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Woodlands Preserve

A Planned Unit Development

St. Lucie County, Florida

Designed: _____ MTH
Drawn: _____ MTH
Approved: GGG, MTH, EMQ
Date: 2/2/07
Job no: 06-0910
Revisions: _____

Seal

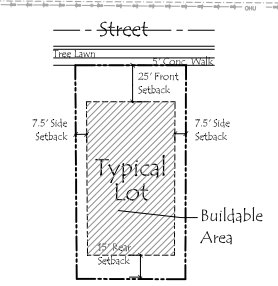
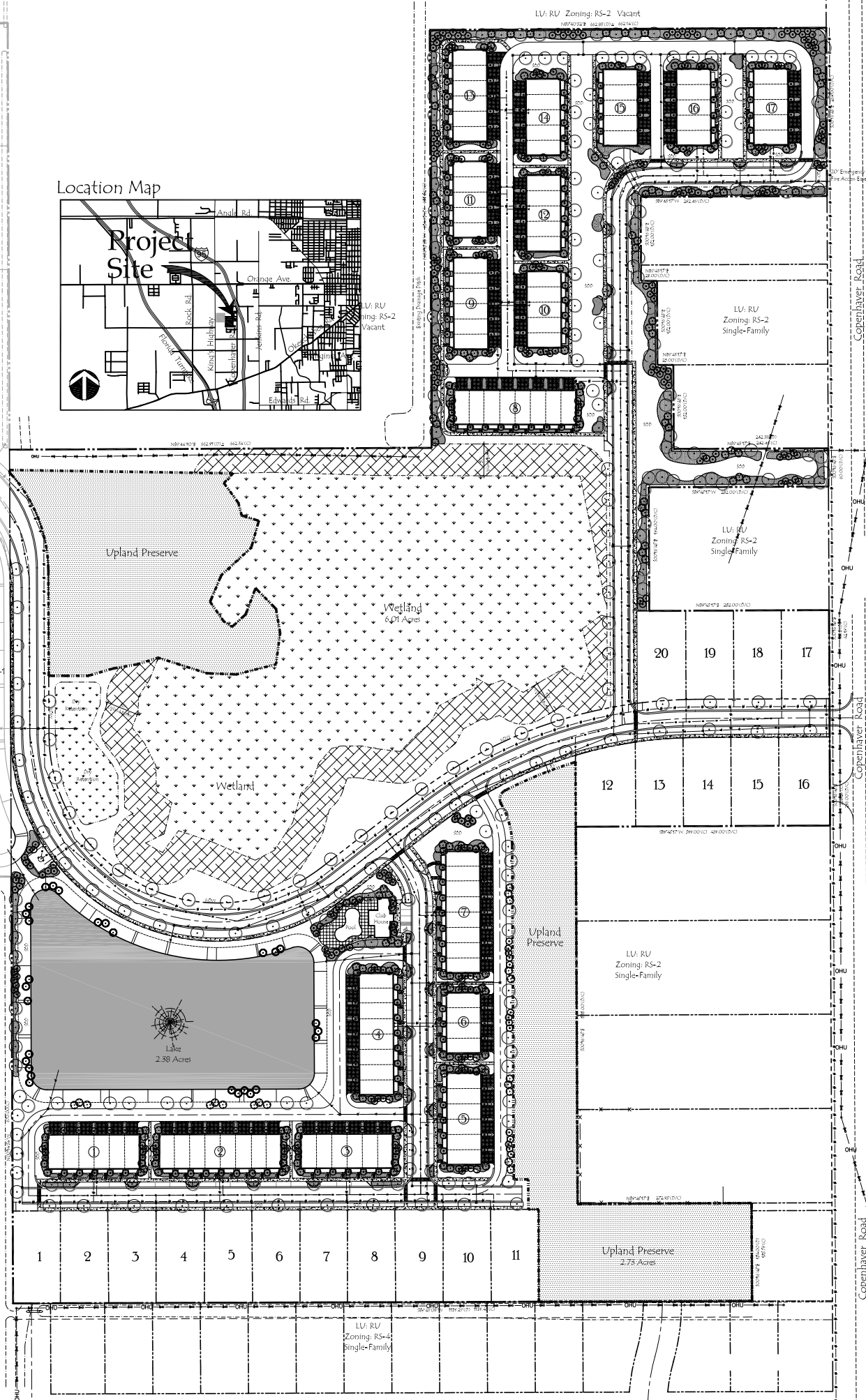
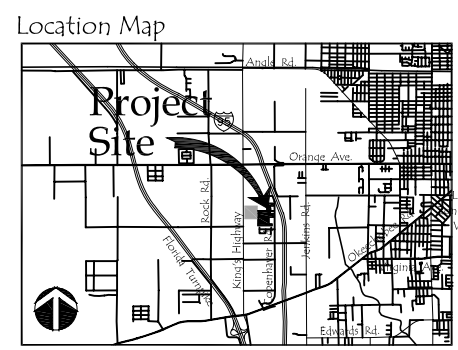
LC C000177
Sheet Title:
Master Development Plan

Scale: 1" = 100'

Sheet No.

M-1

06-0910



Typical Lot Detail

Site Data

Future Land Use	RU, Residential Urban
Existing Zoning	RS-2; Residential Single-Family 2
Proposed Zoning	PUD - Planned Unit Development
Site Area	39.37 Acres; 1,715,152 s.f.
Section 13; Township 35S; Range 39E	
PCN#s	2313-241-0001-000-5
	2313-214-0000-000-4
Total Dwelling Units	121 Units
Single-Family Lots	20 Lots
Townhouse Units	101 Units
Gross Density	3.07 Units/Acres
Open Space Required	13.78 Acres; 600,303 s.f. (35% Min.)
Wetland Buffer	2.28 Acres; 99,151 s.f.
Wetlands Preserved	6.01 Acres; 261,754 s.f.
Uplands Preserve	5.02 Acres; 218,870 s.f. (30.8%)
Lake Surface	2.58 Acres; 105,835 s.f.
Landscape Buffers/Common Areas	6.89 Acres; 300,100 s.f. (1 ac. min.)
Open Space Provided	22.58 Acres; 983,710 s.f. (57.35%)
Environmental Data	
Wetlands Preserved	6.01 Acres; 261,754 s.f.
Wetlands Impacted	1.44 Acres; 62,799 s.f.
Wetland Buffer	2.28 Acres; 99,151 s.f.
Existing Native Uplands	16.30 Acres; 709,951 s.f.
Upland Preserve Required	4.08 Acres; 177,488 s.f. (25.0%)
Upland Preserve Provided	5.02 Acres; 218,870 s.f. (30.8%)

Development Team

Owner/Applicant: King's Highway Village, LLC
Attn: Jeffrey R. Freedman
2701 Ravella Way
Palm Beach Gardens, FL 33410
Phone: (561) 676-6010

Planner/Landscape Architect: Gentile, Holloway, O'Mahoney & Assoc., Inc.
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Civil Engineer: Smiley & Associates, Inc.
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Phone: (561) 747-8535
Fax: (561) 747-9793

Traffic Engineer: Kimley-Horn & Associates, Inc.
10521 S.W. Village Center Drive, Suite 103
Fort Pierce, FL 34981
Phone: (772) 439-2433
Fax: (772) 286-0138

Surveyor: Culpepper & Turpening
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Fort Pierce, FL 34981
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Environmental: R.L. Weigt Environmental Consultants, Inc.
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