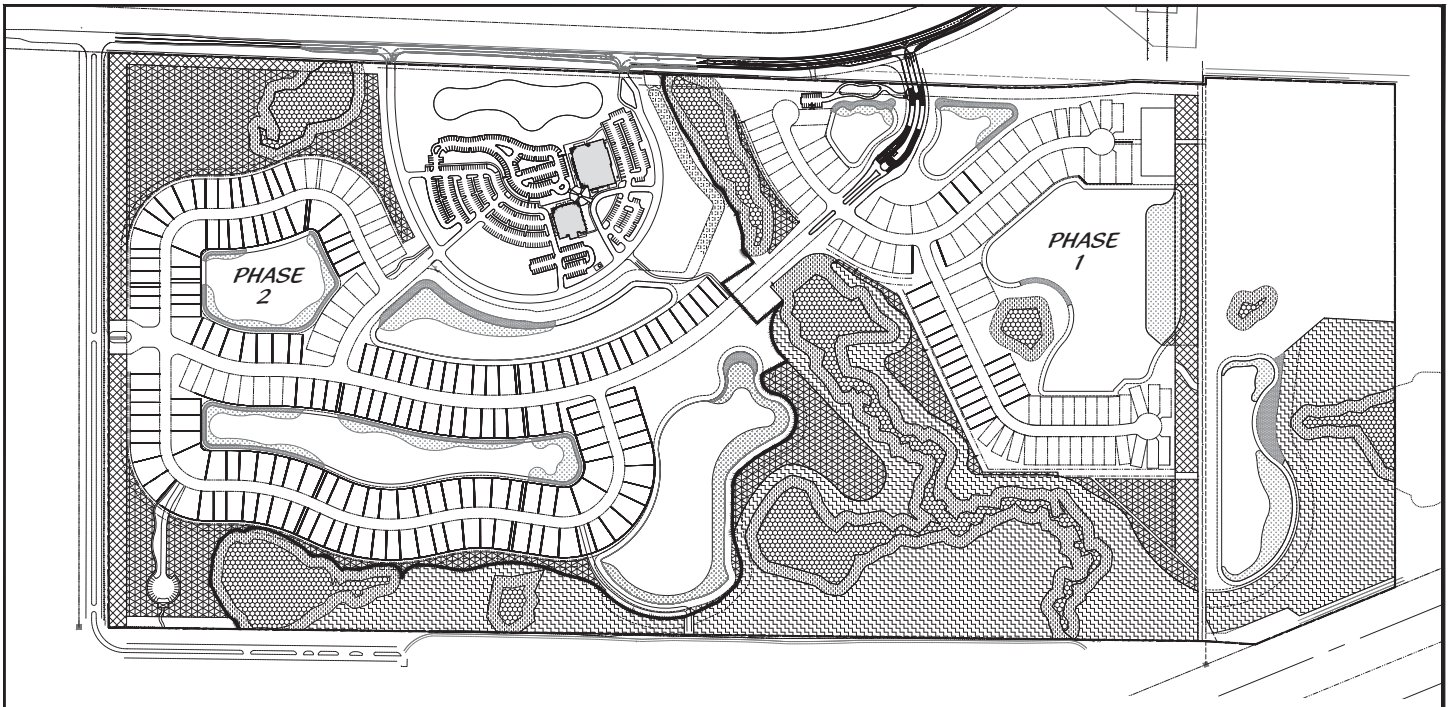
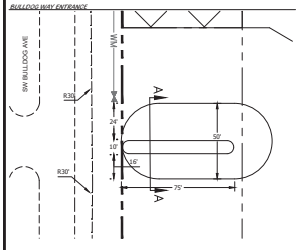
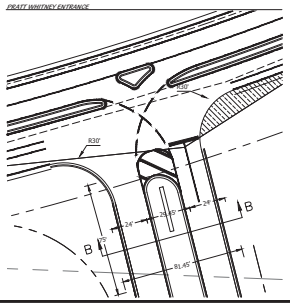


ROADWAY DETAILS

BULLDOG WAY ENTRANCE



PRATT WHITNEY ENTRANCE



NOTES

PHASE 1 INCLUDES SW PRATT WHITNEY ROW IMPROVEMENTS, PRESERVE AREA MANAGEMENT, ENTRY DRIVE/GUARD HOUSE, MODEL ROW, SALES CENTER, AND CAMPGROUND SITE. THIS PHASE INCLUDES 94 LOTS, 13 MODEL ROW LOTS, 175.68 ACRES.

PHASE 2 INCLUDES THE AMENITY CENTER, BULLDOG WAY ROW IMPROVEMENT, PRESERVE AREA MANAGEMENT, AND SOUTHFORK HIGH SCHOOL DROP OFF. THIS PHASE INCLUDES 190 LOTS AND IS 145.32 ACRES.

STORM WATER MANAGEMENT LAKES WILL BE CONSTRUCTED TO SUPPORT THE NECESSARY STORM WATER MANAGEMENT REQUIREMENTS FOR EACH PHASE OF RESIDENTIAL CONSTRUCTION.

THE PRESERVE AREAS UNDER THE PAMP WILL BE MAINTAINED IN THEIR ENTIRETY, STARTING IN PHASE 1.

SITE DATA

SITE ACREAGE	
RESIDENTIAL	**272.6 AC**
CHRIST FELLOWSHIP (INSIDE BERM)	**28.30 AC**
CAMPGROUND	**20.10 AC**
TOTAL	**321.00 AC**
RESIDENTIAL TRACT CALCULATIONS:	
RESIDENTIAL SITE AC:	**272.6 ACRES**
LOT COUNT CALCULATIONS	
PHASE 1:	**94 UNITS**
PHASE 2:	**190 UNITS**
TOTAL:	**284 UNITS**

LOCATION MAP

UPLAND PRESERVE LEGEND/TABLE

	Total Upland Preserve Required	53.23
	Wetland Preserve	15.89
	Wetland Buffer	24.8
	Upland Preserve (Original PAMP)	66.18
	Upland Preserve (Added as Part of PUD)	22.64
	Upland Preserve (Total)	88.82
	Total Preserve Acreage (Wetlands, Wetland buffers, Upland Preserve)	129.51

PUD PHASING PLAN

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 - Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

HIGHPOINTE
PUD PHASING PLAN
Martin County, Florida

DESIGNED LAH
DRAWN LAH
APPROVED DTS
JOB NUMBER 19-0127
DATE 08-10-19
REVISIONS 07-28-20
12-03-20
03-15-21

March 15, 2021 11:48:46 a.m.
Drawing: MASTER PLAN_03-11-21.DWG

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