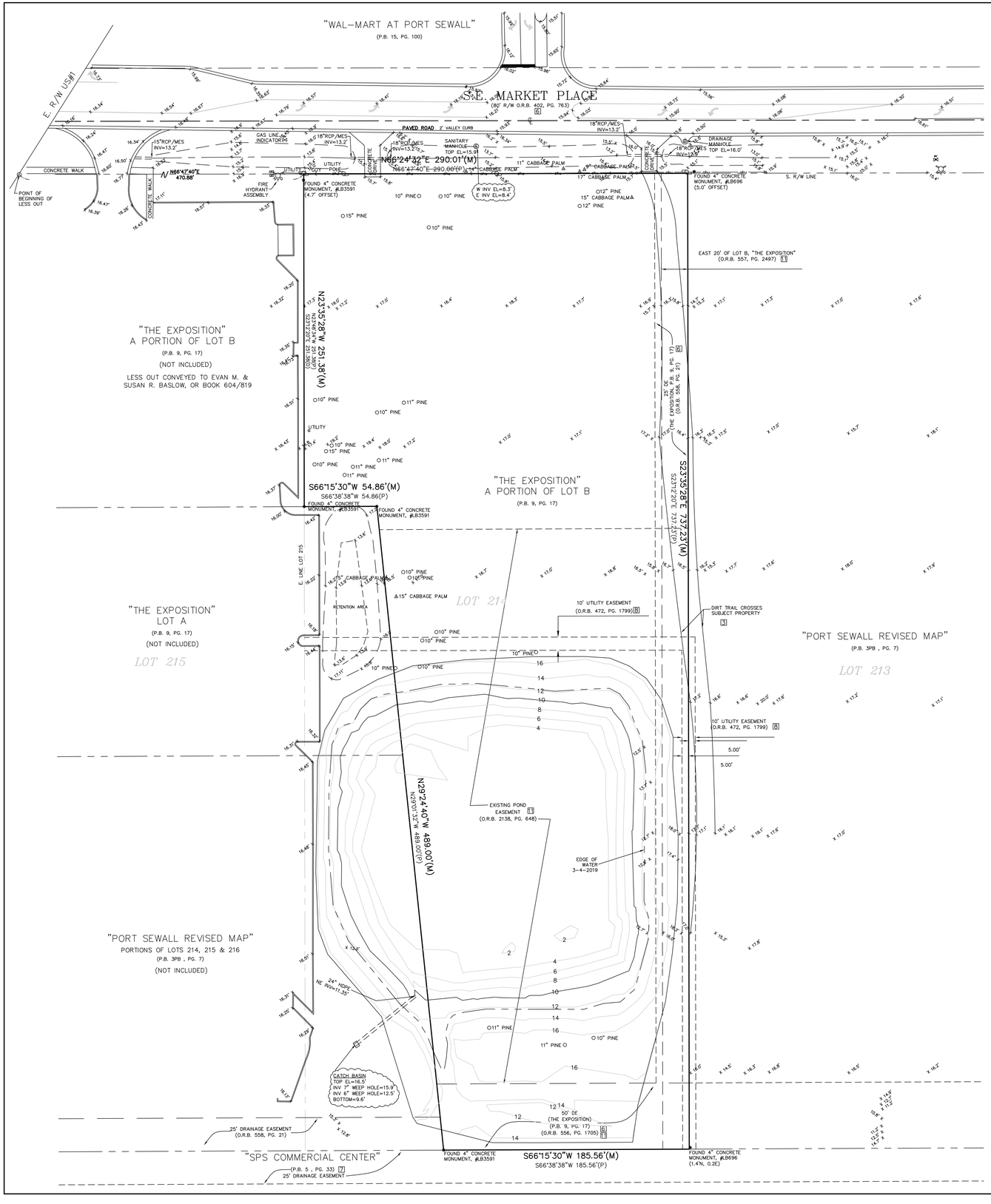
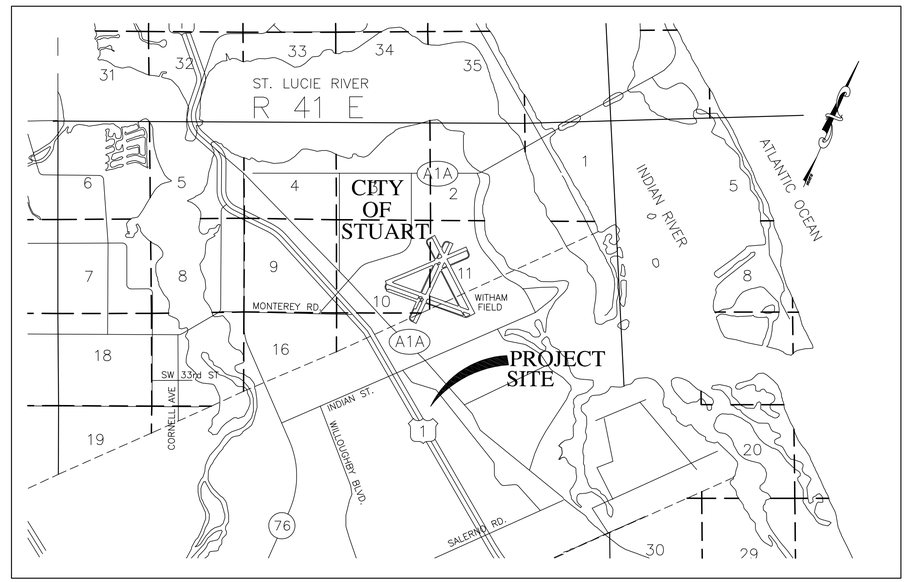




LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

BOUNDARY SURVEY

LEGAL DESCRIPTION: (PER SCHEDULE A, TITLE POLICY #15028960)

LOT B, THE EXPOSITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 17, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS AND EXCEPTING FROM LOT B LAND CONVEYED TO EVAN M. BASLOW AND SUSAN R. BASLOW IN OFFICIAL RECORDS BOOK 604, PAGE 819 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOTS 215 AND 216, PLAT OF PORT SEWALL REVISED MAP AS RECORDED IN PLAT BOOK 3, PAGE 7, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING DESCRIBED AS THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO.1 AS PER S.R.D. SECTION MAP 89010-2114, SHEET 2 OF 9, AND THE SOUTH RIGHT-OF-WAY OF S.E. MARKET PLACE AS RECORDED IN OFFICIAL RECORDS BOOK 402, PAGE 763, MARTIN COUNTY PUBLIC RECORDS; THENCE NORTH 66°47'40" EAST ALONG SAID SOUTH RIGHT-OF-WAY OF MARKET PLACE, A DISTANCE OF 470.88 FEET TO A POINT ON THE EAST LINE OF LOT 215; THENCE SOUTH 23°12'20" EAST ALONG THE EAST LINE OF LOT 215 A DISTANCE OF 251.38 FEET TO A POINT; THENCE SOUTH 66°38'38" WEST, A DISTANCE OF 445.14 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID HIGHWAY NO.1; THENCE NORTH 29°01'32" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 253.86 FEET TO THE POINT AND PLACE OF BEGINNING.

SURVEYOR'S NOTES:

1. BEARINGS REFER TO FLORIDA STATE PLANE, NAD83 EAST ZONE 901, REFERENCED TO EAST LINE LOT B, "GCY D14".
2. (D)=DEED CALL; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
3. PROPERTY LIES IN FLOOD ZONE X, FEMA MAP 12085C0164, 3/16/2015.
4. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OR OTHER ENCUMBRANCES BY THIS FIRM.
5. UNDERGROUND UTILITIES NOT LOCATED PER THIS SURVEY.
6. SUBJECT PARCEL IS VACANT.
7. ℄ = CENTERLINE OF ROAD; R/W = RIGHT-OF-WAY.
8. □ = UTILITY BOX; ⋈ = SERVICE METER/VALVE; ⋈ = FIRE HYDRANT
9. ○ = POWER POLE; ⟵ = GUY WIRE; --ohu-- OVERHEAD UTILITIES
10. ELEVATIONS REFER TO NAVD88, "GCY D14".

TREE SYMBOLS
○ = PINE TREE
△ = CABBAGE PALM

NOTES TO SCHEDULE B:

CHRISTIAN FENEX AND ASSOCIATES, LLC., HAS EXAMINED EXCEPTIONS SHOWN ON SCHEDULE SCHEDULE B-2 OF COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NUMBER 6998557, RAMOS 18-5228, AND HAVE DETERMINED THAT THE EXCEPTIONS APPLY TO THE SURVEYED LAND (UNLESS OTHERWISE NOTED BELOW), AND IF PLOTTABLE, HAVE BEEN PLOTTED ON THE SURVEY AND NOTED WITH RECORDING INFORMATION APPLICABLE TO EACH PLOTTED EXCEPTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ITEM 1: NOT A MATTER OF SURVEY

ITEM 2: NOT A MATTER OF SURVEY

ITEM 3: DIRT TRAIL CROSSES SUBJECT PROPERTY – SHOWN ON SURVEY

ITEM 4: SOVEREIGN LANDS – NON APPARENT

ITEM 5: COUNTY ORDINANCE – NOT A MATTER OF SURVEY

ITEM 6: MATTERS OF PLAT – SHOWN ON SURVEY

ITEM 7: APPEARS NOT TO AFFECT SUBJECT PROPERTY. APPLIES TO ADJACENT LAND SOUTH OF SUBJECT PROPERTY. – SHOWN ON SURVEY

ITEM 8: FPL EASEMENT – PLOTTED AS SHOWN

ITEM 9: RESTRICTIONS – NOT A MATTER OF SURVEY

ITEM 10: EASEMENT AGREEMENT – BLANKET IN NATURE; NOT PLOTTABLE APPEARS TO EFFECT ENTIRE PARCEL

ITEM 11: EASEMENT TO STUART BUSINESS PARK – PLOTTED AS SHOWN

ITEM 12: EASEMENT AGREEMENT – BLANKET IN NATURE; NOT PLOTTABLE APPEARS TO EFFECT ENTIRE PARCEL

ITEM 13: DECLARATION – NOT A MATTER OF SURVEY

ITEM 14: RIGHTS OF TENANT – NOT A MATTER OF SURVEY

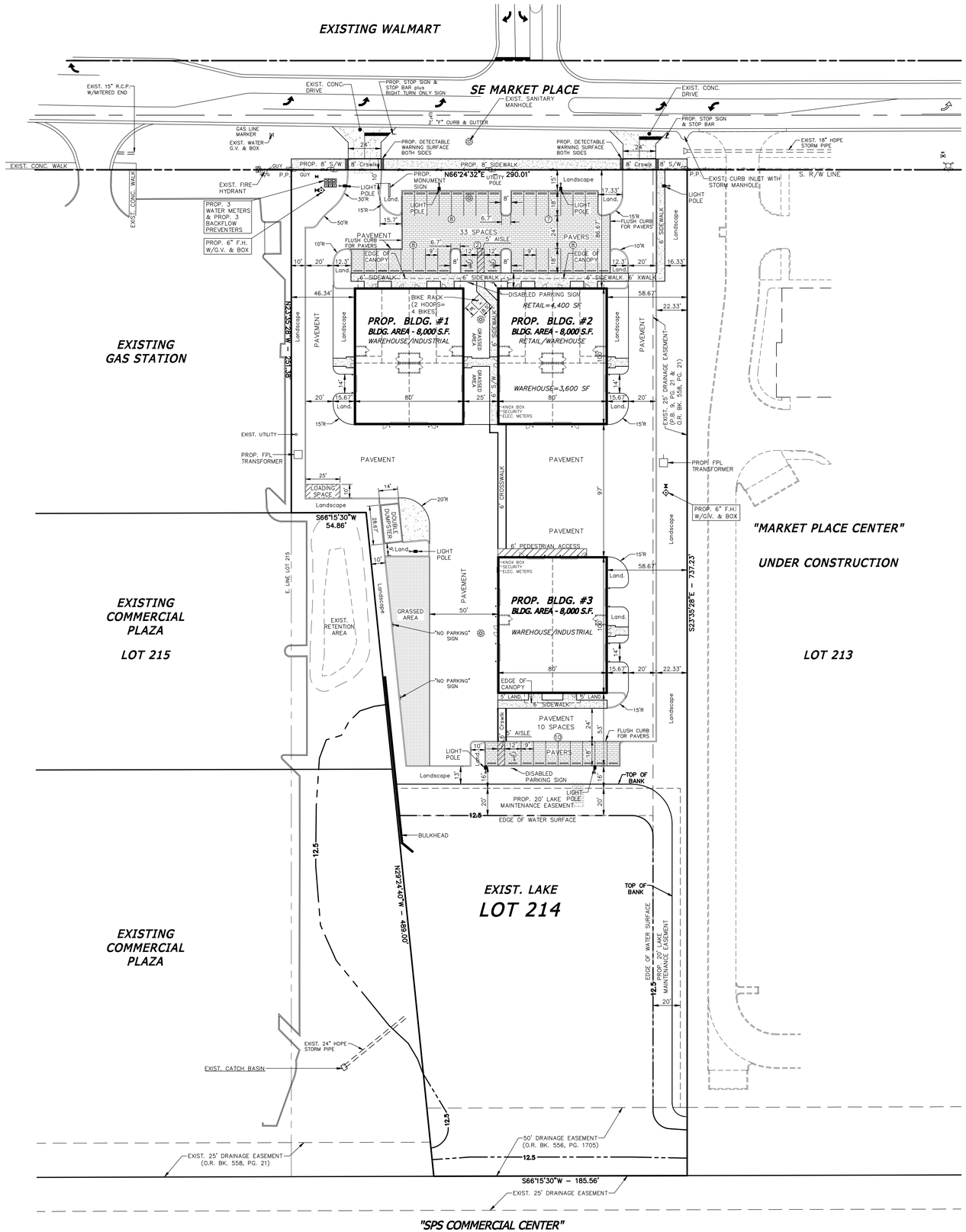
NAVD88

TREE & POND UPDATE: 03/05/19
DRAWING DATE: 08/08/18
FIELD DATE: 07/27/18
F.B. FOLDER
SKETCH NO. 218086.dwg

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING
3401 SW 72ND AVE., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 EMAIL FENEXC@BELLSOUTH.NET
LICENSED BUSINESS # 6858

FLORIDA REGISTRATION #5102
CHRISTIAN FENEX

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





LOCATION MAP

LEGAL DESCRIPTION:

Lot B, The Exposition, according to the Map or Plat thereof, as recorded in Plat Book 9, Page 17, Public Records of Martin County, Florida.

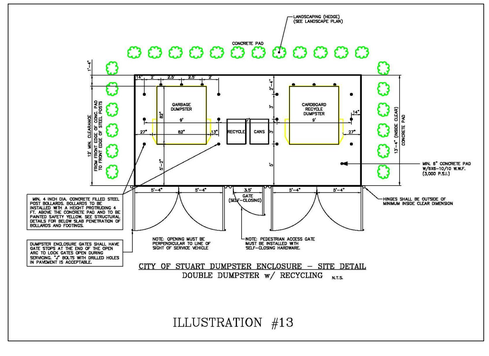
Less and Excepting from Lot B land conveyed to Evan M. Baslow and Susan R. Baslow in Official Records Book 604, Page 819 more particularly described as follows:

Being a Portion of Lots 215 and 216, Plat of Port Sewall Revised Map as recorded in Plat Book 3, Page 7, Palm Beach (now Martin) County, Florida, being more particularly described as follows:

Beginning at a Point, said point being described as the intersection of the East Right-of-Way of U.S. Highway No.1 as per S.R.D. Section Map 89010-2114, Sheet 2 of 9, and the South Right-of-Way of S.E. Market Place as Recorded in Official Records Book 402, Page 763, Martin County Public Records; thence North 66°47'40" East along said South Right-of-Way of Market Place, a distance of 470.88 Feet to a Point on the East Line of Lot 215; thence South 23°12'20" East along the East Line of Lot 215 a distance of 251.38 Feet to a Point; thence South 66°38'38" West, a distance of 445.14 Feet to a Point on the East Right-of-Way of said Highway No.1; thence North 29°01'32" West along said East Right-of-Way Line, a distance of 253.86 Feet to the Point and Place of Beginning.

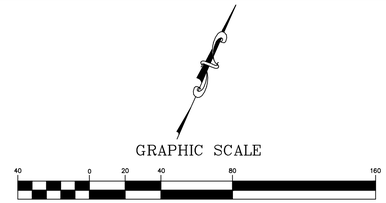
SPECIAL NOTES AS PER CITY OF STUART:

1. All signs will comply with the requirements of the sign regulations at the time of permitting.
2. Disabled parking spaces shall comply with the Florida Accessibility Code for Building Construction. All access areas meet the required slopes of the Florida Accessibility Code.
3. Landscaping shall be installed by a licensed commercial landscape contractor. There is to be an irrigation system installed to ensure continued growth of all planting areas.
4. A No Trespassing Sign shall be installed for the construction phase of this project. See signage detail on this sheet.
5. Dumpster Enclosure Gates shall have gate stops at the end of the open arc to lock gates open during servicing.
6. All mechanical equipment associated with the building on the ground shall be located in the rear or sides and shall be screened with materials consistent with the architectural design. Roof top mechanical equipment shall be screened from view.
7. Detectable Warning Surfaces shall comply with the Florida Accessibility Code for Building Construction. Pattern in concrete shall be "In-Line Truncated Dome".
8. Building address signage will be posted on front and rear of building and shall be at least 6" tall as per Stuart Police Department.
9. Landscape Irrigation source from existing Lake.



CITY OF STUART DUMPSTER ENCLOSURE – SITE DETAIL
DOUBLE DUMPSTER w/ RECYCLING N.T.S.

ILLUSTRATION #13



THIS AREA IS A DESIGNATED CONSTRUCTION SITE AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY. FLORIDA STATUTE 810.09

NO TRESPASSING SIGN DETAIL

PROPOSED USE:

INDUSTRIAL BUILDINGS & RETAIL/WAREHOUSE BUILDING

SITE DATA:

LAND USE – COMMERCIAL
ZONING – CPUD

TOTAL PARCEL SIZE – 175,152 SF (4.02 AC.)
TOTAL BUILDING G.F.A. – 24,000 SF
PERCENT BUILDING COVERAGE – 13.7%

MAXIMUM BUILDING HEIGHT – 22 FT

PARKING CALCULATIONS:

BUILDING #1 – 8,000 SF (INDUSTRIAL)

1 SPACE PER 1,000 SF FOR FIRST 10,000 SF
PROPOSED 8,000 SF/1000 = 8 SPACES

TOTAL SPACES REQUIRED = 8

BUILDING #2 – 8,000 SF (RETAIL/WAREHOUSE)

1 SPACE PER 250 SF RETAIL
PROPOSED RETAIL SPACE = 4,400 SF/250 = 18 SPACES

PLUS 1 SPACE PER 1,000 SF WAREHOUSE
PROPOSED WAREHOUSE SPACE = 3,600 SF/1000 = 4 SPACES

TOTAL SPACES REQUIRED = 22

BUILDING #3 – 8,000.300 SF (INDUSTRIAL)

1 SPACE PER 1,000 SF FOR FIRST 10,000 SF
PROPOSED 8,000 SF/1000 = 8 SPACES

TOTAL SPACES REQUIRED = 8

PARKING SUMMARY:

TOTAL PROJECT SPACES REQUIRED = 38
TOTAL PROJECT SPACES PROVIDED = 43

TOTAL PROJECT DISABLED SPACES REQUIRED = 2
TOTAL PROJECT DISABLED SPACES PROVIDED = 3

SITE AREA CALCULATIONS:

TOTAL PARCEL SIZE	175,152 SF	
25% CPUD OPEN SPACE REQ.	43,788 SF	25%
CPUD OPEN SPACE PROVIDED	46,285 SF	26.4%
NOTE: OPEN SPACE IS ALSO DEFINED AS PERVIOUS AREA IN TABULATIONS		

SITE IMPERVIOUS TABLE:

IMPERVIOUS AREAS:		
PROPOSED BUILDINGS:	24,000 SF	
PROPOSED PAVEMENT:	44,571 SF	
PAVERS = 10,882 SF x 50% =	5,441 SF	
PROPOSED SIDEWALK:	3,851 SF	
PROP. CURB, PADS, ETC.:	1,899 SF	
LAKE AT CONTROL ELEVATION	43,664 SF	
TOTAL IMPERVIOUS AREA:	123,426 SF	70.5%

SITE PERVIOUS TABLE:

PERVIOUS AREAS:		
LANDSCAPE AREAS:	46,285 SF	
PLUS CREDIT FOR PAVERS		
PAVERS = 10,882 SF x 50% =	5,441 SF	
TOTAL PERVIOUS AREA:	51,726 SF	29.5%

NOTES:

1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.



DATE	REVISIONS
1.23.20	PER CITY COMMENTS
6.08.20	PER CITY COMMENTS
6.24.20	PER CITY COMMENTS

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

Lakeside Marketplace
CITY OF STUART, FLORIDA
SITE PLAN

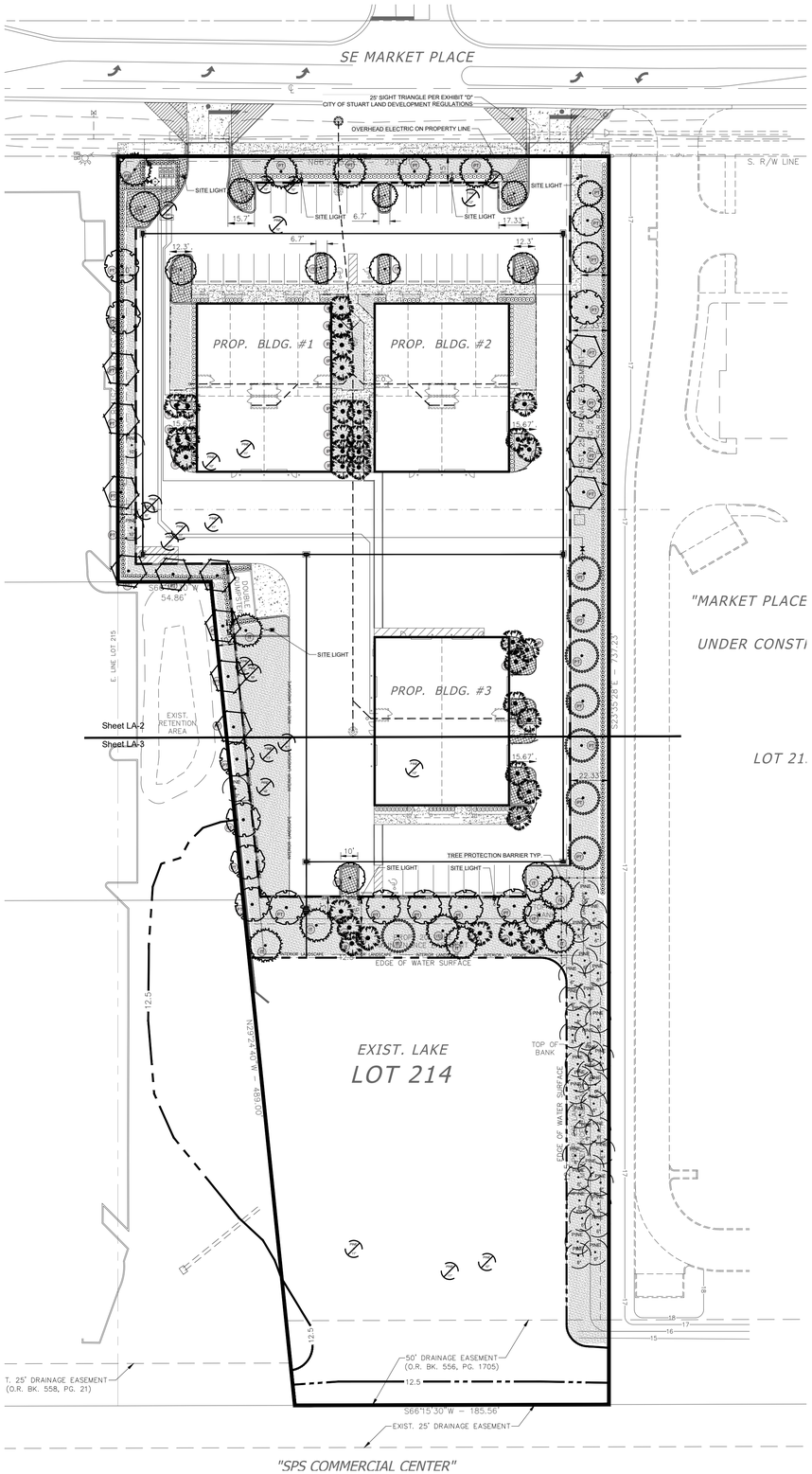
WILLIAM J. MATHERS, P.E.
FL REG. # 19658

DRAWN D.H.A.
CHECKED W.J.M.
DATE NOVEMBER 2019
SCALE 1" = 40'
JOB NO. 3745-01
SHEET 1
OF 1 SHEETS

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X:\Dairs Ramos Site 2019\dwg\Current Site_Fire Access plans\Rev 3 Lakeside Marketplace.dwg, 6/24/2020 10:20:39 AM



PLANT SCHEDULE LANDSCAPE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	BS	12	Bursera simaruba	Gumbo Limbo	Field Grown	12' HT	6' SPR	2" Caliper		Native
	CD	4	Coccoloba diversifolia	Pigeon Plum	65G	12' HT	6'W	2" Caliper		Native
	IE	13	Ilex x attenuata 'Eagleston'	Eagleston Holly	Field Grown	12' HT	6' SPR	2" Caliper		Native
	QL	13	Quercus laurifolia	Laurel-leaved Oak	Field Grown	12' HT	6' SPR	2" Caliper		Native
	QV	9	Quercus virginiana	Southern Live Oak	Field Grown	12' HT	6' SPR	2" Caliper		Native
	SM	8	Swietenia mahagoni	West Indian Mahogany	Field Grown	12' HT	6' SPR	2" Caliper		Native
MITIGATION TREE- REMOVED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	MR10	12	Mitigation Tree Removal	Slash Pine	Existing			10" Caliper		
	MR11	6	Mitigation Tree Removal	Slash Pine	Existing			11" Caliper		
	MR12	2	Mitigation Tree Removal	Slash Pine	Existing			12" Caliper		
	MR15	2	Mitigation Tree Removal	Slash Pine	Existing			15" Caliper		
MITIGATION TREES- PRESERVED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	MP10	3	Mitigation Tree Preserve Mitigation Tree Preservation	Slash Pine	Existing			10" Caliper		
	MP12	3	Mitigation Tree Preserve Mitigation Tree Preservation	Slash Pine	Existing			12" Caliper		
	MP6	31	Mitigation Tree Preserve Mitigation Tree Preservation	Slash Pine	Existing			6" Caliper		
	MP8	2	Mitigation Tree Preserve Mitigation Tree Preservation	Slash Pine	Existing			8" Caliper		
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	SS16	35	Sabal palmetto	Cabbage Palmetto	Field Grown	16' CT			Slick, Heavy Caliper	Native
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	CHI	160	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	12" W	30" on-center	Native	
	CLG	343	Clusia guttifera	Small Leaf Clusia	3G	24" HT	12"W	30" on-center	Non-native	
	VO	65	Viburnum odoratissimum	Sweet Viburnum	3G	24" HT	12"W	24" on-center	Non-native	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	IS	464	Ilex vomitoria 'Schillings'	Schillings Holly	3G	12"HT	12" W		Native	30" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	PN	30,485 sf	Paspalum notatum	Bahia Grass	SOD					

Tree Code Type Legend

PT **Perimeter of vehicular use area**

IT **Interior trees**

IP **Interior palm trees**

Interior Parking Landscape Area

Perimeter Parking Landscape Area

Tree Mitigation Data

TREE REMOVAL CHART			
TREES FROM LANDSCAPE PLANS			
SPECIES	QNTY.	DBH INCHES	TOTAL INCHES
PINE TREE (10"DBH)	12	10	120
PINE TREE (11"DBH)	6	11	66
PINE TREE (12"DBH)	2	12	24
PINE TREE (15"DBH)	2	15	30
TOTAL	22		240

MITIGATION	INCHES AT DBH	REQUIRED INCHES (MITIGATE ON SITE OR PROVIDE PAYMENT IN LIEU OF)
SLASH PINE (1.5 X REPLACEMENT)	240	360 INCHES
SUB TOTAL		360 INCHES

SEC. 5.05.02 - Slash Pines may be subsituted with palm trees on a 1:1 ratio. For every one foot of clear trunk of palm tree exceeding minimum palm tree size per the landscape code, credit will be given for one inch of replacement.

TREE PRESERVATION CHART			
TREES FROM LANDSCAPE PLANS			
SPECIES	QNTY.	DBH INCHES	TOTAL INCHES
PINE TREE (6"DBH)	31	6	186
PINE TREE (8"DBH)	2	8	16
PINE TREE (10"DBH)	3	10	30
PINE TREE (12"DBH)	3	12	36
TOTAL	39		268

TREE MITIGATION PROVIDED				
TREES FROM LANDSCAPE PLANS : DEFICIT OF 92 INCHES (360" REMOVED- 268" PRESERVED				
SPECIES	SIZE	QNTY.	Value	TOTAL INCHES
Sabal Palm	16' CT	31	4.5	139.5
TOTAL		31		139.5

Irrigation Notes:

1. Adequate irrigation of landscaped areas shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Proposed landscaping will be low water use once established, therefore the irrigation system shall be designed accordingly.
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 system shall be set to adequately irrigate all landscape during estblishment period. The setting shall be reduced to a low water usage for all landscaping.

NORTH

0 40 80 120 feet

SCALE: 1" = 40'

Tree Mitigation Notes:

1. If during construction the Owner is able to preserve additional trees, the Owner reserves the right to coordinate with City of Stuart Staff to administratively amend the landscape plan to reduce number of planted trees.
2. 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. If a tree is mechanically damaged during construction then a replacement tree shall be provided per tree mitigation requirements.
3. Tree locations and sizes provided by Christian Fenex Survey and Coastal Land Development,

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! 1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Sheet Index:

Landscape Plan	LA-1
South Landscape Plan & Plant Schedule	LA-2
North Landscape Plan & Plant Schedule	LA-3
Landscape Details	LA-4
Landscape Specifications	LA-5

Landscape Data:

Total Site Area:	175,152 sf. (4.02 Ac.)
Total Developed Area:	175,152 sf. (4.02 Ac.)
Existing Use:	Vacant
Proposed Use:	Office & Warehouse
Proposed Zoning:	CPUD
Future Land Use Designation:	PUD
Minimum Number of Required Trees (175,152 / 2,500) + One tree for additional parking stalls	71 trees
Trees Provided (59 planted trees + 31 preserved trees + 17palms (35 palms/ 2))	107 trees

Sec. 6.04.02. General Provisions

	Required	Provided
A1. At least 50% of all required landscaping shall collectively consist of native vegetation	50%	80%
A1. No one tree shall exceed 25% of the the minimum number of trees required	Cannot exceed 13 trees	Maximum of 13 Trees
A2. Not less than 50% of all trees to meet requirements shall be shade trees	Minimum of 35 shade trees	Provided 42 shade trees

Sec. 6.04.02. General Provisions

B.1 Not less than 20% of the total gross area of a development shall be landscaped	35,030 sf.	46,709 sf.
B.2. Not less than 50 percent of the required landscaping for a major development shall be interior landscaping	17,515 sf	18,544 sf
B.7. In the event that number of parking stall exceeds the minimum number by the parking code (100 sf per additional stall)		
(Exceed minimum stalls by 5 x 100sf = 500 sf of additional landscaping)	500 sf	11,679 sf (46,709 SF Landscape Provided - 35,030 sf Landscape Required)
(For each additional 500sf of impervious area for additional stall one tree shall be provided 5x162sf= 810 sf/ 500= 1 tree)	1 tree	1 tree

Sec. 6.04.07 Parking Areas for multi-family and all non-residential developments

Parking area landscaping adjacent to streets		
A.2.a One tree for every 30 lf of required landscape strip, planted not more than 50-feet apart (135 lf)	4 trees	4 trees
A.4 Not less than 25% of the landscape strip shall be ground cover or sod		100%
Parking area landscaping adjacent to private property		
B.2.a One tree for every 30 lf of required landscape strip, planted not more than 50-feet apart (1,019 lf)	34 trees	38 trees
B.4 Not less than 25% of the landscape strip shall be ground cover or sod		100%
Parking area interior landscaping		
C.1. For a major development, not less than 50% of the required landscaping shall be interior landscaping (35,030 / 2= 17,515 sf)	17,515 sf	18,093 sf
C.2 One tree per every 30' (Side and rear building perimeter 840 lf/ 30= 28 Trees)	28 trees	28 palm trees
C.3. Interior landscaping shall include not less than one tree for every 500 sf of interior landscaped area	35 Minimum Trees	35 Provided
(17,515 sf/ 500= 35 trees) (Provided 35 palms and 18 trees)		
C.5. Interior islands shall contain one shade tree (4 interior islands= 4 shade trees)	4 shade trees	4 shade trees
C.6. Terminal islands shall contain one shade tree (5 terminal islands= 5 shade trees)	5 shade trees	5 shade trees
C.8. Not less than 50% of trees used in parking area interior landscaping shall be shade trees. (9 interior trees at parking)	5 shade trees	6 shade tree

Sec. 6.04.08 Development Landscaping Requirements

C. One existing or planted tree for every 2,500 sf of development site area + One tree for additional parking stalls	71 trees	71 trees
C. Not less than 20% of the development site shall be landscaped	35,030 sf	46,285 sf

Sec. 6.04.05 Xeriscape Landscaping

1. Min. 50 Points Required

1. Utilization of moisture-sensing controller other than rain-sensor override device.	5 Points
2. Plan submitted with low, moderate and high water usage zones indicated on the landscape plan. (See general irrigation note 1)	5 Points
3. Grasses: 51% or more of the grass areas are made up of drought tolerant grass species from the list	10 Points
4. Shrubs: 51% percent or more of the required shrubs are made up of drought-tolerant species from the list.	10 Points
5. Trees: 51% or more than the required trees are made up of drought-tolerant species from the list.	10 Points
8. Utilization of compacted mulched planting beds at least 3" deep, No cypress mulch.	10 Points
Total:	50 Points

General Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Stuart prior to installation.
- The owner may replant the existing sabal palms on-site to count towards the sabal palms in the plant list.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Stuart Landscape Development Regulations. As-built drawings will be submitted to the City of Stuart with Certification of Landscaping installation and Maintenance.
- This plan has been designed to meet 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') shall be planted no closer than a horizontal distance of 30' from the nearest overhead power line.
  - Medium height trees (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 5' 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.
- Encroachments into required bufferyards and landscape areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscape areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.
- The property owner, or successors in interest, or agent, if any, shall be jointly and severally responsible for the following:
  a. Regular maintenance of all landscaping to be kept alive and in good condition and in a way that presents a healthy, neat, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching and other maintenance, as needed and in accordance with acceptable horticultural practices;
  b. Repair or replacement of required walls, fences, or structures to a structurally sound condition;
  c. Regular maintenance, repair or replacement, where necessary, of any screening or buffering required by this division;
  d. Perpetual maintenance to prohibit the re-establishment of harmful exotic species within landscaping and preservation areas; and
  e. Replacement of any required landscaping in easement areas that may be disturbed by future maintenance.

Doug Fitzwater
Landscape Architect

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Lakeside Market Place

City of Stuart
Martin County, Florida

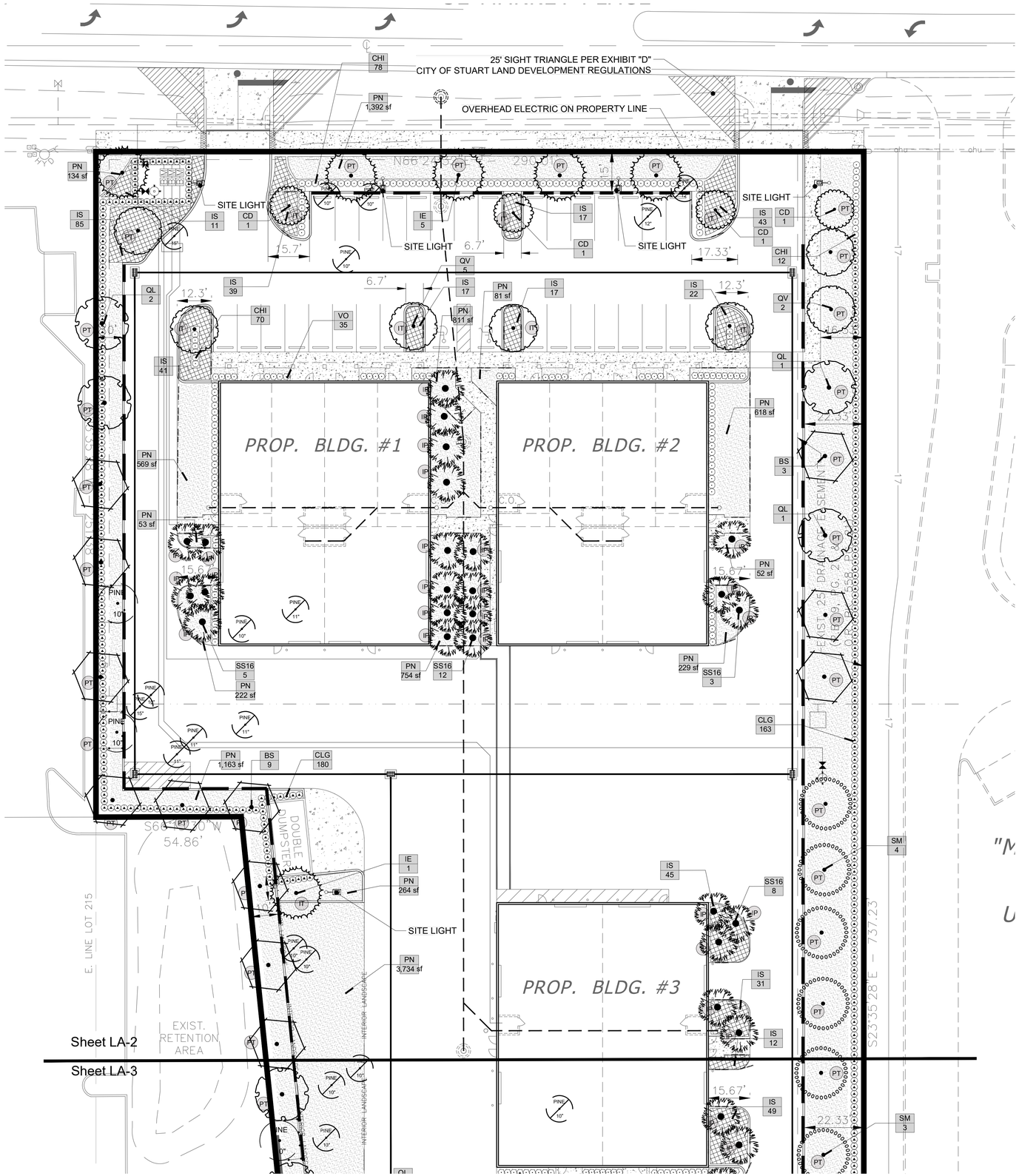
Landscape Planting Plan

Project Start Date: October 13, 2019
Drawn By: DF

Revisions:
1-27-20 Response to Comments
4-19-20 Response to Comments

Sheet:

LA1



PLANT SCHEDULE SHEET LA2

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	BS	12	Bursera simaruba	Gumbo Limbo	Field Grown	12` HT	6` SPR	2" Caliper		Native
	CD	4	Coccoloba diversifolia	Pigeon Plum	65G	12` HT	6`W	2" Caliper		Native
	IE	6	Ilex x attenuata `Eagleston`	Eagleston Holly	Field Grown	12` HT	6` SPR	2" Caliper		Native
	QL	4	Quercus laurifolia	Laurel-leaved Oak	Field Grown	12` HT	6` SPR	2" Caliper		Native
	QV	7	Quercus virginiana	Southern Live Oak	Field Grown	12` HT	6` SPR	2" Caliper		Native
	SM	4	Swietenia mahagoni	West Indian Mahogany	Field Grown	12` HT	6` SPR	2" Caliper		Native

MITIGATION TREE- REMOVED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	MR10	7	Mitigation Tree Removal	Slash Pine	Existing			10" Caliper		
	MR11	4	Mitigation Tree Removal	Slash Pine	Existing			11" Caliper		
	MR12	2	Mitigation Tree Removal	Slash Pine	Existing			12" Caliper		
	MR15	2	Mitigation Tree Removal	Slash Pine	Existing			15" Caliper		

MITIGATION TREES- PRESERVED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	MP10	2	Mitigation Tree Preserve Mitigation Tree Preservation	Slash Pine	Existing			10" Caliper		

PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	SS16	25	Sabal palmetto	Cabbage Palmetto	Field Grown	16`CT			Slick, Heavy Caliper	Native

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	CHI	160	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	12" W	30" on-center	Native
	CLG	305	Clusia guttifera	Small Leaf Clusia	3G	24" HT	12"W	30" on-center	Non-native
	VO	35	Viburnum odoratissimum	Sweet Viburnum	3G	24" HT	12"W	24" on-center	Non-native

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	IS	368	Ilex vomitoria `Schillings`	Schillings Holly	3G	12"HT	12" W		Native

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	PN	10,212 sf	Paspalum notatum	Bahia Grass	SOD				

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Lakeside Market Place

City of Stuart
Martin County, Florida

Landscape Planting Plan

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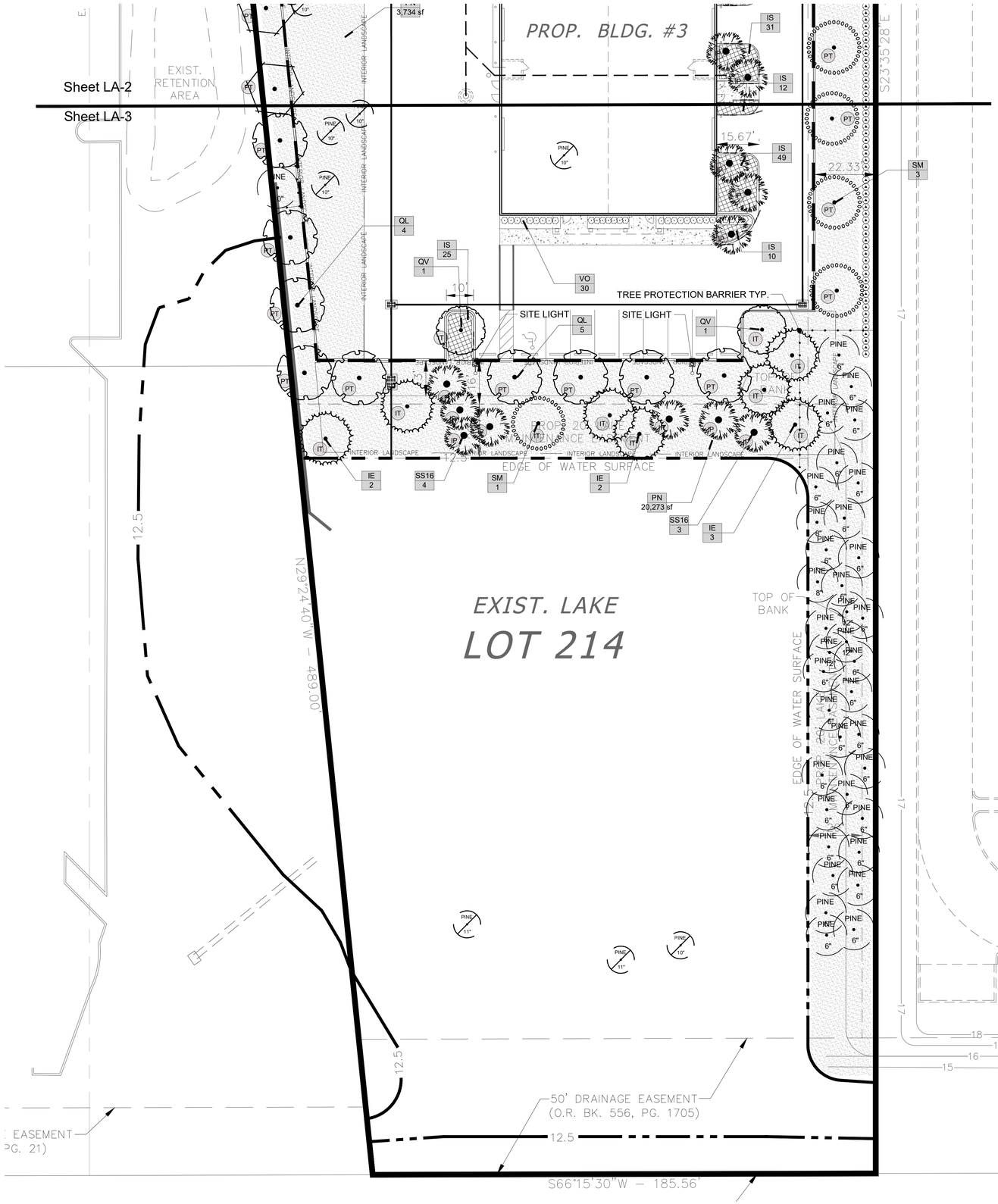
Revisions:
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CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NORTH

0 20 40 60 feet
SCALE: 1" = 20'

Sheet:
LA2



PLANT SCHEDULE SHEET LA3

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	IE	7	Ilex x attenuata `Eagleston`	Eagleston Holly	Field Grown	12` HT	6` SPR	2" Caliper		Native
	QL	9	Quercus laurifolia	Laurel-leaved Oak	Field Grown	12` HT	6` SPR	2" Caliper		Native
	QV	2	Quercus virginiana	Southern Live Oak	Field Grown	12` HT	6` SPR	2" Caliper		Native
	SM	4	Swietenia mahagoni	West Indian Mahogany	Field Grown	12` HT	6` SPR	2" Caliper		Native

MITIGATION TREE- REMOVED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	MR10	5	Mitigation Tree Removal	Slash Pine	Existing			10" Caliper		
	MR11	2	Mitigation Tree Removal	Slash Pine	Existing			11" Caliper		

MITIGATION TREES- PRESERVED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	MP10	1	Mitigation Tree Preserve Mitigation Tree Preservation	Slash Pine	Existing			10" Caliper		
	MP12	3	Mitigation Tree Preserve Mitigation Tree Preservation	Slash Pine	Existing			12" Caliper		
	MP6	31	Mitigation Tree Preserve Mitigation Tree Preservation	Slash Pine	Existing			6" Caliper		
	MP8	2	Mitigation Tree Preserve Mitigation Tree Preservation	Slash Pine	Existing			8" Caliper		

PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	CALIPER	NOTES	NATIVE
	SS16	10	Sabal palmetto	Cabbage Palmetto	Field Grown	16`CT			Slick, Heavy Caliper	Native

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	CLG	38	Clusia guttifera	Small Leaf Clusia	3G	24" HT	12"W	30" on-center	Non-native
	VO	30	Viburnum odoratissimum	Sweet Viburnum	3G	24" HT	12"W	24" on-center	Non-native

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	IS	96	Ilex vomitoria `Schillings`	Schillings Holly	3G	12"HT	12" W		Native

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	PN	24,007 sf	Paspalum notatum	Bahia Grass	SOD				

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Lakeside Market Place

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Martin County, Florida

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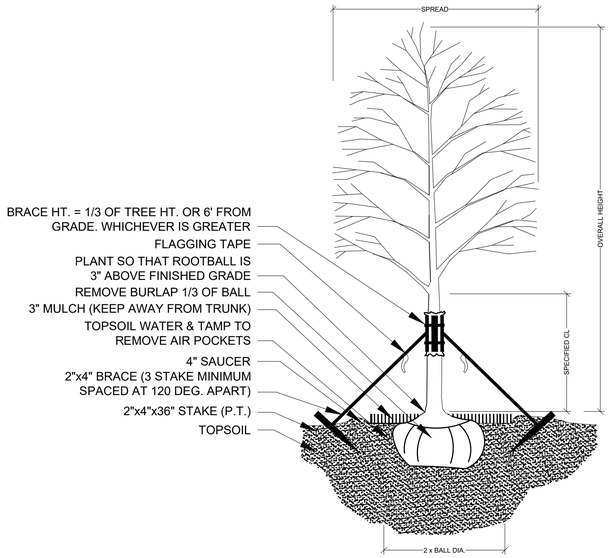
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NORTH

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SCALE: 1" = 20'

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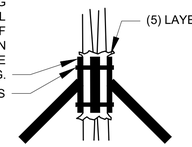
LA3



TREE PLANTING & STAKING

NOT TO SCALE

(5) 2x4x16" WOOD BATTENS. SECURE BATTENS W/ (2) 3/4" HIGH CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROJECT. DO NOT NAIL BATTENS TO TRUNK. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE TREE FOR ADEQUATE BRACING.

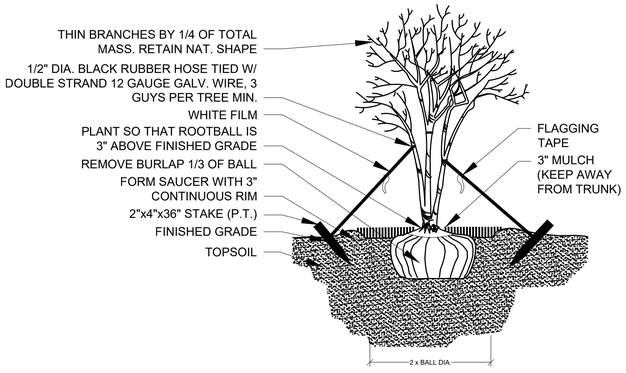


BRACING DETAIL

NOT TO SCALE

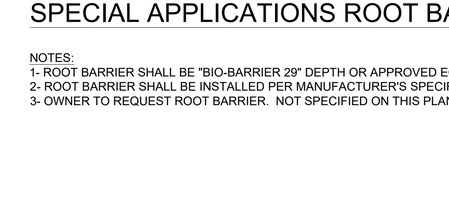
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



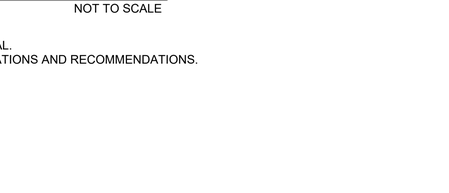
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



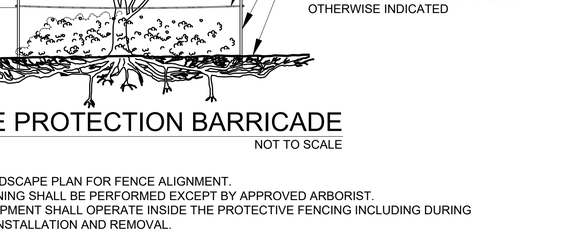
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

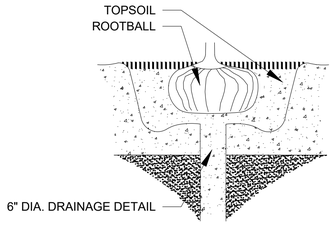


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

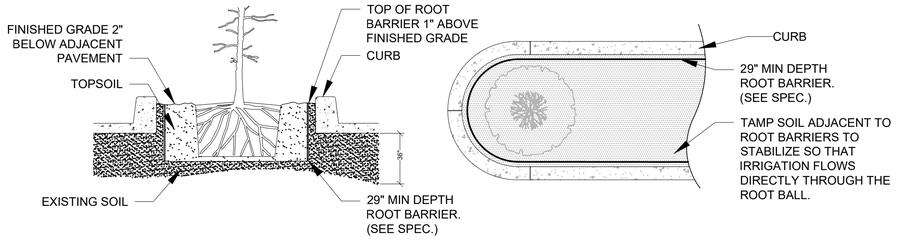
NOT TO SCALE

- *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



DRAINAGE TESTING DETAIL

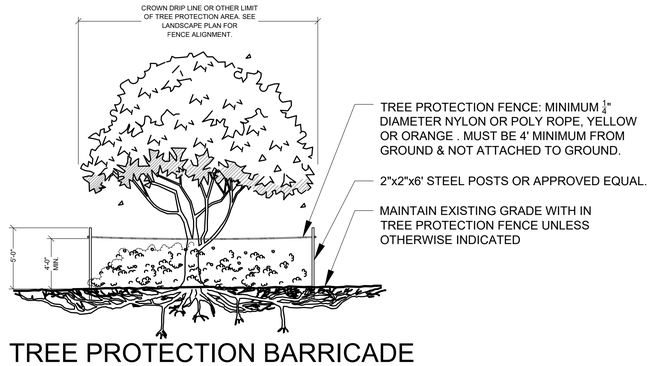
NOT TO SCALE



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.
3- OWNER TO REQUEST ROOT BARRIER. NOT SPECIFIED ON THIS PLAN.



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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Lakeside Market Place

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Sheet:

LA4

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 shrub beds shall receive 3" mulch 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.

Doug Fitzwater
Landscape Architect

Phone: 772-260-9612
E-Mail: Doug@DougFitzwater.com



Lakeside Market Place

City of Stuart
Martin County, Florida

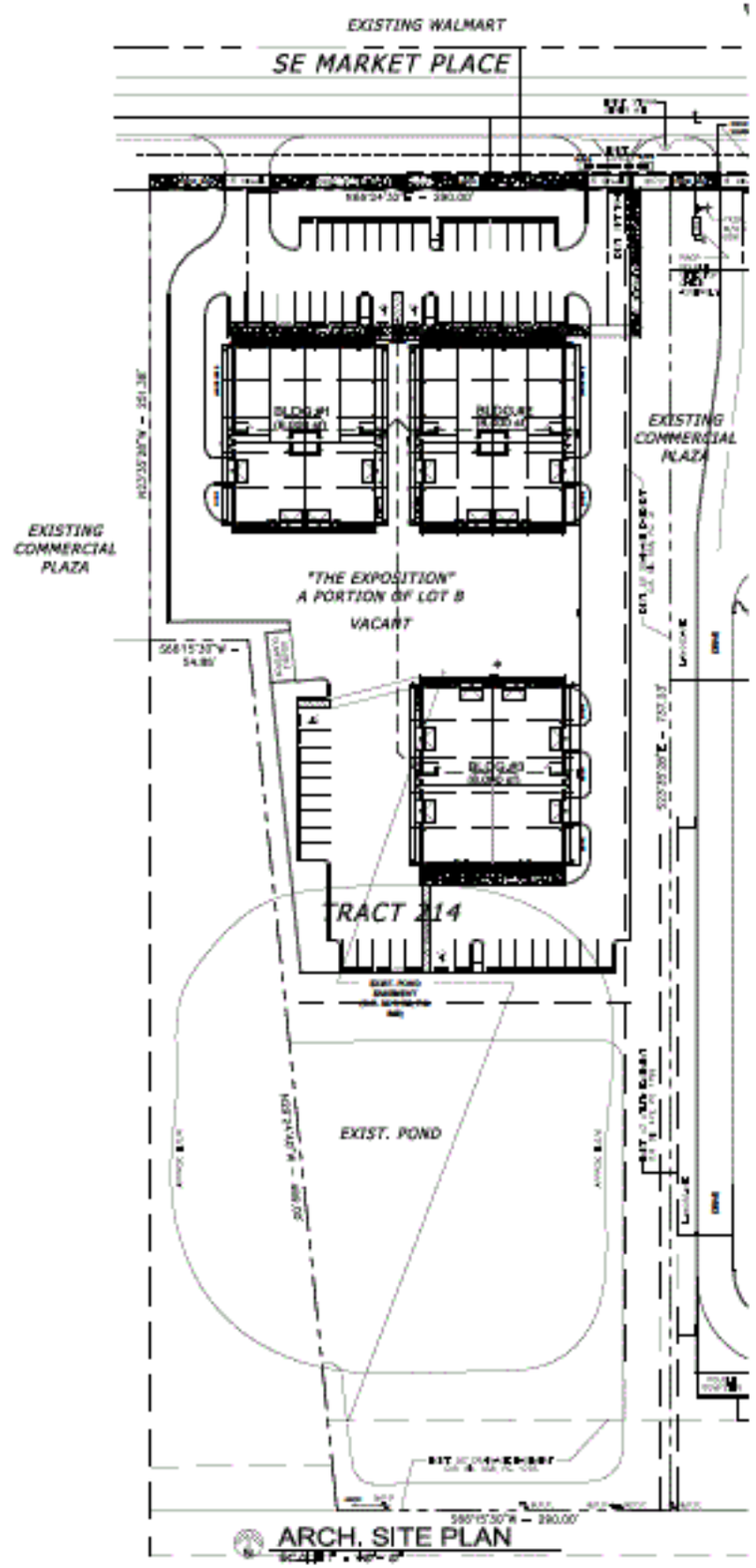
Specifications

Project Start Date: October 13, 2019
Drawn By: DF

Revisions:
1-27-20 Response to Comments
4-19-20 Response to Comments

Sheet:

LA5



ARCH. SITE PLAN

AHERN & ASSOCIATES, ARCHITECTS, P.A.
3674 S.W. Willoughby Blvd.
Stuart, Florida 34994
(772) 220 - 5907 AR-13928

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DO NOT SCALE DRAWINGS
FIELD VERIFY ALL DIMENSIONS

GENERAL PROJECT NOTES

PROJECT TITLE
COASTAL LAND DEVELOPMENT
MARKET PLACE BUSINESS CENTER
NEW CONSTRUCTION

John M. Ahern

REV. DATE

PROJECT 2019-2152

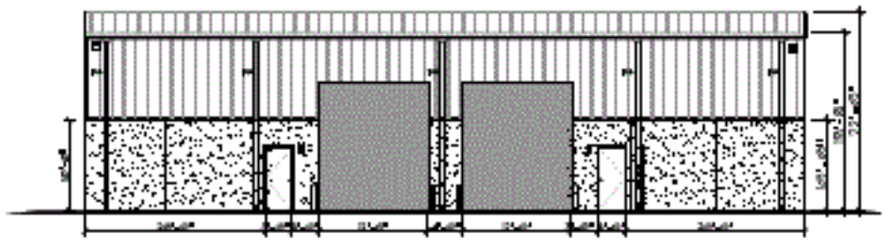
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26-AUGUST-2019



EAST



SOUTH

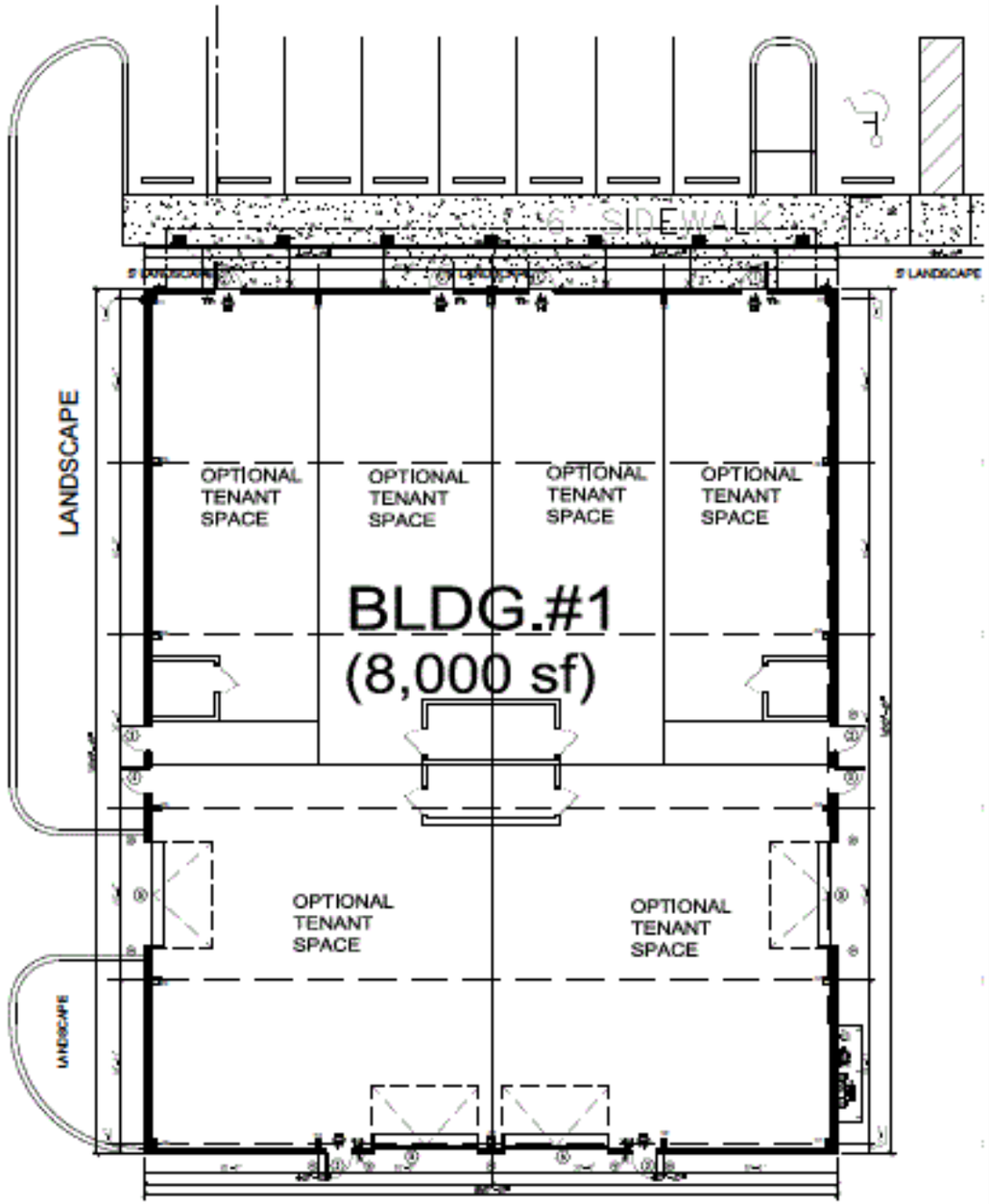


WEST



NORTH

BUILDING #1 EXTERIOR ELEVATIONS



BUILDING #1 FLOOR PLAN

John M. Ahern

26-AUGUST-2019

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PROJECT TITLE:
COASTAL LAND DEVELOPMENT
MARKET PLACE BUSINESS CENTER
NEW CONSTRUCTION

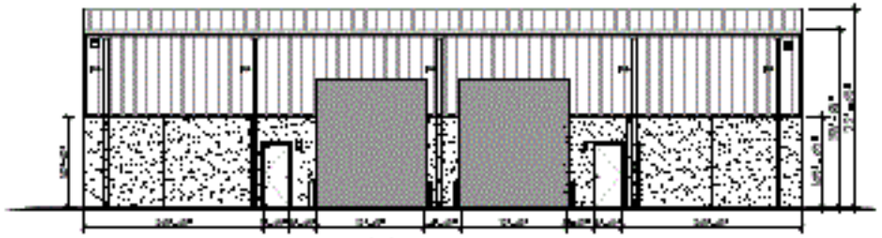
REV. DATE:

PROJECT 2019-2152 | ISSUED

SHEET
SD-2



EAST



SOUTH

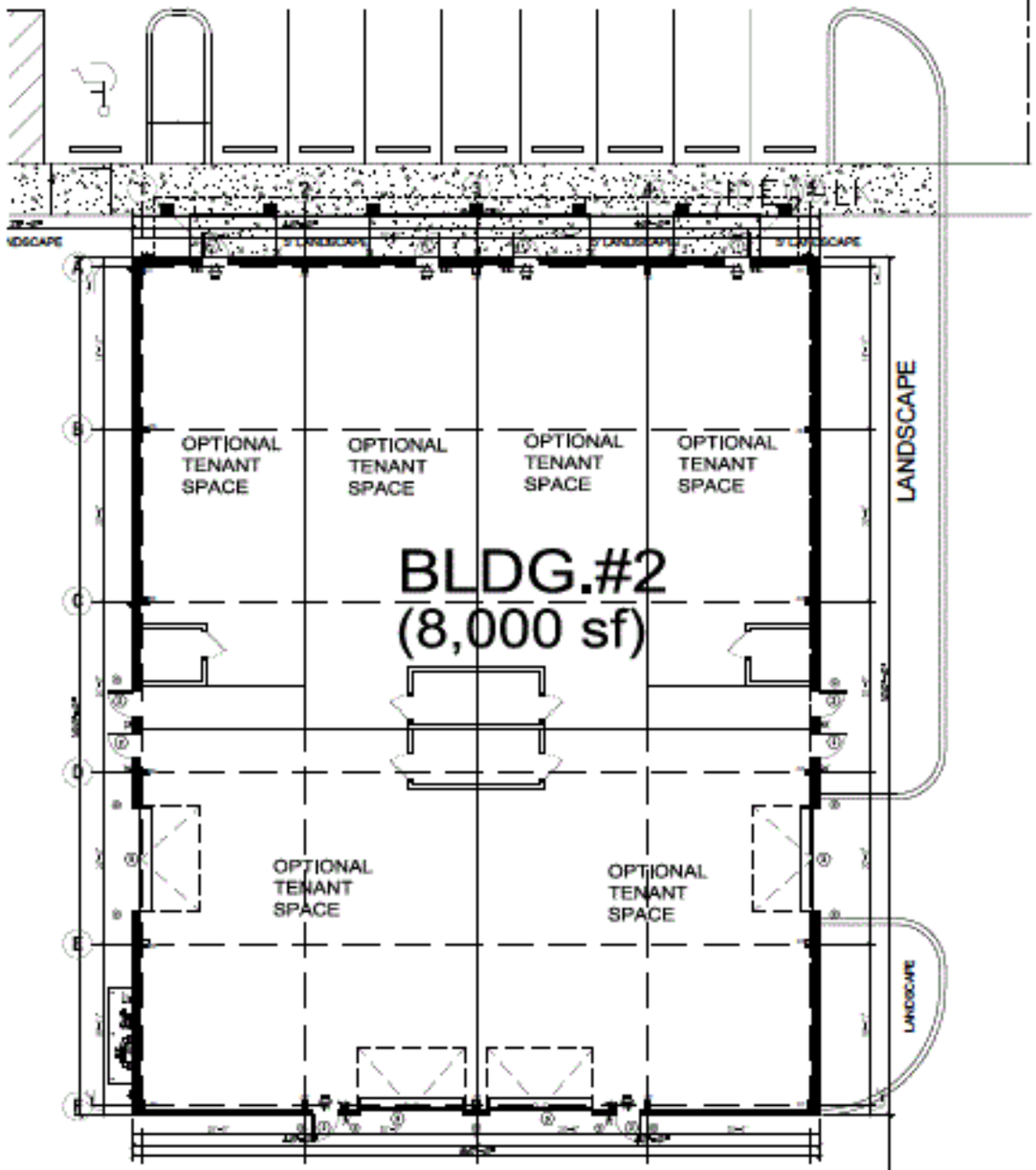


WEST



NORTH

BUILDING #2 EXTERIOR ELEVATIONS



BUILDING #2 FLOOR PLAN

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PROJECT TITLE
COASTAL LAND DEVELOPMENT
MARKET PLACE BUSINESS CENTER
NEW CONSTRUCTION

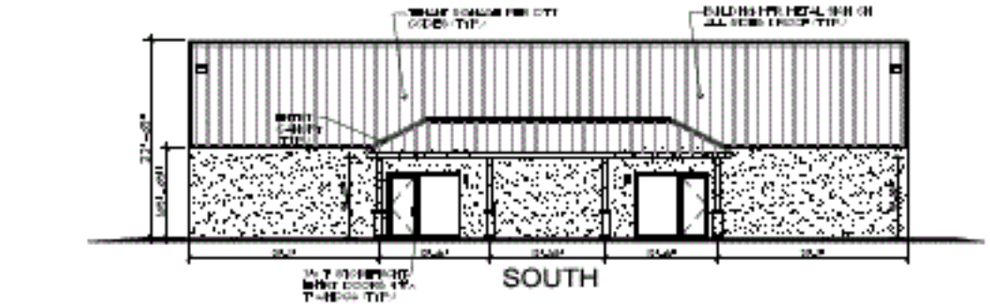
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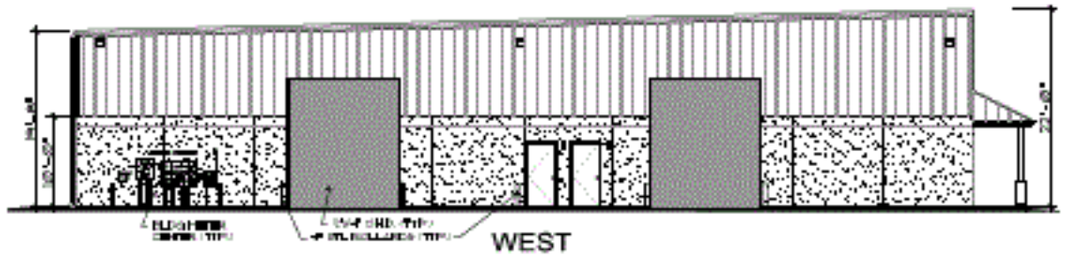
PROJECT 2019-2152 | ISSUED

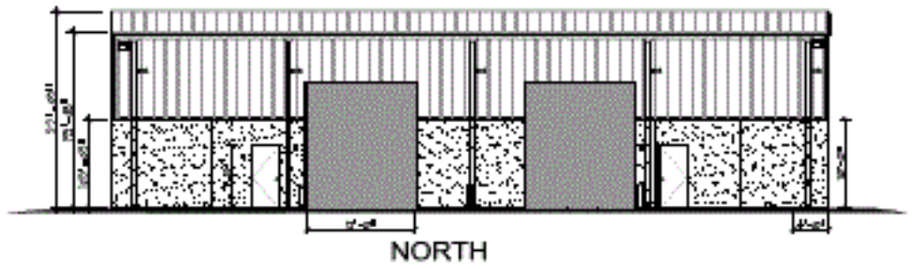
SHEET
SD-3

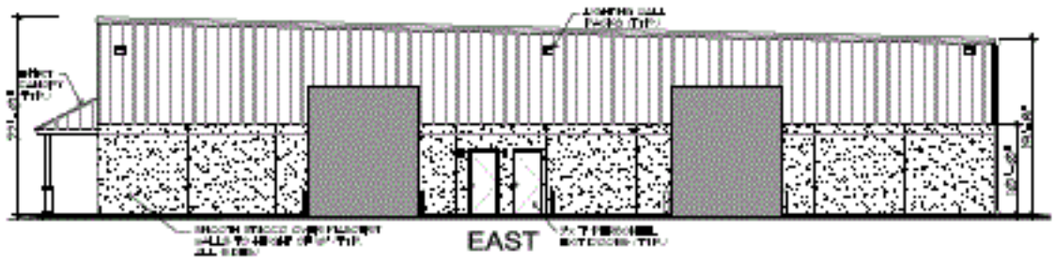
John M. Ahern

26-AUGUST-2019

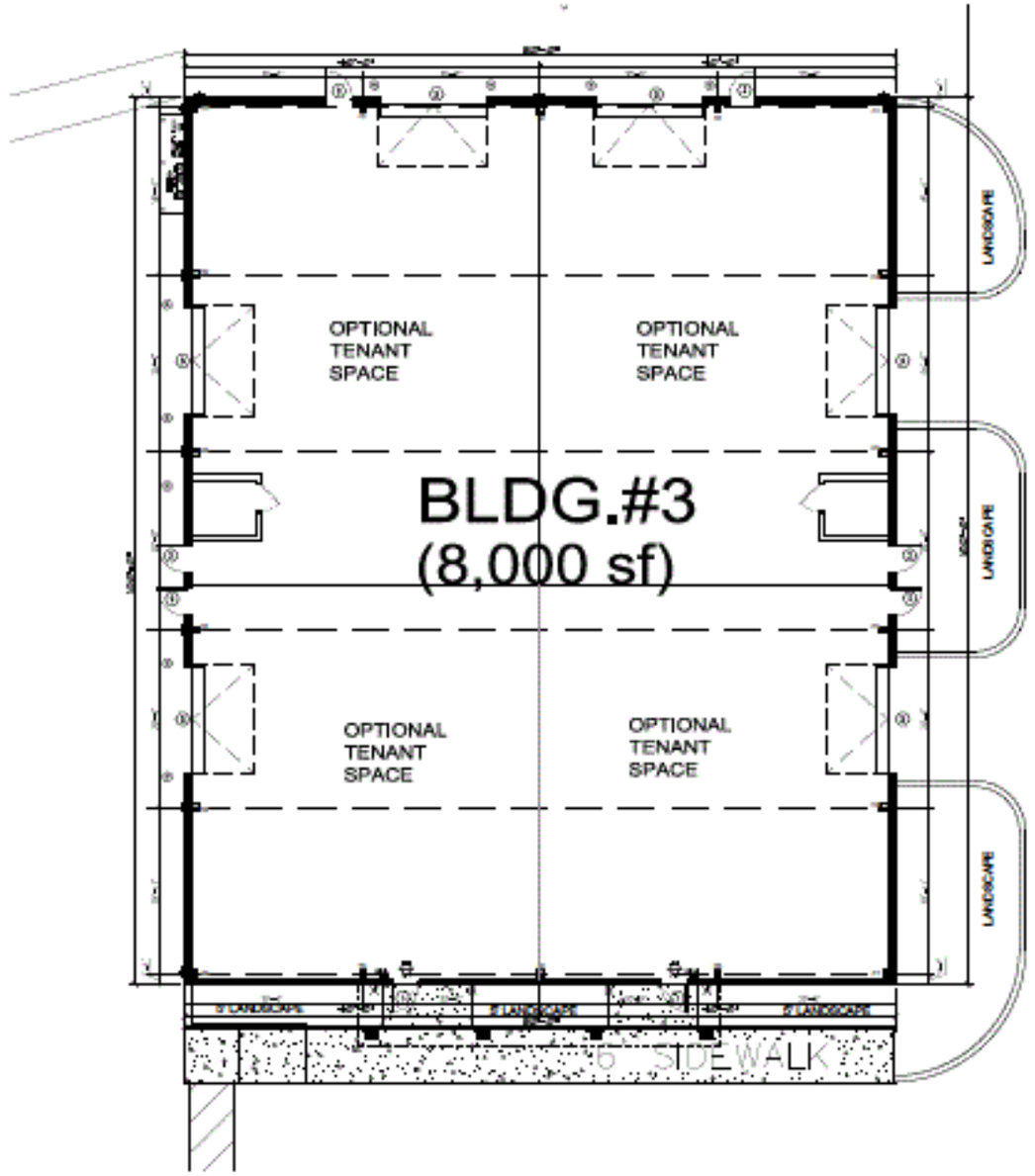








BUILDING #3 EXTERIOR ELEVATIONS



BUILDING #3 FLOOR PLAN

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3674 S.W. Willoughby Blvd.
Stuart, Florida 34994
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FIELD VERIFY ALL DIMENSIONS

John M. Ahern

PROJECT TITLE:
COASTAL LAND DEVELOPMENT
MARKET PLACE BUSINESS CENTER
NEW CONSTRUCTION

REV. DATE

PROJECT	ISSUED
2019-2152	

SHEET
SD-4

26-AUGUST-2019

SASKOWSKY & ASSOCIATES, INC.
ECOLOGICAL CONSULTANTS
Stuart, Florida

ENVIRONMENTAL ASSESSMENT:
LAKESIDE MARKETPLACE PUD
SE MARKET PLACE
Parcel Control No.:
38-38-41-010-000-00020-8

This Environmental Assessment includes maps and text which depict the site's wetland and upland habitats, if present, previous impacts or any other significant ecological or environmental features present on the subject property:

Legal Description- EXPOSITION, LOT B (LESS BEG NW COR, NE ALG N/LN 470.88, SE 251.38 TO LOT LN, SW 445.14 TO W/LN LOT B, NW 253.86 TO POB. AS DESC IN OR 604/820)

Site Location- The 4.020-acre property is located on SE Market Street, Stuart, Florida. (Sec. 38, T38S, R41E). Please refer to Exhibit "1"-Location Aerial.

Site Description-The subject property was cleared a number of years ago. The subsequent regrowth of vegetation includes a mix of invasive exotic trees and a few native slash pines and cabbage palms. A man-made retention pond (+/- 0.94 acres) and a drainage ditch (south property line) are located on the property. Remnants of homeless camps and piles of trash and debris were noted on site. Please refer to Exhibit "2"-Site Aerial.

Total property- 4.020 acres
Wetlands-0 acres
Uplands-3.08 acres
Retention Pond-0.94 acres
Native upland habitat-0 acres
Preserve Area required-0 acres

Habitats - The following habitats were found to be present on the site;

Wetlands Habitat- There are no wetlands on the subject property. The site was field reviewed for the presence of wetland indicators (hydric soils, wetland vegetation, hydrological indicators). None were found to be present on the site to indicate that a wetland currently exists. The Soils Map of Martin County indicates hydric soils were once present in the area around the subject property and may have existed on the northwest corner of the property line (See Exhibit "3"-Soils Map). However, these wetlands have been filled in and the areas have been developed.

Uplands Habitat-The upland portion of the site consists of invasive exotic vegetation including Australian pine, Ear-leaf acacia, Melaleuca, and Brazilian pepper. Numerous Slash pines are noted onsite with a few cabbage palms and saw palmetto. There is no native upland habitat on the property. A clearing permit was issued by the City of Stuart for the removal of exotic vegetation.

(Habitats continued);

Retention Pond-A 0.94-acre man-made retention pond is located on the subject property.

Protected Species – The following is a list of rare, endangered, threatened, or species of special concern, of both flora and fauna, with the potential to be found on the subject property (based on the Florida Fish and Wildlife Conservation Commision list):

FLORA: None

FAUNA:

Fish: None

Amphibians:

Gopher frog (*Lithobates capito*) SSC; Not observed (Because of habitat destruction, the gopher frog is very rare in its traditional southern range.

Reptiles:

Gopher tortoise (*Gopherus polyphemus*) ST
Florida pine snake (*Pituophis melanoleucus mugitus*) SSC
Eastern indigo snake (*Drymarchon corais couperi*) FT

Birds:

Little blue heron (*Egretta caerulea*) SSC
Snowy egret (*Egretta thula*) SSC
White ibis (*Eudocimus albus*) SSC
Wood stork (*Mycteria americana*) FE
Florida sandhill crane (*Grus canadensis praetensis*) ST

Mammals: None

FT-Federally threatened ST- State threatened SSC-Species of special concern

A gopher tortoise/listed species survey was conducted in accordance with the scientific methodology and techniques outlined in *Wildlife Methodology Guidelines* and in *Ecology & Habitat Protection Needs of Gopher Tortoise Populations Found on Lands Slated for Development in Florida* published by the Florida Wildlife Commission (FWC). Methodology employed was parallel belt transects walked at ten-meter intervals or as otherwise adjusted based on specific site conditions. In addition, while conducting the pedestrian transects through the subject property, any listed species observed was noted.

There were no gopher tortoise burrows located on the subject property. No other listed species of flora or fauna was found to utilize the subject property, nor were any other indicators of listed species noted on the subject property (scat, burrows, nests, dens, etc.) on the day of the gopher tortoise survey.

(Environmental Assessment continued);

Wildlife Observations-This heavily degraded site is not expected to support any significant amount of wildlife other than typical urban species (raccoon, opossum, rats). However, the onsite pond does provide habitat for fish, reptiles and amphibians. In addition, wading birds can be expected to utilize the lake.

Florida Land Use, Cover, & Forms Classification System (FLUCFCS) -The following classification numbers are assigned to the subject property:

740 Disturbed Lands-Disturbed Lands are those areas which have been Changed due primarily to human activities other than mining.

524 Lakes-less than 10 acres (4 hectares) which are dominant features.



Signed:_____ **Date:** 1-13-2020

Daniel M. Saskowsky, President, Senior Ecologist
Saskowsky & Associates, Inc.

4639 SE Glenridge Trail **Phone: 772-283-3490 772-708-6641**
Stuart, Florida 34997 **email: dsaskowsky@bellsouth.net**

EXHIBIT "1"-
LOCATION AERIAL
LAKESIDE MARKETPLACE PUD



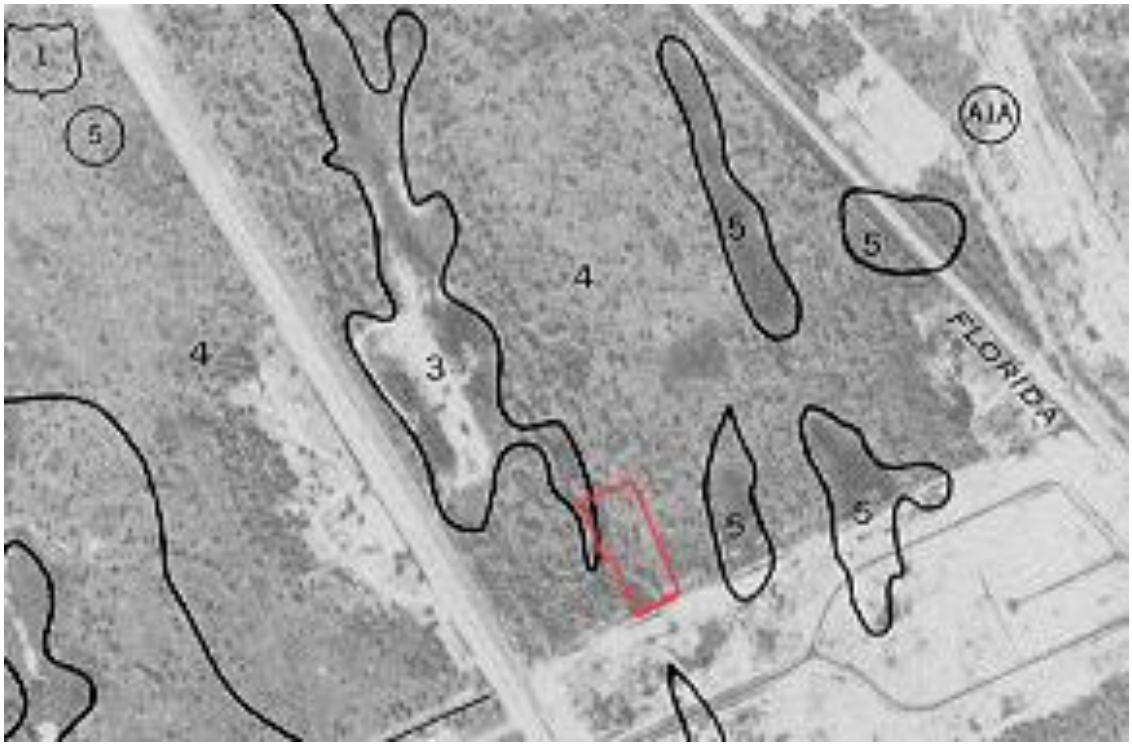
SE Market Place, Stuart, Florida.

EXHIBIT "2"-
SITE AERIAL
LAKESIDE MARKETPLACE PUD



Total property- 4.020 acres
Wetlands-0 acres
Uplands-3.08 acres
Retention Pond-0.94 acres
Native upland habitat-0 acres
Preserve Area required-0 acres

EXHIBIT "3"-
SOILS MAP
LAKESIDE MARKETPLACE PUD



#3-Lawnwood fine sand, depressional
#4-Waveland sand
#5-Waveland sand, depressional

SASKOWSKY & ASSOCIATES, INC.

ECOLOGICAL CONSULTANTS

ECOLOGICAL SURVEYS & ASSESSMENTS
WETLAND DELINEATION & WETLAND MONITORING
PRESERVE AREA MANAGEMENT PLANS
NATIVE LANDS MANAGEMENT
HABITAT RESTORATION

January 6, 2020

Eva Salinas
620 South Meridian Street
Tallahassee, Florida 32399-1600

RE: LAKESIDE MARKETPLACE PUD; SE Market Place, Stuart, Martin County, FL.
PCN; 38-38-41-010-000-00020-8.

Greetings Ms. Salinas;
I am requesting listed species occurrences records and critical habitats information for a project located in Martin County, Florida. The City of Stuart is requesting the information as part of the development review process for this parcel. Please refer to Exhibit "1"-Site Aerials. The 4.020-acre site is located in a commercial/retail section of Stuart. The property does not contain any native upland habitat or wetlands. A man-made retention lake (0.94-acres) is located on the site. Exotic vegetation (Brazilian pepper, ear-leaf acacia, Australian pine, Melaleuca) was removed from the site last year but is rapidly returning. There are no structures on the site. However, remnants of numerous homeless camps were observed.

Thank you.

Sincerely,

Daniel M. Saskowsky, President, Senior Ecologist
Saskowsky & Associates, Inc.

4639 SE Glenridge Trail **Phone: 772-283-3490 772-708-6641**
Stuart, Florida 34997 **e-mail: dsaskowsky@bellsouth.net**

EXHIBIT "1"-Site Aerials



PCN; 38-38-41-010-000-00020-8, Martin County



SASKOWSKY & ASSOCIATES, INC.

ECOLOGICAL CONSULTANTS

ECOLOGICAL SURVEYS & ASSESSMENTS
WETLAND DELINEATION & WETLAND MONITORING
PRESERVE AREA MANAGEMENT PLANS
NATIVE LANDS MANAGEMENT
HABITAT RESTORATION

January 6, 2020

Cody VanderPloeg
Archaeological Data Analyst
Florida Master Site File
500 South Bronough Street
Tallahassee, FL 32399-0250

RE: SE Market Place, Stuart, Martin County. PCN; 38-38-41-010-000-00020-8.

Greetings Mr. VanderPloeg;
I am inquiring about any historical or archeological considerations in the area of the subject project site. The City of Stuart is requesting the information as part of the development review process for this parcel. Please refer to Exhibit "1"-Site Aerial. Thank you.

Sincerely,



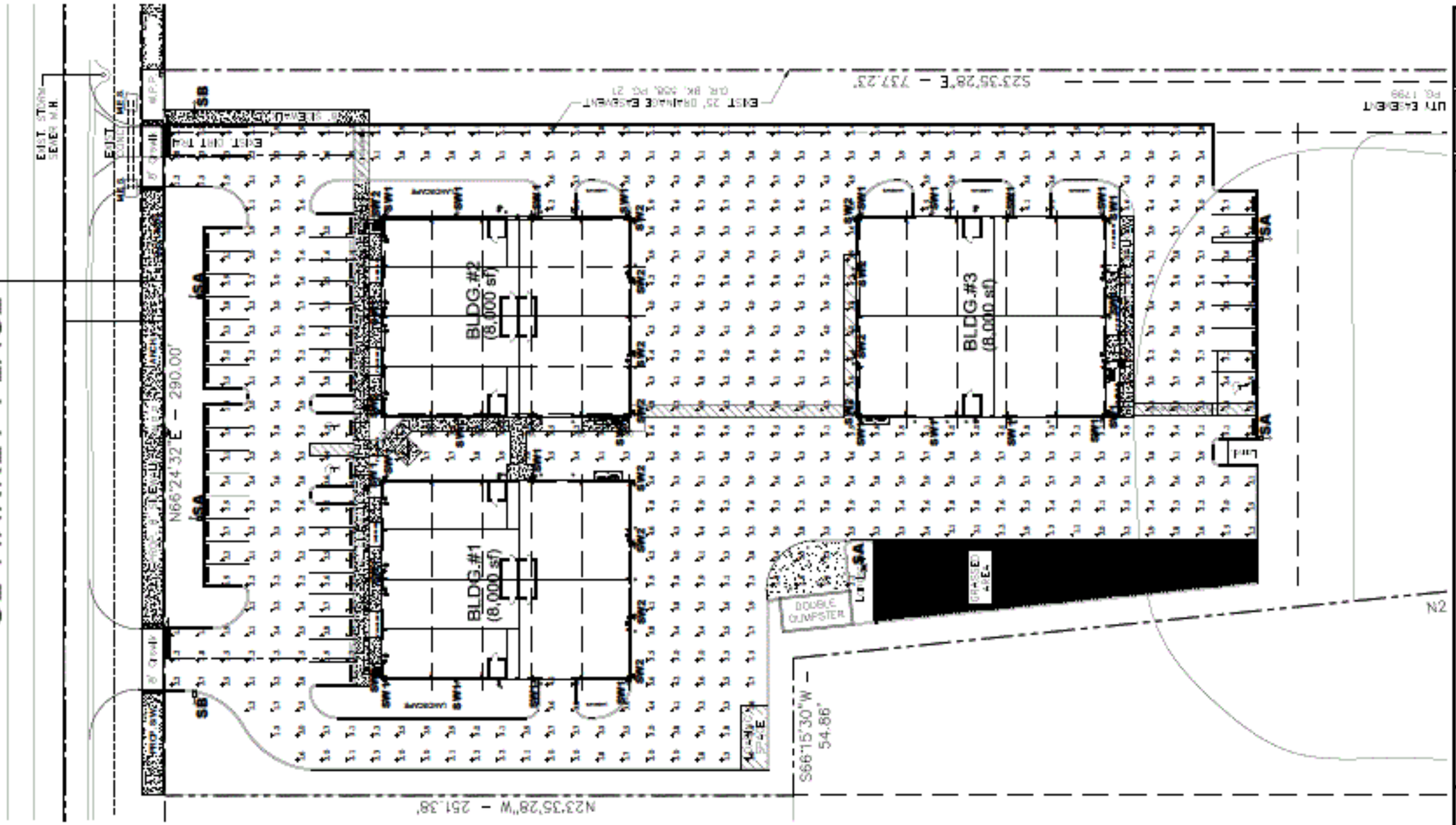
Daniel M. Saskowsky, President, Senior Ecologist
Saskowsky & Associates, Inc.

4639 SE Glenridge Trail **Phone: 772-283-3490 772-708-6641**
Stuart, Florida 34997 **e-mail: dsaskowsky@bellsouth.net**

EXHIBIT "1"-Site Aerial



PCN; 38-38-41-010-000-00020-8, Martin County



ARCH. SITE LIGHTING PHOTOMETRIC PLAN

Project: COASTAL LAND DEVELOPMENT - SITE STUART, FL 01/20/2020

Luminaire Schedule

Qty	Symbol	Label	Arrangement	Manufacturer	Description	Lumens/Lamp	LLF	Lumens/Fixture	Fixture Watts
5		SA	SINGLE	Lithonia Lighting	RSX1 LED P1 40K R5 HS SRA POLE MOUNT 20' A.F.G.	5472	0.900	51.3400	51.3400
2		SB	SINGLE	Lithonia Lighting	RSX1 LED P1 30K R4 HS SRA POLE MOUNT 20' A.F.G.	5223	0.900	51.3400	51.3400
20		SW1	SINGLE	Lithonia Lighting	DSXW1 LED 20C 1000 30K TFM MVOLT WALL MOUNT 18.67 A.F.G. (Bottom of fixture)	7872	0.900	73.2	73.2
10		SW2	SINGLE	Lithonia Lighting	DSXW1 LED 20C 1000 40K TFTM MVOLT WALL MOUNT 18.67 A.F.G. (Bottom of fixture)	7711	0.900	73.2	73.2

Photometric Calculation Summary

Label/Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Illuminance	Fc	0.66	5.3	0.0	0.66	0.66

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DO NOT SCALE DRAWINGS
FIELD VERIFY ALL DIMENSIONS

PROJECT TITLE
COASTAL LAND DEVELOPMENT
MARKET PLACE BUSINESS CENTER
NEW CONSTRUCTION
Stuart, Florida
SITE PLAN

REV. DATE

PROJECT 2019-2152
ISSUED 22-JAN-2020

SHEET
SD-5