



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

COUNTY
EXHIBIT # 1

File ID: 19-0293

PHQJ-2

Meeting Date: 2/26/2019

PLACEMENT: Public Hearings - Quasi-Judicial

APPLICANT
EXHIBIT # 1

TITLE:

REQUEST FOR APPROVAL OF A PUD ZONING AGREEMENT AND MASTER SITE PLAN FOR BRIDGEWATER PRESERVE (P115-006)

EXECUTIVE SUMMARY:

Request approval for a master site plan and Planned Unit Development (PUD) Zoning Agreement to increase the number of single family lots from 36 to 107 in the existing Bridgewater Preserve residential subdivision. The approximate 215 acre parcel is located on the west side of SE Island Way adjacent to the Palm Beach County line in southern Martin County. Included with this application is a Deferral of Public Facilities Reservation.

DEPARTMENT: Growth Management

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 2/26/19 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MKV D.C.

PREPARED BY: Name: Peter Walden
Title: Principal Planner

REQUESTED BY: Lucido and Associates, Morris A. Crady, AICP

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

Bridgewater Preserve is an existing 215 acre single family residential subdivision located on the west side of SE Island Way, adjacent to the Palm Beach County Line in southern Martin County.

Bridgewater Preserve received final site plan approval on February 2, 2006. The site plan approved 36 five acre lots, consistent with the AR-5A Zoning and Agricultural Ranchette Future Land Use designation in place at that time.

On July 25, 2017, the Board of County Commissioners adopted CPA 17-3, a future land use amendment that changed the future land use designation on the property from Agricultural Ranchette, to Rural Density. The Board also approved Resolution 17-7.22 changing the zoning district designation to RE-2A, Rural Estate District to be consistent with the land use.

Also on July 25, 2017, the Board adopted Ordinance 1025 regarding CPA 17-4. The amendment added language to Comprehensive Plan Policy 4.7.A.3.(5) *Exceptions to location in the Primary Urban Service District* stating; "Any increase in residential density shall require approval by the Board of County Commissioners for a PUD Zoning Agreement and revised master/final site plan which is 314

consistent with the Rural Density future land use designation and requires that the project connect to the existing potable water and sanitary sewer lines.”

The same language was used to amend Policy 10.1A.8.(3) regarding the extension of sewer lines from the Primary Urban Service District for projects provided the project is proceeding in accordance with its timetable of development, is consistent with all conditions of approval, and is maintaining its schedule of construction or other activities established in the development order.

The Bridgewater project has certified that all infrastructure for the project is complete except for the installation of the water and sewer service. The initial project has been platted, but there has been no conveyance of any of the existing lots. There is an approved preserve area management plan for the project and the proposed master plan does not affect the preserve areas.

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

Pursuant to Policy 4.1E.8 Public Benefits, the applicant has proposed contributions to both the South County Fire Station and sidewalk construction as stated in Exhibit F of the attached PUD agreement.

The following supporting materials are attached to this agenda item:

Staff Report

Master Plan

Application Materials

Resubmittal Materials

Disclosure of Interest

Sample Notice

Legal Ad Tearsheet

Sign Posting Certification

LPA Minutes (Supplemental)

ISSUES:

There are no outstanding substantive issues. Final review of the PUD Zoning Agreement is ongoing and the Agreement will be provided by Supplemental Memorandum.

LEGAL SUFFICIENCY REVIEW:

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled-as a matter of due process- to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision that is based on a correct application of the law and competent substantial evidence in the record.

RECOMMENDED ACTION:

RECOMMENDATION

1. Move that the Board receive and file the agenda item summary and the related staff report as exhibit one.

2. Move that the Board approve the request for PUD zoning and the master plan for Bridgewater Preserve.

ALTERNATIVE RECOMMENDATIONS

Request additional information.

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$13,800 development review fee and the \$290.00 sufficiency review fee.

Funding Source	County Funds	Non-County Funds
Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

Same as above

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☒ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☐ Other:

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback <<http://www.martin.fl.us/accessibility-feedback>>.



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

BRIDGEWATER PRESERVE PUD ZONING AND REVISED MASTER SITE PLAN

Applicant:	Bridgewater Ventures LLC
Property Owner:	Bridgewater Ventures LLC
Agent for the Applicant:	Morris A. Crady, AICP Lucido & Associates
County Project Coordinator:	Peter Walden, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	P115-006
Application Type and Number:	DEV2018070013
Report Number:	2019_0125_P115-006_Staff_Report_Final
Application Received:	08/05/2018
Transmitted:	08/06/2018
Date of Report:	09/27/2018
Resubmittal Received:	11/08/2018
Transmitted:	11/09/2018
Date of Report:	11/30/2018
Resubmittal received:	01/23/2019
Date of Report:	01/25/2019

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

B. Project description and analysis

Requesting approval for a revised Major Master Site plan and PUD agreement for the Bridgewater Preserve development. The existing 36 lot development is located on approximately 215 acres of land on the west side of SE Island Way adjacent to the Palm Beach County line in Jupiter. Included with this application a Deferral of Public Facilities Reservation.

Bridgewater Preserve received Final site plan approval on February 2, 2006. No lots have been sold and no dwellings have been constructed. The original plans called for the site to have wells and septic tanks to provide potable water and sewage treatment for the single family homes. All of the infrastructure for roads and stormwater has been completed and continues to be maintained.

On July 25, 2017, the Board of County Commissioners adopted CPA 17-3, a future land use amendment that changed the future land use designation from Agricultural Ranchette, to Rural Density on the

Bridgewater property. The Board also approved Resolution 17-7.22 changing the zoning district designation to RE-2A, Rural Estate District in conjunction with the land use.

Also on July 25, 2017, the Board adopted Ordinance 1025 regarding Comprehensive Growth Management Plan amendment 17-4. The amendment added language to Comprehensive Plan Policy 4.7.A.3.(5) *Exceptions to location in the Primary Urban Service District* stating; “Any increase in residential density shall require approval by the Board of County Commissioners for a PUD Zoning Agreement and revised master/final site plan which is consistent with the Rural Density future land use designation and requires that the project connect to the existing potable water and sanitary sewer lines.” The same language was used to amend Policy 10.1A.8.(3) regarding the extension of sewer lines from the Primary Urban Service District for projects provided the project is proceeding in accordance with its timetable of development, is consistent with all conditions of approval, and is maintaining its schedule of construction or other activities established in the development order.

The infrastructure for the project is complete except for the installation of the water and sewer service. The initial project has been platted, but there has been no conveyance of any of the existing lots. There is an approved preserve area management plan for the project and the proposed master plan does not affect the preserve areas.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Peter Walden	219-4923	Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Peter Walden	219-4923	Comply
H	Urban Design	Santiago Abasolo	288-5485	N/A
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Colleen Holmes	288-5794	N/A
J	Environmental	Shawn Mccarthy	288-5508	Comply
J	Landscaping	Karen Sjoholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	David Moore	320-3057	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	419-5396	Comply
P	Emergency Management	Dan Wouters	219-4942	N/A
Q	ADA	Kevin Landry	320-3046	Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	219-1200	Comply
S	County Attorney	Krista Storey	288-5443	N/A
T	Adequate Public Facilities	Peter Walden	219-4923	Deferral

D. Review Board action

This application meets the threshold requirements for processing as a major development. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings.

Pursuant to Section 10.1.F, Land Development Regulations, Martin County, Fla., it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant addressed the non-compliance findings from the staff report dated November 30, 2019 with on-site inspections. The previous staff reports and resubmittals are incorporated herein by reference.

E. Location and site information

Tax District: 3003

Situs Address: 7841 SE Old Cypress Jupiter FL 33458

Commission District: 3

Location Map



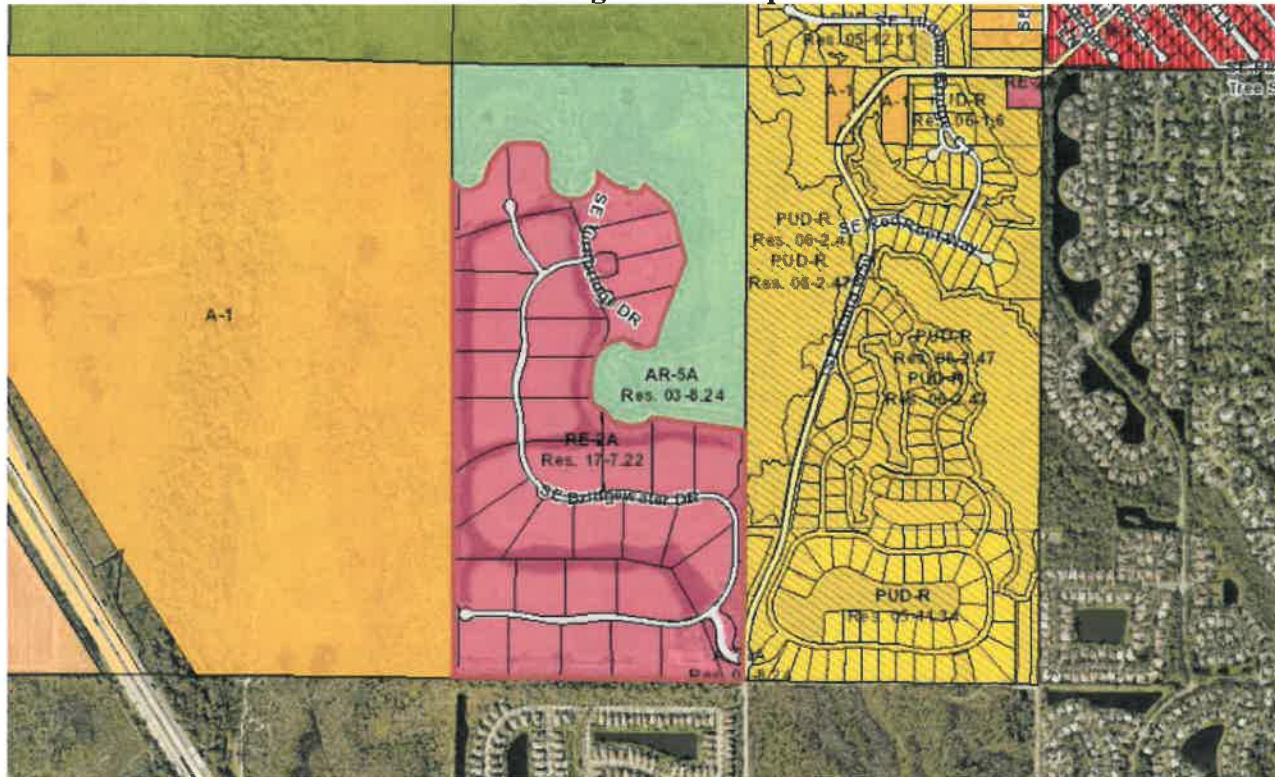
Aerial



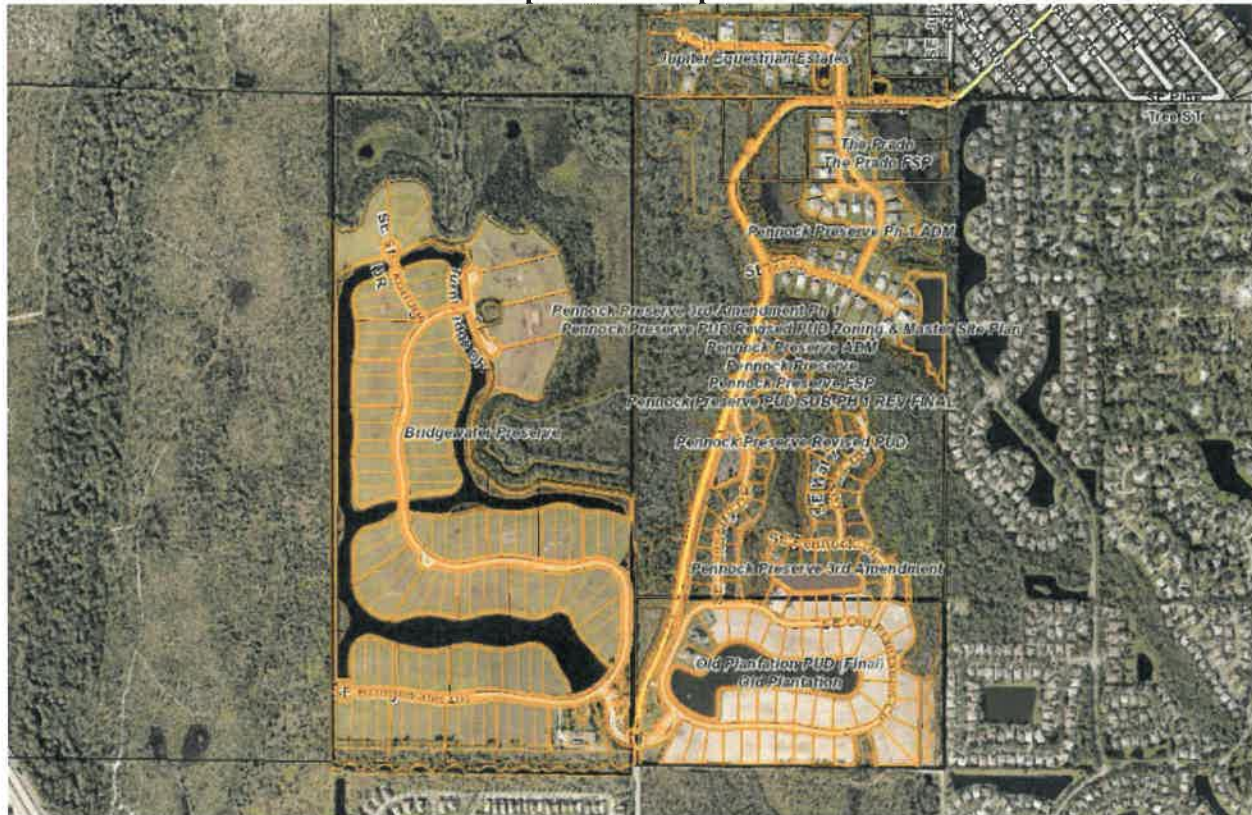
Future Land Use Map Excerpt



Zoning Atlas Excerpt



Proposed Development



F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Findings of Compliance:

The Martin County Comprehensive Growth Management Plan, Goal 4.1, Objective 4.1A., Policy 4.1.A.1., states: 'The County's existing Land Development Regulations shall be revised to conform to all guidelines and standards contained in this Plan and will:

- (1) Regulate the use of land and water consistent with this element and FLUM, while ensuring land use compatibility and providing open space;
- (2) Regulate the subdivision of land;
- (3) Protect environmentally sensitive lands, and incorporate minimum landscape standards;
- (4) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- (5) Regulate signage;
- (6) Ensure safe and convenient on-site traffic flow and parking needs;
- (7) Protect potable water wellfields and aquifer recharge areas;
- (8) Protect endangered and threatened species and species of special concern and their habitats as defined in the Florida Game and Freshwater Fish Commission's official list or as determined as regionally significant by the Treasure Coast Regional Planning Council;
- (9) Ensure that any development orders and permits issued do not result in a level of service (LOS) below the base level of service standards adopted in the Capital Improvements Element;.
- (10) Include provisions for the transfer of development rights to:
 - (a) Protect environmentally sensitive areas and/or historic resources and;
 - (b) Specify those receiving zones within the Primary Urban Service District that can accept additional density and where in-fill development allows for new development and redevelopment of previously underused portions of the Primary Urban Service District.

Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application.

H. Determination of compliance with the urban design and community redevelopment requirements - Community Development Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable

322

to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

I. Determination of compliance with the property management requirements – Engineering Department

N/A

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla. [2001] which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

J. Determination of compliance with environmental and landscaping requirements - Growth Management Department

Environmental

Finding of Compliance:

An inspection to look over the preserve area and lake littoral zones was conducted by county environmental staff on December 17, 2018. The applicant's agent, Morris Crady, was there as well. Staff identified a few minor compliance issues with the preserve area and the lake littoral zones. The preserve area requires exotic plant maintenance and the lake littorals also contain exotics that require eradication and some restoration planting with native vegetation. The applicant has agreed to resolve these compliance issues which will be handled through the county's environmental compliance process.

As a result, the Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

Landscaping

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable land development regulations regarding landscaping.

This project is a comply for landscaping. No landscape plans are being reviewed in association with this application for Revised Zoning and Masterplan. Section 4.661.B, Land Development Regulations, Martin county, FL. [2013] requires landscape compliance prior to receiving a certificate of occupancy. Certificates of occupancy are not given at the Zoning and Master Plan phase. Landscape plans will be submitted and reviewed at time of Final Site Plan Review. It appears that areas provided on the Master Plan will provide for required landscape areas.

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

The Traffic Division of the Engineering Department finds this application in compliance.

Compliance with Adequate Public Facilities Ordinance:

Staff has reviewed the Traffic Statement prepared by The MilCor Group, Inc, dated October 2018. The MilCor Group, Inc. stated that the site's maximum impact was assumed to be 68 directional trips during

the PM peak hour. Staff finds that Island Way is the recipient of a majority of the generated trips. The generalized service capacity of Island Way is 1200. Milcor has also evaluated a worst case scenario of 100 percent of trips loading on Island Way, which would result in an impact of 5.67% of the maximum volume of that roadway. Island Way is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2027).

L. Determination of compliance with county surveyor - Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department

Findings of Compliance:

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

1. Division 8- Excavation, Fill, and Mining: This application is for a Revised Major Master Site Plan approval; therefore, construction is not proposed at this time and compliance with Division 8 will be determined during the Final Site Plan approval. Division 8 is not applicable.
2. Division 9- Stormwater Management: The applicant has demonstrated the proposed development will consist of a Master Stormwater Management System. The applicant has provided the allowable discharge rate for the entire development and described the proposed method for water quality; thereby, the applicant demonstrated compliance with Division 9 for a Master Site Plan.
3. Division 10 - Flood Protection: The applicant demonstrated the site does not fall within a FEMA Special Flood Hazard Area. The applicant demonstrated the minimum finished floor elevations will be set at or above the maximum stage of a 100-year 3-day storm event; therefore, the applicant demonstrated compliance with Division 10.
4. Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking requirements set forth in Division 14 for the proposed use.
5. Division 19- Roadway Design: The applicant is not proposing to make any modifications to the existing entrance on SE Island Way; therefore, the proposed design meets the requirements in Division 19.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2018).

Electronic Files

Findings of Compliance:

The Information Services Department staff has reviewed the electronic file submittal and finds it in compliance with the applicable county requirements.

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

The AutoCAD boundary survey was received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield and Groundwater

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Findings of Compliance:

18.3.1 An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction.

18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

S. Determination of compliance with legal requirements - County Attorney's Office

Review ongoing.

T. Determination of compliance with the adequate public facilities requirements - responsible departments

Request for a deferral of public facilities reservation.

U. Post-approval requirements

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Item #1:

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

Item #2:

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

Item #3:

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

Item #4:

Six (6) copies 24" x 36" of the approved master site plan.

Item #5:

Original approved master site plan on Mylar or other plastic, stable material.

Item #6:

One (1) digital copy of master site plan in AutoCAD 2006 or 2007 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item #7:

Original and one (1) copy of the executed approved PUD zoning agreement.

V. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$13,800.00	\$13,800.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Mandatory impact fees:	TBD		
Non-mandatory impact fees:	TBD		

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

W. General application information

Applicant: Bridgewater Ventures LLC
3801 PGA Blvd., Suite 901
Palm Beach Gardens, FL 33410

Agent: Morris A. Crady, AICP
Lucido & Associates
701 East Ocean Blvd
Stuart, FL 34994

Site Planner: Lucido & Associates
701 East Ocean Blvd
Stuart, FL 34994
772-220-2100

X. Acronyms

ADA.....Americans with Disability Act
AHJ.....Authority Having Jurisdiction
ARDP.....Active Residential Development Preference
BCC.....Board of County Commissioners
CGMP.....Comprehensive Growth Management Plan
CIE.....Capital Improvements Element
CIP.....Capital Improvements Plan
FACBC.....Florida Accessibility Code for Building Construction
FDEP.....Florida Department of Environmental Protection
FDOT.....Florida Department of Transportation

LDR..... Land Development Regulations
LPA Local Planning Agency
MCC..... Martin County Code
MCHD..... Martin County Health Department
NFPA National Fire Protection Association
SFWMD South Florida Water Management District
W/WWSA Water/Waste Water Service Agreement

Y. Attachments

JONATHAN DICKINSON
STATE PARK

Key / Location:



**BRIDGEWATER
PRESERVE
PUD**
Master Site Plan
Martin County, Florida

SCALE: 1" = 300'

Designer G.L.S. Sheet
 Manager D.F. 1 of 2
 Project Number 08-336
 Municipal Number
 Computer File 15-816 Bridgeunder Preserve - Mission Planetary

© Copyright Lexipol, Inc. All rights reserved. These documents and their contents are the property of Lexipol, Inc. Any reproduction, without written permission, is prohibited. Any use of these documents shall be deemed to be in violation of Lexipol, Inc.'s policies and procedures.

JONATHAN DICKINSON
STATE PARK

MARTIN COUNTY

APPROVED PEN

FUTURE LAND USE: RURAL DENSITY
USE: SINGLE FAMILY
ZONING: PUD

- Irrigation Water Source: Permitted Well or Lake
- Minimum unit size shall be 2,301 s.f.

Building Setbacks
 Front Building Setback: 40'
 Side Building Setback: 15'
 Rear Building Setback: 30'

Maximum Height: 3 Stories or 35 ft.

Maximum Lot Coverage (per lot): 23.52% of

Minimum Lot Size: 1.0 acres

Minimum Parking Spaces: 2 per unit

Accessory uses not otherwise specified shall be in accordance with the RE-2A Zoning District.

Required Open Space:	107.69 ac.	(50.0%)
Provided Open Space:	109.25 ac.	(50.7%)
Right of Way:	5.51 ac.	
Lot Area	86.68 ac.	
Wetland Buffer:	0.68 ac.	
Clubhouse:	0.48 ac.	
100' Wide Wildlife Greenway Corridor:	5.93 ac.	
Common Area / Open Space / Landscape Buffer:	9.97 ac.	

* Not Including Lakes (40 acres)

Intervisible Area:	106.13 ac. (49.3%)
Right of Way:	7.59 ac.
Lot Area:	57.79 ac.
Water:	40.00 ac.
Wetland:	0.28 ac.
Clubhouse:	0.47 ac.
Previous Area:	109.25 ac. (50.7%)
Right of Way:	5.51 ac.
Lot Area:	86.68 ac.
Wetland Buffer:	0.66 ac.
Clubhouse:	0.48 ac.
100' Wide Wildlife Greenway Corridor:	5.93 ac.
Common Area / Open Space / Landscape Buffer:	9.97 ac.

Total Area:	215.38 ac.
Product Type:	Single Family Homes
Total Units:	107 Lots
Gross Density:	0.50 DU/Ac.
Existing Zoning:	RE-2A
Proposed Zoning:	PUD
Land Use Designation:	Rural Density



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;

Nicki van Vonno
 July 17, 2018
 Page 2 of 2

- 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.

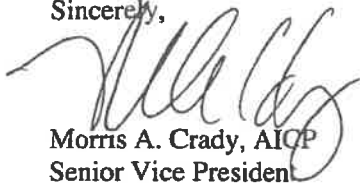
Groundwater model – The proposed project will obtain potable water from the Town of Jupiter and no additional wells are required or proposed.

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, AIQP
 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

333

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 _____

10. **Landscape Architect:** Same as Agent
 Name or Company Name _____
 Company Representative _____
 Address _____
 City _____ State _____ Zip _____
 Phone _____ - _____ - _____ Fax _____ - _____ - _____
 Email _____

11. **Surveyor:** Select from the list
 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

12. **Civil Engineer:** Select from the list
 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

13. **Traffic Engineer:** Same as Civil Engineer
 Name or Company Name _____
 Company Representative _____
 Address _____
 City _____ State _____ Zip _____
 Phone _____ - _____ - _____ Fax _____ - _____ - _____
 Email _____

14. **Architect:** Select from the list
 Name or Company Name _____
 Company Representative _____
 Address _____
 City _____ State _____ Zip _____
 Phone _____ - _____ - _____ Fax _____ - _____ - _____
 Email _____

15. **Attorney:** Select from the list
 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 16th 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



Search By Owner...



<u>Searches</u>	<u>Parcel ID</u>	<u>Address</u>	<u>Owner(Current)</u>
Parcel ID	28-40-42-001-000-00001-0	7841 SE OLD CYPRESS, JUPITER	BRIDGEWATER VENTURES LLC
Owner	28-40-42-001-000-00002-0	UNASSIGNED, JUPITER	BRIDGEWATER VENTURES LLC
Address	28-40-42-001-000-00003-0	UNASSIGNED, JUPITER	BRIDGEWATER VENTURES LLC
Account #	28-40-42-001-000-00004-0	UNASSIGNED, JUPITER	BRIDGEWATER VENTURES LLC
Use Code	28-40-42-001-000-00010-0	7655 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
Legal Description	28-40-42-001-000-00020-0	7561 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
Neighborhood	28-40-42-001-000-00030-0	7467 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
Sales	28-40-42-001-000-00040-0	7373 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
Navigator	28-40-42-001-000-00050-0	7279 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
Maps ➡	28-40-42-001-000-00060-0	7280 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
Functions	28-40-42-001-000-00070-0	7374 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
Property Search	28-40-42-001-000-00080-0	7468 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
Contact Us	28-40-42-001-000-00090-0	7562 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
On-Line Help	28-40-42-001-000-00100-0	7794 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
County Home	28-40-42-001-000-00110-0	7700 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
Site Home	28-40-42-001-000-00120-0	7606 SE BRIDGEWATER DR, JUPITER	BRIDGEWATER VENTURES LLC
County Login	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	Last
-------	------

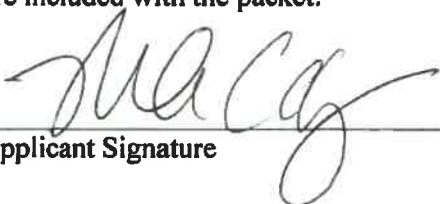
[Legal Disclaimer / Privacy Statement](#)

Powered by
MANATRON



**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 26th 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.

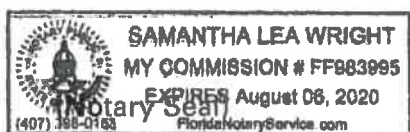
AFFIANT

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 26th 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: 08/08/2020

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 \$4,000.00
RECORDED BY S Phoenix

[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: 2840420990000012100000

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: DE
(as to George T. Kelly, IV)

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

Witness Name: [Signature]
(as to W.K. Schickedanz)

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

Witness Name: JF
(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 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
Commission #DD333822
Expires: Jul 16, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Notary Public

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
Commission #DD333822
Expires: Jul 16, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Notary Public

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
Commission #DD333822
Expires: Jul 16, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Notary Public

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

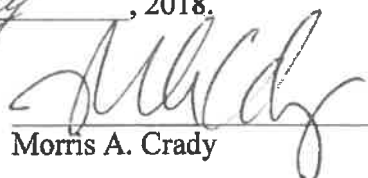
A strip of land lying in the West one-half of Section 28, Township 40 South, Range 42 East, Martin County, Florida, being more particularly described as follows:

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 16th DAY OF July, 2018.

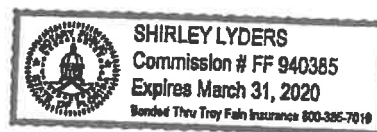

Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 16th 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



Monday, September 28, 2015, 5:36:17 PM, Disclaimer: The Geographic Information System map product, received from Martin County, ("COUNTY") 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. Please contact the responsible Martin County Department for specific determinations.





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:	<u>0</u>	
2) Net cubic yards to be filled:	<u>0</u>	
3) Cubic yards to be hauled from:	<u>0</u>	(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/Seal

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

**The
MilCor
Group
Inc.**

*Engineering
a Value-Driven
Sustainable
Environment*

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

TABLE OF CONTENTS

Martin County Design Certification

1. Existing Conditions:

- 1.1 Location
- 1.2 Site Conditions
- 1.3 Soils & Wetlands
- 1.4 Topography and Drainage Pattern
- 1.5 FEMA Flood Zone

2. Proposed Development:

- 2.1 Project Description
- 2.2 Control Elevation
- 2.3 Water Quality
- 2.4 Stormwater Management System

3. Modeling:

- 3.1 Modeling Input
- 3.2 Node Map
- 3.3 Minimum Design Elevations
- 3.4 Allowable Discharge
- 3.5 Recovery

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



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

The MilCor Group, Inc.
Certificate of Authorization # 28246

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

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.



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%
Total Site Area	215.44	215.38	100.00%

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:

Storm Event:	Criteria:	Rainfall Amount (inches):
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

Stormwater
Management
Report

Page 6 of 7

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

Stormwater
Management
Report

Page 7 of 7

4. Attachments:

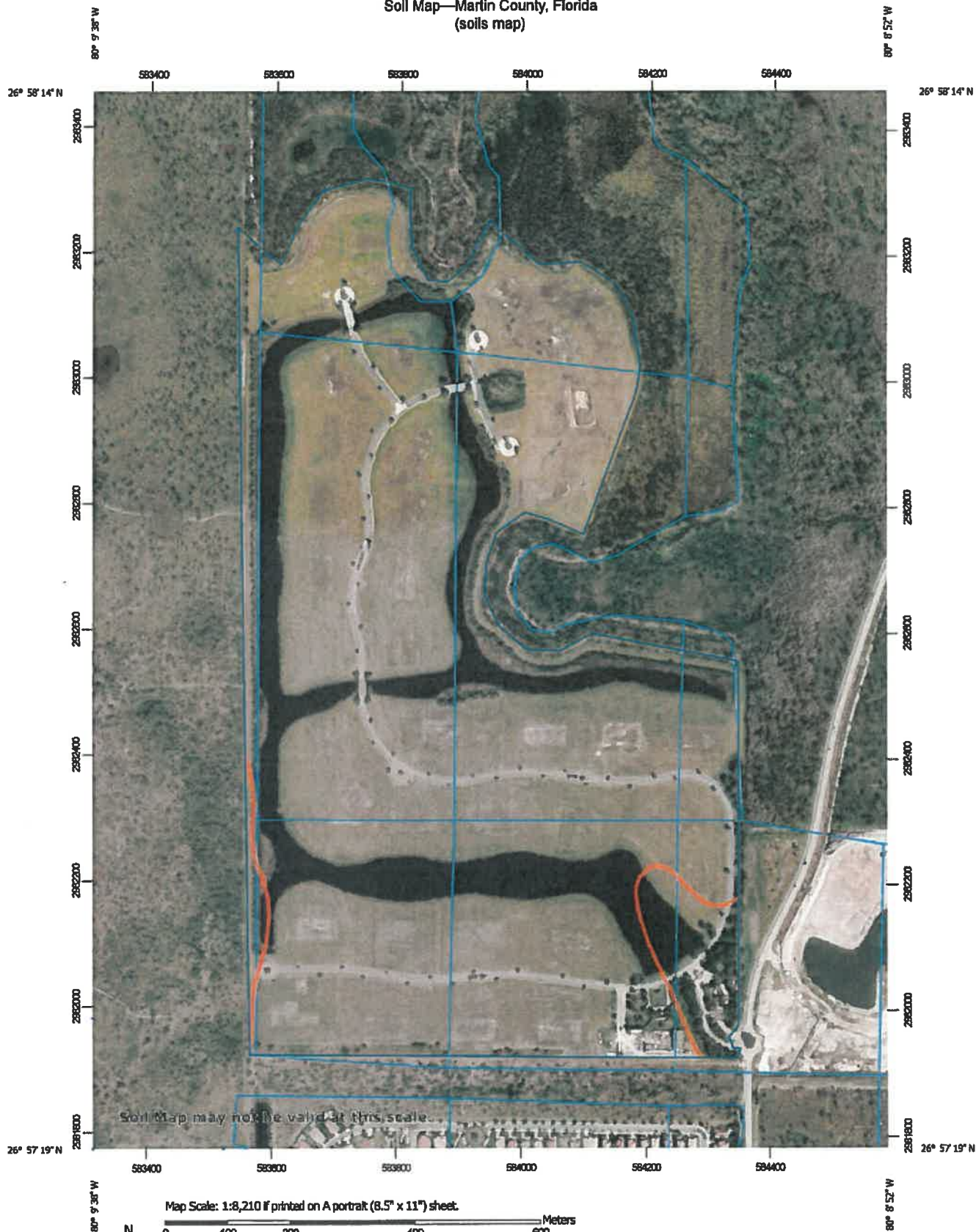
- 4.1 Soils Map & Information
- 4.2 Survey
- 4.3 FEMA FIRM map
- 4.4 Stage-Storage Calculations
- 4.5 ICPR Model Report



Attachment 4.1

Soils Map & Information

Soil Map—Martin County, Florida
(soils map)



MAP LEGEND

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

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 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%
Totals for Area of Interest		215.8	100.0%

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

Map Unit Description: Basinger fine sand, 0 to 2 percent slopes—Martin County, Florida

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)

Map Unit Description: Waveland and Immokalee fine sands—Martin County, Florida

Hydric soil rating: No

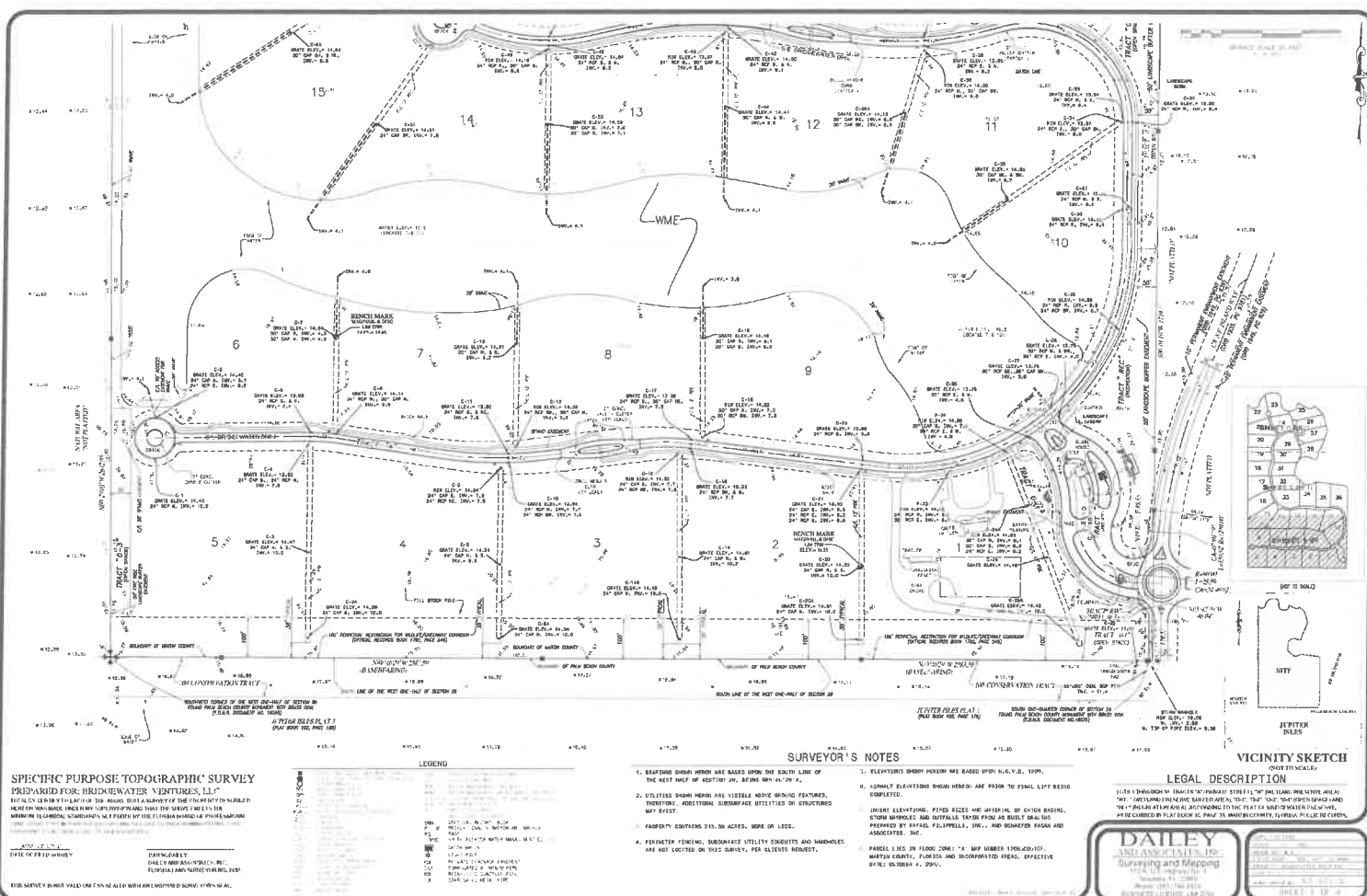
Data Source Information

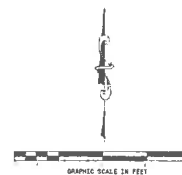
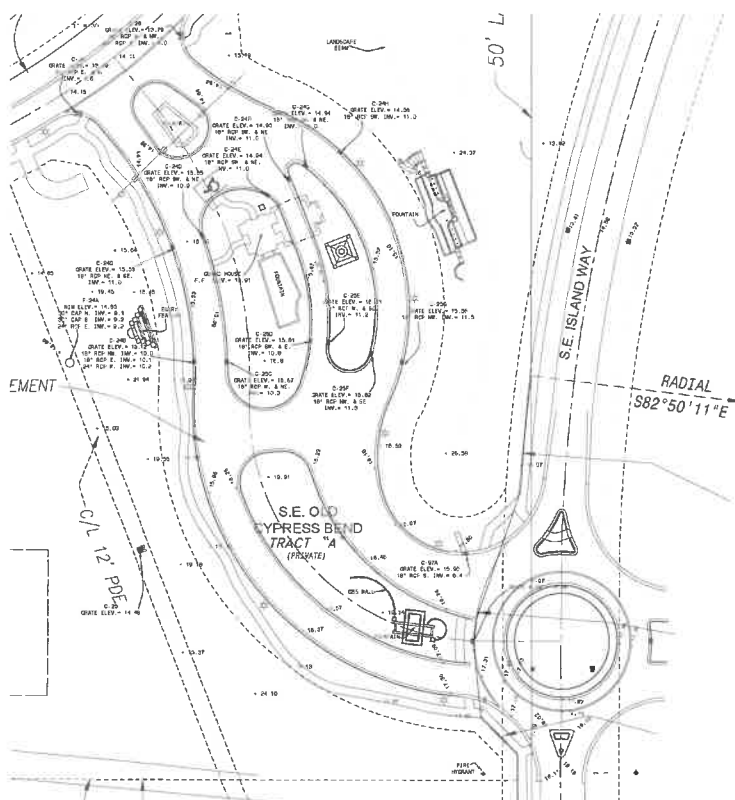
Soil Survey Area: Martin County, Florida
Survey Area Data: Version 16, Oct 5, 2017



Attachment 4.2

Survey





LEGEND

1	1\"/>
2	2\"/>
3	3\"/>
4	4\"/>
5	5\"/>
6	6\"/>
7	7\"/>
8	8\"/>
9	9\"/>
10	10\"/>
11	11\"/>
12	12\"/>
13	13\"/>
14	14\"/>
15	15\"/>
16	16\"/>
17	17\"/>
18	18\"/>
19	19\"/>
20	20\"/>
21	21\"/>
22	22\"/>
23	23\"/>
24	24\"/>
25	25\"/>
26	26\"/>
27	27\"/>
28	28\"/>
29	29\"/>
30	30\"/>
31	31\"/>
32	32\"/>
33	33\"/>
34	34\"/>
35	35\"/>
36	36\"/>

TYPICAL ROAD SECTION



HORIZONTAL SCALE: 1" = 5'

DAILEY
AND ASSOCIATES, INC.
Surveying and Mapping
112 N. US Highway 16
Tomball, TX 77360
Phone (281) 740-5424
Business Hours 8:00 AM - 5:00 PM

DAILEY
AND ASSOCIATES, INC.
Surveying and Mapping
112 N. US Highway 16
Tomball, TX 77360
Phone (281) 740-5424
Business Hours 8:00 AM - 5:00 PM

Attachment 4.3

FEMA FIRM map

National Flood Hazard Layer FIRMette



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, AE
- With BFE or Depth
Regulatory Floodway Zone AE, AO, AH, VE, AF

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 Levees. See Notes. Zone X
- Area with Flood Risk due to Levees Zone D

OTHER AREAS

- 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
- Jurisdiction Boundary
- 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 identifier, FIRM panel number, and FIRM effective date. Map Images 379 unmapped and unmodernized areas cannot be used for regulatory purposes.

Attachment 4.4

Stage-Storage Calculations

[illegible]

[illegible]

Project Name																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
--------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Bridgewater

A. Acreage		
	Area (Acres)	Percentage
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
Total Site Area	215.38	100.00
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		
SFWMD		
First inch of runoff from the developed site	17.95	acre-feet
1inch x 1ft / 12inches x Total Site acres		
Impaired Waters (St. Lucie River)-Provide a total of 150% of	26.92	acre-feet
SFWMD		
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)

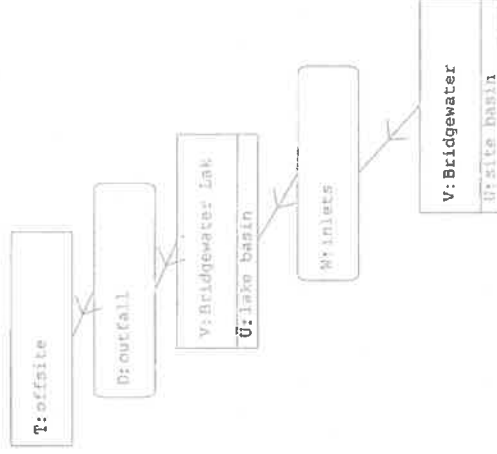
Bridgewater

Martin County		
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
WATER QUALITY MET (on the developed site) AT ELEVATION		
	10.66	FEET
B. Soil Storage, S		
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)		
D. Control Structure		
Bleeder design (orifice)		
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 ^{1.5}) =	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		
E. Stage-Storage - Developed Area		
Refer to separate stage-storage calculation sheets.		
F. 100-Year Finished Floor Elevation Check		
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
Met at Elevation (developed site)		15.11 feet
Minimum Finished Floor Elevation		

Attachment 4.5

ICPR Model Report

- 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 Well
 C Channel
 D Drop Structure
 B Bridge
 R Rating Curve
 H Breach
 E Percolation
 F Filter
 X Exfil Trench



Bridgewater ICPR Inputs

```

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

```

```

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 Ccoef: 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

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

TABLE

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
 Alternative: No

Patch: 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
 Alternative: No

Patch: 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 ICPR Inputs

Bridgewater Node Max

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max 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
offsite	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
offsite	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 Time US Stage hrs	Max US Stage ft	Max Time 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 dayBridgewater Lak	Lak	BASE	0.00	10.00	14.00	1742400	0.00	0.00	0.0	0.0
10yr 1 dayBridgewater Lak	Lak	BASE	0.50	10.00	14.00	1742400	0.00	0.00	0.0	0.0
10yr 1 dayBridgewater Lak	Lak	BASE	1.00	10.00	14.00	1742431	0.86	0.00	0.0	0.0
10yr 1 dayBridgewater Lak	Lak	BASE	1.50	10.00	14.00	1742695	3.57	0.00	0.1	0.0
10yr 1 dayBridgewater Lak	Lak	BASE	2.00	10.01	14.00	1743179	4.33	0.00	0.3	0.0
10yr 1 dayBridgewater Lak	Lak	BASE	2.50	10.01	14.00	1743797	5.33	0.00	0.5	0.0
10yr 1 dayBridgewater Lak	Lak	BASE	3.00	10.02	14.00	1744496	5.84	0.01	0.7	0.0
10yr 1 dayBridgewater Lak	Lak	BASE	3.50	10.03	14.00	1745286	6.77	0.01	1.0	0.0
10yr 1 dayBridgewater Lak	Lak	BASE	4.00	10.03	14.00	1746137	7.08	0.02	1.2	0.0
10yr 1 dayBridgewater Lak	Lak	BASE	4.50	10.04	14.00	1747091	8.25	0.02	1.6	0.0
10yr 1 dayBridgewater Lak	Lak	BASE	5.00	10.05	14.00	1748107	8.49	0.03	1.9	0.0
10yr 1 dayBridgewater Lak	Lak	BASE	5.50	10.06	14.00	1749208	10.40	0.04	2.3	0.0
10yr 1 dayBridgewater Lak	Lak	BASE	6.02	10.07	14.00	1750464	11.63	0.05	2.8	0.0
10yr 1 dayBridgewater Lak	Lak	BASE	6.52	10.09	14.00	1751957	14.61	0.07	3.3	0.0
10yr 1 dayBridgewater Lak	Lak	BASE	7.02	10.10	14.00	1753666	16.21	0.09	3.9	0.0
10yr 1 dayBridgewater Lak	Lak	BASE	7.52	10.12	14.00	1755692	19.67	0.11	4.7	0.0
10yr 1 dayBridgewater Lak	Lak	BASE	8.02	10.14	14.00	1757969	21.50	0.14	5.5	0.0
10yr 1 dayBridgewater Lak	Lak	BASE	8.52	10.17	14.00	1760646	26.22	0.18	6.5	0.0
10yr 1 dayBridgewater Lak	Lak	BASE	9.02	10.20	14.00	1763858	31.71	0.23	7.7	0.0
10yr 1 dayBridgewater Lak	Lak	BASE	9.52	10.23	14.00	1767641	36.15	0.28	9.1	0.0
10yr 1 dayBridgewater Lak	Lak	BASE	10.02	10.27	14.00	1772111	44.33	0.35	10.8	0.1
10yr 1 dayBridgewater Lak	Lak	BASE	10.52	10.32	14.00	1777789	57.75	0.45	12.9	0.1
10yr 1 dayBridgewater Lak	Lak	BASE	11.02	10.39	14.00	1785290	76.91	0.60	15.7	0.1
10yr 1 dayBridgewater Lak	Lak	BASE	11.52	10.49	14.00	1795181	145.71	0.83	20.3	0.1
10yr 1 dayBridgewater Lak	Lak	BASE	12.00	10.89	14.00	1838680	731.76	2.28	38.0	0.2
10yr 1 dayBridgewater Lak	Lak	BASE	12.50	11.51	14.00	1905576	482.36	4.96	63.0	0.3
10yr 1 dayBridgewater Lak	Lak	BASE	13.00	11.81	14.00	1937806	220.30	6.17	77.5	0.6
10yr 1 dayBridgewater Lak	Lak	BASE	13.51	11.95	14.00	1953837	112.30	6.59	84.5	0.8
10yr 1 dayBridgewater Lak	Lak	BASE	14.01	12.03	14.00	1962796	81.11	6.81	88.5	1.1
10yr 1 dayBridgewater Lak	Lak	BASE	14.51	12.09	14.00	1969455	69.27	6.97	91.6	1.4
10yr 1 dayBridgewater Lak	Lak	BASE	15.01	12.15	14.00	1974939	57.77	7.09	94.2	1.7
10yr 1 dayBridgewater Lak	Lak	BASE	15.51	12.19	14.00	1979679	52.82	7.18	96.5	2.0
10yr 1 dayBridgewater Lak	Lak	BASE	16.01	12.23	14.00	1983685	46.51	7.25	98.5	2.3
10yr 1 dayBridgewater Lak	Lak	BASE	16.51	12.26	14.00	1987150	42.51	7.30	100.4	2.6
10yr 1 dayBridgewater Lak	Lak	BASE	17.01	12.29	14.00	1990254	39.02	7.35	102.1	2.9
10yr 1 dayBridgewater Lak	Lak	BASE	17.51	12.32	14.00	1993171	38.16	7.40	103.7	3.2
10yr 1 dayBridgewater Lak	Lak	BASE	18.01	12.34	14.00	1995751	32.83	7.43	105.1	3.5
10yr 1 dayBridgewater Lak	Lak	BASE	18.51	12.37	14.00	1998196	34.17	7.46	106.5	3.8
10yr 1 dayBridgewater Lak	Lak	BASE	19.01	12.39	14.00	2000413	29.25	7.48	107.8	4.1
10yr 1 dayBridgewater Lak	Lak	BASE	19.51	12.41	14.00	2002574	30.81	7.51	109.1	4.4
10yr 1 dayBridgewater Lak	Lak	BASE	20.01	12.43	14.00	2004720	28.42	7.53	110.3	4.7
10yr 1 dayBridgewater Lak	Lak	BASE	20.51	12.45	14.00	2006585	25.30	7.56	111.4	5.0
10yr 1 dayBridgewater Lak	Lak	BASE	21.01	12.46	14.00	2008273	24.58	7.60	112.4	5.4
10yr 1 dayBridgewater Lak	Lak	BASE	21.51	12.48	14.00	2009919	24.45	7.63	113.4	5.7
10yr 1 dayBridgewater Lak	Lak	BASE	22.01	12.49	14.00	2011557	24.46	7.66	114.4	6.0
10yr 1 dayBridgewater Lak	Lak	BASE	22.51	12.51	14.00	2013192	24.41	7.70	115.5	6.3
10yr 1 dayBridgewater Lak	Lak	BASE	23.01	12.52	14.00	2014668	21.76	7.72	116.4	6.6
10yr 1 dayBridgewater Lak	Lak	BASE	23.51	12.53	14.00	2015996	21.06	7.75	117.3	6.9
10yr 1 dayBridgewater Lak	Lak	BASE	24.01	12.54	14.00	2017128	17.90	7.77	118.1	7.3
10yr 1 dayBridgewater Lak	Lak	BASE	24.51	12.54	14.00	2017303	3.65	7.77	118.5	7.6
10yr 1 dayBridgewater Lak	Lak	BASE	25.00	12.54	14.00	2016749	0.68	7.75	118.6	7.9
10yr 1 dayBridgewater Lak	Lak	BASE	25.50	12.53	14.00	2016018	0.00	7.73	118.6	8.2
10yr 1 dayBridgewater Lak	Lak	BASE	26.01	12.53	14.00	2015258	0.00	7.71	118.6	8.5
10yr 1 dayBridgewater Lak	Lak	BASE	26.51	12.52	14.00	2014509	0.00	7.69	118.6	8.9
10yr 1 dayBridgewater Lak	Lak	BASE	27.01	12.51	14.00	2013762	0.00	7.67	118.6	9.2
10yr 1 dayBridgewater Lak	Lak	BASE	27.51	12.50	14.00	2013016	0.00	7.65	118.6	9.5
10yr 1 dayBridgewater Lak	Lak	BASE	28.01	12.50	14.00	2012272	0.00	7.62	118.6	9.8
10yr 1 dayBridgewater Lak	Lak	BASE	28.51	12.49	14.00	2011531	0.00	7.60	118.6	10.1
10yr 1 dayBridgewater Lak	Lak	BASE	29.01	12.48	14.00	2010791	0.00	7.58	118.6	10.4
10yr 1 dayBridgewater Lak	Lak	BASE	29.51	12.48	14.00	2010052	0.00	7.56	118.6	10.8
10yr 1 dayBridgewater Lak	Lak	BASE	30.01	12.47	14.00	2009316	0.00	7.54	118.6	11.1
10yr 1 dayBridgewater Lak	Lak	BASE	30.51	12.46	14.00	2008581	0.00	7.52	118.6	11.4
10yr 1 dayBridgewater Lak	Lak	BASE	31.01	12.46	14.00	2007849	0.00	7.50	118.6	11.7
10yr 1 dayBridgewater Lak	Lak	BASE	31.51	12.45	14.00	2007118	0.00	7.47	118.6	12.0
10yr 1 dayBridgewater Lak	Lak	BASE	32.01	12.44	14.00	2006389	0.00	7.45	118.6	12.3
10yr 1 dayBridgewater Lak	Lak	BASE	32.51	12.44	14.00	2005662	0.00	7.43	118.6	12.6
10yr 1 dayBridgewater Lak	Lak	BASE	33.01	12.43	14.00	2004936	0.00	7.41	118.6	12.9
10yr 1 dayBridgewater Lak	Lak	BASE	33.51	12.42	14.00	2004213	0.00	7.39	118.6	13.2
10yr 1 dayBridgewater Lak	Lak	BASE	34.01	12.42	14.00	2003491	0.00	7.37	118.6	13.5
10yr 1 dayBridgewater Lak	Lak	BASE	34.51	12.41	14.00	2002771	0.00	7.34	118.6	13.8
10yr 1 dayBridgewater Lak	Lak	BASE	35.01	12.40	14.00	2002053	0.00	7.32	118.6	14.1
10yr 1 dayBridgewater Lak	Lak	BASE	35.51	12.40	14.00	2001350	0.00	7.30	118.6	14.4
10yr 1 dayBridgewater Lak	Lak	BASE	36.01	12.39	14.00	2000671	0.00	7.28	118.6	14.7
10yr 1 dayBridgewater Lak	Lak	BASE	36.02	12.39	14.00	2000671	0.00	7.28	118.6	14.7
25yr 3 dayBridgewater Lak	Lak	BASE	0.00	10.00	14.00	1742400	0.00	0.00	0.0	0.0
25yr 3 dayBridgewater Lak	Lak	BASE	1.01	10.00	14.00	1742400	0.01	0.00	0.0	0.0
25yr 3 dayBridgewater Lak	Lak	BASE	2.00	10.00	14.00	1742572	1.30	0.00	0.1	0.0
25yr 3 dayBridgewater Lak	Lak	BASE	3.00	10.01	14.00	1743022	2.53	0.00	0.2	0.0
25yr 3 dayBridgewater Lak	Lak	BASE	4.00	10.01	14.00	1743641	2.62	0.00	0.4	0.0
25yr 3 dayBridgewater Lak	Lak	BASE	5.00	10.02	14.00	1744341	3.26	0.01	0.7	0.0
25yr 3 dayBridgewater Lak	Lak	BASE	6.00	10.02	14.00	1745096	3.47	0.01	0.9	0.0
25yr 3 dayBridgewater Lak	Lak	BASE	7.00	10.03	14.00	1745890	3.62	0.02	1.2	0.0
25yr 3 dayBridgewater Lak	Lak	BASE	8.00	10.04	14.00	1746712	3.74	0.02	1.5	0.0
25yr 3 dayBridgewater Lak	Lak	BASE	9.00	10.05	14.00	1747556	3.83	0.03	1.9	0.0

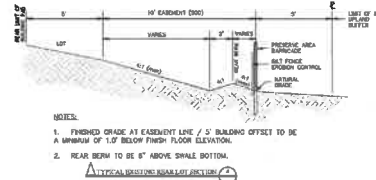
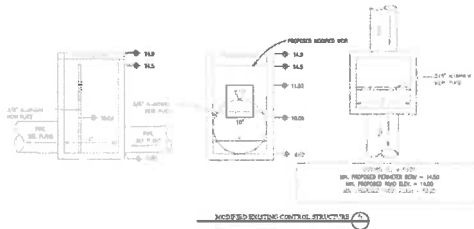
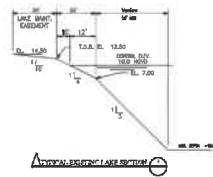
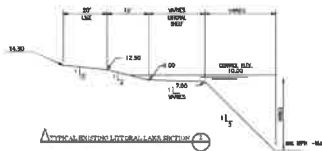
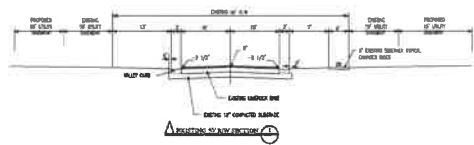
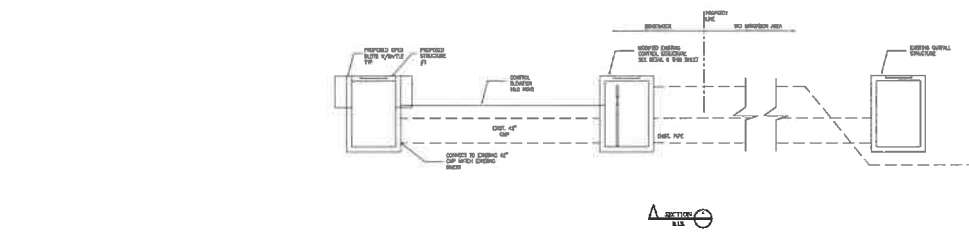
Bridgewater Node Time Series

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 dayBridgewater Lak	Lak	BASE	10.00	10.06	14.00	1748418	3.89	0.03	2.2	0.0
25yr 3 dayBridgewater Lak	Lak	BASE	11.00	10.06	14.00	1749324	3.57	0.04	2.5	0.0
25yr 3 dayBridgewater Lak	Lak	BASE	12.00	10.07	14.00	1750310	4.13	0.05	2.8	0.0
25yr 3 dayBridgewater Lak	Lak	BASE	13.00	10.08	14.00	1751376	4.33	0.06	3.2	0.0
25yr 3 dayBridgewater Lak	Lak	BASE	14.00	10.09	14.00	1752512	4.63	0.08	3.5	0.0
25yr 3 dayBridgewater Lak	Lak	BASE	15.00	10.10	14.00	1753716	4.86	0.09	3.9	0.0
25yr 3 dayBridgewater Lak	Lak	BASE	16.01	10.12	14.00	1754993	5.91	0.10	4.4	0.0
25yr 3 dayBridgewater Lak	Lak	BASE	17.01	10.13	14.00	1756317	6.18	0.12	4.9	0.1
25yr 3 dayBridgewater Lak	Lak	BASE	18.01	10.14	14.00	1757695	6.43	0.14	5.4	0.1
25yr 3 dayBridgewater Lak	Lak	BASE	19.01	10.15	14.00	1759123	6.68	0.16	5.9	0.1
25yr 3 dayBridgewater Lak	Lak	BASE	20.01	10.17	14.00	1760597	6.90	0.18	6.5	0.1
25yr 3 dayBridgewater Lak	Lak	BASE	21.01	10.18	14.00	1762115	7.12	0.21	7.1	0.1
25yr 3 dayBridgewater Lak	Lak	BASE	22.01	10.20	14.00	1763673	7.32	0.23	7.7	0.1
25yr 3 dayBridgewater Lak	Lak	BASE	23.01	10.21	14.00	1765267	7.52	0.26	8.3	0.1
25yr 3 dayBridgewater Lak	Lak	BASE	24.01	10.22	14.00	1766897	7.74	0.28	8.9	0.2
25yr 3 dayBridgewater Lak	Lak	BASE	25.01	10.24	14.00	1768951	11.39	0.32	9.7	0.2
25yr 3 dayBridgewater Lak	Lak	BASE	26.01	10.27	14.00	1771449	11.85	0.37	10.7	0.2
25yr 3 dayBridgewater Lak	Lak	BASE	27.01	10.29	14.00	1774018	12.17	0.42	11.7	0.3
25yr 3 dayBridgewater Lak	Lak	BASE	28.01	10.31	14.00	1776641	12.47	0.47	12.7	0.3
25yr 3 dayBridgewater Lak	Lak	BASE	29.01	10.34	14.00	1779311	12.75	0.53	13.7	0.3
25yr 3 dayBridgewater Lak	Lak	BASE	30.01	10.36	14.00	1782025	13.01	0.59	14.8	0.4
25yr 3 dayBridgewater Lak	Lak	BASE	31.01	10.39	14.00	1784777	13.26	0.65	15.9	0.4
25yr 3 dayBridgewater Lak	Lak	BASE	32.01	10.41	14.00	1787483	13.49	0.71	17.0	0.5
25yr 3 dayBridgewater Lak	Lak	BASE	33.01	10.44	14.00	1790160	13.71	0.78	18.1	0.5
25yr 3 dayBridgewater Lak	Lak	BASE	34.01	10.47	14.00	1792862	13.92	0.85	19.2	0.6
25yr 3 dayBridgewater Lak	Lak	BASE	35.01	10.49	14.00	1795588	14.11	0.92	20.4	0.7
25yr 3 dayBridgewater Lak	Lak	BASE	36.01	10.52	14.00	1798332	14.30	1.00	21.6	0.8
25yr 3 dayBridgewater Lak	Lak	BASE	37.01	10.55	14.00	1801109	14.61	1.08	22.8	0.8
25yr 3 dayBridgewater Lak	Lak	BASE	38.01	10.57	14.00	1803916	14.79	1.16	24.0	0.9
25yr 3 dayBridgewater Lak	Lak	BASE	39.01	10.60	14.00	1806741	14.95	1.23	25.2	1.0
25yr 3 dayBridgewater Lak	Lak	BASE	40.01	10.63	14.00	1809722	15.10	1.31	26.4	1.1
25yr 3 dayBridgewater Lak	Lak	BASE	41.01	10.66	14.00	1812714	15.24	1.38	27.7	1.3
25yr 3 dayBridgewater Lak	Lak	BASE	42.01	10.68	14.00	1815716	15.38	1.46	29.0	1.4
25yr 3 dayBridgewater Lak	Lak	BASE	43.01	10.71	14.00	1818725	15.51	1.53	30.2	1.5
25yr 3 dayBridgewater Lak	Lak	BASE	44.01	10.74	14.00	1821739	15.63	1.63	31.5	1.6
25yr 3 dayBridgewater Lak	Lak	BASE	45.01	10.77	14.00	1824751	15.75	1.74	32.8	1.8
25yr 3 dayBridgewater Lak	Lak	BASE	46.01	10.79	14.00	1827758	15.86	1.86	34.1	1.9
25yr 3 dayBridgewater Lak	Lak	BASE	47.01	10.82	14.00	1830871	15.97	2.00	35.4	2.1
25yr 3 dayBridgewater Lak	Lak	BASE	48.01	10.85	14.00	1834004	16.08	2.14	36.8	2.2
25yr 3 dayBridgewater Lak	Lak	BASE	49.01	10.88	14.00	1837322	17.89	2.23	38.2	2.4
25yr 3 dayBridgewater Lak	Lak	BASE	50.01	10.91	14.00	1840879	18.47	2.34	39.7	2.6
25yr 3 dayBridgewater Lak	Lak	BASE	51.01	10.94	14.00	1844840	21.81	2.43	41.3	2.8
25yr 3 dayBridgewater Lak	Lak	BASE	52.01	10.98	14.00	1849396	24.06	2.53	43.2	3.0
25yr 3 dayBridgewater Lak	Lak	BASE	53.01	11.03	14.00	1854613	31.32	2.68	45.5	3.2
25yr 3 dayBridgewater Lak	Lak	BASE	54.01	11.09	14.00	1861101	39.00	2.89	48.4	3.5
25yr 3 dayBridgewater Lak	Lak	BASE	55.01	11.17	14.00	1869090	47.11	3.17	52.0	3.7
25yr 3 dayBridgewater Lak	Lak	BASE	56.01	11.26	14.00	1878956	55.42	3.54	56.2	4.0
25yr 3 dayBridgewater Lak	Lak	BASE	57.01	11.37	14.00	1890730	65.44	4.00	61.2	4.3
25yr 3 dayBridgewater Lak	Lak	BASE	58.01	11.50	14.00	1905205	83.61	4.61	67.4	4.7
25yr 3 dayBridgewater Lak	Lak	BASE	59.01	11.68	14.00	1923933	120.55	5.38	75.8	5.1
25yr 3 dayBridgewater Lak	Lak	BASE	59.51	11.82	14.00	1938332	188.34	5.84	82.2	5.3
25yr 3 dayBridgewater Lak	Lak	BASE	60.00	12.40	14.00	2001323	1015.12	7.47	106.8	5.6
25yr 3 dayBridgewater Lak	Lak	BASE	60.50	13.09	14.00	2075827	555.65	9.02	139.3	5.9
25yr 3 dayBridgewater Lak	Lak	BASE	61.00	13.41	14.00	2111098	265.04	9.66	156.2	6.3
25yr 3 dayBridgewater Lak	Lak	BASE	61.51	13.57	14.00	2128694	138.01	9.94	164.7	6.7
25yr 3 dayBridgewater Lak	Lak	BASE	62.02	13.66	14.00	2138541	104.07	10.10	169.7	7.1
25yr 3 dayBridgewater Lak	Lak	BASE	62.52	13.73	14.00	2145422	78.17	10.21	173.5	7.5
25yr 3 dayBridgewater Lak	Lak	BASE	63.02	13.78	14.00	2150727	66.54	10.29	176.5	8.0
25yr 3 dayBridgewater Lak	Lak	BASE	63.52	13.82	14.00	2155636	64.80	10.36	179.2	8.4
25yr 3 dayBridgewater Lak	Lak	BASE	64.52	13.91	14.00	2164794	51.45	10.48	184.0	9.3
25yr 3 dayBridgewater Lak	Lak	BASE	65.52	13.96	14.00	2170501	38.56	10.54	187.7	10.1
25yr 3 dayBridgewater Lak	Lak	BASE	66.52	14.01	14.00	2175500	38.01	10.59	190.9	11.0
25yr 3 dayBridgewater Lak	Lak	BASE	67.52	14.05	14.00	2180376	37.26	10.63	194.0	11.9
25yr 3 dayBridgewater Lak	Lak	BASE	68.52	14.09	14.00	2184772	30.21	10.67	196.8	12.8
25yr 3 dayBridgewater Lak	Lak	BASE	69.52	14.12	14.00	2187472	24.00	10.68	199.0	13.6
25yr 3 dayBridgewater Lak	Lak	BASE	70.52	14.14	14.00	2189808	23.59	10.68	201.0	14.5
25yr 3 dayBridgewater Lak	Lak	BASE	71.52	14.16	14.00	2192103	23.39	10.68	202.9	15.4
25yr 3 dayBridgewater Lak	Lak	BASE	72.52	14.18	14.00	2193884	12.69	10.68	204.4	16.3
25yr 3 dayBridgewater Lak	Lak	BASE	75.52	14.14	14.00	2189604	1.27	10.46	206.2	18.9
25yr 3 dayBridgewater Lak	Lak	BASE	78.52	14.09	14.00	2184619	0.83	10.19	206.4	21.5
25yr 3 dayBridgewater Lak	Lak	BASE	81.52	14.04	14.00	2179516	0.37	9.99	206.6	24.0
25yr 3 dayBridgewater Lak	Lak	BASE	84.50	14.00	14.00	2174245	0.00	9.88	206.6	26.4
25yr 3 dayBridgewater Lak	Lak	BASE	87.51	13.95	14.00	2168914	0.00	9.76	206.6	28.9
25yr 3 dayBridgewater Lak	Lak	BASE	90.51	13.90	14.00	2163645	0.00	9.64	206.6	31.3
25yr 3 dayBridgewater Lak	Lak	BASE	93.51	13.85	14.00	2158428	0.00	9.53	206.6	33.6
25yr 3 dayBridgewater Lak	Lak	BASE	96.51	13.80	14.00	2153263	0.00	9.41	206.6	36.0
25yr 3 dayBridgewater Lak	Lak	BASE	99.51	13.76	14.00	2148392	0.00	9.29	206.6	38.3
25yr 3 dayBridgewater Lak	Lak	BASE	102.51	13.71	14.00	2143584	0.00	9.18	206.6	40.6
25yr 3 dayBridgewater Lak	Lak	BASE	105.51	13.66	14.00	2138820	0.00	9.08	206.6	42.9
25yr 3 dayBridgewater Lak	Lak	BASE	108.51	13.62	14.00	2134099	0.00	8.97	206.6	45.1
25yr 3 dayBridgewater Lak	Lak	BASE	111.51	13.57	14.00	2129125	0.00	8.87	206.6	47.3
25yr 3 dayBridgewater Lak	Lak	BASE	114.51	13.53	14.00	2124005	0.00	8.76	206.6	49.5
25yr 3 dayBridgewater Lak	Lak	BASE	117.51	13.48	14.00	2118934	0.00	8.66	206.6	51.7
25yr 3 dayBridgewater Lak	Lak	BASE	120.51	13.44	14.00	2113912	0.00	8.55	206.6	53.8
25yr 3 dayBridgewater Lak	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 dayBridgewater Lak	Lak	BASE	126.51	13.35	14.00	2104276	0.00	8.34	206.6	58.0
25yr 3 dayBridgewater Lak	Lak	BASE	129.51	13.31	14.00	2099640	0.00	8.23	206.6	60.0
25yr 3 dayBridgewater Lak	Lak	BASE	132.51	13.27	14.00	2095053	0.00	8.13	206.6	62.1
25yr 3 dayBridgewater Lak	Lak	BASE	135.51	13.23	14.00	2090516	0.00	8.02	206.6	64.1
25yr 3 dayBridgewater Lak	Lak	BASE	138.51	13.19	14.00	2086110	0.00	7.91	206.6	66.0
25yr 3 dayBridgewater Lak	Lak	BASE	141.51	13.14	14.00	2081898	0.00	7.80	206.6	68.0
25yr 3 dayBridgewater Lak	Lak	BASE	144.51	13.10	14.00	2077735	0.00	7.69	206.6	69.9
25yr 3 dayBridgewater Lak	Lak	BASE	147.51	13.06	14.00	2073623	0.00	7.58	206.6	71.8
25yr 3 dayBridgewater Lak	Lak	BASE	150.51	13.03	14.00	2069562	0.00	7.47	206.6	73.7
25yr 3 dayBridgewater Lak	Lak	BASE	153.51	12.99	14.00	2065480	0.00	7.36	206.6	75.5
25yr 3 dayBridgewater Lak	Lak	BASE	156.51	12.95	14.00	2061314	0.00	7.25	206.6	77.3
25yr 3 dayBridgewater Lak	Lak	BASE	159.51	12.91	14.00	2057197	0.00	7.16	206.6	79.1
25yr 3 dayBridgewater Lak	Lak	BASE	162.51	12.87	14.00	2053122	0.00	7.08	206.6	80.9
25yr 3 dayBridgewater Lak	Lak	BASE	165.51	12.84	14.00	2049089	0.00	6.99	206.6	82.6
25yr 3 dayBridgewater Lak	Lak	BASE	168.51	12.80	14.00	2045098	0.00	6.90	206.6	84.3
25yr 3 dayBridgewater Lak	Lak	BASE	171.51	12.76	14.00	2041149	0.00	6.82	206.6	86.0
25yr 3 dayBridgewater Lak	Lak	BASE	174.51	12.73	14.00	2037243	0.00	6.73	206.6	87.7
25yr 3 dayBridgewater Lak	Lak	BASE	177.51	12.69	14.00	2033380	0.00	6.64	206.6	89.4
25yr 3 dayBridgewater Lak	Lak	BASE	180.51	12.66	14.00	2029560	0.00	6.55	206.6	91.0
25yr 3 dayBridgewater Lak	Lak	BASE	183.51	12.62	14.00	2025783	0.00	6.47	206.6	92.6
25yr 3 dayBridgewater Lak	Lak	BASE	186.51	12.59	14.00	2022051	0.00	6.38	206.6	94.2
25yr 3 dayBridgewater Lak	Lak	BASE	189.51	12.55	14.00	2018361	0.00	6.29	206.6	95.8
25yr 3 dayBridgewater Lak	Lak	BASE	192.51	12.52	14.00	2014717	0.00	6.21	206.6	97.3
25yr 3 dayBridgewater Lak	Lak	BASE	195.51	12.49	14.00	2011116	0.00	6.12	206.6	98.9
25yr 3 dayBridgewater Lak	Lak	BASE	198.51	12.45	14.00	2007560	0.00	6.03	206.6	100.4
25yr 3 dayBridgewater Lak	Lak	BASE	201.51	12.42	14.00	2004050	0.00	5.94	206.6	101.9
25yr 3 dayBridgewater Lak	Lak	BASE	204.51	12.39	14.00	2000634	0.00	5.86	206.6	103.3
25yr 3 dayBridgewater Lak	Lak	BASE	207.51	12.36	14.00	1997385	0.00	5.77	206.6	104.8
25yr 3 dayBridgewater Lak	Lak	BASE	210.51	12.33	14.00	1994179	0.00	5.68	206.6	106.2
25yr 3 dayBridgewater Lak	Lak	BASE	213.51	12.30	14.00	1991017	0.00	5.60	206.6	107.6
25yr 3 dayBridgewater Lak	Lak	BASE	216.51	12.27	14.00	1987899	0.00	5.51	206.6	109.0
25yr 3 dayBridgewater Lak	Lak	BASE	219.51	12.24	14.00	1984811	0.00	5.46	206.6	110.3
25yr 3 dayBridgewater Lak	Lak	BASE	222.51	12.21	14.00	1981746	0.00	5.42	206.6	111.7
25yr 3 dayBridgewater Lak	Lak	BASE	225.51	12.18	14.00	1978589	0.00	5.37	206.6	113.0
25yr 3 dayBridgewater Lak	Lak	BASE	228.51	12.15	14.00	1975411	0.00	5.32	206.6	114.3
25yr 3 dayBridgewater Lak	Lak	BASE	231.51	12.12	14.00	1972257	0.00	5.27	206.6	115.6
25yr 3 dayBridgewater Lak	Lak	BASE	234.51	12.09	14.00	1969126	0.00	5.22	206.6	116.9
25yr 3 dayBridgewater Lak	Lak	BASE	237.51	12.06	14.00	1966019	0.00	5.17	206.6	118.2
25yr 3 dayBridgewater Lak	Lak	BASE	240.51	12.04	14.00	1962935	0.00	5.13	206.6	119.5
25yr 3 dayBridgewater Lak	Lak	BASE	243.51	12.01	14.00	1959875	0.00	5.08	206.6	120.8
25yr 3 dayBridgewater Lak	Lak	BASE	246.51	11.98	14.00	1956724	0.00	5.03	206.6	122.0
25yr 3 dayBridgewater Lak	Lak	BASE	249.51	11.95	14.00	1953559	0.00	4.99	206.6	123.3
25yr 3 dayBridgewater Lak	Lak	BASE	252.51	11.92	14.00	1950419	0.00	4.94	206.6	124.5
25yr 3 dayBridgewater Lak	Lak	BASE	255.51	11.90	14.00	1947302	0.00	4.90	206.6	125.7
25yr 3 dayBridgewater Lak	Lak	BASE	258.51	11.87	14.00	1944209	0.00	4.85	206.6	126.9
25yr 3 dayBridgewater Lak	Lak	BASE	261.51	11.84	14.00	1941139	0.00	4.81	206.6	128.1
25yr 3 dayBridgewater Lak	Lak	BASE	264.51	11.82	14.00	1938093	0.00	4.76	206.6	129.3
25yr 3 dayBridgewater Lak	Lak	BASE	267.51	11.79	14.00	1935183	0.00	4.72	206.6	130.5
25yr 3 dayBridgewater Lak	Lak	BASE	270.51	11.76	14.00	1932469	0.00	4.67	206.6	131.7
25yr 3 dayBridgewater Lak	Lak	BASE	273.51	11.74	14.00	1929777	0.00	4.63	206.6	132.8
25yr 3 dayBridgewater Lak	Lak	BASE	276.51	11.71	14.00	1927106	0.00	4.59	206.6	133.9
25yr 3 dayBridgewater Lak	Lak	BASE	279.51	11.69	14.00	1924462	0.00	4.51	206.6	135.1
25yr 3 dayBridgewater Lak	Lak	BASE	282.51	11.66	14.00	1921876	0.00	4.39	206.6	136.2
25yr 3 dayBridgewater Lak	Lak	BASE	285.51	11.64	14.00	1919360	0.00	4.26	206.6	137.3
25yr 3 dayBridgewater Lak	Lak	BASE	288.51	11.61	14.00	1916912	0.00	4.14	206.6	138.3
25yr 3 dayBridgewater Lak	Lak	BASE	291.51	11.59	14.00	1914476	0.00	4.03	206.6	139.3
25yr 3 dayBridgewater Lak	Lak	BASE	294.51	11.57	14.00	1912034	0.00	3.92	206.6	140.3
25yr 3 dayBridgewater Lak	Lak	BASE	297.51	11.55	14.00	1909652	0.00	3.82	206.6	141.3
25yr 3 dayBridgewater Lak	Lak	BASE	300.51	11.52	14.00	1907326	0.00	3.73	206.6	142.2
25yr 3 dayBridgewater Lak	Lak	BASE	303.51	11.50	14.00	1905043	0.00	3.66	206.6	143.1
25yr 3 dayBridgewater Lak	Lak	BASE	306.51	11.48	14.00	1902800	0.00	3.60	206.6	144.0
25yr 3 dayBridgewater Lak	Lak	BASE	309.51	11.46	14.00	1900596	0.00	3.53	206.6	144.9
25yr 3 dayBridgewater Lak	Lak	BASE	312.51	11.44	14.00	1898429	0.00	3.47	206.6	145.8
25yr 3 dayBridgewater Lak	Lak	BASE	315.51	11.42	14.00	1896299	0.00	3.41	206.6	146.6
25yr 3 dayBridgewater Lak	Lak	BASE	318.51	11.40	14.00	1894203	0.00	3.35	206.6	147.4
25yr 3 dayBridgewater Lak	Lak	BASE	321.51	11.39	14.00	1892141	0.00	3.29	206.6	148.3
25yr 3 dayBridgewater Lak	Lak	BASE	324.51	11.37	14.00	1890111	0.00	3.24	206.6	149.1
25yr 3 dayBridgewater Lak	Lak	BASE	327.51	11.35	14.00	1888112	0.00	3.18	206.6	149.9
25yr 3 dayBridgewater Lak	Lak	BASE	330.51	11.33	14.00	1886145	0.00	3.13	206.6	150.7
25yr 3 dayBridgewater Lak	Lak	BASE	333.51	11.31	14.00	1884206	0.00	3.08	206.6	151.4
25yr 3 dayBridgewater Lak	Lak	BASE	336.51	11.29	14.00	1882296	0.00	3.03	206.6	152.2
25yr 3 dayBridgewater Lak	Lak	BASE	339.51	11.28	14.00	1880414	0.00	2.99	206.6	152.9
25yr 3 dayBridgewater Lak	Lak	BASE	342.51	11.26	14.00	1878559	0.00	2.94	206.6	153.7
25yr 3 dayBridgewater Lak	Lak	BASE	345.51	11.24	14.00	1876729	0.00	2.90	206.6	154.4
25yr 3 dayBridgewater Lak	Lak	BASE	348.51	11.23	14.00	1874925	0.00	2.86	206.6	155.1
25yr 3 dayBridgewater Lak	Lak	BASE	351.51	11.21	14.00	1873146	0.00	2.81	206.6	155.8
25yr 3 dayBridgewater Lak	Lak	BASE	354.51	11.19	14.00	1871421	0.00	2.77	206.6	156.5
25yr 3 dayBridgewater Lak	Lak	BASE	357.51	11.18	14.00	1869776	0.00	2.73	206.6	157.2
25yr 3 dayBridgewater Lak	Lak	BASE	360.00	11.17	14.00	1868431	0.00	2.70	206.6	157.7

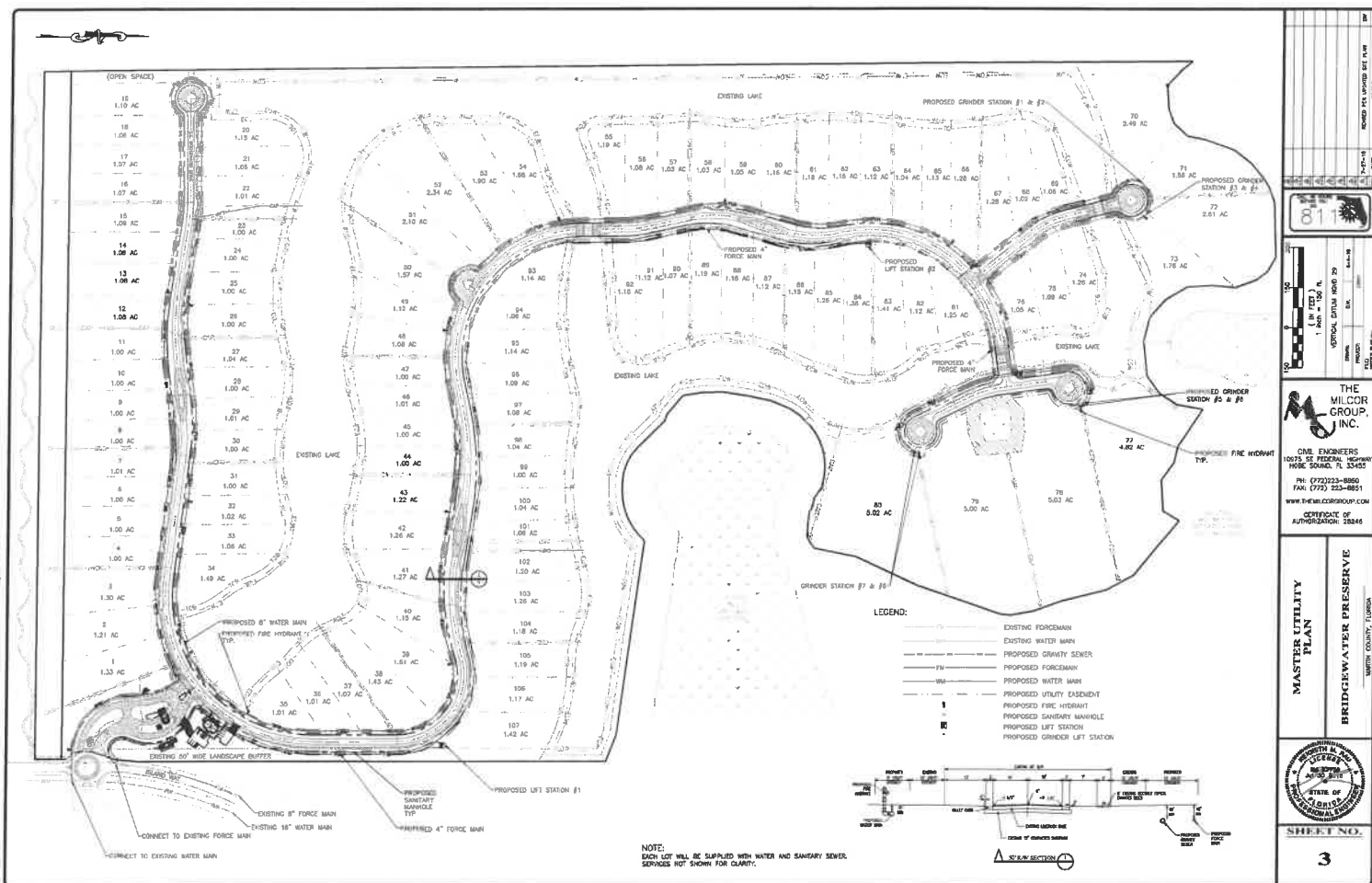




- NOTES:
1. FINISHED GRADE AT EXISTENCE LINE / 5' BUILDING OFFSET TO BE A MINIMUM OF 1.0' BELOW FINISH FLOOR ELEVATION.
 2. REAR BERM TO BE 6" ABOVE SHALE BOTTOM.

<p>THE MILCOR GROUP, INC.</p> <p>CIVIL ENGINEERS 10075 SE FEDERAL HIGHWAY HOUSTON, TEXAS 77045 PH: (713) 233-8800 FAX: (713) 233-8801 WWW.MILCORGROUP.COM</p>	
<p>CERTIFICATE OF AUTHORIZATION: 23244</p>	
<p>MASTER DRAINAGE PLAN SECTIONS AND DETAILS</p>	
<p>BRIDGEWATER PRESERVE</p>	
<p>SHEET NO. 2</p>	

J:\GIS\Land\2008 - Bridge\Bridgewater\MASTER PLANNING\PRINTED BY DATE 01 May, Jul 20 2018



**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, 9th 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

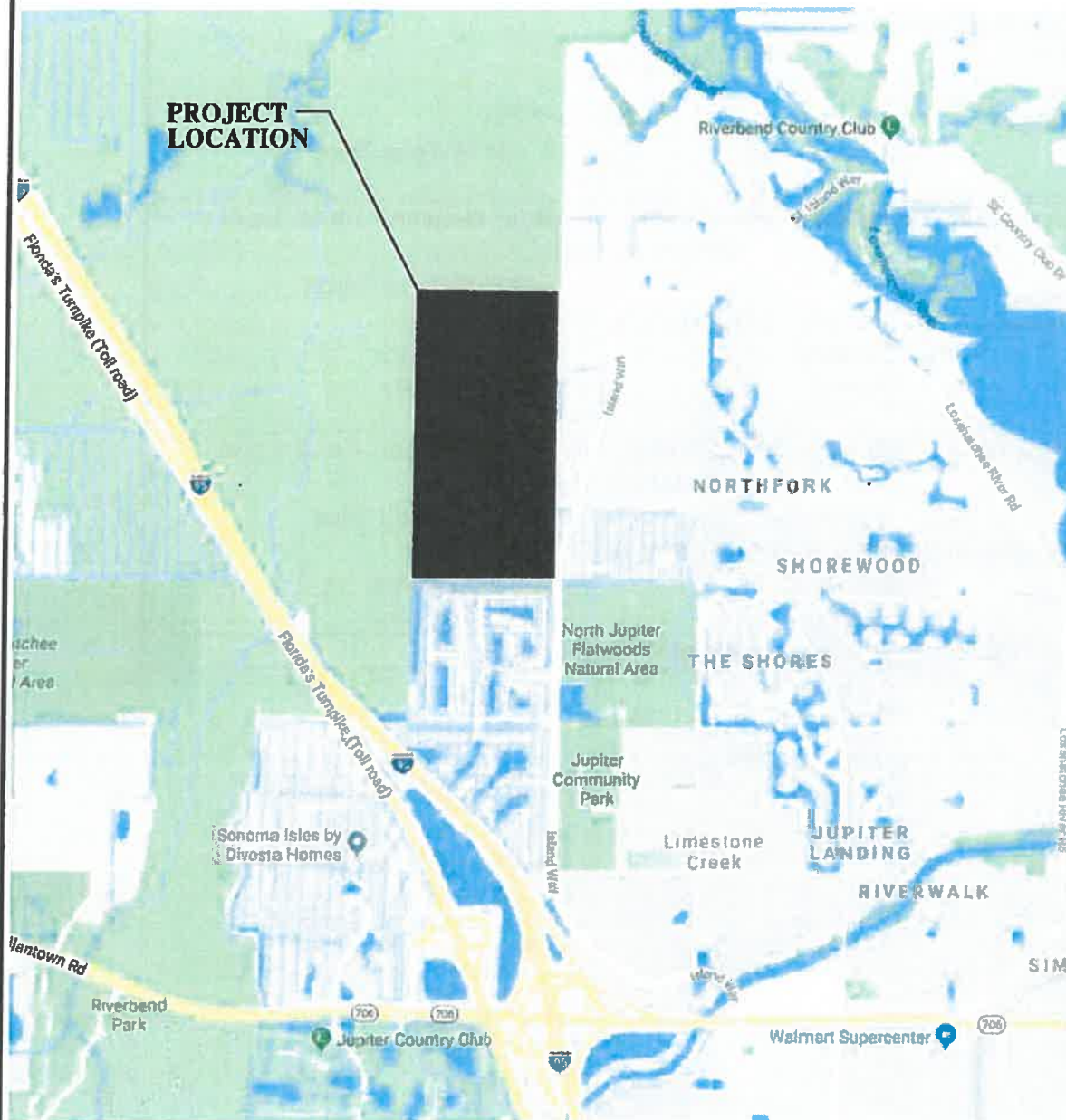
Exhibit 2 – Traffic Projections

Exhibit 3 – Peak Hour Directional Volume Calculations

Exhibit 4 - Peak Hour Directional Volume Distribution Map

Exhibit 5 – Year 2023 Peak Hour Directional Volume Analysis



[illegible]

CALL US BEFORE
IT'S TOO LATE

IT'S THE LAW
1-800-432-4770

TURNING STATE AND LOCAL LAWS INTO
A REALITY FOR YOU

The MilCor Group, Inc.
6528 S. Kanner Hwy #236, Stuart, Florida 34997
Ph (772) 223-0850 Fax (772) 223-0851
Web www.themilcorgroup.com
Certificate of Authorization 26248



LOCATION MAP

**BRIDGEWATER
DEVELOPMENT**

EXHIBIT

1

Exhibit 2
Traffic Projections
Bridgewater Development

Land Use:	Single-Family Detached Housing		
ITE Code:	210		
Trip Generation per Dwelling Units			
X =	107		
Daily:	T =	$e^{(0.92 \text{ LN}(X) + 2.72)}$	
	T =	1118 Total Trips	
Peak hour of adjacent Street Traffic, one Hour Between 7 and 9 a.m.			
	T =	$0.70(X) + 9.74$	
		85 Total Trips	
Directional Distribution: 25% entering & 75% exiting			
	Entering:	21 Trips	
	Exiting:	64 Trips	
Peak hour of adjacent Street Traffic, one Hour Between 4 and 6 p.m.			
	T =	$e^{(0.90 \text{ LN}(X) + 0.51)}$	
	T =	112 Total Trips	
Directional Distribution: 63% entering & 37% exiting			
	Entering:	71 Trips	
	Exiting:	41 Trips	
The PM peak generates the highest trip counts.			

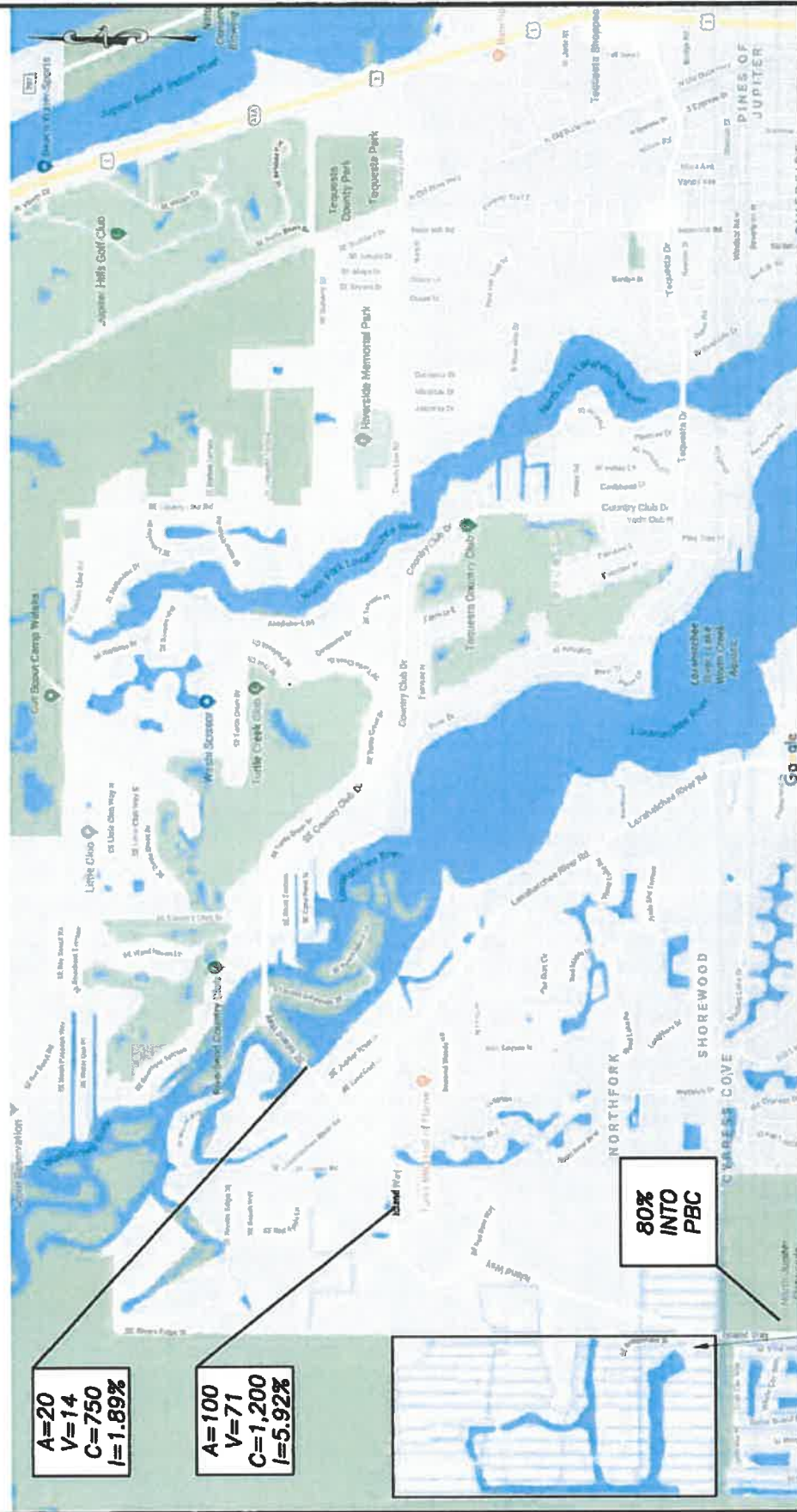
Exhibit 3

Bridgewater Development

Peak Hour Directional Volume Distribution

Project Total Peak Hour Directional Volume = 71.0 Vehicle Trips

PM Peak Hour Directional Analysis						
Road	Link	Lanes	Project % Assign	Volume	Service Capacity	Project Impact
Island Way	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

PROJECT LOCATION

TRAFFIC ASSIGNMENT MAP

**BRIDGEWATER
DEVELOPMENT**
MARTIN COUNTY, FLORIDA

EXHIBIT

4

The MilCar Group, Inc.
6528 S. Kanner Hwy #226, Stuart, Florida 34887
Ph (772)223-8850 Fax (772) 223-8851
Web www.themilcargroup.com
Certificate of Authorization 25246

[illegible]

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	Total 2023 Volume		
Island Way	1 Palm Beach County to Jupiter Road	2L	248	40	2.5	100%	71	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...
governmax.com 1.12

Search By Owner...



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](#)

<u>Parcel ID</u>	<u>Address</u>	<u>Owner(Current)</u>
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

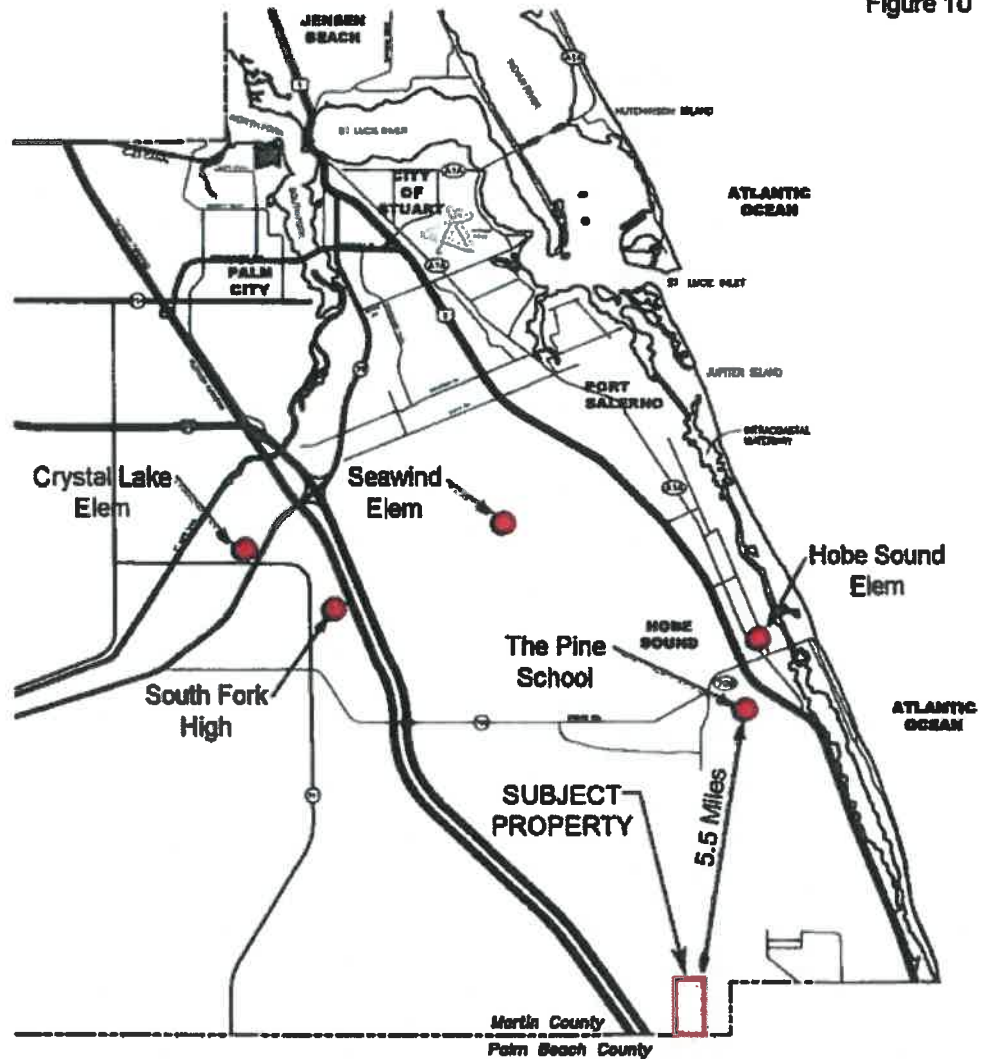
[Legal Disclaimer / Privacy Statement](#)

Sponsored by
MANATRON

410

Martin County, Florida

Figure 10



Bridgewater School Location Map



Lucido & Associates
Land Planning / Landscape Architecture

2411 North Hwy. South Palm Beach, FL 33411
734-964-1111 Fax 734-964-1112
2411 North Hwy. South Palm Beach, FL 33411
734-964-1111 Fax 734-964-1112





lucido&associates

July 16, 2018

Via Email: 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.



July 16, 2018

Comcast Cable
1495 NW Britt Road
Stuart, FL 34994

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

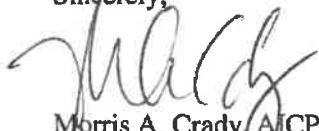
To Whom It May Concern:

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.

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

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.



July 16, 2018

Via Email: asherlo2@wm.com

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

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

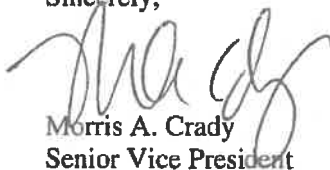
Dear Jeff:

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

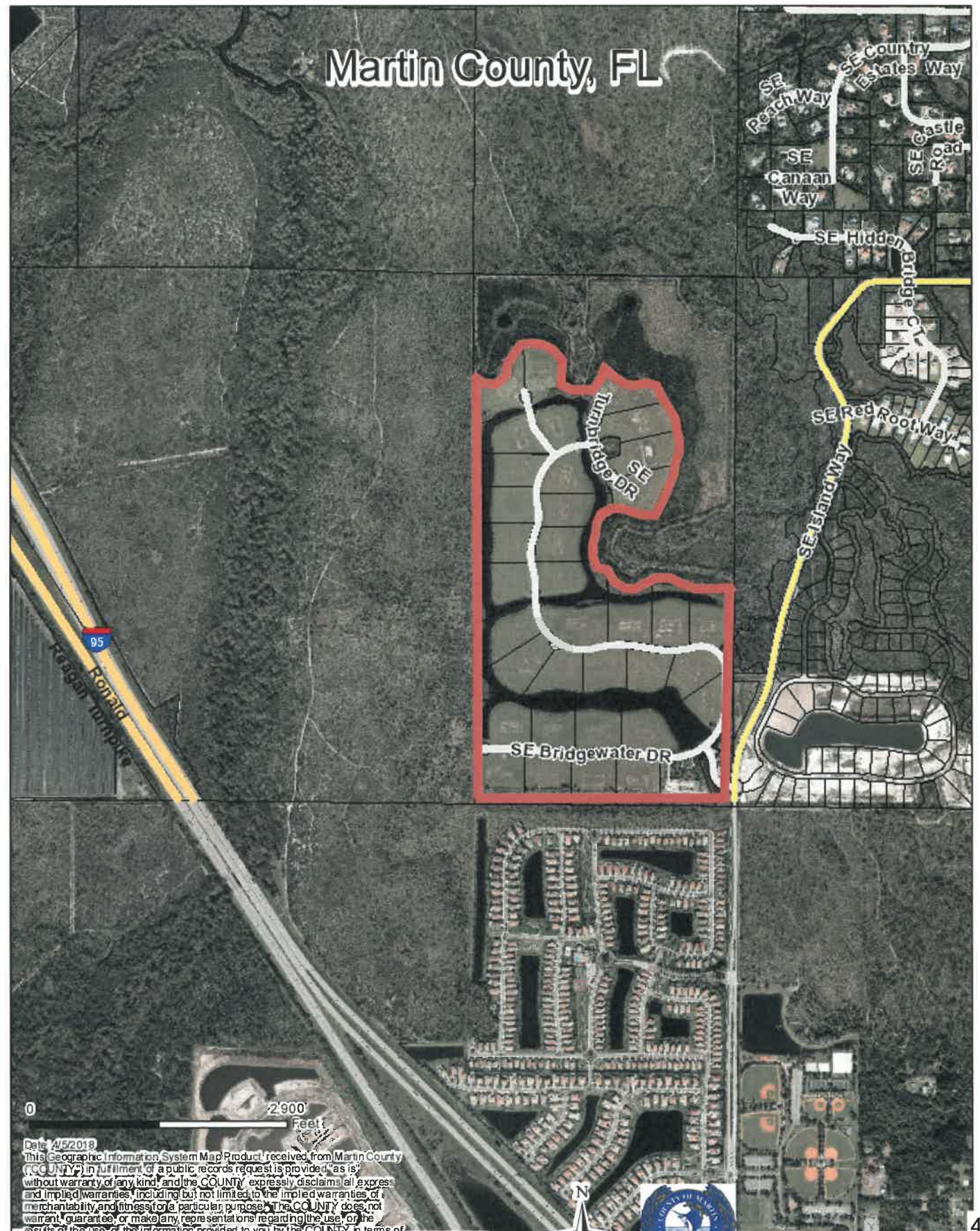
Phone
772-223-8850
Fax
772-223-8851

Email
marketing@
themilcorgroup.
com

Web
www.
themilcorgroup.
com



Martin County, FL



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.

OWNER

WITNESSES:

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

Name: _____

By: _____
_____, _____

Name: _____

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.

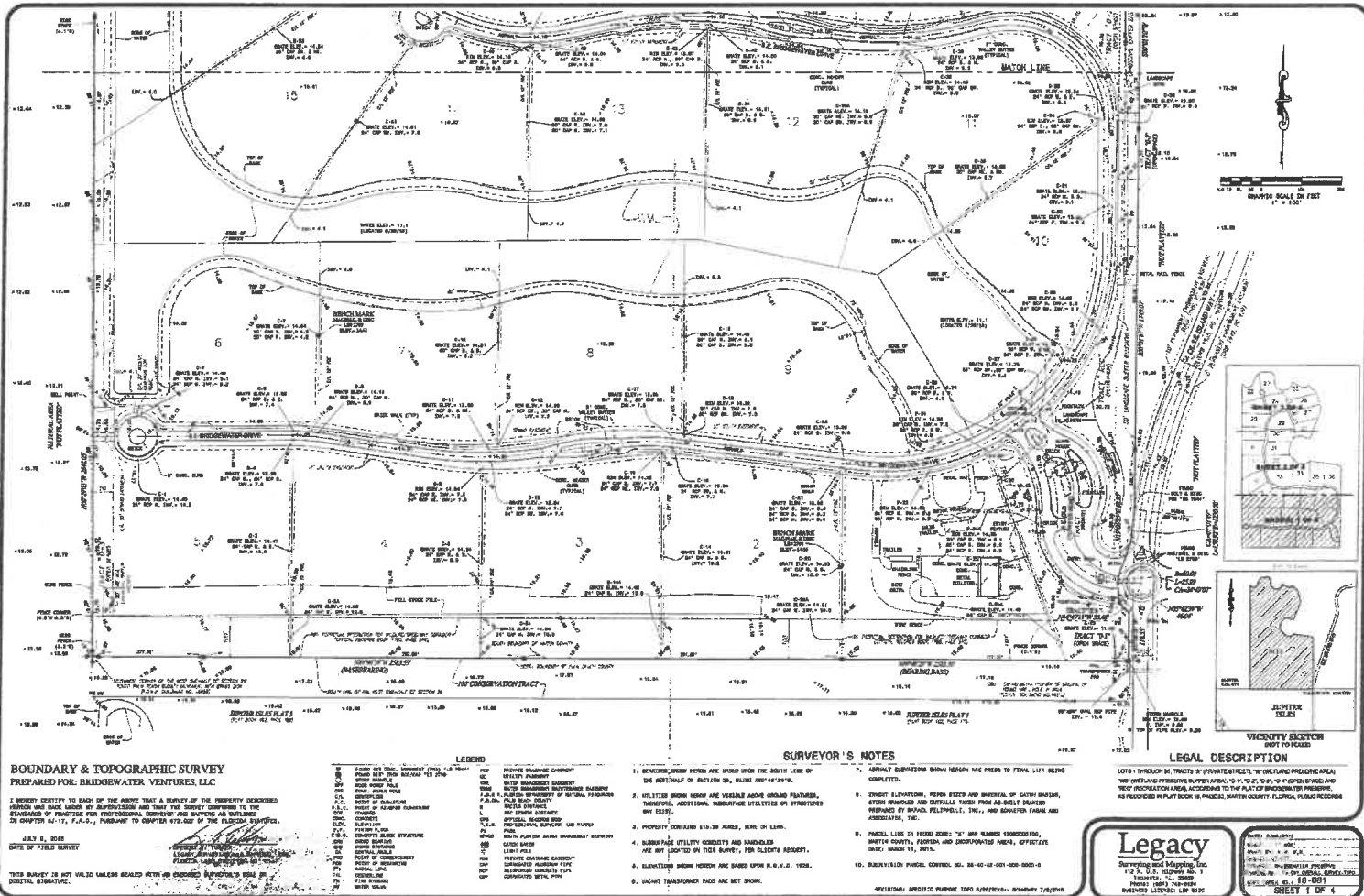
No change to the approved Preserve Area Management Plan is required or proposed.

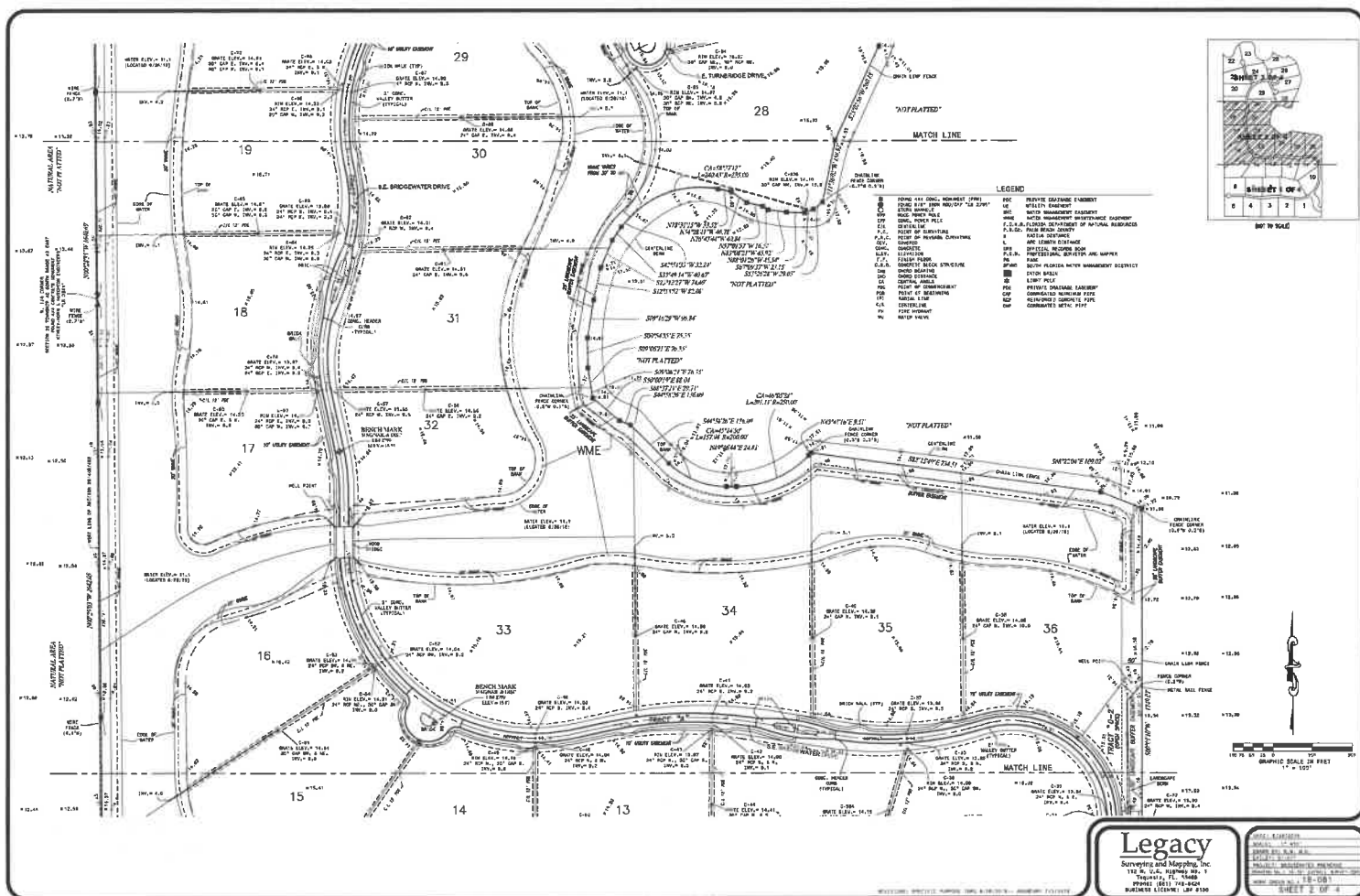
Public Benefits

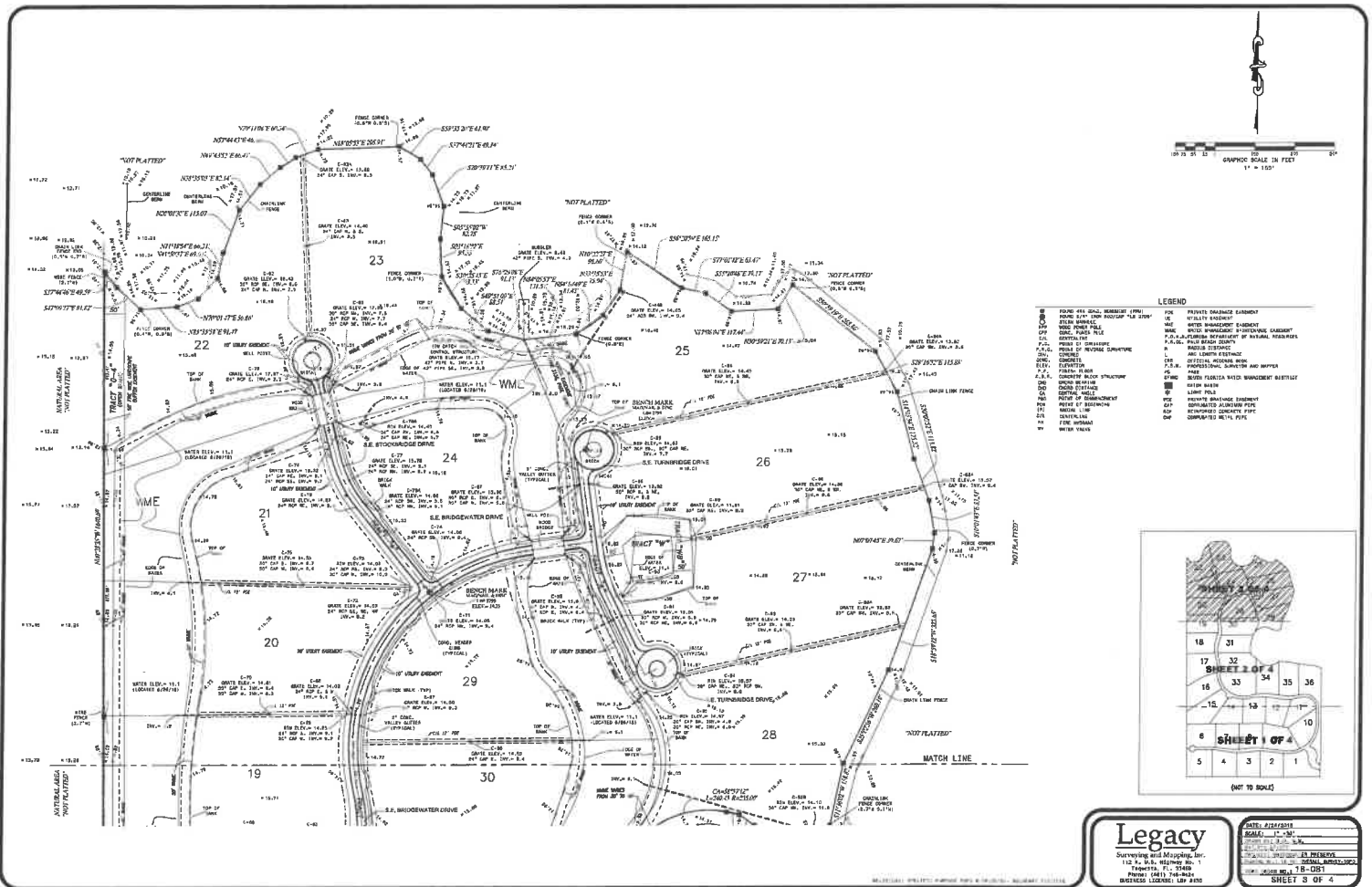
Significant public benefits are provided by the elimination of individual wells and septic tanks and the connection to regional potable water and wastewater treatment services provided by a reputable and well established public utility.

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.

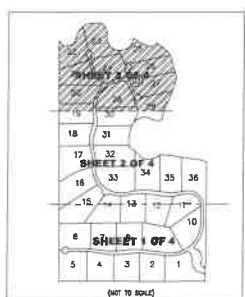






LEGEND

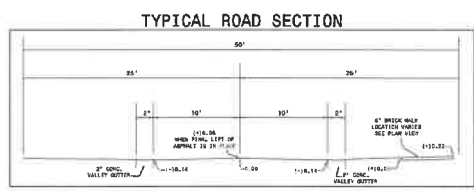
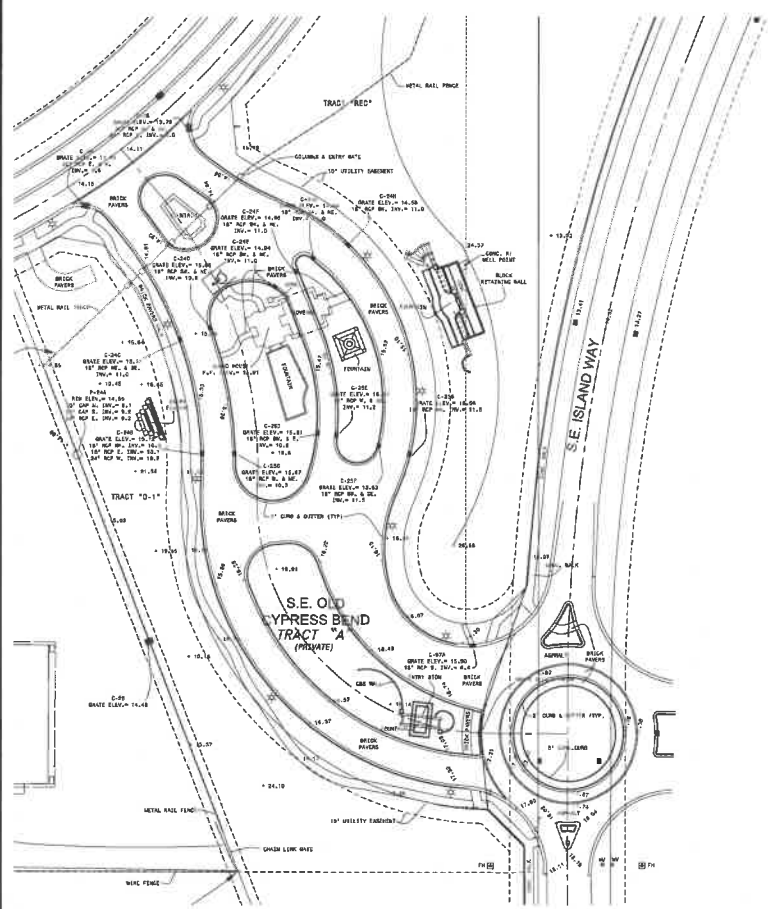
1	BOUNDARY	2	PRIVATE DRAINAGE EASEMENT
3	UTILITY EASEMENT	4	UTILITY EASEMENT
5	WATER EASEMENT	6	WATER EASEMENT
7	WATER EASEMENT	8	WATER EASEMENT
9	WATER EASEMENT	10	WATER EASEMENT
11	WATER EASEMENT	12	WATER EASEMENT
13	WATER EASEMENT	14	WATER EASEMENT
15	WATER EASEMENT	16	WATER EASEMENT
17	WATER EASEMENT	18	WATER EASEMENT
19	WATER EASEMENT	20	WATER EASEMENT
21	WATER EASEMENT	22	WATER EASEMENT
23	WATER EASEMENT	24	WATER EASEMENT
25	WATER EASEMENT	26	WATER EASEMENT
27	WATER EASEMENT	28	WATER EASEMENT
29	WATER EASEMENT	30	WATER EASEMENT



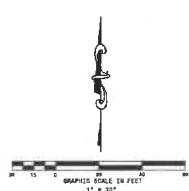
Legacy
Surveying and Mapping, Inc.
110 S. W. 1st St., Suite 100
Tampa, FL 33601
Phone: (813) 241-1111
FAX: (813) 241-1112

DATE: 10/10/10
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
PROJECT: 10-001
SHEET 3 OF 4

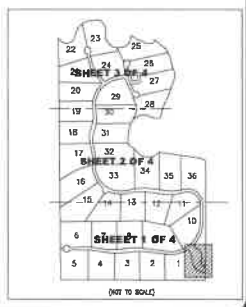
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM LEGACY SURVEYING AND MAPPING, INC.



HORIZONTAL SCALE: 1" = 5'



LEGEND	
10	PROPOSED BRIDGE
11	PROPOSED BRIDGE
12	PROPOSED BRIDGE
13	PROPOSED BRIDGE
14	PROPOSED BRIDGE
15	PROPOSED BRIDGE
16	PROPOSED BRIDGE
17	PROPOSED BRIDGE
18	PROPOSED BRIDGE
19	PROPOSED BRIDGE
20	PROPOSED BRIDGE
21	PROPOSED BRIDGE
22	PROPOSED BRIDGE
23	PROPOSED BRIDGE
24	PROPOSED BRIDGE
25	PROPOSED BRIDGE
26	PROPOSED BRIDGE
27	PROPOSED BRIDGE
28	PROPOSED BRIDGE
29	PROPOSED BRIDGE
30	PROPOSED BRIDGE
31	PROPOSED BRIDGE
32	PROPOSED BRIDGE
33	PROPOSED BRIDGE
34	PROPOSED BRIDGE
35	PROPOSED BRIDGE
36	PROPOSED BRIDGE
37	PROPOSED BRIDGE
38	PROPOSED BRIDGE
39	PROPOSED BRIDGE
40	PROPOSED BRIDGE
41	PROPOSED BRIDGE
42	PROPOSED BRIDGE
43	PROPOSED BRIDGE
44	PROPOSED BRIDGE
45	PROPOSED BRIDGE
46	PROPOSED BRIDGE
47	PROPOSED BRIDGE
48	PROPOSED BRIDGE
49	PROPOSED BRIDGE
50	PROPOSED BRIDGE



Legacy

Surveying and Mapping, Inc.
115 N. S.W. Highway No. 1
Tomball, TX 77480
Phone: (281) 746-8441
FAX: (281) 746-8442
WWW.LEGACY-SURV.COM

PROJECT INFORMATION

PROJECT: S.E. OLD CYPRESS BEND TRACT 'A' (PRIVATE)

DATE: 11/11/2010

BY: J. L. BROWN

CHECKED: J. L. BROWN

APPROVED: J. L. BROWN

SCALE: 1" = 20'

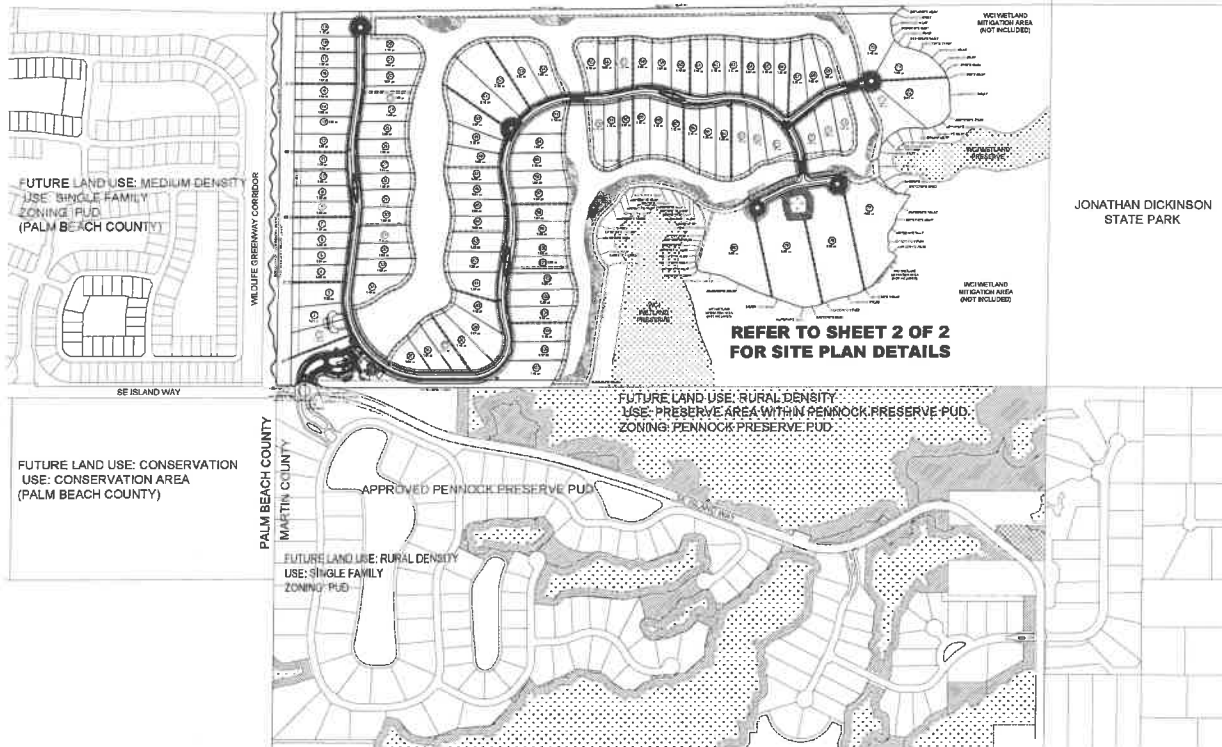
SHEET 1 OF 10

REVISIONS: SPECIFIC PUMPING TANK 4/21/2010 - BOUNDARY 7/2/2010

JONATHAN DICKINSON
STATE PARK

JONATHAN DICKINSON
STATE PARK

JONATHAN DICKINSON
STATE PARK



REFER TO SHEET 2 OF 2
FOR SITE PLAN DETAILS

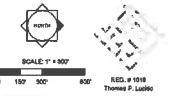
lucido & associates
711 E. Duval Blvd., Suite 1000
Orlando, FL 32801
407.441.1111



Project Team:
Applicant / Property Owner:
Bridgewater Preserve LLC
3807 PGA Blvd., Suite 203
Palm Beach Gardens, Florida 33410
Land Planner / Landscape Architect:
Lucido & Associates
711 E. Duval Blvd.
Orlando, Florida 32801
Engineer:
The Smith Group
1875 N. Federal Highway
West Palm Beach, Florida 33411
Surveyor:
Legacy Surveying & Mapping
1712 N. U.S. Highway No. 1
Tampa, Florida 33609

**BRIDGEWATER
PRESERVE
PUD**
Master Site Plan
Marin County, Florida

Date	By	Description
11/11/2014	J. L. Lucido	Issue for Review



1 of 2
Designer: J. L. Lucido
Manager: J. L. Lucido
Project Number: 08335
Master Site Plan
Bridgewater Preserve - Master Planning
Complete File: 18-418 Bridgewater Preserve - Master Planning
Copyright 2014. All rights reserved. No part of this document may be reproduced without written permission from Lucido & Associates, Inc. or its affiliates. All other rights reserved.

General Notes

-Irrigation Water Source: Permitted Well or Lake
-Minimum unit size shall be 2,500 sq. ft.

Building and Lot Data

Building Setbacks
Front Building Setback: 40'
Side Building Setback: 15'
Rear Building Setback: 30'
Maximum Height: 3 Stories or 35 ft.
Minimum Open Space per Lot: 50%
Minimum Lot Size: 1.0 acres
Minimum Parking Spaces: 2 per unit
Accessory uses not otherwise specified shall be in accordance with the RDC-3A Zoning District.

Open Space:

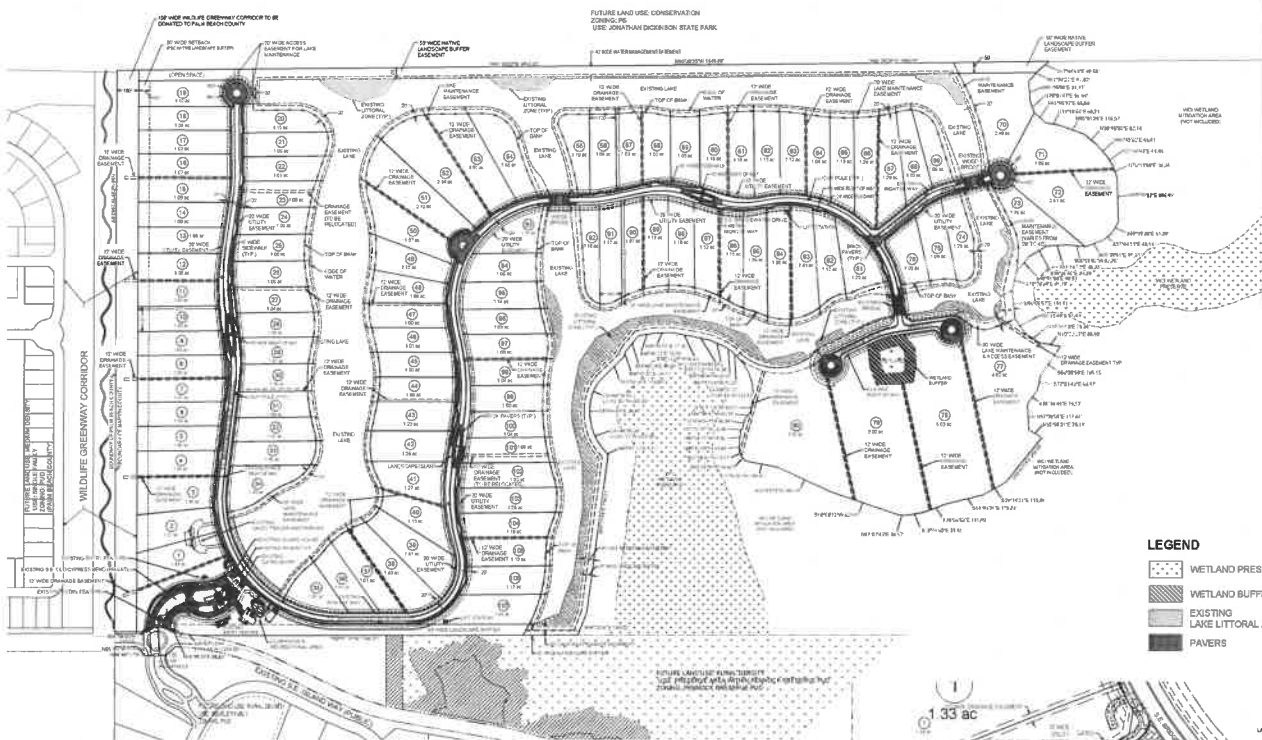
Required Open Space: 107.69 ac. (50.0%)
Required Open Space: 106.25 ac. (50.7%)
Right of Way: 5.51 ac.
Lot Area: 86.85 ac.
Wetland Buffer: 0.68 ac.
Outlot: 0.48 ac.
100' Wide Wildlife Greenway Corridor: 5.93 ac.
Common Area / Open Space Landscape Buffer: 9.97 ac.
*Not including Lakes (40 acres)

Site Data:

Impervious Area: 105.13 ac. (49.3%)
Right of Way: 7.56 ac.
Lot Area: 97.79 ac.
Lake: 40.00 ac.
Wetland: 0.28 ac.
Outlot: 0.47 ac.
Pervious Area: 109.25 ac. (50.7%)
Right of Way: 5.51 ac.
Lot Area: 86.85 ac.
Wetland Buffer: 0.68 ac.
Outlot: 0.48 ac.
100' Wide Wildlife Greenway Corridor: 5.93 ac.
Common Area / Open Space Landscape Buffer: 9.97 ac.

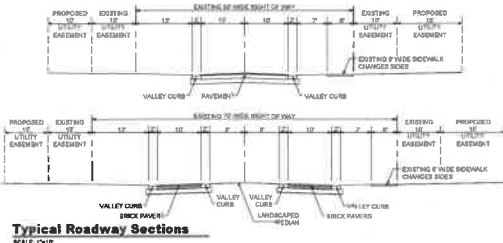
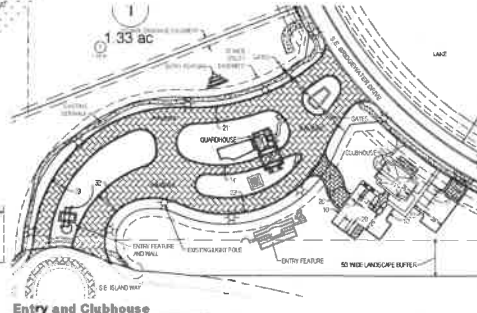
Site Data:

Total Area: 215.36 ac.
Product Type: Single Family Homes
Total Units: 107 Lots
Gross Density: 0.50 DU/Ac.
Existing Zoning: RE-3A
Proposed Zoning: PUD
Land Use Designation: Rural Density



LEGEND

- WETLAND PRESERVE
- WETLAND BUFFER
- EXISTING LAKE LITTORAL ZONE
- PAVERS



Project Year:
Applicant / Property Owner:
Bridgewater Preserve, LLC
5801 PGA Blvd., Suite 505
Palm Beach Gardens, Florida 33453
Land Planner / Landscape Architect:
Lynch & Associates
201 E. Ocean Blvd.
West Palm Beach, Florida 33411
Engineer:
The McGraw Group
10715 NE Federal Highway
West Palm Beach, Florida 33408
Surveyor:
Lynch & Associates
112 W. U.S. Highway 1
Tampa, Florida 33606


BRIDGEWATER PRESERVE PUD

Master Site Plan

Marin County, Florida

Date	By	Description
11/11/2018	J. Chappell	Initial Submission




INSTR # 1921081
OR BK 02126 PG 0798
Pgs 0798 - 8307 (33pgs)
RECORDED 03/28/2006 11:14:20 AM
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

[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 2nd 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

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

BY: Denise Johnston
DATE: March 1, 2006

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

APPROVED AS TO LEGAL FORM
AND CORRECTNESS:

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