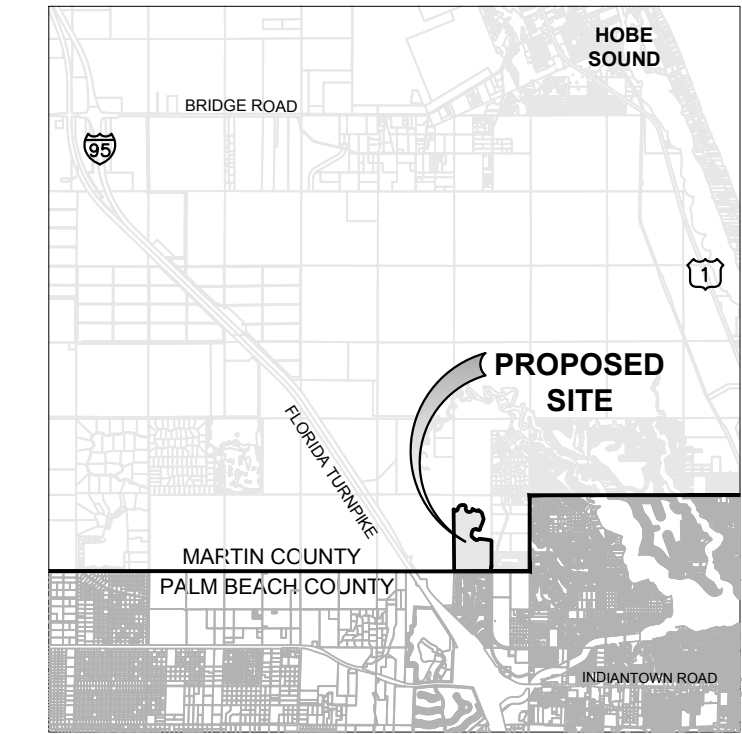




Project Team:

Applicant / Property Owner:

Bridgewater Ventures LLC
3801 PGA Blvd., Suite 903
Palm Beach Gardens, Florida 33410

Land Planner / Landscape Architect:
Lucido & Associates
701 E. Ocean Blvd
Stuart, Florida 34994

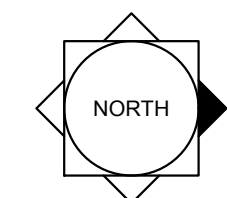
Engineer:

The MilCor Group
10975 SE Federal Highway
Hobe Sound, Florida 33455

Surveyor:
Legacy Surveying & Mapping
112 N. U.S. Highway No. 1
Tequesta, Florida 33469

Martin County, Florida

Date	By	Description
7.17.2018	S.L.S.	Initial Submittal
11.7.2018	S.L.S.	1st Resubmittal
1.23.2019	S.L.S.	LPA Submittal



SCALE: 1" = 300'

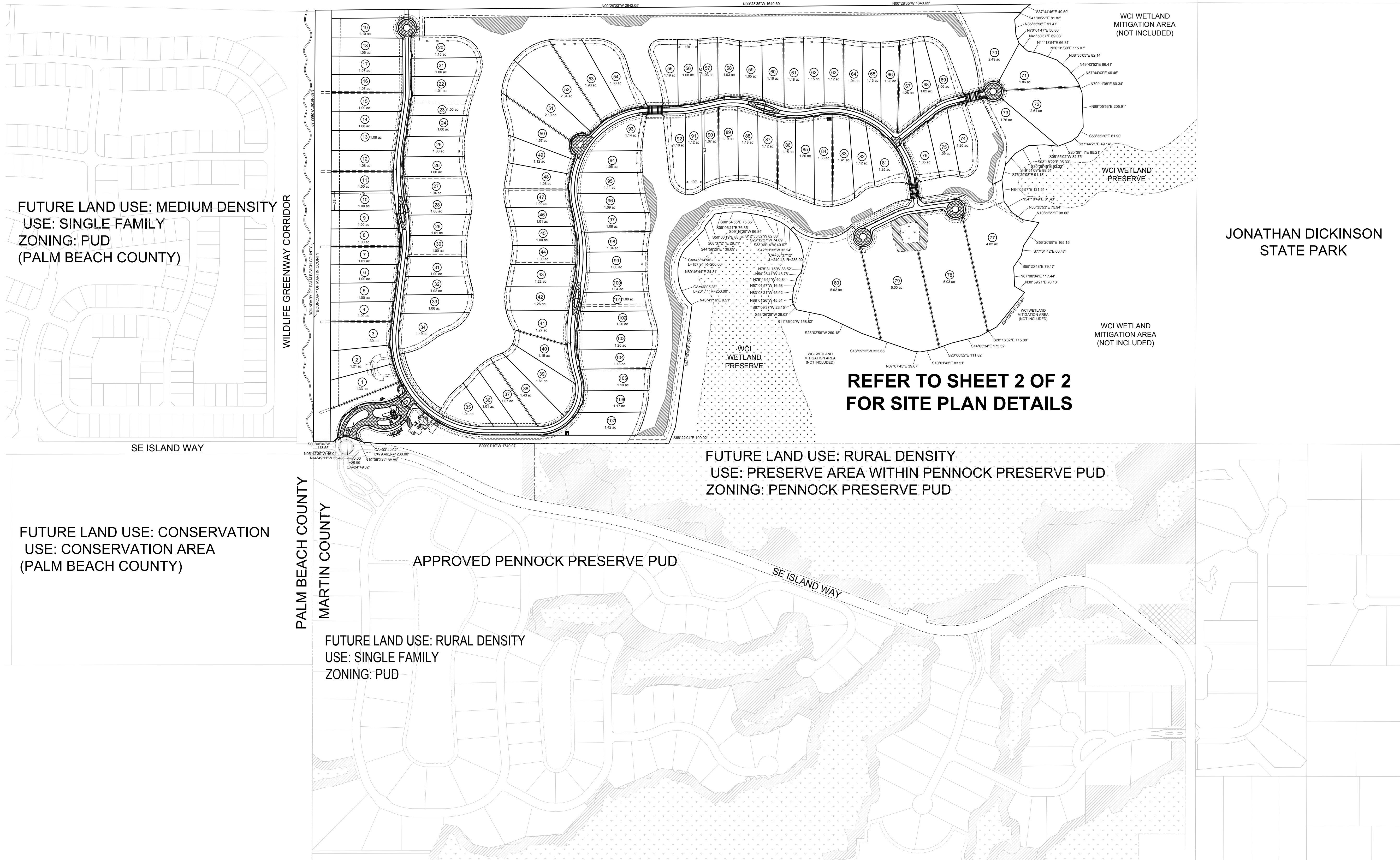
REG. # 1018
Thomas P. Lucido

Designer	S.L.S.	Sheet
Manager	D.F.	1
Project Number	09-335	

1 of 2

Computer File 16-615 Bridgewater Preserve - Master Plan.dwg

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General Notes

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

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.
Maximum Lot Coverage (per lot):	23,526 sf
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.

Open Space:

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)

*Not Including Lakes (40 acres)

Site Data:

Impervious Area:	106.13 ac. (49.3%)
Right of Way:	7.59 ac.
Lot Area:	57.79 ac.
Lake:	40.00 ac.
Wetland:	0.28 ac.
Clubhouse:	0.47 ac.
Pervious Area:	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.

Site Data:

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

