eupatotium capillifolium	Native
Bahiagrass	Paspalum notatum	Exotic
Torpedograss	Panicum repens	Exotic
Swamp fern	Blechnum serrulatum	Native

**LISTED SPECIES**

The environmental assessment performed was informal in regards to surveying for specific threatened and endangered plant and animal species. No endangered, threatened or species of special concern or signs thereof as listed by the Florida Fish and Wildlife Conservation Commission or U.S. Fish and Wildlife Service were observed on the site.

It would not be expected to find listed plant and animal species on the subject parcel due to the consideration that very little native habitat and native vegetation exist on the parcel and the parcel historic use as row crops and improved pasture.

The following table list wildlife listed species (Florida Fish and Wildlife Conservation Commission and U.S. Fish and Wildlife Service) observed on site or their probability of occurrence on the parcel.

**A. Amphibians**

Common Name	Scientific Name	Protected Species	
		State	Federal
Pine Barrens treefrog	<i>Hyla andersonii</i> (3)	SCC	
Gopher frog	<i>Rana capito</i> (3)	SCC	

**B. Birds**

Common Name	Scientific Name	Protected Species	
		State	Federal
Southeastern American Kestrel	<i>Falco sparverius paulus</i> (4)	SCC	
American Bald eagle	<i>Haliaeetus leucocephalus</i> (3)	T	T
Red-cockaded woodpecker	<i>Picoides borealis</i> (3)	T	E
Little blue heron	<i>Egretta caerulea</i> (3)	SSC	
Tricolor egret	<i>Egretta rufescens</i> (3)	SSC	
Snowy egret	<i>Egretta thula</i> (3)	SSC	
Reddish egret	<i>Egretta tricolor</i> (3)	SSC	
White ibis	<i>Eudocimus albus</i> (4)	SSC	
Wood stork	<i>Mycteria americana</i> (3)	T	E
Florida Sandhill crane	<i>Grus Canadensis pratensis</i> (4)	T	

**C. Reptiles**

Common Name	Scientific Name	Protected Species	
		State	Federal
Florida pine snake	<i>Pituophis melanoleucus m.</i> (3)	SCC	
Eastern indigo snake	<i>Drymarchon corais couperi</i> (3)	T	T
Gopher tortoise	<i>Gopherus polyphemus</i> (3)	SSC	
American alligator	<i>Alligator Mississippiensis</i> (3)	SSC	

**D. Mammals**

Common Name	Scientific Name	Protected Species	
		State	Federal
Florida panther	<i>Felis concolor coryi</i> (3)	E	E
Everglades mink	<i>Mustela vison evergladensis</i> (3)	T	
Florida mouse	<i>Podomys floridanus</i> (3)	SSC	C2

\* Species observed on site

T: Threatened

E: Endangered

SSC: Species of Special Concern

Occurrence probability: (1) = likely, (2) = minimal, (3) = highly unlikely, (4) = transient

## SOILS

The soil existing on the site, have been altered by agricultural practices (plowing, tilling hydrology alteration). The historic soil types as depicted by the Soil Survey of Martin County Area, Florida (United States Department of Agriculture, Soil Conservation Service, 1981) are as follows:

4 - Waveland sand – This nearly level, poorly drained, sandy soil has a similar profile as Lawnwood fine sand. It is located in broad flatwood areas with a slope ranging from 0 to 2 percent. Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months in most years. It is within a depth of 10 to 40 inches for 6 months or more in most years. Natural vegetation is slash pine and an understory of saw palmetto, gallberry, fetterbush, huckleberry, runner oak and wax myrtle. Ground cover is dominated by upland grasses and forbs.

55 – Basinger fine sand – This is a nearly level, poorly drained soil located in sloughs and poorly defined drainageways in the flatwoods. The water table is within 10 inches of the surface for 2 to 4 months in most years and within 10 to 30 inches for 6 months or more in most years. Native vegetation consists of slash pine, saw palmetto, inkberry, fetterbush, pineland-awn, and other grasses.

A copy of the soil survey has been attached for reference.



PARCEL 2000 (215.44 ac)

Scale - 1" = 500'

**FLUGGS MAP**

211 - Improved pasture = 215.16ac  
621 - Cypress wetland = 0.28ac

# MARTIN COUNTY, FLORIDA

## PRESERVE AREA MANAGEMENT PLAN

### ANNUAL MONITORING REPORT FOR (Year)

*Annual monitoring shall be conducted at the end of the wet season (usually by November 30) for five years from the date of PAMP approval. A report of the results of each monitoring event shall be submitted by the property owner to the Martin County Environmental Planning Administrator within 30 days of the completion of the monitoring. Monitoring and reporting are the responsibility of the property owner. However, a qualified environmental professional may conduct the monitoring, prepare the Annual Monitoring Reports, or submit the Reports.*

*All Annual Monitoring Reports shall contain the following information:*

- **Name and address of current owner of Preserve Area;**
- **Location of Preserve Area (site/project location, Martin County Parcel Control Number, section/township/range, etc);**
- **Date PAMP approved;**
- **Documentation of vegetation changes, including encroachment of exotic vegetation;**
- **Fixed-point panoramic photos of all Preserve Areas;**
- **Synopsis of maintenance activities conducted in compliance with the PAMP requirements such as exotic vegetation removal, revegetation, and additional enhancement activities necessary to maintain the Preserve Area;**
- **A timetable for action within 90 days of the report;**
- **A list of all violations of the PAMP; and**
- **Recommendations for remedial actions, with a proposed schedule for the coming year.**

Signature/Date : \_\_\_\_\_

Typed Name/Title : \_\_\_\_\_

Company Name (if applicable) : \_\_\_\_\_







INSTR # 2026030  
 OR BK 02263 PG 1979  
 Pgs 1979 - 1983 (5pgs)  
 RECORDED 07/13/2007 03:21:39 PM  
 MARSHA EWING  
 CLERK OF MARTIN COUNTY FLORIDA  
 RECORDED BY C Burkey

Prepared By:  
 Martin County Growth Management Department  
 2401 S.E. Monterey Road  
 Stuart, FL 34996

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**MARTIN COUNTY, FLORIDA  
 DEVELOPMENT ORDER CHANGE**

**REGARDING REVISED FINAL SITE PLAN APPROVAL  
 FOR 20.4LLC, BRIDGEWATER PRESERVE (ADMINISTRATIVE AMENDMENT)  
 WITH A CERTIFICATE OF PUBLIC FACILITIES EXEMPTION**

**WHEREAS**, 20.04, LLC, submitted an application for an administrative amendment for a revised final site plan to change the proposed littoral planting locations, located on lands legally described in Exhibit A, attached hereto.

**WHEREAS**, this application meets the criteria for an administrative amendment established in Section 10.14.C, Land Development Regulations (LDR), Martin County Code.

**WHEREAS**, pursuant to Section 10.14.D, LDR, Martin County Code, final action on an administrative amendment to existing development orders shall be taken by the County Administrator or his/her designee.

**WHEREAS**, the County Administrator has delegated final action on administrative amendment applications to the Growth Management Director.

**NOW, THEREFORE, THE GROWTH MANAGEMENT DIRECTOR  
 HEREBY DETERMINES THAT:**

A. The revised final site plan for Bridgewater Preserve, a copy of which has been reduced and attached hereto as Exhibit B, is approved. Development of Bridgewater Preserve shall be in accordance with the approved revised final site plan.

B. No permits for construction or development activity shall be issued until all required documents, plans and fees are received and approved as required by Section 10.9, LDR, Martin County Code.

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C. Failure to submit the required documents, plans and fees as required by Section 10.9, LDR, Martin County Code, shall render the administrative amendment to the existing recorded final site plan approval null and void.

D. This application is hereby determined to meet the requirements for and shall serve as a certificate of Public Facilities Exemption as set forth in Section 5.32.B., Land Development Regulations (LDR), Martin County Code.

E. Building permits must be obtained within one year of revised final site plan approval. Development of the entire project, including infrastructure and vertical construction, must be completed within two (2) years of revised final site plan approval. No rights to obtain development orders are herein conveyed beyond this approval.

F. This development order shall be recorded in the public records of Martin County. A copy shall be forwarded to the applicant by the Growth Management Department subsequent to recording.

**DATED THIS 11 DAY OF MAY, 2007.**

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**NICKI van VONNO, DIRECTOR OF  
GROWTH MANAGEMENT DEPARTMENT**

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# EXHIBIT "A"

## Bridgewater Preserve

### Legal Description

( PCN# 28-40-42-000-000-00121-0 )

A PARCEL OF LAND LYING IN THE WEST ONE-HALF OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF SAID SECTION 28; SAID SOUTHEAST CORNER BEING THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 28; THENCE, NORTH 89°46'29" WEST, ALONG THE SOUTH LINE OF THE WEST ONE-HALF OF SAID SECTION 28, A DISTANCE OF 10.00 FEET FOR A **POINT OF BEGINNING**;

THENCE, CONTINUE NORTH 89°46'29" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2,583.59 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE, NORTH 00°29'03" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 2,642.05 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 28; THENCE, NORTH 00°28'35" WEST, CONTINUING ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 1,640.69 FEET; THENCE, THE FOLLOWING 64 COURSES ALONG THE SOUTHERLY BOUNDARY OF THE LANDS DESCRIBED IN EXHIBIT "B" AND RECORDED IN OFFICIAL RECORDS BOOK 1785, PAGE 546, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA:

THENCE, SOUTH 37°44'46" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 49.59 FEET; THENCE, SOUTH 47°09'27" EAST, A DISTANCE OF 81.82 FEET; THENCE, NORTH 85°35'58" EAST, A DISTANCE OF 91.47 FEET; THENCE, NORTH 70°01'47" EAST, A DISTANCE OF 56.86 FEET; THENCE, NORTH 41°50'37" EAST, A DISTANCE OF 69.03 FEET; THENCE, NORTH 11°18'54" EAST, A DISTANCE OF 66.31 FEET; THENCE, NORTH 20°01'30" EAST, A DISTANCE OF 115.07 FEET; THENCE, NORTH 38°35'03" EAST, A DISTANCE OF 82.14 FEET; THENCE, NORTH 49°43'52" EAST, A DISTANCE OF 66.41 FEET; THENCE, NORTH 57°44'43" EAST, A DISTANCE OF 46.46 FEET; THENCE, NORTH 70°11'08" EAST, A DISTANCE OF 60.34 FEET; THENCE, NORTH 88°05'53" EAST, A DISTANCE OF 205.91 FEET; THENCE, SOUTH 58°35'20" EAST, A DISTANCE OF 61.90 FEET; THENCE, SOUTH 37°44'21" EAST, A DISTANCE OF 49.14 FEET; THENCE, SOUTH 20°39'11" EAST, A DISTANCE OF 85.21 FEET; THENCE, SOUTH 05°55'02" WEST, A DISTANCE OF 82.75 FEET; THENCE, SOUTH 03°18'22" EAST, A DISTANCE OF 95.33 FEET; THENCE, SOUTH 30°35'45" EAST, A DISTANCE OF 93.33 FEET; THENCE, SOUTH 49°51'09" EAST, A DISTANCE OF 88.51 FEET; THENCE, SOUTH 76°29'08" EAST, A DISTANCE OF 91.13 FEET; THENCE, NORTH 84°05'57" EAST, A DISTANCE OF 131.51 FEET; THENCE, NORTH 54°10'49" EAST, A DISTANCE OF 81.43 FEET; THENCE, NORTH 33°35'53" EAST, A DISTANCE OF 75.94 FEET; THENCE, NORTH 10°22'27" EAST, A DISTANCE OF 98.60 FEET; THENCE, SOUTH 56°20'59" EAST, A DISTANCE OF 165.15 FEET; THENCE, SOUTH 77°01'42" EAST, A DISTANCE OF 63.47 FEET; THENCE, SOUTH 55°20'48" EAST, A DISTANCE OF 79.17 FEET; THENCE, NORTH 87°08'04" EAST, A DISTANCE OF 117.44 FEET; THENCE, NORTH 30°59'21" EAST, A DISTANCE OF 70.13 FEET; THENCE, SOUTH 50°59'19" EAST, A DISTANCE OF 265.80 FEET; THENCE, SOUTH 28°16'32" EAST, A DISTANCE OF 115.88 FEET; THENCE, SOUTH 14°03'34" EAST, A DISTANCE OF 175.32 FEET; THENCE, SOUTH 20°00'52" EAST, A DISTANCE OF 111.82 FEET; THENCE, SOUTH 10°01'43" EAST, A DISTANCE OF 83.51 FEET; THENCE, SOUTH 07°07'45" WEST, A DISTANCE OF 39.67 FEET; THENCE, SOUTH 18°59'12" WEST, A DISTANCE OF 323.65 FEET; THENCE, SOUTH 25°02'56" WEST, A DISTANCE OF 260.18 FEET; THENCE, SOUTH 11°36'02" WEST, A DISTANCE OF 158.82 FEET; THENCE, SOUTH 53°26'28" WEST, A DISTANCE OF 29.03 FEET; THENCE, SOUTH 67°09'37" WEST, A DISTANCE OF 23.15 FEET; THENCE, NORTH 88°01'26" WEST, A DISTANCE OF 45.54 FEET; THENCE, NORTH 83°08'21" WEST, A DISTANCE OF 45.92 FEET; THENCE, NORTH 57°01'57" WEST, A DISTANCE OF 16.58 FEET; THENCE, NORTH 76°43'44" WEST, A DISTANCE OF 40.84 FEET; THENCE, NORTH 54°28'41" WEST, A DISTANCE OF 46.78 FEET; THENCE, NORTH 78°31'15" WEST, A DISTANCE OF 33.52 FEET TO THE POINT OF A CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°37'12", A DISTANCE OF 240.43 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 42°51'33" WEST, A DISTANCE OF 32.24 FEET; THENCE, SOUTH 33°49'14" WEST, A DISTANCE OF 40.67 FEET; THENCE, SOUTH 23°12'27" WEST, A DISTANCE OF 74.69 FEET; THENCE, SOUTH 12°33'52" WEST, A DISTANCE OF 82.08 FEET; THENCE, SOUTH 09°16'29" WEST, A DISTANCE OF 96.84 FEET; THENCE, SOUTH 00°54'55" EAST, A DISTANCE OF 75.35 FEET; THENCE, SOUTH 09°06'21" EAST, A DISTANCE OF 76.35 FEET; THENCE, SOUTH 50°00'19" EAST, A DISTANCE OF 88.04 FEET; THENCE, SOUTH 68°37'21" EAST, A DISTANCE OF 29.71 FEET;

THENCE, SOUTH 44°58'26" EAST, A DISTANCE OF 136.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°14'50", A DISTANCE OF 157.94 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 89°46'44" EAST, A DISTANCE OF 24.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°05'27", A DISTANCE OF 201.11 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 43°41'16" EAST, A DISTANCE OF 9.51 FEET; THENCE, SOUTH 82°15'49" EAST, A DISTANCE OF 734.51 FEET; THENCE, SOUTH 68°22'04" EAST, A DISTANCE OF 109.03 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 28;

THENCE, SOUTH 00°01'10" WEST, DEPARTING SAID SOUTHERLY BOUNDARY, A DISTANCE OF 1,749.07 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1230.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 82°50'11" EAST; SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. ISLAND WAY (A 60 FOOT ROAD RIGHT-OF-WAY); THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°01'49", A DISTANCE OF 150.92 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 00°08'00" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 227.68 FEET TO THE POINT OF BEGINNING.

CONTAINING: 215.46 ACRES, MORE OR LESS

Unofficial Copy



APRIL 2006

BRIDGEWATER PRESERVE

SHEET 1 OF 7

LYING IN THE WEST ONE-HALF OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA

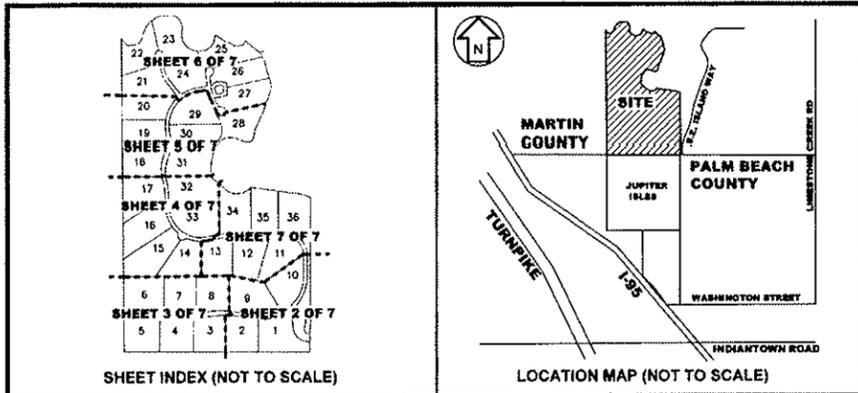
LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE WEST ONE-HALF OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF SAID SECTION 28, SAID SOUTHEAST CORNER BEING THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 28, THENCE, NORTH 89°46'29" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 10.00 FEET FOR A POINT OF BEGINNING. THENCE, CONTINUE NORTH 89°46'29" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2,583.59 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE, NORTH 00°29'03" WEST, ALONG SAID WEST LINE OF SAID SECTION 28, A DISTANCE OF 2,642.05 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 28, THENCE, NORTH 00°28'35" WEST, CONTINUING ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 1,640.69 FEET, THENCE, DEPARTING SAID WEST LINE AND ALONG THE FOLLOWING 43 CURVES ALONG THE SOUTHERLY BOUNDARY OF THE LANDS DESCRIBED IN EXHIBIT 'B' AND RECORDED IN OFFICIAL RECORDS BOOK 1785, PAGE 546, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA: THENCE, SOUTH 37°44'46" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 46.59 FEET, THENCE, SOUTH 47°09'27" EAST, A DISTANCE OF 81.82 FEET, THENCE, SOUTH 55°35'58" EAST, A DISTANCE OF 91.47 FEET, THENCE, NORTH 70°01'47" EAST, A DISTANCE OF 56.86 FEET, THENCE, NORTH 41°50'37" EAST, A DISTANCE OF 69.03 FEET, THENCE, NORTH 11°18'34" EAST, A DISTANCE OF 66.31 FEET, THENCE, NORTH 20°01'30" EAST, A DISTANCE OF 115.07 FEET, THENCE, NORTH 38°35'00" EAST, A DISTANCE OF 82.14 FEET, THENCE, NORTH 49°43'52" EAST, A DISTANCE OF 66.41 FEET, THENCE, NORTH 57°44'43" EAST, A DISTANCE OF 46.46 FEET, THENCE, NORTH 70°11'08" EAST, A DISTANCE OF 60.34 FEET, THENCE, NORTH 88°05'53" EAST, A DISTANCE OF 205.91 FEET, THENCE, SOUTH 58°35'20" EAST, A DISTANCE OF 61.90 FEET, THENCE, SOUTH 37°44'21" EAST, A DISTANCE OF 49.14 FEET, THENCE, SOUTH 20°39'11" EAST, A DISTANCE OF 85.21 FEET, THENCE, SOUTH 05°55'02" WEST, A DISTANCE OF 117.44 FEET, THENCE, NORTH 88°21'28" WEST, A DISTANCE OF 45.54 FEET, THENCE, SOUTH 30°35'45" EAST, A DISTANCE OF 83.33 FEET, THENCE, SOUTH 48°51'06" EAST, A DISTANCE OF 88.51 FEET, THENCE, SOUTH 78°29'08" EAST, A DISTANCE OF 91.13 FEET, THENCE, NORTH 84°05'57" EAST, A DISTANCE OF 131.51 FEET, THENCE, NORTH 54°10'49" EAST, A DISTANCE OF 81.43 FEET, THENCE, NORTH 33°35'53" EAST, A DISTANCE OF 75.94 FEET, THENCE, NORTH 10°22'27" EAST, A DISTANCE OF 98.80 FEET, THENCE, SOUTH 58°20'59" EAST, A DISTANCE OF 165.15 FEET, THENCE, SOUTH 77°01'42" EAST, A DISTANCE OF 83.47 FEET, THENCE, SOUTH 55°20'48" EAST, A DISTANCE OF 78.17 FEET, THENCE, NORTH 87°08'04" EAST, A DISTANCE OF 23.15 FEET, THENCE, NORTH 88°21'28" WEST, A DISTANCE OF 45.54 FEET, THENCE, NORTH 83°08'21" WEST, A DISTANCE OF 82.08 FEET, THENCE, SOUTH 09°16'29" WEST, A DISTANCE OF 96.84 FEET, THENCE, SOUTH 00°54'55" EAST, A DISTANCE OF 75.35 FEET, THENCE, SOUTH 09°06'21" EAST, A DISTANCE OF 76.35 FEET, THENCE, SOUTH 50°00'19" EAST, A DISTANCE OF 88.04 FEET, THENCE, SOUTH 68°37'21" EAST, A DISTANCE OF 29.71 FEET, THENCE, SOUTH 44°58'26" EAST, A DISTANCE OF 136.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°14'50", A DISTANCE OF 157.84 FEET TO THE POINT OF TANGENCY, THENCE, NORTH 82°51'33" WEST, A DISTANCE OF 24.81 FEET, THENCE, NORTH 89°46'44" EAST, A DISTANCE OF 40.67 FEET, THENCE, SOUTH 23°12'27" WEST, A DISTANCE OF 74.68 FEET, THENCE, SOUTH 12°32'52" WEST, A DISTANCE OF 82.08 FEET, THENCE, SOUTH 09°16'29" WEST, A DISTANCE OF 96.84 FEET, THENCE, SOUTH 00°54'55" EAST, A DISTANCE OF 75.35 FEET, THENCE, SOUTH 09°06'21" EAST, A DISTANCE OF 76.35 FEET, THENCE, SOUTH 50°00'19" EAST, A DISTANCE OF 88.04 FEET, THENCE, SOUTH 68°37'21" EAST, A DISTANCE OF 29.71 FEET, THENCE, SOUTH 44°58'26" EAST, A DISTANCE OF 136.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°14'50", A DISTANCE OF 157.84 FEET TO THE POINT OF TANGENCY, THENCE, NORTH 82°51'33" WEST, A DISTANCE OF 24.81 FEET, THENCE, NORTH 89°46'44" EAST, A DISTANCE OF 40.67 FEET, THENCE, SOUTH 23°12'27" WEST, A DISTANCE OF 74.68 FEET, THENCE, SOUTH 12°32'52" WEST, A DISTANCE OF 82.08 FEET, THENCE, SOUTH 09°16'29" WEST, A DISTANCE OF 96.84 FEET, THENCE, SOUTH 00°54'55" EAST, A DISTANCE OF 75.35 FEET, THENCE, SOUTH 09°06'21" EAST, A DISTANCE OF 76.35 FEET, THENCE, SOUTH 50°00'19" EAST, A DISTANCE OF 88.04 FEET, THENCE, SOUTH 68°37'21" EAST, A DISTANCE OF 29.71 FEET, THENCE, SOUTH 44°58'26" EAST, A DISTANCE OF 136.09 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 28, THENCE, SOUTH 00°01'40" WEST, DEPARTING SAID SOUTHERLY BOUNDARY, A DISTANCE OF 1,749.07 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1230.90 FEET AND WHOSE POINT BEARS SOUTH 82°50'11" EAST, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. ISLAND WAY (A 60 FOOT ROAD RIGHT-OF-WAY), THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°01'40", A DISTANCE OF 150.92 FEET TO THE POINT OF TANGENCY, THENCE, SOUTH 00°08'00" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 227.68 FEET TO THE POINT OF BEGINNING CONTAINING 215.46 ACRES, MORE OR LESS

CERTIFICATE OF OWNERSHIP AND DEDICATION:

BRIDGEWATER VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED PRESIDENT, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF BRIDGEWATER PRESERVE AND HEREBY DEDICATES AS FOLLOWS:

- 1 TRACT "A" (PRIVATE STREET), AS SHOWN ON THIS PLAT OF BRIDGEWATER PRESERVE AND DESIGNATED AS PRIVATE, IS HEREBY DECLARED TO BE THE PROPERTY OF THE BRIDGEWATER PRESERVE HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR PRIVATE STREET PURPOSES AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY, FOR THE PRIVATE STREET DESIGNATED AS SUCH ON THIS PLAT.
2 THE PRIVATE DRAINAGE EASEMENTS (PDE), AS SHOWN ON THIS PLAT OF BRIDGEWATER PRESERVE AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF BRIDGEWATER PRESERVE HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY, FOR ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
3 THE UTILITY EASEMENTS (UE), AS SHOWN ON THIS PLAT OF BRIDGEWATER PRESERVE MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY, FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
4 THE LANDSCAPE BUFFER EASEMENT AND THE 50 FOOT FIRE WISE LANDSCAPE BUFFER EASEMENTS (FWLBE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BRIDGEWATER PRESERVE HOMEOWNERS ASSOCIATION, INC. FOR BUFFER AND LANDSCAPING PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY, FOR ANY BUFFER EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
5 THE INGRESS-EGRESS EASEMENT, AS SHOWN HEREON AS SFVMD EASEMENT IS HEREBY DEDICATED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFVMD), FOR USE BY ITS EMPLOYEES, AGENTS AND CONTRACTORS FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT INGRESS AND EGRESS, TO AND FROM JONATHAN DICKINSON STATE PARK AND ANY AND ALL REAL PROPERTY OWNED, CONTROLLED OR USED BY SFVMD OR OVER WHICH SFVMD HOLDS AN INTEREST FOR ANY AND ALL PURPOSES NECESSARY, CONVENIENT, OR INCIDENT TO, OR IN CONNECTION WITH THE OPERATIONS OF THE SFVMD, INCLUDING THE RIGHT TO MOVE AND TRANSPORT EQUIPMENT, MATERIALS AND SUPPLIES NECESSARY FOR THE CONSTRUCTION, OPERATION OR MAINTENANCE OF ANY PROJECT IN THE INTEREST OF LOCAL CONTROL, RECLAMATION, CONSERVATION, WATER STORAGE AND ALLIED PURPOSES NOW OR IN THE FUTURE. PROVIDED HOWEVER, THAT SFVMD SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE EASEMENT AREA SHALL AT NO TIME BE OBTAINED BY ANY OBJECT WHICH WOULD PROHIBIT ACCESS, INGRESS OR EGRESS, OR THE PROVISION OF UTILITIES, TO AND FROM ANY LANDS OWNED, CONTROLLED OR USED BY SFVMD OR IN ANY MANNER, INTERFERE WITH THE PURPOSES OF THE EASEMENT, IN THE EVENT THE EASEMENT AREA, OR ANY PORTION THEREOF, ARE AT ANY TIME OBSTRUCTED BY FENCES, GATES OR ANY OTHER OBJECT WHICH WOULD IMPEDE SFVMD'S INGRESS OR EGRESS OVER, ACROSS AND UPON THE EASEMENT AREA OR IN ANY MANNER INTERFERE WITH THE PURPOSES OF THIS EASEMENT, SFVMD SHALL BE PROVIDED WITH ACCESS CODES, KEYS OR ALTERNATIVE ACCESS ACCEPTABLE TO SFVMD'S APPLICABLE.
6 TRACT "W" (WETLAND PRESERVE AREA), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BRIDGEWATER PRESERVE HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND IS FURTHER DECLARED TO BE A PRIVATE WETLAND PRESERVE AREA WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR WETLAND PRESERVE PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN ("PAMP") APPROVED BY MARTIN COUNTY, FLORIDA. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE WETLAND PRESERVE AREA SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED "PAMP". MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY, FOR ANY WETLAND PRESERVE AREAS DESIGNATED AS SUCH ON THIS PLAT.
7 TRACT "WB" (WETLAND PRESERVE BUFFER AREA), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BRIDGEWATER PRESERVE HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND IS FURTHER DECLARED TO BE A PRIVATE WETLAND PRESERVE BUFFER AREA WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR WETLAND PRESERVE BUFFER PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN ("PAMP") APPROVED BY MARTIN COUNTY, FLORIDA. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE PRESERVE AREA SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED "PAMP". MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY, FOR ANY WETLAND PRESERVE BUFFER AREAS DESIGNATED AS SUCH ON THIS PLAT.
8 THE WATER MANAGEMENT EASEMENTS (WME) AND WATER MANAGEMENT MAINTENANCE EASEMENTS (WMMME), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BRIDGEWATER PRESERVE HOMEOWNERS ASSOCIATION, INC. FOR DRAINAGE AND WATER MANAGEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY, FOR ANY WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
9 TRACTS "O-1", "O-2", "O-3" AND "O-4" (OPEN SPACE TRACTS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BRIDGEWATER PRESERVE HOMEOWNERS ASSOCIATION, INC. FOR OPEN SPACE AND LANDSCAPING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY, FOR ANY OPEN SPACE TRACTS DESIGNATED AS SUCH ON THIS PLAT.



10. TRACT "RW" (ADDITIONAL RIGHT-OF-WAY FOR S.E. ISLAND WAY, AS SHOWN HEREON, IS HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.
11. TRACT "REC" (RECREATION AREA), AS SHOWN HEREON, IS HEREBY RESERVED BY BRIDGEWATER VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATION PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY, FOR ANY RECREATION AREA DESIGNATED AS SUCH ON THIS PLAT.

BRIDGEWATER VENTURES, LLC
A FLORIDA LIMITED LIABILITY COMPANY
DATED THIS 3RD DAY OF APRIL 2006

WITNESS (1) Diane Boyinger Risch, BRIDGEWATER PRESERVE, LLC, a Florida limited liability company
PRINT NAME: Diane Boyinger Risch
WITNESS (2) Robert W. Simmons, PRESIDENT MANAGER
PRINT NAME: Robert W. Simmons

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME PERSONALLY APPEARED ROBERT W. SIMMONS, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BRIDGEWATER VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS PRESIDENT OF SAID LIMITED LIABILITY COMPANY AND THAT IT IS THE FREE ACT AND DEED OF SAID BRIDGEWATER VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF APRIL 2006.

Sept. 8, 2008 BY: [Signature] SEAL: [Notary Seal]
MY COMMISSION EXPIRES: [Date]
PRINTED NAME: Bernice Raymond COMMISSION NO. DV 383334

ACCEPTANCE OF DEDICATIONS:

THE BRIDGEWATER PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME, AS STATED HEREON, DATED THIS 3RD DAY OF APRIL 2006.

BRIDGEWATER PRESERVE HOMEOWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
ATTEST: Lauren Simmons, SECRETARY
BY: Robert W. Simmons, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME PERSONALLY APPEARED ROBERT W. SIMMONS and LAUREN SIMMONS, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF BRIDGEWATER PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF APRIL 2006.

MY COMMISSION EXPIRES: Sept. 8, 2008 BY: [Signature] SEAL: [Notary Seal]
PRINTED NAME: Bernice Raymond COMMISSION NO. DV 383334

TITLE CERTIFICATION:

I, MICHAEL N. JONAS, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF March 17, 2006, at 6:00AM
1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF BRIDGEWATER VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: LENDER IS WACHOVIA BANK, NATIONAL ASSOCIATION, BORROWER IS BRIDGEWATER VENTURES, LLC, RECORDED May 18, 2005, IN OFFICIAL RECORDS BOOK 2,012, PAGE 691, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTES, HAVE BEEN PAID.
DATE: April 4, 2006 BY: Michael N. Jonas
MICHAEL N. JONAS
ATTORNEY-AT-LAW, FLORIDA BAR NO. 0211720
515 NORTH FLAGLER DRIVE—SIXTH FLOOR
WEST PALM BEACH, FLORIDA 33401

SURVEYOR'S NOTES:

- 1. THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS
2. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
3. WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE
4. 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 SUCCESSOR OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.

MORTGAGEE'S CONSENT:

WACHOVIA BANK, NATIONAL ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2016, PAGE 691 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY Thomas Leonard, ITS OFFICER, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE ASSOCIATION, THIS 3rd DAY OF APRIL 2006.

WITNESS: [Signature] BY: [Signature]
PRINTED NAME: David A. Knowlton
WITNESS: [Signature]
PRINTED NAME: David Stapperson

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME PERSONALLY APPEARED Thomas Leonard, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS OFFICER OF WACHOVIA BANK, NATIONAL ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF APRIL 2006.

MY COMMISSION EXPIRES: Nov 27, 2008 BY: Danielle Mousally, NOTARY PUBLIC
PRINTED NAME: Danielle Mousally COMMISSION NO. DV 367608

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:
DATE: 04/12/06 COUNTY SURVEYOR AND MAPPER
DATE: 04/13/06 COUNTY ENGINEER
DATE: 4/17/06 COUNTY AT-TORNEY
DATE: 7/1/06 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
DATE: 7/1/06
By: 344-06
ATTEST: Marsha Ewing, CLERK OF COURT
By Charlotte Suckey PC

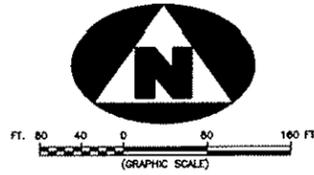


CERTIFICATE OF SURVEYOR AND MAPPER
I, STEPHEN L. SUCKEY, HEREBY CERTIFY THAT THIS PLAT OF BRIDGEWATER PRESERVE IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY AND PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SUCH SURVEY AND PLAT ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, THAT PERMANENT CONTROL POINTS AND LOT CORNERS ACCORDING TO SECTION 177.069, FLORIDA STATUTES, WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS, AND, FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.
BY: Stephen L. Suckey, DATED THIS 5th DAY OF APRIL 2006.
STEPHEN L. SUCKEY, PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 2966, ASSOCIATED LAND SURVEYORS, INC., LB 7344

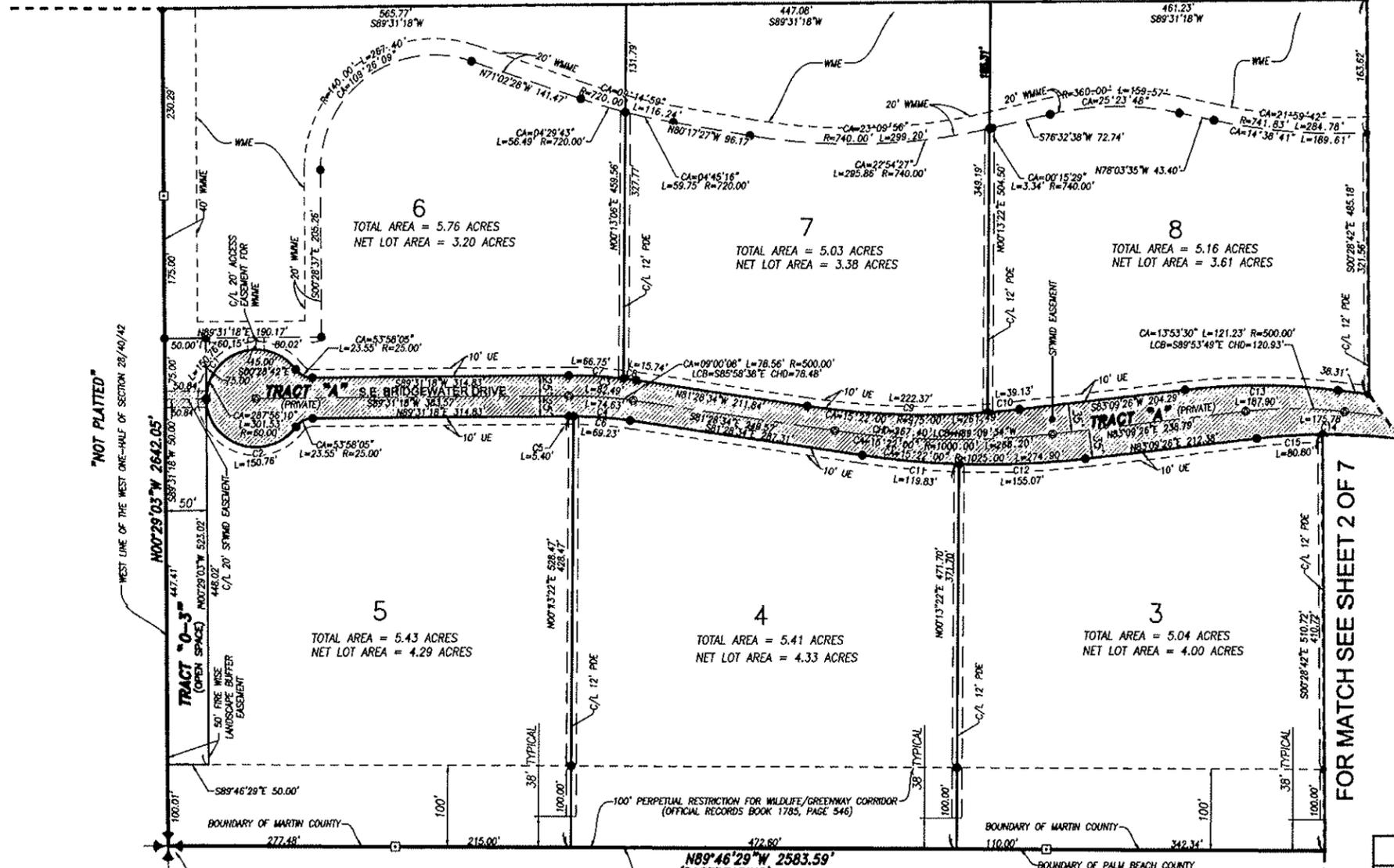
NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, PROFESSIONAL SURVEYOR & MAPPER NO. 3424 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, LB 7344.

ASSOCIATED LAND SURVEYORS, INC.
4152 W. BLUE HERON BLVD.— SUITE 121
RIVIERA BEACH, FLORIDA 33404
PHONE: (407)846-2102 FAX: (407)844-9659 LB 7344
SHEET 1 OF 7



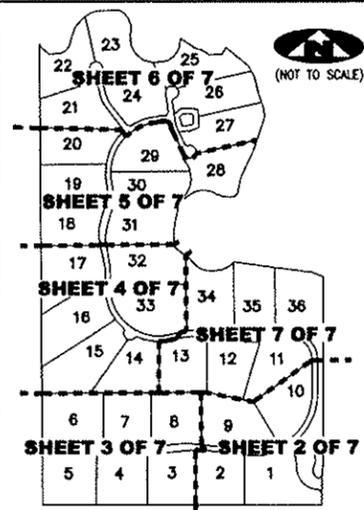


FOR MATCH SEE SHEET 4 OF 7



FOR MATCH SEE SHEET 2 OF 7

SHEET INDEX



Legend symbols for easements and monuments.

LEGEND

Table with 4 columns: Symbol, Description, Symbol, Description. Includes terms like RADIAL LINE, CENTERLINE, PRIVATE DRAINAGE EASEMENT, etc.

SURVEYOR'S NOTES

- 1. THE BASE BEARING, AS SHOWN HEREON, IS NORTH 89°46'29" WEST, ALONG THE SOUTH LINE OF THE WEST ONE-HALF OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, AS SHOWN HEREON.
2. IN THOSE INSTANCES WHERE UTILITY OR DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINT POSITION STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED POSITION.

- SURVEYOR'S NOTE
1. THE TOTAL LOT AREA INCLUDES ALL EASEMENTS SHOWN ON THE LOT.
2. THE NET LOT AREA EXCLUDES THE WATER MANAGEMENT, WATER MANAGEMENT MAINTENANCE EASEMENTS, AND WILDLIFE/GREENWAY CORRIDOR.

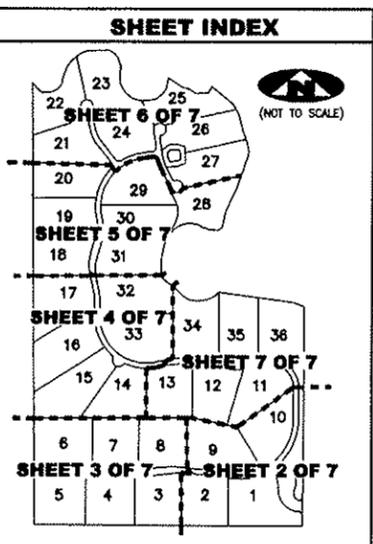
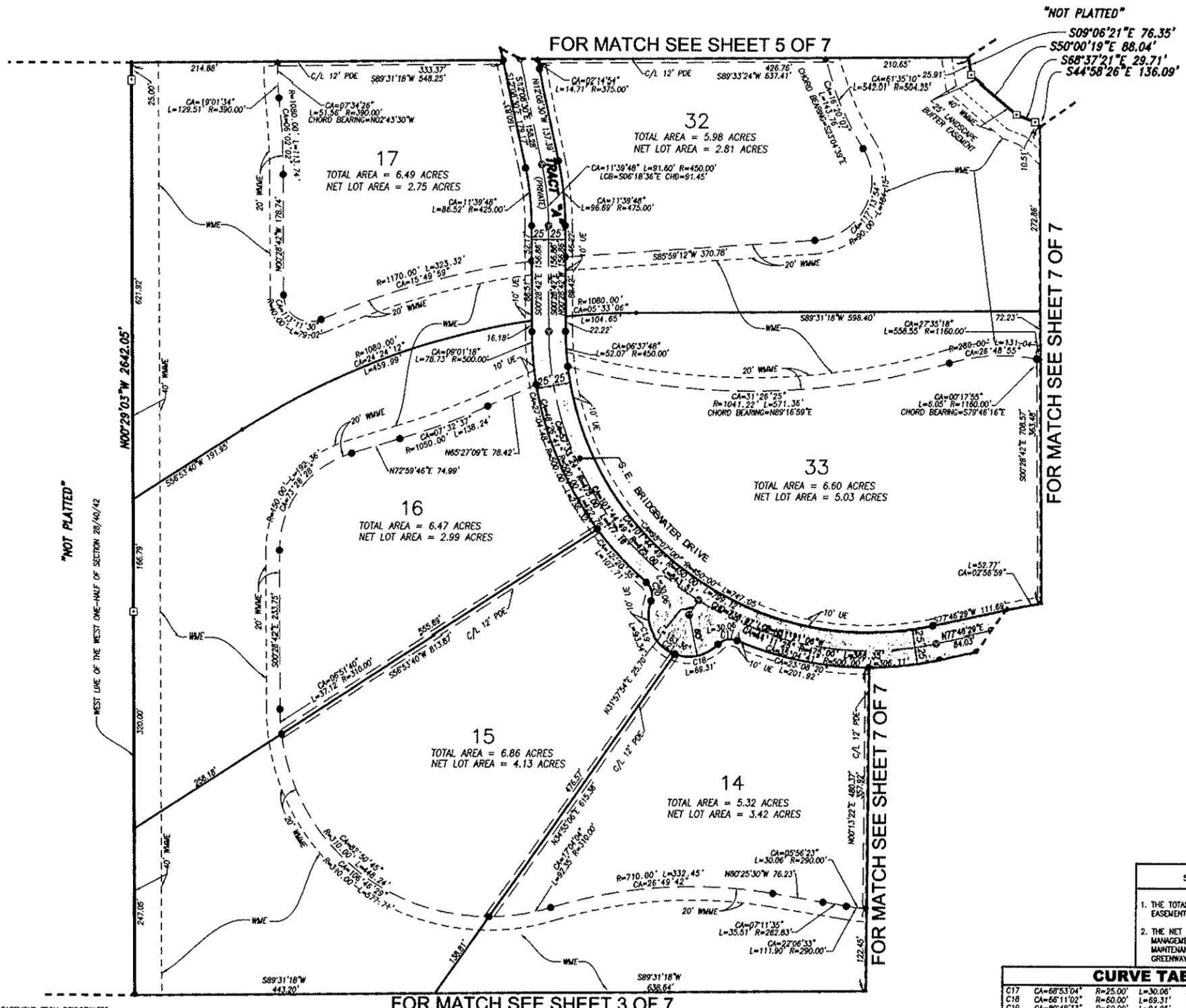
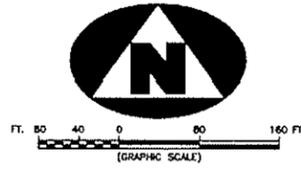
CURVE TABLE

Table with 5 columns: Curve ID, CA, R, L, LCB, CHD. Lists curve data for C1 through C15.



ASSOCIATED LAND SURVEYORS, INC.
4152 W. BLUE HERON BOULEVARD-SUITE 121
RIVIERA BEACH FLORIDA 33404 LB NO. 7344
PHONE: (561) 848-2102 FAX: (561) 844-9659 EMAIL: ALLSURVEY@AOL.COM

Table with 2 columns: Field, Value. Includes FILE: P271\_PL0T, FB: WO.NO.: P271, SCALE: 1"=80', DATE: 8/10/2004, DWN: KVC, SHEET 3 OF 7.



■ DENOTES LIMITS OF ACCESS EASEMENT FROM BRIDGEWATER TO COMMUNITIES PROPERTY (ORB 2136, PAGE 1879)

**LEGEND**

(R) A RADIAL LINE	R	RADIUS DISTANCE	SWMD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
C/L A CENTERLINE	L	ARC LENGTH DISTANCE	□	A SET PERMANENT REFERENCE MONUMENT
PDE PRIVATE DRAINAGE EASEMENT	CA	CENTRAL ANGLE	4"	4" CONCRETE MONUMENT WITH DISK (LB 7344)
UE UTILITY EASEMENT	LCB	LONG CHORD BEARING	5/8"	5/8" IRON ROD AND CAP (LB 7344)
WME WATER MANAGEMENT EASEMENT	CHD	CHORD DISTANCE	⊙	PERMANENT CONTROL POINT
WMME WATER MANAGEMENT MAINTENANCE EASEMENT	ORB	OFFICIAL RECORDS BOOK	⊙	CARRIAGE BOLT AND WASHER (LB 7344)
F.D.N.R. FLORIDA DEPARTMENT OF NATURAL RESOURCES	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	⊙	A FOUND PERMANENT CONTROL POINT
P.B.CO. PALM BEACH COUNTY	PG	PAGE	⊙	CARRIAGE BOLT AND WASHER

**SURVEYOR'S NOTES**

1. THE BASE BEARING, AS SHOWN HEREON, IS NORTH 89°46'29" WEST, ALONG THE SOUTH LINE OF THE WEST ONE-HALF OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, AS SHOWN HERON.
2. IN THOSE INSTANCES WHERE UTILITY OR DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINT POSITION STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED POSITION.
3. LINES THAT INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.
4. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. NO. 2424, IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33407

**ASSOCIATED LAND SURVEYORS, INC.**  
 4152 W. BLUE HERON BOULEVARD—SUITE 121  
 RIVIERA BEACH, FLORIDA 33404 LB NO. 7344  
 PHONE: (561) 848-2102 FAX: (561) 844-9556 EMAIL: ALSURVEY@AOL.COM

**SURVEYOR'S NOTE**

1. THE TOTAL LOT AREA INCLUDES ALL EASEMENTS SHOWN ON THE LOT.
2. THE NET LOT AREA EXCLUDES THE WATER MANAGEMENT, WATER MANAGEMENT MAINTENANCE EASEMENTS, AND WILDLIFE/GREENWAY CORRIDOR.

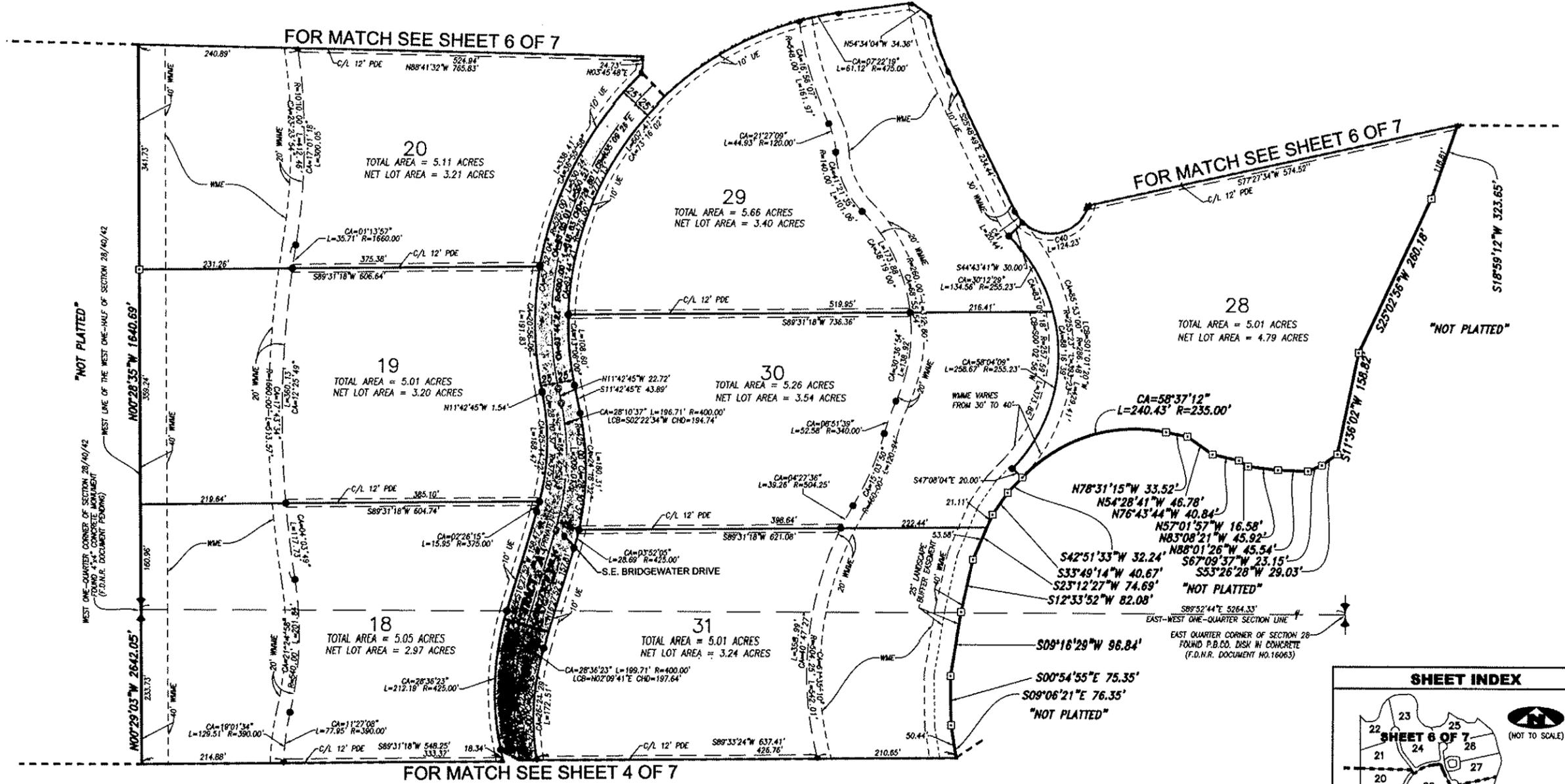
**CURVE TABLE**

C17	CA=69°53'04"	R=25.00'	L=30.06'	LCB=578°24'39"W	CHD=28.28'
C18	CA=68°11'02"	R=60.00'	L=69.31'	LCB=107°19'55"E	CHD=65.59'
C19	CA=89°48'33"	R=60.00'	L=94.05'	LCB=524°47'07"E	CHD=85.51'
C20	CA=68°53'04"	R=25.00'	L=30.06'	LCB=N14°28'51"W	CHD=28.28'
C21	CA=155°59'35"	R=60.00'	L=163.36'	LCB=S58°02'06"E	CHD=117.38'

FILE: P271\_PLOT

FB:	WO.NO.: P271
SCALE: 1"=60'	DATE: 8/10/2004
DWN: KVC	SHEET 4 OF 7

LYING IN THE WEST ONE-HALF OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA

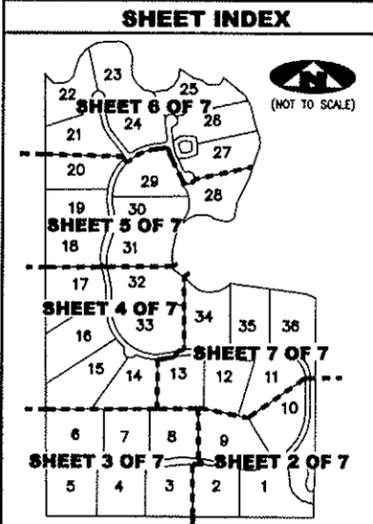


"NOT PLATTED"

WEST ONE-QUARTER CORNER OF SECTION 28/40/42 FOUND 4"x4" CONCRETE MONUMENT (F.D.N.R. DOCUMENT PENDING)

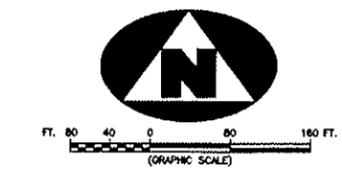
WEST LINE OF THE WEST ONE-HALF OF SECTION 28/40/42

"NOT PLATTED"



**SURVEYOR'S NOTE**

1. THE TOTAL LOT AREA INCLUDES ALL EASEMENTS SHOWN ON THE LOT.
2. THE NET LOT AREA EXCLUDES THE WATER MANAGEMENT, WATER MANAGEMENT MAINTENANCE EASEMENTS, AND WILDLIFE/GREENWAY CORRIDOR.



**CURVE TABLE**

C40	CA=118°37'35"	R=60.00'	L=124.23'	LCB=N75°37'41"E	CHD=105.18'
C41	CA=192°34'0"	R=60.00'	L=20.31'	LCB=S33°30'58"E	CHD=20.32'

■ DENOTES LIMITS OF ACCESS EASEMENT FROM BRIDGEWATER TO COMMUNITIES PROPERTY (ORB 2136, PAGE 1878)

**LEGEND**

(R)	A RADIAL LINE	R	RADIUS DISTANCE	SPWMD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
C/L	A CENTERLINE	L	ARC LENGTH DISTANCE	Ⓢ	A SET PERMANENT REFERENCE MONUMENT
PDE	PRIVATE DRAINAGE EASEMENT	CA	CENTRAL ANGLE	Ⓢ	4"x4" CONCRETE MONUMENT WITH DISK (LB 7344)
UE	UTILITY EASEMENT	LCB	LONG CHORD BEARING	Ⓢ	5/8" IRON ROD AND CAP (LB 7344)
WME	WATER MANAGEMENT EASEMENT	CHD	CHORD DISTANCE	Ⓢ	PERMANENT CONTROL POINT
WMME	WATER MANAGEMENT MAINTENANCE EASEMENT	ORB	OFFICIAL RECORDS BOOK	Ⓢ	CARRIAGE BOLT AND WASHER (LB 7344)
F.D.N.R.	FLORIDA DEPARTMENT OF NATURAL RESOURCES	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	Ⓢ	A FOUND PERMANENT CONTROL POINT
P.B.CO.	PALM BEACH COUNTY	PC	PAGE	Ⓢ	CARRIAGE BOLT AND WASHER

**SURVEYOR'S NOTES**

1. THE BASE BEARING, AS SHOWN HEREON, IS NORTH 89°46'28" WEST, ALONG THE SOUTH LINE OF THE WEST ONE-HALF OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, AS SHOWN HEREON.
2. IN THOSE INSTANCES WHERE UTILITY OR DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINT POSITION STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED POSITION.
3. LINES THAT INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.
4. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. NO. 2424, IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33407



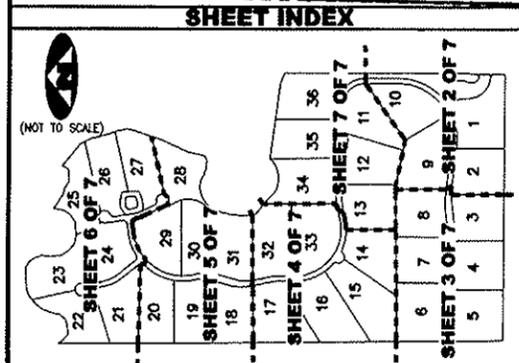
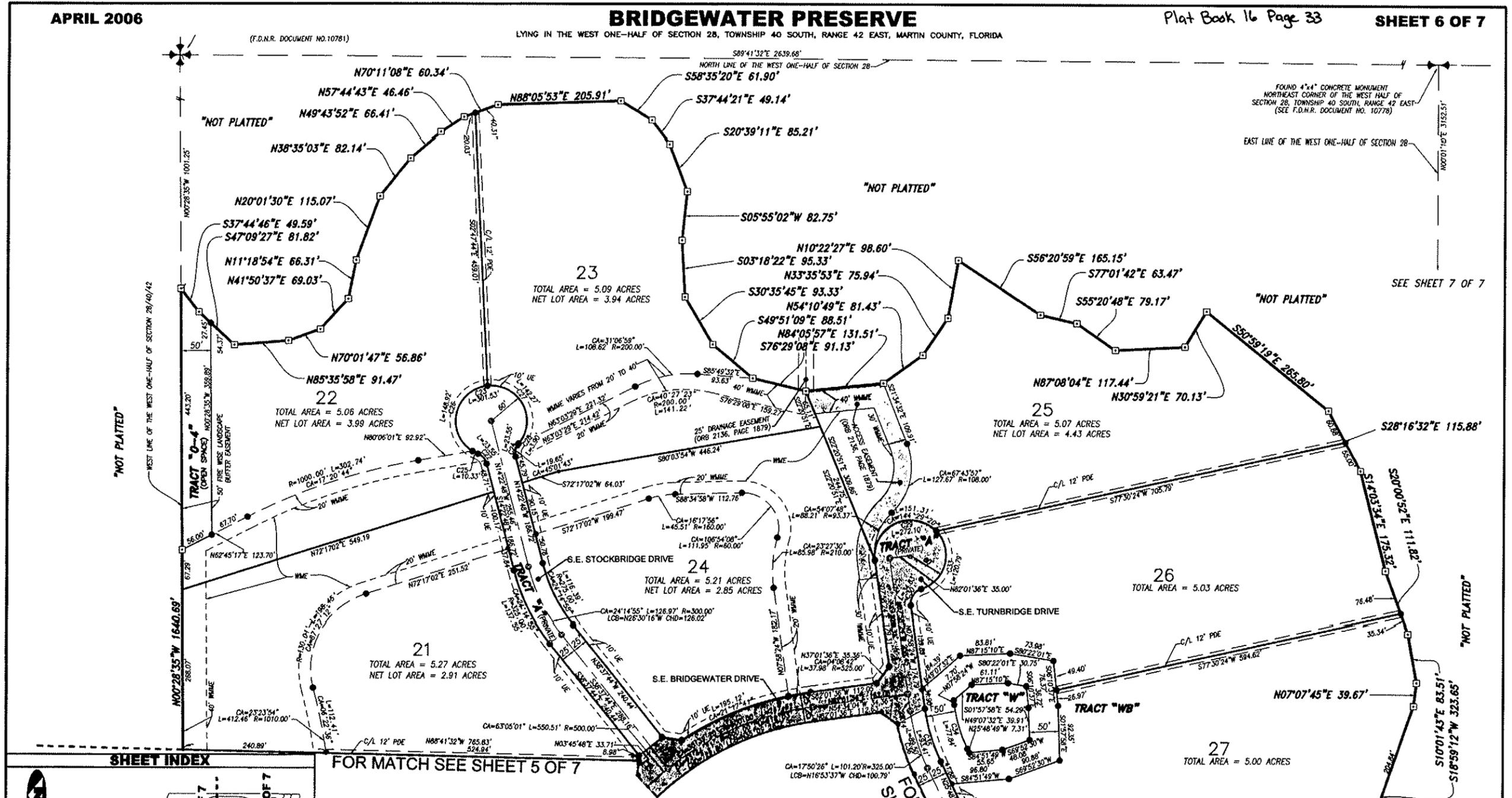
**ASSOCIATED LAND SURVEYORS, INC.**  
 4152 W. BLUE HERON BOULEVARD-SUITE 121  
 RIVIERA BEACH FLORIDA 33404 LB NO. 7344  
 PHONE: (561) 848-2102 FAX: (561) 844-9659 EMAIL: ALLSURVEY@AOL.COM

FILE: P271\_PLOT

FB:	WO.NO.: P271
SCALE: 1"=80'	DATE: 8/10/2004
DWN: KVC	SHEET 5 OF 7

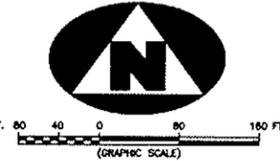
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LYING IN THE WEST ONE-HALF OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA



FOR MATCH SEE SHEET 5 OF 7

CURVE TABLE					
C22	CA=57°58'05"	R=25.00'	L=23.55'	LCB=N41°21'51"W	CHD=22.69'
C23	CA=287°56'10"	R=60.00'	L=301.53'	LCB=S74°53'39"W	CHD=70.91'
C24	CA=53°58'05"	R=25.00'	L=23.55'	LCB=S12°36'15"W	CHD=22.69'
C25	CA=09°52'07"	R=60.00'	L=10.33'	LCB=S63°24'50"E	CHD=10.32'
C26	CA=142°12'28"	R=60.00'	L=148.82'	LCB=S12°48'02"W	CHD=114.89'
C27	CA=133°51'36"	R=60.00'	L=142.27'	LCB=S28°20'51"E	CHD=111.21'
C28	CA=08°56'22"	R=25.00'	L=3.90'	LCB=S35°07'06"W	CHD=3.90'
C29	CA=259°50'09"	R=60.00'	L=272.10'	LCB=N58°19'04"W	CHD=81.50'
C30	CA=79°50'09"	R=25.00'	L=34.83'	LCB=S31°56'41"W	CHD=32.08'
C31	CA=38°39'30"	R=60.00'	L=40.48'	LCB=S10°47'41"W	CHD=38.62'
C32	CA=105°49'51"	R=60.00'	L=110.83'	LCB=S83°36'01"W	CHD=95.73'
C33	CA=115°20'48"	R=60.00'	L=120.78'	LCB=N14°11'31"E	CHD=100.72'
C34	CA=175°02'26"	R=250.00'	L=77.84'	LCB=S16°53'36"E	CHD=77.53'
C35	CA=175°02'26"	R=300.00'	L=93.41'	LCB=S16°53'36"E	CHD=93.03'
C36	CA=14°39'00"	R=350.00'	L=89.50'	LCB=S18°29'17"E	CHD=89.26'
C37	CA=259°48'19"	R=60.00'	L=272.03'	LCB=N24°23'44"E	CHD=91.66'
C38	CA=79°50'09"	R=25.00'	L=34.83'	LCB=S65°43'54"E	CHD=32.08'
C39	CA=121°45'04"	R=60.00'	L=127.50'	LCB=N45°15'28"W	CHD=105.83'



**SURVEYOR'S NOTES**

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**ASSOCIATED LAND SURVEYORS, INC.**  
 4152 W. BLUE HERON BOULEVARD-SUITE 121  
 RIVIERA BEACH FLORIDA 33404 LB NO. 7344  
 PHONE: (561) 848-2102 FAX: (561) 844-9659 EMAIL: ALLSURVEY@AOL.COM

SURVEYOR'S NOTE	
1. THE TOTAL LOT AREA INCLUDES ALL EASEMENTS SHOWN ON THE LOT.	
2. THE NET LOT AREA EXCLUDES THE WATER MANAGEMENT, WATER MANAGEMENT MAINTENANCE EASEMENTS, AND WILDLIFE/GREENWAY CORRIDOR.	
FILE: P271_PLOT	
FB:	WO.NO.: P271
SCALE: 1"=80'	DATE: 8/10/2004
DWN: KVC	SHEET 6 OF 7

APRIL 2006

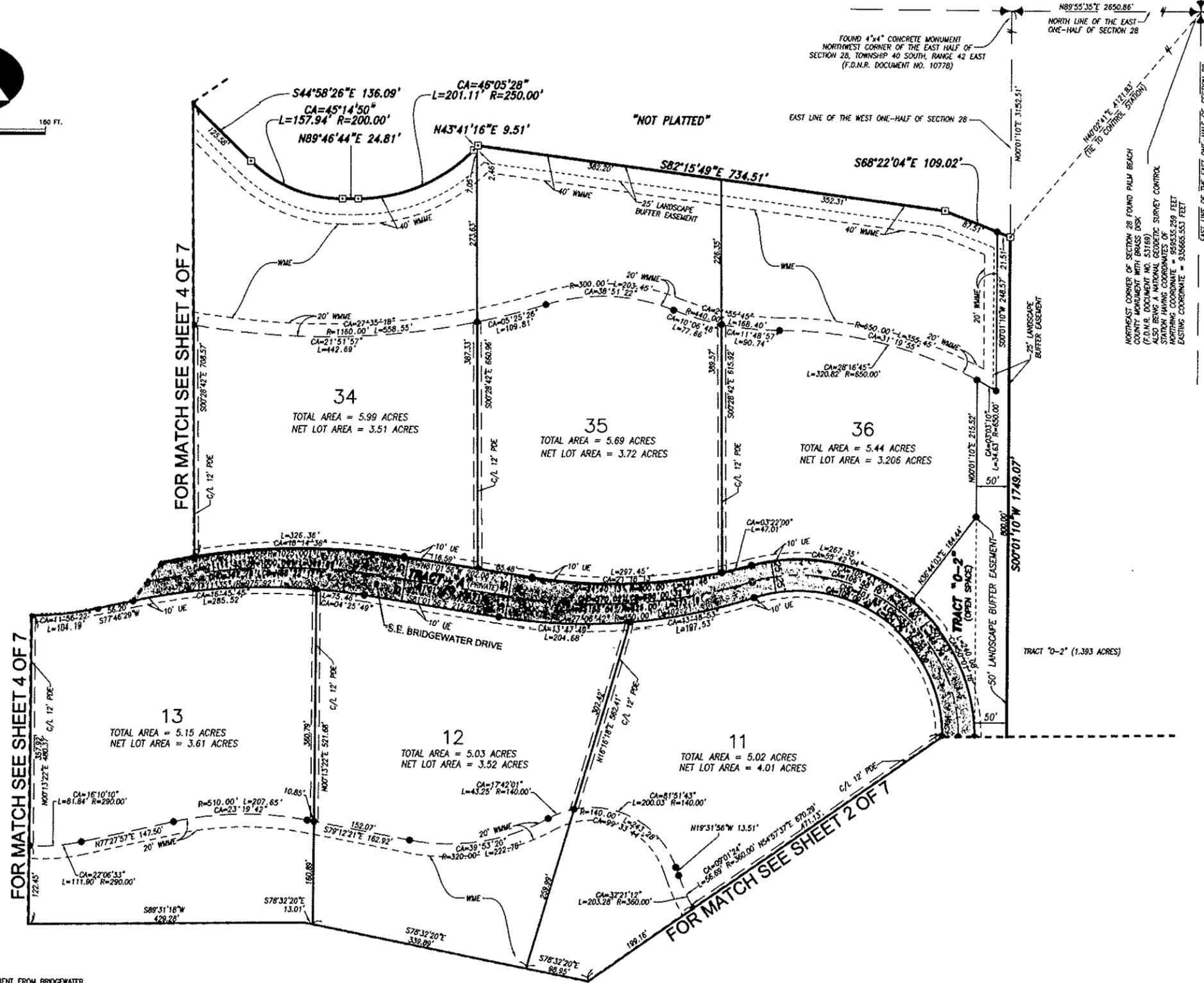
# BRIDGEWATER PRESERVE

LYING IN THE WEST ONE-HALF OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA

Plat Book 16 Page 33 SHEET 7 OF 7

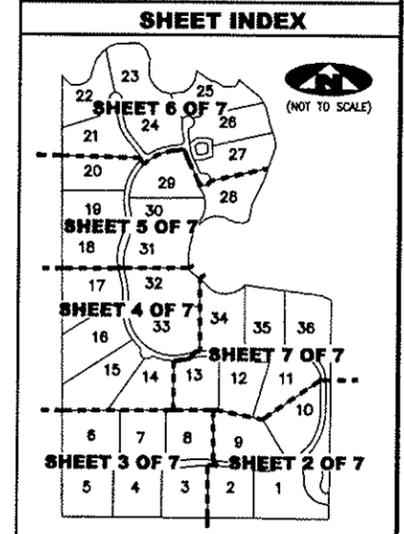


FT. 0 40 80 160 FT.  
(GRAPHIC SCALE)



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■ DENOTES LIMITS OF ACCESS EASEMENT FROM BRIDGEWATER TO COMMUNITIES PROPERTY (ORB 2136, PAGE 1879)

LEGEND	
(R) A RADIAL LINE	R RADIUS DISTANCE
C/L A CENTERLINE	L ARC LENGTH DISTANCE
PDE PRIVATE DRAINAGE EASEMENT	CA CENTRAL ANGLE
UE UTILITY EASEMENT	LCB LONG CHORD BEARING
WME WATER MANAGEMENT EASEMENT	CHD CHORD DISTANCE
WME WATER MANAGEMENT MAINTENANCE EASEMENT	ORR OFFICIAL RECORDS BOOK
F.D.N.R. FLORIDA DEPARTMENT OF NATURAL RESOURCES	P.S.M. P.S.M.
F.B.CO. PALM BEACH COUNTY	PG PAGE
SPWMD SOUTH FLORIDA WATER MANAGEMENT DISTRICT	SPWMD SOUTH FLORIDA WATER MANAGEMENT DISTRICT
⊙ A SET PERMANENT REFERENCE MONUMENT	⊙ A SET PERMANENT REFERENCE MONUMENT
⊙ 4"x4" CONCRETE MONUMENT WITH DISK (LB 7344)	⊙ 4"x4" CONCRETE MONUMENT WITH DISK (LB 7344)
⊙ 5/8" IRON ROD AND CAP (LB 7344)	⊙ 5/8" IRON ROD AND CAP (LB 7344)
⊙ PERMANENT CONTROL POINT	⊙ PERMANENT CONTROL POINT
⊙ CARRIAGE BOLT AND WASHER (LB 7344)	⊙ CARRIAGE BOLT AND WASHER (LB 7344)
⊙ A FOUND PERMANENT CONTROL POINT	⊙ A FOUND PERMANENT CONTROL POINT
⊙ CARRIAGE BOLT AND WASHER	⊙ CARRIAGE BOLT AND WASHER

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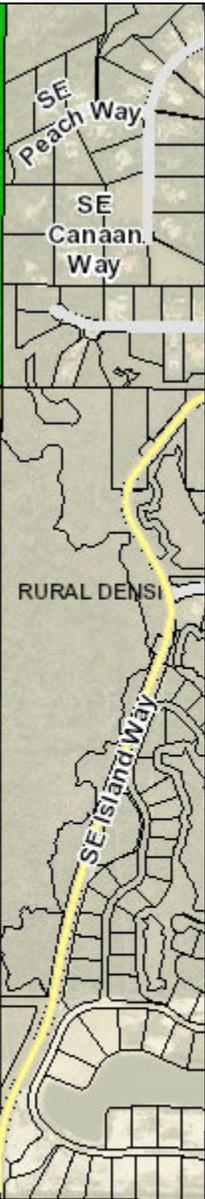


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AGRICULTURAL

# Martin County, FL



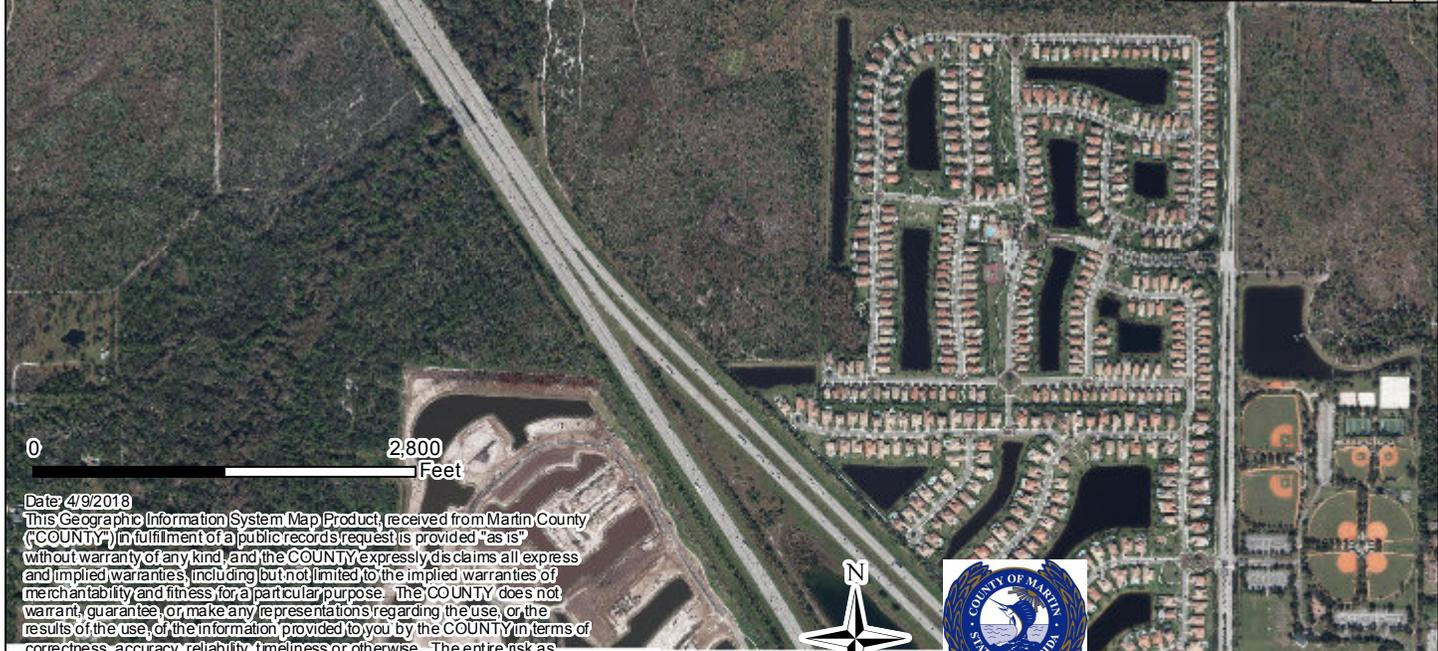
CONSERVATION

AG. RANCHETTE  
AG. RANCHETTE

AG. RANCHETTE

RURAL DENSITY  
Ord. 1026

SE Bridgewater DR

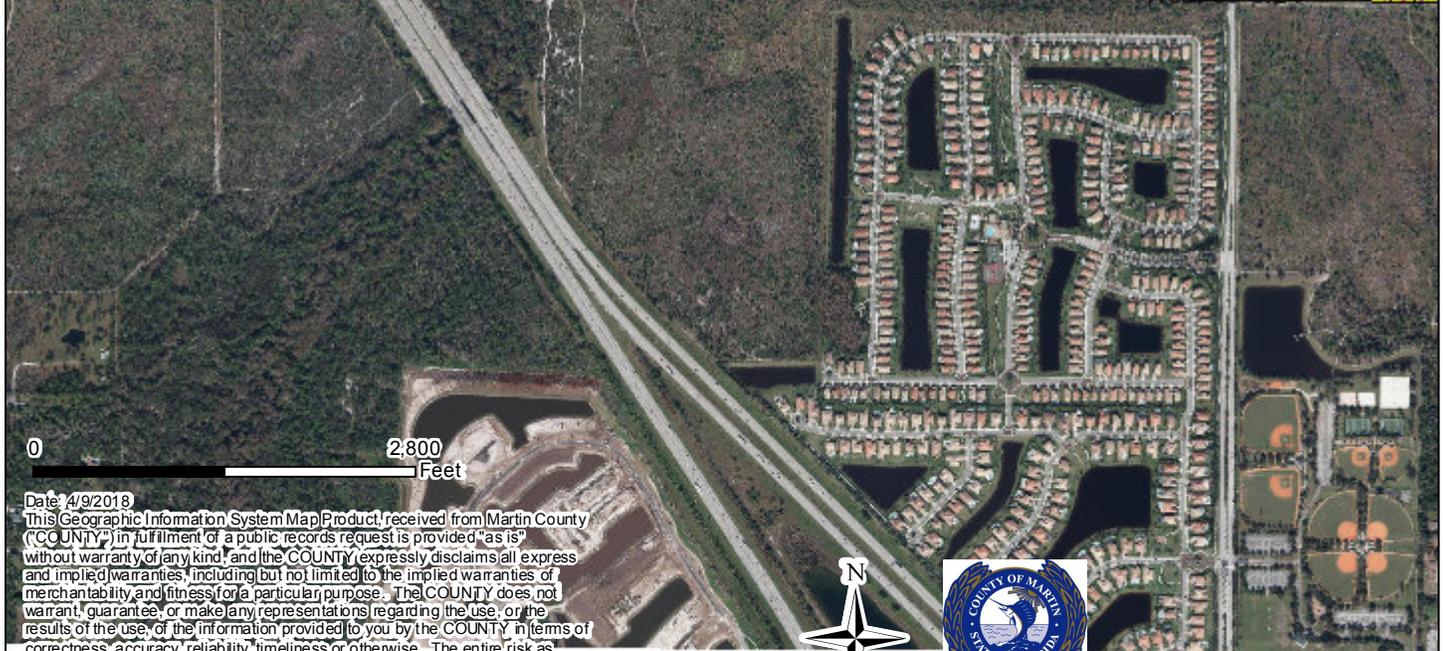
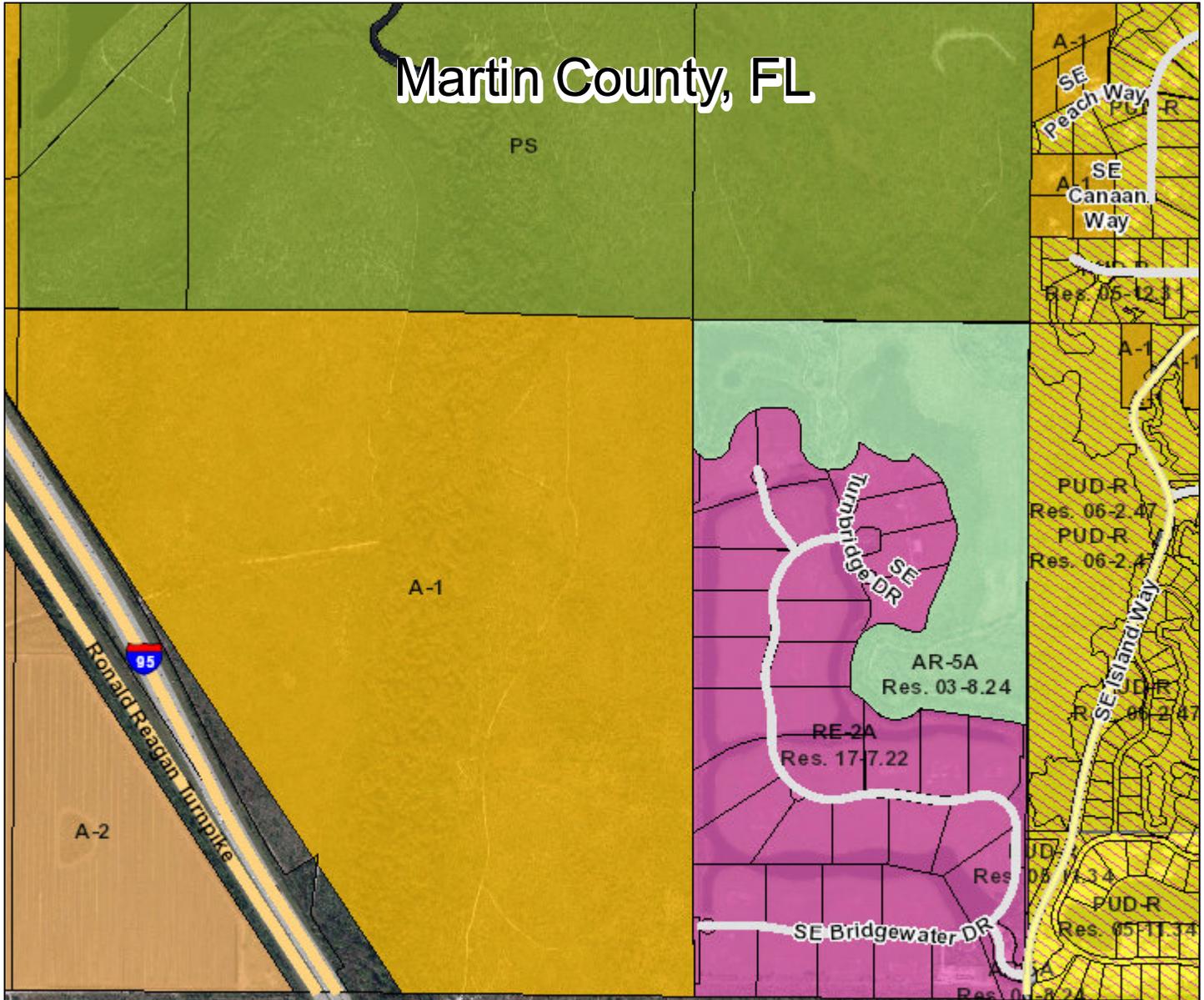


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# Bridgewater Preserve - Parcel Assessment Map

