Location Map


Site
SE Indian St
SE Indian St
SE Dixie Hwy
SE Dixie Hwy
SE Ocean Blvd
SE Ocean Blvd
SE Ocean Blvd

HJA DESIGN STUDIO
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LA 0000905

STUART - SPRINGTREE

Florida

City of Stuart
RPUD Site Plan

S.E. HARRISON STREET
50' PUBLIC RIGHT OF WAY WIDTH
P.B. 3, PG. 21

EN AVENUE
RIGHT OF WAY WIDTH
P.B. 3, PG. 21

25' EASEMENT
P.B. 3, PG. 21

Zoning: R-2B Single Family Residential (Martin County)
FLU: Low Density (Martin County)
Ex. Use: Coral Gardens / Single Family Residential

Zoning: R-3A Liberal Multi-family (Martin County)
FLU: Comm. General (Martin County)
Ex. Use: Service Station

Existing 5' Sidewalk Typ.
N 66°08'41" E 200.00' (M)
Potential Secondary Monument Sign Location
N 29°30'14" W 125.80' (M)
S 29°30'06" E 125.85' (M)
Existing 5' Sidewalk Typ.
S 66°09'29" W 200.00' (M)

Preserve Area
25,042 SF / 0.57 Ac.

Proposed Native Vegetation Area
35,929 sf / 0.82 Ac.
(See Conceptual Plant Schedule on Pg. LP-5 of Landscape Plan)

Preserve Area
30,927 SF / 0.71 Ac.

DRAINAGE EASEMENT
(WIDTH VARIES)
P.B. 3, PG. 21

N 66°17'06" E 727.79'

Dry Retention / Rain Garden
30,611 Sf / 0.70 Ac

Top of Bank
TOB Typ.

1-Story Garage Bldg (8 Garages)
1-Story Garage Bldg (8 Garages)
(*Includes 1 Handicap Accessible)

2' Parking Overhang Typ.
6' Vinyl Coated Chainlink Fence Typ.
6' Ornamental Fence Typ.
Garbage & Recycling Compactor
Security Gate
6' Sidewalk Typ.
6' Ornamental Fence Typ. (Steel or Alum.)
Potential Secondary Monument Sign Location (3' Min. Setback Requested)
Gated Sidewalk Connection to U.S.-1

Building E
Bldg. Type 3.1
3-Story
30 Units
AC Pad Typ.
Bike Rack Typ. (6 Bike)
4' Vinyl Coated Chainlink Fence Typ.
6' Vinyl Coated Chain link Fence Typ.

Dog Park
4,000 sf

Building C
Bldg. Type 4.4
4-Story
40 Units
Bike Rack Typ.

Building F
Bldg. Type 4.1
4-Story
40 Units
Control Elevation Typ.
12' Littoral Zone Typ.
12' Upland Buffer Typ.
5' Secondary Sidewalk

Building D
Bldg. Type 4.1
4-Story
40 Units

Lake / Wet Pond
26.846 SF /

Zoning: R-2 Single Family Residential (Martin County)
FLU: Medium Density (Martin County)
Ex. Use: Preserve Area (300' - 350' to west)

N 29°27'51" W 783.15' (M)

U.S. HIGHWAY NO. 1
(S.E. FEDERAL HIGHWAY)
200' PUBLIC RIGHT OF WAY WIDTH
PER F.D.O.T. RIGHT OF WAY MAP
SECTION NO. 89010-2552

S 29°30'06" E 782.35'

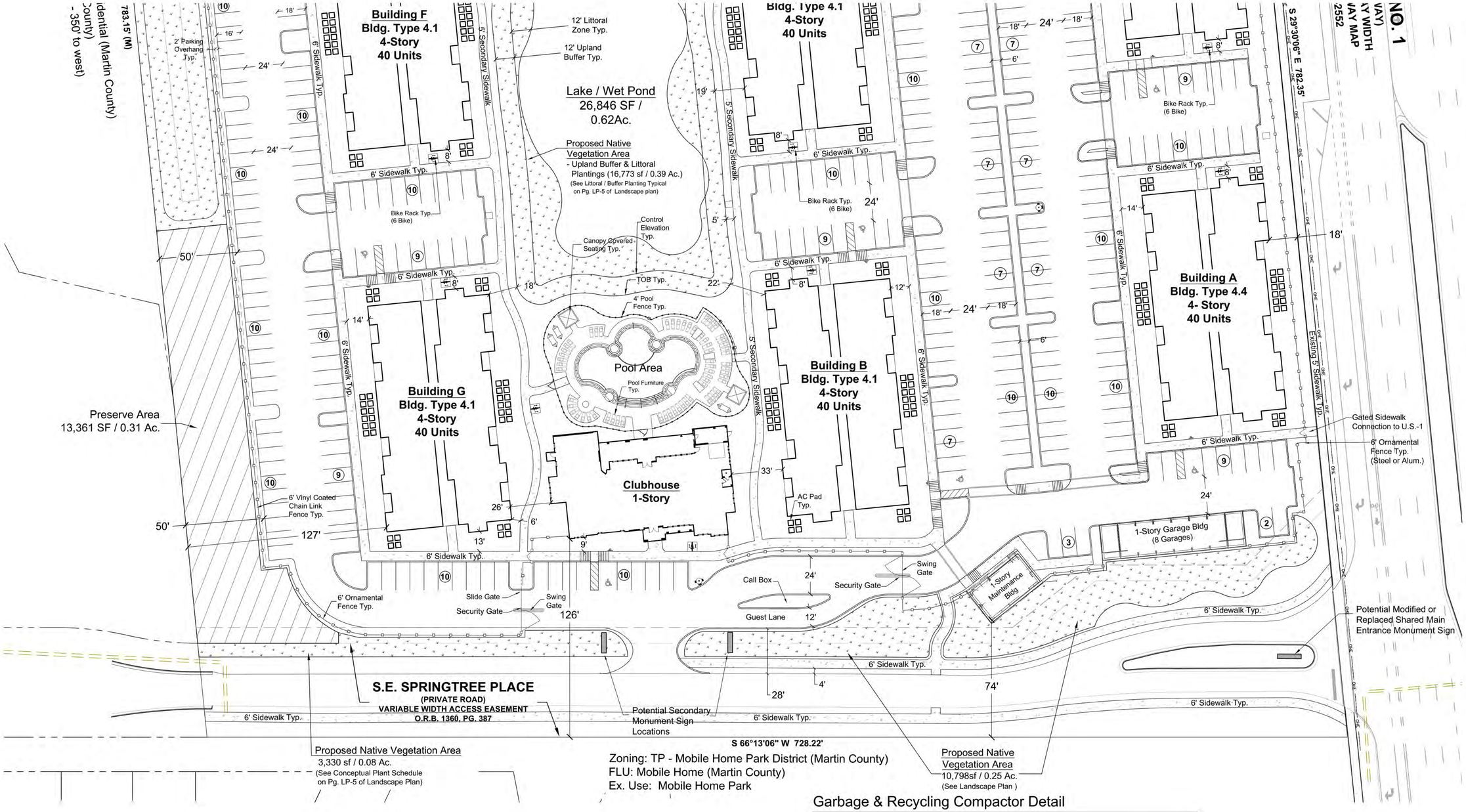
Legend
- Ex. Preserve Area
- Proposed Native Vegetation Area

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

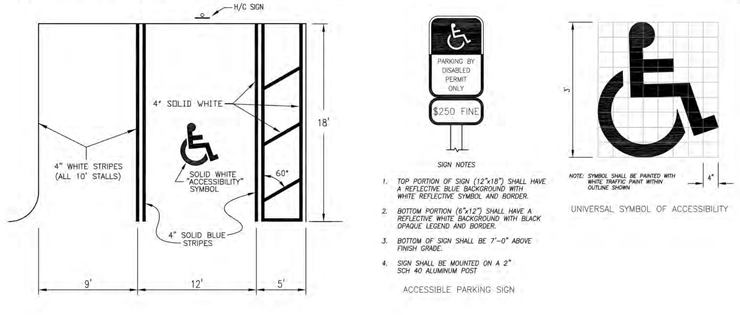
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Job No.	19029
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	10-09-19
	12-02-19
Revision Dates	3-20-20

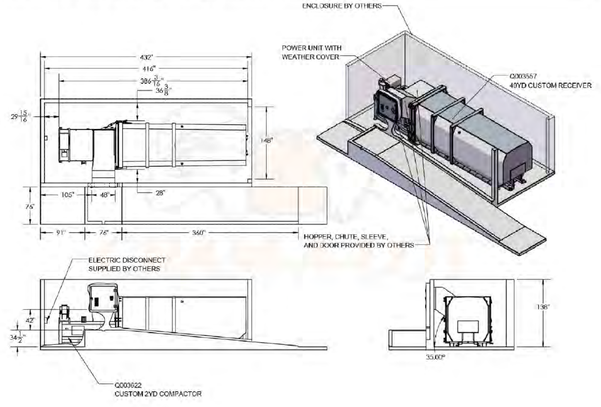
SP-2



Parking Space Detail



Garbage & Recycling Compactor Detail



Legend

Ex. Preserve Area

Proposed Native Vegetation Area

Scale: 1" = 30'

0' 15' 30' 60' 90'

North

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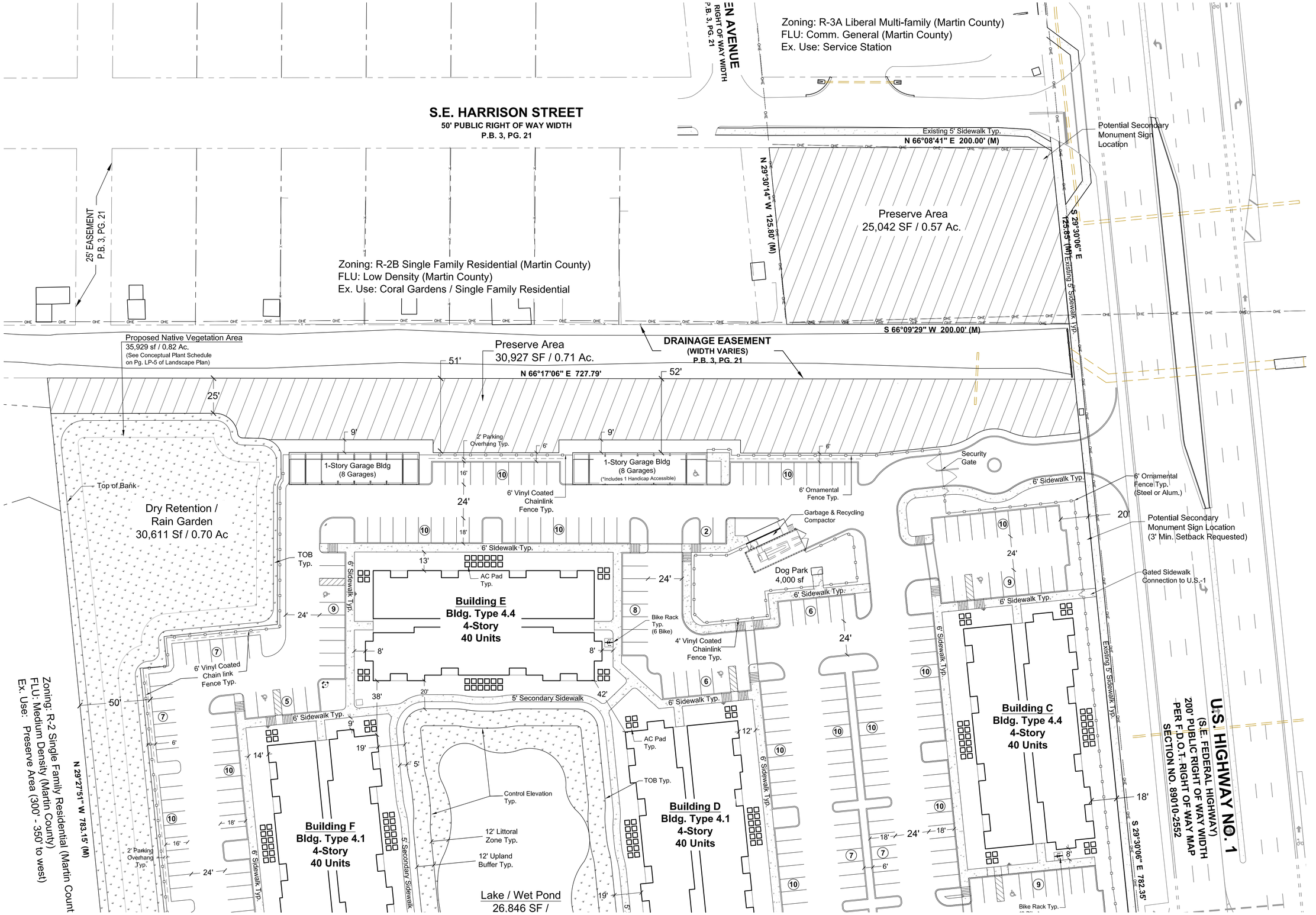
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SP-3

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STUART - SPRINGTREE
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Legend

Ex. Preserve Area

Proposed Native Vegetation Area

Scale: 1" = 30'

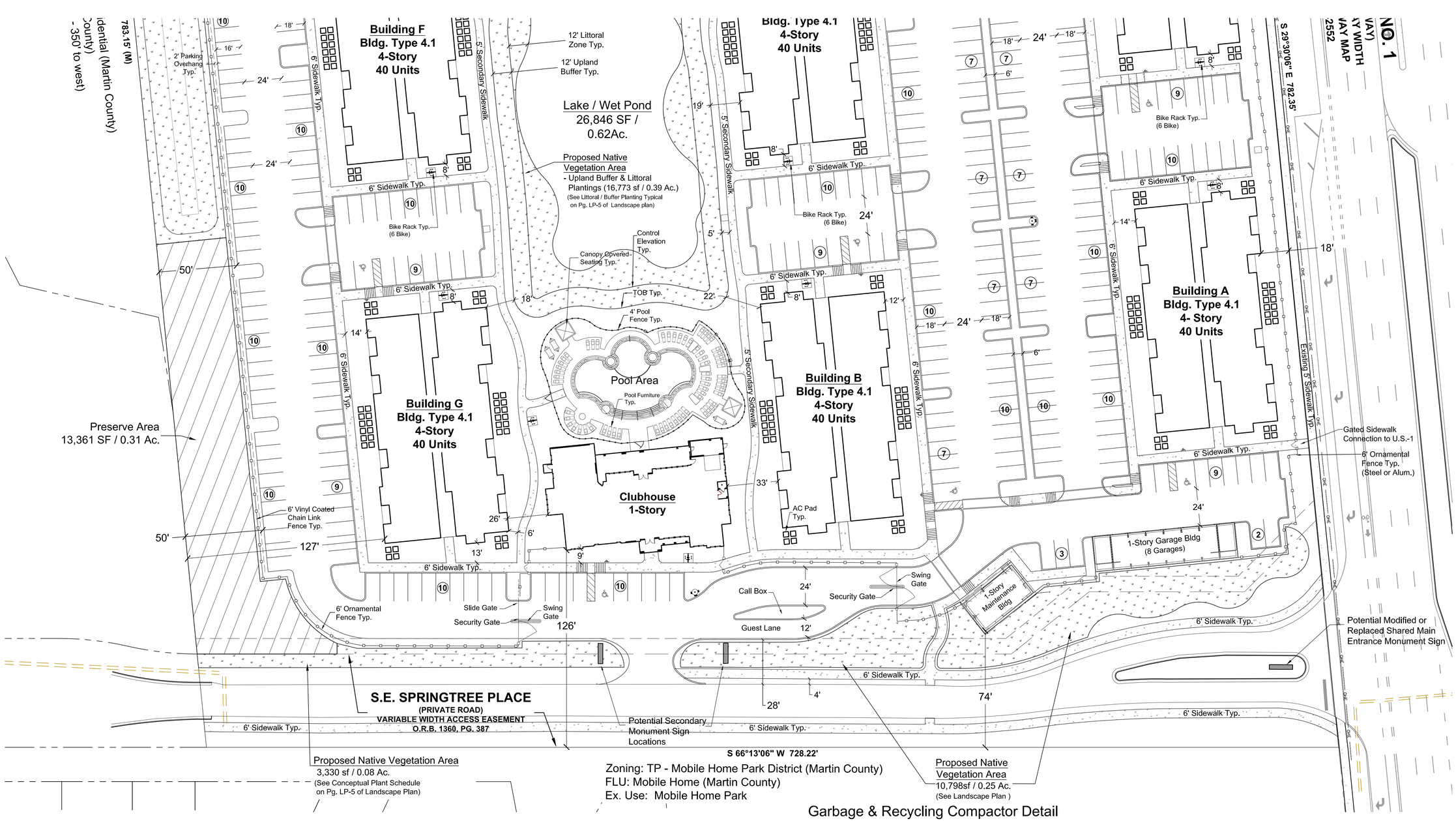
0' 15' 30' 60' 90'

North

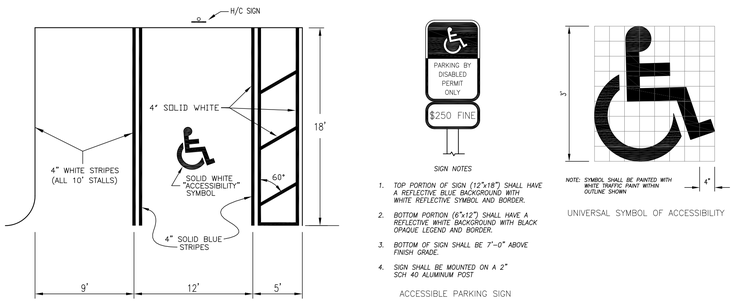
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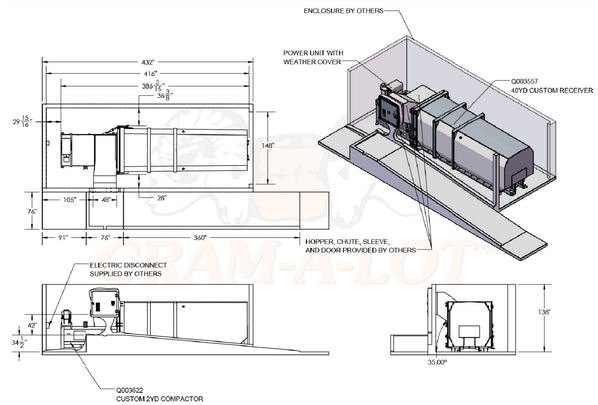
SP-2



Parking Space Detail



Garbage & Recycling Compactor Detail



Legend

Ex. Preserve Area

Proposed Native Vegetation Area

Scale: 1" = 30'

0' 15' 30' 60' 90'

North

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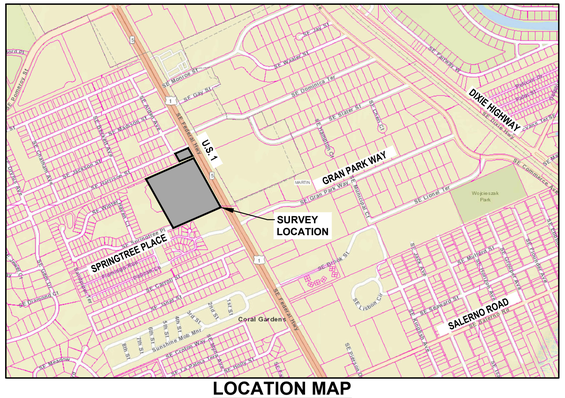
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SP-3

ALTA / NSPS LAND TITLE SURVEY
BOUNDARY AND TOPOGRAPHIC SURVEY
SPRINGTREE HOMES
A PORTION OF LOTS 18, 19, AND 20 OF THE HANSON GRANT
STUART, MARTIN COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

WAYPOINT RESIDENTIAL

PARCELS 1 AND 2

LEGAL DESCRIPTION: (PER TITLE COMMITMENT)

PARCEL 1:

LOTS 51, 52, 53, 54 AND 55, CORAL GARDENS, PLAT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 21, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 2:

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY #1, VIZ. : THE SOUTH 3/15 OF THE NORTH 9/15 OF THE SUBDIVISION OF LOTS 18, 19 AND 20 OF HANSON GRANT, ACCORDING TO PLAT THEREOF FILED IN DADE COUNTY, FLORIDA, DECEMBER 30, 1901, IN BOOK "B", PAGE 59, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND REFILED IN PALM BEACH COUNTY, FLORIDA, ON MARCH 25, 1910, IN BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING NOW, HOWEVER, IN MARTIN COUNTY, FLORIDA, BY REDIVISION OF COUNTIES.

LESS AND EXCEPT THEREFROM THAT PART CONVEYED BY TIERRA DEL LAGO, INC., A FLORIDA CORPORATION, GRANTOR TO ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION, GRANTEE IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1360, PAGE 373, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

AND LESS AND EXCEPT THEREFROM THAT PART CONVEYED BY TIERRA DEL LAGO, INC., A FLORIDA CORPORATION, GRANTOR TO STUART 13 ACRES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTEE IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2475, PAGE 1736, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NUMBER: NCS-962854-ORL
COMMITMENT DATE: APRIL 30, 2019 @ 8:00 A.M.

SCHEDULE B-II EXCEPTIONS:

ITEMS 1 THROUGH 8 ARE STANDARD EXCEPTIONS - NO COMMENT

9. PLAT OF CORAL GARDENS PLAT 1 RECORDED IN PLAT BOOK 3, PAGE 21, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 1)
   AFFECTS PARCEL 1 AS SHOWN ON SURVEY

10. PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 2761, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 1)
    AFFECTS PARCEL 1 AS SHOWN ON SURVEY

11. MAP OF THE SUBDIVISION OF MILES AND HANSON GRANT RECORDED IN PLAT BOOK B, PAGE 59 IN DADE COUNTY, FLORIDA AND PLAT BOOK 1, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO PARCEL 2)
    AFFECTS PARCEL 2 AS SHOWN ON SURVEY

12. PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 1064, PAGE 1040, RE-RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 2083, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 2)
    AFFECTS PARCEL 2 AS SHOWN ON SURVEY

13. LICENSE AGREEMENT BY AND BETWEEN TIERRA DEL LAGO, INC., A FLORIDA CORPORATION AND ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 1360, PAGE 395, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 2)
    AFFECTS PARCEL 2 - DOCUMENT IS ILLEGIBLE - NOT SHOWN ON SURVEY

14. ORDINANCE NO. 2352-2017 RECORDED IN OFFICIAL RECORDS BOOK 2930, PAGE 845, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCELS 1 AND 2)
    AFFECTS PARCEL 1 AND 2 - BLANKET IN NATURE - NOT SHOWN ON SURVEY

15. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
    NO COMMENT

PARCEL 3

LEGAL DESCRIPTION: (PER TITLE COMMITMENT)

THE SOUTH 434.35 FEET (MEASURING 436.50 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 1) OF THE FOLLOWING DESCRIBED PARCEL:

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1 THAT LIE WITHIN THE SOUTH 3/15THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19, AND 20 OF THE HANSON GRANT ACCORDING TO THE PLAT THEREOF FILED IN DADE COUNTY, FLORIDA, DECEMBER 30, 1901 IN BOOK "B", PAGE 59, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND RE-FILED IN PALM BEACH COUNTY FLORIDA, ON MARCH 25, 1910, IN BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING NOW, HOWEVER, IN MARTIN COUNTY, FLORIDA, BY RE-DIVISION OF COUNTIES.

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 1, AND THE SOUTH LINE OF SAID NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19, AND 20; THENCE SOUTH 66 DEGREES, 17 MINUTES,10 SSECONDS WEST 727.96 FEET MEASURED (727.78 DESCRIPTION) ALONG SOUTH LINE OF SAID NORTH 9/15THS OF SUBDIVISION OF LOTS 18, 19, AND 20 TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 66 DEGREES 17 MINUTES 10 SECONDS WEST 1575.25 FEET ALONG SAID SOUTH LINE OF NORTH 9/15THS OF SUBDIVISION OF LOTS 18, 19, 20; THENCE NORTH 23 DEGREES 47 MINUTES 05 SECONDS WEST 781.02 FEET TO THE NORTH LINE OF SAID SOUTH 3115THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19 AND 20; THENCE NORTH 66 DEGREES 21 MINUTES 10 SECONDS EAST 1498.84 FEET ALONG SAID NORTH LINE OF SOUTH 3/15THS OF THE NORTH 9/15THS OF THE SUBDIVISION OF LOTS 18, 19, AND 20; THENCE SOUTH 29 DEGREES 23 MINUTES 47 SECONDS EAST 783.19 FEET MEASURED (782.47 DESCRIPTION) TO THE POINT OF BEGINNING.

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NUMBER: NCS-962845-ORL
COMMITMENT DATE: MAY 29, 2019 @ 8:00 A.M.

SCHEDULE B-II EXCEPTIONS:

ITEMS 1 THROUGH 8 ARE STANDARD EXCEPTIONS - NO COMMENT

9. PLAT OF THE HANSON GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "B", PAGE 59, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND RE-FILED IN IN PLAT BOOK 1, PAGE 11, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
    AFFECTS SUBJECT PARCEL (PARCEL 3) AS SHOWN ON SURVEY

10. PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED APRIL 5, 1994 IN OFFICIAL RECORDS BOOK 1064, PAGE 1040 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 2083, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
    AFFECTS SUBJECT PARCEL (PARCEL 3) AS SHOWN ON SURVEY

11. ACCESS AND UTILITY EASEMENT AGREEMENT, RECORDED DECEMBER 30, 1998 IN OFFICIAL RECORDS BOOK 1360, PAGE 387, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
    AFFECTS SUBJECT PARCEL (PARCEL 3) AS SHOWN ON SURVEY

12. CITY ORDINANCE NO. 2352-2017, RELATED TO ANNEXATION, RECORDED JUNE 8, 2017 IN OFFICIAL RECORDS BOOK 2930, PAGE 845, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
    AFFECTS SUBJECT PARCEL (PARCEL 3) - BLANKET IN NATURE - NOT SHOWN ON SURVEY

13. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
    NO COMMENT

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THE TOPOGRAPHIC INFORMATION IS BASED UPON A GROUND SURVEY PERFORMED IN JUNE 2019. THE CONTOUR INTERVAL IS ONE FOOT.
3. THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED UTILIZING THE DESCRIPTION AS SHOWN IN THE TITLE COMMITMENT AS PROVIDED BY THE CLIENT.
4. THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. THIS REFERENCE WAS ESTABLISHED BY USING TOPCON GR5 RECEIVERS WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE FOLLOWING PUBLISHED NATIONAL GEODETIC SURVEY CONTROL POINT:

   PID: AJ5257: - FOUND FLANGE-ENCASED STAINLESS STEEL ROD STAMPED "GCY D15 2001",
   N: 1023556.75 E: 911406.77
5. THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF SOUTH 29°30'06" EAST FOR THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1.
6. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED UPON THE FOLLOWING MARTIN COUNTY BENCHMARKS:

   "GP-CG" - FOUND NAIL & DISK IN CONCRETE SIDEWALK STAMPED "GP-CG",
   ELEVATION = 16.27 FEET (NAVD 88)

   "IS-6" - FOUND 2" BRASS DISK IN CONCRETE OF A SIGN BASE STAMPED "IS-6",
   ELEVATION = 17.76 FEET (NAVD 88)
7. THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. PROCEDURES AND LiDAR PROCEDURES WITH MULTIPLE MEASUREMENTS, AND HAS A STATISTICAL HORIZONTAL AND VERTICAL POSITIONAL PRECISION OF LESS THAN 0.10 FEET.
8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
9. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR.
10. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. TABLE "A" ITEM 3: THE LANDS BOUND BY THIS SURVEY ARE LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" (AREA OF MINIMAL FLOOD HAZARD) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NUMBERS 12085C0163G AND 12085C0164G, DATED MARCH 16, 2015, WHICH ARE THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY THESE PARCELS ARE SITUATED IN.
12. TABLE "A" ITEM 4: THE GROSS LAND AREA OF THE SUBJECT PARCELS IS ±13.59 ACRES.
13. TABLE "A" ITEM 6: ZONING INFORMATION SHOWN ACCORDING TO SITE INVESTIGATION REPORT PREPARED BY BOWMAN CONSULTING GROUP.
14. TABLE "A" ITEM 7: THERE ARE NO BUILDINGS ON THE SITE.
15. TABLE "A" ITEM 8: THERE ARE NO PARKING SPACES ON THE SITE.
16. TABLE "A" ITEM 11: NO UNDERGROUND UTILITIES WERE LOCATED OTHER THAN SHOWN.
17. TABLE "A" ITEM 16: THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
18. TABLE "A" ITEM 17: THERE IS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
19. THE SURVEY DEPICTS THE SAME PROPERTY CONTAINED IN TITLE COMMITMENT FILE NUMBER: NCS-962854-ORL (PARCELS 1 AND 2) AND NCS-962845-ORL (PARCEL 3) PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
20. THE SUBJECT PARCEL IS CONTIGUOUS WITH NO GAPS OR GORES OR OVERLAPS.
21. THE TOPOGRAPHIC ELEVATION INFORMATION SHOWN IS BASED UPON DATA COLLECTED BY BOWMAN CONSULTING GROUP THROUGH THE USE OF AN UNMANNED AERIAL SYSTEM CARRYING A LIDAR SENSOR AND SUPPLEMENTED WITH ADDITIONAL GROUND SURVEY DATA. THE DATA WAS VERIFIED BY GROUND DATA COLLECTION ON THE VARIOUS GROUND CLASSIFICATIONS AND FOUND TO HAVE A VERTICAL ACCURACY OF +/- 0.12-FOOT. HARD SURFACE ELEVATIONS WERE COLLECTED USING STANDARD GROUND BASED SURVEY PROCEDURES.

INDEX OF SHEETS:

SHEET 1 OF 4 LEGAL DESCRIPTIONS; TITLE EXCEPTIONS; LOCATION MAP; SURVEYOR'S NOTES

SHEET 2 OF 4 BOUNDARY SURVEY

SHEET 3 OF 4 TOPOGRAPHIC SURVEY

SHEET 4 OF 4 TOPOGRAPHIC SURVEY

NOT VALID WITHOUT ALL SHEETS LISTED IN INDEX

SURVEYOR'S CERTIFICATION:

TO: **WAYPOINT RESIDENTIAL SERVICES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS**
FIRST AMERICAN TITLE INSURANCE COMPANY
GREENBURG TRAURIG, LLP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a)(b)(1), 8, 9, 11, 13, 16, 17, 20, AND 21 OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

ALSO

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JUNE 26, 2019
DATE OF LAST FIELDWORK FLORIDA

RICHARD E. BARNES, JR.
SURVEYOR AND MAPPER
REGISTRATION No. 5173

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

Bowman CONSULTING

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Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com

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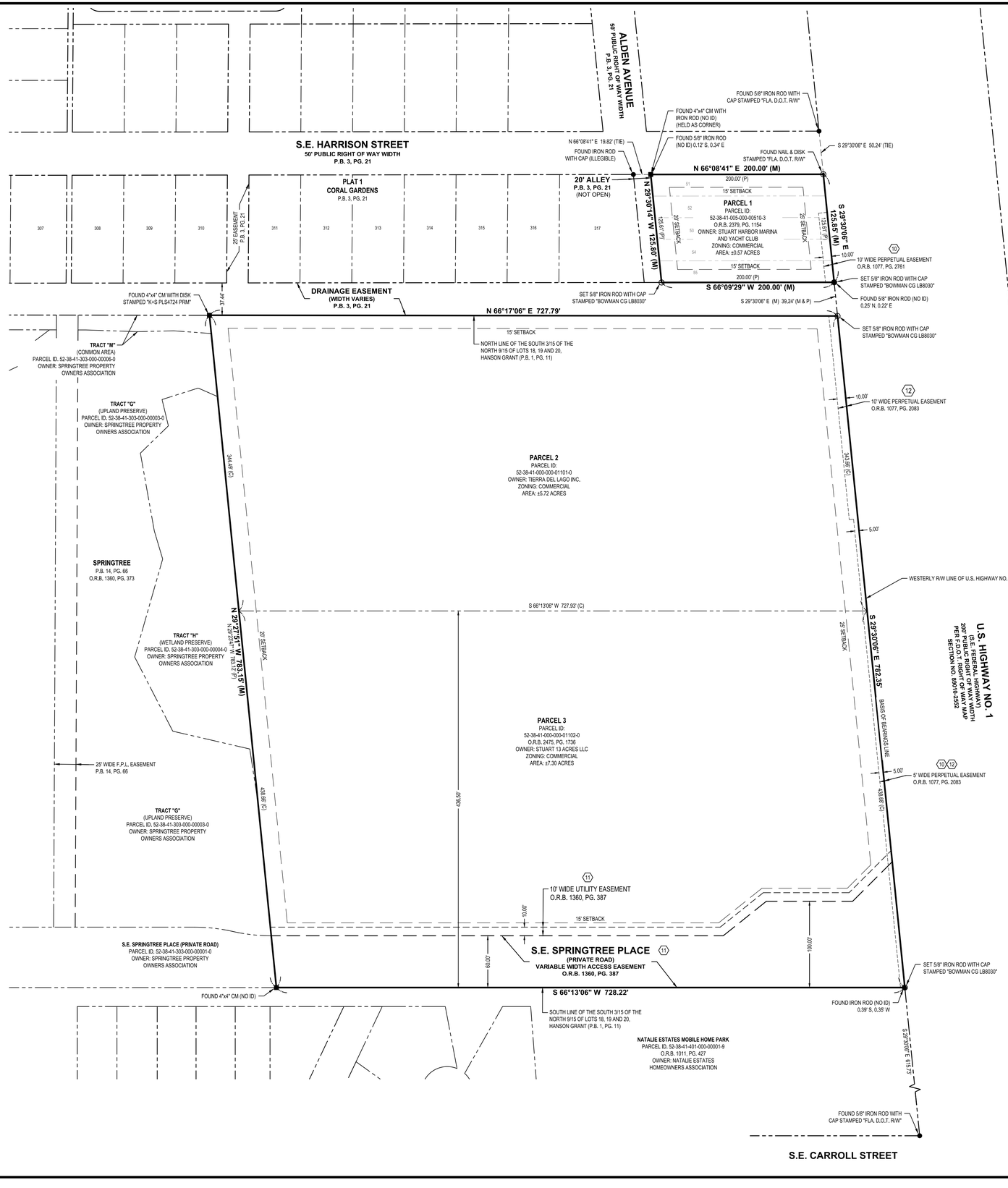
COVER SHEET
SPRINGTREE HOMES
STUART
MARTIN COUNTY FLORIDA

PROJECT NO.
30210-01-001

REVISIONS	
DATE	DESCRIPTION

19-180 JS FIELD	RT DRAWN	RB CHKD

SCALE: N/A
JOB No. 30210-01-001
DATE: 6/28/2019
FILE: 30210-D-BP-001



0 60 120 Feet

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 60' OR SMALLER

LEGEND:

	ARV	AIR RELEASE VALVE
	BFP	BACKFLOW PREVENTER
	(C)	CALCULATED DATA
	CLF	CHAINLINK FENCE
	CM	CONCRETE MONUMENT
	CMP	CORRUGATED METAL PIPE
	CRB	COMMUNICATIONS RISER BOX
	CONC.	CONCRETE
	(D)	DEED DATA
	E:	EASTING
	EL.	ELEVATION
	FH	FIRE HYDRANT
	F.P.L.	FLORIDA POWER AND LIGHT COMPANY
	F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
	G.P.S.	GLOBAL POSITIONING SYSTEM
	HDPE	HIGH DENSITY POLYETHYLENE PIPE
	ID.	IDENTIFICATION
	INV	INVERT
	LP	LIGHT POLE
	(M)	MEASURED DATA
	N:	NORTHING
	NAVD	NORTH AMERICAN VERTICAL DATUM
	O.R.B.	OFFICIAL RECORDS BOOK
	(P)	PLAT DATA
	P.B.	PLAT BOOK
	PG.	PAGE
	PVC	POLYVINYLCHLORIDE PIPE
	R/W	RIGHT OF WAY
	RCP	REINFORCED CONCRETE PIPE
	R.T.K.	REAL-TIME KINEMATIC
	SV	SEWER VALVE
	TYP.	TYPICAL
	WV	WATER VALVE
	IRR	IRRIGATION CONTROL VALVE
	F	FIBER OPTIC HANDHOLE
	FO	FIBER OPTIC MARKER
		SIGN
		GUY ANCHOR
		CONCRETE POWER POLE
		WOOD POWER POLE
	S	SEWER MANHOLE
	D	STORM MANHOLE
		STORM INLET
	T	TELEPHONE MANHOLE
	TS	TRAFFIC SIGNAL HANDHOLE
		FOUND CONCRETE MONUMENT WITH IDENTIFICATION
		NAIL & DISK WITH IDENTIFICATION
		FOUND IRON ROD OR PIPE WITH IDENTIFICATION
		SET 5/8" IRON ROD WITH CAP STAMPED "BOWMAN CG LB8030"
	X	DENOTES TITLE COMMITMENT EXCEPTION NUMBER
1		CONTOUR LINE
X		FENCE LINE
OHE		OVERHEAD ELECTRICAL
×100.00		SPOT ELEVATION
		ASPHALT PAVEMENT
		CONCRETE

TREE LEGEND:

4"	OAK TREE WITH SIZE
4"	PALM TREE WITH SIZE
4"	PINE TREE WITH SIZE
4"	UNKNOWN TREE WITH SIZE

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BOUNDARY SURVEY
SPRINGTREE HOMES
STUART
MARTIN COUNTY
FLORIDA

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30210-01-001

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19-180 JS FIELD	RT DRAWN	RB CHKD

SCALE: 1" = 60'
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SHEET 2 OF 4

FENCE

DRAINAGE EASEMENT
(WIDTH VARIES)
P.B. 3, PG. 21

TOP OF BANK

DITCH

PROPERTY LINE (TYP.)

±12' DIRT PATH

INV 15" HDPE = 12.47

6'x4' BOX CULVERT
INV = 11.34
(FLOWS EAST)

GRASS MEDIAN

BOX CULVERT
INV = 11.13

STORM MANHOLE
RIM EL. = 17.07
BOTTOM = 8.66
(COULD NOT ACCESS
PIPE INVERTS)

DITCH

CONC. STRUCTURE

6' CHAINLINK FENCE

CONC. HEADWALL
WITH HANDRAIL

WATER ARV

INV 15" HDPE = 14.10

6'x4' BOX CULVERT
(APPROXIMATE LOCATION)

ASPHALT

TRACT "M"
(COMMON AREA)
PARCEL ID. 52-38-41-303-000-00056-0
OWNER: SPRINGTREE PROPERTY
OWNERS ASSOCIATION

MATCHLINE - SEE SHEET 4 FOR CONTINUATION

0 40 80 Feet

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1" = 40' OR SMALLER

TRACT "O"
(UPLAND PRESERVE)
PARCEL ID. 52-38-41-303-000-00003-0
OWNER: SPRINGTREE PROPERTY
OWNERS ASSOCIATION

PARCEL 2
PARCEL ID:
52-38-41-000-000-01101-0
OWNER: TIERRA DEL LAGO INC.
ZONING: COMMERCIAL
AREA: ±5.72 ACRES

RAISED CONC. MEDIAN

10' WIDE PERPETUAL EASEMENT
O.R.B. 1077, PG. 2083

INV 15" RCP = 11.82

STORM INLET
GRATE = 15.36
E. INV 15" RCP = 12.58
BOTTOM = 10.58

GAS MARKER

SPRINGTREE
P.B. 14, PG. 66
O.R.B. 1360, PG. 373

TRACT "N"
(WETLAND PRESERVE)
PARCEL ID. 52-38-41-303-000-00004-0
OWNER: SPRINGTREE PROPERTY
OWNERS ASSOCIATION

SITE CONTROL POINT: #900
SET 5/8" IRON ROD WITH CAP
STAMPED "BOWMAN CG LB8030"
N: 1023486.43
E: 915099.90
EL.: 16.49' (NAVD 88)

U.S. HIGHWAY NO. 1
(S.E. FEDERAL HIGHWAY)
200' PUBLIC ROAD R/W WIDTH
PER F.D.O.T. RIGHT OF WAY MAP
SECTION NO. 89010-2502

5' CONC. SIDEWALK

25' WIDE F.P.L. EASEMENT
P.B. 14, PG. 66

TRACT "O"
(UPLAND PRESERVE)
PARCEL ID. 52-38-41-303-000-00003-0
OWNER: SPRINGTREE PROPERTY
OWNERS ASSOCIATION

PROPERTY LINE (TYP.)

5' WIDE PERPETUAL EASEMENT
O.R.B. 1077, PG. 2083

GRASS MEDIAN

PARCEL 3
PARCEL ID:
52-38-41-000-000-01102-0
O.R.B. 2475, PG. 1736
OWNER: STUART 13 ACRES LLC
ZONING: COMMERCIAL
AREA: ±7.30 ACRES

TYPE "F" CURB (TYP.)

10' WIDE UTILITY EASEMENT
O.R.B. 1360, PG. 387

GAS MARKER

SIGN

24" RCP

INV 18" RCP = 11.95

MONUMENT SIGN
LANDSCAPED MEDIAN

S.E. SPRINGTREE PLACE (PRIVATE ROAD)
PARCEL ID. 52-38-41-303-000-00001-0
OWNER: SPRINGTREE PROPERTY OWNERS ASSOCIATION

S.E. SPRINGTREE PLACE
(PRIVATE ROAD)
VARIABLE WIDTH ACCESS EASEMENT
O.R.B. 1360, PG. 387

SITE CONTROL POINT: #100
FOUND FLANGE-ENCASED STAINLESS
STEEL ROD STAMPED "GCY D15 2001"
N: 1023556.75
E: 911406.77
EL.: 16.78' (NAVD 88)

TYPE "F" CURB (TYP.)

STOP SIGN

STORM MANHOLE
RIM EL. = 17.45
S. INV 18" HDPE = 13.50
E. INV 18" RCP = 12.22

STORM MANHOLE
RIM EL. = 17.61
E. & W. INV 18" RCP = 12.14

RAISED CONC. MEDIAN

6' WOOD FENCE
0.1' INSIDE

STORM INLET
GRATE = 16.25
N. INV 24" RCP = 13.31
BOTTOM = 10.49

STORM INLET
GRATE = 16.36
W. INV 24" RCP = 13.23
S. INV 24" RCP = 13.18
BOTTOM = 10.63

6' WOOD FENCE (END)
0.2' INSIDE

PROPERTY LINE (TYP.)

NATALIE ESTATES MOBILE HOME PARK
PARCEL ID. 52-38-41-401-000-00001-9
O.R.B. 1011, PG. 427
OWNER: NATALIE ESTATES HOMEOWNERS ASSOCIATION

STORM INLET
GRATE = 16.02
N. INV 18" HDPE = 13.64

5' CONC. SIDEWALK

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TOPOGRAPHIC SURVEY
SPRINGTREE HOMES
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MARTIN COUNTY
FLORIDA

PROJECT NO.
30210-01-001

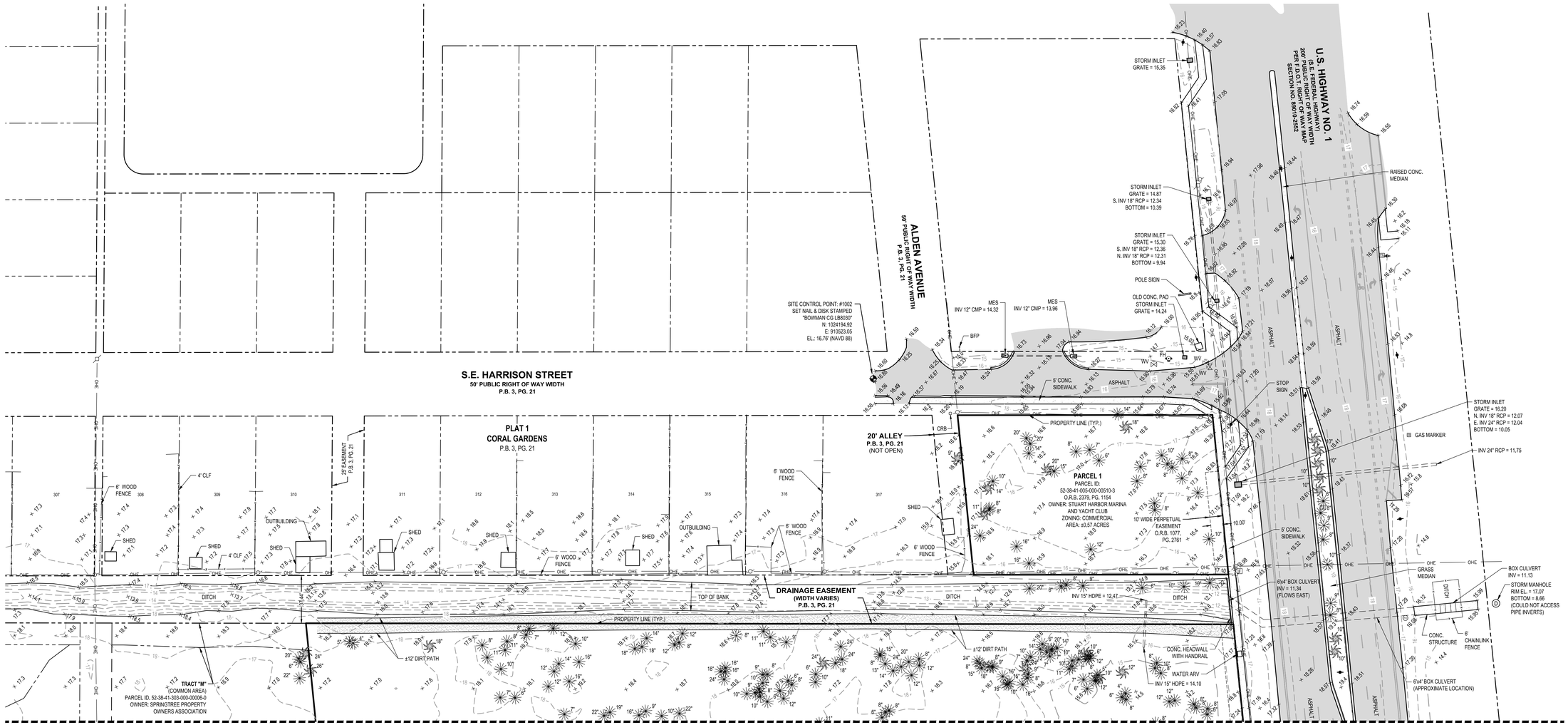
REVISIONS

DATE	DESCRIPTION

19-180	RT	RB
JS	DRAWN	CHKD
FIELD		

SCALE: 1" = 40'
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SHEET 3 OF 4



MATCHLINE - SEE SHEET 3 FOR CONTINUATION

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STUART

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SHEET 4 OF 4