

# SAVANNAH PRESERVE

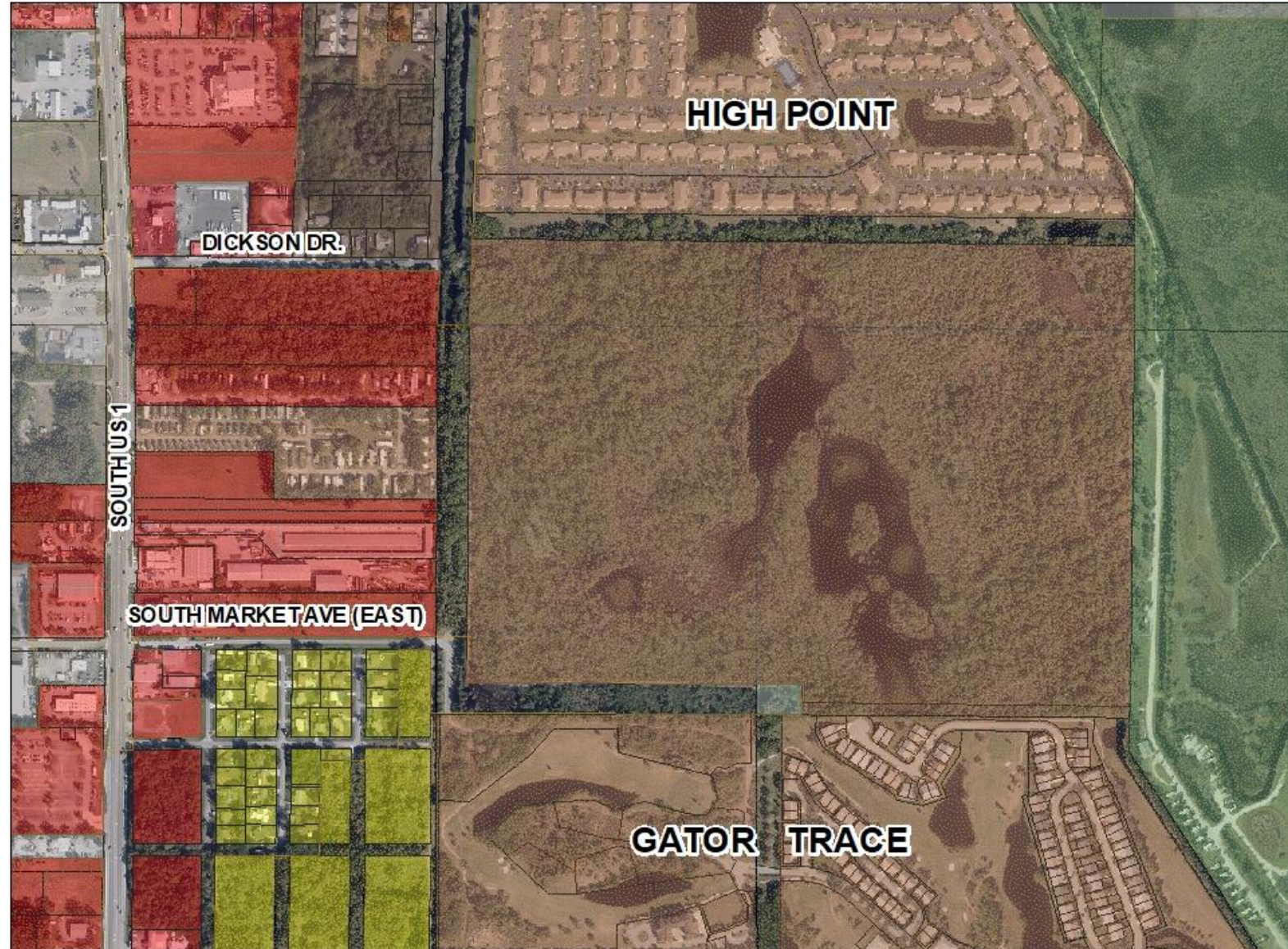
BY

## KOLTERLAND



# SAVANNAH PRESERVE

# KOLTERLAND



# SAVANNAH PRESERVE

# KOLTERLAND


## Legend

 Municipalities

### FTP LAND USE

### FUTURE\_LAN

 CG

 I

 OSC

 RH

 RL

 RM

### SLC FUTURE LAND USE

### FLUCode

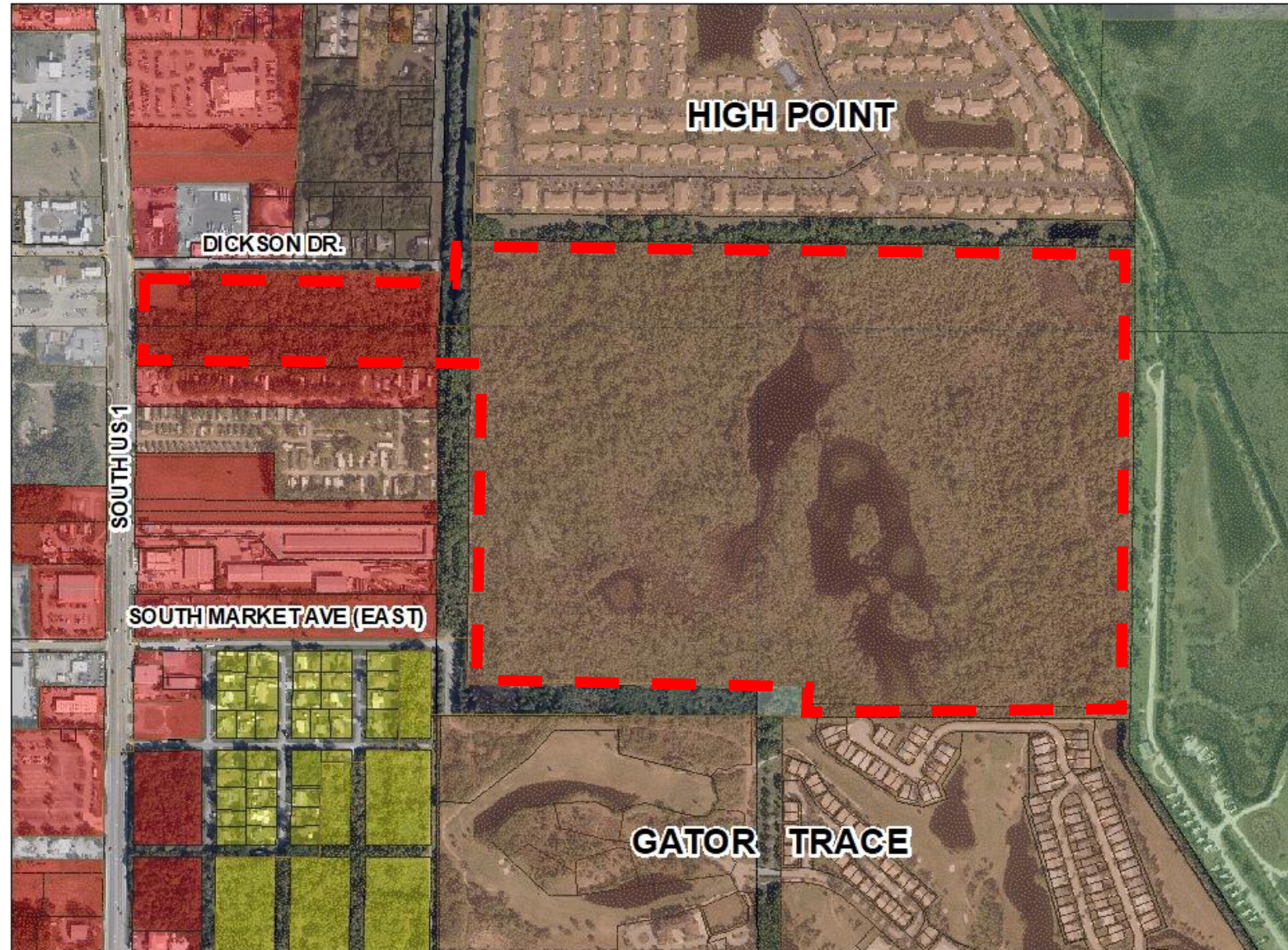
 COM

 IND

 RH

 RM

 RU



# SAVANNAH PRESERVE

# KOLTERLAND


## Legend

 Municipalities

## FTP LAND USE

### FUTURE\_LAN

 CG

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## SLC FUTURE LAND USE

### FLUCode

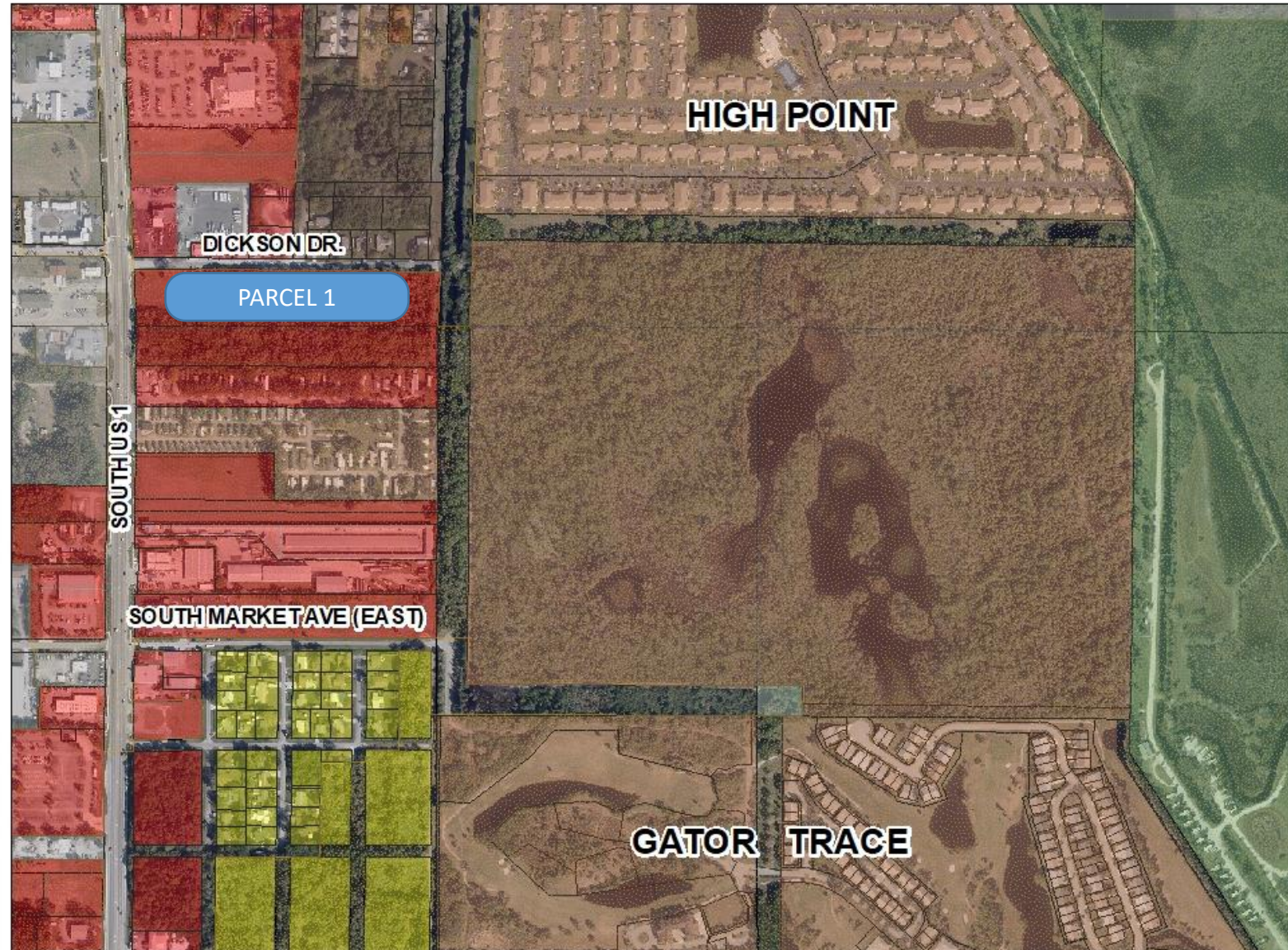
 COM

 IND

 RH

 RM

 RU



# SAVANNAH PRESERVE

# KOLTERLAND


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 Municipalities

### FTP LAND USE

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### SLC FUTURE LAND USE

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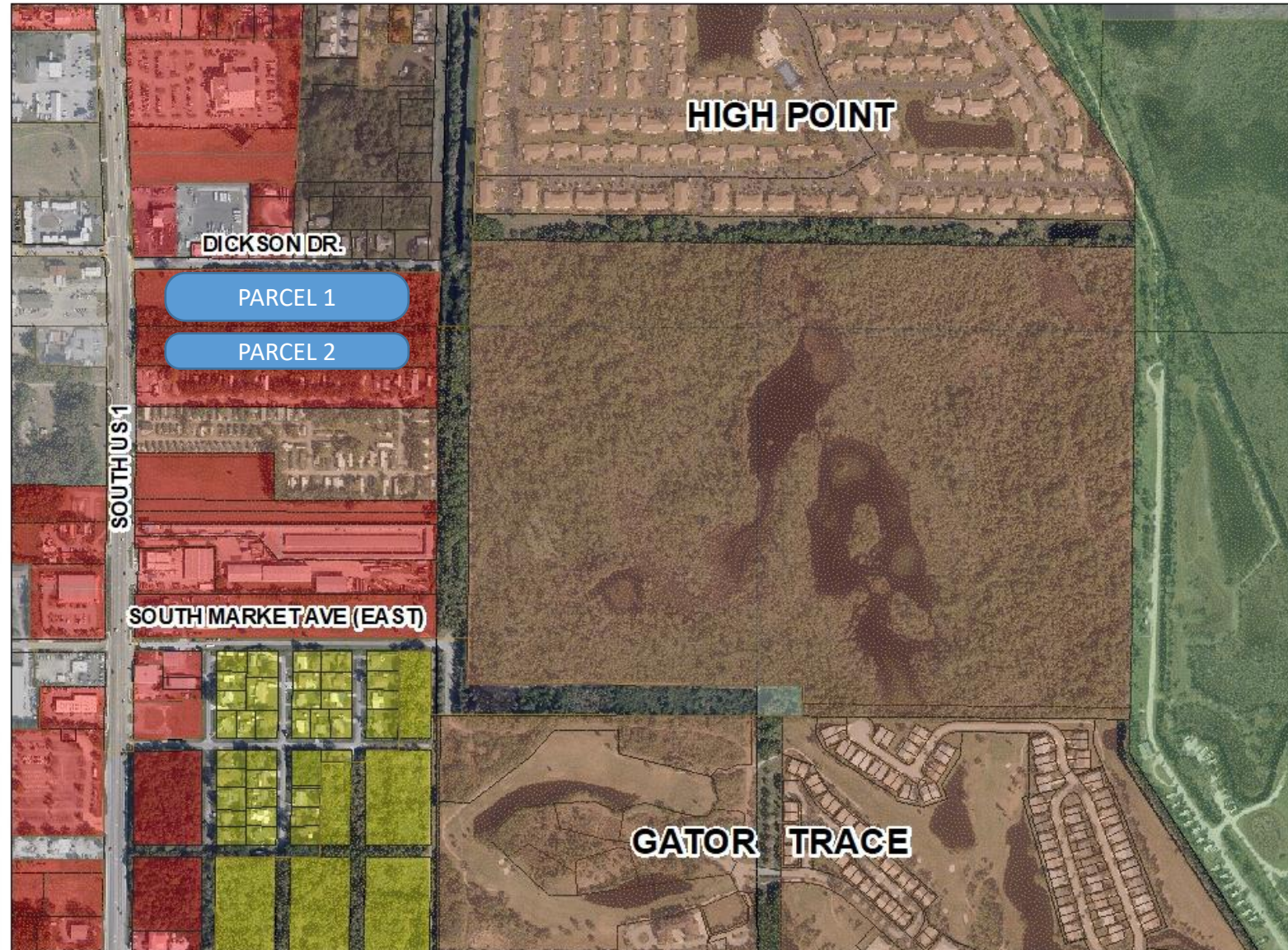
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 IND

 RH

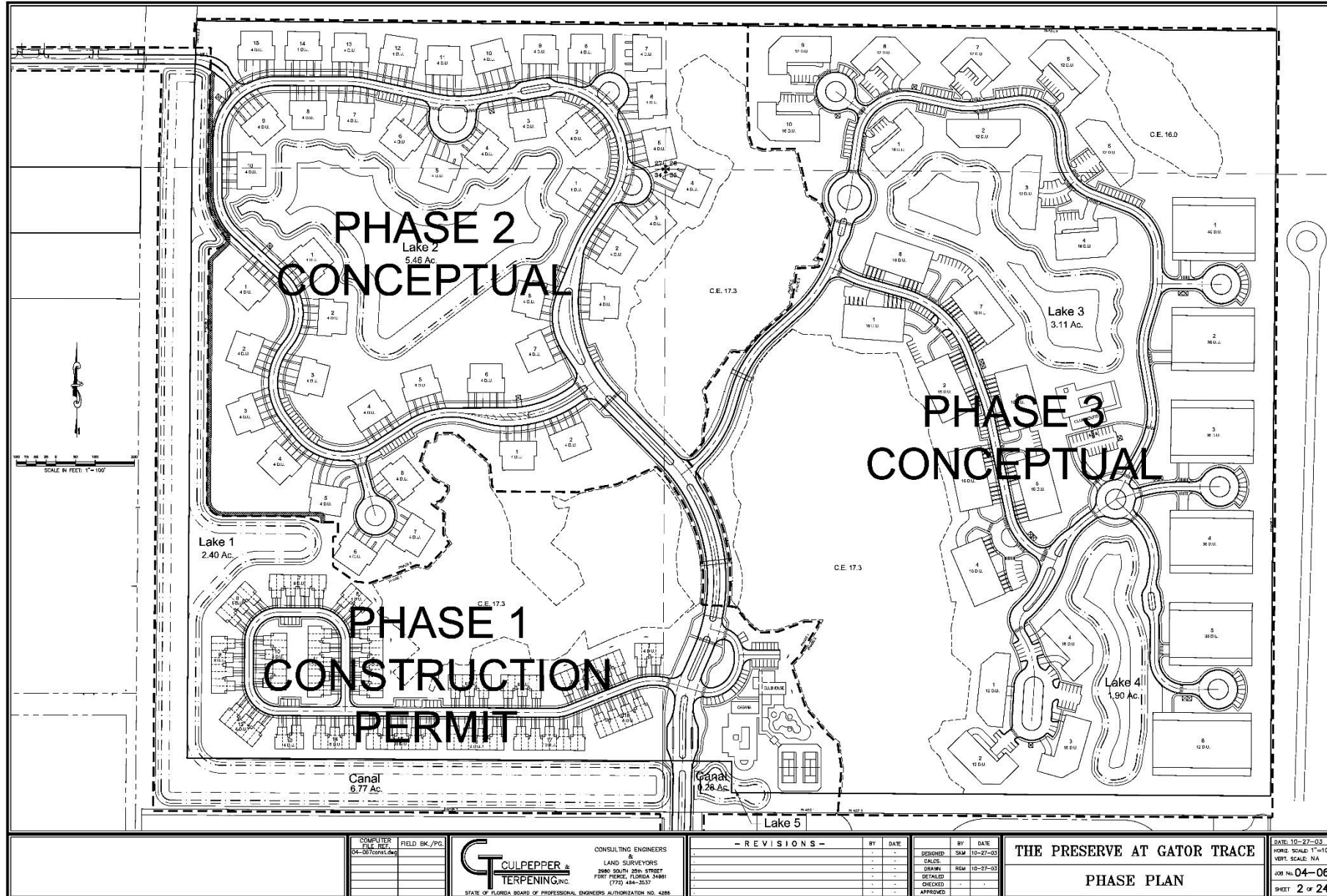
 RM

 RU



# SAVANNAH PRESERVE

# KOLTERLAND



- 850 units (maximum)
- Highest density along the Savannahs
- Multi-Buildings in excess of 3 floors.
- Access via Gator Trace Blvd.
- Extensive Wetland Impacts

COMPUTER FILE SIZE	FIELD BK./PG.
04-067cons1.dwg	

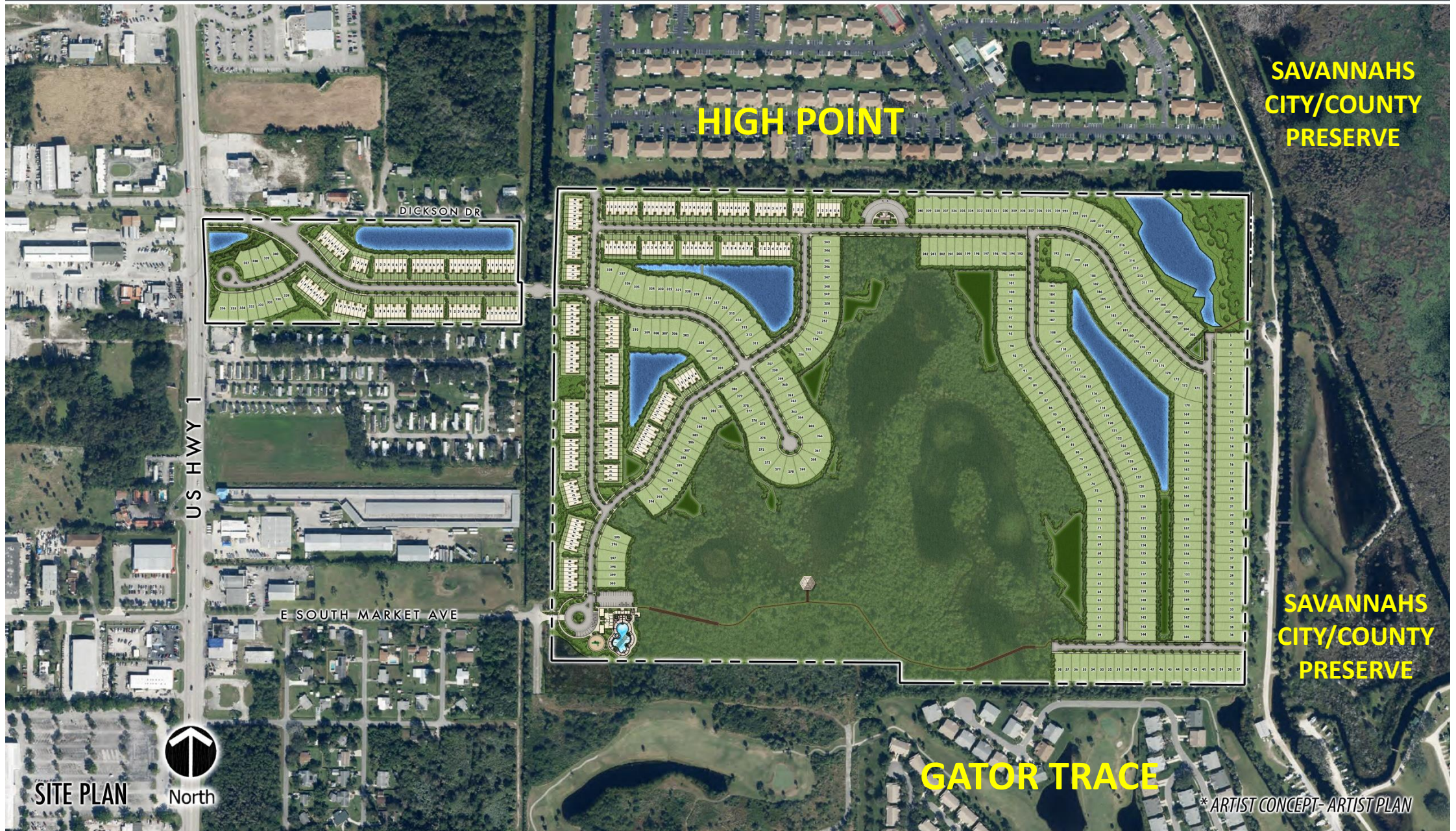
**GT** CULPEPPER & TERPENING INC.  
CONSULTING ENGINEERS & LAND SURVEYORS  
2800 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
(772) 464-3237  
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -		BY	DATE

DESIGNED	BY	DATE
SKM	SKM	10-27-03
DRAWN	RM	10-27-03
CHECKED		
APPROVED		

THE PRESERVE AT GATOR TRACE  
PHASE PLAN

DATE: 10-27-03
WORK SCALE: 1"=100'
VERT. SCALE: N/A
JOB No. 04-067
SHEET 2 of 24



**HIGH POINT**

**SAVANNAHS  
CITY/COUNTY  
PRESERVE**

DICKSON DR

US HWY 1

E SOUTH MARKET AVE

**SAVANNAHS  
CITY/COUNTY  
PRESERVE**

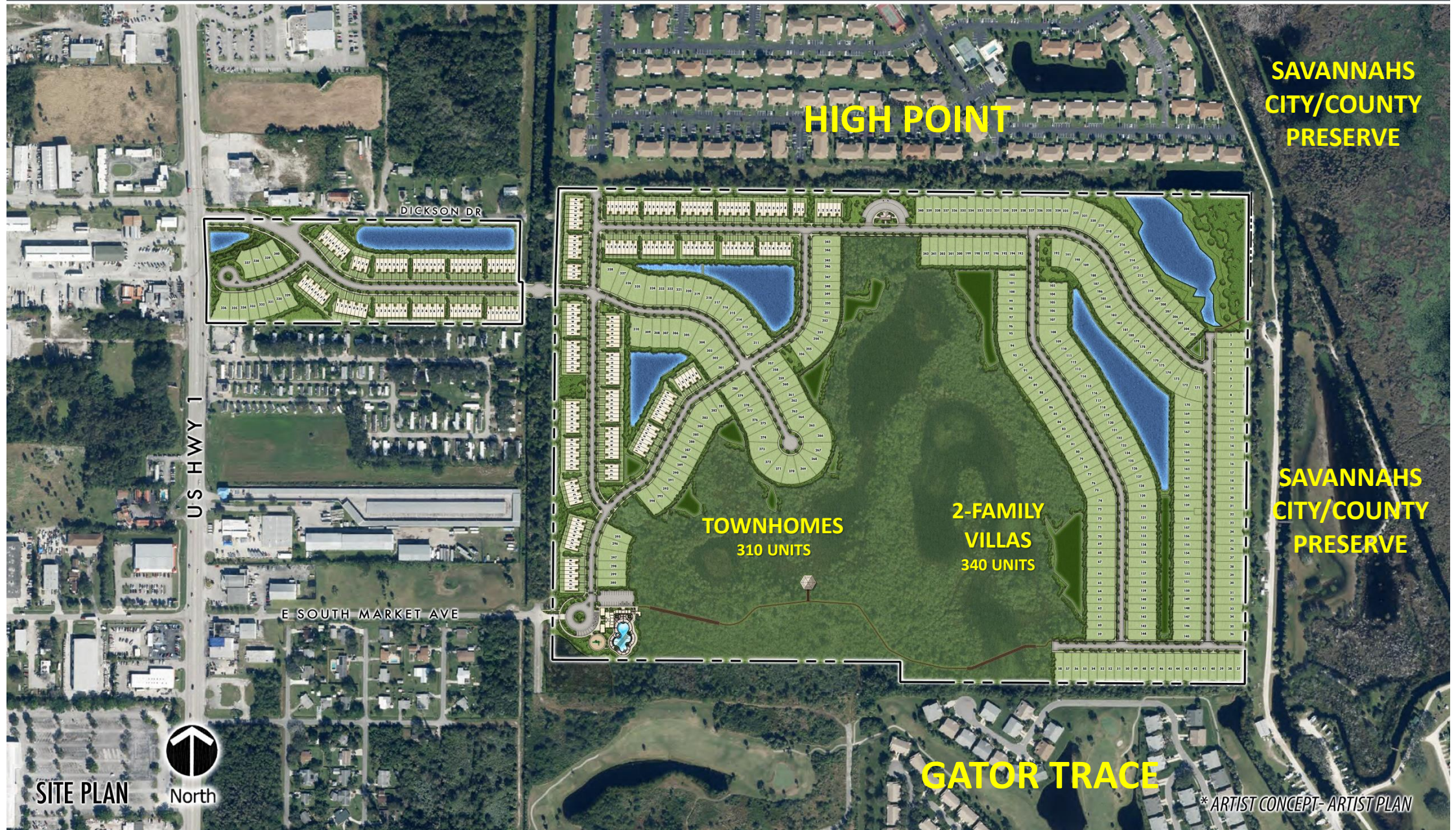
**GATOR TRACE**

\* ARTIST CONCEPT- ARTIST PLAN

SITE PLAN



North



**HIGH POINT**

**SAVANNAHS  
CITY/COUNTY  
PRESERVE**

DICKSON DR

US HWY 1

E SOUTH MARKET AVE

**TOWNHOMES  
310 UNITS**

**2-FAMILY  
VILLAS  
340 UNITS**

**SAVANNAHS  
CITY/COUNTY  
PRESERVE**

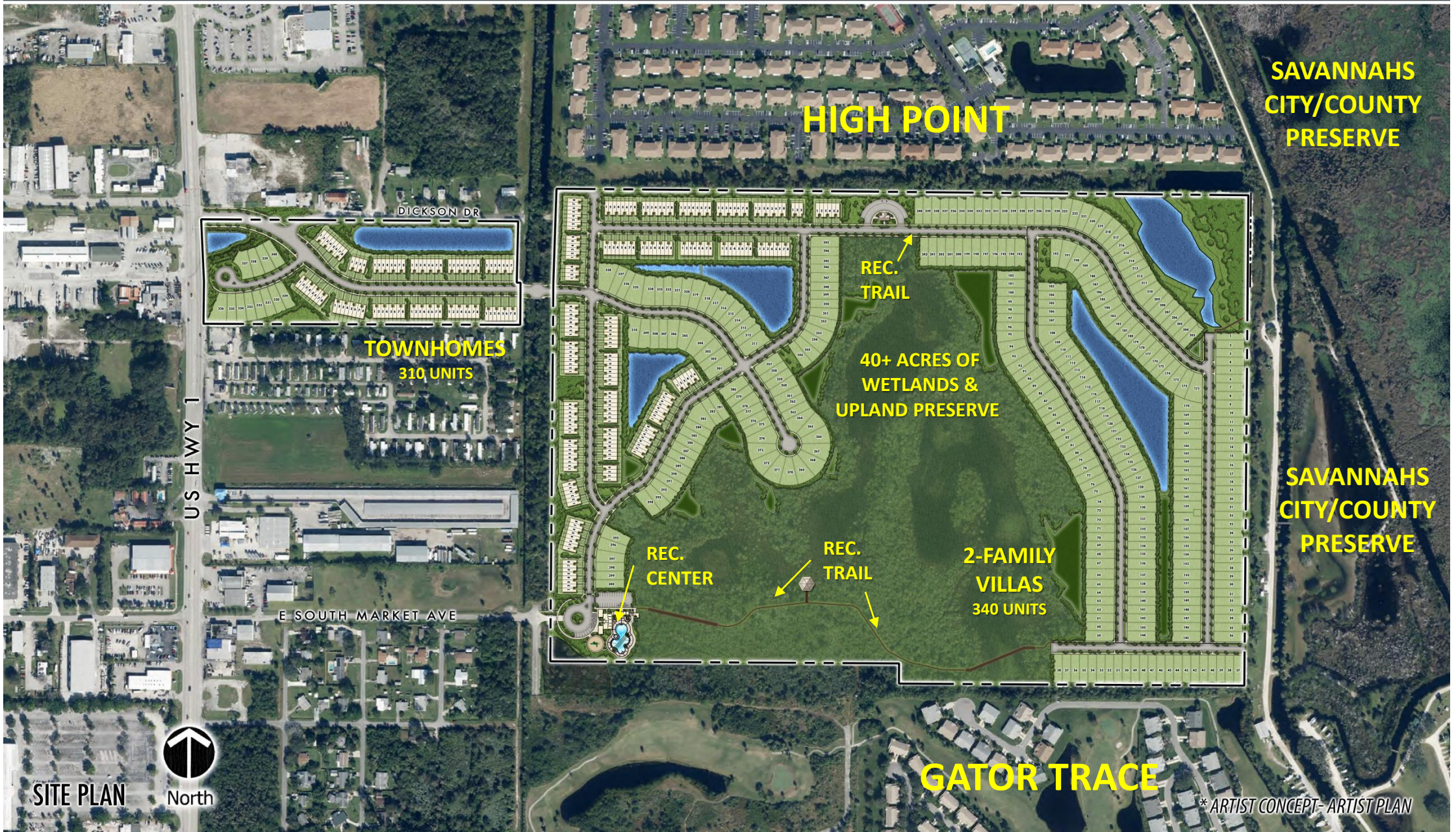
**GATOR TRACE**

**SITE PLAN**



North

\* ARTIST CONCEPT- ARTIST PLAN



**HIGH POINT**

**SAVANNAHS  
CITY/COUNTY  
PRESERVE**

DICKSON DR

**TOWNHOMES**  
310 UNITS

**REC.  
TRAIL**

**40+ ACRES OF  
WETLANDS &  
UPLAND PRESERVE**

**SAVANNAHS  
CITY/COUNTY  
PRESERVE**

**REC.  
CENTER**

**REC.  
TRAIL**

**2-FAMILY  
VILLAS**  
340 UNITS

US HWY 1

E SOUTH MARKET AVE



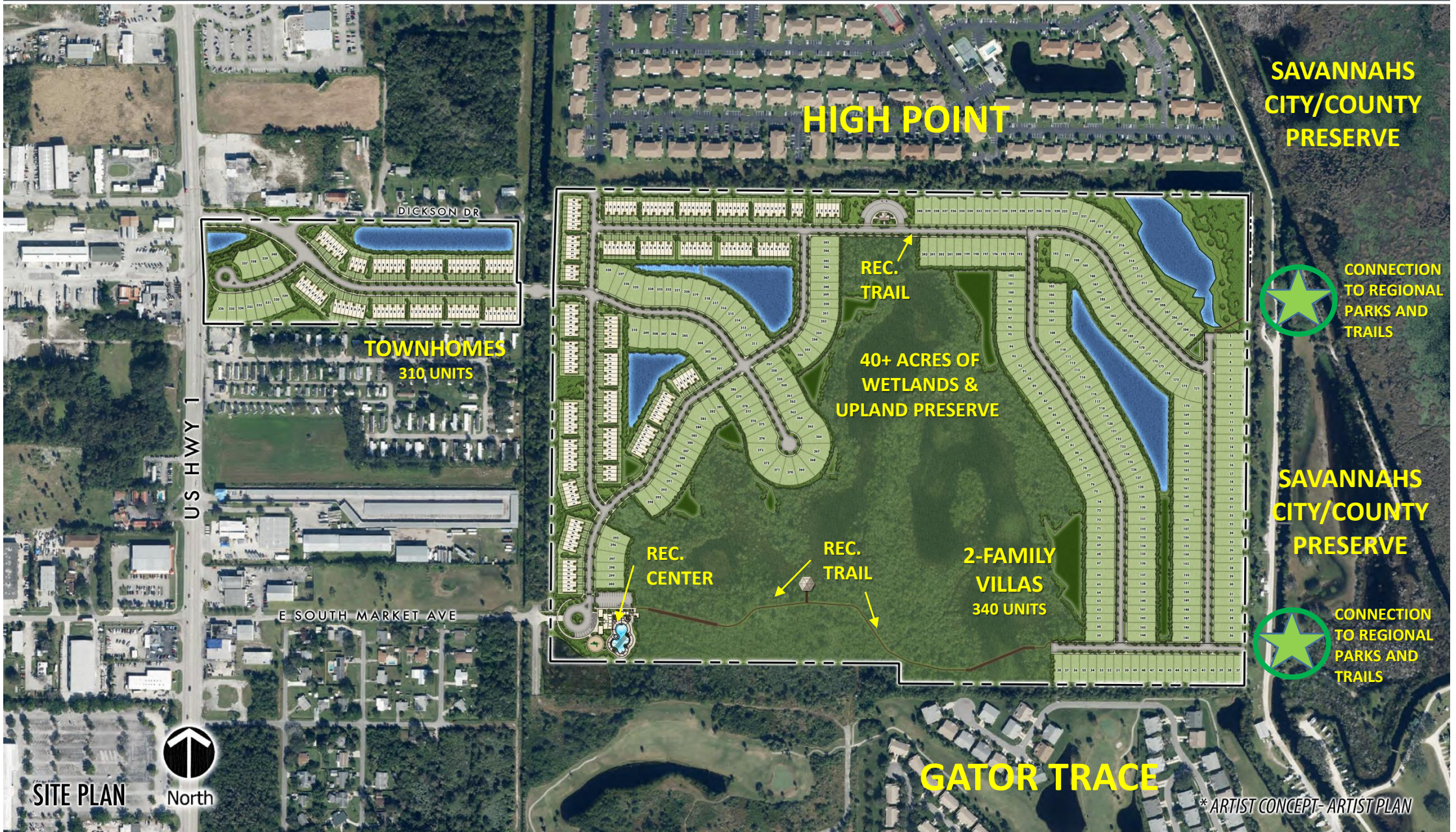
North

**SITE PLAN**

**GATOR TRACE**

\* ARTIST CONCEPT- ARTIST PLAN



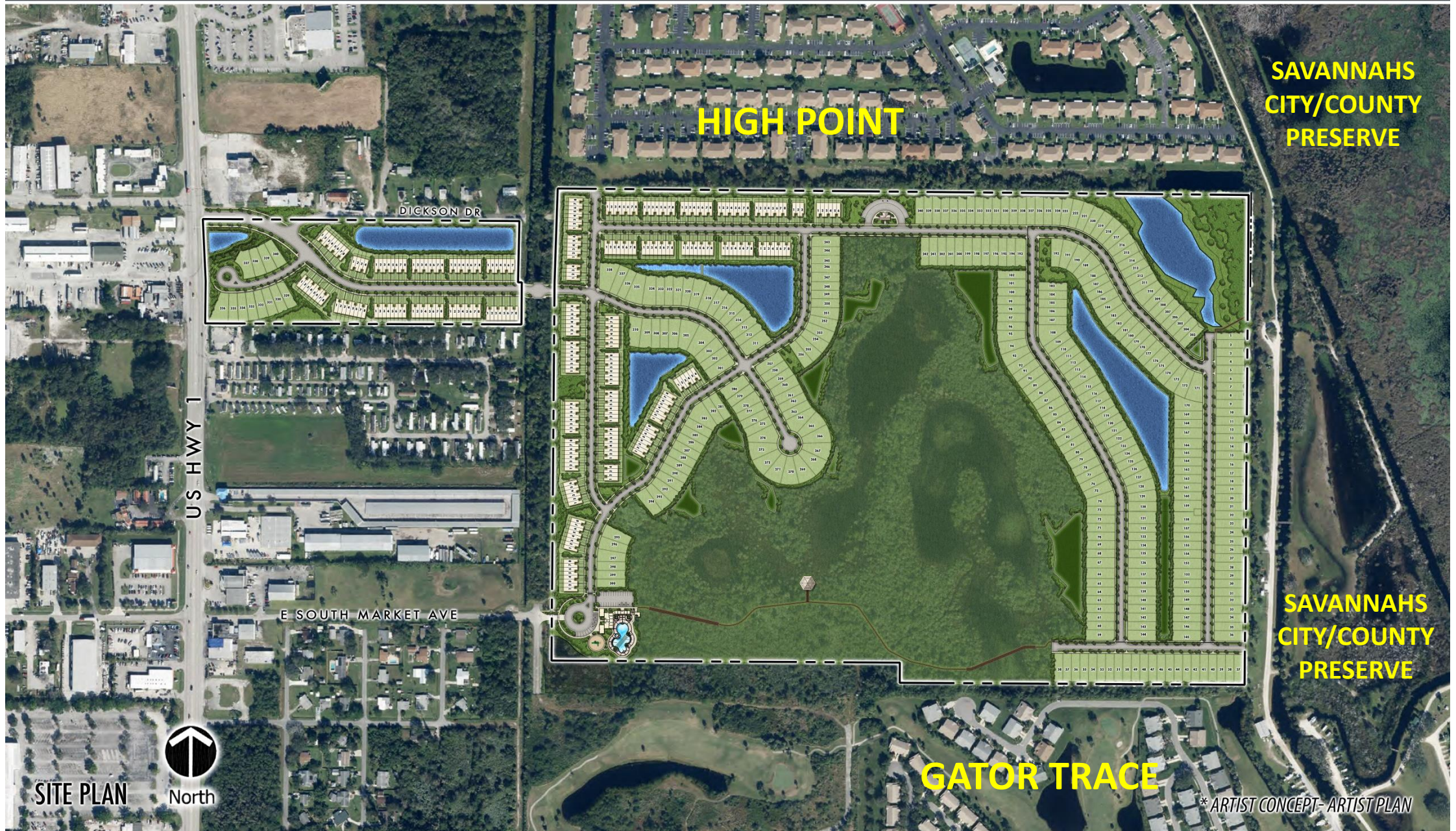


SITE PLAN



North

\* ARTIST CONCEPT- ARTIST PLAN



**HIGH POINT**

**SAVANNAHS  
CITY/COUNTY  
PRESERVE**

DICKSON DR

US HWY 1

E SOUTH MARKET AVE

**SAVANNAHS  
CITY/COUNTY  
PRESERVE**

**GATOR TRACE**

SITE PLAN

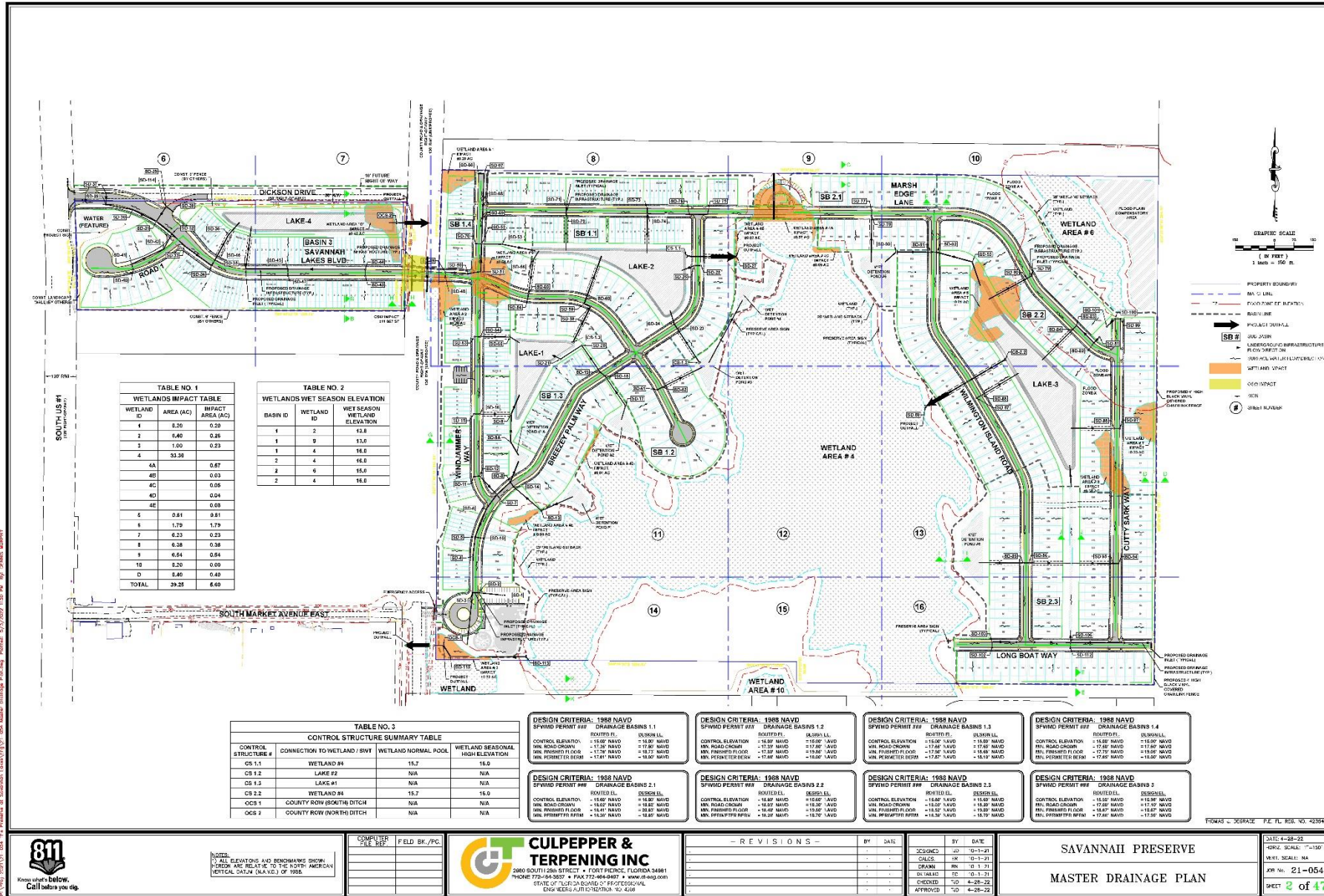


North

\* ARTIST CONCEPT- ARTIST PLAN

# SAVANNAH PRESERVE

# KOLTERLAND



**TABLE NO. 1**  
WETLANDS IMPACT TABLE

WETLAND ID	AREA (AC)	IMPACT AREA (AC)
1	0.20	0.20
2	0.40	0.26
3	1.00	0.23
4	31.38	0.67
4A		0.03
4B		0.03
4C		0.05
4D		0.04
5	0.81	0.81
6	1.79	1.79
7	0.23	0.23
8	0.38	0.38
9	0.54	0.54
10	0.20	0.09
D	0.40	0.40
TOTAL	39.25	6.60

**TABLE NO. 2**  
WETLANDS WET SEASON ELEVATION

WETLAND ID	WETLAND #	WET SEASON WETLAND ELEVATION
1	2	15.8
1	9	13.0
1	4	16.0
2	4	16.0
2	6	16.0
2	4	16.0

**TABLE NO. 3**  
CONTROL STRUCTURE SUMMARY TABLE

CONTROL STRUCTURE #	CONNECTION TO WETLAND / SWF	WETLAND NORMAL POOL	WETLAND SEASONAL HIGH ELEVATION
CS 1.1	LAKE #2	15.7	15.0
CS 1.2	LAKE #2	N/A	N/A
CS 1.3	LAKE #1	N/A	N/A
CS 2.2	WETLAND #6	15.7	16.0
OCS 1	COUNTY ROW (BOTH) DITCH	N/A	N/A
OCS 2	COUNTY ROW (NORTH) DITCH	N/A	N/A

**DESIGN CRITERIA: 1988 NAVD**  
SPWMD PERMIT #W DRAINAGE BASINS 1.1

CONTROL ELEVATION	ROOFED FL.	DESIGN LL.
MIN. ROAD CROWN	-17.30' NAVD	-15.00' NAVD
MIN. FINISHED FLOOR	-17.50' NAVD	-15.20' NAVD
MIN. PERIMETER BEAM	-17.81' NAVD	-15.80' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWMD PERMIT #W DRAINAGE BASINS 1.2

CONTROL ELEVATION	ROOFED FL.	DESIGN LL.
MIN. ROAD CROWN	-17.50' NAVD	-15.00' NAVD
MIN. FINISHED FLOOR	-17.50' NAVD	-15.20' NAVD
MIN. PERIMETER BEAM	-17.82' NAVD	-15.80' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWMD PERMIT #W DRAINAGE BASINS 1.3

CONTROL ELEVATION	ROOFED FL.	DESIGN LL.
MIN. ROAD CROWN	-17.50' NAVD	-15.00' NAVD
MIN. FINISHED FLOOR	-17.50' NAVD	-15.20' NAVD
MIN. PERIMETER BEAM	-17.83' NAVD	-15.81' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWMD PERMIT #W DRAINAGE BASINS 1.4

CONTROL ELEVATION	ROOFED FL.	DESIGN LL.
MIN. ROAD CROWN	-17.50' NAVD	-15.00' NAVD
MIN. FINISHED FLOOR	-17.50' NAVD	-15.20' NAVD
MIN. PERIMETER BEAM	-17.84' NAVD	-15.82' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWMD PERMIT #W DRAINAGE BASINS 2.1

CONTROL ELEVATION	ROOFED FL.	DESIGN LL.
MIN. ROAD CROWN	-16.00' NAVD	-13.80' NAVD
MIN. FINISHED FLOOR	-16.20' NAVD	-14.00' NAVD
MIN. PERIMETER BEAM	-16.50' NAVD	-14.30' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWMD PERMIT #W DRAINAGE BASINS 2.2

CONTROL ELEVATION	ROOFED FL.	DESIGN LL.
MIN. ROAD CROWN	-16.00' NAVD	-13.80' NAVD
MIN. FINISHED FLOOR	-16.20' NAVD	-14.00' NAVD
MIN. PERIMETER BEAM	-16.50' NAVD	-14.30' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWMD PERMIT #W DRAINAGE BASINS 2.3

CONTROL ELEVATION	ROOFED FL.	DESIGN LL.
MIN. ROAD CROWN	-16.00' NAVD	-13.80' NAVD
MIN. FINISHED FLOOR	-16.20' NAVD	-14.00' NAVD
MIN. PERIMETER BEAM	-16.50' NAVD	-14.30' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWMD PERMIT #W DRAINAGE BASINS 3

CONTROL ELEVATION	ROOFED FL.	DESIGN LL.
MIN. ROAD CROWN	-17.00' NAVD	-14.80' NAVD
MIN. FINISHED FLOOR	-17.20' NAVD	-15.00' NAVD
MIN. PERIMETER BEAM	-17.50' NAVD	-15.30' NAVD



NOTES:  
1. ALL ELEVATIONS AND DIMENSIONS SHOWN HEREIN ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

COMPILER: [ ]  
FIELD BK./PC: [ ]

**CULPEPPER & TERPENING INC.**  
2080 SOUTH DIXIE STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-64-5857 • FAX 772-64-8897 • WWW.C&T-INC.COM  
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTH. #123212018-00-0168

REVISIONS

NO.	DATE	BY	DATE	BY
1	10-1-21	SC	10-1-21	SC
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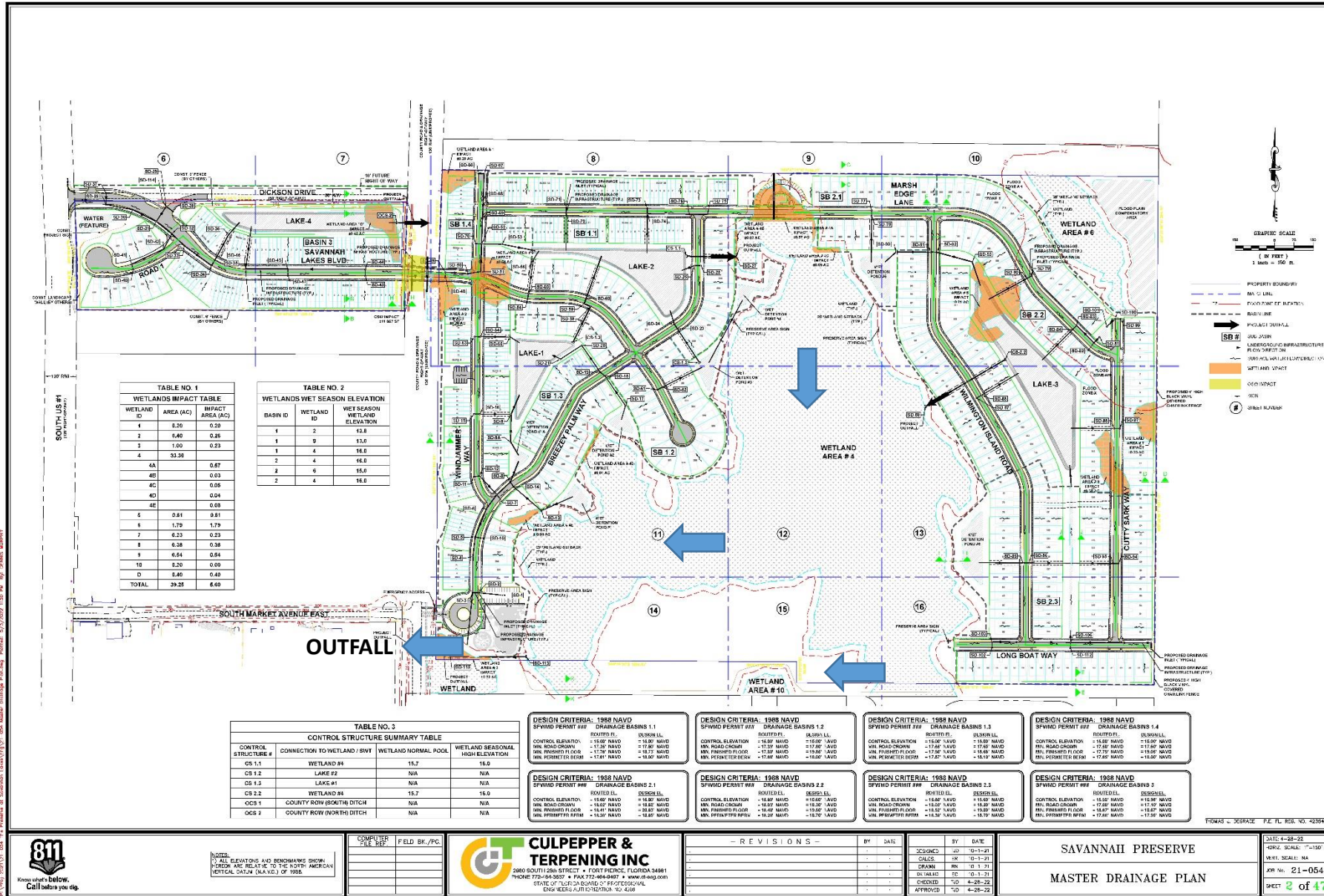
SAVANNAH PRESERVE  
MASTER DRAINAGE PLAN

DATE: 4-28-20  
SCALE: 1"=150'  
JOB NO: 21-054  
SHEET 2 OF 47



# SAVANNAH PRESERVE

# KOLTERLAND



**TABLE NO. 1**  
WETLANDS IMPACT TABLE

WETLAND ID	AREA (AC)	IMPACT AREA (AC)
1	0.20	0.20
2	0.40	0.26
3	1.00	0.23
4	31.38	0.67
4A		0.03
4C		0.05
4D		0.04
5	0.81	0.81
6	1.79	1.79
7	0.23	0.23
8	0.38	0.38
9	0.54	0.54
10	0.20	0.09
D	0.40	0.40
TOTAL	39.25	6.60

**TABLE NO. 2**  
WETLANDS WET SEASON ELEVATION

WETLAND ID	WETLAND ID	WET SEASON WETLAND ELEVATION
1	2	15.8
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CONTROL STRUCTURE #	CONNECTION TO WETLAND / SWF	WETLAND NORMAL POOL	WETLAND SEASONAL HIGH ELEVATION
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CS 1.2	LAKE #2	N/A	N/A
CS 1.3	LAKE #1	N/A	N/A
CS 2.2	WETLAND #6	15.7	16.0
OCS 1	COUNTY ROW (BOTH) DITCH	N/A	N/A
OCS 2	COUNTY ROW (NORTH) DITCH	N/A	N/A

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 1.1

ROUDED LL	DESIGN LL
CONTROL ELEVATION	+15.00' NAVD
MIN. ROAD CROWN	+17.50' NAVD
MIN. FINISHED FLOOR	+17.50' NAVD
MIN. PERIMETER BEAM	+17.80' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 1.2

ROUDED LL	DESIGN LL
CONTROL ELEVATION	+15.00' NAVD
MIN. ROAD CROWN	+17.50' NAVD
MIN. FINISHED FLOOR	+17.50' NAVD
MIN. PERIMETER BEAM	+17.80' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 1.3

ROUDED LL	DESIGN LL
CONTROL ELEVATION	+15.00' NAVD
MIN. ROAD CROWN	+17.50' NAVD
MIN. FINISHED FLOOR	+17.50' NAVD
MIN. PERIMETER BEAM	+17.80' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 1.4

ROUDED LL	DESIGN LL
CONTROL ELEVATION	+15.00' NAVD
MIN. ROAD CROWN	+17.50' NAVD
MIN. FINISHED FLOOR	+17.50' NAVD
MIN. PERIMETER BEAM	+17.80' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 2.1

ROUDED LL	DESIGN LL
CONTROL ELEVATION	+16.00' NAVD
MIN. ROAD CROWN	+18.50' NAVD
MIN. FINISHED FLOOR	+18.50' NAVD
MIN. PERIMETER BEAM	+18.80' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 2.2

ROUDED LL	DESIGN LL
CONTROL ELEVATION	+16.00' NAVD
MIN. ROAD CROWN	+18.50' NAVD
MIN. FINISHED FLOOR	+18.50' NAVD
MIN. PERIMETER BEAM	+18.80' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 2.3

ROUDED LL	DESIGN LL
CONTROL ELEVATION	+16.00' NAVD
MIN. ROAD CROWN	+18.50' NAVD
MIN. FINISHED FLOOR	+18.50' NAVD
MIN. PERIMETER BEAM	+18.80' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 3

ROUDED LL	DESIGN LL
CONTROL ELEVATION	+16.00' NAVD
MIN. ROAD CROWN	+18.50' NAVD
MIN. FINISHED FLOOR	+18.50' NAVD
MIN. PERIMETER BEAM	+18.80' NAVD



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COMPUTER  
FIELD BK./PC.

**CULPEPPER & TERPENING INC.**  
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PHONE 772-641-5857 • FAX 772-644-8897 • WWW.C&T-INC.COM  
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTH. #12324783-00-0168

REVISIONS

NO.	DATE	BY	DATE	BY
1	10-11-21	SC	10-11-21	SC
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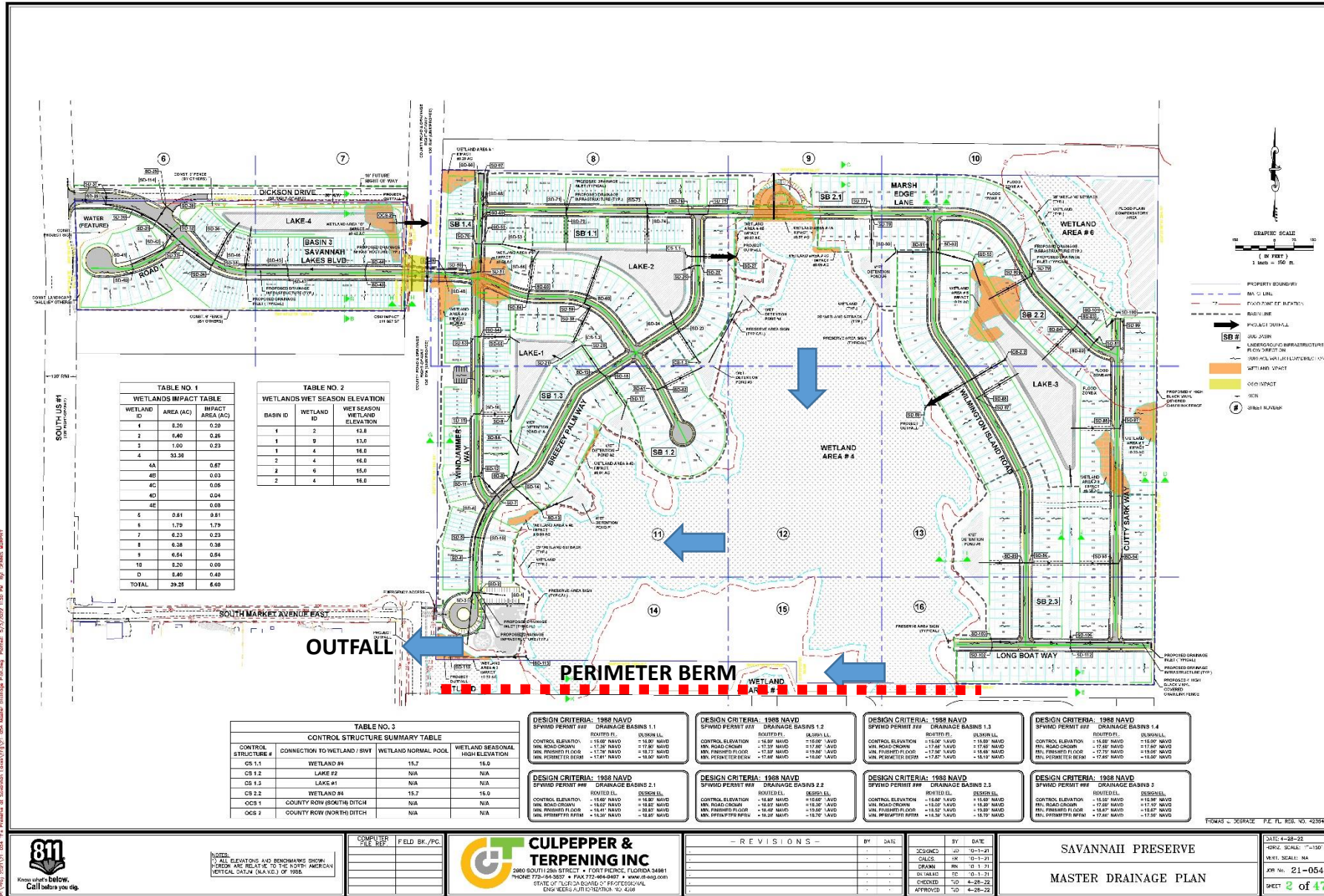
SAVANNAH PRESERVE  
MASTER DRAINAGE PLAN

SHEET 2 OF 47



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**TABLE NO. 3**  
CONTROL STRUCTURE SUMMARY TABLE

CONTROL STRUCTURE #	CONNECTION TO WETLAND / SWF	WETLAND NORMAL POOL	WETLAND SEASONAL HIGH ELEVATION
CS 1.1	WETLAND #4	15.7	15.0
CS 1.2	LAKE #2	N/A	N/A
CS 1.3	LAKE #1	N/A	N/A
CS 2.2	WETLAND #6	15.7	16.0
OCS 1	COUNTY ROW (BOTH) DITCH	N/A	N/A
OCS 2	COUNTY ROW (NORTH) DITCH	N/A	N/A

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 1.1

CONTROL ELEVATION	ROUDED LL	DESIGN LL
MIN. ROAD CROWN	-17.35' NAVD	-16.90' NAVD
MIN. FINISHED FLOOR	-17.35' NAVD	-16.90' NAVD
MIN. PERIMETER BERM	-17.81' NAVD	-16.90' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 1.2

CONTROL ELEVATION	ROUDED LL	DESIGN LL
MIN. ROAD CROWN	-17.35' NAVD	-16.90' NAVD
MIN. FINISHED FLOOR	-17.35' NAVD	-16.90' NAVD
MIN. PERIMETER BERM	-17.81' NAVD	-16.90' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 1.3

CONTROL ELEVATION	ROUDED LL	DESIGN LL
MIN. ROAD CROWN	-17.35' NAVD	-16.90' NAVD
MIN. FINISHED FLOOR	-17.35' NAVD	-16.90' NAVD
MIN. PERIMETER BERM	-17.81' NAVD	-16.90' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 1.4

CONTROL ELEVATION	ROUDED LL	DESIGN LL
MIN. ROAD CROWN	-17.35' NAVD	-16.90' NAVD
MIN. FINISHED FLOOR	-17.35' NAVD	-16.90' NAVD
MIN. PERIMETER BERM	-17.81' NAVD	-16.90' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 2.1

CONTROL ELEVATION	ROUDED LL	DESIGN LL
MIN. ROAD CROWN	-16.87' NAVD	-16.42' NAVD
MIN. FINISHED FLOOR	-16.87' NAVD	-16.42' NAVD
MIN. PERIMETER BERM	-17.33' NAVD	-16.42' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 2.2

CONTROL ELEVATION	ROUDED LL	DESIGN LL
MIN. ROAD CROWN	-16.87' NAVD	-16.42' NAVD
MIN. FINISHED FLOOR	-16.87' NAVD	-16.42' NAVD
MIN. PERIMETER BERM	-17.33' NAVD	-16.42' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 2.3

CONTROL ELEVATION	ROUDED LL	DESIGN LL
MIN. ROAD CROWN	-16.87' NAVD	-16.42' NAVD
MIN. FINISHED FLOOR	-16.87' NAVD	-16.42' NAVD
MIN. PERIMETER BERM	-17.33' NAVD	-16.42' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 3

CONTROL ELEVATION	ROUDED LL	DESIGN LL
MIN. ROAD CROWN	-17.35' NAVD	-16.90' NAVD
MIN. FINISHED FLOOR	-17.35' NAVD	-16.90' NAVD
MIN. PERIMETER BERM	-17.81' NAVD	-16.90' NAVD



NOTES:  
1. ALL ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN HORIZONTAL DATUM (NAVD) OF 1988.

COMPUTER  
FIELD BK./PC.

**CULPEPPER & TERPENING INC.**  
2080 SOUTH DIXIE STREET • FORT PIERCE, FLORIDA 34981  
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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTH. #1232478-00-0168

REVISIONS

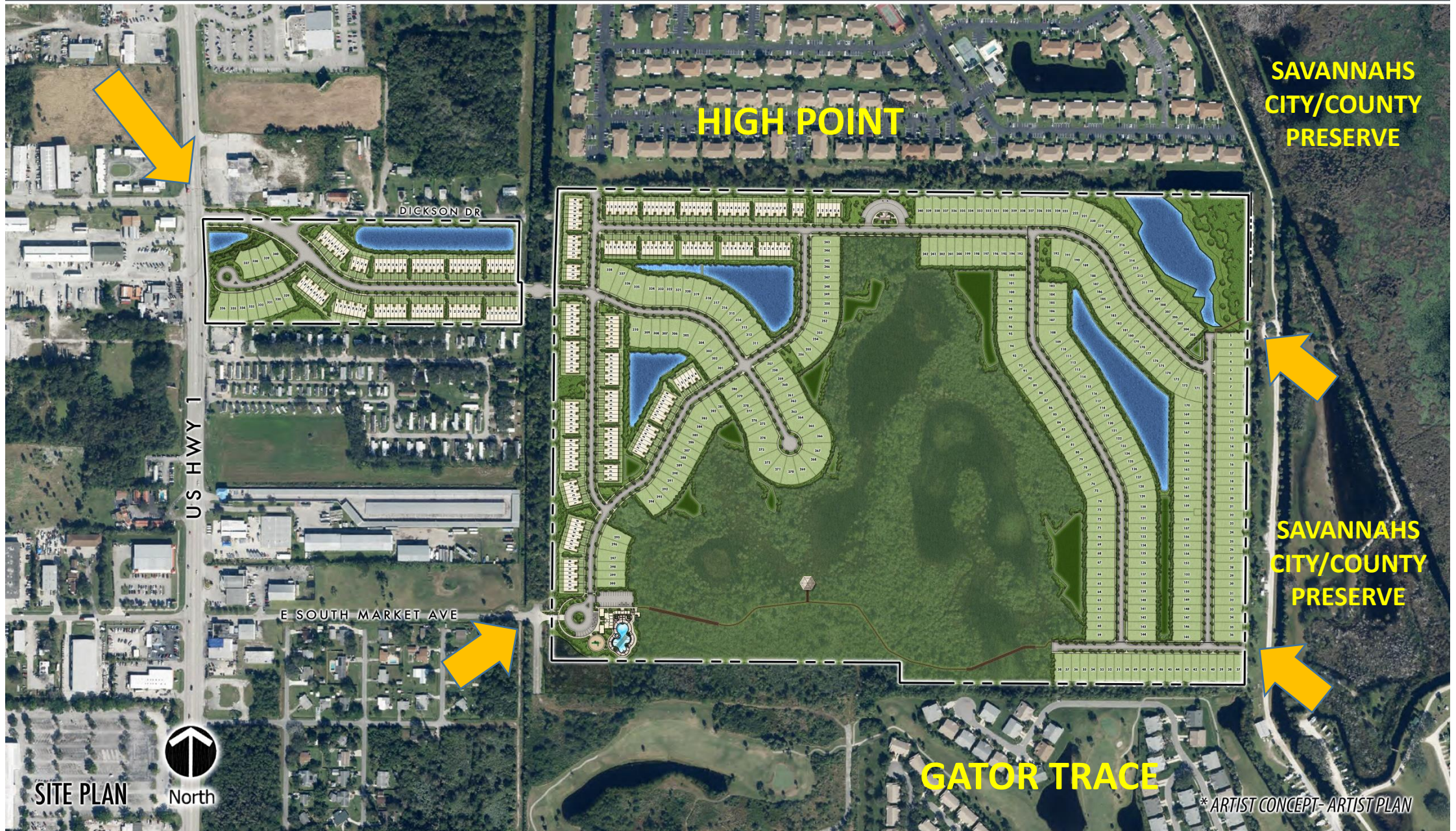
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SAVANNAH PRESERVE  
MASTER DRAINAGE PLAN

DATE: 4-28-20  
SCALE: 1"=150'  
JOB NO. 21-054  
SHEET 2 of 47







**HIGH POINT**

**SAVANNAHS  
CITY/COUNTY  
PRESERVE**

DICKSON DR

US HWY 1

E SOUTH MARKET AVE

**SAVANNAHS  
CITY/COUNTY  
PRESERVE**

**GATOR TRACE**

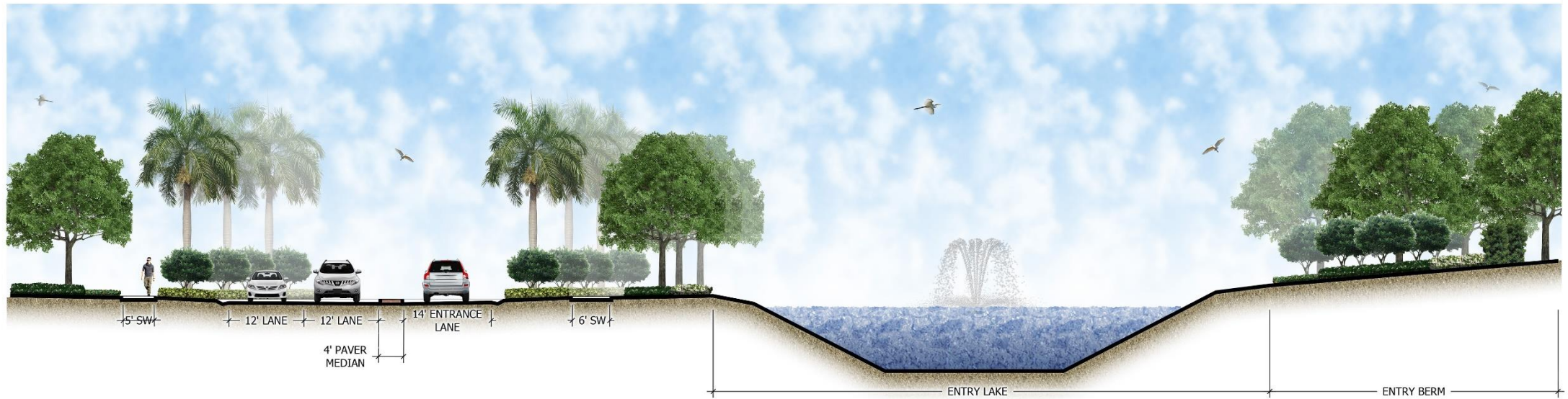
SITE PLAN



North

\* ARTIST CONCEPT- ARTIST PLAN





**ENTRY CROSS SECTION**

*\* ARTIST CONCEPT- ARTIST PLAN*



**TYPICAL TOWNHOMES**  
*FLAMINGO BUILDING*

**LANDSCAPE**  
**BUFFER**

**TYPICAL VILLA**  
*CRAFTSMAN*

*\* ARTIST CONCEPT- ARTIST PLAN*









# SAVANNAH PRESERVE

# KOLTERLAND


## Legend

 Municipalities

## FTP LAND USE

### FUTURE\_LAN

 CG

 I

 OSC

 RH

 RL

 RM

## SLC FUTURE LAND USE

### FLUCode

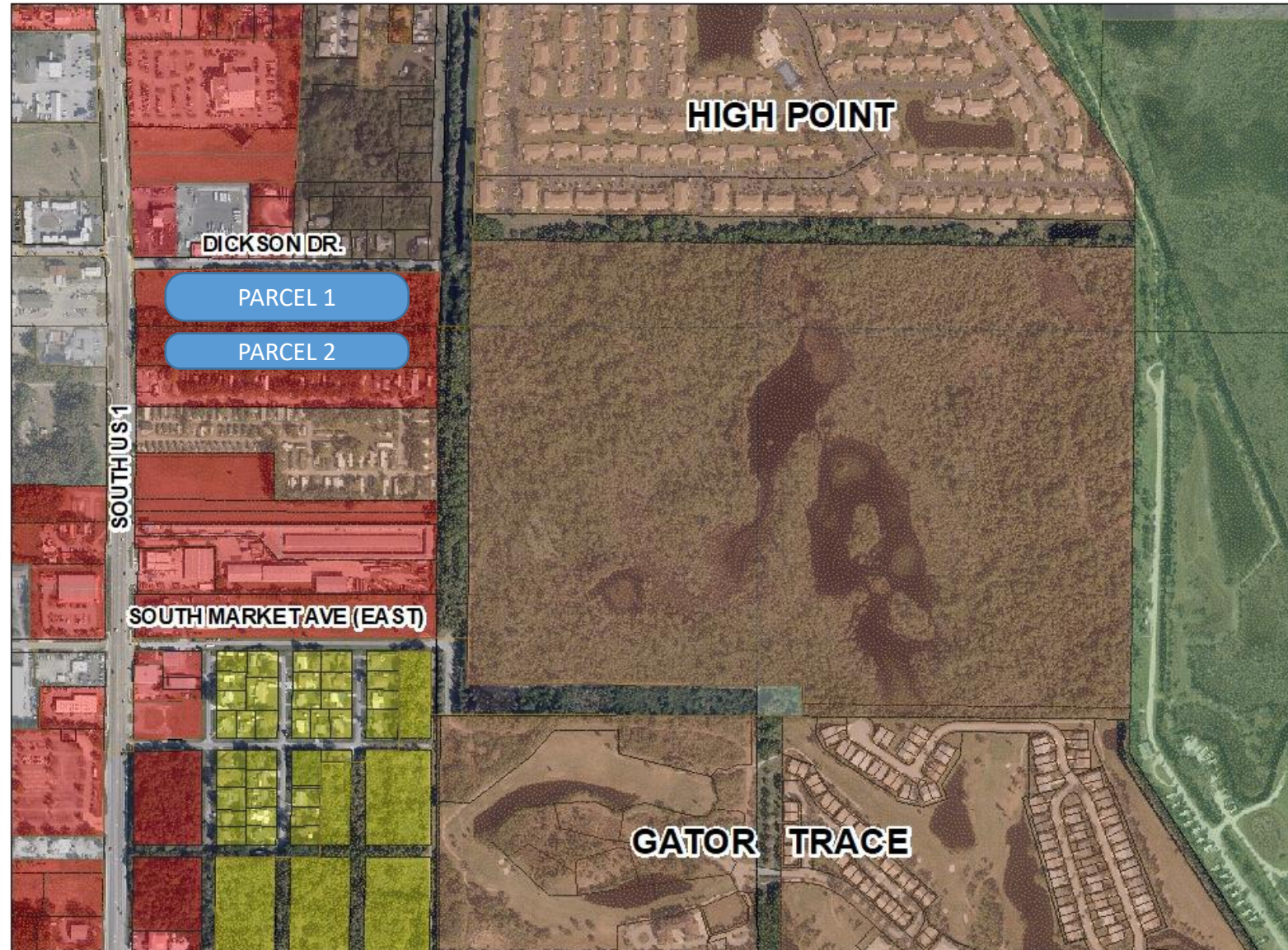
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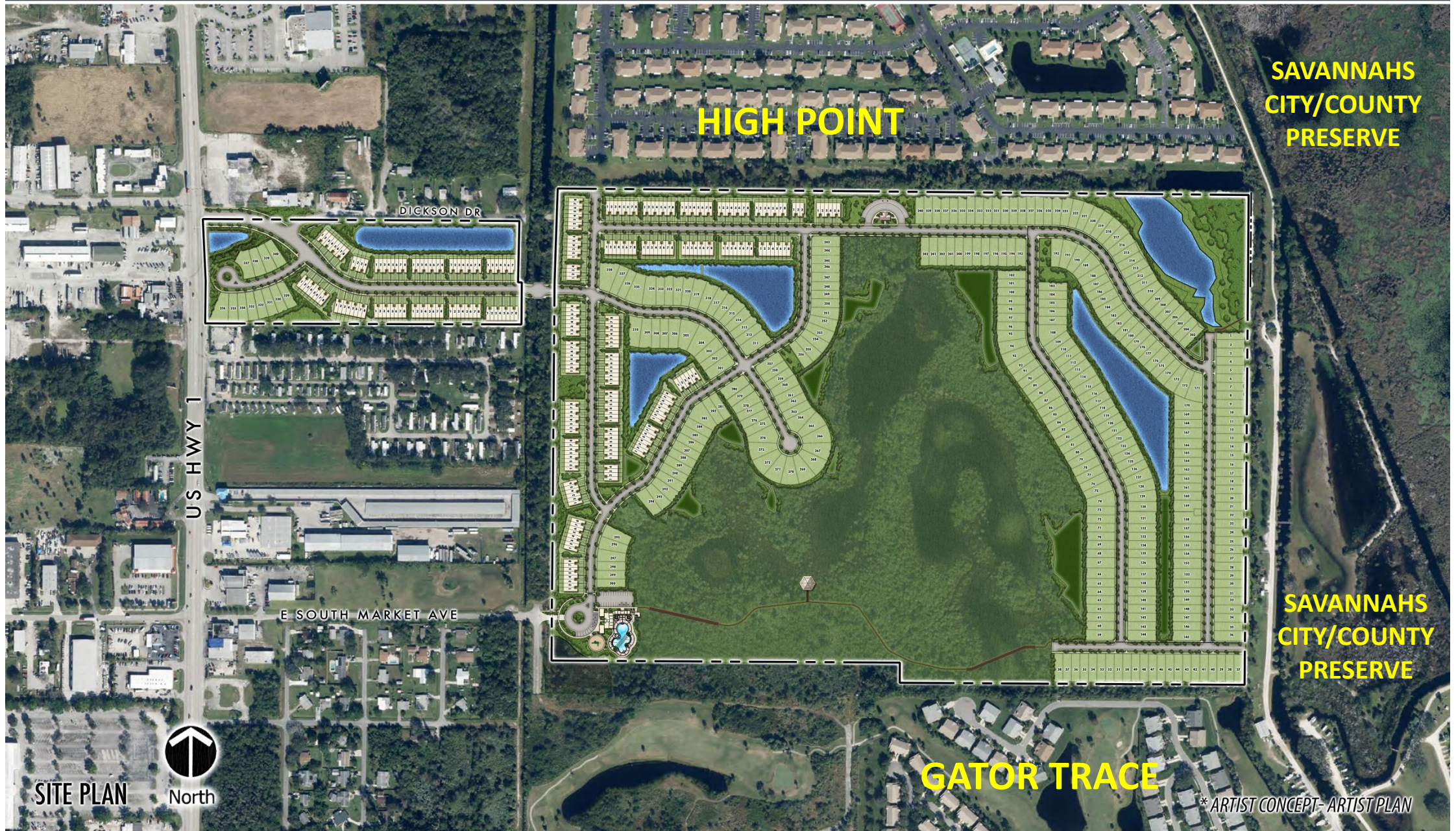
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 RH

 RM

 RU





**HIGH POINT**

**SAVANNAHS  
CITY/COUNTY  
PRESERVE**

DICKSON DR

US HWY 1

E SOUTH MARKET AVE

**SAVANNAHS  
CITY/COUNTY  
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**GATOR TRACE**

SITE PLAN



North

\* ARTIST CONCEPT - ARTIST PLAN