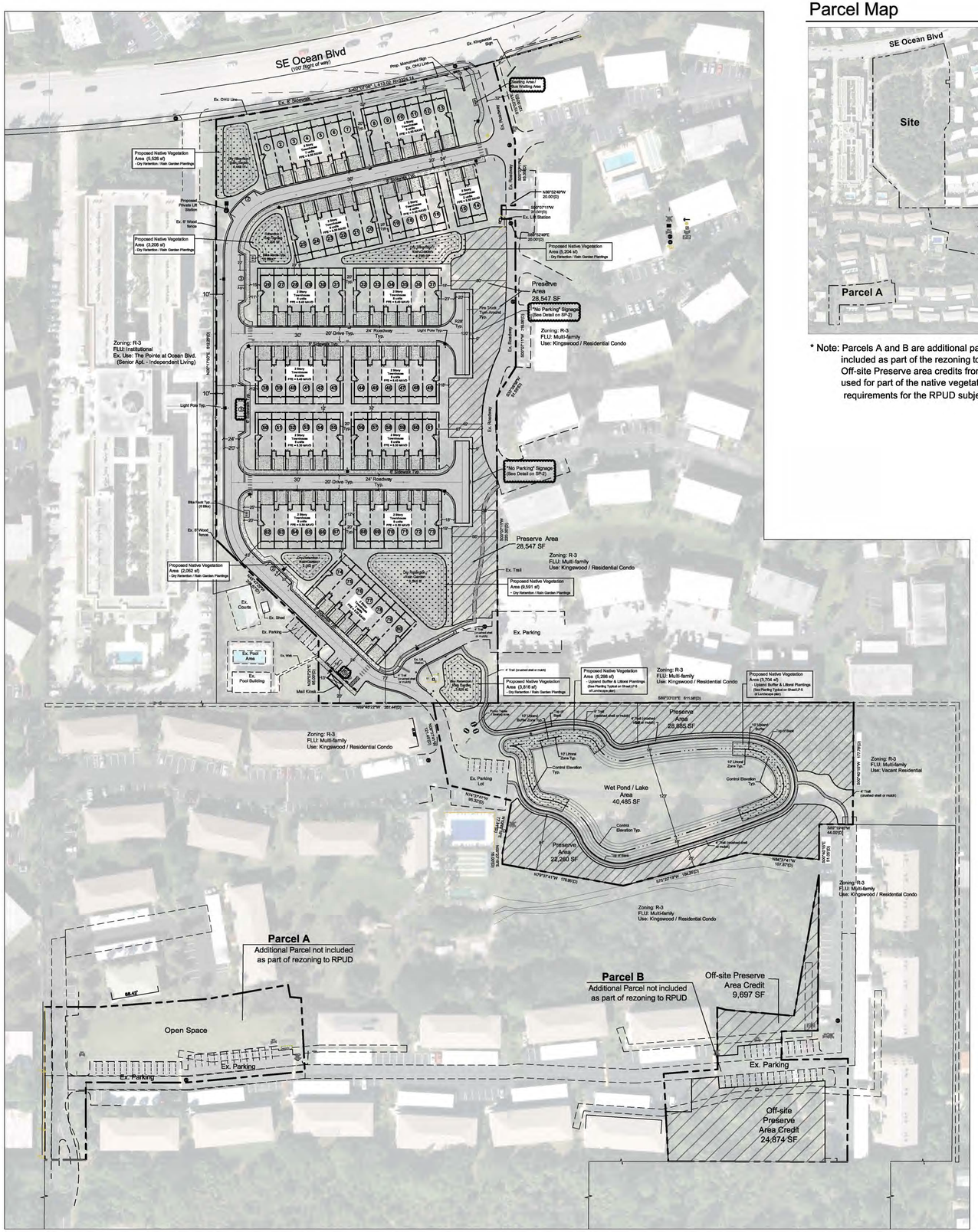


Parcel Map

* Note: Parcels A and B are additional parcels and are not included as part of the rezoning to RPUD.
Off-site Preserve area credits from Parcel B shall be used for part of the native vegetation / preserve area requirements for the RPUD subject property.

Location Map



Site Data

Total Site Area	11.04 Ac. / 481,103 sf
Future Land Use	Multi-family Residential
Existing Zoning	R-3
Proposed Zoning	RPUD
Proposed Use	2-Story / Single Family Townhomes
Proposed Dwelling Units	80

Density

Maximum Density - 30 DU/Ac. (11.04 Ac. x 30)	331 Max. Units
Proposed Density	80 Units
Proposed Gross Site Density	7.25 DU / Ac.

Impervious Area

Building Coverage	83,230 sf	1.91 Ac.	17%
Existing & Proposed Vehicular Use Areas	67,824 sf	1.56 Ac.	14%
Sidewalks / Paved Areas / Rear Patios	58,463 sf	1.34 Ac.	12%
Wet Pond / Lake	40,485 sf	0.93 Ac.	9%
Total:	250,002 sf	5.74 Ac.	52%

Pervious Area / Open Space

Dry Detention Areas	26,848 sf	0.62 Ac.	6%
Native Preserve Areas (On-site)	79,692 sf	1.83 Ac.	16%
Other Landscape / Open Space	124,561 sf	2.85 Ac.	26%
Total:	231,101 sf	5.30 Ac.	48%

Native Vegetation Area / Upland Preserve Data

Required Native Vegetation Area:	(481,103 sf x 25%)	120,275 sf / 2.76 Ac. / 25%
Provided Native Vegetation Area:		135,374 sf / 3.11 Ac. / 28%
Native Upland Preserve Areas		79,692 sf / 1.83 Ac.
Parcel B - Offsite Preserve Area Credit	(34,571 sf x 50% Credit)	17,285 sf / 0.40 Ac.
Proposed Native Vegetation Area		38,397 sf / 0.88 Ac.

Parking Data

Required Parking Spaces: (2 spaces per unit w/ 2 or more bedrooms)	160 Spaces
Provided Parking Spaces:	203 Spaces
One Car Garages (80 D.U.)	80 Spaces
One Car Driveways (53 D.U.)	53 Spaces
Two Car Driveways (27 D.U.)	54 Spaces
On-Street Parking (5 - 9' x 18 + 1 Handicap + 10 Parallel)	16 Spaces

Required Minimum Building Setbacks

Front Setback (From SE Ocean Blvd / North Property):	25 ft
Side Setback (From East And West Property Line):	15 ft (10 ft for Mail Kiosk)
Rear Setback (From South Property Line):	20 ft (10 ft for Mail Kiosk)

Lot Building Setbacks

Front Setback :	20 ft
Side Setback (Exterior Units):	4 ft
Side Setback (interior Units):	0 ft
Rear Setback :	10 ft
Building Separtion :	20 ft

Legend

Ex. Preserve Area

Proposed Native Vegetation Area

Site Lighting / Light Pole Typ.

Scale: 1" = 80'

0' 40' 80' 160' 240'

North

HJA DESIGN STUDIO
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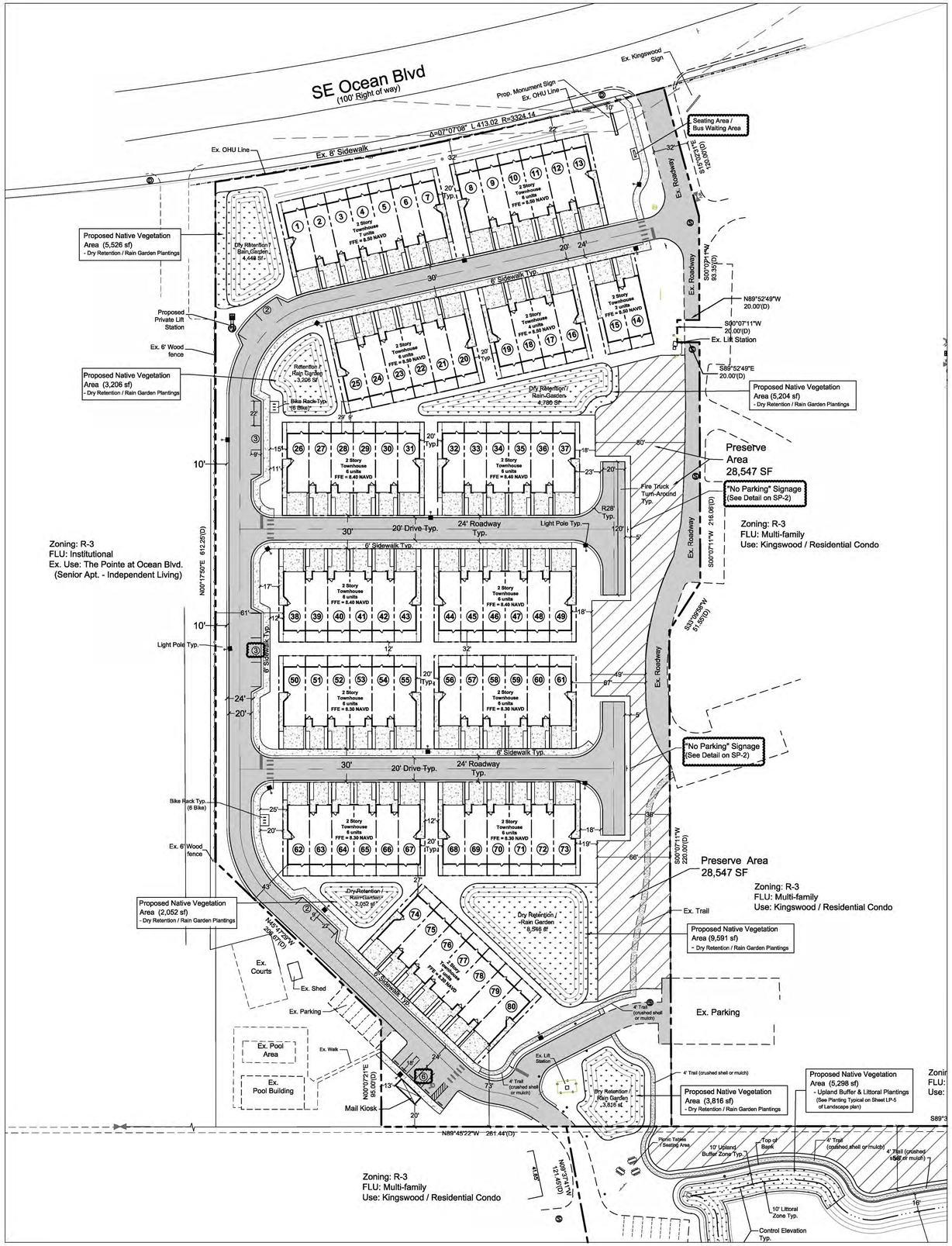
Stuart Ocean Townhomes

City of Stuart
Florida
Major Development Site Plan (RPUD)

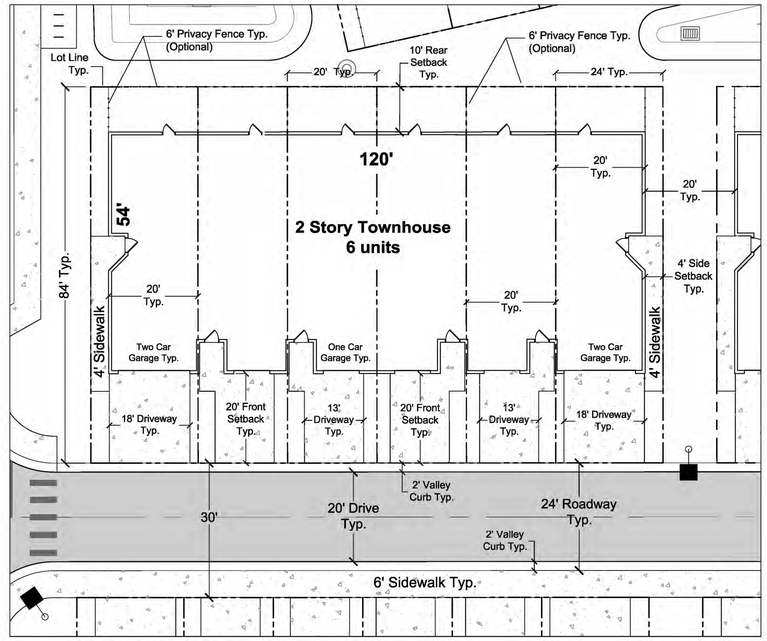
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The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Job No.	19005
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	9-20-19
	12-05-19
Revision Dates	3-02-20

SP-1



Townhouse & Lot Typical

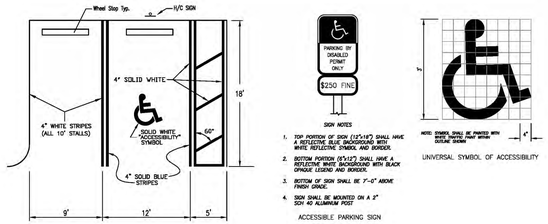


Lot Building Setbacks

Front Setback :	20 ft
Side Setback (Exterior Units):	4 ft
Side Setback (interior Units):	0 ft
Rear Setback :	10 ft
Building Separtion :	20 ft

Parking Space Detail

Scale: N.T.S.



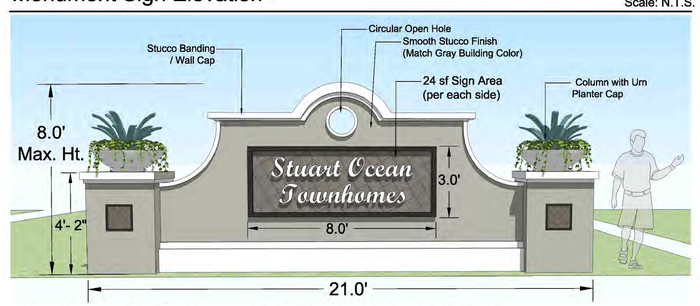
No Parking Sign Detail

Scale: N.T.S.



Monument Sign Elevation

Scale: N.T.S.



*Note: Monument Sign is conceptual. Final sign design and dimensions may vary.

Scale: 1" = 50'

0' 25' 50' 100' 150'

North

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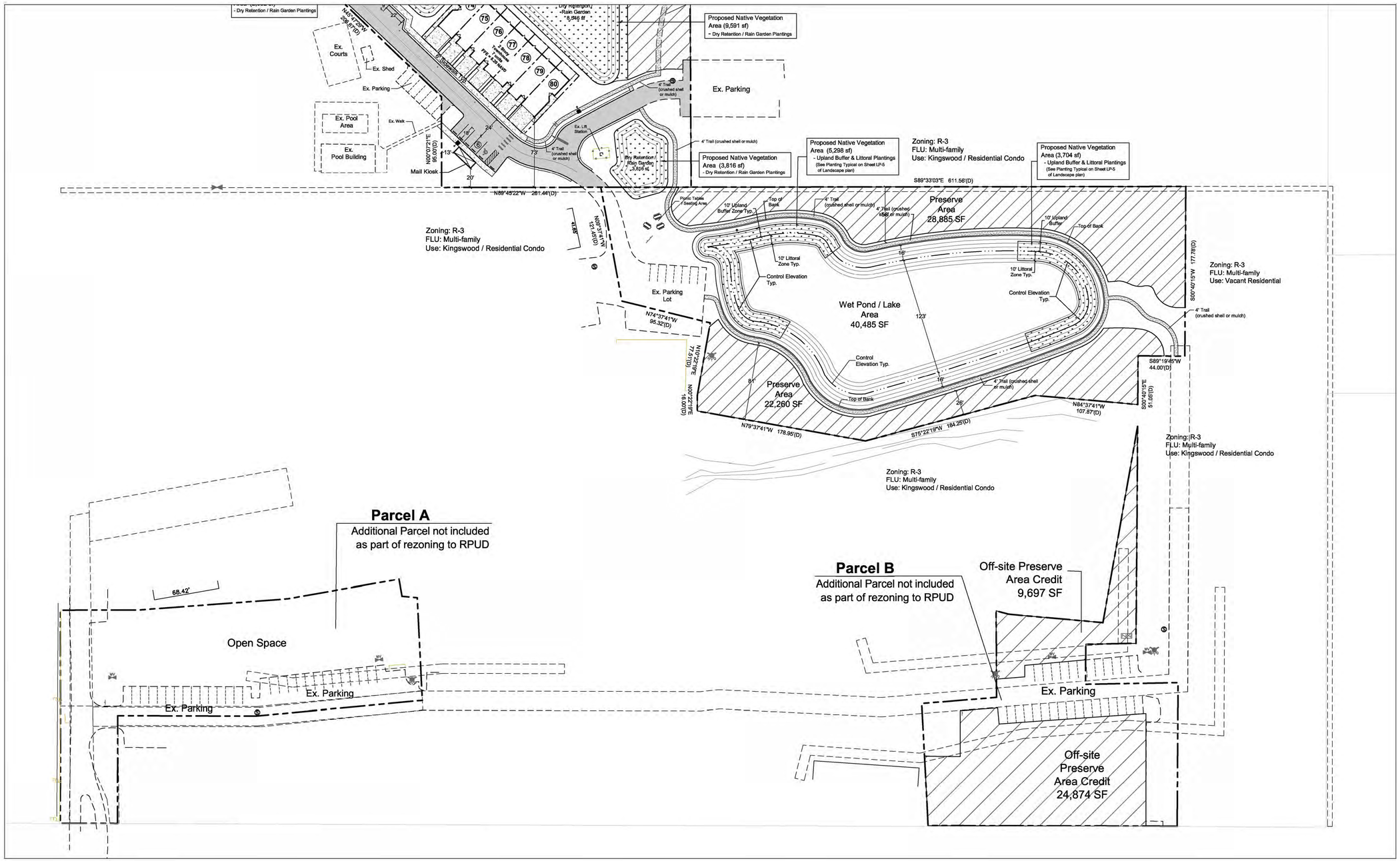
Stuart Ocean Townhomes

City of Stuart
Florida
Major Development Site Plan (RPUD)

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Job No.	19005
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	9-20-19
	12-05-19
Revision Dates	3-02-20

SP-2



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Stuart Ocean Townhomes

City of Stuart, Florida
Major Development Site Plan (RPUD)

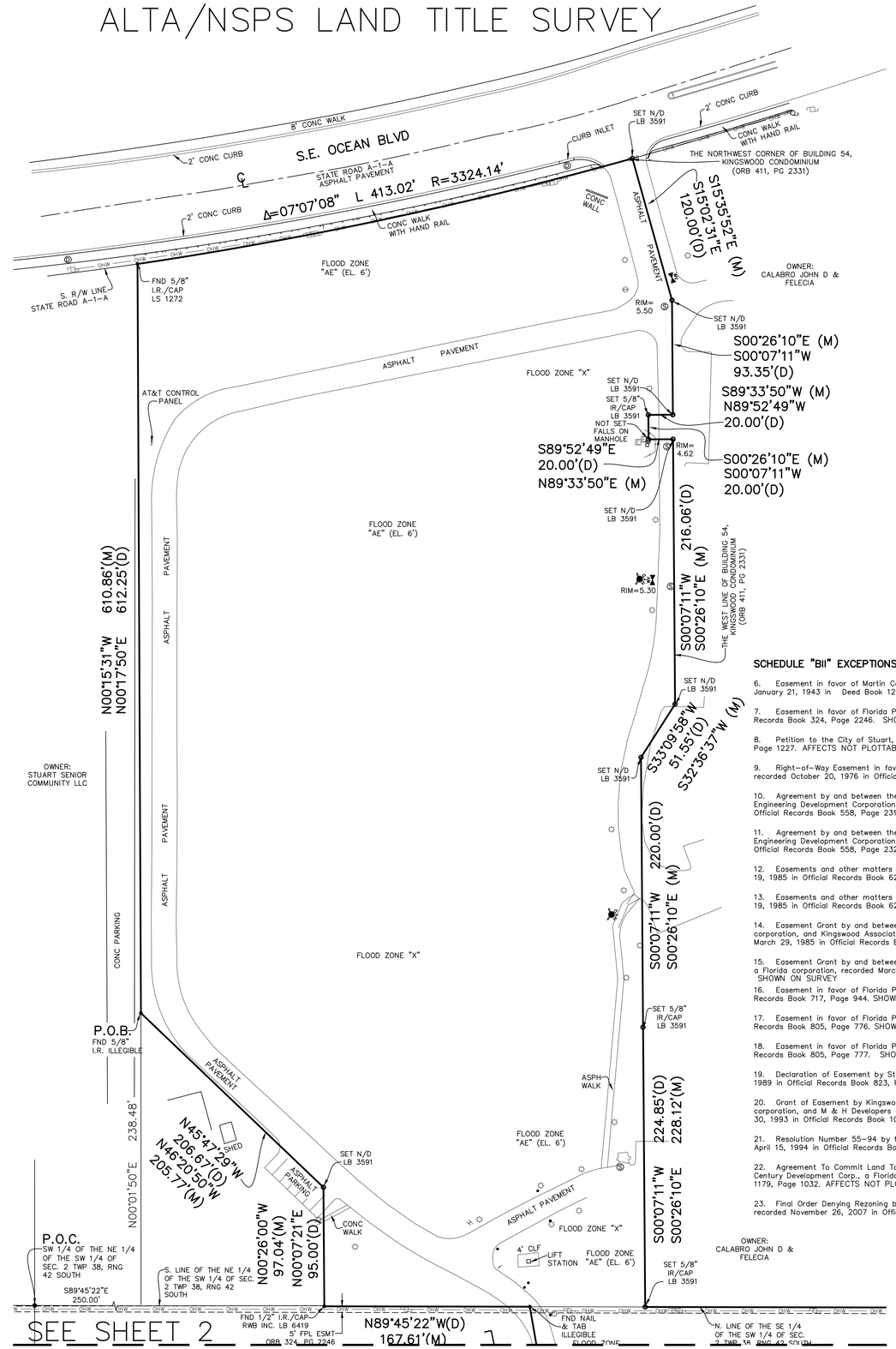
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Job No.	19005
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	9-20-19
	12-05-19
Revision Dates	3-02-20

Scale: 1" = 50'
0' 25' 50' 100' 150'
North

SP-3

ALTA/NSPS LAND TITLE SURVEY



NORTH

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 INCH = 50 FT.

SCHEDULE "BII" EXCEPTIONS

6. Easement in favor of Martin County, a political subdivision of the State of Florida, recorded January 21, 1943 in Deed Book 12, Page 506. BLANKET EASEMENT

7. Easement in favor of Florida Power & Light Company recorded March 1, 1971 in Official Records Book 324, Page 2246. SHOWN ON SURVEY

8. Petition to the City of Stuart, Florida, recorded May 22, 1972 in Official Records Book 339, Page 1227. AFFECTS NOT PLOTTABLE

9. Right-of-Way Easement in favor of Southern Bell Telephone and Telegraph Company recorded October 20, 1976 in Official Records Book 408, Page 1241. AFFECTS NOT PLOTTABLE

10. Agreement by and between the City of Stuart, Florida, a municipal corporation, and Florida Engineering Development Corporation, a Florida corporation, recorded December 14, 1982 in Official Records Book 558, Page 2310. AFFECTS NOT PLOTTABLE

11. Agreement by and between the City of Stuart, Florida, a municipal corporation, and Florida Engineering Development Corporation, a Florida corporation, recorded December 14, 1982 in Official Records Book 558, Page 2323. AFFECTS NOT PLOTTABLE

12. Easements and other matters as shown on Kingswood South Site Plan recorded February 19, 1985 in Official Records Book 627, Page 2006. AFFECTS NOT PLOTTABLE

13. Easements and other matters as shown on Kingswood South Site Plan recorded February 19, 1985 in Official Records Book 627, Page 2394. AFFECTS NOT PLOTTABLE

14. Easement Grant by and between Florida Engineering Development Corporation, a Florida corporation, and Kingswood Association No. 4, Inc., a Florida not for profit corporation, recorded March 29, 1985 in Official Records Book 631, Page 1771.SHOWN ON SURVEY

15. Easement Grant by and between Angela McLaughlin and J. Byrnes Development Group, Inc., a Florida corporation, recorded March 6, 1987 in Official Records Book 710, Page 1696. SHOWN ON SURVEY

16. Easement in favor of Florida Power & Light Company recorded April 30, 1987 in Official Records Book 717, Page 944. SHOWN ON SURVEY

17. Easement in favor of Florida Power & Light Company recorded March 30, 1989 in Official Records Book 805, Page 776. SHOWN ON SURVEY

18. Easement in favor of Florida Power & Light Company recorded March 30, 1989 in Official Records Book 805, Page 777. SHOWN ON SURVEY

19. Declaration of Easement by St. Lucie View, Inc., a Florida corporation, recorded August 10, 1989 in Official Records Book 823, Page 1885. SHOWN ON SURVEY

20. Grant of Easement by Kingswood Association No. 3, Inc., a Florida not-for-profit corporation, and M & H Developers of Palm Beach, Inc., a Florida corporation, recorded December 30, 1993 in Official Records Book 1048, Page 1055. SHOWN ON SURVEY

21. Resolution Number 55-94 by the City Commission of the City of Stuart, Florida, recorded April 15, 1994 in Official Records Book 1066, Page 880. AFFECTS PARCELS A, B AND C ONLY NOT PLOTTABLE

22. Agreement To Commit Land To Development by and between Angela C. McLaughlin and Century Development Corp., a Florida corporation, recorded May 24, 1996 in Official Records Book 1179, Page 1032. AFFECTS NOT PLOTTABLE

23. Final Order Denying Rezoning by the City Commission of the City of Stuart, Florida, recorded November 26, 2007 in Official Record. AFFECTS NOT PLOTTABLE

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH OF THE RIGHT-OF-WAY FOR STATE ROAD A-1-A.

LESS AND EXCEPT THE WESTERLY 250.00 FEET THEREOF.

ALSO, LESS AND EXCEPT BUILDINGS 1 THROUGH 21, INCLUSIVE, BUILDINGS 33 THROUGH 43, INCLUSIVE, BUILDINGS 53 THROUGH 59, INCLUSIVE, RECREATION AREAS 1, 2 AND 3, AND SEWER PUMP STATIONS 1 AND 2, KINGSWOOD CONDOMINIUM APARTMENT BUILDINGS, ACCORDING TO THE DECLARATIONS OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 325, PAGE 1560, OFFICIAL RECORDS BOOK 332, PAGE 2706, OFFICIAL RECORDS BOOK 344, PAGE 1409, OFFICIAL RECORDS BOOK 359, PAGE 1191, OFFICIAL RECORDS BOOK 360, PAGE 546, OFFICIAL RECORDS BOOK 366, PAGE 1974, OFFICIAL RECORDS BOOK 366, PAGE 2065, OFFICIAL RECORDS BOOK 367, PAGE 2659, OFFICIAL RECORDS BOOK 369, PAGE 1771, OFFICIAL RECORDS BOOK 391, PAGE 1877, OFFICIAL RECORDS BOOK 392, PAGE 1887, OFFICIAL RECORDS BOOK 393, PAGE 1094, OFFICIAL RECORDS BOOK 399, PAGE 1214, OFFICIAL RECORDS BOOK 406, PAGE 504, OFFICIAL RECORDS BOOK 406, PAGE 593, OFFICIAL RECORDS BOOK 411, PAGE 2331 AND OFFICIAL RECORDS BOOK 426, PAGE 696, AND ANY AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, BEAR SOUTH 89°45'22" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 250.00 FEET; THENCE NORTH 00°17'50" EAST A DISTANCE OF 238.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°17'50" EAST A DISTANCE OF 612.25 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, SAID POINT BEING A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 3,324.14 FEET, WHOSE CENTER BEARS NORTH 07°54'58" WEST, HAVING A CHORD BEARING AND DISTANCE OF NORTH 78°31'28" EAST 412.75 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°07'08", A DISTANCE OF 413.02 FEET TO THE NORTHWEST CORNER OF BUILDING 54, KINGSWOOD CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 411, PAGE 2331, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE THE FOLLOWING COURSES ALONG SAID KINGSWOOD CONDOMINIUM, SOUTH 15°02'31" EAST A DISTANCE OF 120.00 FEET; THENCE SOUTH 00°07'11" WEST A DISTANCE OF 93.35 FEET; THENCE NORTH 89°52'49" WEST A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°07'11" WEST A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°52'49" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°07'11" WEST A DISTANCE OF 216.06 FEET; THENCE SOUTH 33°09'58" WEST A DISTANCE OF 51.55 FEET; THENCE SOUTH 00°07'11" WEST A DISTANCE OF 220.00 FEET; THENCE CONTINUE SOUTH 00°07'11" WEST A DISTANCE OF 224.85 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTH 89°33'50" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 517.30 FEET; THENCE SOUTH 00°40'15" WEST A DISTANCE OF 177.78 FEET; THENCE NORTH 89°19'45" WEST A DISTANCE OF 5.00 FEET TO THE NORTHEAST CORNER OF THE 44 FOOT PARCEL ADDED TO KINGSWOOD CONDOMINIUM BUILDING NO. 109 PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 1117, PAGE 281, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE THE FOLLOWING COURSES ALONG SAID PARCEL, NORTH 89°19'45" WEST A DISTANCE OF 44.00 FEET; THENCE SOUTH 00°40'15" WEST A DISTANCE OF 51.05 FEET TO A POINT ON THE NORTH LINE OF THE DRAINAGE AREA CONVEYED TO KINGSWOOD ASSOCIATION NO. 3, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AS RECORDED IN OFFICIAL RECORDS BOOK 476, PAGE 2524, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE THE FOLLOWING COURSES ALONG SAID DRAINAGE AREA, NORTH 84°37'41" WEST A DISTANCE OF 107.87 FEET; THENCE SOUTH 75°22'19" WEST A DISTANCE OF 184.25 FEET; THENCE NORTH 79°37'41" WEST A DISTANCE OF 178.95 FEET TO A POINT ON THE EAST LINE OF RECREATION AREA NO. 4 PARCEL, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1501, PAGE 1564, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE THE FOLLOWING COURSES ALONG SAID RECREATION AREA NO. 4 PARCEL, NORTH 00°22'19" EAST A DISTANCE OF 16.00 FEET; THENCE NORTH 10°22'19" EAST A DISTANCE OF 77.51 FEET; THENCE NORTH 74°37'41" WEST A DISTANCE OF 95.32 FEET; THENCE LEAVING SAID RECREATION AREA NO. 4 PARCEL, NORTH 09°37'41" WEST A DISTANCE OF 121.45 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE NORTH 89°45'22" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 167.61 FEET; THENCE NORTH 00°07'21" EAST A DISTANCE OF 95.00 FEET; THENCE NORTH 45°47'29" WEST A DISTANCE OF 206.67 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN MARTIN COUNTY, FLORIDA.

CONTAINING 481,103 SQ. FT. / 11.045 ACRES, MORE OR LESS. (M)

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

TOGETHER WITH:

PARCEL A:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID SECTION 2, THENCE BEAR SOUTH 89°32'19" EAST, ALONG THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 1,333.00 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE NORTH 00°21'51" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 665.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 00°21'51" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 223.11 FEET TO A POINT ON THE SOUTH LINE OF KINGSWOOD CONDOMINIUM, PHASE THREE, APARTMENT BUILDING NO. 127 PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 637, PAGE 1736, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE THE FOLLOWING COURSES, ALONG THE SOUTH LINE OF BUILDING NO. 127 PARCEL, SOUTH 89°44'25" EAST A DISTANCE OF 81.08 FEET; THENCE NORTH 86°04'20" EAST A DISTANCE OF 157.10 FEET TO THE SOUTHWEST CORNER OF KINGSWOOD CONDOMINIUM, PHASE THREE, APARTMENT BUILDING NO. 129 PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 597, PAGE 389, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 80°22'19" EAST, ALONG THE SOUTH LINE OF SAID BUILDING NO. 129 PARCEL, A DISTANCE OF 118.87 FEET TO A POINT ON WEST LINE OF THE DRAINAGE AREA CONVEYED TO KINGSWOOD ASSOCIATION NO. 3, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AS RECORDED IN OFFICIAL RECORDS BOOK 476, PAGE 2524, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE THE FOLLOWING COURSES ALONG SAID DRAINAGE AREA, SOUTH 09°37'41" EAST A DISTANCE OF 18.13 FEET; THENCE SOUTH 84°37'41" EAST A DISTANCE OF 15.97 FEET TO THE NORTHWEST CORNER OF KINGSWOOD CONDOMINIUM, PHASE THREE, APARTMENT BUILDING NO. 121 PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 729, PAGE 317, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 02°32'41" EAST, ALONG THE WEST LINE OF SAID BUILDING NO. 121 PARCEL, A DISTANCE OF 107.60 FEET TO A POINT ON THE NORTH LINE OF KINGSWOOD CONDOMINIUM, PHASE THREE, APARTMENT NO. 124 PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 739, PAGE 537, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 84°58'52" WEST, ALONG THE NORTH LINE OF SAID BUILDING NO. 124 PARCEL, AND THE NORTH LINE OF KINGSWOOD CONDOMINIUM, PHASE THREE, APARTMENT NO. 126 PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 719, PAGE 2289, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 147.38 FEET; THENCE SOUTH 85°01'04" WEST A DISTANCE OF 27.38 FEET TO THE NORTHEAST CORNER OF KINGSWOOD CONDOMINIUM, PHASE THREE, APARTMENT BUILDING NO. 128 PARCEL; THENCE NORTH 89°32'40" WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 145.35 FEET; THENCE SOUTH 00°21'51" WEST, ALONG THE WEST LINE OF SAID BUILDING NO. 128 PARCEL, A DISTANCE OF 112.67 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE NORTH 89°31'49" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN MARTIN COUNTY, FLORIDA.

CONTAINING 50,929 SQ. FT. / 1.169 ACRES, MORE OR LESS. (M)

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

DESCRIPTION CONTINUED:

PARCEL B:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 2, THENCE BEAR SOUTH 89°32'19" EAST, ALONG THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 1,333.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE NORTH 00°21'51" EAST, ALONG SAID WEST LINE, A DISTANCE OF 665.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTH 89°31'49" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 909.51 FEET TO THE SOUTHEAST CORNER OF KINGSWOOD CONDOMINIUM APARTMENT BUILDING NO. 118 PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 790, PAGE 985, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE PROCEED NORTH 02°40'00" WEST, ALONG THE EASTERLY LINE OF SAID BUILDING NO. 118 PARCEL, A DISTANCE OF 127.86 FEET TO A POINT ON THE SOUTH LINE OF KINGSWOOD APARTMENT BUILDING NO. 115 PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 790, PAGE 938, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE THE FOLLOWING COURSES ALONG SAID PARCEL, NORTH 85°41'06" EAST, A DISTANCE OF 78.68 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 90.73 FEET TO A POINT ON THE SOUTH LINE OF THE DRAINAGE AREA CONVEYED TO KINGSWOOD ASSOCIATION NO. 3, INC., A FLORIDA NOT FOR PROFIT CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 476, PAGE 2524, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE THE FOLLOWING COURSES ALONG SAID DRAINAGE AREA, SOUTH 74°37'41" EAST A DISTANCE OF 13.88 FEET; THENCE SOUTH 84°37'41" EAST A DISTANCE OF 98.97 FEET; THENCE NORTH 10°22'19" EAST A DISTANCE OF 208.26 FEET TO A POINT ON THE WEST LINE OF THE 44 FOOT PARCEL ADDED TO KINGSWOOD CONDOMINIUM BUILDING NO. 109 PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 1117, PAGE 281, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 00°40'15" WEST, ALONG SAID WEST LINE, A DISTANCE OF 84.86 FEET TO THE NORTHWESTERLY CORNER OF THE PARCEL CONVEYED TO KINGSWOOD ASSOCIATION NO. 3, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AS RECORDED IN OFFICIAL RECORDS BOOK 1364, PAGE 768, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE THE FOLLOWING COURSES ALONG SAID PARCEL, SOUTH 00°48'55" WEST A DISTANCE OF 141.90 FEET; THENCE SOUTH 89°19'45" WEST A DISTANCE OF 52.58 FEET; THENCE SOUTH 00°40'15" WEST A DISTANCE OF 42.07 FEET; THENCE NORTH 89°19'45" EAST A DISTANCE OF 96.95 FEET TO A POINT ON THE WESTERLY LINE OF KINGSWOOD CONDOMINIUM BUILDING NO. 112 PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 814, PAGE 757, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 00°40'15" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 149.98 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE NORTH 89°31'49" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 261.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN MARTIN COUNTY, FLORIDA.

CONTAINING 49,374 SQ. FT. / 1.134 ACRES, MORE OR LESS. (M)

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

1. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. LANDS SHOWN HEREON WERE ABSTRACTED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT ORDER NO.: 7566276, DATED MARCH 28, 2019 @ 8:00 AM.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF SECTION 2 TOWNSHIP 38 SOUTH, RANGE 41 EAST, BEARING S89°32'19"E.
5. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. FLOOD ZONE: "AE"(6') AND "X"; COMMUNITY PANEL NO. 120161 0154 G; DATE: MARCH 6, 2015.
9. BENCHMARK ORIGIN DESCRIPTION: MARTIN COUNTY BENCHMARK #890158. ELEVATION = 5.48' NAVD.
10. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL, CEMETARY OR BURIAL GROUND.
11. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION.
12. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OR CHANGES IN STREET RIGHT-OF-WAY LINES.
13. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF WETLANDS DELINEATED BY APPROPRIATE AUTHORITIES.

LEGEND

ASPH – ASPHALT
L – ARC LENGTH
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
F.P.L.–FLORIDA POWER & LIGHT
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C.– POINT OF COMMENCEMENT
PGS – PAGE(S)
R – RADIUS
R/W – RIGHT-OF-WAY
RGE – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)
RPZ – RPZ/DDCV
(D) – DEED
(M) – MEASURED
NO ID – NO IDENTIFICATION
N/D – NAIL/DISC

– EXISTING ELEVATION
SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
– LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
– SET 5/8" IR/CAP LB 3591
– SET NAIL/DISC LB 3591
– SANITARY MANHOLE
– DRAINAGE MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
– CENTER LINE
– TRAFFIC SIGN
– ELECTRICAL WIRES OVERHEAD
– ANCHOR
– WATER METER
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– CONCRETE POWER POLE

REVISIONS	DATE	BY
FILE NAME: 8164-1-SURVEY		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

STUART PROPERTY 13.3 ACRES
A PORTION OF SW 1/4
SEC. 2, TWP 38, RNG 41
ALTA/NSPS LAND TITLE SURVEY

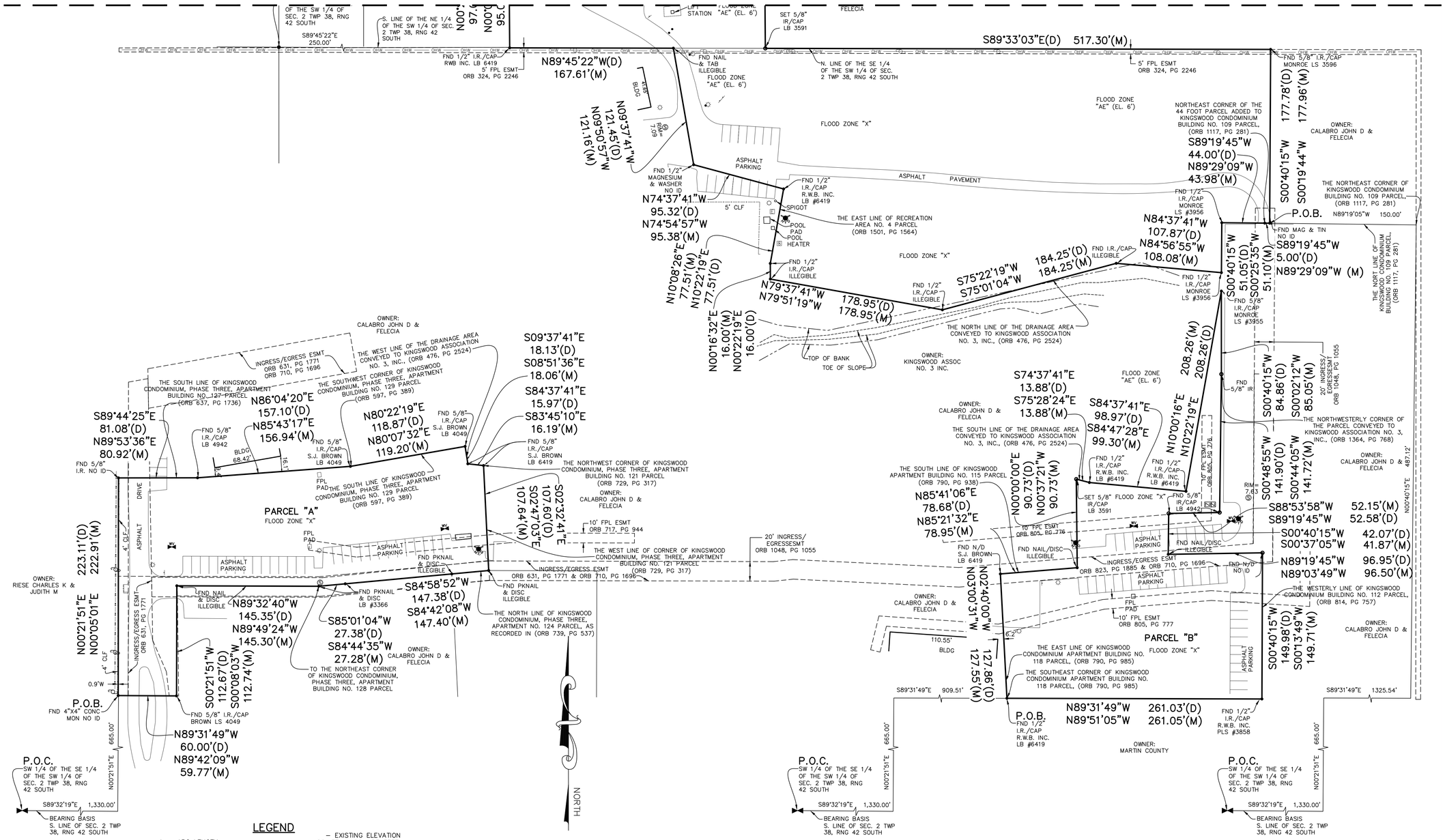
DATE	5/01/2019
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	1"=50'

JOB # 8164-1
SHT.NO. 1
OF 2 SHEETS

RONNIE L. FURNISS, P.S.M.
REG. LAND SURVEYOR #6272
STATE OF FLORIDA–LB 3591

ALTA/NSPS LAND TITLE SURVEY

SEE SHEET 1



LEGEND

L – ARC LENGTH
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
F.P.L.–FLORIDA POWER & LIGHT
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
O.R.B. – OFFICIAL RECORD BOOK
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R – RADIUS
R/W – RIGHT–OF–WAY
RGE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)
RPZ/DDCV – RPZ/DDCV
(D) – DEED
(M) – MEASURED

– EXISTING ELEVATION
SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
– LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
– SET 5/8" IR/CAP LB 3591
– SANITARY MANHOLE
– DRAINAGE MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
– CENTER LINE
– TRAFFIC SIGN
– ELECTRICAL WIRES OVERHEAD
– ANCHOR
– WATER METER
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FT.

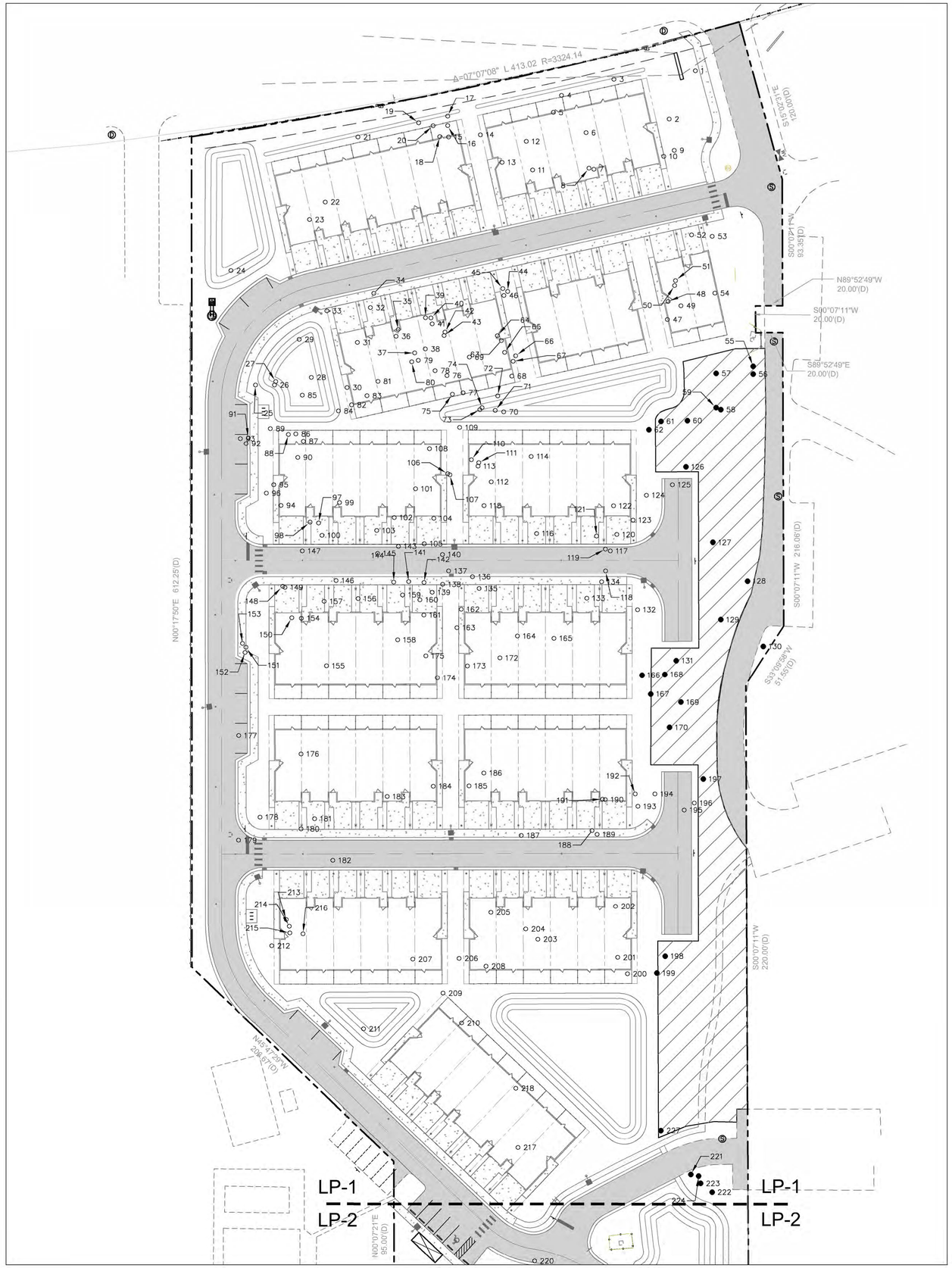
		DATE	BY
REVISIONS			
FILE NAME 8164-1-SURVEY			

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

STUART PROPERTY 13.3 ACRES
A PORTION OF SW 1/4
SEC. 2, TWP 38, RNG 41
ALTA/NSPS LAND TITLE SURVEY

DATE	5/01/2019
DRAWN BY	RF
F.B./ PG.	N/A
SCALE	1"=50'

JOB # 8164-1
SHT.NO. 2
OF 2 SHEETS



Existing Tree Chart

Tree No.	Species	Size DBH	Protected	Description	Status
1	Laurel Oak	22	Yes		Remove
2	Slash Pine	18	Yes		Remove
3	Slash Pine	19	Yes		Remove
4	Laurel Oak	7	Yes		Remove
5	Slash Pine	15	Yes		Remove
6	Laurel Oak	12	Yes	multi-stem	Remove
7	Laurel Oak	5	Yes	multi-stem	Remove
8	Laurel Oak	5	Yes	multi-stem	Remove
9	Slash Pine	19	Yes		Remove
10	Slash Pine	17	Yes		Remove
11	Laurel Oak	5	Yes	multi-stem	Remove
12	Slash Pine	19	Yes		Remove
13	Laurel Oak	5	Yes		Remove
14	Laurel Oak	9	Yes		Remove
15	Laurel Oak	17	Yes		Remove
16	Laurel Oak	8	Yes		Remove
17	Laurel Oak	6	Yes		Remove
18	Laurel Oak	6	Yes		Remove
19	Laurel Oak	7	Yes		Remove
20	Laurel Oak	17	Yes		Remove
21	Laurel Oak	26	Yes		Remove
22	Slash Pine	10	Yes		Remove
23	Slash Pine	12	Yes		Remove
24	Laurel Oak	21	Yes		Remove
25	Slash Pine	15	Yes		Remove
26	Laurel Oak	8	Yes		Remove
27	Slash Pine	15	Yes		Remove
28	Laurel Oak	9	Yes		Remove
* 29	Laurel Oak	7	Yes		Relocate
30	Laurel Oak	10	Yes		Remove
31	Laurel Oak	15	Yes		Remove
32	Laurel Oak	12	Yes		Remove
33	Laurel Oak	10	Yes		Remove
34	Slash Pine	10	Yes		Remove
35	Slash Pine	14	Yes		Remove
36	Laurel Oak	7	Yes		Remove
37	Laurel Oak	8	Yes		Remove
38	Slash Pine	10	Yes		Remove
39	Laurel Oak	7	Yes		Remove
40	Laurel Oak	7	Yes		Remove
41	Laurel Oak	7	Yes		Remove
42	Slash Pine	13	Yes		Remove
43	Slash Pine	13	Yes		Remove
44	Slash Pine	13	Yes		Remove
45	Slash Pine	10	Yes		Remove
46	Slash Pine	19	Yes		Remove
47	Live Oak	18	Yes		Remove
48	Live Oak	5	Yes		Remove
49	Live Oak	7	Yes		Remove
50	Live Oak	8	Yes		Remove
51	Live Oak	10	Yes	multi-stem	Remove
52	Live Oak	7	Yes		Remove
53	Live Oak	14	Yes		Remove
54	Slash Pine	23	Yes		Remove
55	Slash Pine	14	Yes		Preserve
56	Slash Pine	15	Yes		Preserve
57	Slash Pine	16	Yes		Preserve
58	Live Oak	5	Yes		Preserve
59	Live Oak	12	Yes		Preserve
60	Live Oak	6	Yes		Preserve
61	Live Oak	8	Yes	multi-stem	Preserve
62	Live Oak	5	Yes		Preserve
63	Slash Pine	16	Yes		Remove
64	Slash Pine	16	Yes		Remove
65	Slash Pine	12	Yes		Remove
66	Slash Pine	14	Yes		Remove
67	Live Oak	5	Yes	multi-stem	Remove
68	Slash Pine	17	Yes		Remove
69	Slash Pine	11	Yes		Remove
70	Slash Pine	24	Yes		Remove
71	Slash Pine	14	Yes		Remove
72	Slash Pine	10	Yes		Remove
73	Slash Pine	15	Yes		Remove
74	Slash Pine	13	Yes		Remove
75	Live Oak	8	Yes		Remove
76	Slash Pine	10	Yes		Remove
77	NA		Yes		
78	Slash Pine	12	Yes		Remove
79	Live Oak	6	Yes		Remove
80	Slash Pine	10	Yes		Remove
81	Slash Pine	14	Yes		Remove
82	Slash Pine	12	Yes		Remove
83	Dahoon Holly	5	Yes		Remove
84	Slash Pine	11	Yes		Remove
85	Slash Pine	15	Yes		Remove
86	Slash Pine	17	Yes		Remove
87	Slash Pine	10	Yes		Remove
88	Slash Pine	10	Yes		Remove
89	Slash Pine	15	Yes		Remove
90	Slash Pine	16	Yes		Remove
91	Live Oak	6	Yes		Remove
92	Live Oak	7	Yes		Remove
93	Slash Pine	11	Yes		Remove
94	Live Oak	11	Yes		Remove
95	Live Oak	8	Yes		Remove
96	Live Oak	6	Yes		Remove
97	Slash Pine	11	Yes		Remove
98	Slash Pine	11	Yes		Remove
99	Slash Pine	14	Yes		Remove
100	Live Oak	6	Yes		Remove
101	Slash Pine	19	Yes		Remove
102	Slash Pine	15	Yes		Remove
103	Live Oak	10	Yes		Remove
104	Slash Pine	13	Yes		Remove
105	Slash Pine	12	Yes		Remove
106	Dahoon Holly	5	Yes		Remove
107	Slash Pine	12	Yes		Remove
108	Laurel Oak	8	Yes		Remove
109	Laurel Oak	6	Yes		Remove
110	Slash Pine	10	Yes		Remove
111	Slash Pine	12	Yes		Remove
112	Slash Pine	15	Yes		Remove
113	Slash Pine	13	Yes		Remove
114	Live Oak	6	Yes	multi-stem	Remove
115	Slash Pine	18	Yes		Remove
116	Slash Pine	12	Yes		Remove
117	Slash Pine	10	Yes		Remove
118	Live Oak	6	Yes		Remove
119	Slash Pine	13	Yes		Remove
* 120	Live Oak	7	Yes		Relocate
* 121	Live Oak	7	Yes		Relocate
* 122	Live Oak	6	Yes		Relocate
123	Live Oak	11	Yes		Remove
* 124	Live Oak	6	Yes		Relocate
125	Live Oak	10	Yes		Remove
126	Live Oak	8	Yes		Preserve
127	Live Oak	21	Yes		Preserve
128	Live Oak	17	Yes		Preserve
129	Slash Pine	15	Yes		Preserve
130	Slash Pine	17	Yes		Preserve
131	Live Oak	19	Yes		Preserve
132	Slash Pine	23	Yes		Remove
133	Slash Pine	10	Yes		Remove
134	Live Oak	11	Yes		Remove
135	Slash Pine	12	Yes		Remove
136	Slash Pine	15	Yes		Remove
137	Slash Pine	11	Yes		Remove
138	Slash Pine	11	Yes		Remove
139	Slash Pine	9	No		Remove
140	Slash Pine	17	Yes		Remove
141	Slash Pine	18	Yes		Remove
142	Slash Pine	10	Yes		Remove
143	Slash Pine	15	Yes		Remove
144	Slash Pine	10	Yes		Remove
145	Slash Pine	14	Yes		Remove
146	Slash Pine	11	Yes		Remove
147	Live Oak	10	Yes		Remove
148	Live Oak	7	Yes		Remove
149	Slash Pine	22	Yes		Remove
150	Slash Pine	13	Yes		Remove
151	Sand Oak	4	No		Remove
152	Sand Oak	6	No		Remove
153	Sand Oak	11	No		Remove
154	Slash Pine	15	Yes		Remove
155	Slash Pine	12	Yes		Remove
156	Slash Pine	14	Yes		Remove
157	Slash Pine	11	Yes		Remove
158	Slash Pine	14	Yes		Remove
159	Slash Pine	13	Yes		Remove
160	Slash Pine	13	Yes		Remove
161	Slash Pine	11	Yes		Remove
162	Slash Pine	18	Yes		Remove
163	Slash Pine	14	Yes		Remove
164	Slash Pine	15	Yes		Remove
165	Sand Oak	6	No		Remove
166	Slash Pine	18	Yes		Preserve
167	Slash Pine	10	Yes		Preserve
168	Slash Pine	15	Yes		Preserve
169	Slash Pine	19	Yes		Preserve
170	Slash Pine	19	Yes		Preserve
171	Slash Pine	21	Yes		Remove
172	Slash Pine	19	Yes		Remove
173	Slash Pine	14	Yes		Remove
174	Slash Pine	11	Yes		Remove
175	Slash Pine	10	Yes		Remove
176	Slash Pine	15	Yes		Remove
177	Slash Pine	14	Yes		Remove
178	Sand Pine	5	No		Remove
179	Sand Pine	7	No		Remove
180	Sand Pine	7	No		Remove
181	Sand Pine	5	No		Remove
182	Sand Oak	5	No		Remove
183	Sand Oak	8	No		Remove
184	Slash Pine	19	Yes		Remove
185	Slash Pine	17	Yes		Remove
186	Slash Pine	18	Yes		Remove
187	Slash Pine	19	Yes		Remove
188	Sand Oak	9	No		Remove
189	Sand Oak	9	No		Remove
190	Sand Oak	5	No		Remove
191	Sand Oak	8	No		Remove
192	Sand Oak	8	No		Remove
193	Sand Oak	5	No		Remove
194	Sand Oak	8	No		Remove
195	Slash Pine	13	Yes		Remove
196	Slash Pine	13	Yes		Remove
197	Slash Pine	13	Yes		Preserve
198	Sand Oak	4	No		Preserve
199	Sand Oak	10	No		Preserve
200	Sand Oak	11	No		Remove
201	Sand Oak	11	No		Remove
202	Sand Oak	7	No		Remove
203	Sand Oak	7	No		Remove
204	Sand Oak	12	No		Remove
205	Sand Oak	5	No		Remove
206	Sand Oak	5	No		Remove
207	Sand Oak	5	No		Remove
208	Sand Oak	11	No		Remove
209	Sand Oak	9	No		Remove
210	Cedar	10	Yes		Remove
211	Sand Oak	10	No		Remove
212	Sand Oak	9	No		Remove
213	Sand Oak	6	No		Remove
214	Sand Oak	4	No		Remove
215	Sand Oak	5	No		Remove
216	Sand Oak	7	No		Remove
217	Slash Pine	17	Yes		Remove
218	Sand Pine	8	No		Remove
219	Slash Pine	20	Yes		Preserve
220	Slash Pine	16	Yes		Remove
221	Slash Pine	11	Yes		Preserve
222	Slash Pine	15	Yes		Preserve
223	Slash Pine	11	Yes		Preserve
224	Slash Pine	16	Yes		Preserve
225	Slash Pine	24	Yes		Preserve
226	Slash Pine	18	Yes		Preserve
227	Slash Pine	16	Yes		Preserve
228	Slash Pine	18	Yes		Preserve
229	Slash Pine	17	Yes		Preserve
230	Slash Pine	16	Yes		Preserve
231	Slash Pine	25	Yes		Preserve
232	Slash Pine	14	Yes		Preserve
233	Slash Pine	19	Yes		Preserve
234	Slash Pine	16	Yes		Preserve
235	Slash Pine	15	Yes		Off-site
236	Sand Oak	12	No		Off-site
237	Slash Pine	16	Yes		Remove
238	Sand Oak	8	No		Remove
239	Slash Pine	11	Yes		Preserve
240	Slash Pine	16	Yes		Preserve
241	Slash Pine	11	Yes		Preserve
242	Slash Pine	20	Yes		Preserve
243	Banyan	348	Yes	multi-stem	Preserve
244	Sand Pine	10	Yes		Off-site
245	Slash Pine	16	Yes		Off-site
246	Slash Pine	18	Yes		Off-site
247	Slash Pine	20	Yes		Preserve
248	Slash Pine	15	Yes		Preserve
249	Slash Pine	16	Yes		Preserve
250	Sand Pine	7	Yes		Preserve
251	Live Oak	9	Yes		Preserve
252	Sand Pine	9	Yes		Off-site
253	Live Oak	8	Yes		Preserve
254	Slash Pine	24	Yes		Preserve

Protected Tree Removal Summary

Protected Specimen Trees (Hardwood)	
Total Inches (DBH) to be Removed	522 Inches
Total Inches (DBH) for Replacement (522 x 2.5)	1,305 Inches
Protected Specimen Pines (Softwood)	
Total Inches (DBH) to be Removed	1,413 Inches
Total Inches (DBH) to be Replaced (1,429 x 1.5)	2,143.5 Inches

Legend

Ex. Trees to be Preserved

* Ex. Trees to be Relocated
(1 Laurel Oak & 4 Live Oaks)

Ex. Trees to be Removed

Notes

1. See Sheet LP-6 for applicable details and notes related to Tree Protection Barricades and Root Pruning / Tree Relocation.
2. See Sheet LP-3 for the location of Relocated Trees.
3. See Tree Mitigation data on Sheet LP-3 for proposed replacement inches.

Scale: 1" = 40'

0' 20' 40' 80' 120'

North

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Stuart Ocean Townhomes

Florida

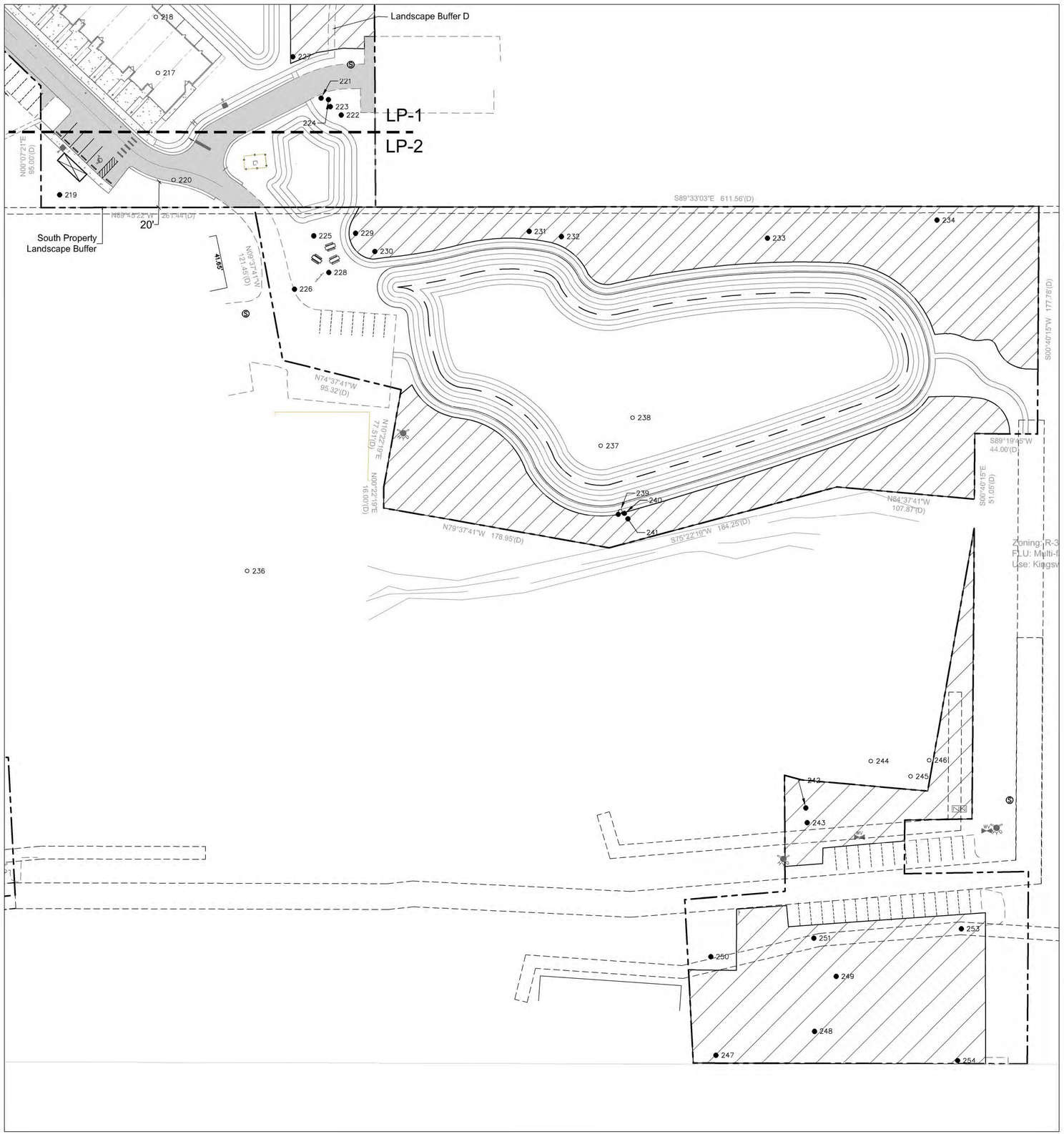
City of Stuart

Existing Tree Survey / Removal Plan

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Job No.	19005
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	9-20-19
	12-05-19 1-16-20
Revision Dates	3-5-20

LP-1



Existing Tree Chart

Tree No.	Species	Size DBH	Protected	Description	Status
1	Laurel Oak	22	Yes		Remove
2	Slash Pine	18	Yes		Remove
3	Slash Pine	19	Yes		Remove
4	Laurel Oak	7	Yes		Remove
5	Slash Pine	15	Yes		Remove
6	Laurel Oak	12	Yes	multi-stem	Remove
7	Laurel Oak	5	Yes	multi-stem	Remove
8	Laurel Oak	5	Yes	multi-stem	Remove
9	Slash Pine	15	Yes		Remove
10	Slash Pine	17	Yes		Remove
11	Laurel Oak	5	Yes	multi-stem	Remove
12	Slash Pine	19	Yes		Remove
13	Laurel Oak	5	Yes		Remove
14	Laurel Oak	9	Yes		Remove
15	Laurel Oak	17	Yes		Remove
16	Laurel Oak	8	Yes		Remove
17	Laurel Oak	6	Yes		Remove
18	Laurel Oak	6	Yes		Remove
19	Laurel Oak	7	Yes		Remove
20	Laurel Oak	17	Yes		Remove
21	Laurel Oak	26	Yes		Remove
22	Slash Pine	10	Yes		Remove
23	Slash Pine	12	Yes		Remove
24	Laurel Oak	21	Yes		Remove
25	Slash Pine	15	Yes		Remove
26	Laurel Oak	8	Yes		Remove
27	Slash Pine	15	Yes		Remove
28	Laurel Oak	9	Yes		Remove
* 29	Laurel Oak	7	Yes		Relocate
30	Laurel Oak	10	Yes		Remove
31	Laurel Oak	15	Yes		Remove
32	Laurel Oak	12	Yes		Remove
33	Laurel Oak	10	Yes		Remove
34	Slash Pine	10	Yes		Remove
35	Slash Pine	14	Yes		Remove
36	Laurel Oak	7	Yes		Remove
37	Laurel Oak	8	Yes		Remove
38	Slash Pine	10	Yes		Remove
39	Laurel Oak	7	Yes		Remove
40	Laurel Oak	7	Yes		Remove
41	Laurel Oak	7	Yes		Remove
42	Slash Pine	13	Yes		Remove
43	Slash Pine	13	Yes		Remove
44	Slash Pine	13	Yes		Remove
45	Slash Pine	10	Yes		Remove
46	Slash Pine	19	Yes		Remove
47	Live Oak	18	Yes		Remove
48	Live Oak	5	Yes		Remove
49	Live Oak	7	Yes		Remove
50	Live Oak	8	Yes		Remove
51	Live Oak	10	Yes	multi-stem	Remove
52	Live Oak	7	Yes		Remove
53	Live Oak	14	Yes		Remove
54	Slash Pine	23	Yes		Remove
55	Slash Pine	14	Yes		Preserve
56	Slash Pine	15	Yes		Preserve
57	Slash Pine	16	Yes		Preserve
58	Live Oak	5	Yes		Preserve
59	Live Oak	12	Yes		Preserve
60	Live Oak	6	Yes		Preserve
61	Live Oak	8	Yes	multi-stem	Preserve
62	Live Oak	5	Yes		Preserve
63	Slash Pine	16	Yes		Remove
64	Slash Pine	16	Yes		Remove
65	Slash Pine	12	Yes		Remove
66	Slash Pine	14	Yes		Remove
67	Live Oak	5	Yes	multi-stem	Remove
68	Slash Pine	17	Yes		Remove
69	Slash Pine	11	Yes		Remove
70	Slash Pine	24	Yes		Remove
71	Slash Pine	14	Yes		Remove
72	Slash Pine	10	Yes		Remove
73	Slash Pine	15	Yes		Remove
74	Slash Pine	13	Yes		Remove
75	Live Oak	8	Yes		Remove
76	Slash Pine	10	Yes		Remove
77	NA		Yes		
78	Slash Pine	12	Yes		Remove
79	Live Oak	6	Yes		Remove
80	Slash Pine	10	Yes		Remove
81	Slash Pine	14	Yes		Remove
82	Slash Pine	12	Yes		Remove
83	Dahoon Holly	5	Yes		Remove
84	Slash Pine	11	Yes		Remove
85	Slash Pine	15	Yes		Remove
86	Slash Pine	17	Yes		Remove
87	Slash Pine	10	Yes		Remove
88	Slash Pine	10	Yes		Remove
89	Slash Pine	15	Yes		Remove
90	Slash Pine	16	Yes		Remove
91	Live Oak	6	Yes		Remove
92	Live Oak	7	Yes		Remove
93	Slash Pine	11	Yes		Remove
94	Live Oak	11	Yes		Remove
95	Live Oak	8	Yes		Remove
96	Live Oak	6	Yes		Remove
97	Slash Pine	11	Yes		Remove
98	Slash Pine	11	Yes		Remove
99	Slash Pine	14	Yes		Remove
100	Live Oak	6	Yes		Remove
101	Slash Pine	19	Yes		Remove
102	Slash Pine	15	Yes		Remove
103	Live Oak	10	Yes		Remove
104	Slash Pine	13	Yes		Remove
105	Slash Pine	12	Yes		Remove
106	Dahoon Holly	5	Yes		Remove
107	Slash Pine	12	Yes		Remove
108	Laurel Oak	8	Yes		Remove
109	Laurel Oak	6	Yes		Remove
110	Slash Pine	10	Yes		Remove
111	Slash Pine	12	Yes		Remove
112	Slash Pine	15	Yes		Remove
113	Slash Pine	13	Yes		Remove
114	Live Oak	6	Yes	multi-stem	Remove
115	Slash Pine	18	Yes		Remove
116	Slash Pine	12	Yes		Remove
117	Slash Pine	10	Yes		Remove
118	Live Oak	6	Yes		Remove
119	Slash Pine	13	Yes		Remove
* 120	Live Oak	7	Yes		Relocate
* 121	Live Oak	7	Yes		Relocate
* 122	Live Oak	6	Yes		Relocate
123	Live Oak	11	Yes		Remove
* 124	Live Oak	6	Yes		Relocate
125	Live Oak	10	Yes		Remove
126	Live Oak	6	Yes		Preserve
127	Live Oak	21	Yes		Preserve
128	Live Oak	17	Yes		Preserve
129	Slash Pine	15	Yes		Preserve
130	Slash Pine	17	Yes		Preserve
131	Live Oak	19	Yes		Preserve
132	Slash Pine	23	Yes		Remove
133	Slash Pine	10	Yes		Remove
134	Live Oak	11	Yes		Remove
135	Slash Pine	12	Yes		Remove
136	Slash Pine	15	Yes		Remove
137	Slash Pine	11	Yes		Remove
138	Slash Pine	11	Yes		Remove
139	Slash Pine	9	No		Remove
140	Slash Pine	17	Yes		Remove
141	Slash Pine	18	Yes		Remove
142	Slash Pine	10	Yes		Remove
143	Slash Pine	15	Yes		Remove
144	Slash Pine	10	Yes		Remove
145	Slash Pine	14	Yes		Remove
146	Slash Pine	11	Yes		Remove
147	Live Oak	10	Yes		Remove
148	Live Oak	7	Yes		Remove
149	Slash Pine	22	Yes		Remove
150	Slash Pine	13	Yes		Remove
151	Sand Oak	4	No		Remove
152	Sand Oak	6	No		Remove
153	Sand Oak	11	No		Remove
154	Slash Pine	15	Yes		Remove
155	Slash Pine	12	Yes		Remove
156	Slash Pine	14	Yes		Remove
157	Slash Pine	11	Yes		Remove
158	Slash Pine	14	Yes		Remove
159	Slash Pine	13	Yes		Remove
160	Slash Pine	13	Yes		Remove
161	Slash Pine	11	Yes		Remove
162	Slash Pine	18	Yes		Remove
163	Slash Pine	14	Yes		Remove
164	Slash Pine	15	Yes		Remove
165	Sand Oak	6	No		Remove
166	Slash Pine	18	Yes		Preserve
167	Slash Pine	10	Yes		Preserve
168	Slash Pine	15	Yes		Preserve
169	Slash Pine	19	Yes		Preserve
170	Slash Pine	19	Yes		Preserve
171	Slash Pine	21	Yes		Remove
172	Slash Pine	19	Yes		Remove
173	Slash Pine	14	Yes		Remove
174	Slash Pine	11	Yes		Remove
175	Slash Pine	10	Yes		Remove
176	Slash Pine	15	Yes		Remove
177	Slash Pine	14	Yes		Remove
178	Sand Pine	5	No		Remove
179	Sand Pine	7	No		Remove
180	Sand Pine	7	No		Remove
181	Sand Pine	5	No		Remove
182	Sand Oak	5	No		Remove
183	Sand Oak	8	No		Remove
184	Slash Pine	19	Yes		Remove
185	Slash Pine	17	Yes		Remove
186	Slash Pine	18	Yes		Remove
187	Slash Pine	19	Yes		Remove
188	Sand Oak	9	No		Remove
189	Sand Oak	9	No		Remove
190	Sand Oak	5	No		Remove
191	Sand Oak	8	No		Remove
192	Sand Oak	8	No		Remove
193	Sand Oak	5	No		Remove
194	Sand Oak	8	No		Remove
195	Slash Pine	13	Yes		Remove
196	Slash Pine	13	Yes		Remove
197	Slash Pine	13	Yes		Preserve
198	Sand Oak	4	No		Preserve
199	Sand Oak	10	No		Preserve
200	Sand Oak	11	No		Remove
201	Sand Oak	11	No		Remove
202	Sand Oak	7	No		Remove
203	Sand Oak	7	No		Remove
204	Sand Oak	12	No		Remove
205	Sand Oak	5	No		Remove
206	Sand Oak	5	No		Remove
207	Sand Oak	5	No		Remove
208	Sand Oak	11	No		Remove
209	Sand Oak	9	No		Remove
210	Cedar	10	Yes		Remove
211	Sand Oak	10	No		Remove
212	Sand Oak	9	No		Remove
213	Sand Oak	6	No		Remove
214	Sand Oak	4	No		Remove
215	Sand Oak	5	No		Remove
216	Sand Oak	7	No		Remove
217	Slash Pine	17	Yes		Remove
218	Sand Pine	8	No		Remove
219	Slash Pine	20	Yes		Preserve
220	Slash Pine	16	Yes		Remove
221	Slash Pine	11	Yes		Preserve
222	Slash Pine	15	Yes		Preserve
223	Slash Pine	11	Yes		Preserve
224	Slash Pine	16	Yes		Preserve
225	Slash Pine	24	Yes		Preserve
226	Slash Pine	18	Yes		Preserve
227	Slash Pine	16	Yes		Preserve
228	Slash Pine	18	Yes		Preserve
229	Slash Pine	17	Yes		Preserve
230	Slash Pine	16	Yes		Preserve
231	Slash Pine	25	Yes		Preserve
232	Slash Pine	14	Yes		Preserve
233	Slash Pine	19	Yes		Preserve
234	Slash Pine	16	Yes		Preserve
235	Slash Pine	15	Yes		Off-site
236	Sand Oak	12	No		Off-site
237	Slash Pine	16	Yes		Remove
238	Sand Oak	8	No		Remove
239	Slash Pine	11	Yes		Preserve
240	Slash Pine	16	Yes		Preserve
241	Slash Pine	11	Yes		Preserve
242	Slash Pine	20	Yes		Preserve
243	Banyan	348	Yes	multi-stem	Preserve
244	Sand Pine	10	Yes		Off-site
245	Slash Pine	16	Yes		Off-site
246	Slash Pine	18	Yes		Off-site
247	Slash Pine	20	Yes		Preserve
248	Slash Pine	15	Yes		Preserve
249	Slash Pine	16	Yes		Preserve
250	Sand Pine	7	Yes		Preserve
251	Live Oak	9	Yes		Preserve
252	Sand Pine	9	Yes		Off-site
253	Live Oak	8	Yes		Preserve
254	Slash Pine	24	Yes		Preserve

Protected Tree Removal Summary

Protected Specimen Trees (Hardwood)

Total Inches (DBH) to be Removed	522 Inches
Total Inches (DBH) for Replacement (522 x 2.5)	1,305 Inches

Protected Specimen Pines (Softwood)

Total Inches (DBH) to be Removed	1,413 Inches
Total Inches (DBH) to be Replaced (1,429 x 1.5)	2,143.5 Inches

Legend

- Ex. Trees to be Preserved
- * Ex. Trees to be Relocated (1 Laurel Oak & 4 Live Oaks)
- Ex. Trees to be Removed

Notes

1. See Sheet LP-6 for applicable details and notes related to Tree Protection Barricades and Root Pruning / Tree Relocation.
2. See Sheet LP-3 for the location of Relocated Trees.
3. See Tree Mitigation data on Sheet LP-3 for proposed replacement inches.

Scale: 1" = 40'

0' 20' 40' 80' 120'

North

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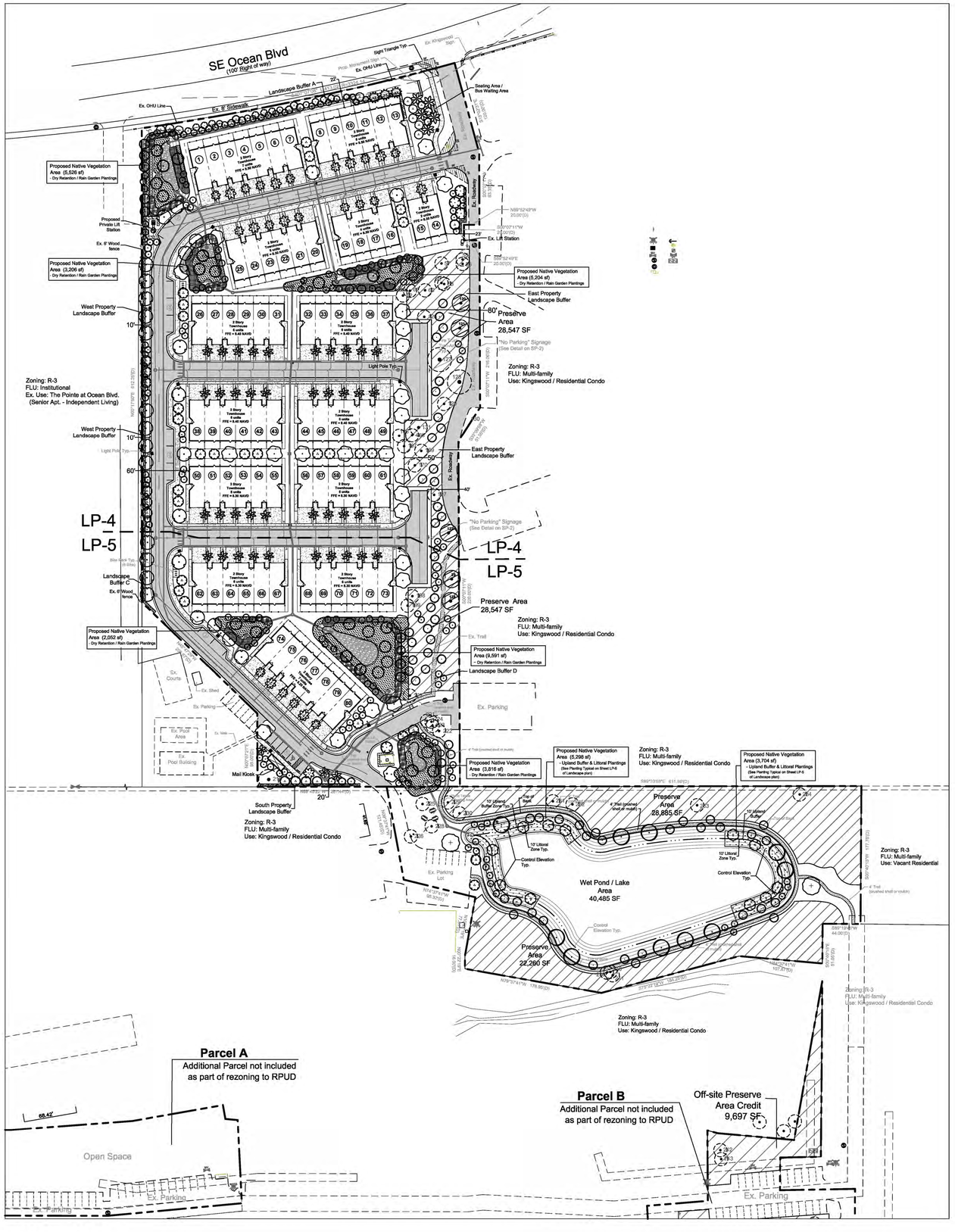
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Existing Tree Survey / Removal Plan

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LP-2



Landscape Data

Total Site Area	11.04 Ac. / 481,103 sf
Future Land Use	Multi-family Residential
Existing Zoning	R-3
Proposed Zoning	RPUD
Proposed Use	2-Story / Single Family Townhomes
Proposed Dwelling Units	80

Required Landscape Area (20% of the total site gross area)

Total Gross Site Area	11.04 Ac. / 481,103 sf
Required Area (481,103 sf x 20%)	2.21 Ac. / 96,221 sf
Provided Area	5.33 Ac. / 232,255 sf (48%)

1 Tree per 1,500 sf of Development Site (Min. 50% Shade Trees)

Development Site (excludes ex. on-site preserve area)	401,411 sf (9.21 Ac.)
Total Trees Required (401,411 sf / 1,500 sf)	**268 Total Trees**
Total Shade Trees Required (268 Trees x 50%)	134 Trees
Total Trees Provided	**393 Total Trees**
4.5" DBH Shade Trees	163 Trees
2.5" DBH Shade Trees	88 Trees
Palms @ 1:1 Ratio	30 Trees
Palms @ 2:1 Ratio	112 Trees (224 Palms / 2)
	393 Total Trees

Perimeter Landscape Buffers

North Property Landscape Buffer- Adjacent to SE Ocean Blvd :

No Landscape Buffer required by city code
- Sec. 6.04.08. B.2. : 10' Landscape strip between abutting Right of Way and parking areas.
- No parking areas are being proposed abutting SE Ocean Blvd.

Buffer Provided :	22'
Trees Required:	Not Applicable
Trees Provided:	36 Trees
Trees	19 Trees
Palms @ 1:1 Ratio	3 Trees
Palms @ 2:1 Ratio	14 Trees (28 Palms / 2)
Trees Provided	36 Trees

East Property Landscape Buffer - Adjacent to Existing Multi-family

(Buffer not required for Proposed Single Family Dev. abutting Multi-family)

Multi-family abutting Multi-family Buffer Requirement - 672 LF

Buffer Width:	35' (25' + 10' for each additional bldg. story)
Buffer Screen:	8.75' (35' Buffer Width x 25%)
Trees:	22 Trees (1 tree per 30 LF)
Buffer Provided :	50' Average, Enhanced Native Upland Preserve Area which includes 60 additional provided trees

West Property Landscape Buffer - Adjacent to Existing Multi-family

(Buffer not required for Proposed Single Family Dev. abutting Multi-family)

Multi-family abutting Multi-family Buffer Requirement - 612 LF

Buffer Width:	35' (25' + 10' for each additional bldg. story)
Buffer Screen:	8.75' (35' Buffer Width x 25%)
Trees:	21 Trees (1 tree per 30 LF)
Buffer Provided :	10'
Trees Provided :	36 Trees
Trees	25 Trees
Palms @ 2:1 Ratio	11 Trees (22 Palms / 2)
Trees Provided	36 Trees

South Property Landscape Buffer - Adjacent to Existing Multi-family

(Buffer not required for Proposed Single Family Dev. abutting Multi-family)

Multi-family abutting Multi-family Buffer Requirement - 147 LF

Buffer Width:	35' (25' + 10' for each additional bldg. story)
Buffer Screen:	8.75' (35' Buffer Width x 25%)
Trees:	5 Trees (1 tree per 30 LF)
Buffer Provided :	20' Average
Trees Provided :	11 Trees
Trees	7 Trees
Ex. Trees	1 Tree (Ex. Pine # 219)
Palms @ 2:1 Ratio	3 Trees (6 Palms / 2)
Trees Provided	11 Trees

Interior / Parking Area Landscape Requirements

Interior / Terminal Landscape Island Requirement:

Each interior island shall contain a min. of 1 tree and a combination of shrubs, ground cover, grass and mulch. Hedge material used must be maintained at a max. height of 24". Not less than 50% of trees used in parking area interior landscaping shall be shade trees.

Trees Required:	8 Trees
Trees Provided:	8 Trees
Shade Trees	6 Trees (75%)
Palms @ 2:1 Ratio	2 Trees (4 Palms / 2)
Trees Provided	8 Trees

Tree Replacement / Mitigation Data

Protected Specimen Trees (Hardwood):

Inches to be Removed	522 Inches
Required Replacement Inches (522 x 2.5)	1,305 Inches
Provided On-site Replacement Inches	733.5 Inches
Total Amount to be paid into the City's Tree Fund	$111,125.00

City's Tree Fund Calculation:

571.5" (Remaining Inches) / 4.5" (Min. Size to Replace) = 127 Trees

127 Trees x $875 Each (175% of Average Plant Finder Cost of Tree)

* Applicant proposes to use the tree fund contribution for improvements to the existing community

Protected Specimen Pines (Softwood):

Inches to be Removed	1,429 Inches
Required Replacement Inches (1,429 x 1.5)	2,143.5 Inches
Provided On-site Replacement Inches	2,147 Inches

* Note: See Tree Schedule on Sheet LP-6 for total provided mitigation inches per tree

Legend

Relocated Trees (1 Laurel Oak & 4 Live Oaks)

Existing Trees to be Preserved

*Note: See Existing Tree Chart on Sheet LP-1 for more detailed info

Scale: 1" = 70'

0' 35' 70' 140' 210'

North

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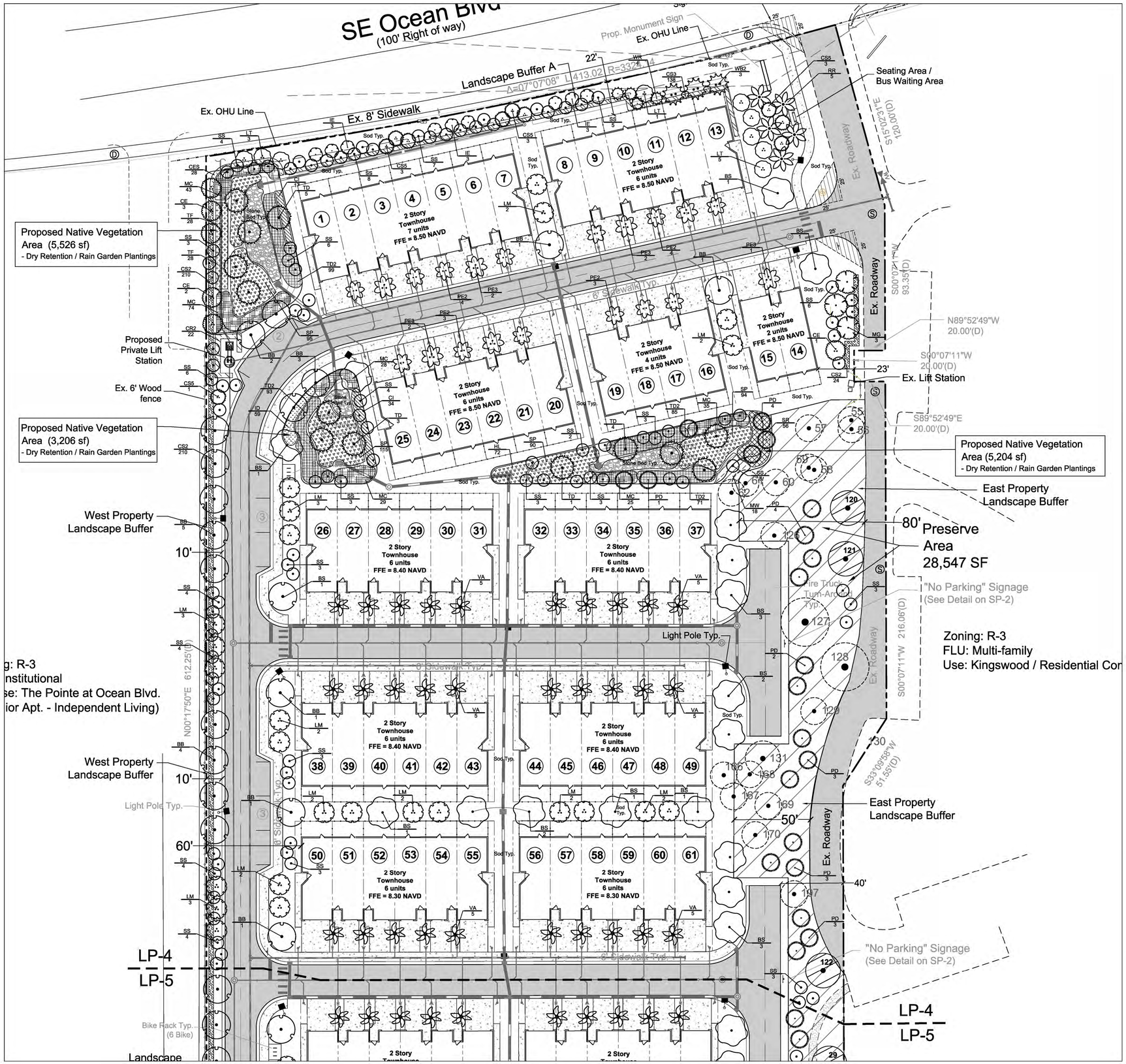
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Landscape Plan

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Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	9-20-19
	12-05-19 1-16-20
Revision Dates	3-5-20

LP-3



ABBREVIATED TREE SCHEDULE			
TREES (2.5" DBH)	CODE	QTY	BOTANICAL / COMMON NAME
	IE	9	Ilex x attenuata `Eagleston` / Eagleston Holly
	PD	68	Pinus elliotti `Densa` / Slash Pine
	TD3	11	Taxodium distichum / Bald Cypress
TREES (4.5" DBH)	CODE	QTY	BOTANICAL / COMMON NAME
	BB	28	Bucida buceras `Shady Lady` / Shady Lady Black Olive
	BS	25	Bursera simaruba / Gumbo Limbo
	CE	13	Conocarpus erectus / Green Buttonwood
	CS5	13	Conocarpus erectus `Sericeus` / Silver Buttonwood
	DR	2	Delonix regia / Royal Poinciana
	LM	33	Lagerstroemia fauriei ` Muskogee ` / Muskogee Crape Myrtle
	LT	9	Lagerstroemia fauriei `Tuscarora` / Crape Myrtle Coral Pink
	MG	4	Magnolia grandiflora `D.D. Blanchard` / Southern Magnolia
	QV	10	Quercus virginiana / Southern Live Oak
	TD	26	Taxodium distichum / Bald Cypress
PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME
	PE2	17	Ptychosperma elegans / Alexander Palm
	PE3	10	Ptychosperma elegans / Alexander Palm
	RR	5	Roystonea regia / Royal Palm
	SS	172	Sabal palmetto / Cabbage Palm
	VA	43	Veitchia arecina / Montgomery Palm
	WR	4	Washingtonia robusta / Mexican Fan Palm
	WB2	3	Wodyetia bifurcata / Foxtail Palm

NOTE: These are abbreviated Tree & Shrub Schedules.
See Sheet LP-6 for Schedules with Specifications.

ABBREVIATED SHRUB SCHEDULE		
GRASSES / GROUNDCOVERS	QTY	BOTANICAL / COMMON NAME
HL	333	Hymenocallis latifolia / Spider Lily
MC	467	Muhlenbergia capillaris / Pink Muhly
SP	1,145	Spartina bakeri / Sand Cord Grass
TF	80	Tripsacum dactyloides / Fakahatchee Grass
TD2	497	Tripsacum floridanum / Dwarf Fakahatchee
SHRUBS	QTY	BOTANICAL / COMMON NAME
CI	168	Chrysobalanus icaco / Cocoplum
CR2	22	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum
CS3	138	Clusia guttifera / Small-Leaf Clusia
CS2	280	Clusia guttifera / Small-Leaf Clusia
CES	51	Conocarpus erectus ` sericeus` / Silver Buttonwood
ID	59	Ilex vomitoria `Schillings Dwarf` / Dwarf Schillings Holly
MW	31	Myrica cerifera / Wax Myrtle
SR	90	Serenoa repens / Saw Palmetto

Legend

- # — Relocated Trees (1 Laurel Oak & 4 Live Oaks)
- # — Existing Trees to be Preserved

*Note: See Existing Tree Chart on Sheet LP-1 for more detailed info

Scale: 1" = 30'

0' 15' 30' 60' 90'

North

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Revision Dates	3-5-20

LP-4

ABBREVIATED SHRUB SCHEDULE		
GRASSES / GROUNDCOVERS	QTY	BOTANICAL / COMMON NAME
HL	333	Hymenocallis latifolia / Spider Lily
MC	467	Muhlenbergia capillaris / Pink Muhly
SP	1,145	Spartina bakeri / Sand Cord Grass
TF	80	Tripsacum dactyloides / Fakahatchee Grass
TD2	497	Tripsacum floridanum / Dwarf Fakahatchee
SHRUBS	QTY	BOTANICAL / COMMON NAME
CI	168	Chrysobalanus icaco / Cocoplum
CR2	22	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum
CS3	138	Clusia guttifera / Small-Leaf Clusia
CS2	280	Clusia guttifera / Small-Leaf Clusia
CES	51	Conocarpus erectus ` sericeus` / Silver Buttonwood
ID	59	Ilex vomitoria `Schillings Dwarf` / Dwarf Schillings Holly
MW	31	Myrica cerifera / Wax Myrtle
SR	90	Serenoa repens / Saw Palmetto

NOTE: These are abbreviated Tree & Shrub Schedules.
See Sheet LP-6 for Schedules with Specifications.

ABBREVIATED TREE SCHEDULE			
TREES (2.5" DBH)	CODE	QTY	BOTANICAL / COMMON NAME
	IE	9	Ilex x attenuata `Eagleston` / Eagleston Holly
	PD	68	Pinus elliotti `Densa` / Slash Pine
	TD3	11	Taxodium distichum / Bald Cypress
TREES (4.5" DBH)	CODE	QTY	BOTANICAL / COMMON NAME
	BB	28	Bucida buceras `Shady Lady` / Shady Lady Black Olive
	BS	25	Bursera simaruba / Gumbo Limbo
	CE	13	Conocarpus erectus / Green Buttonwood
	CES	13	Conocarpus erectus `Sericeus` / Silver Buttonwood
	DR	2	Delonix regia / Royal Poinciana
	LM	33	Lagerstroemia fauriei ` Muskogee` / Muskogee Crape Myrtle
	LT	9	Lagerstroemia fauriei `Tuscarora` / Crape Myrtle Coral Pink
	MG	4	Magnolia grandiflora `D.D. Blanchard` / Southern Magnolia
	QV	10	Quercus virginiana / Southern Live Oak
	TD	26	Taxodium distichum / Bald Cypress
PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME
	PE2	17	Ptychosperma elegans / Alexander Palm
	PE3	10	Ptychosperma elegans / Alexander Palm
	RR	5	Roystonea regia / Royal Palm
	SS	172	Sabal palmetto / Cabbage Palm
	VA	43	Veitchia arecina / Montgomery Palm
	WR	4	Washingtonia robusta / Mexican Fan Palm
	WB2	3	Wodyetia bifurcata / Foxtail Palm

"No Parking" Signage
(See Detail on SP-2)

LP-4
LP-5

Preserve Area
28,547 SF

Zoning: R-3
FLU: Multi-family
Use: Kingswood / Residential Condo

Proposed Native Vegetation
Area (9,591 sf)
- Dry Retention / Rain Garden Plantings

Landscape Buffer D

Proposed Native Vegetation
Area (3,816 sf)
- Dry Retention / Rain Garden Plantings

Proposed Native Vegetation
Area (5,298 sf)
- Upland Buffer & Littoral Plantings
(See Planting Typical on Sheet LP-5
of Landscape plan)

Zoning: R-3
FLU: Multi-family
Use: Kingswood / Residential Condo

Proposed Native Vegetation
Area (3,704 sf)
- Upland Buffer & Littoral Plantings
(See Planting Typical on Sheet LP-5
of Landscape plan)

Zoning: R-3
FLU: Multi-family
Use: Kingswood / Residential Condo

Preserve Area
28,885 SF

Wet Pond / Lake
Area
40,485 SF

Preserve Area
22,260 SF

2 Story Townhouse
6 units
FFE = 8.30 NAVD

2 Story Townhouse
7 units
FFE = 8.20 NAVD

Ex. Courts
Ex. Shed
Ex. Parking
Ex. Pool Area
Ex. Pool Building
Ex. Walk
Ex. Trail
Ex. Parking Lot
Mail Kiosk
Picnic Tables Seating Area
South Property Landscape Buffer
Landscape Buffer C
Ex. 6' Wood Fence
Sod Typ.
Stone Bed Typ.
4' Trail (crushed shell or mulch)
10' Upland Buffer Zone Typ.
10' Upland Buffer
10' Littoral Zone Typ.
Top of Bank
Control Elevation Typ.

S00°07'11"W 220.00'(D)
N45°47'29"W 206.67'(D)
N00°07'21"E 95.00'(D)
N89°45'22"W 261.44'(D)
20'
N09°37'41"W 121.45'(D)
41.65'
N74°37'41"W 95.32'(D)
N10°22'19"E 77.51'(D)
N00°22'19"E 96.00'(D)
N79°37'41"W 178.95'(D)
S75°22'19"W 184.25'(D)
S89°33'03"E 611.56'(D)
S00°40'15"W 177.78'(D)
S89°19'45"W 44.00'(D)
S00°40'15"E 51.05'(D)
N84°37'41"W 107.87'(D)

Legend

Relocated Trees
(1 Laurel Oak & 4 Live Oaks)

Existing Trees to be Preserved

*Note: See Existing Tree Chart on Sheet LP-1 for more detailed info

Scale: 1" = 30'
0' 15' 30' 60' 90'

North

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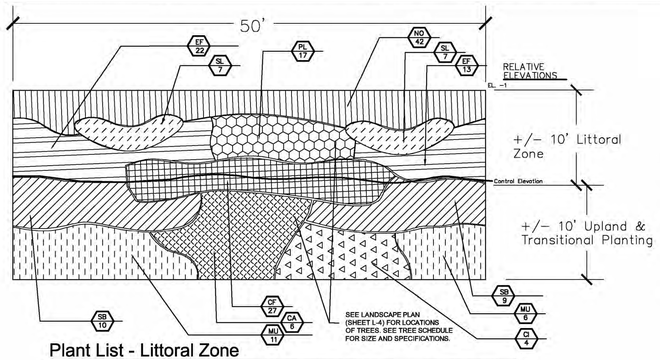
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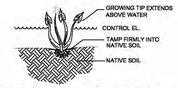
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LP-5

50' Section of Typical Lake Littoral & Upland Buffer Planting Zone - 20' Width

N.T.S.





Littoral Planting Detail / Notes

N.T.S.

1. ALL PLANT MATERIALS SHALL BE PLANTED AND MAINTAINED IN A NATURAL ARRANGEMENT.
2. LITTORAL PLANTING ESTABLISHMENT SHALL BE COMPLETED ON STABILIZED SLOPES CONFORMING TO GRADES SET FROM CONTROL ELEVATION AND THE APPROVED CONSTRUCTION DRAWINGS.
3. PLANT SPECIES MAY BE SUBSTITUTED WITH SIMILAR NATIVE SPECIES INDIGENOUS TO THE REGION BASED ON AVAILABILITY FROM LOCAL NATIVE NURSERIES.
4. THE SLOPES OF CONSTRUCTED LAKE FROM THE TOP OF THE BANK TO THE CONTROL ELEVATION SHALL BE IMMEDIATELY STABILIZED AND / OR SODDED TO THE SATISFACTION OF THE GROWTH MANAGEMENT DEPTARTMENT UPON COMPLETION OF THE LAKE CONSTRUCTION.

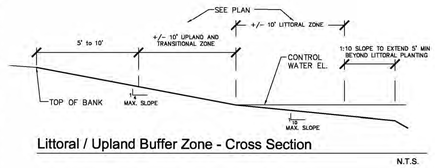
Plant List - Littoral Zone

QTY (50' TYP)	QTY (TOTAL)	SYMBOL	SPECIES(BOTANICAL/COMMON)	SPECIFICATION
14	130	SL*	SAGITTARIA LATIFOLIA / DUCK POTATO	2' O.C., BARE ROOT
42	391	NO*	NYMPHEA ODORATA / FRAGRANT WATER LILY	2' O.C., BARE ROOT
35	326	EF*	ELEOCHARIS FLAVESCENS / SPIKE RUSH	2' O.C., BARE ROOT
27	251	CF*	CANNA FLACCIDA / GOLDEN CANNA LILY	2' O.C., BARE ROOT
17	158	PL*	PONTEDERIA LANCEOLATA / PICKEREL WEED	2' O.C., BARE ROOT

Plant List - Upland Buffer Zone

QTY (50' TYP)	QTY (TOTAL)	SYMBOL	SPECIES(BOTANICAL/COMMON)	SPECIFICATION
19	177	SB*	SPARTINA BAKERI / SMOOTH CORDGRASS	3' O.C., 1 GAL., FULL
6	56	CA*	CALLICARPA AMERICANA / BEAUTYBERRY	5' O.C., 3 GAL., FULL
17	158	MU*	MUHLENBERGIA CAPILLARIS / MUHLY GRASS	3' O.C., 1 GAL., FULL
4	37	CI*	CHRYSOBALANUS ICACO / COCOPLUM	5' O.C., 3 GAL., FULL

*=FLORIDA NATIVE

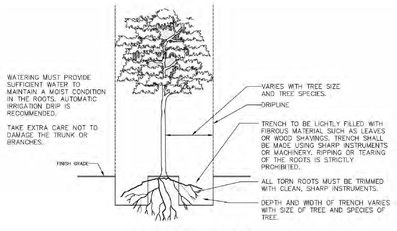


Littoral / Upland Buffer Zone - Cross Section

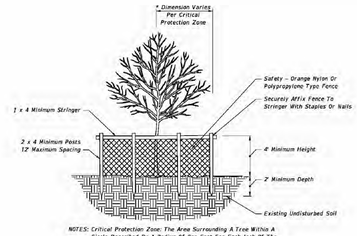
N.T.S.

* QUANTITIES ARE FOR A TYPICAL 50' SECTION. LINEAR FOOTAGE OF LITTORAL / UPLAND BUFFER SHOWN AROUND PERIMETER OF LAKE IS 463 LF. THEREFORE QUANTITIES SHOULD BE MULTIPLIED BY 9.3 (463 LF / 50) . SEE LANDSCAPE PLAN (SHEET LP-5) FOR LOCATION OF REQUIRED TREES. SEE TREE SCHEDULE FOR SIZE AND SPECIFICATIONS.

Root Pruning / Tree Relocation Chart & Details



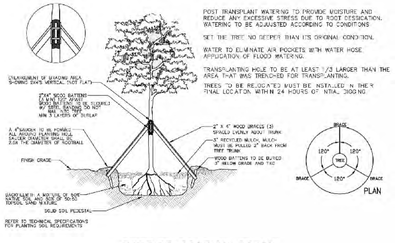
ROOT PRUNING DETAIL



NOTES: Critical Protection Zone: The Area Surrounding A Tree Within A Circle Described By A Radius Of One Foot For Each Inch Of The Tree Trunk Diameter At 54" Above Finished Grade. For Groups Of Trees, Place Barricades Between Trees And Construction Activity.

* Tree Protection Barricades Shall Be Located To Protect A Minimum Of 75% Of The Critical Protection Zone.

TREE PROTECTION BARRICADE

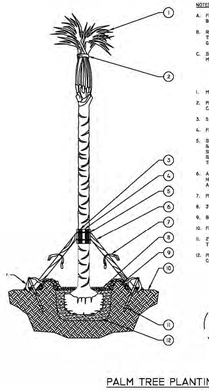


TREE RELOCATION DETAIL

N.T.S.

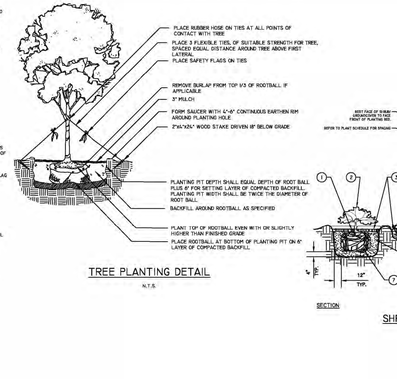
CODE #	TREE SPECIES	TREE D.B.H.	ROOTBALL DIAMETER	TRANSPLANTING HOLE SIZE (Min.)	MIN. WAITING TIME BETWEEN ROOT PRUNING & RELOCATION
29	Laurel Oak	7" DBH	70" DIA.	93" DIA.	2 Months (8 weeks)
120	Live Oak	7" DBH	70" DIA.	93" DIA.	2 Months (8 weeks)
121	Live Oak	7" DBH	70" DIA.	93" DIA.	2 Months (8 weeks)
122	Live Oak	6" DBH	60" DIA.	80" DIA.	2 Months (8 weeks)
124	Live Oak	6" DBH	60" DIA.	80" DIA.	2 Months (8 weeks)

Planting / Landscape Details



PALM TREE PLANTING

N.T.S.



TREE PLANTING DETAIL

N.T.S.

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES: PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS HEIGHT.
3. 3" MULCH AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 6" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PREPARED PLANTING SOIL AS SPECIFIED IN THE PLANTING SPECIFICATIONS.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

SHRUB/GROUNDCOVER PLANTING

N.T.S.

Xeriscape Landscape Requirement

To obtain a development permit, an applicant shall attain a minimum of 50 points from the following table of design options. As used in the table, "list" means the list of drought tolerant species set forth in the most current South Florida Water Management District's Waterwise, South Florida Landscapes, Landscaping to Promote Water Conservation Using the Principles of Xeriscape

Design Options:	Points	Points Received
(1) Utilization of moisture sensing controller other than rain switch	5	5
(2) Plan submitted with low, moderate and high water usage zones indicated on the landscape plan	5	
(3) Grasses / ground covers:		
25 - 50 % of the grasses / ground covers are made up of drought tolerant species from the list	5	
51 % or more of the grasses / ground covers are made up of drought tolerant species from the list	10	10
(4) Shrubs:		
25 - 50 % of the required shrubs are made up of drought tolerant species from the list	5	
51 % or more of the required shrubs are made up of drought tolerant species from the list	10	10
(5) Trees:		
25 - 50 % of the required trees are made up of drought tolerant species from the list	5	
51 % or more of the required trees are made up of drought tolerant species from the list	10	10
(6) Extra shade trees in vehicular use areas:		
25 % more than the required shade trees planted in the vehicular use areas.	5	5
50 % more than the required shade trees planted in the vehicular use areas.	10	
(7) Sod area less than 50 percent of provided landscape area.	10	
(8) Utilization of compacted mulched planting beds at least three inches in depth in all planted areas excepi ground covers. (Use of Cypress Mulch prohibited)	10	10

Total Points Provided: 50 Points

Landscape Notes

1. Plant materials used in conformance with the provisions of this landscape code shall conform to the Standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants" Part I and Part II, 1963, State of Florida, Department of Agriculture, Tallahassee.
2. Tree locations may be adjusted for site permit application based on final construction and utility plans. Alternative plant species and enhanced landscaping beyond minimum requirements may be permitted subject to review and approval by the City of Stuart prior to installation. Trees and shrubs may be substituted based on availability.
3. For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines. Large trees (height at maturity of no more than 30') from the nearest overhead power line. Medium height tree (height at maturity between 20' and 30' shall be offset at least 20') and small trees (height at maturity of less than 20') require no offset. Palms should be planted at a distance equal to or greater than the average front length plus two (2) feet from power lines.
4. No tree, shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer. Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
5. Ground cover used in lieu of grass shall be planted so as to present a finished appearance and reasonable complete coverage within three months of installation. All landscaped areas shall be sodded or otherwise covered with ground cover.
6. Mulch shall be installed in all planting areas to a minimum depth of three inches. The use of cypress mulch is prohibited
7. All landscaping within a visibility triangle shall provide unobstructed cross-visibility at a level between three feet and six feet and shall comply with the most current edition of the State of Florida DOT Roadway and Traffic Design Standards, Index See regarding visibility triangles.
8. Any hedge materials located within an interior landscaped island shall be maintained at a height of not more than 24 inches.
9. All above ground utilities shall be screened in accordance with City of Stuart requirements.
10. All required landscaping installed pursuant to this landscape code shall be installed according to accepted good planting practices.
11. All prohibited, exotic, and invasive species shall be removed from the entire site prior to the issuance of a certificate of occupancy.
12. All native vegetation which is not located in areas requiring their removal as reflected by an approved plan document shall be retained in an undisturbed state as provided in Chapter V, Resource Protection Related Development Standards.
13. To assure the health and survival of protected trees that are not to be removed, the contractor shall avoid the following kinds of tree injuries during all development activities: a. Mechanical injuries to roots, trunk, and branches; b. Injuries by chemical poisoning; c. Injuries by grade changes; d. Injuries by excavations, fill and; e. Injuries by paving.
14. Prior to any land preparation or other development activities a protective barrier easily visible to equipment operators shall be placed around all protected trees so as to encompass the entire tree protection zone.
15. No attachment, wires (other than supportive wires), signs or permits may be fastened to any protected tree.
16. No equipment, construction materials or debris of any kind shall be placed within the protective barrier.
17. Sod areas and quantities shall be provided at the time of site permit. 51% of sod areas provided shall be either zoysia or bahia sod species.

Irrigation Notes

1. All landscape & sod areas shall be irrigated by an automated system that provides 100% coverage and overlap.
2. Irrigation systems shall conform to the following standards: Irrigation systems shall be continuously maintained in working order and shall be designed not to overlap water zones or to water impervious areas.
3. No irrigation system shall be installed or maintained abutting any public street which causes water from the system to overspray onto the roadway or to strike passing vehicular traffic.
4. Irrigation Water Source: Well
5. Irrigation system shall provide a moisture sensing controller other than rain switch to monitor rain levels and irrigation needs.

TREE SCHEDULE

	TREES (2.5" DBH)	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	CREDIT
*		IE	9	Ilex x attenuata `Eagleston` / Eagleston Holly * Pine Mitigation (Softwoods)	2.5" DBH, 12 - 13` Ht. x 6` Spr., Std., 4-5` ct.	Yes	22.5 inches
*		PD	68	Pinus elliotti `Densa` / Slash Pine * Pine Mitigation (Softwoods)	2.5" DBH., 12` ht. x 6` Spr., Std., 4-5` ct.	Yes	170 inches
*		TD3	11	Taxodium distichum / Bald Cypress * Pine Mitigation (Softwoods)	2.5"DBH, 12` - 13` Ht. x 6` Spr., Std., 4-5` ct.	Yes	27.5 inches
	TREES (4.5" DBH)	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	CREDIT
		BB	28	Bucida buceras `Shady Lady` / Shady Lady Black Olive * Tree Mitigation (Hardwoods)	4.5" DBH., 15` - 17` Ht. x 6 - 7` Spr., Std., 4-5` ct.	No	126 inches
*		BS	25	Bursera simaruba / Gumbo Limbo * Tree Mitigation (Hardwoods)	4.5" DBH, 14` - 16` Ht. x 6 - 8` Spr., Std., 5` - 6` ct.	Yes	103.5 inches
*		CE	13	Conocarpus erectus / Green Buttonwood * Tree Mitigation (Hardwoods)	4.5" DBH., 12 - 14` Ht. x 6` - 8` Spr., Multi-trunk, 4-5` ct.	Yes	58.5 inches
*		CS5	13	Conocarpus erectus `Sericeus` / Silver Buttonwood * Tree Mitigation (Hardwoods)	4.5" DBH., 12` Ht. x 6` Spr., Multi-trunk, 4` ct.	Yes	58.5 inches
*		DR	2	Delonix regia / Royal Poinciana * Tree Mitigation (Hardwoods)	4.5" DBH, 14` - 16` Ht. x 6 - 8` Spr., Std., 5` - 6` ct.	No	9 inches
*		LM	33	Lagerstroemia fauriei ` Muskogee ` / Muskogee Crape Myrtle * Tree Mitigation (Hardwoods)	4.5" DBH., 12 - 13` Ht. x 6` Spr., Multi-trunk, 5- 6` ct.	No	148.5 Inches
*		LT	9	Lagerstroemia fauriei `Tuscarora` / Crape Myrtle Coral Pink * Tree Mitigation (Hardwoods)	4.5" DBH., 12 - 13` Ht. x 6` Spr., Multi-trunk, 5- 6` ct.	no	40.5 inches
*		MG	4	Magnolia grandiflora `D.D. Blanchard` / Southern Magnolia * Tree Mitigation (Hardwoods)	4.5" DBH., 15` - 17` Ht. x 6 - 7` Spr., Std., 4-5` ct.	Yes	18 inches
*		QV	10	Quercus virginiana / Southern Live Oak * Tree Mitigation (Hardwoods)	4.5" DBH, 16 -18` Ht x 7 - 9` Spr., Std., 6` ct.	Yes	54 inches
*		TD	26	Taxodium distichum / Bald Cypress * Tree Mitigation (Hardwoods)	4.5" DBH., 15` - 17` Ht. x 6 - 7` Spr., Std., 4-5` ct.	Yes	117 inches
	PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	CREDIT
*		PE2	17	Ptychosperma elegans / Alexander Palm * Pine Mitigation (Softwoods)	13` ct., Double Specimen	No	76.5 inches
*		PE3	10	Ptychosperma elegans / Alexander Palm * Pine Mitigation (Softwoods)	14` ct., Triple Specimen	No	45 inches
*		RR	5	Roystonea regia / Royal Palm * Pine Mitigation (Softwoods)	18` ct.	Yes	42.5 inches
*		SS	172	Sabal palmetto / Cabbage Palm * Pine Mitigation (Softwoods)	32 @ 15` ct., 40 @ 17` ct., 50 @ 19`ct., 50 @ 21` ct.	Yes	1,526 inches
		VA	43	Veitchia arecina / Montgomery Palm * Pine Mitigation (Softwoods)	14` ct., Single Specimen	No	193.5 inches
*		WR	4	Washingtonia robusta / Mexican Fan Palm * Pine Mitigation (Softwoods)	2 @ 16` ct., 2 @ 18` ct.	No	30 inches
*		WB2	3	Wodyetia bifurcata / Foxtail Palm * Pine Mitigation (Softwoods)	14` ct., Double Specimen	No	13.5 inches

Note: 14' ct. = 4.5 inches. For every one foot of clear trunk of palm tree exceeding 14' ct., credit will be given for one inch of replacement .

*** Drought Tolerant Tree Species**
(per most current SFWMD Waterwise, South Florida Landscapes, Landscaping to Promote Water Conservation Using the Principles of Xeriscape)

Total Provided / Req. Trees 393 Trees
Shade Trees 251 Trees
1:1 Palm Trees 30 Trees
2:1 Palm Trees 112 Trees (224 Palm / 2)
Drought Tolerant Trees Provided 335 Trees (85%)

Native Tree Requirement (50% Minimum)

Total Provided / Req. Trees 393 Trees
Shade Trees 251 Trees
1:1 Palm Trees 30 Trees
2:1 Palm Trees 112 Trees (224 Palm / 2)
Native Trees Required (393 Required Trees x 50%) 197 Trees (50%)
Native Trees Provided 267 Trees (68%)

SHRUB SCHEDULE

	GRASSES / GROUNDCOVERS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAILS	NATIVE	SPACING
**	HL	333	Hymenocallis latifolia / Spider Lily	1 gal	* Full pot	Yes	24" o.c.
**	MC	467	Muhlenbergia capillaris / Pink Muhly	1 gal	* Full pot	Yes	36" o.c.
**	SP	1,145	Spartina bakeri / Sand Cord Grass	1 gal	* Full pot	Yes	36" o.c.
**	TF	80	Tripsacum dactyloides / Fakahatchee Grass	1 gal	Full	Yes	48" o.c.
**	TD2	497	Tripsacum floridanum / Dwarf Fakahatchee	1 gal	Full	Yes	30" o.c.
	SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAILS	NATIVE	SPACING
*	CI	168	Chrysobalanus icaco / Cocoplum	3 gal	Full	Yes	36" o.c.
	CR2	22	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum	3 gal	24" Ht., full	Yes	36" o.c.
*	CS3	138	Clusia guttifera / Small-Leaf Clusia	3 gal	24" - 30" Ht., Full	Yes	30" o.c.
*	CS2	280	Clusia guttifera / Small-Leaf Clusia	3 gal	24" Ht. Min.	Yes	36" o.c.
*	CES	51	Conocarpus erectus ` sericeus` / Silver Buttonwood	3 gal	24" Ht., full	Yes	30" o.c.
*	ID	59	Ilex vomitoria `Schillings Dwarf` / Dwarf Schillings Holly	3 gal	Full	Yes	24" o.c.
*	MW	31	Myrica cerifera / Wax Myrtle	3 gal	Full	Yes	48" o.c.
*	SR	90	Serenoa repens / Saw Palmetto	1 gal	Full	Yes	36" o.c.

*** Drought Tolerant Shrub Species**
(per most current SFWMD Waterwise, South Florida Landscapes, Landscaping to Promote Water Conservation Using the Principles of Xeriscape)

Total Provided Shrubs 864 Shrubs
Drought Tolerant Shrubs 842 Shrubs (97%)

**** Drought Tolerant Grasses / Ground Covers Species**
(per most current SFWMD Waterwise, South Florida Landscapes, Landscaping to Promote Water Conservation Using the Principles of Xeriscape)

Total Provided Grasses / GC 2,449 Grasses / GC
Drought Tolerant Grasses / GC 2,449 Grasses / GC (100%)

Native Shrub Requirement (50% Minimum)

Total Provided Shrubs 864 Shrubs
Native Shrubs Provided 864 Shrubs (100%)

Native Grasses / Ground Cover Requirement (50% Minimum)

Total Provided Grasses / GC 2,449 Grasses / GC
Native Grasses / Ground Covers 2,449 Grasses / GC (100%)

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Stuart Ocean Townhomes

City of Stuart, Florida

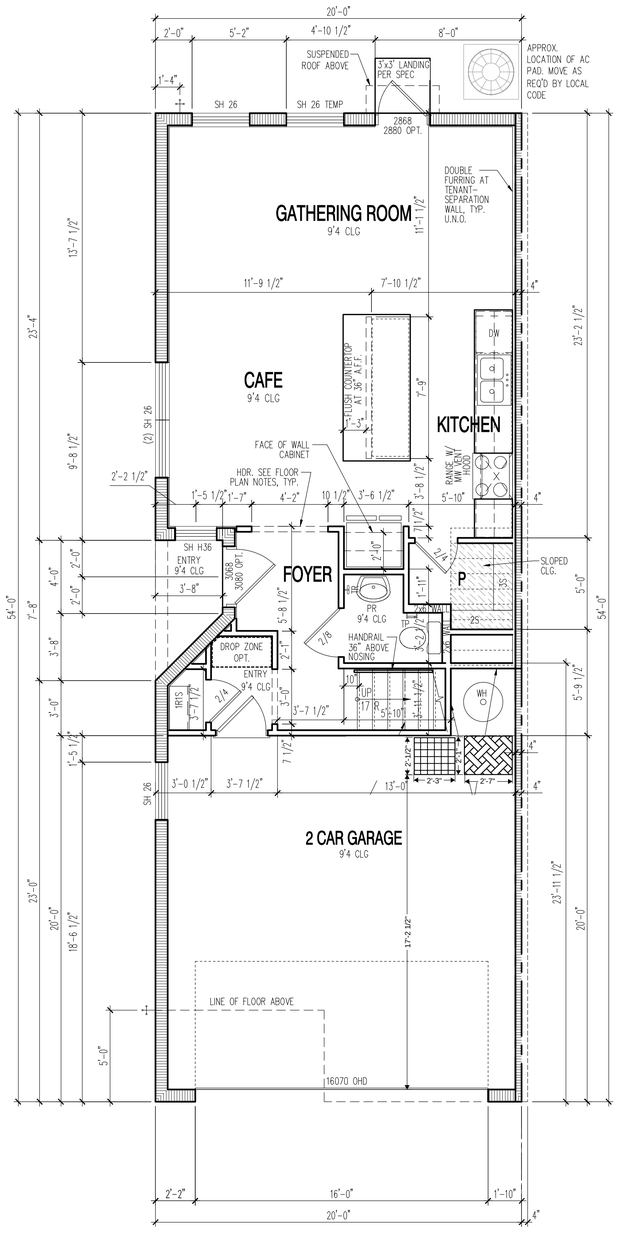
Landscape Specifications

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Drawn By TT
Checked By MH
Approved By MH
Submittal Dates 9-6-19
12-05-19 1-16-20
Revision Dates 3-5-20

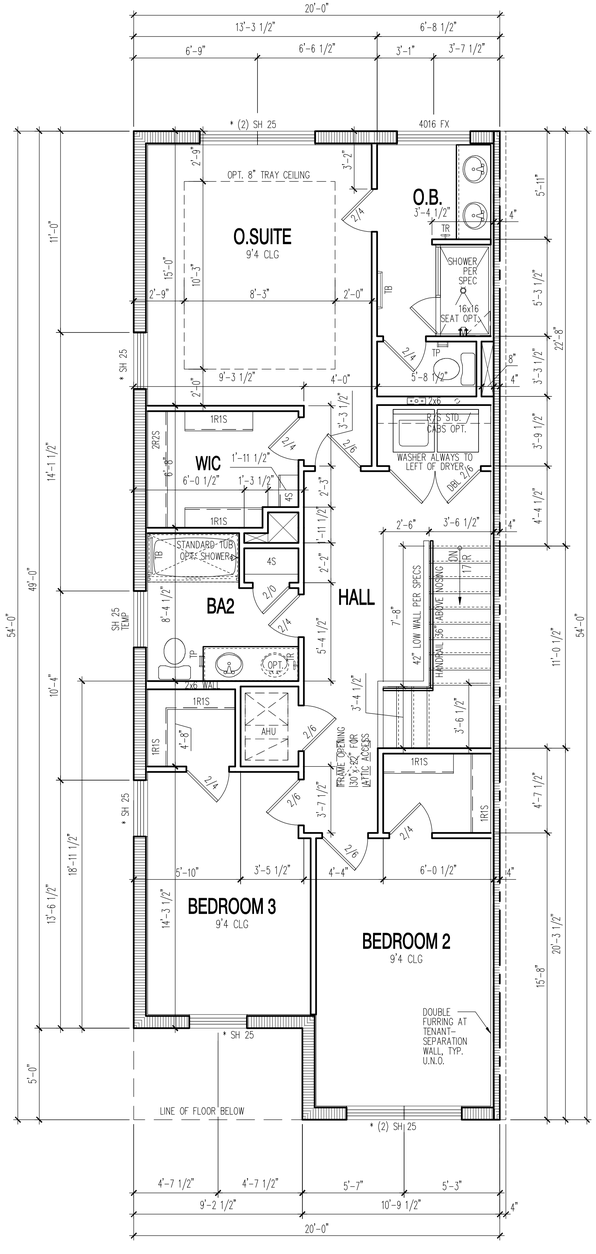
LP-6





GRAYTON - 1ST FLOOR

SCALE: 1/4"=1'-0"



GRAYTON - 2ND FLOOR

SCALE: 1/4"=1'-0"

LEGEND

- TRASH RECEPTICLE 25"x27"
- RECYCLE RECEPTICLE 26"x31"

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BASE FLOOR PLANS

PRODUCTION MANAGER

CONTROL DATE: 2/16/18

REV #	DATE / DESCRIPTION

PROJECT TYPE
SF ATTACHED

COMMUNITY NAME
LAWSON COMMUNITY ID

GARAGE HANDING
-

VERSION NUMBER
1.0

PLAN NAME / NPC
NAVARRE 2498.502

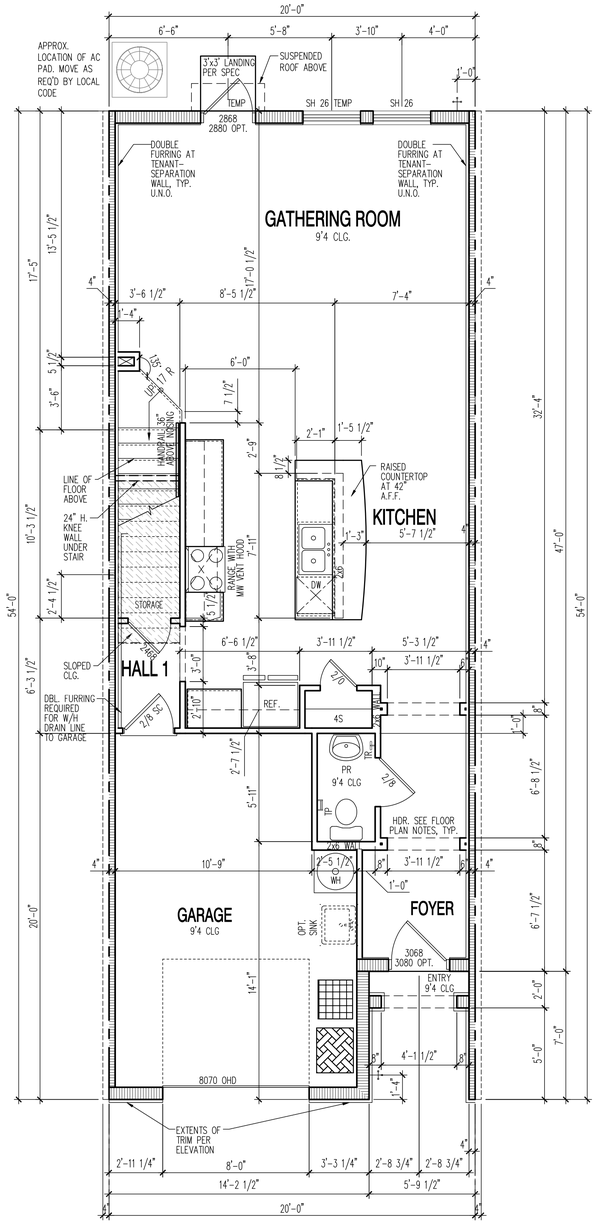
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LEGACY PLAN NUMBER / NAME

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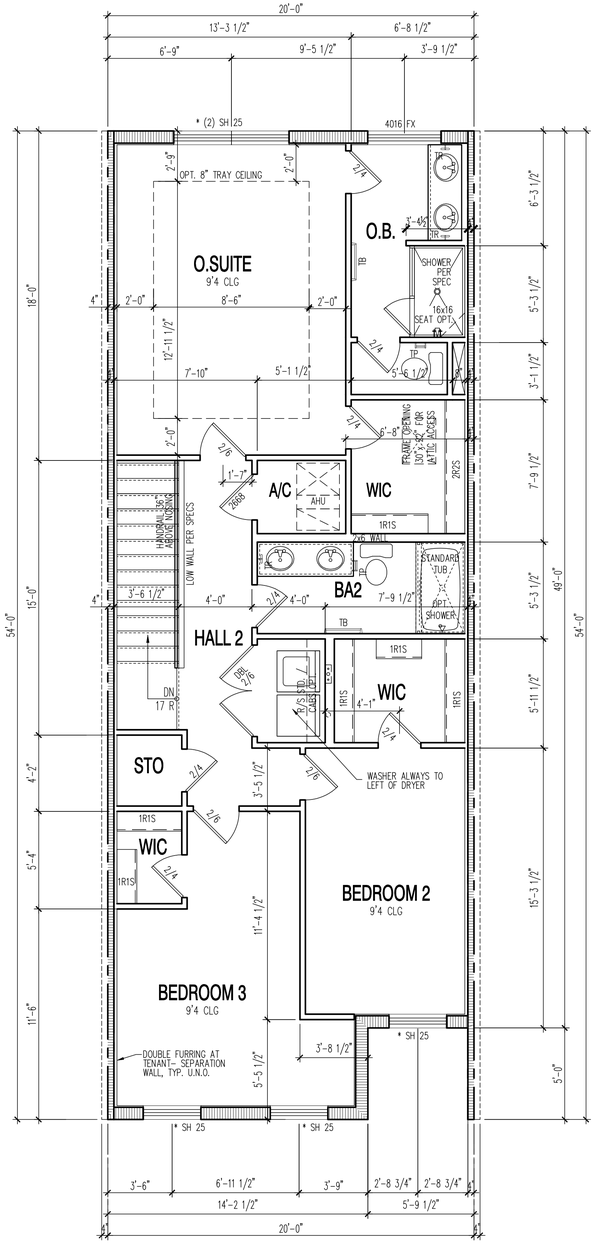
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 13, 2018 / Rajeev Kumar / TDO 3_18"_20"-TH_GRAYTON_NAVARRE_MASTER_ARCH_2018-06-13.DWG



NAVARRE - 1ST FLOOR (INTERIOR UNIT)

SCALE: 1/4"=1'-0"



NAVARRE - 2ND FLOOR (INTERIOR UNIT)

SCALE: 1/4"=1'-0"

LEGEND

- TRASH RECEPTICLE 25"x27"
- RECYCLE RECEPTICLE 26"x31"

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BASE FLOOR PLANS-INTERIOR UNIT

PRODUCTION MANAGER

CONTROL DATE: 2/16/18

REV #	DATE / DESCRIPTION

PROJECT TYPE: SF ATTACHED

COMMUNITY NAME

LAWSON COMMUNITY ID

GARAGE HANDING: -

VERSION NUMBER: 1.0

PLAN NAME / NPC: NAVARRE 2498.502

LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME

SHEET: A1.11

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: May 22, 2019 / Mark Anderson / TCS 3_20"-TH_NAVARRE_MASTER_ARCH_2019-05-09.DWG



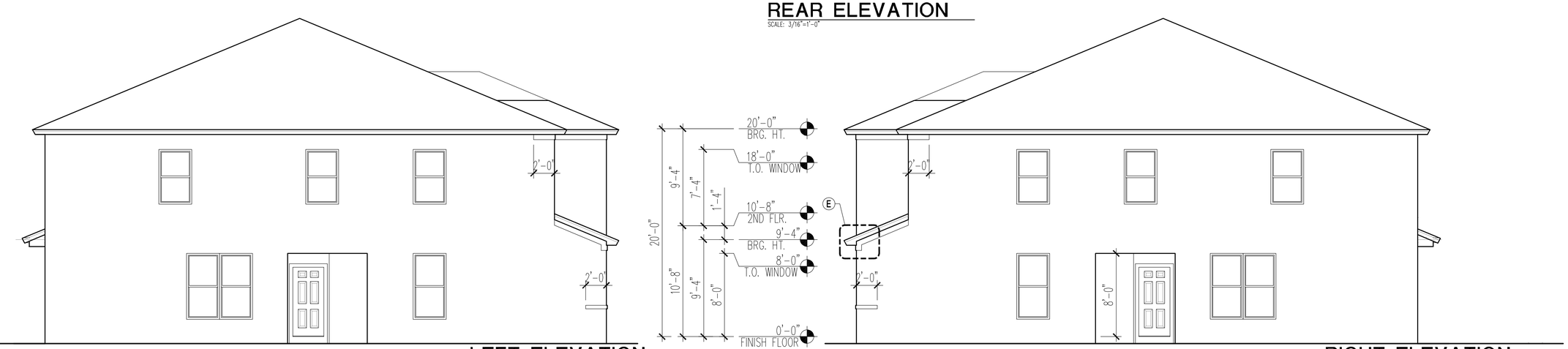
FRONT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

SCALE: 3/16"=1'-0"



LEFT ELEVATION

SCALE: 3/16"=1'-0"

RIGHT ELEVATION

SCALE: 3/16"=1'-0"

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ELEVATIONS - FM1A

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PRODUCTION MANAGER
--
CONTROL DATE: 2/16/18
REV # | DATE / DESCRIPTION

PROJECT TYPE
SF ATTACHED

COMMUNITY NAME
LAWSON COMMUNITY ID

GARAGE HANDING
--

VERSION NUMBER
1.0

PLAN NAME / NPC
NAVARRE 2498.502

GRAYTON 2567.508
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME

SHEET
B6.3-FM1A

PLOTTED: June 13, 2018 / Rajeev Kumar / TCG 3_18'_20'-7H_GRAYTON_NAVARRE_MASTER_ARCH_2018-06-13.DWG

ROOF PLAN

SCALE: 3/16"=1'-0"

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ROOF PLAN

PRODUCTION MANAGER
--
CONTROL DATE: 2/16/18
REV # | DATE / DESCRIPTION

PROJECT TYPE
SF ATTACHED

COMMUNITY NAME
LAWSON COMMUNITY ID

GARAGE HANDING
--

VERSION NUMBER
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PLAN NAME / NPC
NAVARRE 2498.502

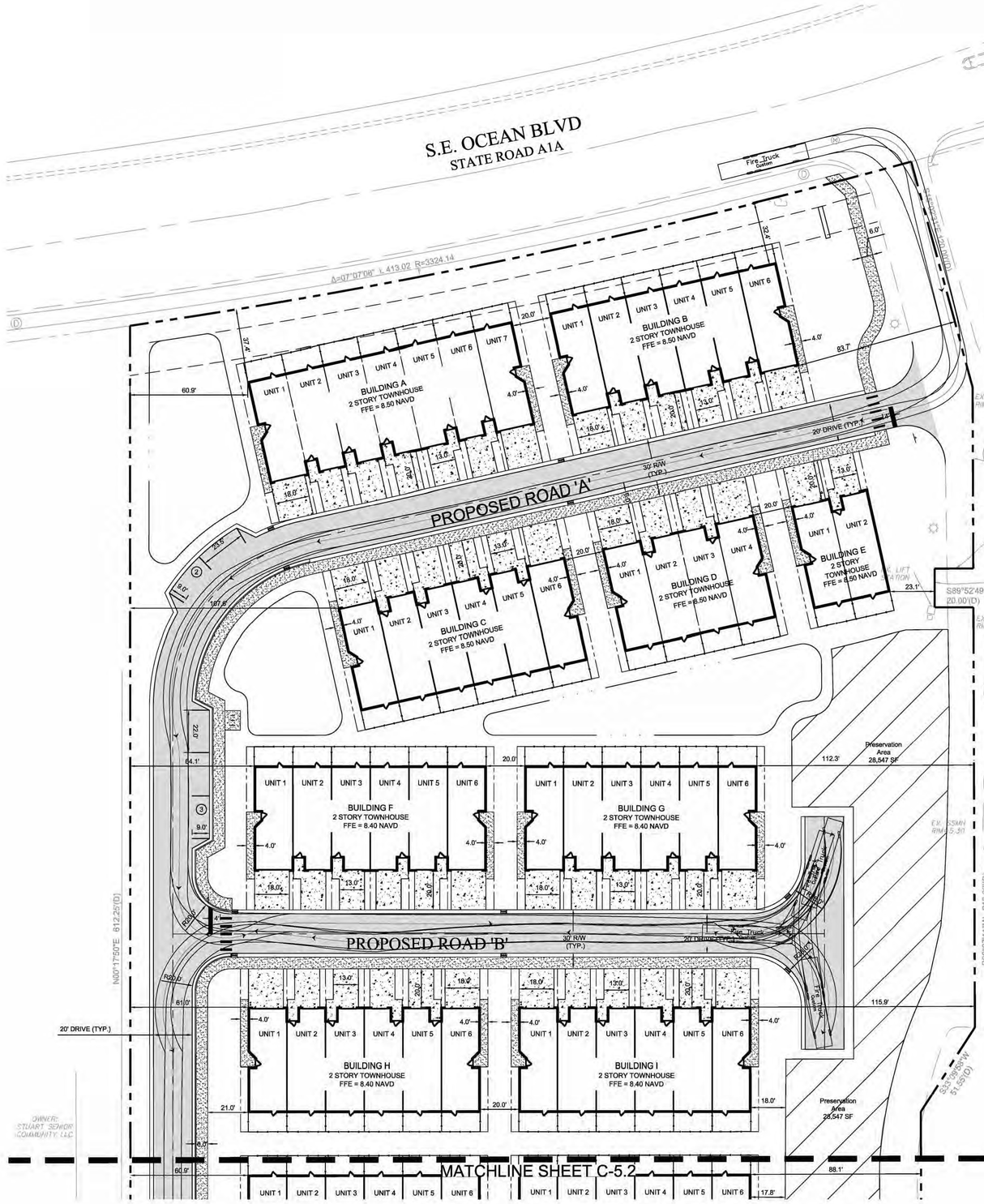
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LEGACY PLAN NUMBER / NAME

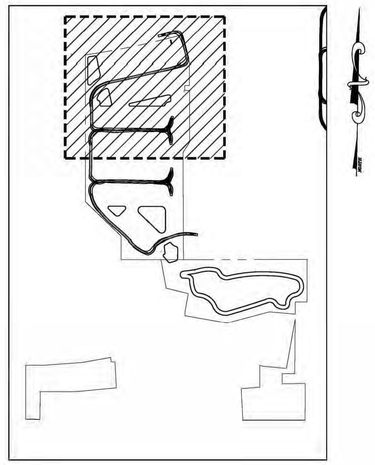
SHEET
B6.4-FM1A

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: May 22, 2019 / Mark Anderson / TCC 3_20"-TH_NAVARRE_MASTER_ARCH_2019-05-09.DWG



PROPERTY LINE
ADJACENT PROPERTY LINE
EDGE OF SIDEWALK
UTILITY EASEMENT
WOOD FENCE
EDGE OF PAVEMENT
CHAIN LINK FENCE
CENTERLINE OF ROAD
OVERHEAD ELECTRIC SERVICE
WATER LINE
SEWER LINE
TYPE "F" CURB & GUTTER
DRAINAGE MANHOLE
IRRIGATION CONTROL VALVE
RPZ / DDCV
SIGN / CROSSWALK SIGNAL
FIRE HYRANT
CONCRETE UTILITY POLE/CONCRETE POWER POLE
SANITARY SEWER MANHOLE
SPOT ELEVATION
WATER VALVE / BACKFLOW PREVENTER
GUY ANCHOR
SANITARY SEWER MANHOLE
HAND HOLE
TRAFFIC JUNCTION BOX
UTILITY BOX
LIGHT POLE
WOOD UTILITY POLE



PROPOSED LEGEND

ASPHALT PAVEMENT
HEAVY DUTY CONCRETE PAVEMENT
CONCRETE PAVEMENT
TREE RESERVATION
TYPE "F" CURB & GUTTER
BUILDING SETBACK LINE
LANDSCAPE BUFFER LINE
FPL EASEMENT
PARKING OVERHANG
RETENTION POND
EDGE OF PAVEMENT
ELECTRIC TRANSFORMER W/ BOLLARDS
PARKING STRIPING
PARKING COUNT
FUEL VENTS
AIR/VAC
SIGN
MONUMENT SIGN
FUEL VENTS
AIR/VAC
BIKE RACK
RAMP

DATUM NOTE

1. THE ELEVATIONS SHOWN HERON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 29).

ABBREVIATIONS

EX.	EXISTING	S	SOUTH
INV.	INVERT	SAN.	SANITARY
N	NORTH	SS	SANITARY SEWER
PUB.	PUBLIC	SD	STORM DRAIN
PL	PROPERTY LINE	TYP.	TYPICAL
PROP.	PROPOSED	W	WEST
PRIV.	PRIVATE	W/	WITH
R/W	RIGHT OF WAY	WV	WATER VALVE

SITE DATA	
APPLICATION NAME	SERRAGUI GROUP INVESTMENTS LLC.
PARCEL CONTROL NUMBER	02-38-41-000-000-00020-6 & 01-38-41-000-000-00050-9
ZONING	R-3 - RESIDENTIAL (MULTI-FAMILY/DUPLEX)
SECTION/TOWNSHIP/RANGE	SECTION 2; TOWNSHIP 38 SOUTH; RANGE 41 EAST
PROPOSED USE	2-STORY SINGLE FAMILY TOWNHOMES
PROPOSED ZONING	RPUD (30 DU/ AC)
PROPOSED DWELLING UNITS	80 UNITS
F.A.R	0.17

SITE CALCULATIONS			
AREA	SF	ACRES	%
PARCEL A	349,446	8.02	73
PARCEL B	131,156	3.01	27
TOTAL SITE AREA (PARCEL A + B)	480,602	11.03	100
IMPERVIOUS AREAS: PAVEMENT/SIDEWALK/REAR PATIOS	55,062	1.26	12
EXISTING & PROPOSED VEHICULAR USED AREAS	66,670	1.53	14
BUILDING COVERAGE	83,230	1.91	17
TOTAL IMPERVIOUS AREA	204,962	4.70	43
DRY RETENTION AREAS	70,868	1.63	14
NATIVE PRESERVE AREAS	87,975	2.02	18
OTHER LANDSCAPE / OPEN SPACE	119,797	2.75	25
OPEN SPACE (GREEN)	275,640	6.33	57
OPEN SPACE REQUIRED			35% (MIN)

BUILDING SETBACKS		
DIRECTION	REQUIRED	PROPOSED
NORTH	50 FT	32.4 FT
EAST	5 FT	23 FT
SOUTH	10' FT	72.8 FT
WEST	5 FT	43 FT

PARKING	
PARKING REQUIRED	
2 SPACES PER UNIT W/ 2 OR MORE BEDROOMS	160 SPACES
PARKING PROVIDED	
1 SPACE PER GARAGE + 1 PER DRIVEWAY + 11 ON-STREET	171 SPACES
TOTAL PROVIDED	331 SPACES

LANDSCAPE BUFFERS		
DIRECTION	REQUIRED	PROPOSED
NORTH	15 FT	21.6 FT
EAST	25 FT	40.6 FT
SOUTH	25 FT	20.5 FT
WEST	25 FT	10.0 FT

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

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www.bowmanconsulting.com
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TRUCK ROUTE PLAN
STUART OCEAN TOWNHOMES
S.E. OCEAN BLVD
CITY OF STUART
MARTIN COUNTY, FLORIDA

Pulte Homes

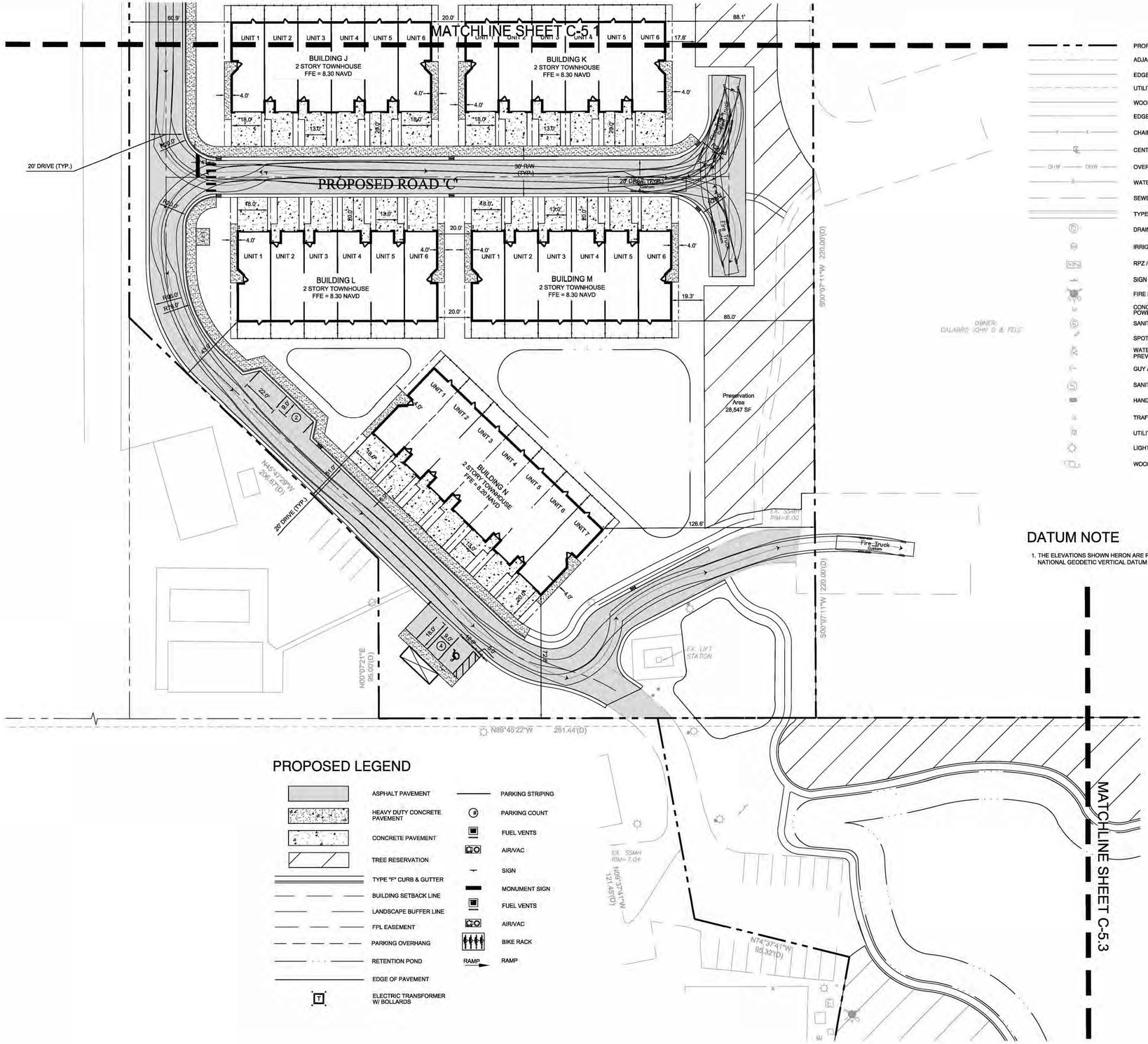
REVISIONS	
DATE	DESCRIPTION

BR	SU	JT
DESIGN	DRAWN	CHKD

SCALE: 1" = 20'
JOB No.: 010655-01-001
DATE: 09/20/2019
SHEET TR-1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

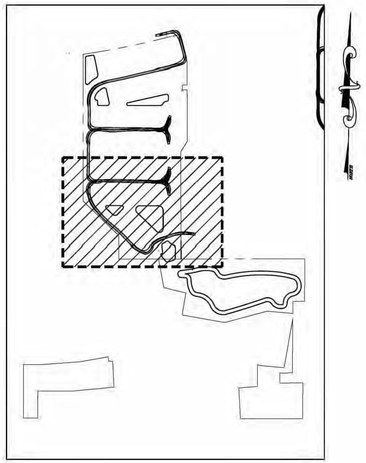
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PROPOSED LEGEND

- ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- TREE RESERVATION
- TYPE "F" CURB & GUTTER
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- FPL EASEMENT
- PARKING OVERHANG
- RETENTION POND
- EDGE OF PAVEMENT
- ELECTRIC TRANSFORMER W/ BOLLARDS
- PARKING STRIPING
- PARKING COUNT
- FUEL VENTS
- AIR/VAC
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- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EDGE OF SIDEWALK
- UTILITY EASEMENT
- WOOD FENCE
- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- CENTERLINE OF ROAD
- OVERHEAD ELECTRIC SERVICE
- WATER LINE
- SEWER LINE
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- GUY ANCHOR
- SANITARY SEWER MANHOLE
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- UTILITY BOX
- LIGHT POLE
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PARCEL CONTROL NUMBER	02-38-41-000-000-00020-6 & 01-38-41-000-000-00050-9
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WEST	25 FT	10.0 FT

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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TRUCK ROUTE PLAN

STUART OCEAN TOWNHOMES

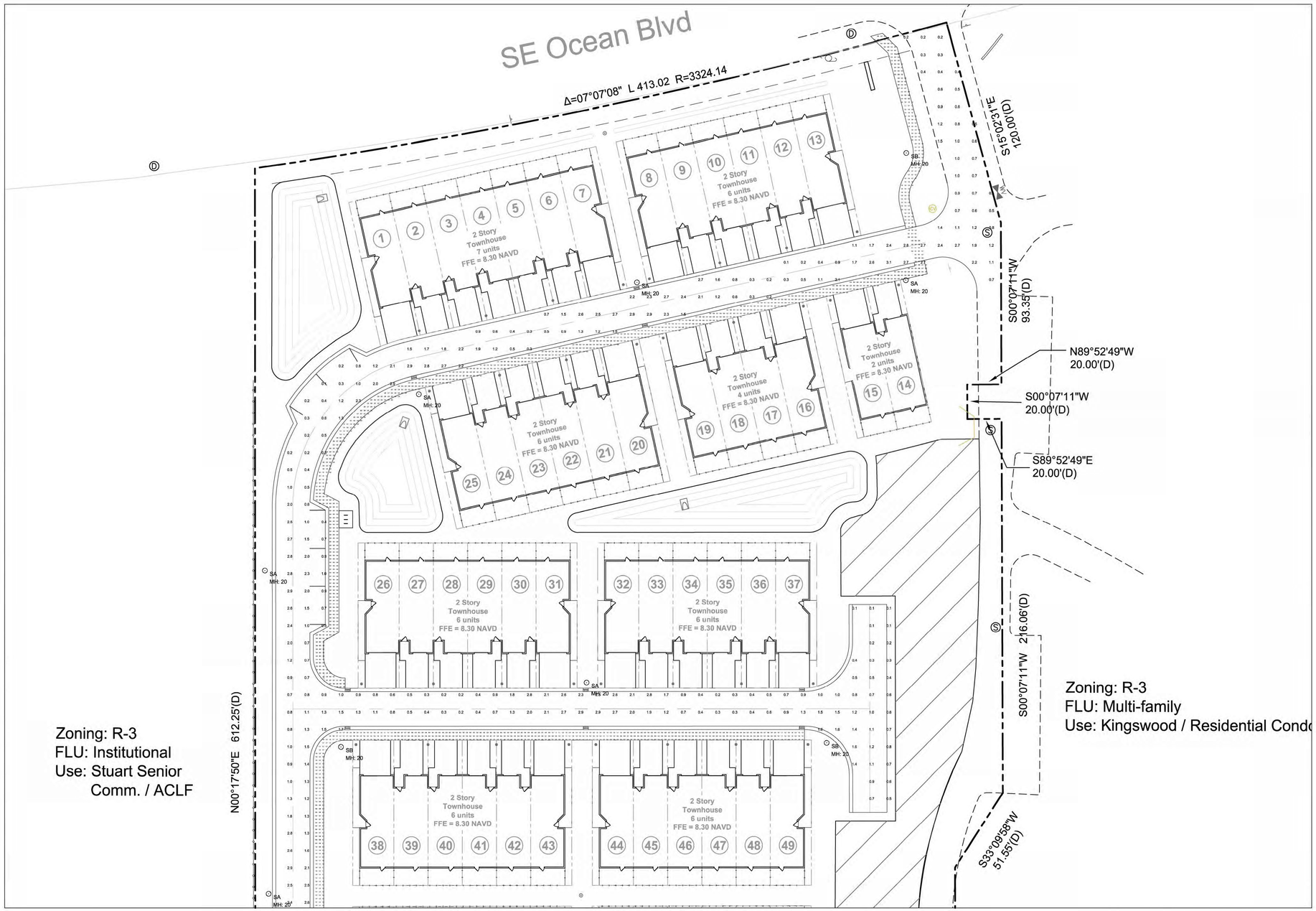
S.E. OCEAN BLVD

CITY OF STUART

MARTIN COUNTY, FLORIDA

Pulte Homes

REVISIONS		
DATE	DESCRIPTION	
BR DESIGN	SU DRAWN	JT CHKD
SCALE:	1" = 20'	
JOB No.:	010655-01-001	
DATE:	09/20/2019	
SHEET	TR-2	



Photometrics Calculation Software Generated Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
⊙	10	SA	SINGLE	12184	12184	0.900	156.5	156.5
⊙	5	SB	SINGLE	12893	12893	0.900	156.5	156.5

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CENTER SIDEWALK	Illuminance	Fc	0.91	2.9	0.1	9.10	29.00
NORTH SIDEWALK	Illuminance	Fc	1.12	3.2	0.1	11.20	32.00
SITE	Illuminance	Fc	1.09	3.1	0.0	N.A.	N.A.
SOUTH SIDEWALK	Illuminance	Fc	1.28	2.9	0.0	N.A.	N.A.

STUART OCEAN TOWNHOMES - SITE

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	INPUT WATTS	MOUNTING	DIMMING (If Req)	REMARKS
SA	LED SITE LUMINAIRE	INVUE	MSA-F06-LED-E1-T2-FINISH	UNV	LED	156W	20' POLE	0-10V	NOTE 1, 2
SB	LED SITE LUMINAIRE	INVUE	MSA-F06-LED-E1-5XQ-FINISH	UNV	LED	156W	20' POLE	0-10V	NOTE 1, 2

FIXTURE SCHEDULE NOTES

NOTE 1: ADVISE FINISH

NOTE 2: FIXTURES MOUNTED ON 20' DIRECT-BURIAL FIBERGLASS PLP POLE #SFLD525

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT RYAN HUFF @ LIGHTING DYNAMICS (772) 285-7169; RHUFF@LIGHTINGDYNAMICS.COM

Lighting Plan By:

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Scale: 1" = 30'

0' 15' 30' 60' 90'

North

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Stuart, Florida 34994
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www.hjadesignstudio.com
LA 0000905

Stuart Ocean Townhomes

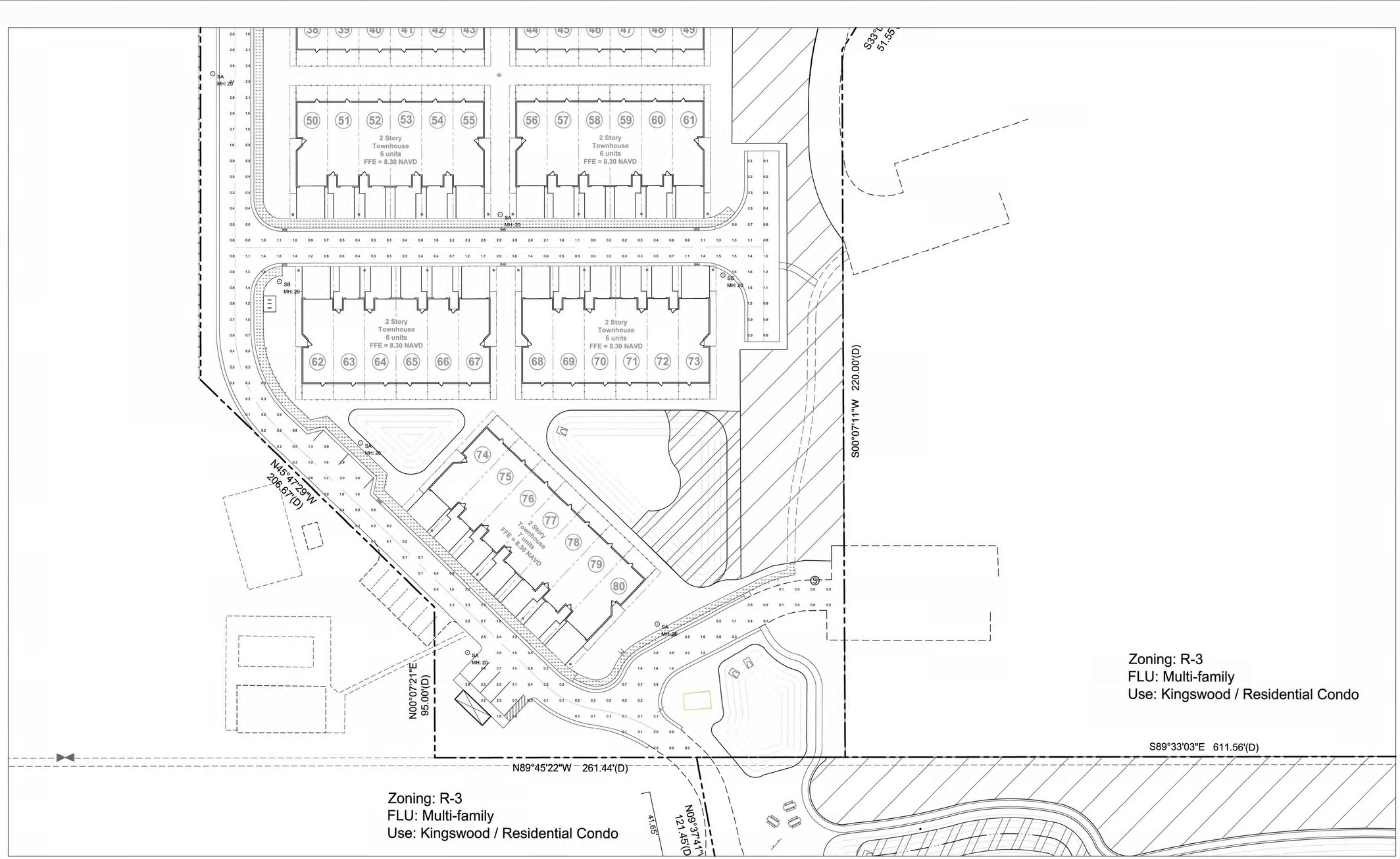
Florida

City of Stuart
Site Lighting / Photometric Plan

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Job No.	19005
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	9-18-19
Revision Dates	

L-1



Photometrics Calculation Software Generated Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
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SITE	Illuminance	Fc	1.09	3.1	0.0	N.A.	N.A.
SOUTH SIDEWALK	Illuminance	Fc	1.28	2.9	0.0	N.A.	N.A.

STUART OCEAN TOWNHOMES - SITE

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	INPUT WATTS	MOUNTING	DIMMING (If Req)	REMARKS
SA	LED SITE LUMINAIRE	INVUE	MSA-F06-LED-E1-T2-FINISH	UNV	LED	156W	20' POLE	0-10V	NOTE 1, 2
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North

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Stuart Ocean Townhomes

Florida

City of Stuart

Site Lighting / Photometric Plan

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Job No. 19005
Drawn By TT
Checked By MH
Approved By MH
Submittal Dates 9-18-19

Revision Dates

L-2