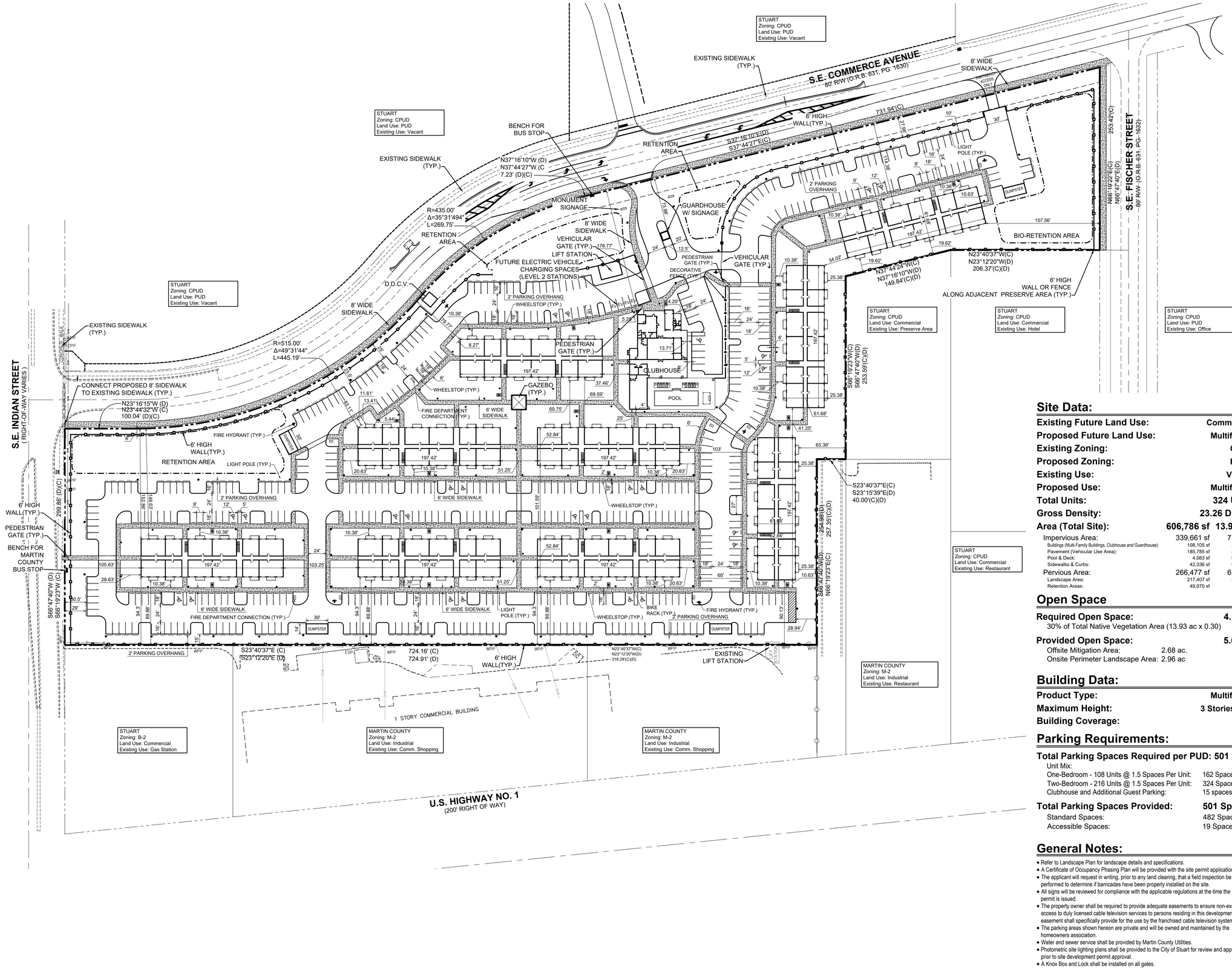
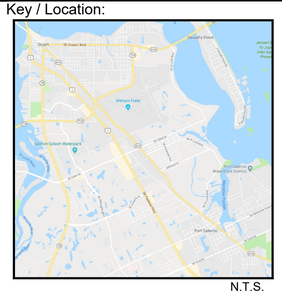


lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner:	AHS Residential, LLC 12895 Southwest 132nd Street Suite 202 Miami, Florida 33186
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Mathers Engineering Corporation 2431 Southeast Dixie Highway Stuart, Florida 34996
Surveyor:	Stephen J. Brown, Inc. 619 East 5th Street Stuart, Florida 34994
Environmental:	EW Consultants, Inc. 1000 SE Monterey Commons Boulevard Suite 208 Stuart, Florida 34996
Architect:	Slattery & Associates 2060 Northwest Boca Raton Boulevard Suite 2 Boca Raton, Florida 33431

Site Data:

Existing Future Land Use:	**Commercial**
Proposed Future Land Use:	**Multifamily**
Existing Zoning:	**CPUD**
Proposed Zoning:	**RPUD**
Existing Use:	**Vacant**
Proposed Use:	**Multifamily**
Total Units:	**324 Units**
Gross Density:	**23.26 DU/ac.**
Area (Total Site):	**606,786 sf 13.93 ac.**
Impervious Area:	339,661 sf 7.81 ac. (56.0%)
Buildings (Multi-Family Buildings, Clubhouse and Guardhouse):	108,105 sf 2.48 ac.
Pavement (Vehicular Use Area):	185,785 sf 4.27 ac.
Pool & Deck:	4,083 sf 0.03 ac.
Sidewalks & Curbs:	42,336 sf 0.97 ac.
Pervious Area:	266,477 sf 6.12 ac. (44.0%)
Landscape Area:	217,407 sf 5.00 ac.
Retention Areas:	49,070 sf 1.12 ac.

Open Space

Required Open Space: 4.18 ac.

30% of Total Native Vegetation Area (13.93 ac x 0.30)

Provided Open Space: 5.64 ac.

Offsite Mitigation Area: 2.68 ac.
Onsite Perimeter Landscape Area: 2.96 ac

Building Data:

Product Type:	**Multifamily**
Maximum Height:	**3 Stories - 35'**
Building Coverage:	**18%**

Parking Requirements:

Total Parking Spaces Required per PUD: 501 Spaces

Unit Mix:
One-Bedroom - 108 Units @ 1.5 Spaces Per Unit: 162 Spaces
Two-Bedroom - 216 Units @ 1.5 Spaces Per Unit: 324 Spaces
Clubhouse and Additional Guest Parking: 15 spaces

Total Parking Spaces Provided: 501 Spaces

Standard Spaces: 482 Spaces
Accessible Spaces: 19 Spaces

General Notes:

- Refer to Landscape Plan for landscape details and specifications.
- A Certificate of Occupancy Phasing Plan will be provided with the site permit application.
- The applicant will request in writing, prior to any land clearing, that a field inspection be performed to determine if barricades have been properly installed on the site.
- All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
- The property owner shall be required to provide adequate easements to ensure non-exclusive access to duly licensed cable television services to persons residing in this development. The easement shall specifically provide for the use by the franchised cable television system.
- The parking areas shown hereon are private and will be owned and maintained by the homeowners association.
- Water and sewer service shall be provided by Martin County Utilities.
- Photometric site lighting plans shall be provided to the City of Stuart for review and approval prior to site development permit approval.
- A Knox Box and Lock shall be installed on all gates.

AHS at Harbor Grove

City of Stuart, Martin County, Florida

Master Site Plan

Date	By	Description
08.08.19	J.J.	Initial Submittal
11.25.19	S.L.S.	1st Resubmittal
02.05.20	S.L.S.	2nd Resubmittal
03.10.20	S.L.S.	3rd Resubmittal & LPA
04.30.20	S.L.S.	LPA Resubmittal
05.29.20	S.L.S.	SCC Set

NORTH

SCALE: 1" = 60'

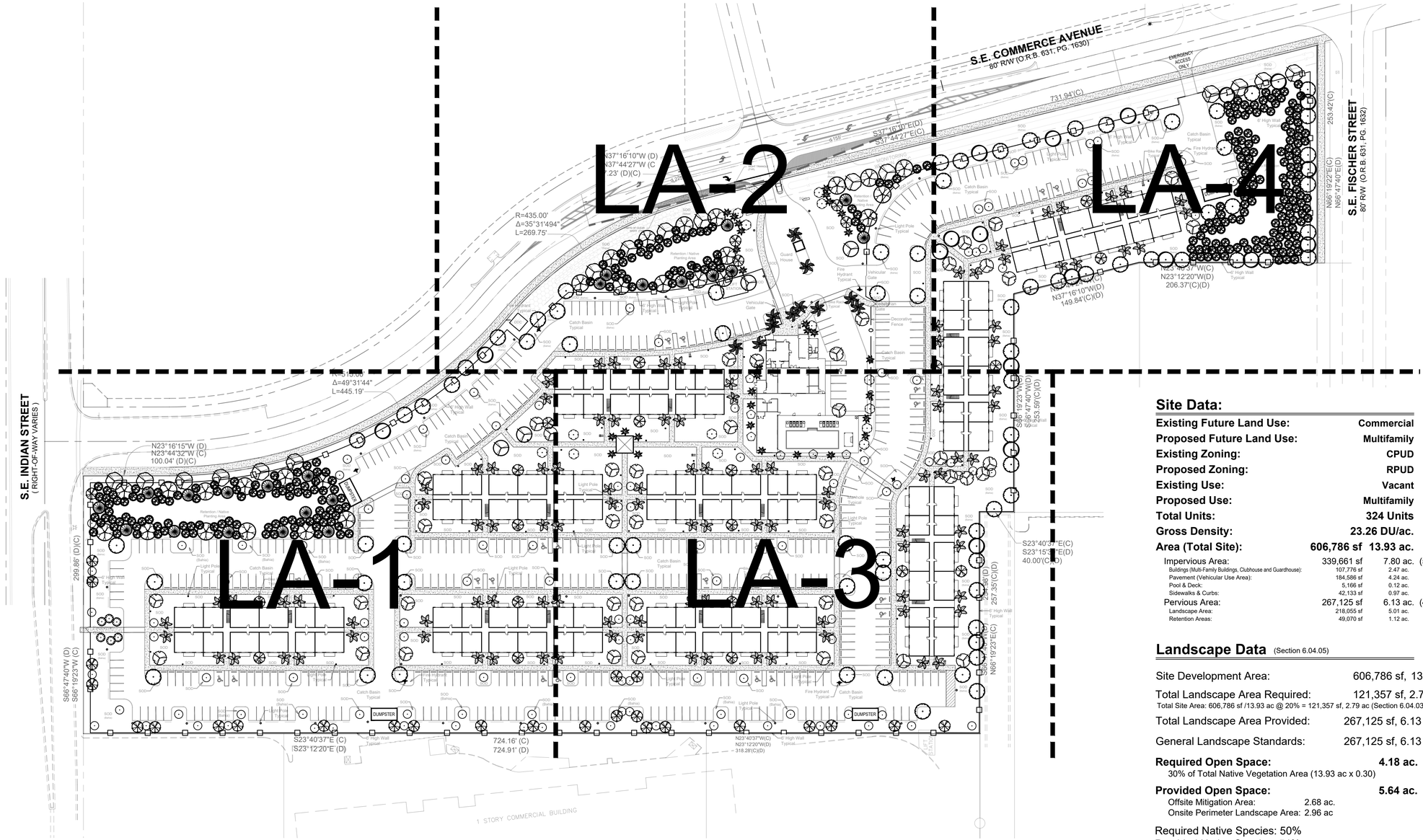
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REG. # 1018
Thomas P. Lucido

Designer	J.J.
Manager	D.F.
Project Number	19-345
Municipal Number	---
Computer File	19-345 - AHS Harbor Grove - Master Site Plan.dwg

Sheet **SP-1**

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Site Data:

Existing Future Land Use:	**Commercial**	
Proposed Future Land Use:	**Multifamily**	
Existing Zoning:	**CPUD**	
Proposed Zoning:	**RPUD**	
Existing Use:	**Vacant**	
Proposed Use:	**Multifamily**	
Total Units:	**324 Units**	
Gross Density:	**23.26 DU/ac.**	
Area (Total Site):	**606,786 sf**	**13.93 ac.**
Impervious Area:	339,661 sf	7.80 ac. (56.0%)
Buildings (Multi-Family Buildings, Clubhouse and Guardhouse):	107,776 sf	2.47 ac.
Pavement (Vehicular Use Area):	184,586 sf	4.24 ac.
Pool & Deck:	5,166 sf	0.12 ac.
Sidewalks & Curbs:	42,133 sf	0.97 ac.
Pervious Area:	267,125 sf	6.13 ac. (44.0%)
Landscape Area:	218,055 sf	5.01 ac.
Retention Areas:	49,070 sf	1.12 ac.

Landscape Data (Section 6.04.05)

Site Development Area: 606,786 sf, 13.93 ac.

Total Landscape Area Required: 121,357 sf, 2.79 ac (20%)
Total Site Area: 606,786 sf /13.93 ac @ 20% = 121,357 sf, 2.79 ac (Section 6.04.03.B.1)

Total Landscape Area Provided: 267,125 sf, 6.13 ac (44.0%)

General Landscape Standards: 267,125 sf, 6.13 ac (44.0%)

Required Open Space: 4.18 ac.
30% of Total Native Vegetation Area (13.93 ac x 0.30)

Provided Open Space: 5.64 ac.
Offsite Mitigation Area: 2.68 ac.
Onsite Perimeter Landscape Area: 2.96 ac

Required Native Species: 50%
Provided Native Species: 54%
At least 50 percent of all required landscaping in the form of trees, shrubs, ground cover and grass shall collectively consist of native vegetation (Section 6.04.02).
No one species of tree shall exceed 25 percent of the minimum number of trees required (Section 6.04.02).

Perimeter Landscape:

Perimeter Landscape Length:	3,968 lf.
Required Perimeter Trees: (1 tree per 30 lf. @ 3,968 lf.)	132 trees
Provided Perimeter Trees:	139 Trees
Required Perimeter Shrubs: (1 shrub per 2.5 lf. @ 3,968 lf.)	1,587 Shrubs
Provided Perimeter Shrubs:	5,028 Shrubs

Interior Vehicular Use Landscape:

Required Terminal Island Trees:	35 Trees
Provided Terminal Island Trees:	35 Trees (3 Palm Trees)
Required Interior Island Trees:	59 Trees
Provided Interior Island Trees:	74 Trees

Minimum Required Tree Credits: 405 Trees

Multi-Family Residential - Min.Total Site Trees Required (Section 6.04.08.B): (606,786 sf Total Site Area / 1,500 = 404.52) 405 Trees

Parking Island Trees Required (94 Islands - Terminal 35 + Interior 59): 94 Trees

Building Perimeter Adjacent To Parking (1 Tree per 20' @ 2,743'): 137 Trees

Property Perimeter (1 Tree per 30' @ 3,968 LF): 132 Trees

Provided Tree Credits: 472 Trees*
Shade Trees Provided: 395 Trees (84%)
Palm Trees Provided: (155 Palms @ 2:1) 77 Palms (16%)

*Additional trees planted beyond code minimum required to satisfy mitigation requirements. See Sheet LA-5 for mitigation calculations and Sheet LA-6 for total plant schedule.

Landscape Notes

- 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.

- All required landscape improvements for each phase must be inspected and approved by City of Stuart prior to the issuance of a Certificate of Occupancy.

- No Cypress Mulch is to be used on site.

- Where existing vegetation meets minimum City of Stuart standards, this vegetation may be credited toward landscape requirements.

- Existing vegetation to remain undisturbed outside of construction limits. Proposed vegetation may be relocated due to unforeseen site conditions or in order to preserve existing vegetation.

- All prohibited exotic and invasive species shall be removed from the site prior to the issuance of a certificate of occupancy.

- See engineer's plans for all overhead & underground utility locations

- This plan has been designed to meet with the tree planting requirements contained within the FPL document entitled 'Plant the right tree in the Right Place'

- 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 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.

- No tree shrubs, hedges or vines shall be planted within 7' of an existing or proposed utility pole, guy wire or pad-mounted transformer. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines. Tree species shall be selected as to minimize conflicts with existing or proposed utilities.

- All above ground utilities shall be screened in accordance with City of Stuart requirements.

- All plant material to be Florida No. 1 quality and standards or better.

- As per Section 6.04.02 A.9, all landscape areas shall be sodded or otherwise covered with ground cover.

Irrigation Notes

- All Landscape & Sod areas shall be irrigated by an automated system that provides 100% coverage of Landscape and Sod areas.

- 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.

- 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.

- Irrigation Water Source: To Be Determined

- All irrigation systems shall include a 'rain switch' to monitor rain levels and irrigation needs.

- Landscape plan designed as a xeriscape landscape. All irrigation zones are low water usage zones.

Required Xeriscape Points

At least 51% of the grass areas are made up of drought-tolerant grass species	10 points
At least 51% of the required shrubs are made up of drought-tolerant species	10 points
At least 51% of the required trees are made up of drought-tolerant species	10 points
Utilization of moisture sensing controller other than a rain-sensor override device	5 points
Plan submitted with low, moderate and high water usage zones indicated on the landscape plan*	5 points
Utilization of compacted mulch with a 3" min. depth in all planted areas except ground cover.	10 points
	50 total points

*Refer to Irrigation Notes for water usage zones.

Sheet Index:

LANDSCAPE PLANS ..... LA-1 - LA-4
TREE MITIGATION LA-5
PLANT SCHEDULE LA-6
LANDSCAPE DETAILS LA-7
LANDSCAPE SPECIFICATIONS LA-8

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AHS at Harbor Grove

City of Stuart, Martin County, Florida

Landscape Plan Cover Sheet

Date	By	Description
08.08.19	J.J.	Initial Submittal
11.04.19	B.W.	Revised per Comments
11.26.19	SJS	Revised per Site Changes
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03.10.20	B.W.	Revised per Comments
04.30.20		LPA Set

NORTH

SCALE: 1" = 60'

0 30' 60' 120'

REG. # 1018
Thomas P. Lucido

Designer	J.J.	Sheet
Manager	D.F.	
Project Number	19-345	CV
Municipal Number	---	
Computer File	19-345 AHS Residential - Landscape Plan - update 4-30.	

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PLANT SCHEDULE LA-1

2020-05-01 11:19

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	AR	12	Acer rubrum	Red Maple	CG	12' MIN		F, SP	Native	4.5" Caliper
	BUR	2	Bursera simaruba	Gumbo Limbo	CG	12' MIN		STD, F, SP	Native	4.5" Caliper
	DR	6	Delonix regia	Royal Poinciana	CG	12' MIN		F, SP		4.5" Caliper
	IE3	52	Ilex x attenuata 'Eagleston'	Eagleston Holly	FG	12' MIN		4' CT, F, SP	Native	3" Caliper
	LN2	21	Lagerstroemia indica 'Natchez'	Natchez' Crape Myrtle	FG	12' MIN		ML, SP	Non-native	4.5" Caliper
	LAS	1	Lagerstroemia speciosa	Queen' s Crape Myrtle	CG	12' HT	6' SPR	STD, F, SP	Non-native	2" Caliper
	PE-M	102	Pinus elliotti	Slash Pine (Mitigation Tree)	FG, 12' MIN. HT, 6" CAL. F, SP					
	QV	13	Quercus virginiana	Southern Live Oak	CG	12' MIN		F, SP	Native	4.5" Caliper
	SWI	1	Swietenia mahagoni	Mahogany	CG	12' MIN		F, SP	Native	4.5" Caliper
	TC	10	Tabebuia caraiba	Yellow Tabebuia	FG	12' MIN		F, SP	Non-native	3" Caliper
	TA	13	Taxodium ascendens	Pond Cypress	CG	12' MIN		F, SP	Native	4.5" Caliper

PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	SP	6	Sabal palmetto	Sabal Palm	FG	18' CT		HVY CAL, SP	Native	
	WB	30	Wodyetia bifurcata	Foxtail Palm	FG	16' CT		SQL, FH, SP	Non-native	

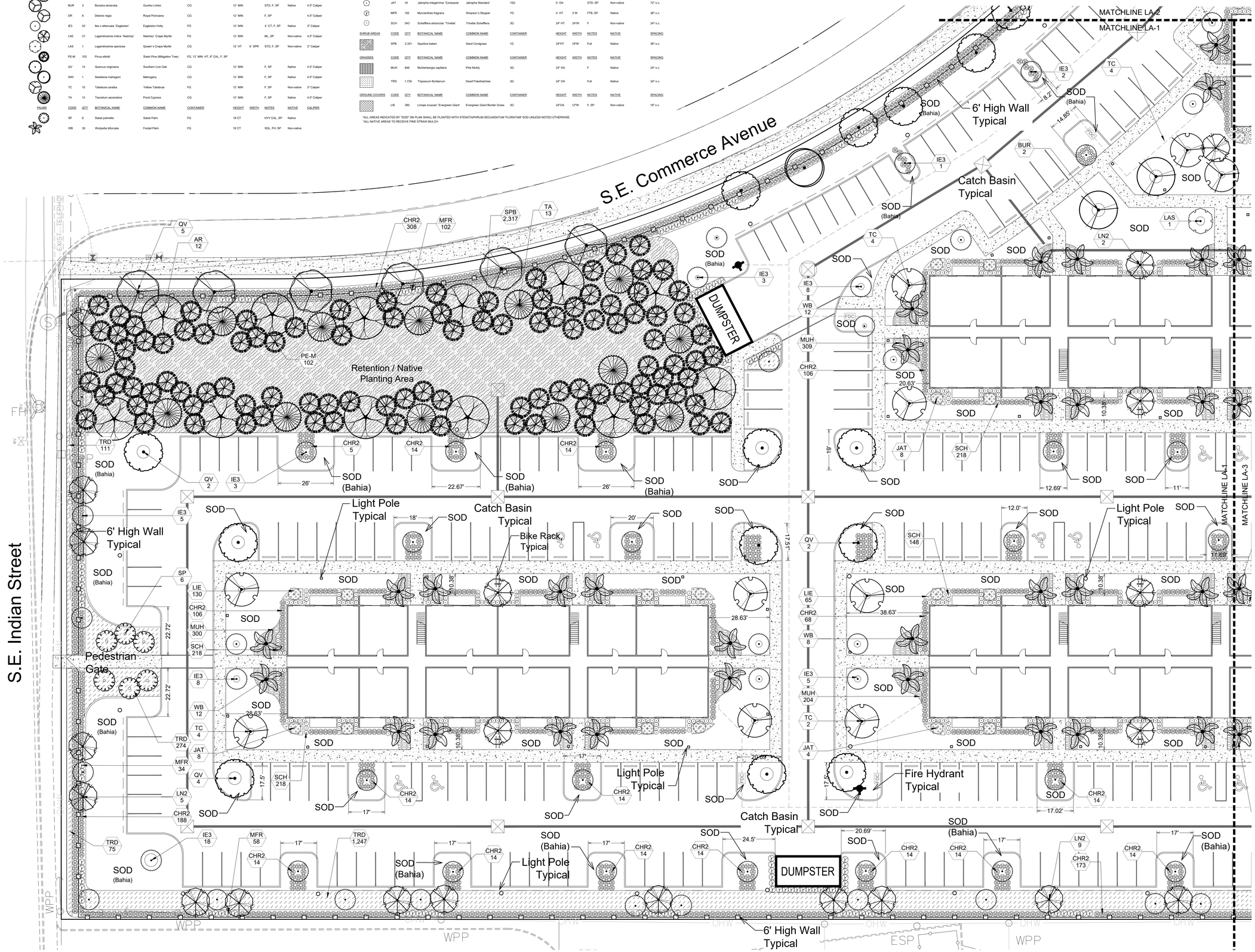
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	CHR2	1,251	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	24"W	F, SP	Native	30" o.c.
	JAT	16	Jatropha integerrima 'Compacta'	Jatropha Standard	15G	5' OA		STD, SP	Non-native	72" o.c.
	MFR	162	Myrcianthes fragrans	Simpson's Stopper	7G	4' HT	3'W	FTB, SP	Native	36" o.c.
	SCH	543	Schefflera arboricola 'Trinette'	Trinette Schefflera	3G	24" HT	24"W	F	Non-native	24" o.c.

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	SPB	2,331	Spartina bakeri	Sand Cordgrass	1G	24"HT	18"W	Full	Native	36" o.c.

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	MUH	846	Muhlenbergia capillaris	Pink Muhly	3G	24" OA		F	Native	24" o.c.
	TRD	1,729	Tripsacum floridanum	Dwarf Fakahatchee	3G	24" OA		Full	Native	24" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	LIE	260	Liriope muscari 'Evergreen Giant'	Evergreen Giant Border Grass	3G	24"OA	12"W	F, SP	Non-native	18" o.c.

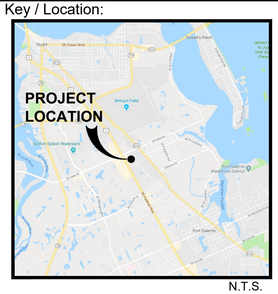
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*ALL NATIVE AREAS TO RECEIVE PINE STRAW MULCH



lucido & associates

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AHS at Harbor Grove

City of Stuart, Martin County, Florida

Landscape Plan

Date	By	Description
08.08.19	J.J.	Initial Submittal
11.04.19	B.W.	Revised per Comments
11.26.19	SJS	Revised per Site Changes
01.02.20	SJS	Revised per Comments
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03.10.20	B.W.	Revised per Comments
04.30.20		LPA Set

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	J.J.	Sheet
Manager	D.F.	
Project Number	19-345	LA-1
Municipal Number	---	
Computer File	19-345 AHS Residential - Landscape Plan - update 4-30.	

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PLANT SCHEDULE LA-2

2020-05-01 11:19

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	AR	15	Acer rubrum	Red Maple	CG	12` MIN		F, SP	Native	4.5" Caliper
	BUR	2	Bursera simaruba	Gumbo Limbo	CG	12` MIN		STD, F, SP	Native	4.5" Caliper
	DR	6	Delonix regia	Royal Poinciana	CG	12` MIN		F, SP		4.5" Caliper
	IE3	2	Ilex x attenuata `Eagleston`	Eagleston Holly	FG	12` MIN		4` CT, F, SP	Native	3" Caliper
	LN2	5	Lagerstroemia indica `Natchez`	Natchez` Crape Myrtle	FG	12` MIN		ML, SP	Non-native	4.5" Caliper
	LAS	5	Lagerstroemia speciosa	Queen`s Crape Myrtle	CG	12` HT	6` SPR	STD, F, SP	Non-native	2" Caliper
	PE-M	48	Pinus elliotti	Slash Pine (Mitigation Tree)	FG, 12` MIN. HT, 6" CAL, F, SP					
	QV	13	Quercus virginiana	Southern Live Oak	CG	12` MIN		F, SP	Native	4.5" Caliper
	SWI	1	Swietenia mahagoni	Mahogany	CG	12` MIN		F, SP	Native	4.5" Caliper
	TC	4	Tabebuia caraiba	Yellow Tabebuia	FG	12` MIN		F, SP	Non-native	3" Caliper
	TA	9	Taxodium ascendens	Pond Cypress	CG	12` MIN		F, SP	Native	4.5" Caliper

PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	PS	11	Phoenix sylvestris	Wild Date Palm	FG	14`CT		FH, SP, MATCHING	Non-native	HVY CAL
	VM	16	Veitchia montgomeryana	Montgomery Palm	FG	16`CT		SGL, FH, SP	Non-native	
	WB	4	Wodyetia bifurcata	Foxtail Palm	FG	16`CT		SGL, FH, SP	Non-native	

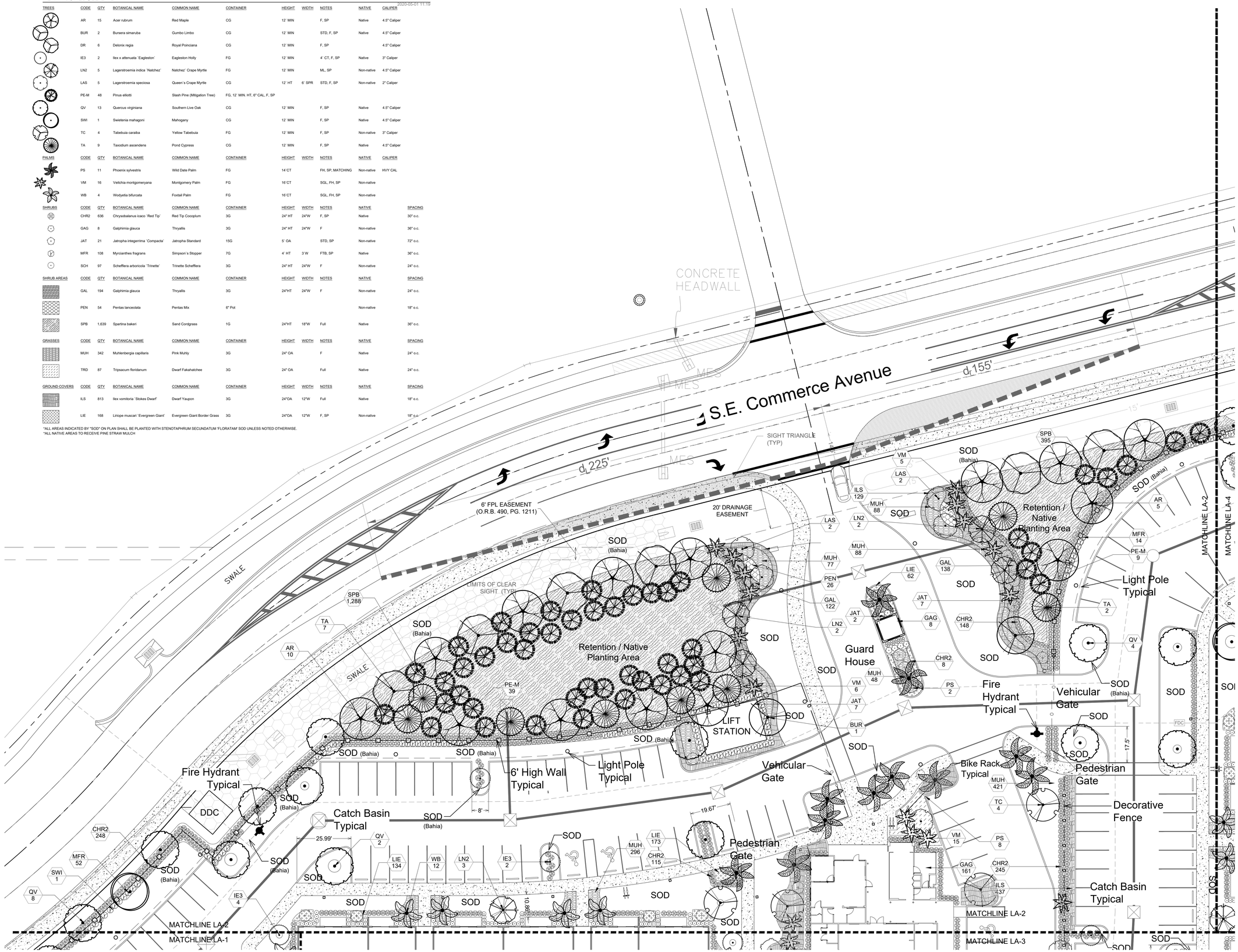
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	CHR2	636	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24"HT	24"W	F, SP	Native	30" o.c.
	GAG	8	Galphimia glauca	Thryallis	3G	24" HT	24"W	F	Non-native	36" o.c.
	JAT	21	Jatropha integerrima `Compacta`	Jatropha Standard	15G	5` OA		STD, SP	Non-native	72" o.c.
	MFR	108	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native	36" o.c.
	SCH	97	Schefflera arboricola `Trinette`	Trinette Schefflera	3G	24" HT	24"W	F	Non-native	24" o.c.

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	GAL	194	Galphimia glauca	Thryallis	3G	24"HT	24"W	F	Non-native	24" o.c.
	PEN	54	Pentas lanceolata	Pentas Mix	6" Pot				Non-native	18" o.c.
	SPB	1,639	Spartina bakeri	Sand Cordgrass	1G	24"HT	18"W	Full	Native	36" o.c.

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	MUH	342	Muhlenbergia capillaris	Pink Muhly	3G	24" OA		F	Native	24" o.c.
	TRD	87	Tripsacum floridanum	Dwarf Fakahatchee	3G	24" OA		Full	Native	24" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	ILS	813	Ilex vomitoria `Stokes Dwarf`	Dwarf Yaupon	3G	24"OA	12"W	Full	Native	18" o.c.
	LIE	168	Liriope muscari `Evergreen Giant`	Evergreen Giant Border Grass	3G	24"OA	12"W	F, SP	Non-native	18" o.c.

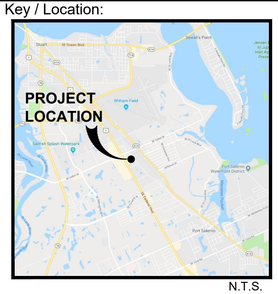
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04.30.20		LPA Set

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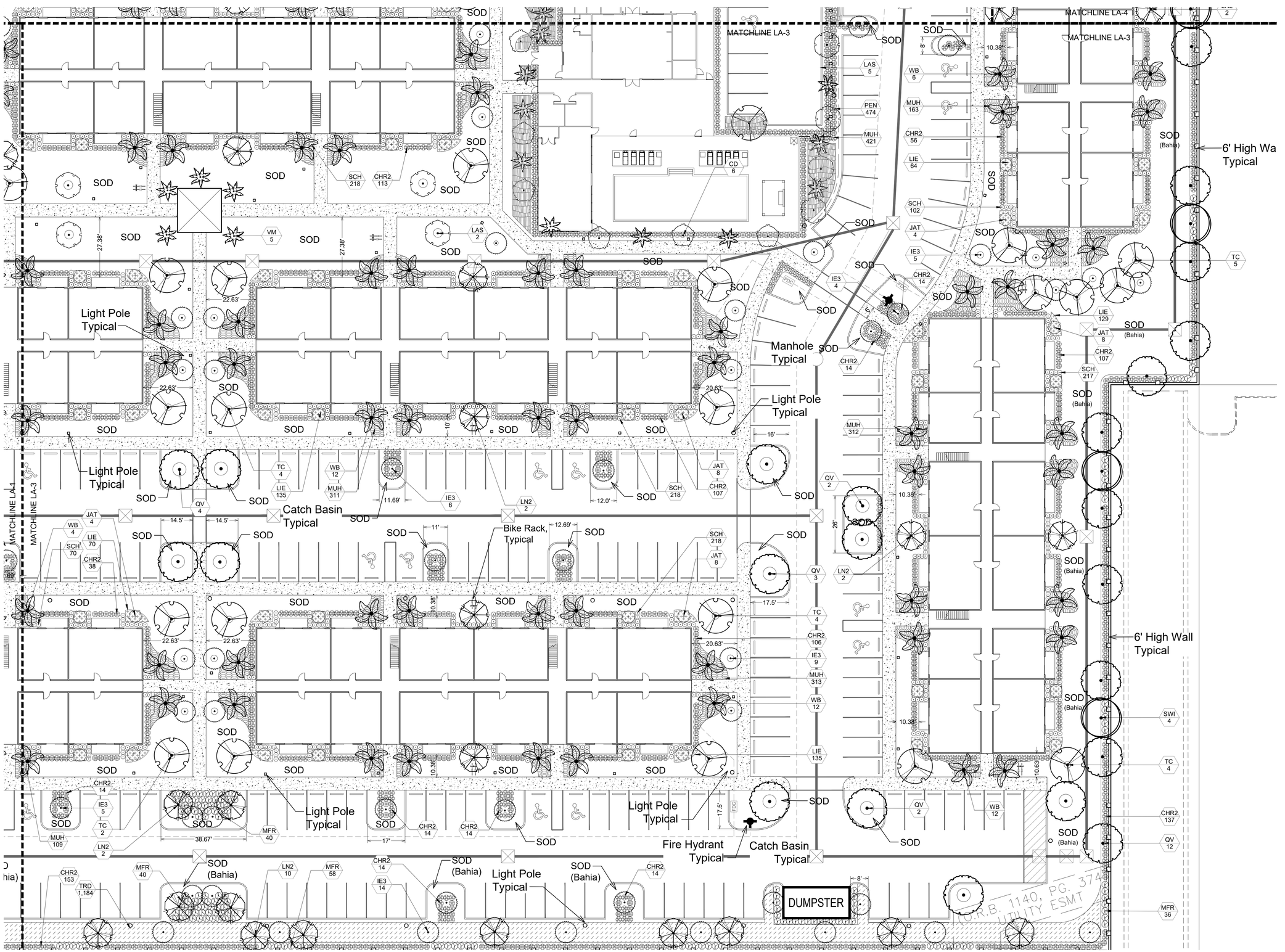
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REG. # 1018
Thomas P. Lucido

Designer	J.J.	Sheet
Manager	D.F.	**LA-2**
Project Number	19-345	
Municipal Number	---	
Computer File	19-345 AHS Residential - Landscape Plan - update 4-30.	

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PLANT SCHEDULE LA-3

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	CD	6	Coccoloba diversifolia	Pigeon Plum	CG	12' MIN		STD, F, SP	Native	3" Caliper
	IE3	48	Ilex x attenuata 'Eagleston'	Eagleston Holly	FG	12' MIN		4' CT, F, SP	Native	3" Caliper
	LN2	19	Lagerstroemia indica 'Natchez'	Natchez' Crape Myrtle	FG	12' MIN		ML, SP	Non-native	4.5" Caliper
	LAS	8	Lagerstroemia speciosa	Queen' s Crape Myrtle	CG	12' HT	6' SPR	STD, F, SP	Non-native	2" Caliper
	QV	23	Quercus virginiana	Southern Live Oak	CG	12' MIN		F, SP	Native	4.5" Caliper
	SWI	3	Swietenia mahagoni	Mahogany	CG	12' MIN		F, SP	Native	4.5" Caliper
	TC	21	Tabebuia caraiba	Yellow Tabebuia	FG	12' MIN		F, SP	Non-native	3" Caliper

PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	VM	15	Veitchia montgomeryana	Montgomery Palm	FG	16' CT		SGL, FH, SP	Non-native
	WB	56	Wodyetia bifurcata	Foxtail Palm	FG	16' CT		SGL, FH, SP	Non-native

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	CHR2	1,175	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	24"W	F, SP	Native
	JAT	40	Jatropha integerrima 'Compacta'	Jatropha Standard	15G	5' OA		STD, SP	Non-native
	MFR	174	Myrcianthes fragrans	Simpson' s Stopper	7G	4' HT	3'W	FTB, SP	Native
	SCH	987	Schefflera arboricola 'Trinette'	Trinette Schefflera	3G	24" HT	24"W	F	Non-native

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	MUH	1,434	Muhlenbergia capillaris	Pink Muhly	3G	24" OA		F	Native
	TRD	1,184	Tripsacum floridanum	Dwarf Fakahatchee	3G	24" OA		Full	Native

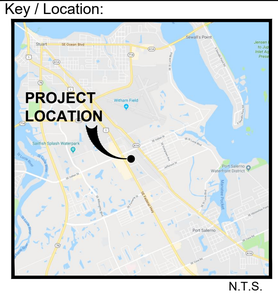
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	ILS	451	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	3G	24"OA	12"W	Full	Native
	LIE	670	Liriope muscari 'Evergreen Giant'	Evergreen Giant Border Grass	3G	24"OA	12"W	F, SP	Non-native

*ALL AREAS INDICATED BY "SOD" ON PLAN SHALL BE PLANTED WITH STENOTAPHRUM SECUNDATUM 'FLORATAM' SOD UNLESS NOTED OTHERWISE.
*ALL NATIVE AREAS TO RECEIVE PINE STRAW MULCH

lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner:	AHS Residential, LLC 12895 Southwest 132nd Street Suite 202 Miami, Florida 33186
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Mathers Engineering Corporation 2431 Southeast Dixie Highway Stuart, Florida 34996
Surveyor:	Stephen J. Brown, Inc. 619 East 5th Street Stuart, Florida 34994
Environmental:	EW Consultants, Inc. 1000 SE Monterey Commons Boulevard Suite 208 Stuart, Florida 34996
Architect:	Slattery & Associates 2060 Northwest Boca Raton Boulevard Suite 2 Boca Raton, Florida 33431

AHS at Harbor Grove

City of Stuart, Martin County, Florida

Landscape Plan

Date	By	Description
08.08.19	J.J.	Initial Submittal
11.04.19	B.W.	Revised per Comments
11.26.19	SJS	Revised per Site Changes
01.02.20	SJS	Revised per Comments
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03.10.20	B.W.	Revised per Comments
04.30.20		LPA Set

NORTH

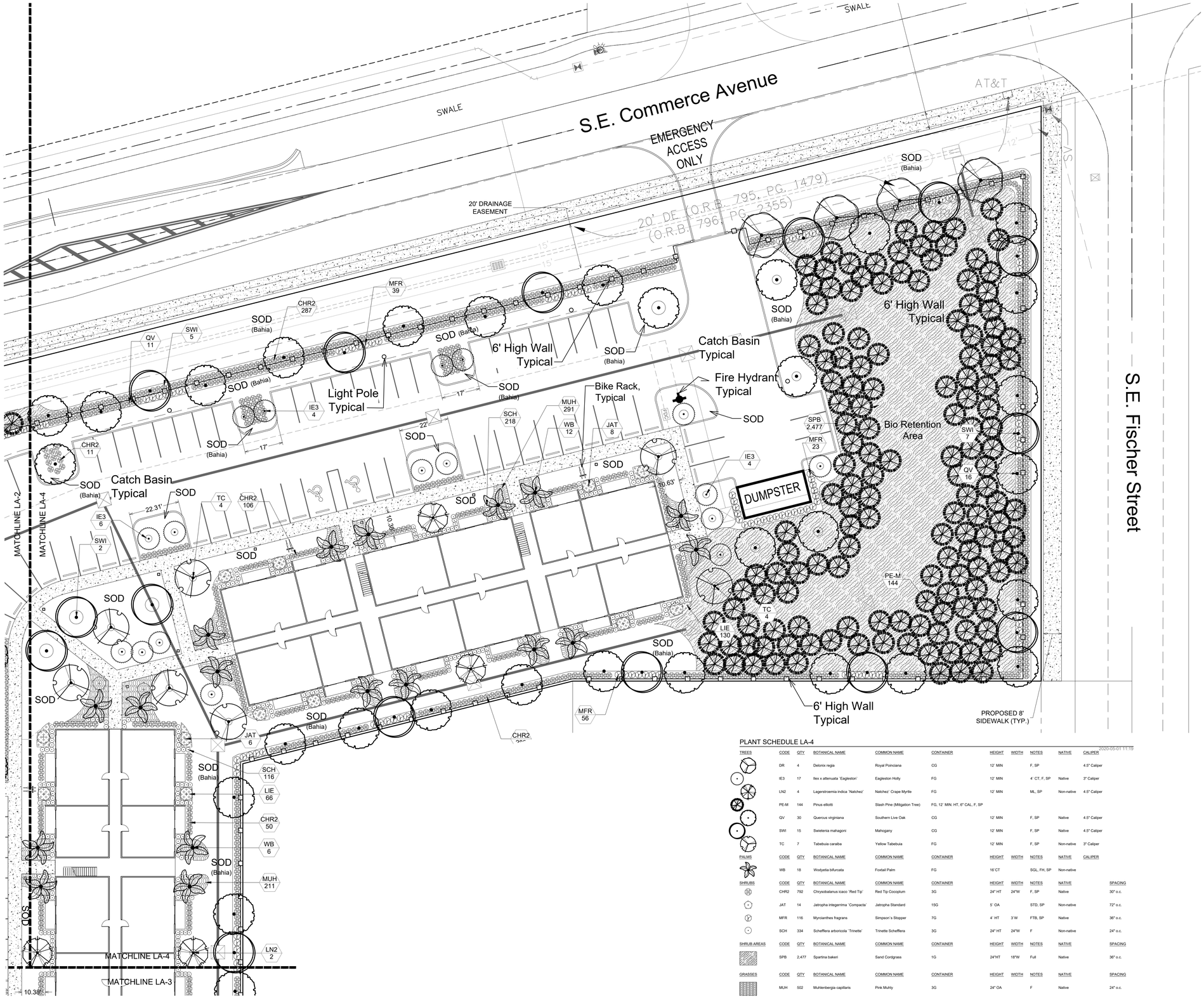
SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	J.J.	Sheet
Manager	D.F.	LA-3
Project Number	19-345	
Municipal Number	---	
Computer File	19-345 AHS Residential - Landscape Plan - update 4-30.	

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PLANT SCHEDULE LA-4

2020-05-01 11:19

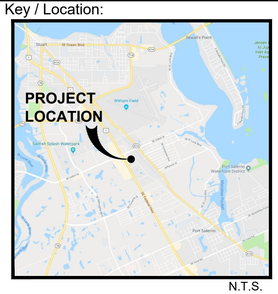
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	DR	4	Delonix regia	Royal Poinciana	CG	12' MIN		F, SP		4.5" Caliper
	IE3	17	Ilex x attenuata 'Eagleston'	Eagleston Holly	FG	12' MIN		4' CT, F, SP	Native	3" Caliper
	LN2	4	Lagerstroemia indica 'Natchez'	Natchez' Crape Myrtle	FG	12' MIN		ML, SP	Non-native	4.5" Caliper
	PE-M	144	Pinus elliotti	Slash Pine (Mitigation Tree)	FG, 12' MIN. HT, 6" CAL, F, SP					
	QV	30	Quercus virginiana	Southern Live Oak	CG	12' MIN		F, SP	Native	4.5" Caliper
	SWI	15	Swietenia mahagoni	Mahogany	CG	12' MIN		F, SP	Native	4.5" Caliper
	TC	7	Tabebuia caraiba	Yellow Tabebula	FG	12' MIN		F, SP	Non-native	3" Caliper
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	WB	18	Wodyetia bifurcata	Foxtail Palm	FG	16' CT		SGL, FH, SP	Non-native	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	CHR2	792	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	24"W	F, SP	Native	30" o.c.
	JAT	14	Jatropha integerrima 'Compacta'	Jatropha Standard	15G	5' OA		STD, SP	Non-native	72" o.c.
	MFR	116	Myrcianthes fragrans	Simpson`s Stopper	7G	4' HT	3'W	FTB, SP	Native	36" o.c.
	SCH	334	Schefflera arboricola 'Trinette'	Trinette Schefflera	3G	24" HT	24"W	F	Non-native	24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	SPB	2,477	Spartina bakeri	Sand Cordgrass	1G	24"HT	18"W	Full	Native	36" o.c.
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	MUH	502	Muhlenbergia capillaris	Pink Muhly	3G	24" OA		F	Native	24" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	LIE	196	Liriope muscari 'Evergreen Giant'	Evergreen Giant Border Grass	3G	24"OA	12"W	F, SP	Non-native	18" o.c.

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*ALL NATIVE AREAS TO RECEIVE PINE STRAW MULCH

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AHS at Harbor Grove

City of Stuart, Martin County, Florida

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03.10.20 B.W. Revised per Comments

NORTH

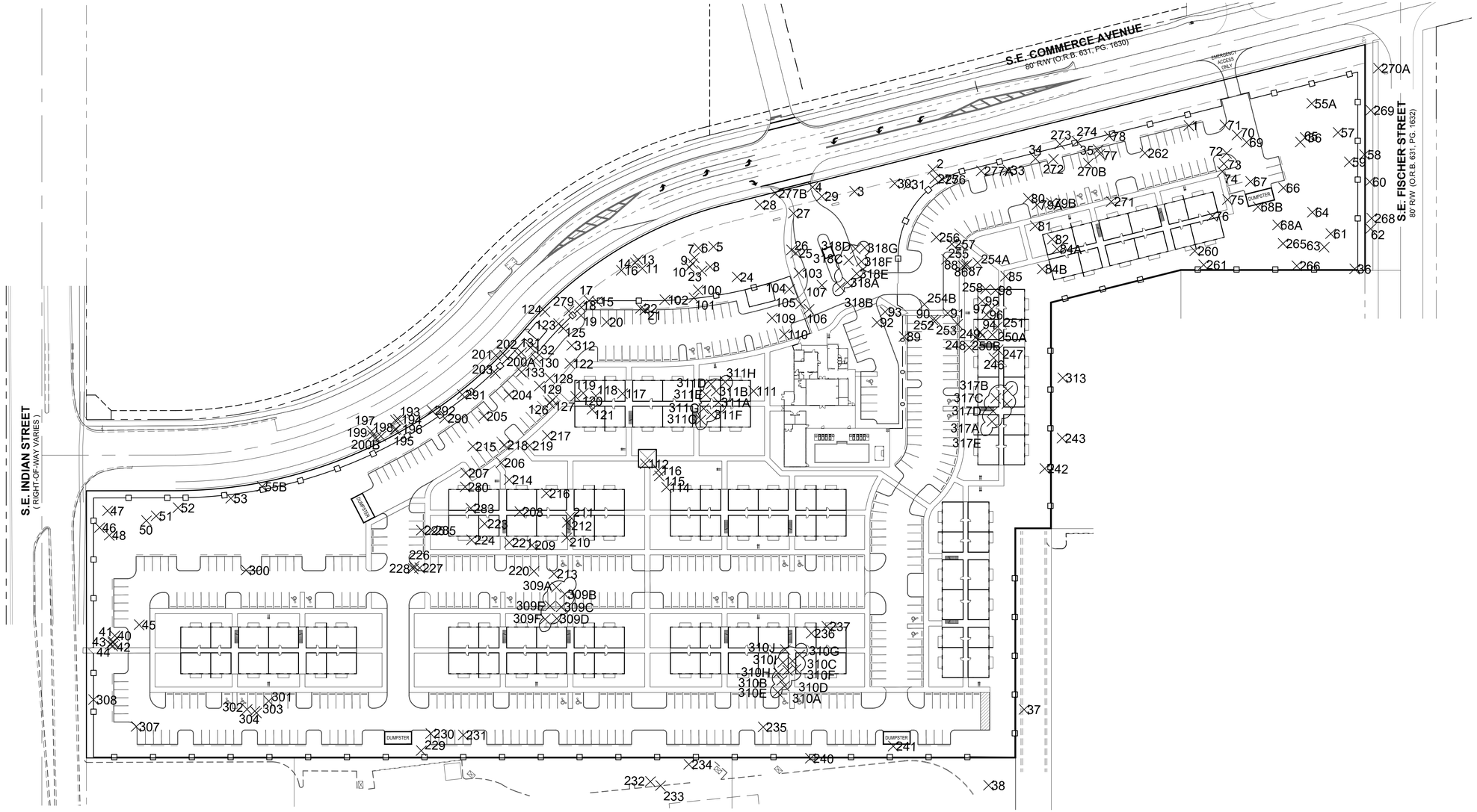
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0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	J.J.	Sheet
Manager	D.F.	
Project Number	19-345	LA-4
Municipal Number	---	
Computer File	19-345 AHS Residential - Landscape Plan - update 4-30.	

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AHS GLASRUD PARCEL - TREE INVENTORY		
Tree #	Species	DBH (inches)
1	PINE	12.5
2	PINE	10.5
3	PINE	10
4	PINE	13.5
5	PINE	10.5
6	PINE	11
7	PINE	10.5
8	PINE	11
9	PINE	12
10	PINE	11
11	PINE	12
14	PINE	11
15	PINE	13
16	PINE	14
17	PINE	12.5
18	PINE	12
19	PINE	12
20	PINE	11.5
21	PINE	11
22	PINE	11
23	PINE	10
24	PINE	11
25	PINE	15
26	PINE	15
27	PINE	13
28	PINE	12.5
29	PINE	12
30	PINE	12
31	PINE	10.5
33	PINE	11
34	PINE	16
35	PINE	13
36	PINE	12.5
37	PINE	18
38	PINE	12
40	OAK	5
41	OAK	12
42	OAK	8
43	OAK	6
44	OAK	11
45	PINE	15.5
46	PINE	14
47	PINE	10
48	PINE	15
50	PINE	12
51	PINE	11
52	PINE	13
53	PINE	13
55A	PINE	13.5
55B	PINE	14
56	PINE	13
57	PINE	11
58	PINE	12.5
59	PINE	12
60	PINE	11
61	PINE	11
62	PINE	10
63	PINE	11.5
64	PINE	10
65	PINE	10
66	PINE	15
67	PINE	10
68A	PINE	11
68B	PINE	15
69	PINE	12
70	PINE	11
71	PINE	10
72	PINE	10
73	PINE	11
74	PINE	13
75	PINE	10
76	PINE	12
77	PINE	15
78	PINE	11
79A	PINE	11
79B	PINE	11.5
80	PINE	12
81	PINE	10
82	PINE	10.5
84A	PINE	11
84B	PINE	12
85	PINE	11
86	PINE	11
87	PINE	11
88	PINE	12
89	PINE	11.5
90	PINE	11.5
91	PINE	10.5
92	PINE	11
93	PINE	16
94	PINE	11
95	PINE	11.5
96	PINE	14
97	PINE	11
98	PINE	10.5
100	PINE	10
101	PINE	11.5
102	PINE	11.5
103	PINE	14
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105	PINE	13.5
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111	PINE	12
112	PINE	11.5
114	PINE	11.5
115	PINE	10.5
116	PINE	10
117	PINE	12
118	PINE	11.5
119	PINE	11.5
120	DAHOON HOLLY	10
121	PINE	11
122	PINE	10.5
123	PINE	11
124	PINE	11
125	PINE	10.5
126	PINE	11
127	PINE	10.5
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129	PINE	13
130	PINE	12
131	PINE	10.5
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133	PINE	12
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194	PINE	12
195	PINE	12
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197	PINE	10
198	PINE	12
199	PINE	10.5
200A	PINE	10
200B	PINE	11
201	PINE	10.5
202	PINE	11.5
203	PINE	10.5
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207	PINE	11.5
208	PINE	10
209	PINE	11
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211	PINE	12
212	PINE	10
213	PINE	12.5
214	PINE	13
215	PINE	12.5
216	PINE	14
217	PINE	14
218	PINE	11
219	PINE	11
220	PINE	10.5
221	PINE	16
223	PINE	15
224	PINE	11
225	PINE	14
226	PINE	12
227	PINE	11
228	PINE	11
229	PINE	11
230	PINE	13
231	PINE	12
232	PINE	12
233	PINE	17
234	PINE	11.5
235	PINE	11
236	PINE	18
237	PINE	11.5
240	PINE	15
241	PINE	12.5
242	PINE	13
243	PINE	14.5
246	PINE	15
247	PINE	11
248	PINE	11
249	PINE	13
250A	PINE	13
250B	PINE	14
251	PINE	12
252	PINE	12
253	PINE	10.5
254A	PINE	13
254B	PINE	16.5
255	PINE	11
256	PINE	11
257	PINE	12
258	PINE	11.5
260	PINE	11.5
261	PINE	15.5
262	PINE	16
269	PINE	10.5
270A	PINE	10
270B	PINE	11
271	PINE	12
272	PINE	13
273	PINE	10
274	PINE	12
275	PINE	11
276	PINE	10
277A	PINE	12.5
277B	PINE	12.5
279	PINE	12
280	PINE	10
283	PINE	12
285	PINE	10
290	PINE	11
291	PINE	12
292	PINE	15.5
300	OAK	9.5
301	PINE	10
302	OAK	7.5
303	OAK	5
304	OAK	5
307	OAK	15
308	OAK	5.5
309A	PINE	12
309B	PINE	12
309C	PINE	12
309D	PINE	12
309E	PINE	12
309F	PINE	12
310A	PINE	11
310B	PINE	11
310C	PINE	11
310D	PINE	11
310E	PINE	11
310F	PINE	11
310G	PINE	11
310H	PINE	11
310I	PINE	11
310J	PINE	10
311A	PINE	10
311B	PINE	10
311C	PINE	10
311D	PINE	10
311E	PINE	10
311F	PINE	10
311G	PINE	10
311H	PINE	10
312	PINE	10
313	PINE	18
317A	PINE	12
317B	PINE	12
317C	PINE	12
317D	PINE	12
317E	PINE	12
318A	PINE	10
318B	PINE	11
318C	PINE	13
318D	PINE	13
318E	PINE	12
318F	PINE	13
318G	PINE	13
TOTAL DBH REMOVED:		2,777.5 inches
TOTAL PINE DBH REMOVED:		2,678.0 inches
TOTAL HARDWOOD DBH REMOVED:		99.5 inches

DENOTES OFFSITE TREE, NOT INCLUDED

AHS at HARBOR GROVE - TREE MITIGATION DATA

Hardwood Calculation

99.5	inches (x)	2.5"	=	249	Inches
Total Inches Required (4.5" DBH min.)				249	Inches
Total Inches Provided for Mitigation:				**252**	**Inches**
27	Acer rubrum (4.5" DBH)	4.5"		121.5	Inches
29	Quercus virginiana (4.5" DBH)	4.5"		130.5	Inches

Pine Calculation

2,678	inches (x)	1.5"	=	4017.0	Inches
Total Inches Required (3" DBH min.)				4017.0	Inches
Total Inches Provided for Mitigation:				**4017.0**	**Inches**
294	Pinus elliottii (6" DBH)*	6.0"		1764.0	Inches
119	Ilex x attenuata 'Eagleston' (3" DBH)	3.0"		357.0	Inches
22	Taxodium ascendens (4.5" DBH)	4.5"		99.0	Inches
42	Tabebuia caraiba (3" DBH)	3.0"		126.0	Inches
4	Bursera simaruba (4.5" DBH)	4.5"		18.0	Inches
6	Coccoloba diversifolia (3" DBH)	3.0"		18.0	Inches
49	Lagerstroemia indica 'Natchez' (4.5" DBH)	4.5"		220.5	Inches
14	Lagerstroemia speciosa (3" DBH)	2.0"		28.0	Inches
50	Quercus virginiana (4.5" DBH)	4.5"		225.0	Inches
16	Delonix regia (4.5" DBH)	4.5"		72.0	Inches
20	Swietenia mahogoni (4.5" DBH)	4.5"		90.0	Inches
31	Veitchia montgomeryana (6.5" for 16' CT)	6.5"		201.5	Inches
10	Phoenix sylvestris (4.5" DBH for 14' CT)	4.5"		45.0	Inches
6	Sabal palmetto (8.5" DBH for 18' CT)	8.5"		51.0	Inches
108	Wodyetia bifurcata (6.5" for 16' CT)	6.5"		702.0	Inches

**Slash Pines planted for mitigation to be field located per final bio retention design. Pending final site conditions, slash pines may be substituted with contribution to City Tree Find in lieu of planting, per Sec. 5.05.02.A.1.h. or substituted with alternate size/quantities (2.5" caliper min.) of native trees to meet required mitigation, subject to staff approval.*

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City of Stuart, Martin County, Florida

Landscape Plan
Tree Mitigation

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NORTH

SCALE: 1" = 60'

0 30' 60' 120'

REG. # 1018
Thomas P. Lucido

Designer	J.J.	Sheet	
Manager	D.F.		
Project Number	19-345		**LA-5**
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PLANT SCHEDULE TOTAL SITE

2020-05-01 11:19

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	AR	27	Acer rubrum	Red Maple	CG	12` MIN		F, SP	Native	4.5" Caliper
	BUR	4	Bursera simaruba	Gumbo Limbo	CG	12` MIN		STD, F, SP	Native	4.5" Caliper
	CD	6	Coccoloba diversifolia	Pigeon Plum	CG	12` MIN		STD, F, SP	Native	3" Caliper
	DR	16	Delonix regia	Royal Poinciana	CG	12` MIN		F, SP		4.5" Caliper
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PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	PS	11	Phoenix sylvestris	Wild Date Palm	FG	14`CT		FH, SP, MATCHING	Non-native	HVY CAL
	SP	6	Sabal palmetto	Sabal Palm	FG	18`CT		HVY CAL, SP	Native	
	VM	31	Veitchia montgomeryana	Montgomery Palm	FG	16`CT		SGL, FH, SP	Non-native	
	WB	108	Wodyetia bifurcata	Foxtail Palm	FG	16`CT		SGL, FH, SP	Non-native	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
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	GAG	8	Galphimia glauca	Thryallis	3G	24" HT	24"W	F	Non-native	36" o.c.
	JAT	91	Jatropha integerrima `Compacta`	Jatropha Standard	15G	5` OA		STD, SP	Non-native	72" o.c.
	MFR	560	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native	36" o.c.
	SCH	1,961	Schefflera arboricola `Trinette`	Trinette Schefflera	3G	24" HT	24"W	F	Non-native	24" o.c.

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	GAL	194	Galphimia glauca	Thryallis	3G	24"HT	24"W	F	Non-native	24" o.c.
	PEN	54	Pentas lanceolata	Pentas Mix	6" Pot				Non-native	18" o.c.
	SPB	6,447	Spartina bakeri	Sand Cordgrass	1G	24"HT	18"W	Full	Native	36" o.c.

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	MUH	3,055	Muhlenbergia capillaris	Pink Muhly	3G	24" OA		F	Native	24" o.c.
	TRD	3,000	Tripsacum floridanum	Dwarf Fakahatchee	3G	24" OA		Full	Native	24" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	ILS	1,264	Ilex vomitoria `Stokes Dwarf`	Dwarf Yaupon	3G	24"OA	12"W	Full	Native	18" o.c.
	LIE	1,294	Liriope muscari `Evergreen Giant`	Evergreen Giant Border Grass	3G	24"OA	12"W	F, SP	Non-native	18" o.c.

*ALL AREAS INDICATED BY "SOD" ON PLAN SHALL BE PLANTED WITH STENOTAPHRUM SECUNDATUM 'FLORATAM' SOD UNLESS NOTED OTHERWISE.

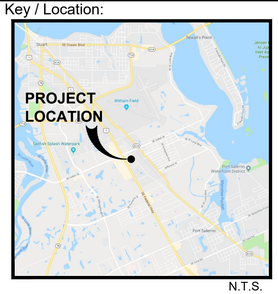
135,889 SF TOTAL SOD AREA WITHIN THE DEVELOPABLE SITE AREA
REQUIRED DROUGHT TOLERANT SOD SPECIES = 69,303 SF - 51.0%
PROVIDED DROUGHT TOLERANT SOD SPECIES = 74,039 SF - 54.5% - BAHIA SOD
SEE CIVIL PLANS FOR ALL DISTURBED AREAS OUTSIDE THE SITE LIMITS

*ALL NATIVE AREAS TO RECEIVE PINE STRAW MULCH

lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner: AHS Residential, LLC, 12895 Southwest 132nd Street, Suite 202, Miami, Florida 33186

Land Planner / Landscape Architect: Lucido & Associates, 701 East Ocean Boulevard, Stuart, Florida 34994

Engineer: Mathers Engineering Corporation, 2431 Southeast Dixie Highway, Stuart, Florida 34996

Surveyor: Stephen J. Brown, Inc., 619 East 5th Street, Stuart, Florida 34994

Environmental: EW Consultants, Inc., 1000 SE Monterey Commons Boulevard, Suite 208, Stuart, Florida 34996

Architect: Slattery & Associates, 2060 Northwest Boca Raton Boulevard, Suite 2, Boca Raton, Florida 33431

AHS at Harbor Grove

City of Stuart, Martin County, Florida

Master Plant Schedule

Date	By	Description
08.08.19	J.J.	Initial Submittal
11.04.19	B.W.	Revised per Comments
11.26.19	SJS	Revised per Site Changes
01.02.20	SJS	Revised per Comments
01.31.20	SJS	Revised per Site Changes
03.10.20	B.W.	Revised per Comments
04.30.20		LPA Set

NORTH

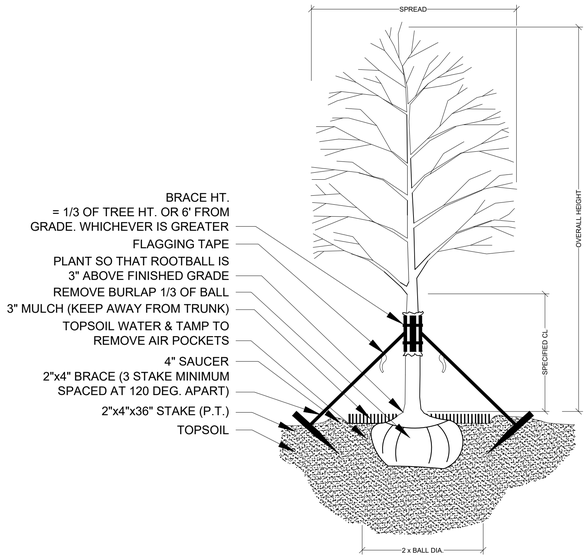
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REG. # 1018
Thomas P. Lucido

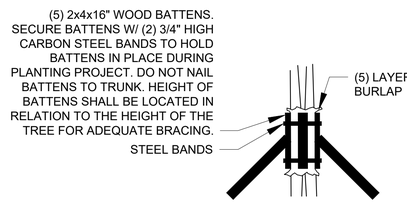
Designer	J.J.	Sheet
Manager	D.F.	LA-6
Project Number	19-345	
Municipal Number	---	
Computer File	19-345 AHS Residential - Landscape Plan - update 4-30.	

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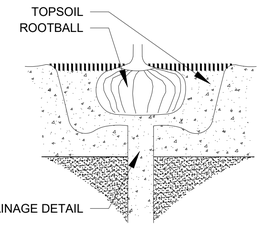
TREE PLANTING & STAKING

NOT TO SCALE



BRACING DETAIL

NOT TO SCALE

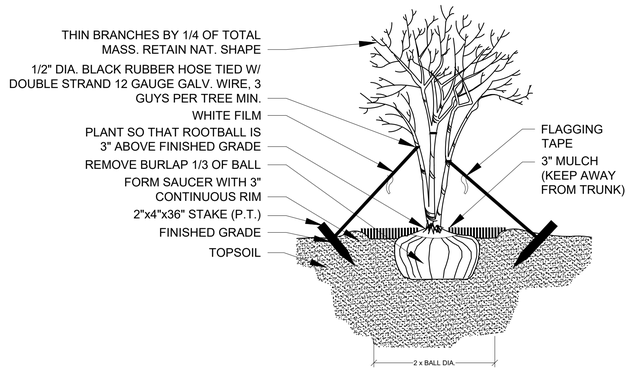


DRAINAGE TESTING DETAIL

NOT TO SCALE

PALM PLANTING - ANGLE STAKE

NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE

SHRUB PLANTING

NOT TO SCALE

GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

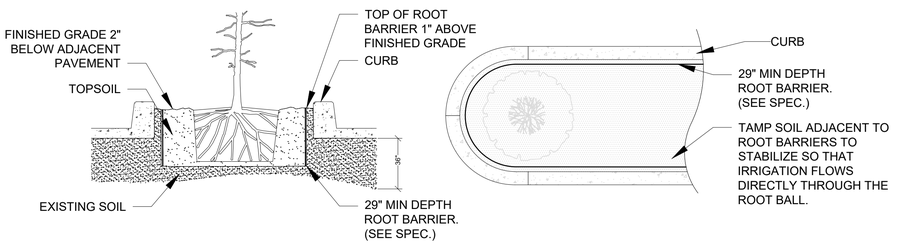
LANDSCAPE AREA PREPARATION DETAIL

NOT TO SCALE

- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING

FIRE HYDRANT CLEARANCE DETAIL

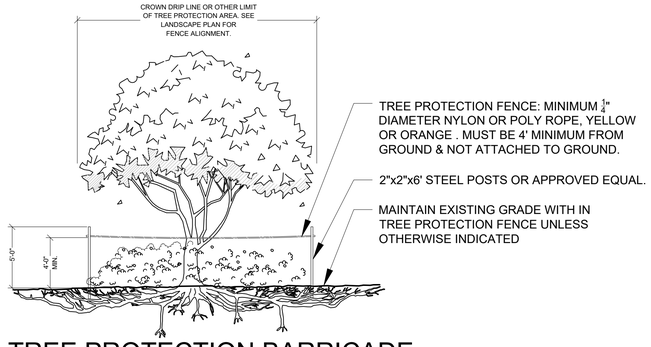
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

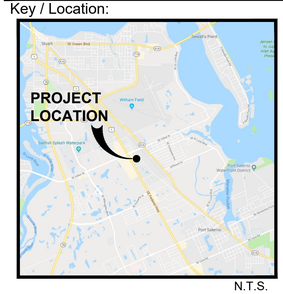
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

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AHS at Harbor Grove

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Landscape Details

Date	By	Description
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NORTH

SCALE: 1" = 0'

0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

Designer	J.J.	Sheet
Manager	D.F.	**LA-7**
Project Number	19-345	
Municipal Number	---	
Computer File	19-345 AHS Residential - Landscape Plan - update 4	

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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon container	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and planting areas except ground cover, shall receive compacted mulch with 3" minimum depth immediately after planting and thoroughly watered. Apply 3" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

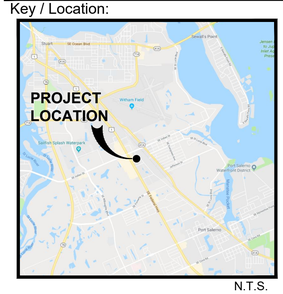
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Client & Property Owner: AHS Residential, LLC, 12895 Southwest 132nd Street, Suite 202, Miami, Florida 33186

Land Planner / Landscape Architect: Lucido & Associates, 701 East Ocean Boulevard, Stuart, Florida 34994

Engineer: Mathers Engineering Corporation, 2431 Southeast Dixie Highway, Stuart, Florida 34996

Surveyor: Stephen J. Brown, Inc., 619 East 5th Street, Stuart, Florida 34994

Environmental: EW Consultants, Inc., 1000 SE Monterey Commons Boulevard, Suite 208, Stuart, Florida 34996

Architect: Slattery & Associates, 2060 Northwest Boca Raton Boulevard, Suite 2, Boca Raton, Florida 33431

AHS at Harbor Grove

City of Stuart, Martin County, Florida

Landscape Specifications

Date	By	Description
08.08.19	J.J.	Initial Submittal
11.04.19	B.W.	Revised per Comments
11.26.19	SJS	Revised per Site Changes
01.02.20	SJS	Revised per Comments
01.31.20	SJS	Revised per Site Changes
03.10.20	B.W.	Revised per Comments
04.30.20		LPA Set

NORTH

SCALE: 1" = 0'

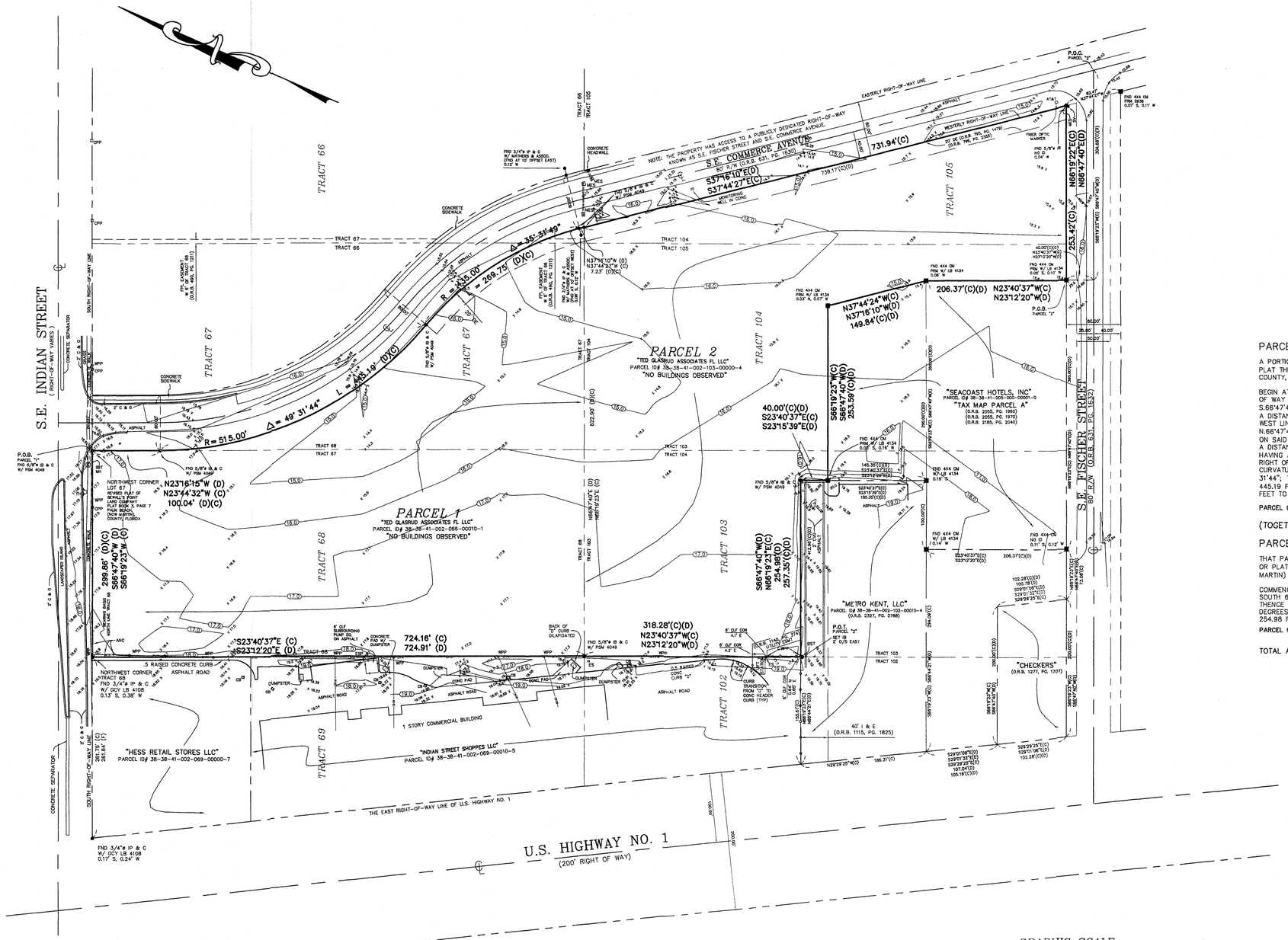
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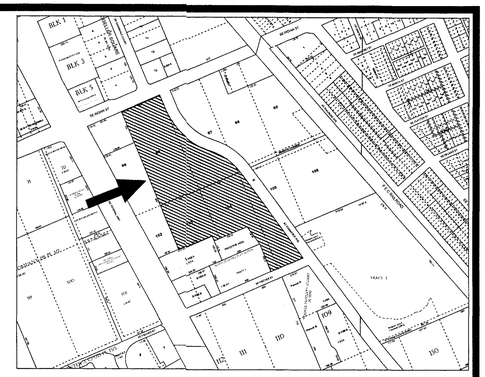
REG. # 1018
Thomas P. Lucido

Designer	J.J.
Manager	D.F.
Project Number	19-345
Municipal Number	---
Computer File	19-345 AHS Residential - Landscape Plan - update 4

Sheet
LA-8

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LOCATION MAP

LEGAL DESCRIPTION

PARCEL 1:

A PORTION OF TRACTS 66, 67 & 68, OF REVISED PLAT OF PORT SEWALL LAND COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE PONT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF INDIAN STREET AND THE WEST RIGHT OF WAY LINE OF COMMERCE AVENUE AS SHOWN IN OFFICIAL RECORDS BOOK 959 PAGE 2139; THENCE S.66°47'40"W., ALONG THE NORTH LINE OF SAID TRACT 68 AND THE SOUTH RIGHT OF WAY LINE OF INDIAN STREET A DISTANCE OF 299.86 FEET TO THE NORTHWEST CORNER OF SAID TRACT 68; THENCE S.23°12'20"E., ALONG THE WEST LINE OF TRACT 68 A DISTANCE OF 724.91 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 68; THENCE N.66°47'40"E., ALONG THE SOUTH LINE OF SAID TRACTS 66, 67 & 68, A DISTANCE OF 622.90 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF COMMERCE AVENUE; THENCE N.37°16'10"W., ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 7.23 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 435.0 FEET AND A CENTRAL ANGLE OF 35°31'49"; THENCE NORTHWESTERLY, ALONG SAID RIGHT OF WAY AND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 269.75 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 515.0 FEET, AND A CENTRAL ANGLE OF 49°31'44"; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY AND THE ARC OF SAID CURVE AN ARC DISTANCE OF 445.19 FEET TO A POINT OF TANGENCY; THENCE N.23°16'15"W., ALONG SAID RIGHT OF WAY A DISTANCE OF 100.04 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 301,542.96 SQUARE FEET, 6.9225 ACRES, +/-.

(TOGETHER WITH)

PARCEL 2:

THAT PART OF TRACTS 103, 104 AND 105, SEWALL'S POINT LAND COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF SE FISCHER STREET AND SE COMMERCE AVENUE, THENCE SOUTH 66 DEGREES WEST 304.68 FEET, THENCE NORTH 23 DEGREES WEST 40 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTHWEST 206.37 FEET, THENCE NORTH 37 DEGREES WEST 149.84 FEET, THENCE SOUTH 66 DEGREES WEST 253.59 FEET, THENCE NORTH 23 DEGREES WEST 40 FEET AND THENCE SOUTH 66 DEGREES WEST 254.98 FEET TO THE WEST LINE OF LOT 103 AND THE POINT OF TERMINUS OF SAID LINE.

PARCEL CONTAINING 305,243.29 SQUARE FEET, 7.0074 ACRES, +/-.

TOTAL ACREAGE CONTAINING 606,786.25 SQUARE FEET, 13.9299 ACRES, +/-.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

AC	ACRE	EOP	EDGE OF PAVEMENT	N & TT	NAIL & TIN TAB	PRO	PRORATED				
A/C	AIR CONDITIONER	EOW	EDGE OF WATER	N & W	NAIL & WASHER	R	RADIUS				
ALUM	ALUMINUM	EM	ELECTRIC METER	NGVD	NATIONAL GEODETIC VERTICAL DATUM	RAD	RADIAL				
ANC	ANCHOR	ES	ELECTRIC SERVICE	NG ID	NO IDENTIFICATION	RRS	RAILROAD SPIKE				
APPROX	APPROXIMATE	ESP	ELECTRIC SERVICE POLE	NTS	NOT TO SCALE	RNG	RANGE				
AVE	AVENUE	ELEV	ELEVATION	NAD	NORTH AMERICAN DATUM	RLS	REGISTERED LAND SURVEYOR				
BRG	BEARING	X 17.00	EXISTING ELEVATION	ORB	OFFICIAL RECORD BOOK	RCP	REINFORCED CONCRETE PIPE				
BLK	BLOCK	FT	FEET	O/S	OFFSET	R/W	RIGHT OF WAY				
BLVD	BOULEVARD	F	FIELD MEASUREMENT	OH	OVERHANG	SS	SANITARY SEWER				
BLDG	BUILDING	FNC	FENCE	OHW	OVERHEAD WIRE	SECT	SECTION				
BM	BENCHMARK	FFE	FINISHED FLOOR ELEVATION	PG	PAGE	SET I.B.	SET 5/8 IRON BAR & CAP #4049				
CATV	CABLE TELEVISION BOX	FH	FIRE HYDRANT	PK	PARKER-KALON NAIL	SET PK	SET PK NAIL & WASHER #4049				
C	CALCULATED	FPL	FLORIDA POWER & LIGHT	PK & TT	PARKER-KALON NAIL & TIN TAB	S/T	SEPTIC TANK				
CB	CATCH BASIN	FND	FOUND	PK & W	PARKER-KALON NAIL & WASHER	S/W	SIDEWALK				
Δ	CENTRAL ANGLE	GOVT	GOVERNMENT	P/MT	PAVEMENT	SBT	SOUTHERN BELL TELEPHONE BOX				
CLF	CHAINLINK FENCE	HSE	HOUSE	PRM	PERMANENT REFERENCE MONUMENT	S/T	SQUARE FEET				
CHD	CHORD	I & E	INGRESS & EGRESS EASEMENT	P	PLAT	S/D	SUBDIVISION				
CONC	CONCRETE	INV	INVERT	PB	PLATBOOK	T	TANGENT				
CBS	CONC. BLOCK STRUCTURE	IB	IRON BAR	PCC	POINT OF COMPOUND CURVATURE	TCE	TEMPORARY CONSTRUCTION EASEMENT				
CM	CONCRETE MONUMENT	IP	IRON PIPE	PC	POINT OF CURVATURE	TOB	TOP OF BANK				
CNR	COULD NOT READ	IB & C	IRON BAR & CAP	PI	POINT OF INTERSECTION	TOE	TOE OF SLOPE				
CPP	CONCRETE POWER POLE	IP & C	IRON PIPE & CAP	POB	POINT OF BEGINNING	TWP	TOWNSHIP				
COR	CORNER	L	ARC LENGTH	POC	POINT OF COMMENCEMENT	TRANS	TRANSFORMER				
COV	COVERED	LE	LANDSCAPE EASEMENT	POT	POINT OF TERMINUS	TYP	TYPICAL				
CMP	CORRUGATED METAL PIPE	LB	LICENSED BUSINESS NUMBER	PRC	POINT OF REVERSE CURVATURE	UDE	UTILITY & DRAINAGE EASEMENT				
CVG	CONCRETE VALLEY GUTTER	LP	LIGHT POLE	PT	POINT OF TANGENCY	UE	UTILITY EASEMENT				
D	DEED	M & W	MAG NAIL & WASHER	PP	POWER POLE	U/G	UNDERGROUND				
D/F	DRAINFIELD	MAG	MAG NAIL SET	PUE	PRIVATE UTILITY EASEMENT	UP	UTILITY POLE				
DE	DRAINAGE EASEMENT	ME	MAINTENANCE EASEMENT	PLS	PROFESSIONAL LAND SURVEYOR	WM	WATER METER				
~~	DRAINAGE FLOW	MH	MANHOLE	R	PROPERTY LINE	WV	WATER VALVE				
ESMT	EASEMENT	MHWL	MEAN HIGH WATER LINE	PROP	PROPOSED	WPP	WOOD POWER POLE				
EOC	EDGE OF CONCRETE	NL	NAIL	● 17.00	PROPOSED ELEVATION	#	DIAMETER				

1. PROPERTY ADDRESS: SE COMMERCE AVENUE
2. CERTIFIED TO:
   -AHS RESIDENTIAL, LLC

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

Date of field survey: 01/23/2017

NOTES:
1. Survey of description as furnished by Client.
2. Lands shown hereon were not abstracted for easements and/or rights-of-way of record.
3. The bearings shown hereon are based on State Plane Coordinates, NAD 1983/1990, adjusted, Florida East Zone, using Geodetic Monuments, and reference a calculated bearing of S66°19'23"W, on the North Line of Tract 68.
4. Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on benchmark COM-MIA.
5. There are no above ground encroachments, unless otherwise shown.
6. The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12085C0161G, dated 03/16/2015, locates the parcel in Zone X, base flood elevation N/A feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.
7. Underground foundations & utilities not located unless shown.
8. The expected use of the survey and map is for Commercial Purposes.
9. All measurements are in accordance with the United States standard, in feet.
10. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

REVISIONS	BY
UPDATE SURVEY 04/19/2019	S.J.B.
TITLE WORK 04/15/2019	S.J.B.
COMBINE PARCELS 06/19/2019	S.J.B.
ADDED 20' EASEMENT 08/01/2019	S.J.B.
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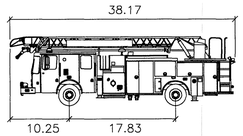
PREPARED FOR: AHS RESIDENTIAL, LLC

STEPHEN J. BROWN, INC LICENSED BUSINESS NUMBER: 6484
SURVEYORS · DESIGNERS · LANDPLANNERS · CONSULTANTS
619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: sjbinc@bellsouth.net PHONE: (772)-288-7176

BOUNDARY AND TOPOGRAPHIC SURVEY

DRAWN	S.J.B.
CHECKED	S.J.B.
DATE	06/11/2019
SCALE	1" = 80'
JOB NO.	6986-04-02
SHEET	ONE

OF ONE SHEETS



Smeal Aerial RM 75ft

feet

Width	: 8.33
Track	: 7.92
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

NOTE:

The Smeal Aerial FM 75 vehicle was used for the AutoTurn vehicle simulation. The Quint Pierce 75 HAL vehicle is not in the AutoTurn vehicle template library so we used the Smeal Aerial 75 as a comparable alternative.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

DATE	REVISIONS
11.22.19	REVISED LAYOUT
1.30.20	REV PER CITY-CLIENT

PHONE: (772) 287-0525
EB 0004456
2431 SE DIXIE HIGHWAY
STUART, FL 34996
MATHERS ENGINEERING CORPORATION

HARBOR GROVE
CITY OF STUART, FLORIDA
AUTOTURN FIRE TRUCK ACCESS 1

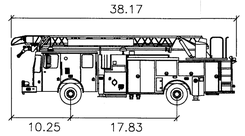
WILLIAM J. MATHERS, P.E.
LICENSE
PE 19658
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

DRAWN	D.H.A.
CHECKED	W.J.M.
DATE	NOVEMBER 2019
SCALE	1" = 60'
JOB NO.	3760-01
SHEET	EX-1

OF 3 SHEETS

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Smeal Aerial RM 75ft

	feet
Width	: 8.33
Track	: 7.92
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

NOTE:

The Smeal Aerial FM 75 vehicle was used for the AutoTurn vehicle simulation. The Quint Pierce 75 HAL vehicle is not in the AutoTurn vehicle template library so we used the Smeal Aerial 75 as a comparable alternative.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

DATE	REVISIONS
11.22.19	REVISED LAYOUT
1.30.20	REV PER CITY-CLIENT

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HARBOR GROVE
CITY OF STUART, FLORIDA
AUTOTURN FIRE TRUCK ACCESS 2

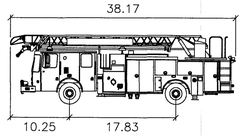
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PROFESSIONAL ENGINEER

DRAWN	D.H.A.
CHECKED	W.J.M.
DATE	NOVEMBER 2019
SCALE	1" = 60'
JOB NO.	3760-01
SHEET	EX-2

OF 3 SHEETS

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Smeal Aerial RM 75ft

feet

Width	: 8.33
Track	: 7.92
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

NOTE:

The Smeal Aerial FM 75 vehicle was used for the AutoTurn vehicle simulation. The Quint Pierce 75 HAL vehicle is not in the AutoTurn vehicle template library so we used the Smeal Aerial 75 as a comparable alternative.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

DATE	REVISIONS
11.22.19	REVISED LAYOUT
1.30.20	REV PER CITY-CLIENT

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EB 0004456
MATHERS ENGINEERING CORPORATION

HARBOR GROVE
CITY OF STUART, FLORIDA
AUTOTURN FIRE TRUCK ACCESS 3

WILLIAM MATHERS, P.E.
LICENSE NO. 19658
PE 19658
STATE OF FLORIDA
PROFESSIONAL ENGINEER

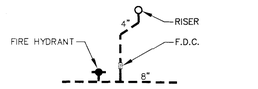
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CHECKED	W.J.M.
DATE	NOVEMBER 2019
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SHEET	EX-3
OF	3 SHEETS

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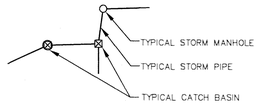
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STORM WATER RETENTION NOTES:

1. THE DRAINAGE SYSTEM CONSISTS OF A SERIES OF CATCH BASINS, EXFILTRATION TRENCHES, RETENTION AREAS AND A BIO-RETENTION AREA PRIOR TO OUTFALL INTO THE STUART BUSINESS PARK ASSOCIATION'S DRAINAGE SYSTEM AT THE SOUTHEAST CORNER OF THE PROJECT.
2. YARD AREAS AND BUILDING ROOF DRAINAGE WILL BE COLLECTED BY THE PROJECTS DRAINAGE SYSTEM BY A SECONDARY SERIES OF INLETS AND PIPING THAT ARE NOT SHOWN ON THIS EXHIBIT.
3. ON FINAL PLANS, THE FIRE PROTECTION, POTABLE WATER, AND WASTEWATER SYSTEMS WILL ALSO BE DESIGNED BELOW THE PARKING AREAS AND LOCATED TO MEET VERTICAL AND HORIZONTAL SEPARATION REQUIREMENTS.



FIRE LINE TYPICAL ARRANGEMENT



STORM WATER SYMBOLS

INDICATES PERVIOUS CONCRETE

NOTE:
STORM WATER SYSTEM AND FIRE LINES ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING THE CIVIL DESIGN PHASE.

DATE	REVISIONS
11.22.19	REVISED LAYOUT
1.30.20	REV PER CITY-CLIENT

MATHERS ENGINEERING CORPORATION
2431 SE DIXIE HIGHWAY
STUART, FL 34996
PHONE: (772) 287-0525
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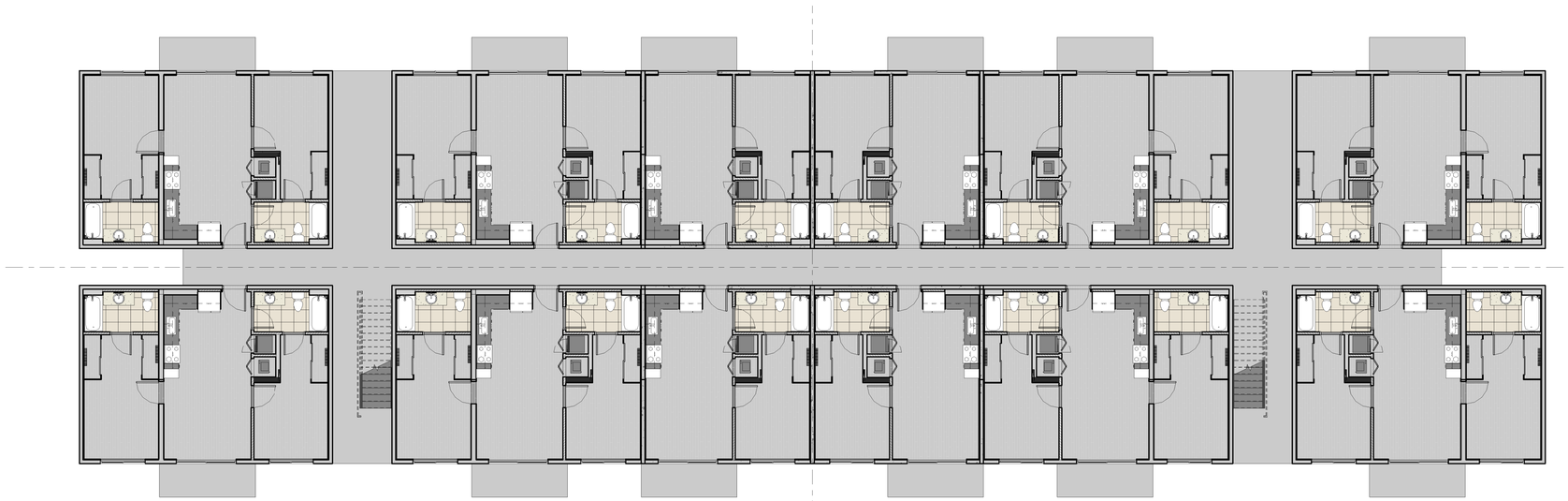
HARBOR GROVE
CITY OF STUART, FLORIDA
CONCEPTUAL DRAINAGE & FIRE LINES

WILLIAM J. MATHERS, P.E.
LICENSE
PE 19658
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DRAWN	D.H.A.
CHECKED	W.J.M.
DATE	NOVEMBER 2019
SCALE	1" = 60'
JOB NO.	3760-01
SHEET	1
OF	1 SHEETS

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1 T.O. OF FINISH FLR.
1/8" = 1'-0"



2 EAST ELEVATION
3/32" = 1'-0"

3 NORTH ELEVATION
3/32" = 1'-0"



5 WEST ELEVATION
3/32" = 1'-0"

4 SOUTH ELEVATION
3/32" = 1'-0"

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AA-26002616

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

AHS AT HARBOR GROVE
A RENTAL COMMUNITY

MARK	DATE	DESCRIPTION

PROJECT No. Project Number
DRAWN BY: A.C
CHECKED BY: LB
DATE: 07/22/19

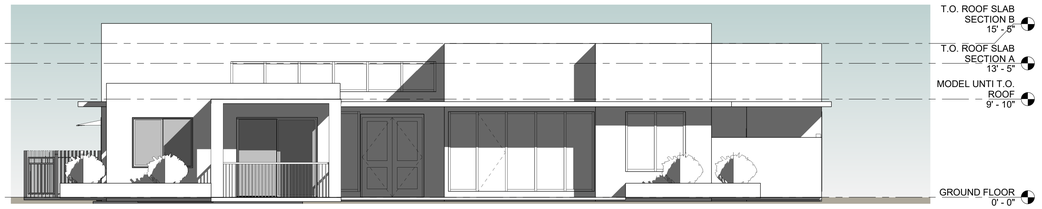
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

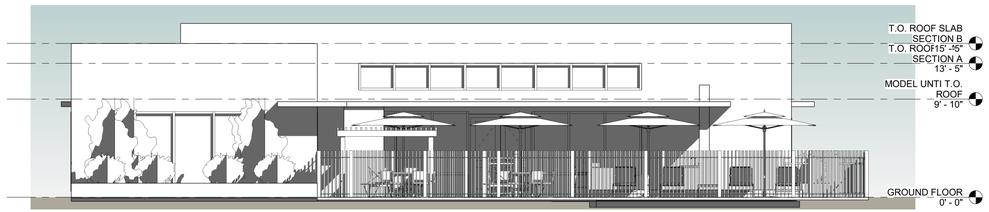
A101

SHEET OF

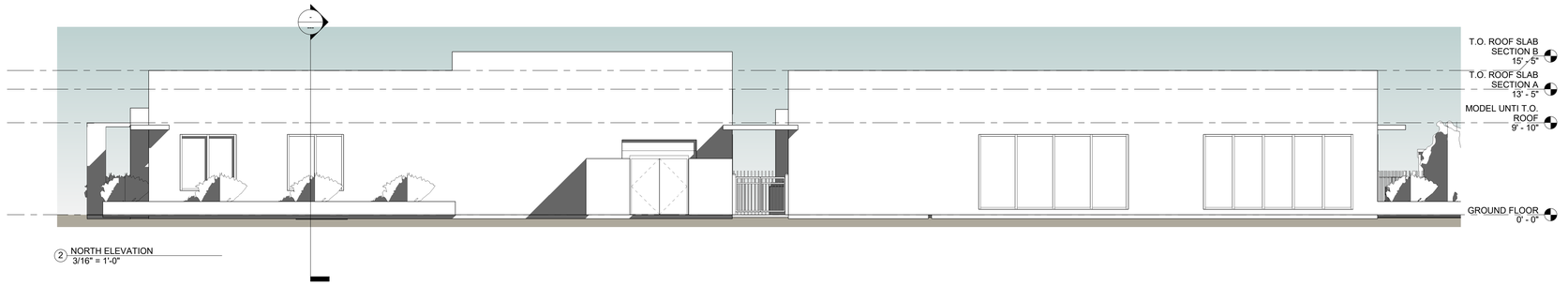
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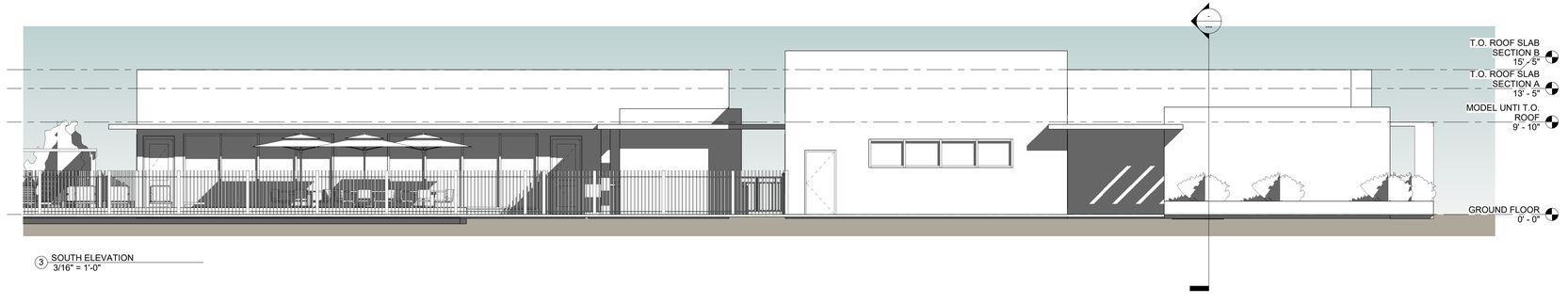
1 EAST ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"

C:\Users\KLascano\Documents\AHS-CLUB HOUSE REVISED_KLascano.rvt

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ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

AHS-PROPOSED CLUB HOUSE

AHS

Enter address here

No.	DATE	DESCRIPTION

PROJECT No. Project Number
DRAWN BY: Author
CHECKED BY: Checker
DATE: 11/06/19

LEOPOLDO BELLON, AIA (AR-6737)

ELEVATIONS

A102

SHEET OF

Luminaire Schedule					
Symbol	Qty	Label	LLF	Description	Lum. Lumens
	77	80 4	0.903	EVERFINE - KMPT-80W Type IV	9448
	54	SA4	0.903	EVERFINE - KMPT-150W Type IV	17520

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG 1 WALKWAY	Fc	5.31	14.4	0.7	7.59	20.57
BLDG 2 WALKWAY	Fc	5.76	14.1	0.6	9.60	23.50
BLDG 3 WALKWAY	Fc	6.52	14.2	0.6	10.87	23.67
BLDG 4 WALKWAY	Fc	5.68	16.4	0.5	11.36	32.80
BLDG 5 WALKWAY	Fc	6.26	15.0	0.7	8.94	21.43
BLDG 6 WALKWAY	Fc	6.52	14.2	0.6	10.87	23.67
BLDG 7 WALKWAY	Fc	6.77	14.6	0.7	9.67	20.86
BLDG 8 WALKWAY	Fc	5.72	13.7	0.7	8.17	19.57
BLDG 9 WALKWAY	Fc	6.42	14.1	0.6	10.70	23.50
CLUBHOUSE	Fc	5.01	14.1	0.7	7.16	20.14
ENTRY WALKWAY	Fc	5.97	8.5	1.7	3.51	5.00
NO BLDG 5 WALKWAY	Fc	3.52	6.1	1.1	3.20	5.55
PARKING LOT	Fc	3.47	12.5	0.6	5.78	20.83

CALCULATIONS AT GROUND

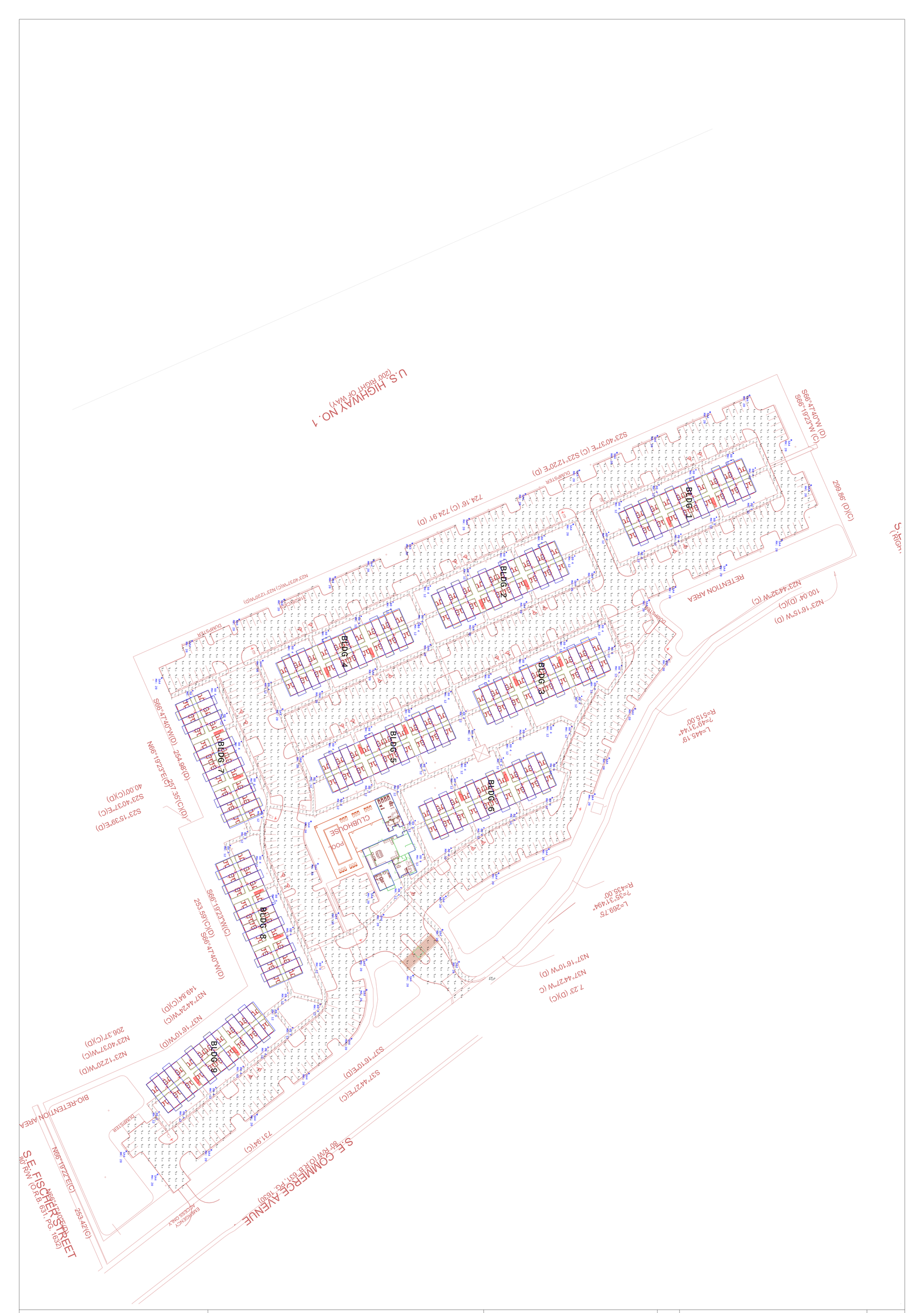
REFLECTANCES ARE .50

Rev. #	Description	Rev. Date
R1	.....	02/07/2019
R2	.....	.....
R3	.....	.....
R4	.....	.....
R5	.....	.....

Disclaimer
The calculations set forth herein are based on project specifications provided to us. Actual performance values may differ from those stated due to variables and/or factors beyond our control such as voltage fluctuations, variances in testing procedures, component procedures, component performance, measurement techniques and varying field conditions such as, but not limited to, line voltage, temperature, atmospheric/environmental conditions and number of associated luminaires. The presence of reflective or absorptive surfaces, reflectances, furniture and architectural elements within the space may significantly affect calculations. Verification of the calculations herein, including design acceptability, and compliance with any applicable codes, standards and regulations is the responsibility of the user, specifier, architect, owner, or owners representative, as applicable. Please refer to Luminaire Schedule for light loss factor (LLF) details used in the calculations.

Project:
BANYON RIDGE
SITE PLAN
Agent:
JOE CIANELLI
Sales Director:
Komee Lighting, USA

KOMEE



KOMEE

Project:
HARBOR GROVE
SITE PLAN

Agent:
JON DARNELL

Specifier:
Komee Lighting, USA

Disclaimer

The calculations set forth herein are based on project specifications provided to us. Actual or measured values may differ from forecasted results due to tolerances in calculation methods, testing procedures, component procedures, component performance, measurement techniques and varying field conditions such as, but not limited to, line voltage, temperature, atmospheric/environmental conditions and improper or undocumented lamp burn-in procedures. Further, room dimensions, reflectances, furniture andarchitectural elements within the space may significantly affect calculations. Verification of the calculations herein, including design acceptability, and compliance with any applicable lighting codes is not our responsibility, and shall be the responsibility of the architect, owner, or owners representative, as applicable. Please refer to Luminaire Schedule for light loss factor (LLF) details used in the calculations.

Rev. #	Description	Rev. Date
R1	.....	02/07/2019
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R5	.....	.....