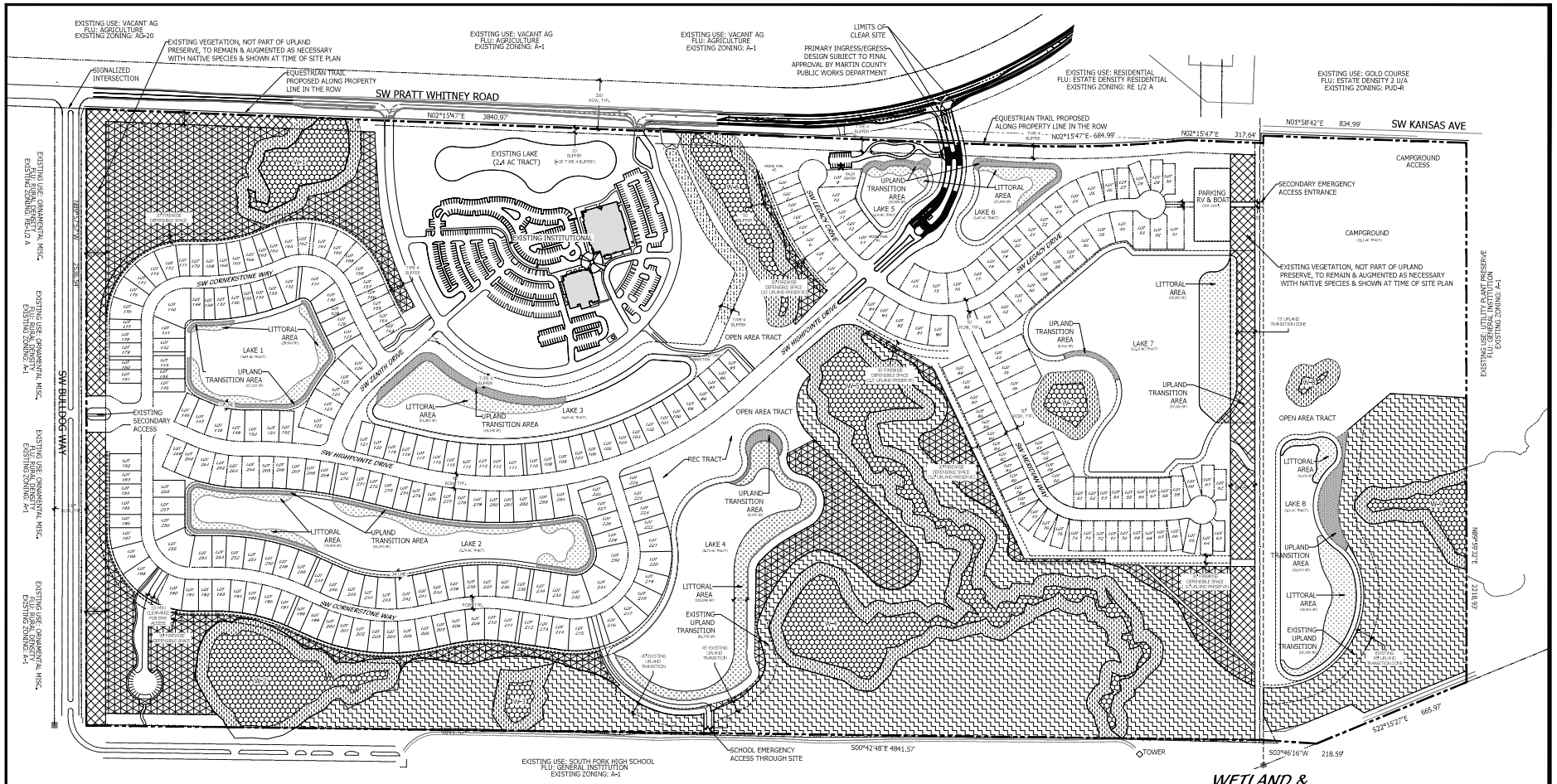

SITE DATA

OVERALL SITE DATA

PROPOSED LAND USE:	RESIDENTIAL ESTATE DENSITY- 1 UNIT PER ACRE
EXISTING LAND USE:	RURAL DENSITY- 1 UNIT PER 2 ACRES
PROPOSED ZONING DISTRICT:	PUD
EXISTING ZONING DISTRICT:	RE-2A, RURAL ESTATE DISTRICT

DENSITY CALCULATIONS	PUD	DENSITY ELIGIBLE WETLANDS
EXISTING PLACE OF WORSHIP	28.3 ACRES	0
PROPOSED INSTITUTIONAL (CAMPGROUND)*	20.1 ACRES	0.09 ACRES
RESIDENTIAL AREA	272.6 ACRES	15.8 ACRES
SITE TOTAL	**321 ACRES**	
DENSITY ELIGIBLE WETLANDS	15.89/2 X 1 UPA = 7.945 UNITS	
DENSITY ELIGIBLE UPLANDS	20.01 +(272.6 - 15.8)= 276.72 UNITS	
TOTAL DWELLING UNITS PER ACRE (1 DU/AC)	**7.945 + 276.72 = 284 UNITS**	

CALCULATIONS	AREA (SQUARE FOOTAGE)	AREA (ACRES)	AREA (PERCENTAGE)
SITE AREA	**13,982,760**	**321.00**	**100.00%**
RESIDENTIAL AREA	**12,053,923.20**	**276.72**	**86.21%**
INSTITUTIONAL AREA (CHURCH & CAMPGROUND)	**2,108,304**	**48.4**	**15.08%**
PRESERVE AREA REQUIRED	**2,318,698.80**	**53.23**	**16.58%**
PRESERVE AREA PROVIDED	**3,868,999.20**	**88.82**	**27.67%**
WETLAND AREA	**692,168**	**15.89**	**4.95%**
WETLAND BUFFER AREA	**1,080,388**	**24.80**	**7.73%**
PERVIOUS AREA	**7,616,466.00**	**174.85**	**54.47%**
UPLAND PRESERVE (INCLUDING WETLAND BUFFERS)	4,949,287.20	113.62	35.40%
BUFFER AREAS, LANDSCAPE COMMON AREAS, OPEN GREEN SPACE	2,667,178.80	61.23	19.07%
IMPERVIOUS AREA	**6,366,340.61**	**146.15**	**45.53%**
LAKE AREA	1,981,980.00	45.5	14.17%
BUILDING COVERAGE (GUARD HOUSE, MAILKIOSK, CHURCH)	49,356.53	1.13	0.35%
PAVEMENT (SIDEWALKS, PARKING, ROADWAYS)	1,224,096.00	28.1	8.75%
AMENITY AREAS	2,962.08	0.068	0.02%
LOT COVERAGE (100% IMPERVIOUS)	2,415,837.60	55.46	17.28%
WETLAND AREA	692,168.40	15.89	4.95%

OPEN SPACE REQUIRED 50% (160.5 AC)	AREA (SQUARE FOOTAGE)	AREA (ACRES)	AREA (PERCENTAGE)
	10,290,614	**236.24**	**73.60%**
UPLAND PRESERVE	3,868,999.20	88.82	27.67%
WETLAND/ UPLAND BUFFER	1,080,388.00	24.8	7.73%
BUFFER AREAS, LANDSCAPE COMMON AREAS, OPEN GREEN SPACE	2,667,178.80	61.23	19.07%
WETLAND AREA	692,168.40	15.89	4.73%
LAKE AREA	1,981,980.00	45.5	19.26%

RESIDENTIAL USE

RESIDENTIAL UNITS PHASE 1:	94 LOTS
RESIDENTIAL UNITS PHASE 2:	190 LOTS
MINIMUM LOT SIZE:	4,800 SF (40' X 120', 50' X 120', 70' X 120' MIN.)
PARKING REQUIREMENTS:	2 (TWO) SPACES PER HOME
PARKING PROVIDED:	2 (TWO) PARKING SPACES IN GARAGE & 2 (TWO) AVAILABLE GUEST SPACES PER DRIVEWAY

INSTITUTIONAL USE

CALCULATIONS	AREA (SQUARE FOOTAGE)	AREA (ACRES)	AREA (PERCENTAGE)
EXISTING AREA (CHURCH ONLY)	**1,232,748.00**	**28.30**	**8.82%**
PROPOSED TOTAL AREA (CHURCH AND CAMPGROUND SITE)	**2,108,304.00**	**48.40**	**15.08%**
EXISTING PLACE OF WORSHIP GROSS FLOOR AREA (ONE STORY)	**48,049.99**	**1.10**	**0.34%**

PARKING	
PARKING REQUIRED:	330 SPACES
PARKING PROVIDED:	597 SPACES (EXISTING)

WETLAND & UPLAND PRESERVE LEGEND/TABLE

Total Upland Preserve Required	53.23
Wetland Preserve	15.89
Wetland Buffer	24.8
Upland Preserve (Original PAMP)	66.18
Native Landscape Areas	22.64
Upland Preserve (Total)	88.82
Total Preserve Acreage (Wetlands, Wetland buffers, Upland Preserve)	129.51

LOCATION MAP

PUD MASTER SITE PLAN

Scale: 1" = 200'

North

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HIGHPOINTE
PUD MASTER SITE PLAN
Martin County, Florida

DESIGNED	DTS
DRAWN	JLD/LAH
APPROVED	DTS
JOB NUMBER	19-0127
DATE	08-10-19
REVISIONS	11-26-19
	07-29-20
	12-03-20
	03-26-21
	05-18-21

May 18, 2021 8:20:48 a.m.
Drawing: MASTER PLAN_03-11-21.DWG

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