

PRESERVE AREA TABLE

PHASE 1	ACRES
Wetland Preserve	13.99
Wetland Buffer	17.73
Upland Preserve	41.78
Total Preserve Acreage (Wetlands, Wetland buffers, Upland Preserve)	73.50
Native Landscape Areas to Remain (Per PUD Public Benefit)	8.52
Native Landscape Areas to Remain	7.49

STORM WATER ELEVATIONS

CRITERIA	MINIMUM ELEVATION
MINIMUM ROAD (10 YR/ 24 HR STORM)	14.25 NAVD
MINIMUM PERIMETER BERM (25 YR/ 72 HR STORM)	15.00 NAVD
MINIMUM FINISHED FLOOR (100 YR/ 72 HR STORM)	16.50 NAVD

SITE DATA PHASE 1

EXISTING LAND USE:	ESTATE DENSITY 1 UPA
ZONING DISTRICT:	PUD, PLANNED UNIT DEVELOPMENT
PERMITTED UNITS PER ACRE:	1 UNIT PER 1 ACRE
RESIDENTIAL UNITS PHASE 1:	94 LOTS
MINIMUM LOT SIZE:	6,000 SF (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

CALCULATIONS

PHASE 1 SITE AREA

PERVIOUS AREA

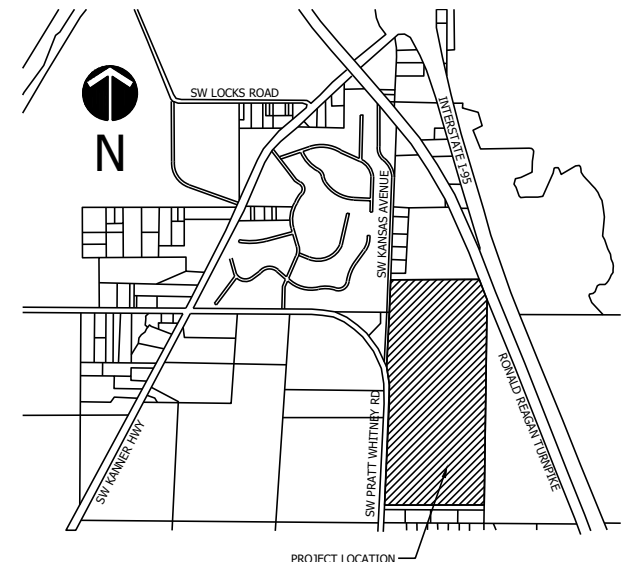
UPLAND PRESERVE (INCLUDING WETLAND BUFFERS)	2,592,255.60
NATIVE LANDSCAPE AREAS TO REMAIN (PER PUD PUBLIC BENEFIT)	371,261.88
NATIVE LANDSCAPE AREAS TO REMAIN	326,264.40
EXISTING EASEMENTS (FPL, TURNPIKE)	135,907.20
OPEN SPACE (COMMON AREAS, ROWS, UPLAND TRANSITIONS)	802,505.88
OPERATION 300	851,293.08
LAKE TRACT LME	158,558.40
IMPERVIOUS AREA	2,414,922.84
LAKE AREA (CONTROL LEVEL)	852,904.80
WETLAND AREA	609,360.84
BUILDING COVERAGE (GUARD HOUSE, MAIL KIOSK)	1,306.80
PAVEMENT (SIDEWALKS, PARKING, ROADWAYS, RV AREA)	205,603.20
LOT COVERAGE	745,747.20

MODER ROW PARKING

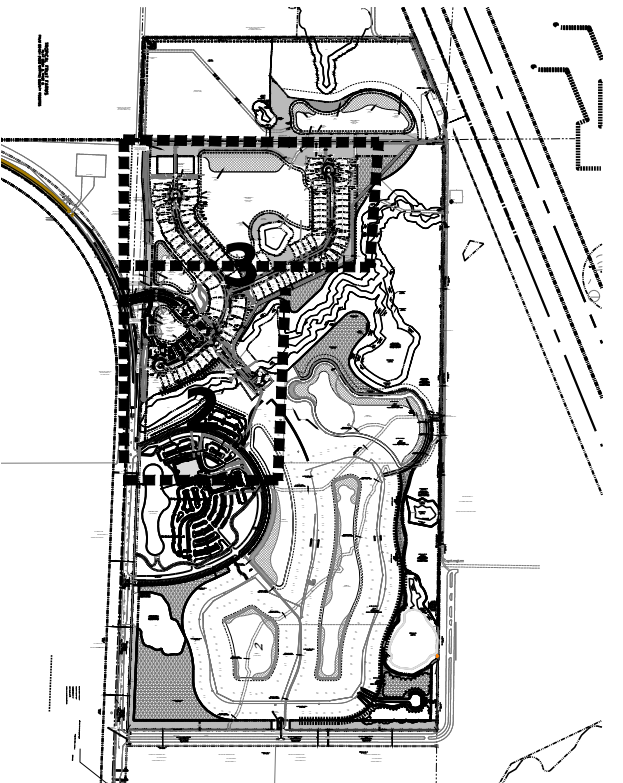
PARKING REQUIRED:	5 SPACES
PARKING PROVIDED:	17 SPACES (2 HANDICAP SPACES INCLUDED IN TOTAL)

AREA (SQUARE FOOTAGE)	AREA (ACRES)	AREA (PERCENTAGE)
7,652,969	175.69	100.00%
5,238,046.44	120.25	68.44%
2,592,255.60	59.51	33.87%
371,261.88	8.52	7.09%
326,264.40	7.49	12.59%
135,907.20	3.12	5.24%
802,505.88	18.42	15.32%
851,293.08	19.54	11.12%
158,558.40	3.64	2.07%
2,414,922.84	55.44	31.56%
852,904.80	19.58	11.14%
609,360.84	13.99	11.63%
1,306.80	0.03	0.02%
205,603.20	4.72	2.69%
745,747.20	17.12	9.74%

LOCATION MAP



KEY SHEET



LEGAL DESCRIPTION

A PARCEL OF LAND BEING COMPRISED OF ALL OF TRACTS 1 AND 2, AND A PORTION OF TRACTS 7, 8, 9 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

TOGETHER WITH A PORTION OF TRACTS 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, IN ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST; THENCE S.00°42'48"W. ALONG THE EAST LINE THEREOF, A DISTANCE OF 4,261.92 FEET; THENCE S.54°46'15"W., A DISTANCE OF 9.25 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 14°09'20"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 12.35 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 20°25'15"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 87.25 FEET; THENCE S.03°30'08"W., A DISTANCE OF 39.06 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 19°53'20"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 17.36 FEET; THENCE S.59°23'28"W., A DISTANCE OF 86.37 FEET; THENCE S.63°32'35"W., A DISTANCE OF 50.89 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 30°08'01"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 31.53 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 05°18'39"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 52.68 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 19°41'53"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 17.19 FEET; THENCE N.65°56'09"W., A DISTANCE OF 58.29 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 26°57'40"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 23.53 FEET; THENCE N.38°58'29"W., A DISTANCE OF 40.70 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 60°58'23"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 53.21 FEET; THENCE N.21°59'54"E., A DISTANCE OF 16.67 FEET; THENCE N.43°51'20"W., A DISTANCE OF 7.86 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 49°59'24"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 43.62 FEET; THENCE N.08°08'04"E., A DISTANCE OF 49.26 FEET; THENCE N.20°02'07"E., A DISTANCE OF 67.33 FEET; THENCE N.07°12'17"E., A DISTANCE OF 61.01 FEET; THENCE N.33°16'26"E., A DISTANCE OF 57.70 FEET; THENCE N.45°44'54"E., A DISTANCE OF 40.93 FEET; THENCE N.32°57'23"E., A DISTANCE OF 13.30 FEET; THENCE N.00°55'59"W., A DISTANCE OF 49.43 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 47°52'14"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 41.78 FEET; THENCE N.46°56'16"E., A DISTANCE OF 64.84 FEET; THENCE N.34°38'27"W., A DISTANCE OF 12.67 FEET; THENCE N.03°05'22"E., A DISTANCE OF 57.50 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 17°58'32"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 15.69 FEET; THENCE N.14°53'10"W., A DISTANCE OF 52.83 FEET; THENCE N.03°16'33"W., A DISTANCE OF 75.49 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 106°03'41"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 92.56 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.10°50'05"E., A RADIAL DISTANCE OF 85.99 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 76°13'03", A DISTANCE OF 114.39 FEET; THENCE N.03°12'08"E., A DISTANCE OF 41.81 FEET; THENCE N.07°12'17"E., A DISTANCE OF 50.55 FEET; THENCE N.12°28'30"E., A DISTANCE OF 40.06 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 222.00 FEET AND A CENTRAL ANGLE OF 29°12'44"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 112.19 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 530.99 FEET AND A CENTRAL ANGLE OF 39°49'52"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 369.14 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 09°14'20"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 32.25 FEET; THENCE N.13°49'18"E., A DISTANCE OF 62.16 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 31°12'33"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 136.18 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 382.90 FEET AND A CENTRAL ANGLE OF 57°03'39"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 381.31 FEET; THENCE N.19°45'59"W., A DISTANCE OF 42.44 FEET; THENCE N.25°15'40"W., A DISTANCE OF 123.37 FEET; THENCE N.42°50'43"W., A DISTANCE OF 82.99 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 121.40 FEET AND A CENTRAL ANGLE OF 63°36'01"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 134.76 FEET; THENCE S.23°51'17"W., A DISTANCE OF 80.02 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 17°23'58"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 91.10 FEET; THENCE N.89°02'46"W., A DISTANCE OF 155.46 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 49°10'02"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 85.81 FEET; THENCE N.39°52'44"W., A DISTANCE OF 79.42 FEET; THENCE N.32°34'24"W., A DISTANCE OF 48.74 FEET; THENCE N.29°13'27"W., A DISTANCE OF 95.50 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.60°25'28"W., A RADIAL DISTANCE OF 114.55 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 82°54'05", A DISTANCE OF 242.69 FEET; THENCE S.40°11'34"E., A DISTANCE OF 148.55 FEET; THENCE S.48°07'29"W., A DISTANCE OF 167.32 FEET; THENCE S.49°33'51"W., A DISTANCE OF 65.68 FEET; THENCE N.33°33'33"W., A DISTANCE OF 165.67 FEET; THENCE S.54°24'26"W., A DISTANCE OF 42.34 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.66°43'44"W., A RADIAL DISTANCE OF 34.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 62°17'20", A DISTANCE OF 37.78 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 299.68 FEET AND A CENTRAL ANGLE OF 07°24'29"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 38.75 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 18.75 FEET AND A CENTRAL ANGLE OF 15°32'55"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 20.27 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 293.41 FEET AND A CENTRAL ANGLE OF 08°52'02"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 45.41 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 12°23'26"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 44.33 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 25.50 FEET AND A CENTRAL ANGLE OF 36°58'59"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 16.09 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 241.82 FEET AND A CENTRAL ANGLE OF 22°55'53"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 96.78 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 46.50 FEET AND A CENTRAL ANGLE OF 40°58'23"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 33.25 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 65.24 FEET AND A CENTRAL ANGLE OF 32°43'28"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 37.26 FEET; THENCE S.61°28'32"W., A DISTANCE OF 89.71 FEET; THENCE S.57°23'10"W., A DISTANCE OF 40.18 FEET; THENCE S.60°43'39"W., A DISTANCE OF 112.39 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 06°59'25"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 54.90 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 144.05 FEET AND A CENTRAL ANGLE OF 10°33'42"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 44.99 FEET; THENCE S.64°17'57"W., A DISTANCE OF 123.07 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 259.42 FEET AND A CENTRAL ANGLE OF 17°31'19"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 79.34 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 58.30 FEET AND A CENTRAL ANGLE OF 37°27'22"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 38.11 FEET; THENCE N.02°13'47"E., A DISTANCE OF 1,387.37 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,681.5 FEET AND A CENTRAL ANGLE OF 08°22'46"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 684.99 FEET; THENCE N.02°15'47"E., A DISTANCE OF 317.64 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST; THENCE S.89°59'32"W. ALONG SAID SOUTH LINE, A DISTANCE OF 30.03 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE 40 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY FOR KANSAS AVENUE BY THE DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DATED SEPTEMBER 5, 1923; THENCE N.01°58'42"E., A DISTANCE OF 834.99 FEET; THENCE N.89°59'32"E. ALONG A LINE LYING 834.49 FEET NORTH (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, A DISTANCE OF 2,248.88 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA'S TURNPIKE), AS DEPICTED ON THE RIGHT-OF-WAY MAP FOR THE SUNSHINE STATE PARKWAY, PREPARED BY SMITH & GILLESPIE, CONTRACT NUMBER S.1, SHEET 4 OF 6, DATED JUNE 15, 1955; THENCE S.22°15'27"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 665.97 FEET; THENCE S.03°46'16"W. ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8, A DISTANCE OF 218.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA.

CONTAINING 7,652,969 SQUARE FEET/175.688 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

DRAINAGE STATEMENT

THE PROPOSED DEVELOPMENT WILL BE SERVED BY A WET DETENTION SYSTEM CONSISTING OF A SERIES OF INTERCONNECTED LAKES. THE STORMWATER MANAGEMENT SYSTEM HAS BEEN DESIGNED TO PROVIDE THE REQUIRED TREATMENT AND ATTENUATION IN COMPLIANCE WITH CRITERIA OF MARTIN COUNTY AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT. CONVEYANCES OF OFF-SITE FLOWS THAT CURRENTLY DRAIN THROUGH THE PHASE 1 PROJECT LIMITS WILL BE PROVIDED. EXISTING DRAINAGE PATTERNS FROM CHRIST FELLOWSHIP AND THE UNDEVELOPED PORTION OF THE PROPERTY WITHIN THE LIMITS OF PHASE 1 WILL REMAIN.

NOTES

- PHASE 1 INCLUDES ENTRY FEATURES, MODEL ROW, SALES CENTER, AND OPERATION 300 SITE.
- STORM WATER MANAGEMENT LAKES WILL BE CONSTRUCTED TO SUPPORT THE NECESSARY STORM WATER MANAGEMENT REQUIREMENTS FOR EACH PHASE OF RESIDENTIAL CONSTRUCTION.
- ALL PROHIBITED EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES WITHIN PRESERVATION AREAS AND PLANTED LANDSCAPE OR LAKE LITTORAL AREAS AND STORMWATER MANAGEMENT AREAS A PROPOSED ON THE PLAN APPROVED BY THE DEVELOPMENT ORDER.
- ALL PRESERVE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PRESERVE AREA MANAGEMENT PLAN (PAMP).
- PRESERVE BOUNDARY MARKERS SHALL BE INSTALLED DIRECTLY ON THE PRESERVE BOUNDARY AT THE CORNERS OF RESIDENTIAL LOTS ABUTTING PRESERVE AREAS.
- THE PRESERVE AREA WILL BE MAINTAINED IN ITS ENTIRETY, NOT BY PHASE.
- OPEN SPACE IS MET PROJECT WIDE AND THE INFORMATION IS FOUND ON THE MASTER SITE PLAN.
- AREAS WHERE CONTROL STRUCTURES ARE INSTALLED IN PRESERVE AREAS WILL BE REPLANTED IN ACCORDANCE WITH THE PAMP.
- IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE DIRECTOR. AFTER REPAIRS ARE MADE, THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE PLANTS AND PLANTED LANDSCAPE ASSOCIATION. ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ONGOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.

PROJECT TEAM

OWNER/CLIENT:
PULTE GROUP
12911 TELECOM PKWY N
TEMPLE TERRACE, FL 33637
304.290.6022
CONTACT: GARRETT DINSMORE

LANDSCAPE ARCHITECT/PLANNER:

COTLEUR & HEARING, INC.
1934 COMMERCIAL LANE, SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: DANIEL SORROW

ENVIRONMENTAL CONSULTANT:

EDC
10250 SW VILLAGE PARKWAY
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PORT ST LUCIE, FLORIDA 34987
772.462.2455
CONTACT: TOBY OVERDORF

ENGINEER:
EDC
10250 SW VILLAGE PARKWAY
SUITE 201
PORT ST LUCIE, FLORIDA 34987
772.462.2455
CONTACT: DAVID BAGGETT

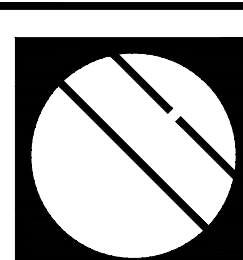
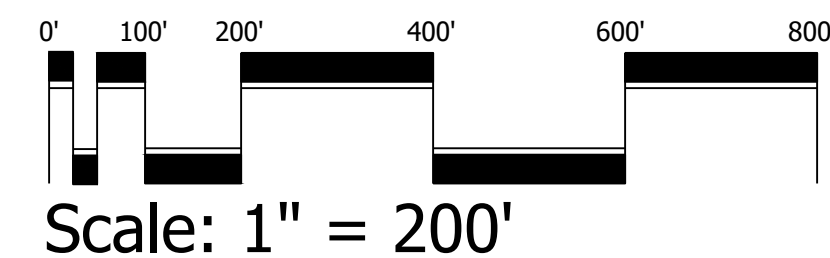
TRAFFIC:
SUSAN O'ROURKE PE INC.
969 SE FEDERAL HWY SUITE 402
STUART, FL 34994
772.781.7918
CONTACT: SUSAN O'ROURKE

SURVEYOR:
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD
SUITE 100
BOCA RATON, FLORIDA 33434
561.392.1991
CONTACT: DAVID LINDLEY

LEGEND

HC	HANDICAP	STOP SIGN
SB	SETBACK	
SW	SIDEWALK	PRESERVE SIGN
TYP	TYPICAL	
UE	UTILITY EASEMENT	LIGHT POLE, TYP.
DE	DRAINAGE EASEMENT	

OVERALL PHASE 1 SITE PLAN



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

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www.cotleurhearing.com
Lic# LC-2600535

HIGHPOINTE

PULTE GROUP

Martin County, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	19-0127
DATE	10-23-20
REVISIONS	03-23-21
	03-09-22 06-16-21
	04-06-22 09-03-21
	04-21-22 10-07-21
	01-03-22



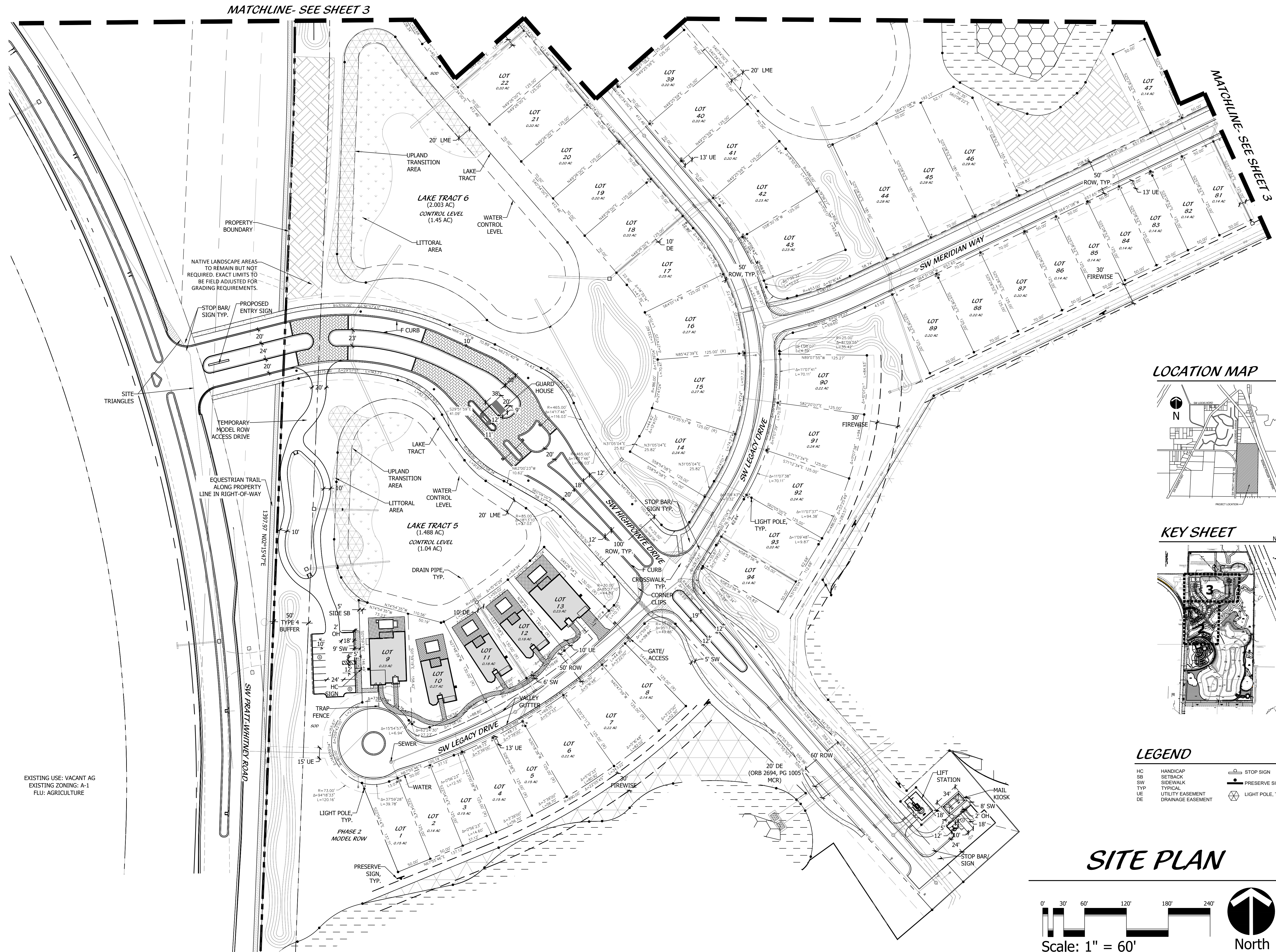
Landscape Architects
Land Planners
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1934 Commerce Lane
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Jupiter, Florida 33458
561.747.6336 • Fax 747.1377
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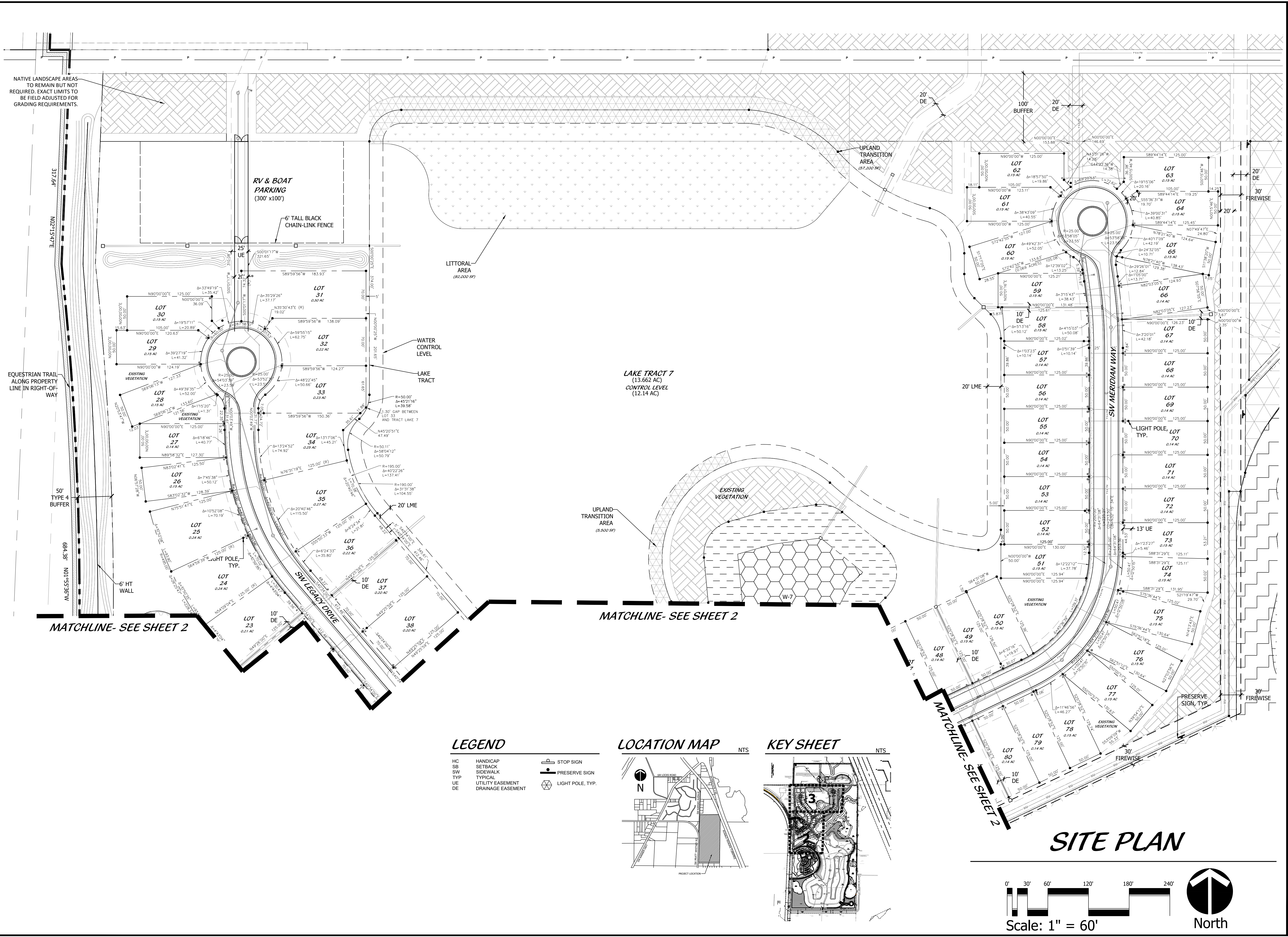
HIGHPOINT

PULTE GROUP
Martin County, Florida

DESIGNED _____	LAH
DRAWN _____	LAH
APPROVED _____	DTS
JOB NUMBER _____	19-0127
DATE _____	10-23-20
REVISIONS _____	03-23-21
03-09-22	06-16-21
04-06-22	09-03-21
04-21-22	10-07-21
	01-03-22

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HIGHPOINTE

PULTE GROUP

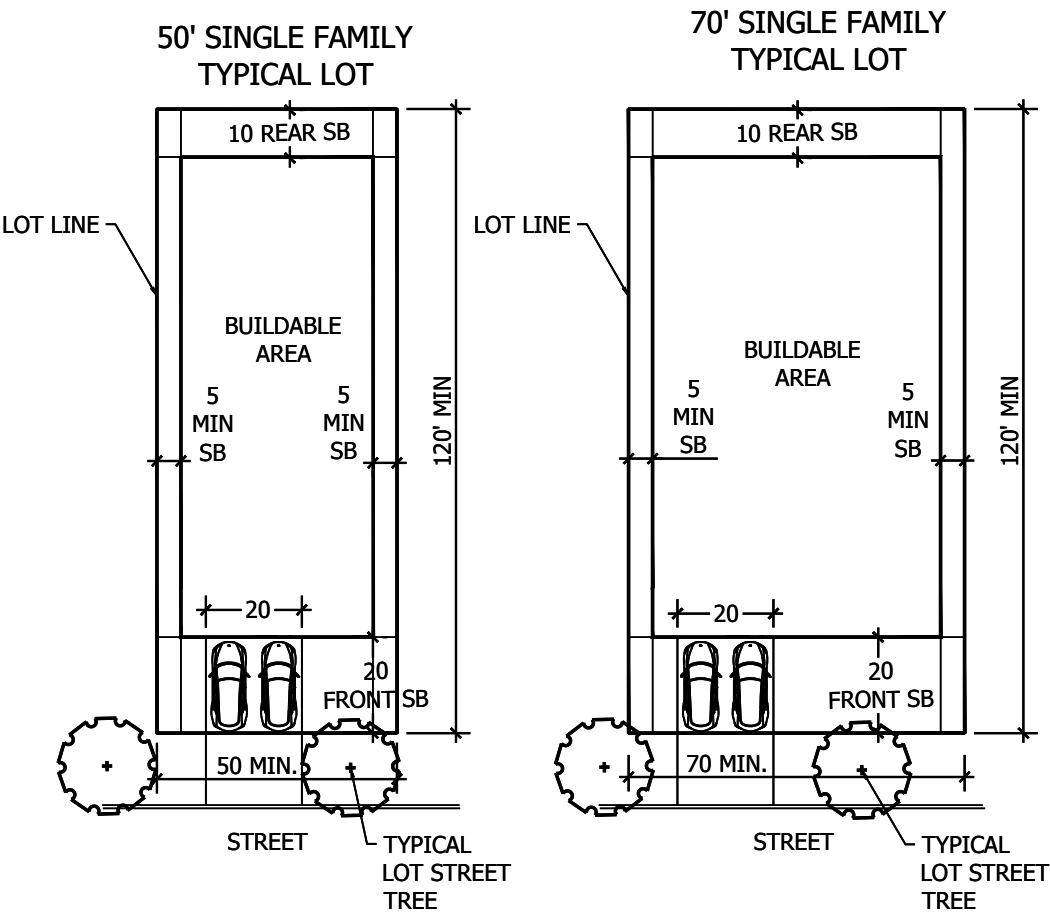
Martin County, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTN
JOB NUMBER	19-0127
DATE	10-23-20
REVISIONS	03-09-22 06-16-21
	04-06-22 09-03-21
	04-21-22 10-07-21
	01-03-22

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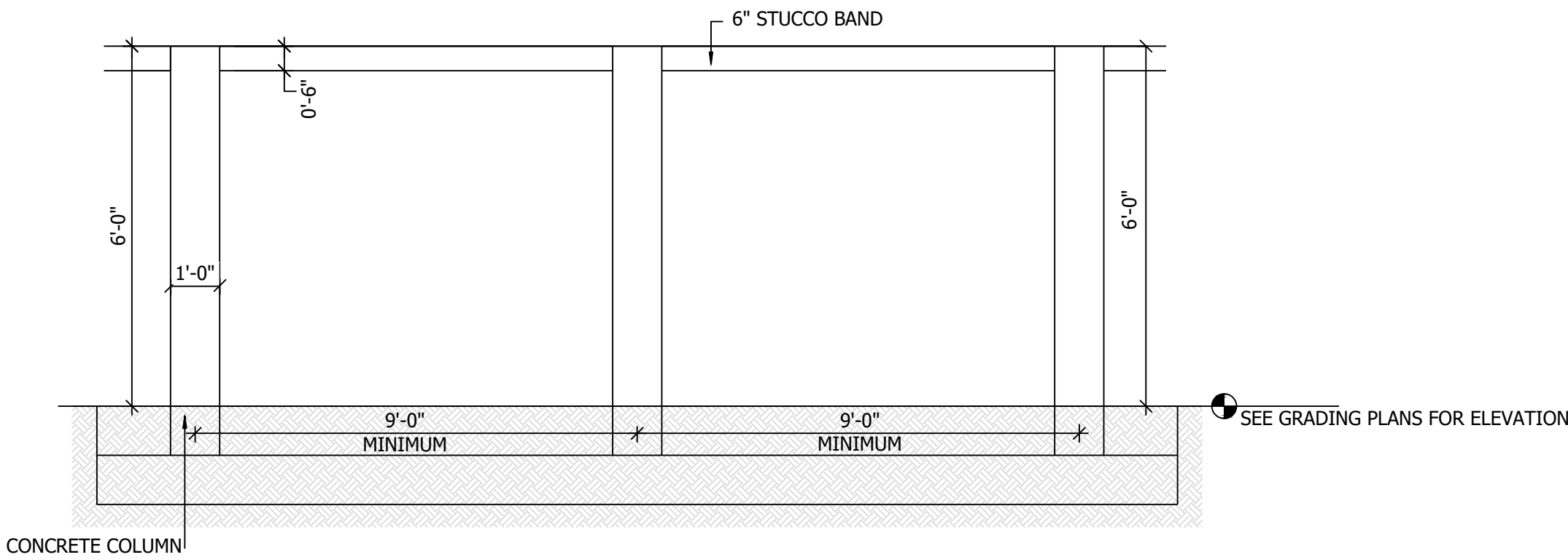
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TYPICAL LOT LAYOUTS



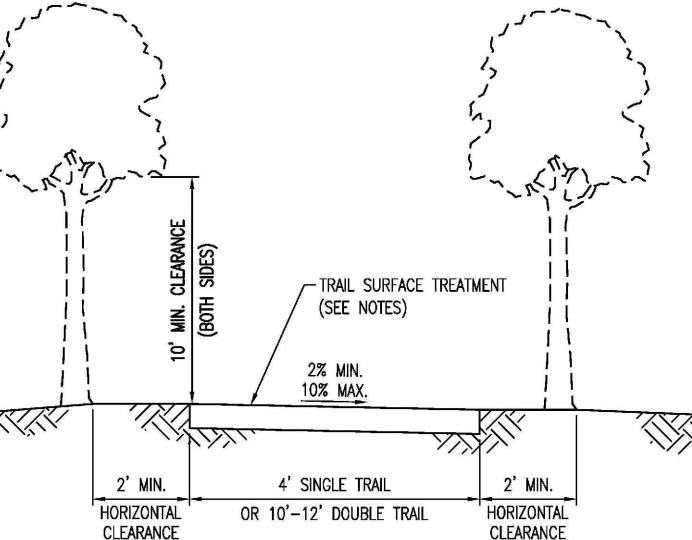
NOTES FOR SINGLE FAMILY LOTS:
STREET TREE PLACEMENT ON LOT SHALL BE NO CLOSER THAN 8 FEET FROM DRIVEWAY, WATER AND SEWER LINES AND ASSOCIATED LATERALS WITHOUT THE INSTALLATION OF APPROVED ROOT BARRIERS. STREET TREES MAY NOT BE REMOVED WITHOUT APPROVAL FROM GROWTH MANAGEMENT DEPARTMENT, AND TREES MUST BE REPLACED PER THE PUD AGREEMENT.

TYPICAL MASONRY WALL DETAIL



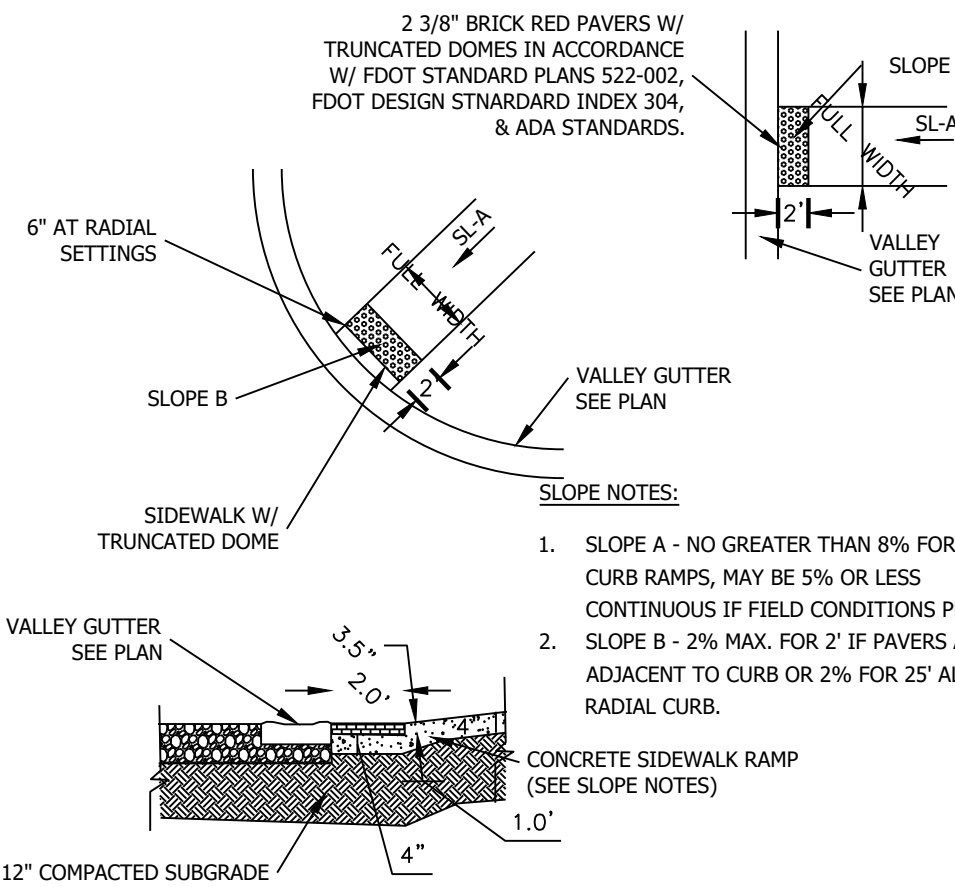
*NOTE: WALL CONSTRUCTION TO BE DETERMINED BY CONTRACTOR AT TIME OF BUILDING.

EQUESTRIAN TRAIL

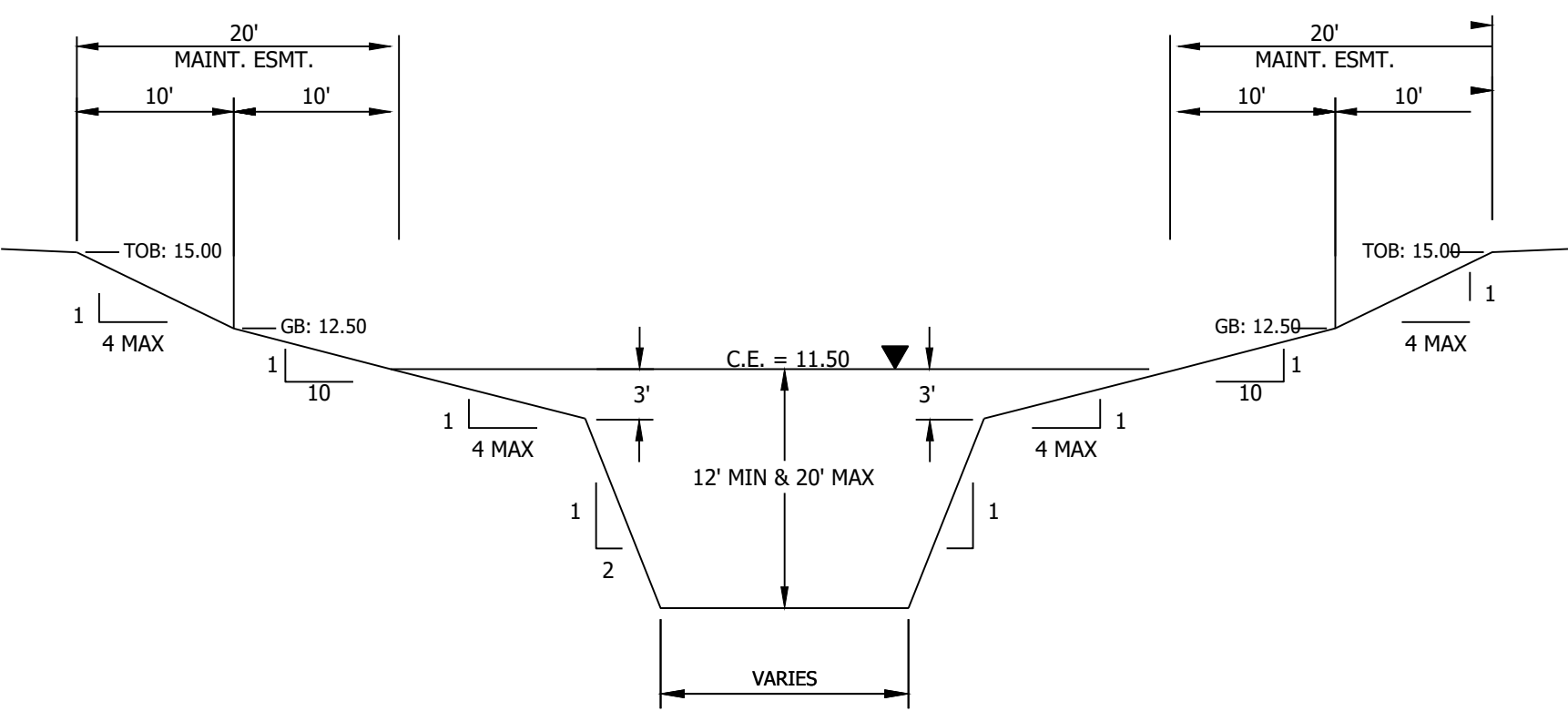


- NOTES FOR AGGRESSIVE TRAIL:
1. SURFACES ARE NATURAL
 2. TREE AND SHRUB ENCROACHMENT ARE LEFT NATURAL
 3. EROSION IS LEFT NATURAL BUT SHOULD NOT INTERFERE WITH TRAIL UTILIZATION
 4. MISSING AND/OR DAMAGED SIGNS ARE REPLACED/REPAIRED
 5. LITTER IS COLLECTED AT LEAST TWICE MONTHLY; BROKEN GLASS IS REMOVED
 6. NO MOTORIZED VEHICLES ALLOWED ON TRAIL

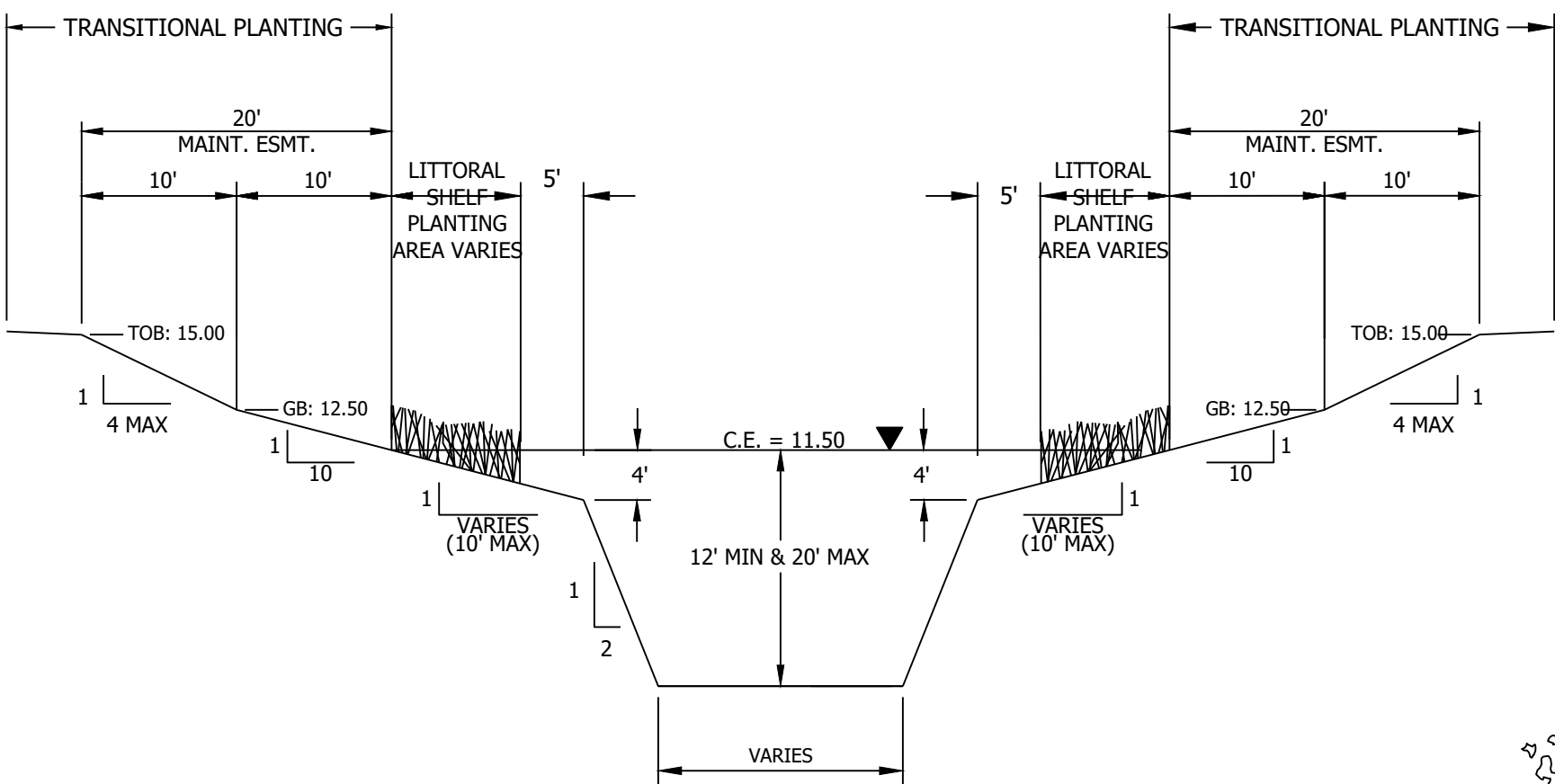
DETECTABLE WARNING PAVER DETAIL



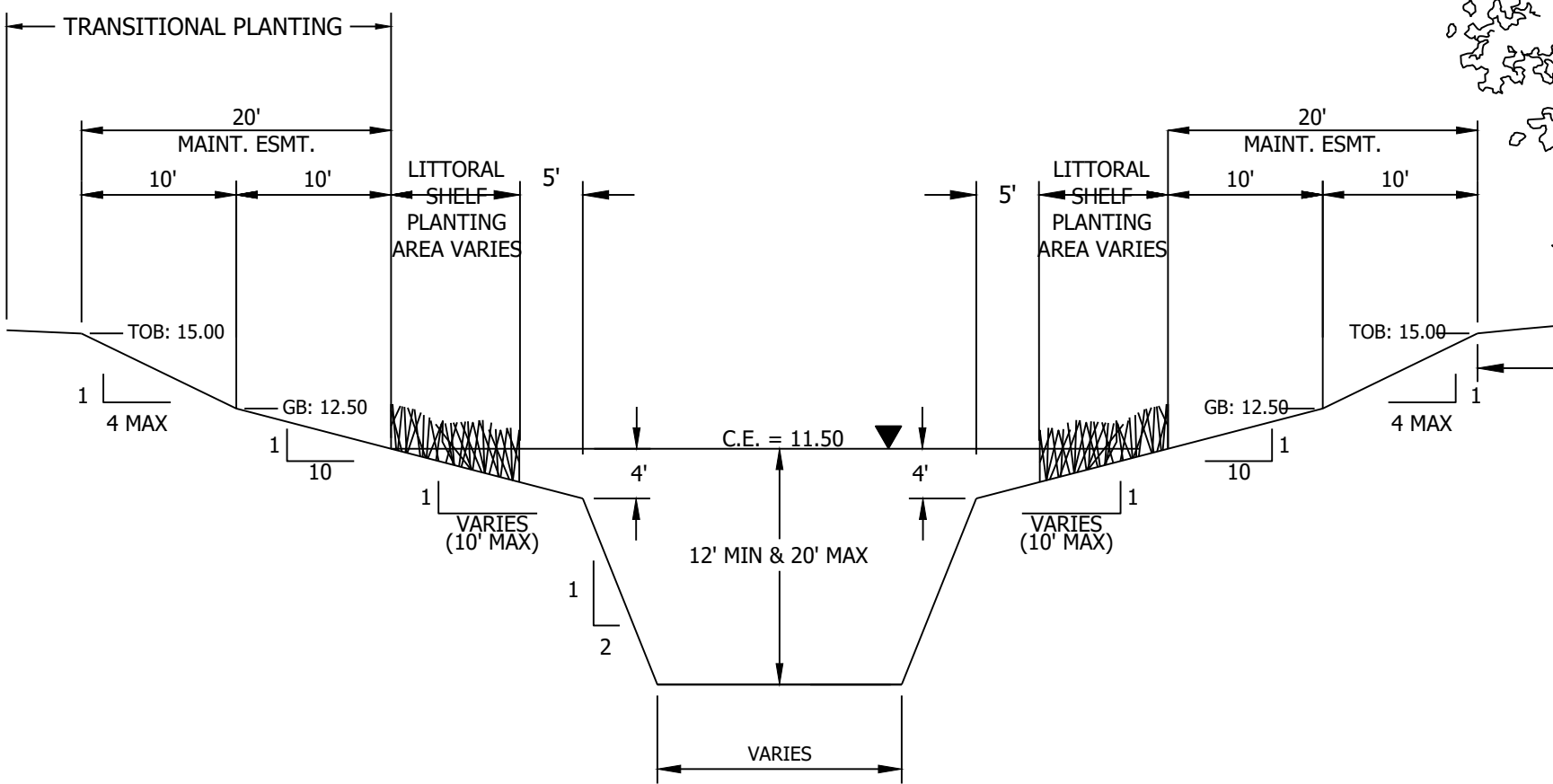
LITTORAL SHELF DETAILS



TYPICAL LAKE CROSS SECTION WITHOUT LITTORAL PLANTINGS

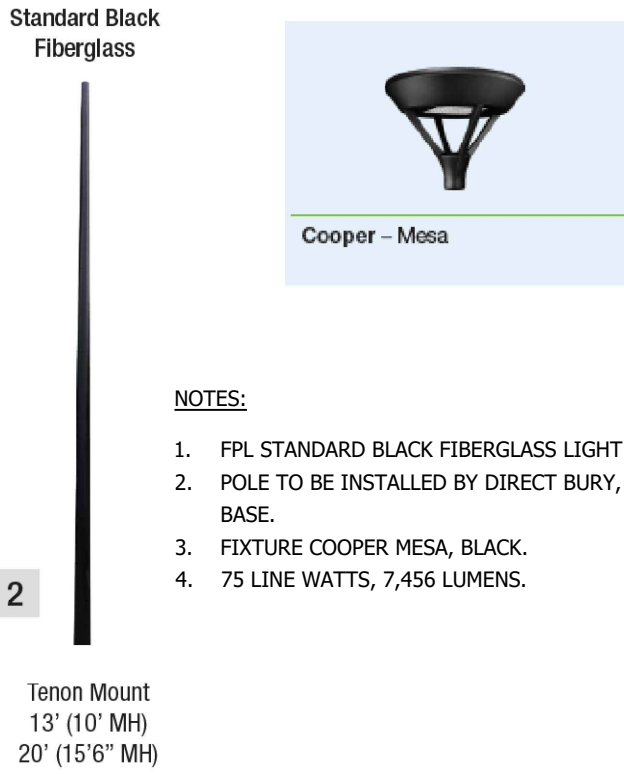


TYPICAL LAKE CROSS SECTION W/ LITTORAL PLANTINGS



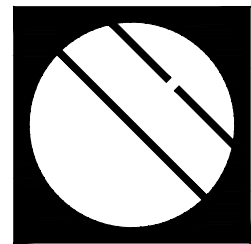
TYPICAL LAKE CROSS SECTION W/ LITTORAL PLANTINGS AT EXISTING UPLAND TRANSITION ZONE

LIGHT POLE DETAIL



- NOTES:
1. FPL STANDARD BLACK FIBERGLASS LIGHT POLE.
 2. POLE TO BE INSTALLED BY DIRECT BURY, NO BASE.
 3. FIXTURE COOPER MESA, BLACK.
 4. 75 LINE WATTS, 7,456 LUMENS.

SITE DETAILS



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HIGHPOINTE
PULTE GROUP
Martin County, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	19-0127
DATE	10-23-20
REVISIONS	03-23-21
	03-09-22 06-16-21
	04-06-22 09-03-21
	04-21-22 10-07-21
	01-03-22