

**WETLAND & UPLAND PRESERVE LEGEND/ TABLE**

PHASE 2	ACRES
Wetland Preserve	1.92
Wetland Buffer	1.66
Upland Preserve	0.00
Additional Upland Preserve (Per Public Benefit)	14.17
<b>Total Preserve Area (Wetlands, Wetland buffers, Upland Preserve)</b>	<b>17.75</b>

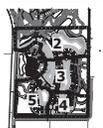
**NATIVE LANDSCAPE AREAS TABLE**

PHASE 2	ACRES
Native Landscape Areas to Remain	5.50

**STORM WATER ELEVATIONS**

CREAK	BAKER	BAKER	BAKER	BAKER	BAKER
MANHOLE	MANHOLE	MANHOLE	MANHOLE	MANHOLE	MANHOLE
17.80	18.40	18.40	17.80	18.40	18.40
17.80	18.40	18.40	17.80	18.40	18.40
17.80	18.40	18.40	17.80	18.40	18.40
17.80	18.40	18.40	17.80	18.40	18.40

**KEY SHEET**



**SITE DATA PHASE 2**

DESCRIPTION	AMOUNT	PERCENTAGE
PERMANENT UPLAND PRESERVE	14.17	40.00%
PERMANENT WETLAND PRESERVE	1.92	5.30%
PERMANENT WETLAND BUFFER	1.66	4.60%
ADDITIONAL UPLAND PRESERVE (PER PUBLIC BENEFIT)	14.17	39.10%
<b>TOTAL PRESERVE AREA</b>	<b>31.92</b>	<b>89.00%</b>

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PERMANENT UPLAND PRESERVE	14.17	39.10%
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<b>TOTAL PRESERVE AREA</b>	<b>31.92</b>	<b>89.00%</b>



**LEGAL DESCRIPTION**

A portion of Section 1, T. 8 S., E. 1/4 of Section 11, Township 33 North, Range 18 East, Martin County, Florida, being described as follows: ... (Detailed legal description text follows, including bearings, distances, and area calculations for various parcels and easements.)

**PROJECT TEAM**

OWNER:	FLORIDA POWER & LIGHT COMPANY
ENGINEER:	WILLIAMS BROS. ARCHITECTURAL & ENGINEERING, INC.
LANDSCAPE ARCHITECT:	WILLIAMS BROS. ARCHITECTURAL & ENGINEERING, INC.
CONTRACTOR:	WILLIAMS BROS. ARCHITECTURAL & ENGINEERING, INC.

**LOCATION MAP**

**PHASE 2 FINAL SITE PLAN**

Scale: 1" = 200'

**Cole & Hearing**

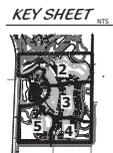
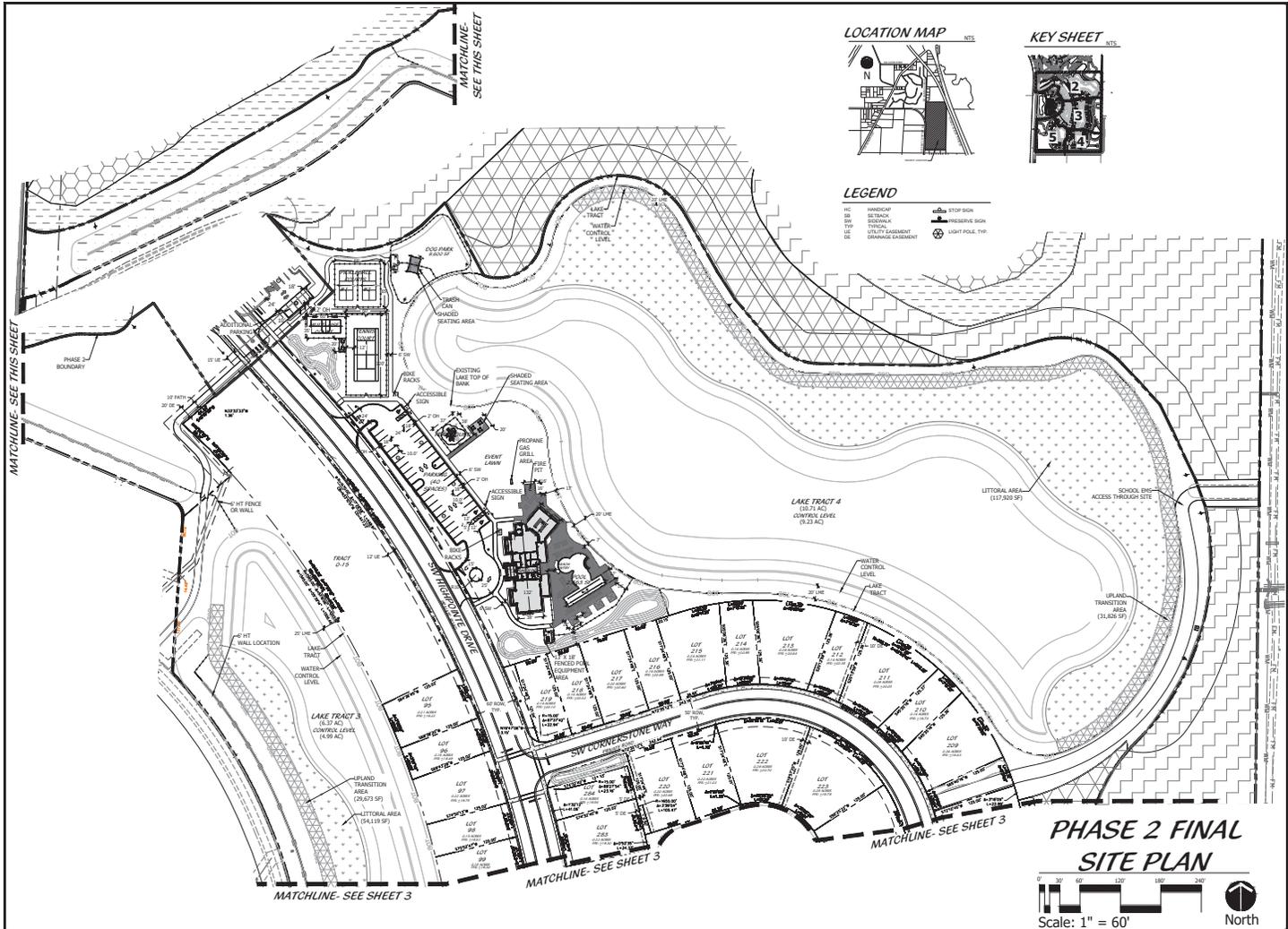
Landscaping Architects  
 Land Planners  
 Environmental Consultants  
 1934 Commerce Lane  
 Suite 1  
 Jupiter, Florida 33408  
 561.747.6336 Fax 747.1377  
 www.coleandhearing.com  
 Lic# LC-26000535

**HIGHPOINTE PUD - PHASE 2  
 FINAL SITE PLAN**

PULTE GROUP  
 Martin County, Florida

DATE: 08-20-20  
 DRAWN: JLM  
 CHECKED: JLM  
 APPROVED: JLM  
 DATE: 08-20-20  
 DATE: 08-20-20  
 DATE: 08-20-20  
 DATE: 08-20-20

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**LEGEND**

HT	HIGHWAY	STOP SIGN
ST	SETBACK	RESERVATION SIGN
PR	PROPOSED	UTILITY EASEMENT
UT	UTILITY EASEMENT	LIGHT POLE, TYP.
DE	DEVELOPMENT	

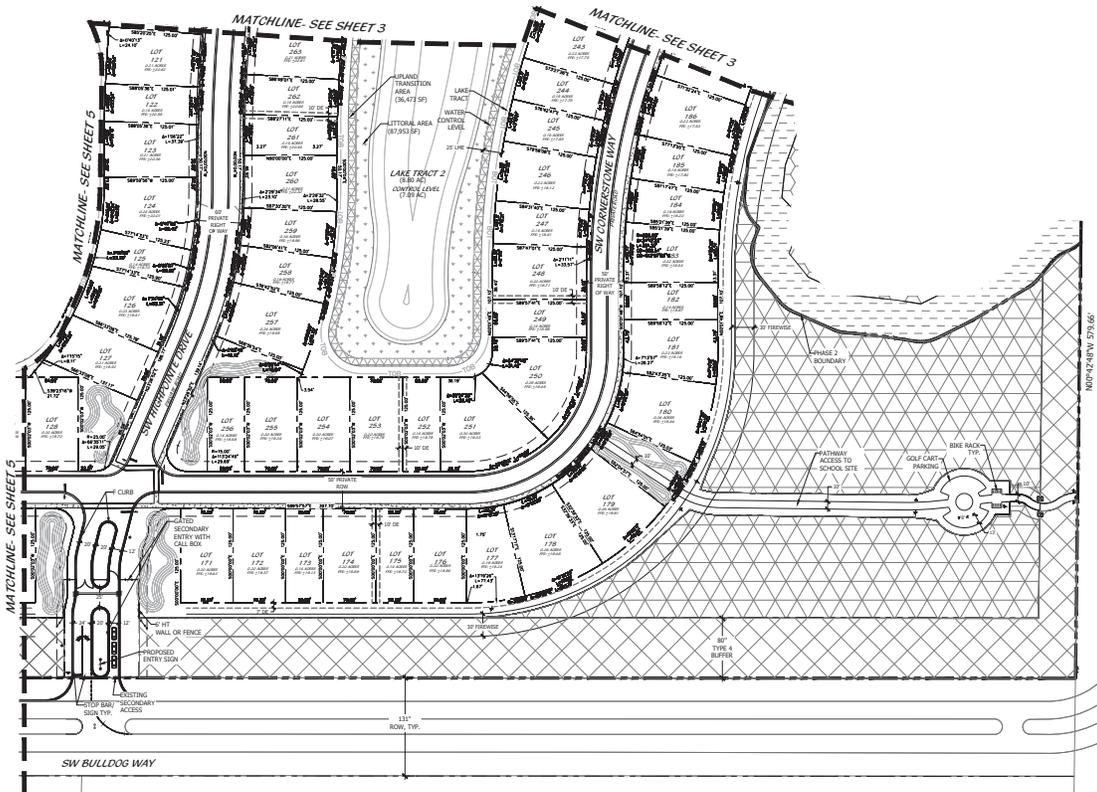
**Cofleur & Hearing**  
 Landscape Architects  
 Land Planners  
 Environmental Consultants  
 1934 Commerce Lane  
 Suite 1  
 Jupiter, Florida 33458  
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 www.cofleurandhearing.com  
 Lic# LC-26000535

**HIGHPOINTE PUD- PHASE 2  
 FINAL SITE PLAN**  
 PULTE GROUP  
 Martin County, Florida

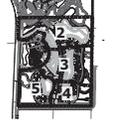
DESIGNED	LAB
DRAWN	LAB
APPROVED	LAB
JOB NUMBER	18-0127
DATE	08-17-22
REVISIONS	08-26-23
	09-29-23
	10-20-23

PAGE 2 OF 7

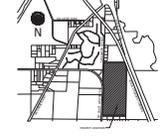




KEY SHEET



LOCATION MAP



LEGEND

- HD WADICAP
- BS BULKHEAD
- TRP TRUCK
- ME MEASUREMENT
- DE DRAINAGE EASEMENT
- STOP SIGN
- PROHIBITIVE SIGN
- LIGHT POLE TYP.

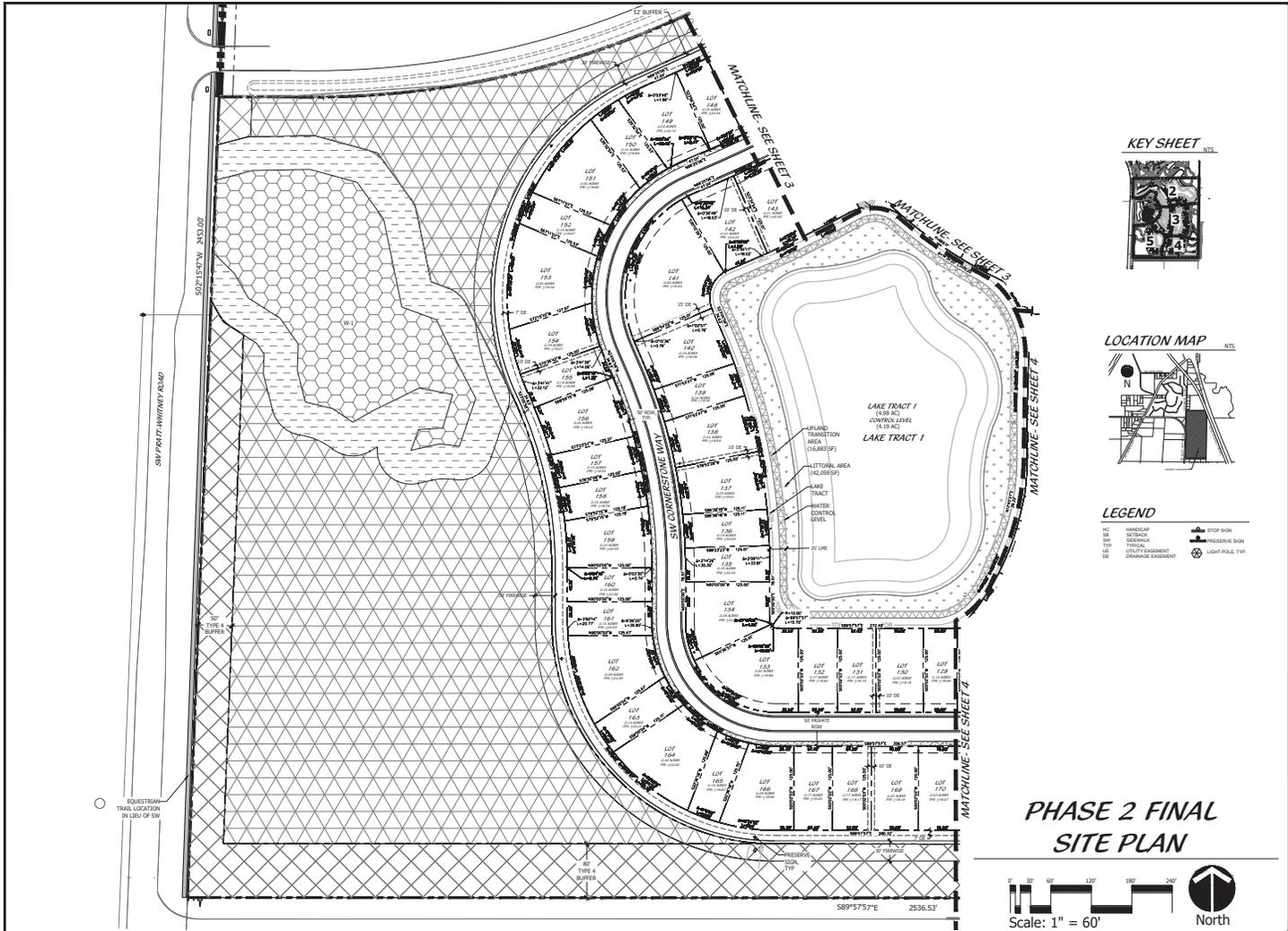
## PHASE 2 FINAL SITE PLAN



**Cofleur & Hearing**  
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### HIGHPOINTE PUD- PHASE 2 FINAL SITE PLAN PUITE GROUP Martin County, Florida

DESIGNED	DATE
DRAWN	DATE
APPROVED	DATE
JOB NUMBER	06-17-22
DATE	02-26-23
REVISIONS	02-26-23
	02-26-23
	02-26-23



KEY SHEET



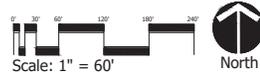
LOCATION MAP



LEGEND

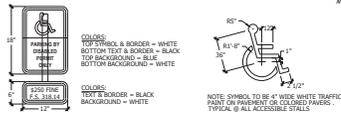
- HD MANHOLES
- BSL BENCHMARK
- TYP TYPICAL
- ME MEASUREMENT
- DE DRAINAGE EASEMENT
- STOP SIGN
- PROHIBITIVE SIGN
- LIGHT POLE, 120'

PHASE 2 FINAL SITE PLAN

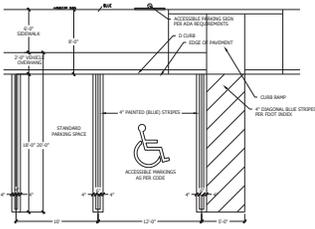


REVISION	DATE	BY	CHKD
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2	05-26-21		
3	05-26-21		
4	05-26-21		
5	05-26-21		

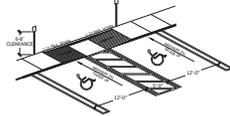
**ACCESSIBLE SIGN & SYMBOL DETAIL**



**STANDARD AND ACCESSIBLE PARKING DETAIL**



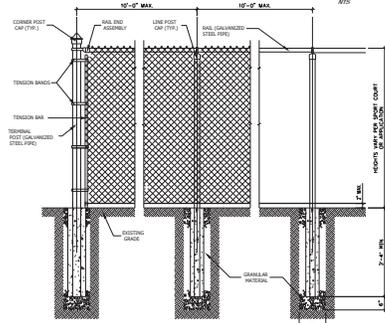
**ACCESSIBLE RAMP DETAIL**



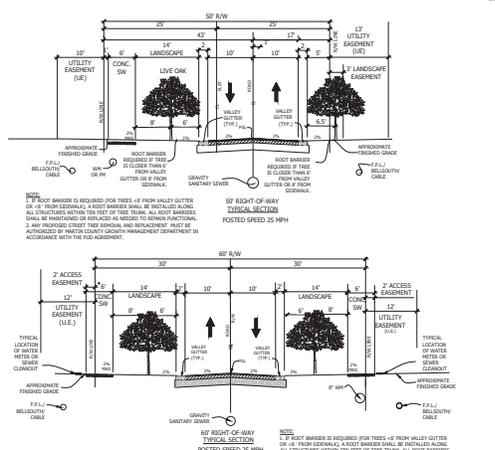
**D CURB DETAIL**



**TYPICAL CHAIN-LINK FENCE DETAIL**



**TYPICAL RIGHT-OF-WAY SECTIONS**

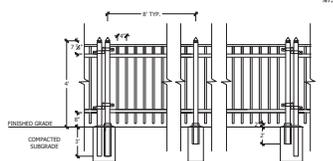


**COVERED VIEWING AREA DETAIL (OR SIMILAR)**

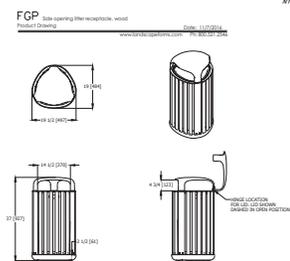


NOTE: CANOPY SHADE STRUCTURE, CUSTOM SIZED 3/4" X 3/4" X 20'

**TYPICAL AMENITY FENCE DETAIL**



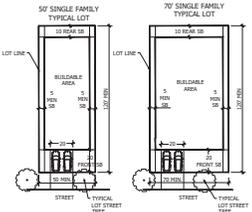
**RECEPTACLE DETAIL (OR SIMILAR)**



**SITE DETAILS**

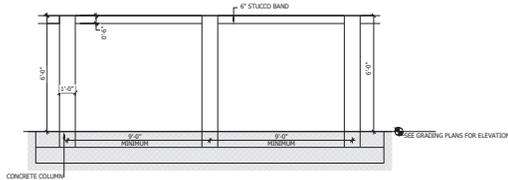
DESIGNED	LJH
DRAWN	LJH
APPROVED	07/15
JOB NUMBER	18-0237
DATE	06-15-22
REVISIONS	03-28-23
	03-28-23
	08-23-23
	10-23-23
	10-30-23

**TYPICAL LOT LAYOUTS**



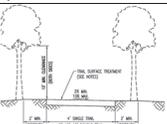
NOTES FOR SINGLE FAMILY LOTS:  
STREET TREE PLANTING ON LOT SHALL BE NO CLOSER THAN 8 FEET FROM SIDEWALK AND NO CLOSER THAN 10 FEET FROM ADJACENT LATERALS NEARBY LOT. THE REGULATION IS APPLICABLE TO ALL LOTS. STREET TREES ARE NOT TO BE REPLACED WITHOUT APPROVAL FROM GROWTH MANAGEMENT DEPARTMENT, AND TREES MUST BE REPLACED PER THE PLO AGREEMENT.

**TYPICAL MASONRY WALL DETAIL**



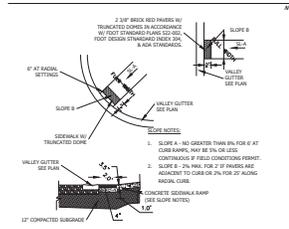
\*NOTE: WALL CONSTRUCTION TO BE DETERMINED BY CONTRACTOR AT TIME OF BUILDING.

**EQUESTRIAN TRAIL**



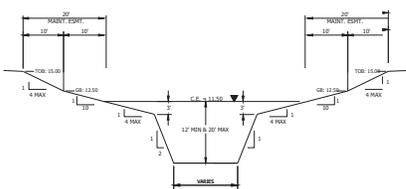
1. SURFACE ARE NATURAL.
2. TRAIL AND SHOULDER CONCRETE ARE LEFT.
3. TRAIL AND SHOULDER CONCRETE ARE LEFT.
4. INTERFERE WITH TRAIL UTILIZATION.
5. REPAIR AND/OR DAMAGED SOAK ARE REPLACED PREPARED.
6. LITTER IS COLLECTED AT LEAST TWICE MONTHLY.
7. BRUSH IS BLADED BY BROWNS.
8. NO MOTORIZED VEHICLES ALLOWED ON TRAIL.

**DETECTABLE WARNING PAVER DETAIL**

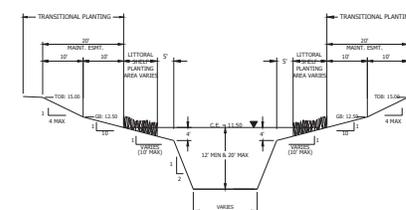


1. SLOPE A: NO GREATER THAN 1% FOR 4' AT CURB RAMP, MAY BE 2% LESS CONTINUOUS IF FIELD CONDITION PERMIT.
2. SLOPE B: 2% MAX FOR 2' OF PAVING ARE ADJACENT TO CURB OR 2% FOR 2' ALONG RAMP CURB.
3. CONCRETE CURB/PAV EXP (SEE SLOPE NOTES)
4. 12" COMPACTED SUBGRADE

**LITTORAL SHELF DETAILS**



TYPICAL LAKE CROSS SECTION WITHOUT LITTORAL PLANTINGS



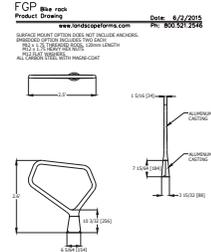
TYPICAL LAKE CROSS SECTION W/ LITTORAL PLANTINGS

**LIGHT POLE DETAIL**



1. 20" DIA BLACK FIBERGLASS LIGHT POLE
2. POLE TO BE FINISHED BY DIRECT BURY, NO JOINT
3. FINISH COLOUR NEAR BLACK
4. 7.5 LINE VAPOR, 7.5 LINE LINING

**BIKE RACK DETAIL (OR SIMILAR)**

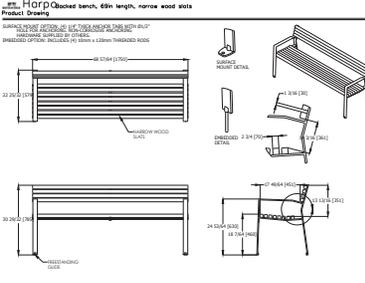


**SPORTS COURT LIGHT DETAIL (OR SIMILAR)**



NOTE: HEIGHT OF OVERALL EXPOSURE IS 22'-0"

**BENCH DETAIL (OR SIMILAR)**



**SITE DETAILS**

**Codour & Hearing**  
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PULTE GROUP  
Martin County, Florida

REVISION	DATE
01	08-22-23
02	08-22-23
03	08-22-23
04	08-22-23
05	08-22-23