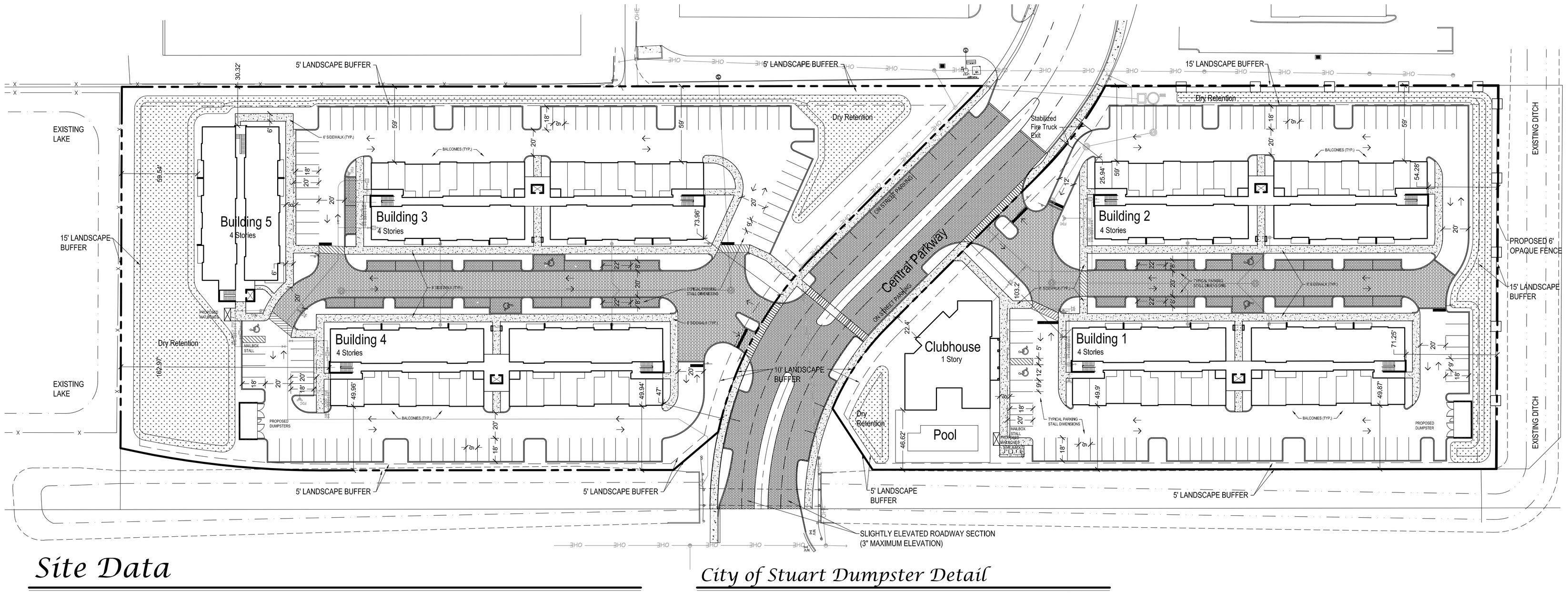


Site Data

Parcel Size:	290,098.29 s.f.	6.65 Acres
North:	161,340.52 s.f.	3.70 Acres
South:	128,757.77 s.f.	2.95 Acres
Total Residential Units:		196
Density:		29.47 D.U. / Acre
Building Height:		45' Maximum (4 Stories)
Parcel Control Number:		09384100000005304
Existing Use:		Vacant
Proposed Use:		Multifamily Residential
Existing Zoning:		RPUD
Proposed Zoning:		RPUD
Future Land Use:		Office / Residential

Impervious:	199,208.84 s.f.	4.57 Acres	69%
Buildings: (Plan view outline)	72,360 s.f.	1.66 Acres	25%
Vehicular Use Area: (Excludes area inside building)	107,821.12 s.f.	2.48 Acres	37%
Sidewalks & Pool Deck:	18,127.72 s.f.	.41 Acres	6%
Pool:	900 s.f.	.02 Acres	1%
Pervious:	90,889.45 s.f.	2.08 Acres	31%
Landscape Area:	58,112.23 s.f.	1.33 Acres	20%
Dry Retention Area:	32,777.22 s.f.	.75 Acres	11%

Open Space:	Required:	Provided:
	30% Minimum	31%
Total Open Space Provided = 90,889.45 s.f. / 2.08 Acres		31%
Total Open Space Less Interior Open Areas = 78,404.27 / 1.79 Acres		27%

Parking Calculations:

	Required:	Provided:
1.5 Spaces per 1 Bedroom Unit 62 Units x 1.5 = 93 Spaces	93	62 (@ 1 / Unit)
2 Spaces per 2 Bedroom Units 102 Units x 2 = 204 Spaces	204	164 (@ 1.6 / Unit)
2 Spaces per 3 Bedroom Units 32 Units x 2 = 64 Spaces	64	64 (@ 2 / Unit)
Guest / Clubhouse	0	9
Total:	361	299

Building Data:

Total Proposed Building Areas: (All Buildings All Floors Including Clubhouse)	271,580 s.f.
Total Proposed Residential Building Areas: (All Residential Buildings All Floors)	262,666 s.f.
Buildings #1 - 4 (Shown as each building)	
Total Proposed Building Areas: (All Floors)	58,147 s.f.
Ground Floor	14,917 s.f.
Second Floor	14,861 s.f.
Third Floor	14,861 s.f.
Fourth Floor	13,508 s.f.
Buildings #5	
Total Proposed Building Areas: (All Floors)	30,078 s.f.
Ground Floor	7,696 s.f.
Second Floor	7,686 s.f.
Third Floor	7,686 s.f.
Fourth Floor	7,010 s.f.
Clubhouse Building	
Total Proposed Building Areas:	8,914 s.f.
Ground Floor Building Area	4,094 s.f.
Ground Floor Covered Entrance Area	240 s.f.
Ground Floor Outdoor Patio Area	662 s.f.
Second Floor Building Area	3,598 s.f.
Second Floor Outdoor Patio Area	320 s.f.

Total Residential Units: (All Floors) 196

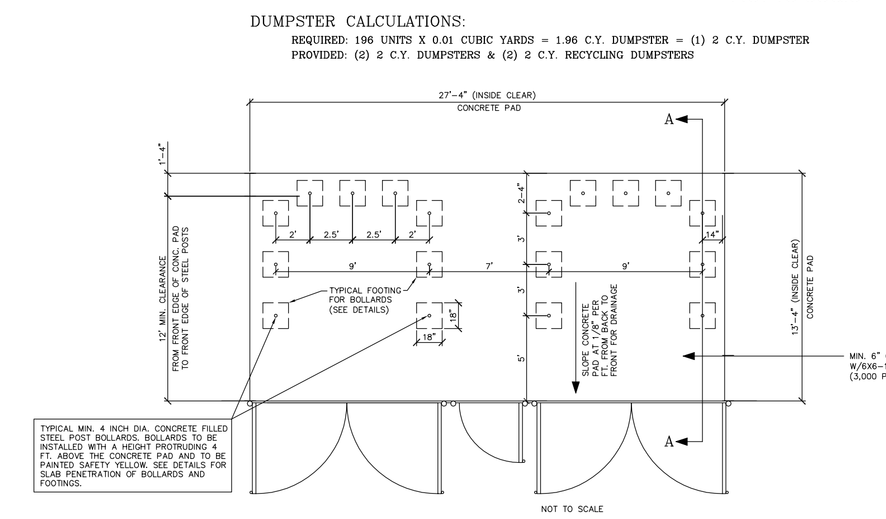
Building#	1 Bedroom	2 Bedrooms	3 Bedrooms
Building 1	14	22	7
Building 2	14	22	7
Building 3	14	22	7
Building 4	14	22	7
Building 5	6	14	4
Sub-total:	62	102	32

General Notes

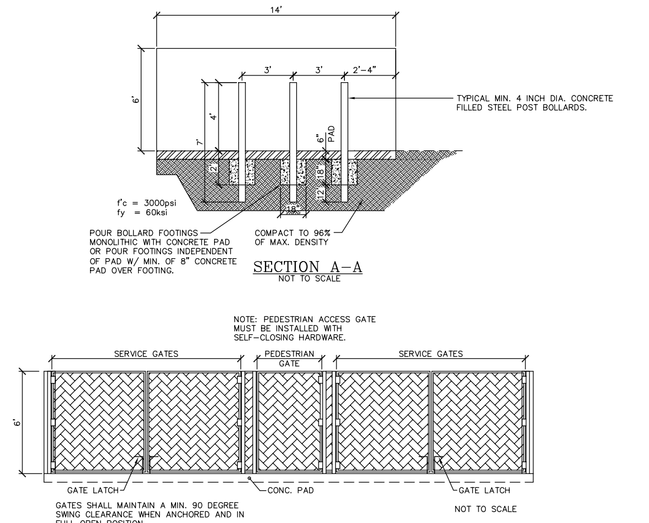
1. This project shall be completed in one phase.
2. All prohibited exotic plant species shall be removed prior to the issuance of a Certificate of Occupancy.
3. All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy. Refer to the Landscape Plans for landscape details and specifications.
4. Refer to Construction Drawings for location of traffic control devices.
5. The applicant will request in writing, prior to any land clearing, that a field inspection be performed to determine if barricades have been properly installed on the site.
6. All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
7. During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained.
8. All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
9. The property owner shall be required to provide adequate easements to ensure non-exclusive access to duly licensed cable television services to persons residing in this development. The easement shall specifically provide for the use by the franchised cable television system.
10. The parking areas shown hereon are private and will be owned and maintained by the homeowners association.
11. Finished Floor Elevations 'FFE' are NAVD 88.
12. Water and sewer service shall be provided by City of Stuart Utilities.
13. Photometric site lighting plans shall be provided to the City of Stuart for review and approval prior to site development permit approval.

City of Stuart Dumpster Detail

Not To Scale



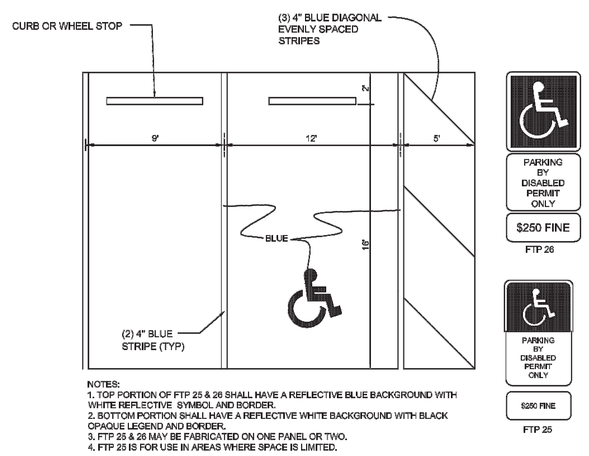
CITY OF STUART DUMPSTER ENCLOSURE PLAN VIEW
DOUBLE DUMPSTER-ONE WASTE & ONE RECYCLING



FRONT ELEVATION WITH GATES

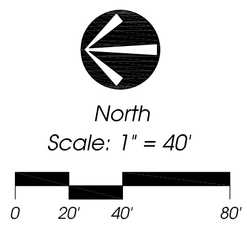
Standard & Handicap Parking Space Detail

Not To Scale



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 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

Site Plan



Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Central Parkway

City of Stuart, Florida

Job No.	19-1002
Drawn By	JWS
Submittal Dates	5-21-2020
11-5-2020	11-10-2020
1-14-2021	2-1-2021
2-18-2021	2-23-2021
Revision Dates	
Bedroom Types	11-5-2020
Truck Radius	11-10-2020
City Comments	1-14-2021
City Comments	2-1-2021
City Comments	2-23-2021

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet 1 *of* 1

SECTION 9 W 1/4 CORNER
CCR DOC# 101251
NOT FND

S 89°47'01" E 2643.75'(C)

(BEARING BASIS)
S 89°47'01" E 660.92'(C&M)

SECTION 9 CENTER OF SECTION
CCR DOC# 103657
FND 1/2" IP NO ID

S 89°47'01" E 330.47'(C)

FND 4X4 CM NO ID

EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9

WEST 1/2 OF THE
EAST 1/2 OF THE NORTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 9

NORTH 200.00'

S 00°03'55" E 200.00'(C)

UNPLATTED LANDS
ORB 1074, PG 1032
MARTIN COUNTY R/W
(VACANT)

SET 5/8" R/C LB 8206

FND 5/8" R/C ILL
N 0.02', E 0.38'

S 89°47'18" E 282.38'(C)
S 89°47'33" E 282.75'(M)

R= 710.00'(C&M)
L= 158.47'(C) 158.50'(M)
Δ= 12°47'18"(C) 12°47'28"(M)

PARCEL ID:
09-38-41-000-000-00480-4
ORB 2648, PG 2487
UNPLATTED LANDS
(OCCUPIED)

FND 5/8" R/C LB 7805
S 0.04', W 0.33'

PARCEL ID:
09-38-41-000-000-00532-0
ORB 2791, PG 1887
UNPLATTED LANDS
(VACANT)

PARCEL ID:
09-38-41-000-000-00530-4
ORB 2674, PG 1100
161,341 SQR FT - 3.7 ACRES
(VACANT)

N 00°04'10" W 1326.64'(C&M)
N 00°04'17" W 275.36'(C)
N 00°08'26" W 275.33'(M)

S 00°03'55" E 673.07'(C)
S 00°02'56" E 673.62'(M)

FND 5/8" R/C
LB 7805

N 40°14'20" W 45.94'(C&M)

FND 5/8" IR
NO ID

R= 281.43'(C&M)
L= 160.48'(C&M)
Δ= 32°40'16"(C&M)

NORTHEAST 1/4
SOUTHWEST 1/4
SECTION 9

PARCEL ID:
09-38-41-025-000-00000-0
UNPLATTED LANDS
(OCCUPIED)

SET 5/8" R/C LB 8206
FND 1/2" R/C LB 4108
N 1.41, W 0.79'

(PC)
FND 5/8" R/C
MATHERS & ASSOC.

N 56°46'38" E 57.30'(C&M)

N 45°02'23" W 170.88'(C&M)

40.0'

(PT)
FND 5/8" IR NO ID
S 0.23', E 0.21'

SET 5/8" R/C LB 8206
FND 1/2" R/C LB 4108
N 1.37', W 0.84'

R= 281.43'(C&M)
L= 160.48'(C&M)
Δ= 32°40'16"(C&M)

N 45°02'23" W 170.88'(C&M)

(PC)
FND 5/8" IR NO ID
S 0.23', E 0.20'

FND 5/8" R/C ILL
N 0.54', E 0.19'

R= 203.41'(C&M)
L= 14.56'(C) 15.05'(M)
Δ= 04°06'01"(C) 04°14'19"(M)

FND MN&D LB 4108
S 0.54', E 0.19'

CENTRAL PARKWAY
ORB 663, PG 1206
(80' ROAD R/W)

FND 5/8" R/C LB 3343

R= 283.41'(C&M)
L= 83.98'(C&M)
Δ= 16°58'40"(C&M)

PARCEL ID:
09-38-41-000-000-00533-0
ORB 2791, PG 1887
UNPLATTED LANDS
(VACANT)

N 00°04'17" W 488.17'(C)
N 00°07'23" W 487.94'(M)

PARCEL ID:
09-38-41-000-000-00530-4
ORB 2674, PG 1100
128,758 SQR FT - 2.96 ACRES
(VACANT)

S 00°03'55" E 307.56'(C&M)

PARCEL ID:
09-38-41-029-000-00001-0
ORB 1917, PG 2759
CENTRAL PARKWAY TWO
PB 15, PG 48
LOTS 1 & 2
(OCCUPIED)

FND 1/2" IR NO ID
N 0.23', E 0.44'

N 89°42'40" W 299.87'(C)
N 89°39'58" W 299.44'(M)

SET 5/8" R/C LB 8206

SOUTHWEST 1/4
SECTION 9

FND 4X4 CM PRM 4108

PARCEL ID:
09-38-41-000-000-00531-0
ORB 2791, PG 1887
UNPLATTED LANDS
(VACANT)

N 00°07'08" W 2648.28'(C)

N 00°03'34" W 2654.95'(C)

SECTION 9 SW SECTION CORNER
CCR DOC# 87048
NOT FND

SECTION 9 S 1/4 CORNER
CCR DOC# 42922
NOT FND

N 89°38'19" W 2641.01'(C)

NORTH

ABBREVIATIONS LEGEND

A/C	AIR CONDITIONING	DC	"D" CURB	INT	INTERSECTION	P/C	PROPERTY CORNER	SHP	SHIP SPIKE OR BOLT
AC	ACRE	D.E.	DRAINAGE EASEMENT	INV	INVERT	P/L	PROPERTY LINE	SLCR	ST LUCIE COUNTY RECORDS
AL	ALUMINUM	DI	DROP INLET	IP	IRON PIPE	P	PLAT	SLP	STREET LIGHT SUPPORT POLE
ANC	ANCHOR	DIA	DIAMETER	IP&P	IRON PIPE & PLUG	PAVE	PAVEMENT	S.S.	SANITARY SEWER
AP	ANCHOR POLE	DIP	DUCTILE IRON PIPE	IR	IRON ROD	PB	PLAT BOOK	SPC	STATE PLANE COORDINATES
APRX	APPROXIMATE	DMH	DRAINAGE MANHOLE	IRR	IRRIGATION	PC	POINT OF CURVATURE	ST	SEPTIC TANK
ASP	ASPHALT	DUE	DRAINAGE & UTILITY EASEMENT	IV	IRRIGATION VALVE	PCC	POINT OF COMPOUND CURVATURE	STD	STANDARD
BFP	BACK FLOW PREVENTOR	EC	EDGE OF CONCRETE	ICV	IRRIGATION CONTROL VALVE	PCO	PRESSURE CLEAN OUT (SANITARY)	STU	STORY
BLDG	BUILDING	ECP	ELECTRICAL CONTROL PANEL	IW	IRRIGATION WELL	PCP	PERMANENT CONTROL POINT	SV	SANITARY VALVE
BLK	BLOCK	EL	ELEVATION	L	LENGTH	PF	PLASTIC FENCE	SWL	SWALE
BM	BENCHMARK	ELEC	ELECTRIC	LB	LICENSED BUSINESS	PG	PAGE	TA	TOP OF ASPHALT
BOC	BACK OF CURB	ELEV	ELEVATION	LFST	LIFT STATION	PI	POINT OF INTERSECTION	TM	TAX MAP
BP	BRICK PAVERS	EM	ELECTRIC METER	LME	LAKE MAINTENANCE EASEMENT	PRKG	PARKING	TMH	TELEPHONE MANHOLE
BOW	BACK OF WALK	ENC	ENCROACHMENT	LOC	LOCATION	PKAD	PARKER KALON NAIL AND DISK	TOB	TOP OF BANK
BRG	BEARING	EOW	EDGE OF WATER	LP	LIGHT POLE	PK/TT	PARKER KALON NAIL AND TIN TAB	TOE	TOE OF SLOPE
BW	BARBED WIRE	EP	EDGE OF PAVEMENT	LS	LICENSED SURVEYOR	PLS	PROFESSIONAL LAND SURVEYOR	TP	TRAVERSE POINT
C&G	CURB AND GUTTER	ESB	ELECTRIC SERVICE BOX	M	MEASURED	POB	POINT OF BEGINNING	TR	TELEPHONE RISER
CAT	CULPEPPER & TERPENING	ESMT	EASEMENT	MAX	MAXIMUM	POC	POINT OF COMMENCEMENT	TRANS	TRANSFORMER
C/O	CUT OUT	EX	EXISTING	MB	MAIL BOX	PP	POWER POLE	TSB	TRAFFIC SIGNAL BOX
C	CALCULATED	EXT	EXTENDED	MEAS	MEASURED	PRC	POINT OF REVERSE CURVATURE	TT	TIN TAB
CATV	CABLE TELEVISION BOX	FNC	FENCE	MES	MITERED END SECTION	PRO	PRORATED DISTANCE	TWP	TOWNSHIP
CB	CATCH BASIN	FC	"F" CURB	MH	MAN HOLE	PROP	PROPOSED	TYP	TYPICAL
CBS	CONCRETE BLOCK STRUCTURE	FDC	FIRE DEPARTMENT CONNECTION	MHWL	MEAN HIGH WATER LINE	PRM	PERMANENT REFERENCE MONUMENT	U/G	UNDER CONSTRUCTION
CCR	CERTIFIED CORNER RECORD	FECRR	FLORIDA EAST COAST RAILROAD	MIN	MINIMUM	PSM	PROFESSIONAL SURVEYOR & MAPPER	U.E.	UTILITY EASEMENT
CHRD	CHORD	FFE	FINISHED FLOOR ELEVATION	MN	MAGNETIC NAIL	PSWL	PLASTIC SWALE	UP	UTILITY POLE
CI	CURB INLET	FH	FIRE HYDRANT	MN&D	MAGNETIC NAIL & DISK	PT	POINT OF TANGENCY	UR	UTILITY RISER
CL	CENTERLINE	FND	FOUND	MIT	MITERED END	PUE	PRIVATE UTILITY EASEMENT	UW	UNDER WATER
CLF	CHAIN LINK FENCE	FOC	FACE OF CURB	MW	MONITORING WELL	PVC	POLYVINYL CHLORIDE	VC	VALLEY CURB
CM	CONCRETE MONUMENT	FOW	FACE OF WALK	M&B	METES AND BOUNDS	R/C	ROD AND CAP	VR	VAULT BOX
CMP	CORRUGATED METAL PIPE	FPL	FLORIDA POWER & LIGHT	N&D	NAIL AND DISK	R/W	RIGHT-OF-WAY	WD	WOOD
CO	CLEAN OUT	GA	GREEN AREA	N	NAIL	R	RADIUS	WL	WATER LINE
COR	CORNER	GMH	GAS MANHOLE	NA	NON-APPLICABLE	RCP	REINFORCED CONCRETE PIPE	WM	WATER METER
CONC	CONCRETE	GND	GROUND	NAVD	NORTH AMERICAN VERTICAL DATUM	RFL	ROOF LINE	WP	WELL POINT
CONST	CONSTRUCTION	GR	GUARD RAIL	NGVD	NATIONAL GEODETIC VERTICAL DATUM	R&E	RANGE	WPP	WOOD POWER POLE
COV	COVERED	HC	HEADER CURB	NO	NUMBER	RLS	REGISTERED LAND SURVEYOR	WS	WATER SERVICE
CE	COVERED ENTRY	HCP	HANDI-CAP	NTS	NOT TO SCALE	RP	RADIUS POINT	WV	WATER VALVE
COVP	COVERED PORCH	HDPE	HIGH DENSITY POLYETHYLENE	O/A	OVERALL	RR	RAILROAD		
CPP	CONCRETE POWER POLE	HGW	HOG WIRE	O/S	OFFSET	RRS	RAILROAD SPIKE		
CPPIPE	CORRUGATED PLASTIC PIPE	HW	HEADWALL	OE	OVERHEAD EASEMENT	S/W	SIDEWALK		
CS	CONCRETE SLAB	HYD	HYDRANT	OHE	OVERHEAD ELECTRIC	SMH	SANITARY SEWER MANHOLE		
Δ	DELTA ANGLE	ICV	IRRIGATION CONTROL VALVE	OHU	OVERHEAD UTILITY	SBT	SOUTHERN BELL TELEPHONE		
D/F	DRAIN FIELD	ID	IDENTIFICATION	OR	OFFICIAL RECORD	SEC	SECTION		
D	DEED INFORMATION	ILL	ILLEGIBLE	ORB	OFFICIAL RECORD BOOK	SF	SQUARE FEET		

LEGEND

- = POSTED SIGN
- = LIGHT POLE
- = WOOD POWER POLE
- WPB = WIRE PULL BOX
- BFP = BACK-FLOW PREVENTOR
- WM = WATER METER
- WV = WATER VALVE
- = FIRE HYDRANT
- CO = CLEAN-OUT
- = CURB INLET TYPE 6
- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- YRD = YARD DRAIN
- IV = IRRIGATION VALVE
- ICV = IRRIGATION CONTROL VALVE
- BST = BELLSOUTH TELEPHONE RISER
- = BELLSOUTH TELEPHONE MANHOLE
- = GREASE TRAP
- TS = TRAFFIC SIGNAL BOX
- DDCV / FDC = DOUBLE DETECTOR CHECK VALVE
- = FIRE DEPARTMENT CONECTOR
- FIP = FIRE INDICATOR POST
- EM = ELECTRIC METER
- GV = GAS VALVE
- = CATCH BASIN
- MES = MITERED END SECTION
- = CONCRETE POWER POLE
- ESB = ELECTRIC SERVICE BOX
- ARV = AIR RELEASE VALVE
- SV = SANITARY VALVE

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LYING AND BEING IN MARTIN COUNTY, FLORIDA

LESS AND EXCEPTING THEREFROM THOSE PARTS CONVEYED TO THE CITY OF STUART FOR ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 566, PAGE 456, AND OFFICIAL RECORDS BOOK 663, PAGE 1206, AND LESS AND EXCEPT THE NORTH 200 FEET TO FLORIDA DEPARTMENT OF TRANSPORTATION AS RECORDED IN OFFICIAL RECORD BOOK 1074, PAGE 1032, ALL OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ADDRESS: XX CENTRAL PARKWAY
STUART, FLORIDA

NOTES:

SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

BEARINGS SHOWN ARE RELATED TO THE CENTER OF THE SECTION 9 WEST 1/4 LINE, HAVING A CALCULATED BEARING OF S 89°47'01" E, ALL OTHER BEARINGS ARE RELATIVE THERETO.

ELEVATIONS ARE IN FEET AND RELATED TO THE MARTIN COUNTY BENCHMARK "CPW-3" ELEVATION= 10.70 NAVD (NORTH AMERICAN VERTICAL DATUM,). ALL OTHER ELEVATIONS ARE RELATIVE THERETO.

PROPERTY LIES IN F.I.R.M. ZONE "X", AS SHOWN ON MAP NUMBER 12085C0161 H, DATED 02-19-20. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

IN ACCORDANCE WITH CHAPTER 5J-17.051, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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

PUBLIC WATER & SEWER AVAILABLE.

BOUNDARY DIMENSIONS SHOWN ARE PER PLAT AND FIELD MEASURE UNLESS OTHERWISE NOTED.

THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.

ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.

ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

COORDINATES WERE ESTABLISHED BT GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL HORIZONTAL ACCURACY IS 0.02 FOOT PLUS OR MINUS.

LEGAL DESCRIPTION FROM SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 2674, PAGE 1100. PUBLIC RECORDS OF MARTIN COUNTY.

LOT CONTAINS 290,099 SQUARE FEET OR 6.7 ACRES±.

BOUNDARY & TOPOGRAPHICAL SURVEY FIELD DATE: 03-05-20.

CERTIFIED TO:

VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
590 NW PEACOCK BLVD. SUITE 8
PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0477
Web Site: www.velconfl.com

VELCON
ENGINEERING & SURVEYING

BOUNDARY & TOPOGRAPHICAL SURVEY
PREPARED FOR
CSEC HOLDINGS, LLC

REVISIONS | BY: | DATE:

DRAWN BY: GJS
APPROVED BY: R. KEMERSON
SCALE: 1" = 70'
DATE: 03-06-20
FIELD BOOK/PAGES PLANS

JOB NUMBER: 20-1004

SHEET: 1 OF 3

STATE OF FLORIDA NO. 5343

ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)#6285

H:\Projects\2020\20-1004 Central Parkway\Survey\20-1004 BNDY.dwg, BNDY, 4/16/2020 12:53:18 PM

NORTH

CI RIM= 9.93
N INV= 5.78

CB RIM= 9.16'
N INV= 5.76'
S INV= 5.76'
E INV= 5.66'
W INV= 5.70'

CI RIM= 10.01
S INV= 5.81

CI RIM= 10.46
N INV= 6.21

CB RIM= 9.59
N INV= 6.54
S INV= 6.24
NE INV= 6.59
W INV= 5.94

CI RIM= 10.35
S INV= 6.40

6'X13' CAP INV= 2.45

6'X 13' CAP

6'X13' CAP INV= 2.54

36" CMP INV= 2.53

CI RIM= 9.64
S INV= 5.84

CI RIM= 9.60'
N INV= 5.75

CB RIM= 6.34
W INV= 2.70

SMH RIM= 12.05
NE INV= 4.50
SE INV= 4.26
W INV= 4.38

12" CMP
INV= 7.05

12"CMP
INV= 8.16

SMH RIM= 12.24
NW INV= 3.04
W INV= 3.04

CB RIM= 11.93
SE INV= 7.48

CONTROL STRUCTURE
RIM= 11.26
WEIR INV= 10.31
NW INV= 6.99_15" RCP
3" TRIANGLE BLEEDER= 8.86
BOTTOM= 3.44

1 STORY CBS
FFE= 13.40

1 STORY CBS
FFE= 10.80

CONC WALL, 6" HIGH O.40' WIDE

EOW EL= 4.8

LAKE
EOW EL= 4.8

6' CLF COR
N 3', E 12'

6' CLF COR
N 1.7', W 4.5'

6' CLF FAST 1.90'

6' CLF FAST 1.07'

ASPHALT

5' WALK

2' VALLEY CURB

DUMPSTER
CONC

OHE

EP

TOB

TOE

ANC

EOW

AL HW

F CURB

D CURB

6' CLF

SWK

VELCON ENGINEERING
& SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
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VELCON
ENGINEERING & SURVEYING

BOUNDARY & TOPOGRAPHICAL SURVEY
PREPARED FOR
CSEC HOLDINGS, LLC

REVISIONS	DATE:	BY:

DRAWN BY: GJS
APPROVED BY: R. KEMERSON
SCALE: 1" = 30'
DATE: 03-06-20
FIELD BOOK/PAGES: PLANS

JOB NUMBER: 20-1004

SHEET: 2 OF 3

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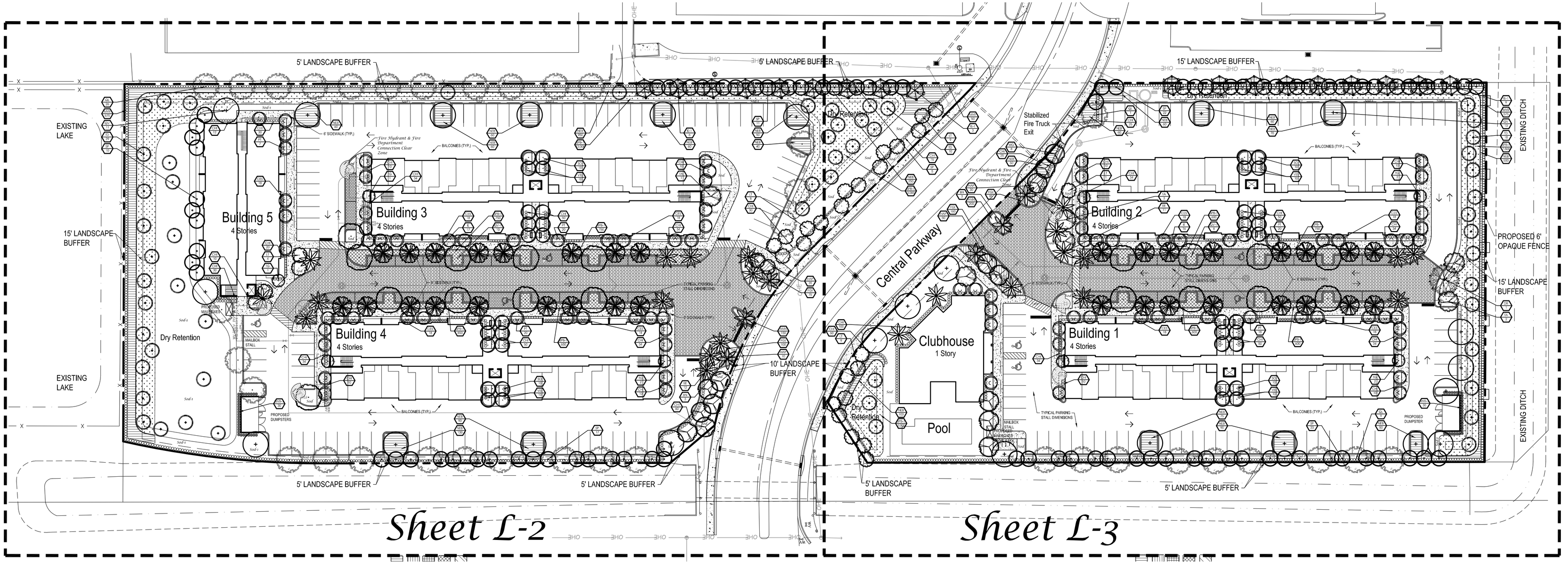
SCALE: 1" = 30'

DATE: 03-06-20

FIELD BOOK/PAGES: PLANS

JOB NUMBER: 20-1004

SHEET: 3 OF 3



Landscape Data

Total Site Area:	290,098.29 s.f.	6.65 Ac.	100%
Landscape Area: (6.04.03.B.1)			
Required: 20% of developed area = 290,098.29 x 20% = 58,019.66			58,019.66
Provided:			90,889.45 (31%)
Trees:			
Multi-Family Trees: (6.04.08)			
Required: 1 Tree / 1,500 s.f. = 290,098.29 / 1,500 = 193.3			193
Provided:			193
Terminal & Interior Island Trees Required: (6.04.07.C. 5 & 6)			
Required:			52
Provided:			52
Shade Trees Required: (6.04.02.A.2)			
Required: 50% of total required trees = 241 x 50% = 121			121
Provided:			177
Total Native Trees Required: (6.04.02.A.1)			
Required: 50% of total required trees = 241 x 50% = 121			121
Provided:			(73%) 176
Total Trees Required: (Multi-Family + Islands + Buffers + Buildings)			241
Total Trees Provided: 323 (240 Trees + 29 Palms @ 1:1 + 108 Palms @ 2:1= 54 Trees)			323
Landscape Buffers:			
Parking Buffer Adjacent to Right of Way (6.04.08.B) 10' Width			
Required: 1 Tree / 25 L.F. = 782' / 25' = 32			32
Provided:			32
Required: Hedge @ 2' O.C. = 782' / 2 = 391			391
Provided:			400
Required: 25% of strip in Ground Cover = 1,955 s.f. (1,001 Plants)			1,001
Provided:			1,001
Note: Low shrubs are used in some areas to not block safe sight lines.			
Parking Buffer Adjacent to Private Property (6.04.07.B) 5' Width			
Required: 1 Tree / 30 L.F. = 2,485' / 30' = 83			83
Provided:			83
Required: Hedge @ 2' O.C. = 2,485' / 2 = 1,243			1,243
Provided:			1,250
Required: 25% of strip in Ground Cover = 3,106 s.f. (1,590 Plants)			1,590
Provided:			1,600
Building Foundations:			
Planters Adjacent to Buildings (6.04.07.C.2) 5' & 2' Planter Width (Total Building Lengths = 2,225')			
Required: 1 Tree / 30 L.F. = 2,225' / 30' = 74			74
Provided:			74
Required: Shrubs @ 2' O.C. = 2,225' / 2 = 1,113			1,113
Provided:			1,200

Building Lengths:	2,225'	Trees:	Total Trees:	Shrubs:	Total Shrubs:
Buildings 1 - 4	(4 x 420') 1,680'	14	56	210	840
Building 5	360'	12	12	180	180
Clubhouse	185'	6	6	93	93
		Total:	74		1,113

Landscape Data Notes:

1. Low shrubs are used in some areas to not block safe sight lines.
2. Some perimeter buffer trees were shifted into the dry retention areas adjacent to that section of buffer to allow for better water quality enhancement
3. Some perimeter buffer trees and interior trees are smaller to meet the requirements of FPL Right Tree Right Place Requirements

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	WATER USAGE
CANOPY / ORNAMENTAL TREES							
1	DR	DELONIX REGIA	ROYAL POINCIANA	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
33	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	14' x 6', 2.5" CAL.	A.S.	FULL CANOPY, 4' C.T., SPECIMEN	LOW
18	IE-1*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
31	LT	LAGERSTROEMIA INDICA 'TUSKEGEE'	CREPE MYRTLE 'RED'	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
8	MG*	MAGNOLIA GRANDIFLORA	D.D. BLANCHARD SOUTHERN MAGNOLIA	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
36	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
24	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
18	QV-1*	QUERCUS VIRGINIANA 'HIGH RISE'	HIGH RISE LIVE OAK	18' x 8', 3.5" CAL.	A.S.	FULL CANOPY, 4' C.T., SPECIMEN	LOW
6	TA	TABEBUIA AUREA	YELLOW TABEBUIA	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
8	TG	TIBOUCHINA GRANULOS	TIBOUCHINA STANDARD	5' O.A./3' SPRD.	A.S.	FULL CANOPY	LOW
57	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
PALMS							
6	BN	BISMARCKIA NOBILIS	BISMARCK PALM SILVER SELECT	8' C.T.	A.S.	FULL CANOPY, STRAIGHT FAT / THICK TRUNKS, MATCHED SPECIMEN	LOW
85	PT	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	12' C.T.	A.S.	DOUBLE STRAIGHT TRUCKS, FULL CANOPY	LOW
23	RE*	ROYSTONEA ELATA	ROYAL PALM	12' C.T.	A.S.	FULL CANOPY, STRAIGHT FAT TRUNK, MATCHED	LOW
13	SO	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	12' C.T.	A.S.	SLENDER SINGLE STRAIGHT TRUCK, FULL CANOPY	LOW
88	SP*	SABLE PALMETTO	SABAL PALM	12' C.T.	A.S.	SLICK TRUNKS	LOW
LARGE SHRUBS / HEDGES / ACCENTS							
1,029	CHI*	CHRYSOBALANUS ICACO	COCOPLUM	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
162	CES*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTONWOOD	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
125	HAP*	HAMELIA PATENS	FIREBUSH	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
1,300	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
60	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK	LOW
5,550	SPB-1*	SPARTINA BAKERI	SAND CORDGRASS	LINER	1' O.C.	FULL & THICK	LOW
40	VIS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
MED. SHRUBS / GROUNDCOVERS / VINES / SOD							
350	ANN	ANNUALS	SEASONAL ANNUALS	4" POTS	9" O.C.	IMPATIENS-WINTER, BEGONIAS-SUMMER	MEDIUM
420	FGI	FICUS MICROCARPA 'GREEN ISLAND'	FICUS GREEN ISLAND	#3, 12" x 12"	24" O.C.	FULL & THICK	LOW
2,835	NEB*	NEPHROLEPIS EXALTATA	BOSTON FERN	#1, 12" x 12"	24" O.C.	FULL & THICK	LOW
24,500	SPB-1*	SPARTINA BAKERI	SAND CORDGRASS	LINER	12" O.C.	FULL & THICK	LOW
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			RETENTION AREAS & PARKING OVERHANGS ON BUFFERS - SEE SPECS	LOW
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS	HIGH

* = Florida Native

Dry Retention Areas

IN AREAS AS SHOWN, INSTALL PER MANUFACTURE'S SPECIFICATIONS "COIR MAT 90" COCONUT MAT BY GRANITE ENVIRONMENTAL (WWW.GRANITEENVIRONMENTAL.COM 888-703-9889) TO STABILIZE THE SLOPES OF THE DRY RETENTION AREA TO PREVENT EROSION. BOTTOM OF DRY RETENTION AREA AND ALL SLOPES SHALL BE PLANTED WITH SPARTINA BAKERI 12" ON CENTER. MAT SHALL BE ON THE SIDE SLOPES ONLY AND 3' PAST THE TOP OF BANK (UNDER THE SOD OR GAMMA GRASS) AND 3' PAST THE TOE OF SLOPE AT THE BOTTOM OF THE BASIN. IN AREAS WHERE SOD IS INSTALLED ADJACENT TO DRY RETENTION AREAS, ONLY BAHIA SOD SHALL BE USED. IN AREAS WHERE THIS IS NOT SHOWN IN PLAN VIEW, INSTALL BAHIA SOD IN THE RETENTION AREAS.

Xeriscape Points

Option	Points
Utilization of moisture sensing controller other than rain switch	5
Plan submitted with low, moderate and high water usage zones indicated on the Landscape Plan	5
25% - 50% of the required shrubs are made up of drought tolerant species from the list	5
51% or more of the required trees are made up of drought tolerant species from the list	10
Sod area less than 50% of Landscape area	10
Utilization of mulch other than Cypress mulch	5
Utilization of compacted mulched planting beds at least three inches deep in all planted areas except Ground Cover	10
Points Required:	50
Points Provided:	50

Landscape Plan

North
Scale: 1" = 40'
0 20' 40' 80'

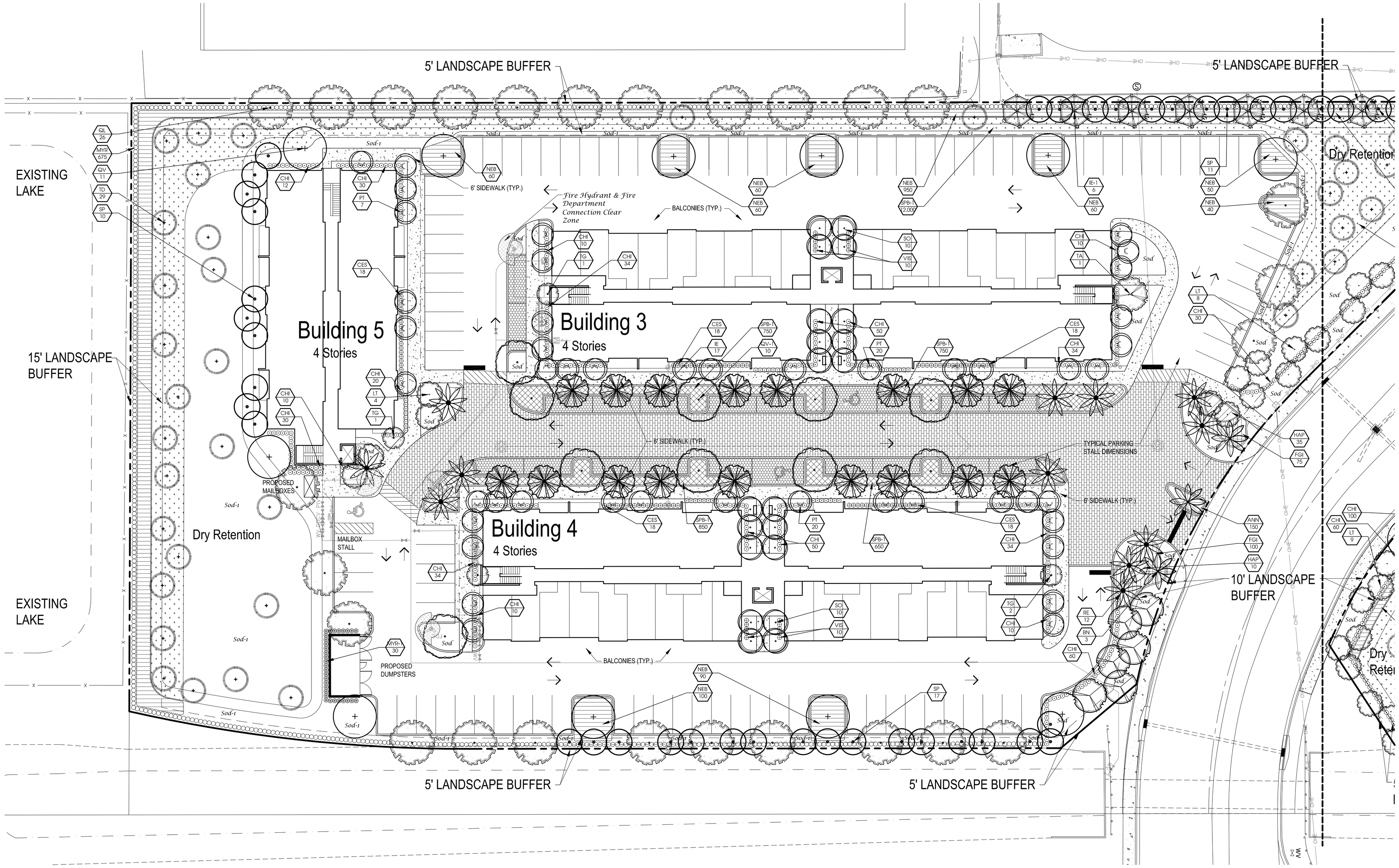
Conceptual Design Group, Inc.
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900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
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Central Parkway
City of Stuart, Florida

Job No. 20-0107
Drawn By JWS
Submittal Dates 7-6-2020
11-10-2020 1-14-2021

Revision Dates
11-10-2020
City Comments 1-14-2021
City Comments 2-1-2021

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Landscape Plan

North
Scale: 1" = 20'

0 10' 20' 40'

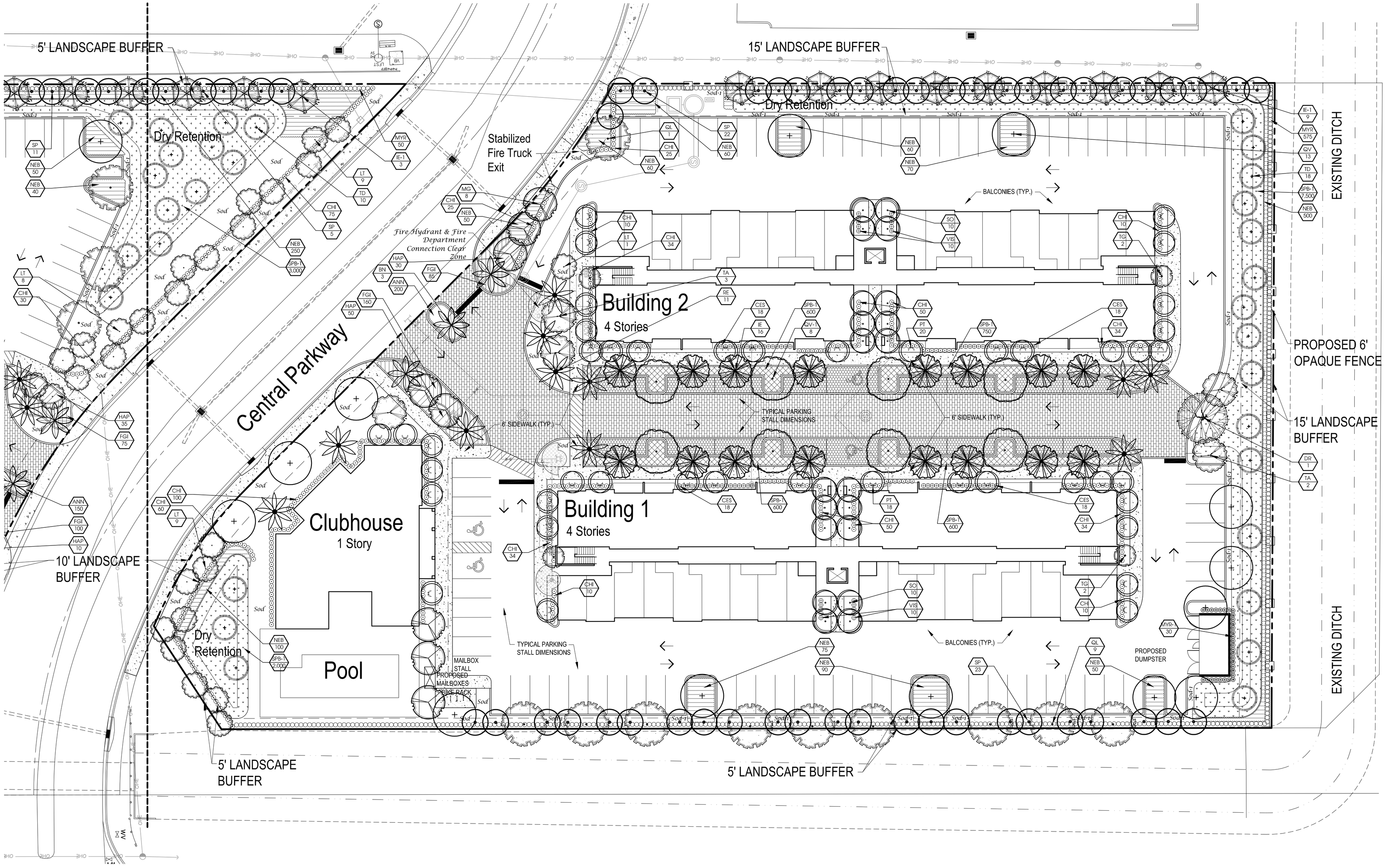
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Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

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Sheet L-3 of 4

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Environmulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

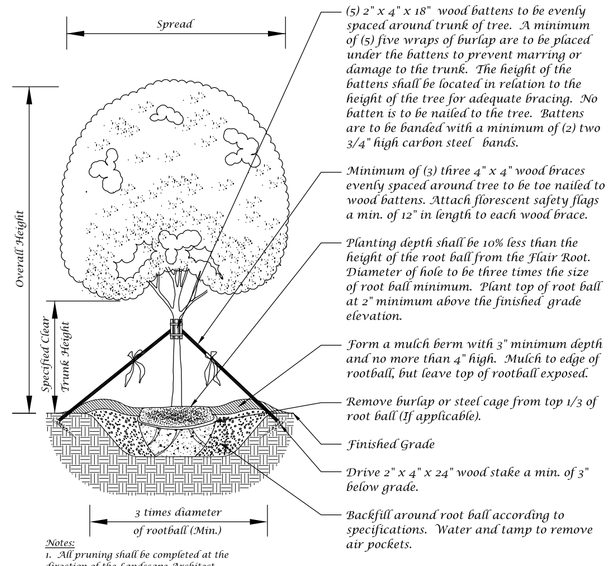
Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole, Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    A) Dig each planting pit to the minimum specified size.
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel.
    E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Stuart & Martin County's fertilizer ordinance.

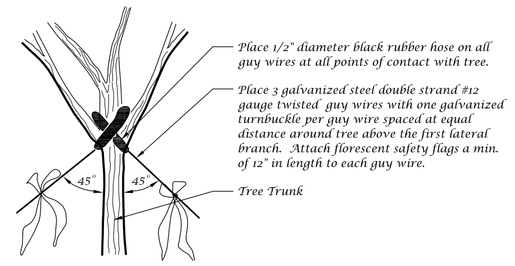
Landscape Details



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

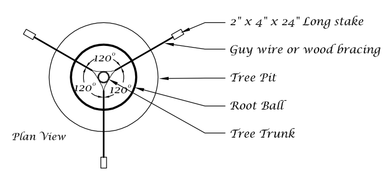
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



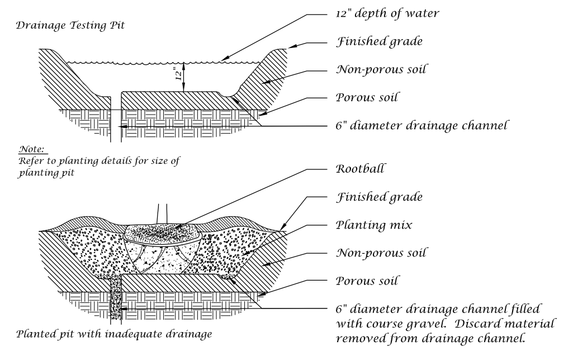
Guy Wire Attachment Detail

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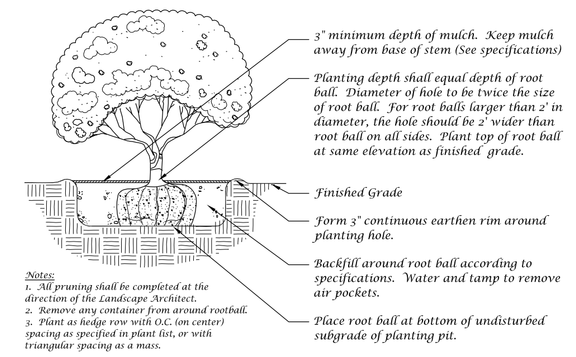
Staking Detail

Not to Scale



Drainage Testing Detail

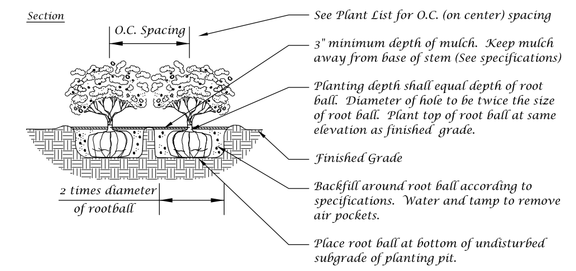
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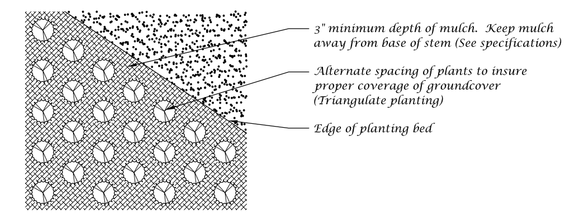


Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

Shrub Detail

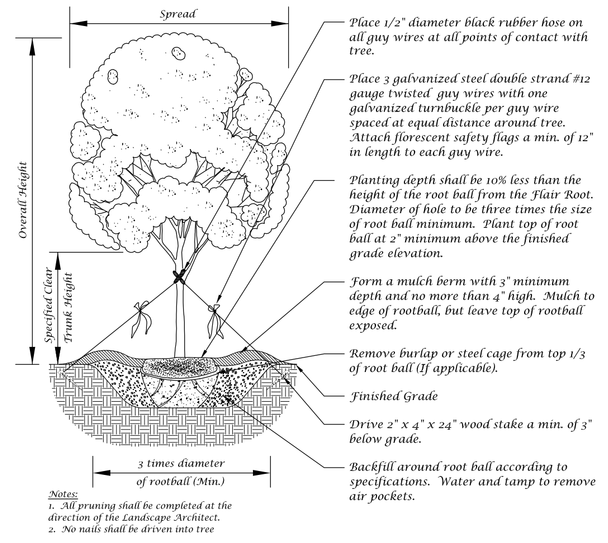
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Ground Cover Detail

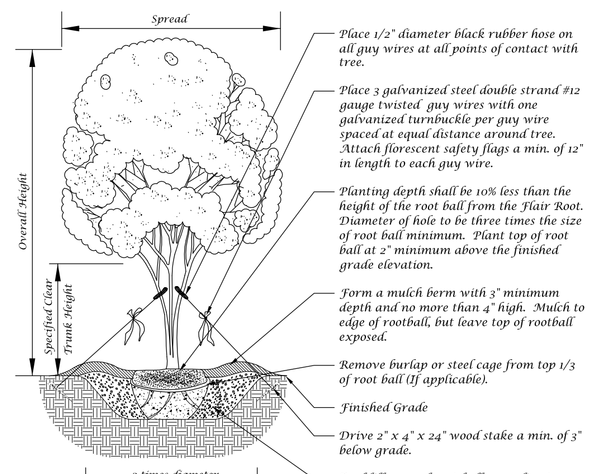
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Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Tree Planting Detail

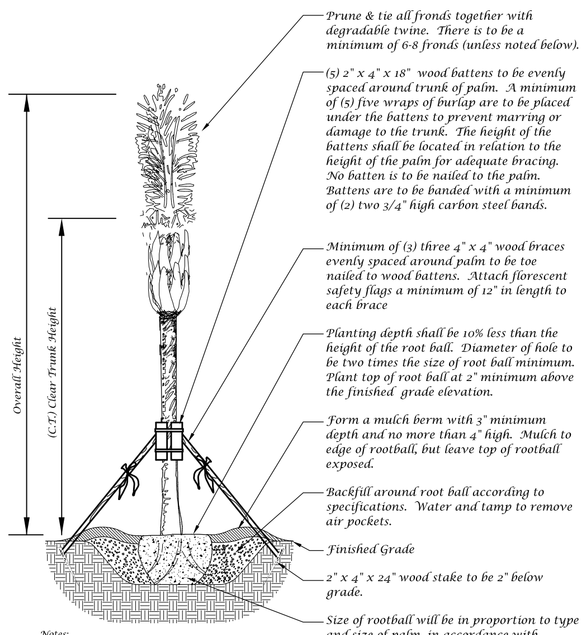
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Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Multi-Trunk Tree Planting Detail

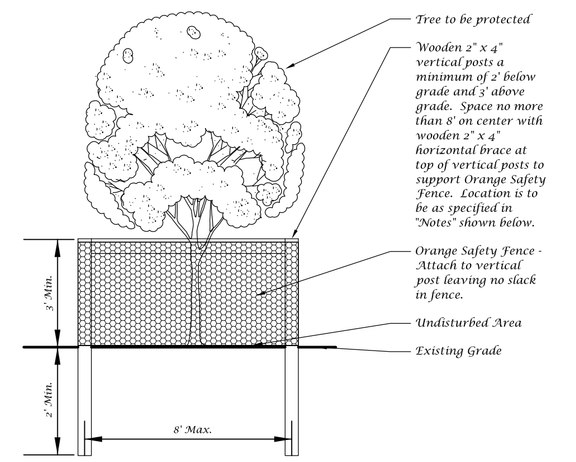
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Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

Palm Planting Detail

Not to Scale



The critical root zone (CRZ) is an area around a tree that is regulated for the purpose of protecting the roots and trunk of a protected tree or a specimen tree, both during and after construction. It is a circular area using a radius measured from the center of the tree. The radius is calculated as one (1) foot of radius for each one (1) inch of diameter at breast height (4.5 feet above grade). For any fraction of a foot over a whole foot, the diameter at breast height will be rounded up to the next whole number. Example: a tree has a diameter at breast height of twenty-one and one-quarter (21 1/4) inches; the CRZ is a circle, centered on the center of the tree, with a radius of twenty-two (22) feet.

In no event shall the CRZ be less than an area measured five (5) feet radially from the center of the tree at its base unless expressly determined by the environmental planner that a smaller specified CRZ may be established. A tree well design shall be required as appropriate in cases when the placement of fill threatens the viability of a protected tree or specimen tree to be preserved.

During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be no trenching or cutting of roots; no fill, compaction or removal of soil; and , no use of concrete, paint, chemicals or other foreign substances.

All barricades must be maintained intact for the duration of construction.

Existing Tree Protection Barricade Detail

Not to Scale

Landscape Plan

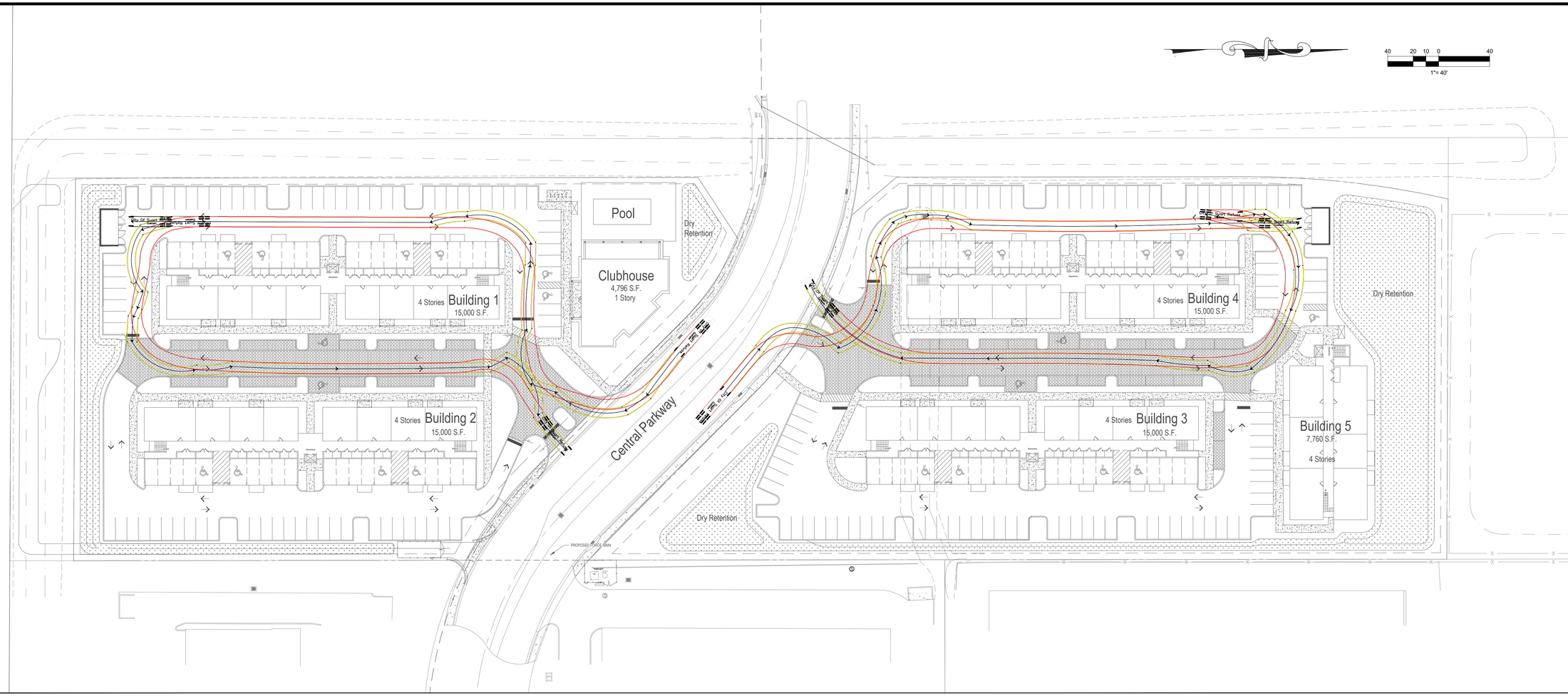
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Stuart, Florida 34994
(772) 344-2340
LC: 26000198

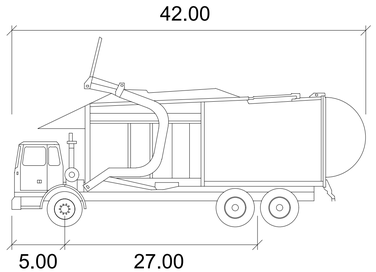
Central Parkway
City of Stuart, Florida

Job No.	20-0107
Drawn By	JWS
Submittal Dates	7-6-2020
	11-10-2020 1-14-2021
Revision Dates	
	11-10-2020
City Comments	1-14-2021
City Comments	2-1-2021

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet L-4 of 4





City Of Suart Refuse

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

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PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:

PROJECT:
CENTRAL PARKWAY

CLIENT:
CSEC HOLDINGS, LLC

M. RANDALL RODGERS, PE
LICENSE NO. 68212 STATE OF FLORIDA PROFESSIONAL ENGINEER

M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
1/14/21

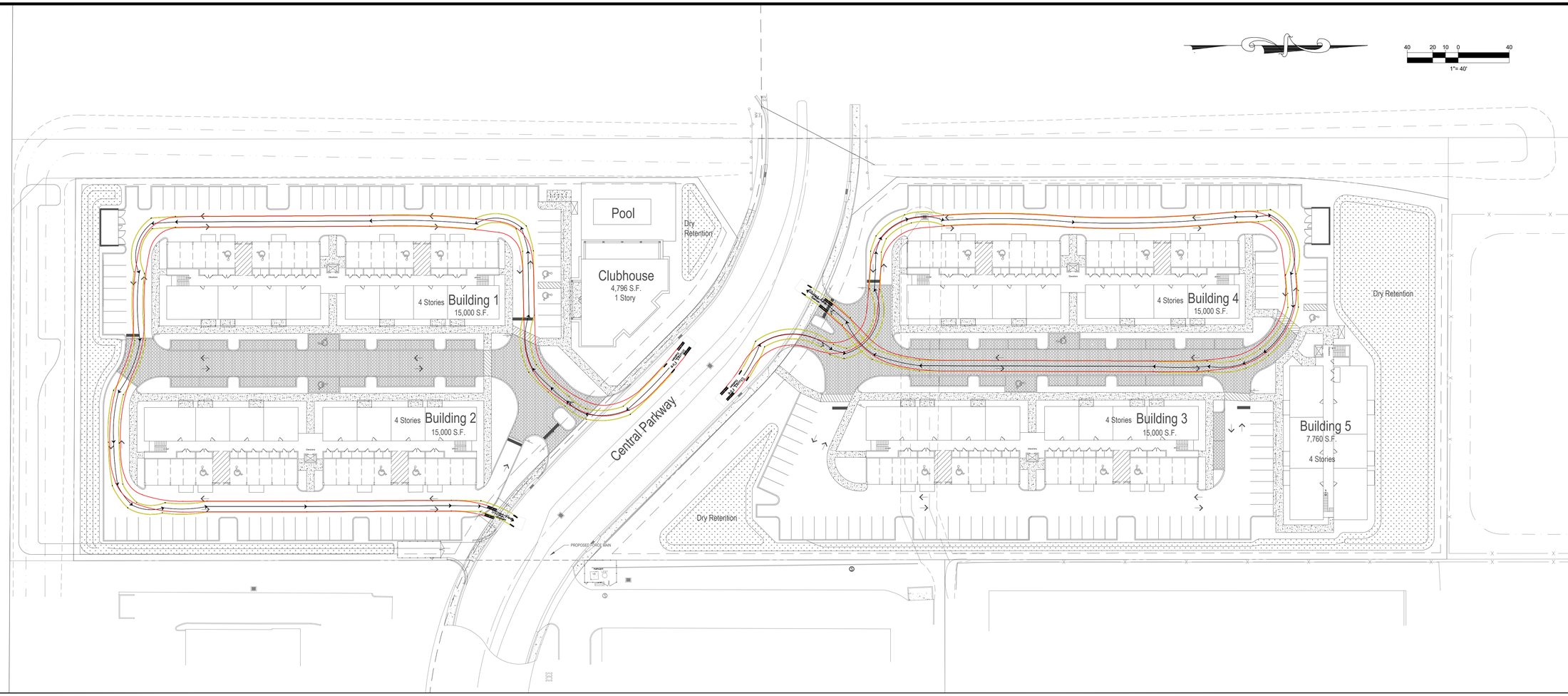
PROJECT No.:	20-1004
DRAWN BY:	SOG
CHECKED BY:	RR
DATE:	03/23/2020
CAD I.D.:	AUTOTURN TRUCK

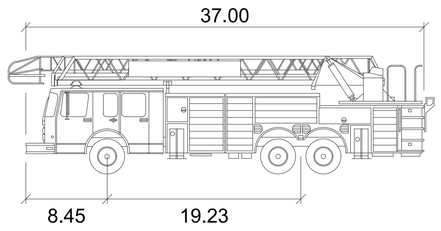
SHEET TITLE:
GARBAGE TRUCK EXHIBIT

SHEET NUMBER:
EX-1

811 KNOW WHAT'S BELOW. ALWAYS CALL 811 BEFORE YOU DIG
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Printed on Thursday, January 14, 2021, 8:28 AM by CAITECH7
J:\2020\20-1004 CENTRAL PARKWAY\ENGINEERING\AUTOTURN\GARBAGE TRUCK - - - - - LAYOUT: GARBAGE TRUCK





Stuart Fire

	feet
Width	: 9.60
Track	: 8.40
Lock to Lock Time	: 6.0
Steering Angle	: 39.3

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REVISIONS:

BY:	DATE:	COMMENT:

PROJECT:
CENTRAL PARKWAY

CLIENT:
CSEC HOLDINGS, LLC

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LICENSE NO. 68212 STATE OF FLORIDA PROFESSIONAL ENGINEER

M. RANDALL RODGERS, PE
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1/14/21

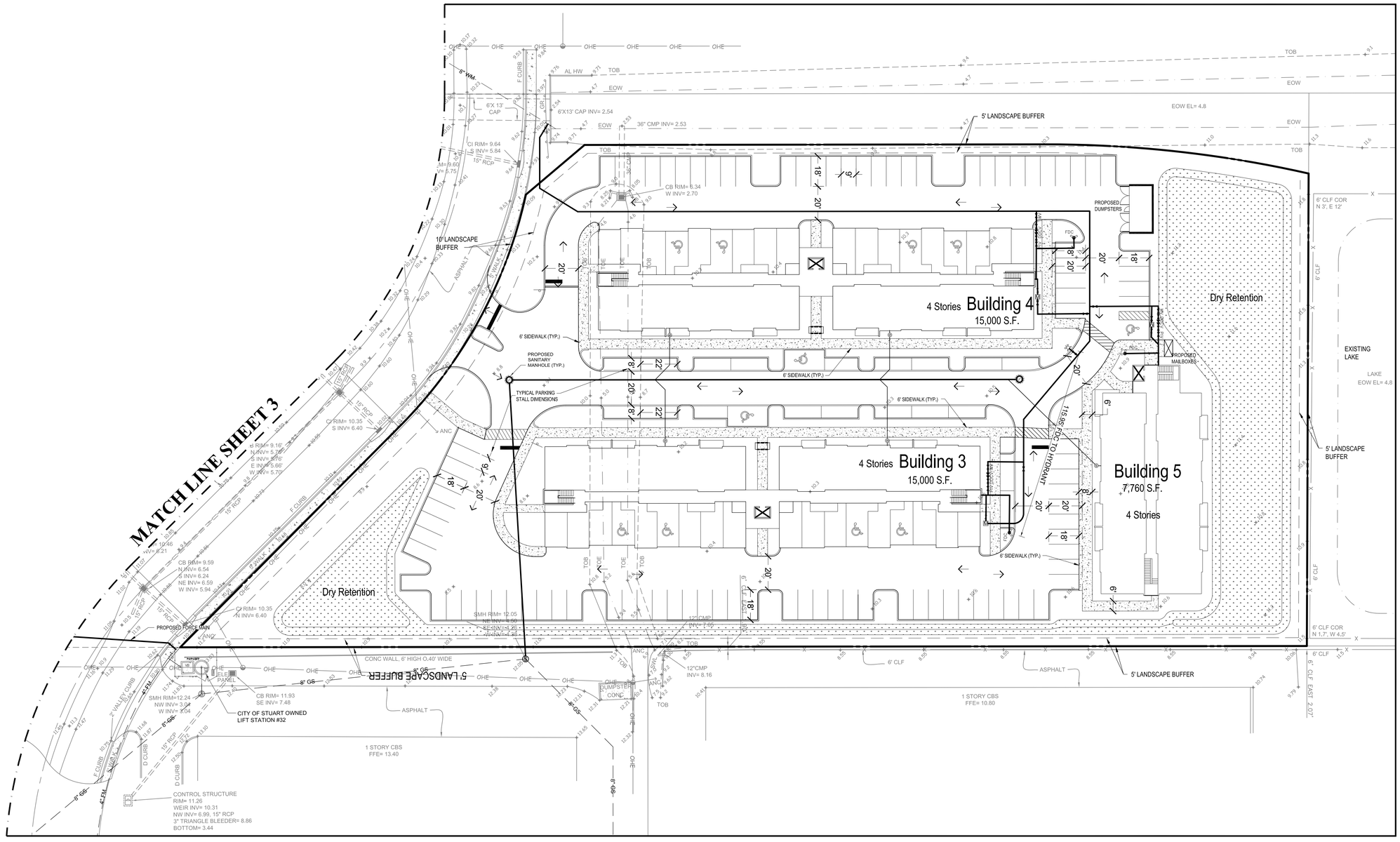
PROJECT No.:	20-1004
DRAWN BY:	SOG
CHECKED BY:	RR
DATE:	03/23/2020
CAD I.D.:	AUTOTURN TRUCK

SHEET TITLE:
FIRE TRUCK EXHIBIT

SHEET NUMBER:
EX-2

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BY:	DATE:	COMMENT:

PROJECT:
CENTRAL PARKWAY

CLIENT:
FLORIDA

PROJECT No.:	20-1004
DRAWN BY:	SOG
CHECKED BY:	RR
DATE:	03/23/2020
CAD I.D.:	CONCEPTUAL PLAN

SHEET TITLE:
CONCEPTUAL ENGINEERING PLAN

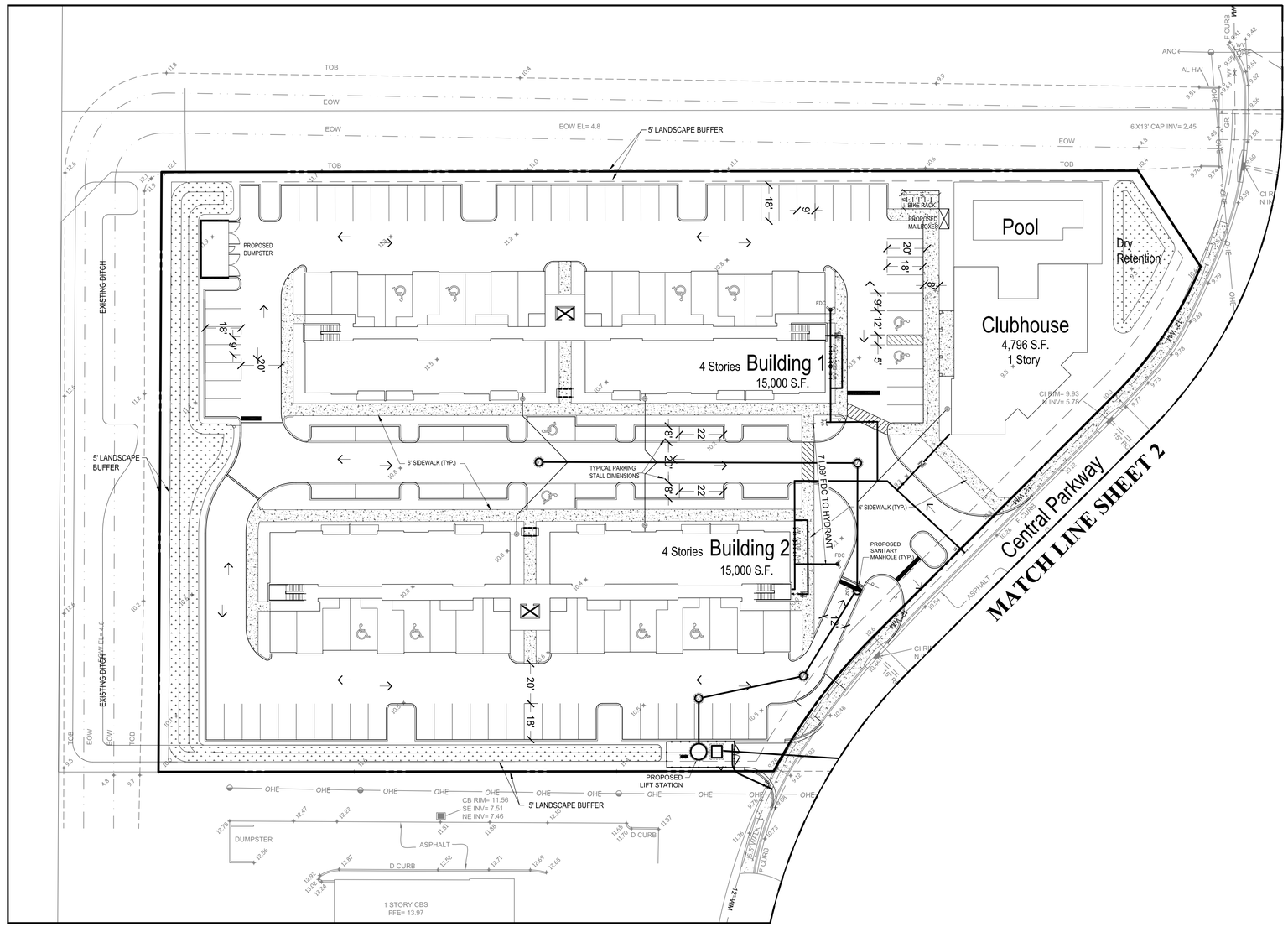
SHEET NUMBER:
02

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NOTE:
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CITY OF PSL PROJECT NO. PXX-XXX
PSLSUD FILE NO. XXXXX

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REVISIONS:

BY:	DATE:	COMMENT:

PROJECT:
CENTRAL PARKWAY

CLIENT:
FLORIDA

PROJECT No.:	20-1004
DRAWN BY:	SOG
CHECKED BY:	RR
DATE:	03/23/2020
CAD I.D.:	CONCEPTUAL PLAN

SHEET TITLE:
CONCEPTUAL ENGINEERING PLAN

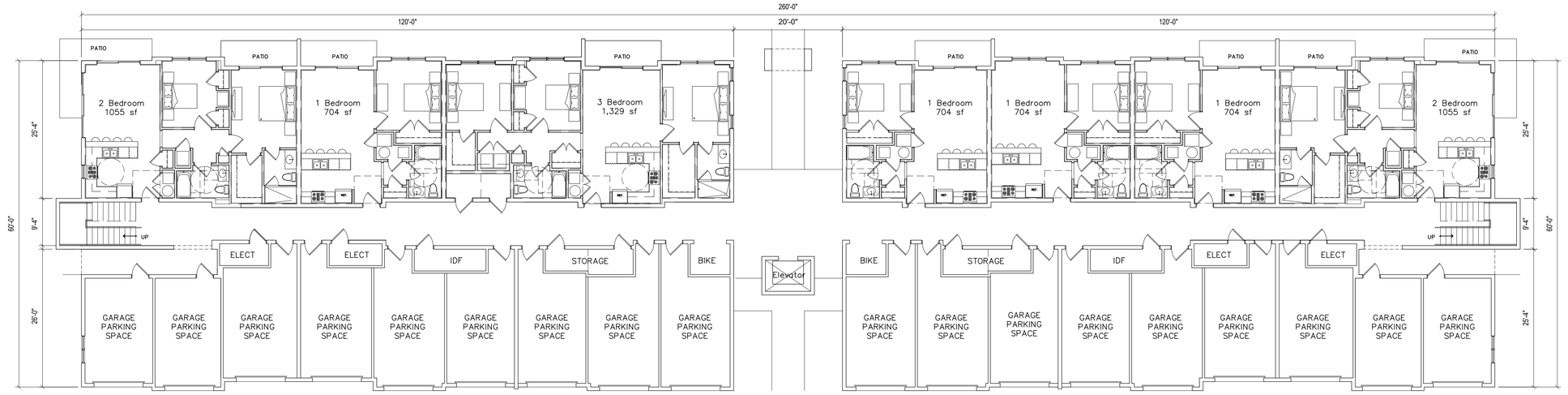
SHEET NUMBER:
03

NOTE:
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.). TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO THE N.A.V.D. ELEVATIONS TO GET N.G.V.D. ELEVATIONS.

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CITY OF PSL PROJECT NO. PXX-XXX
PSLSUD FILE NO. XXXXX

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01 1ST FLOOR PLAN

BUILDINGS 1 & 3

SCALE: 3/32" = 1'-0"

N



02 2ND & 3RD FLOOR PLAN

BUILDINGS 1 & 3

SCALE: 3/32" = 1'-0"

N

BUILDINGS 1 & 3 UNIT BREAKDOWN	
1 BEDROOM	= 14
2 BEDROOM	= 22
3 BEDROOM	= 7
TOTAL	= 43

PRELIMINARY - NOT FOR CONSTRUCTION

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New Apartment Complex

Central Parkway Apartments

Stuart, Florida

STATE OF FLORIDA
STEPHAN D. CLAREN
AR95258
REGISTERED ARCHITECT

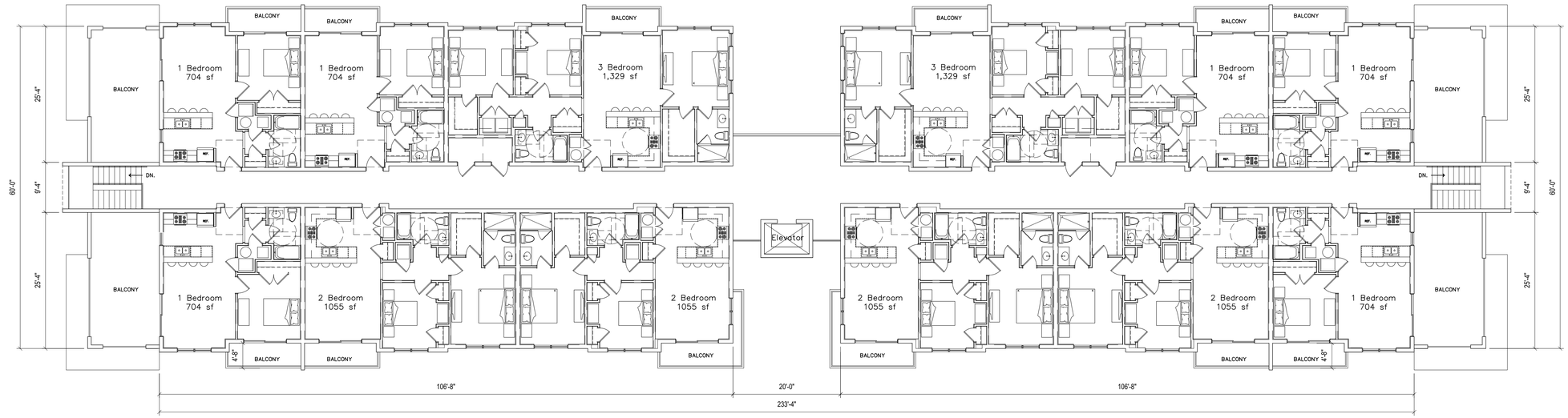
PROJECT #	
	20-035
DATE	
	9-10-2020

REV #	DATE
1	1-14-2021

SHEET #

A-1.1

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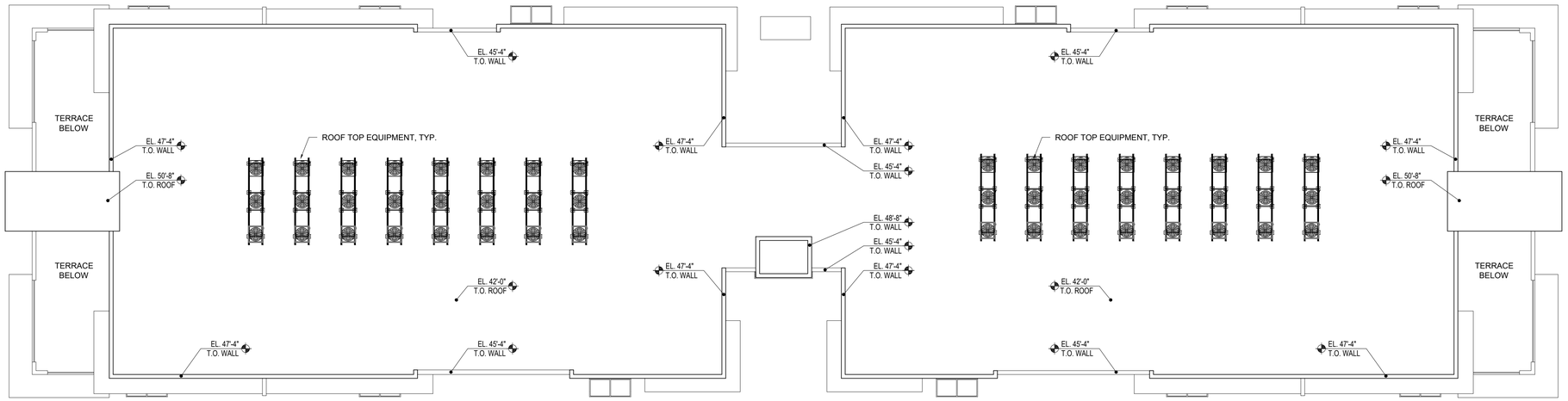


01 4TH FLOOR PLAN

BUILDINGS 1 & 3

SCALE: 3/32" = 1'-0"

N



02 ROOF PLAN

BUILDINGS 1 & 3

SCALE: 3/32" = 1'-0"

N

BUILDINGS 1 & 3 UNIT BREAKDOWN	
1 BEDROOM	= 14
2 BEDROOM	= 22
3 BEDROOM	= 7
TOTAL	= 43

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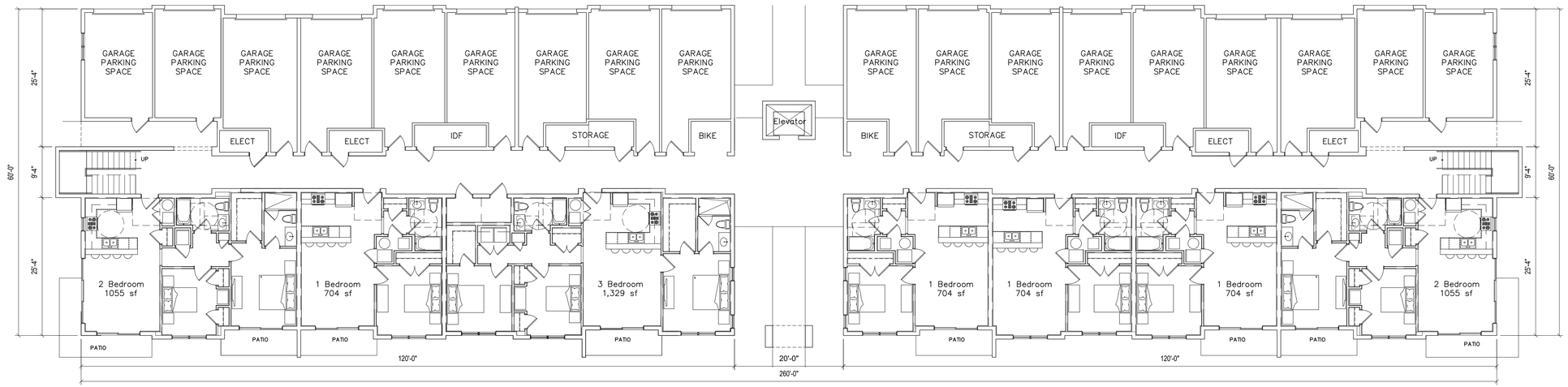
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REV #	DATE
1	1-14-2021

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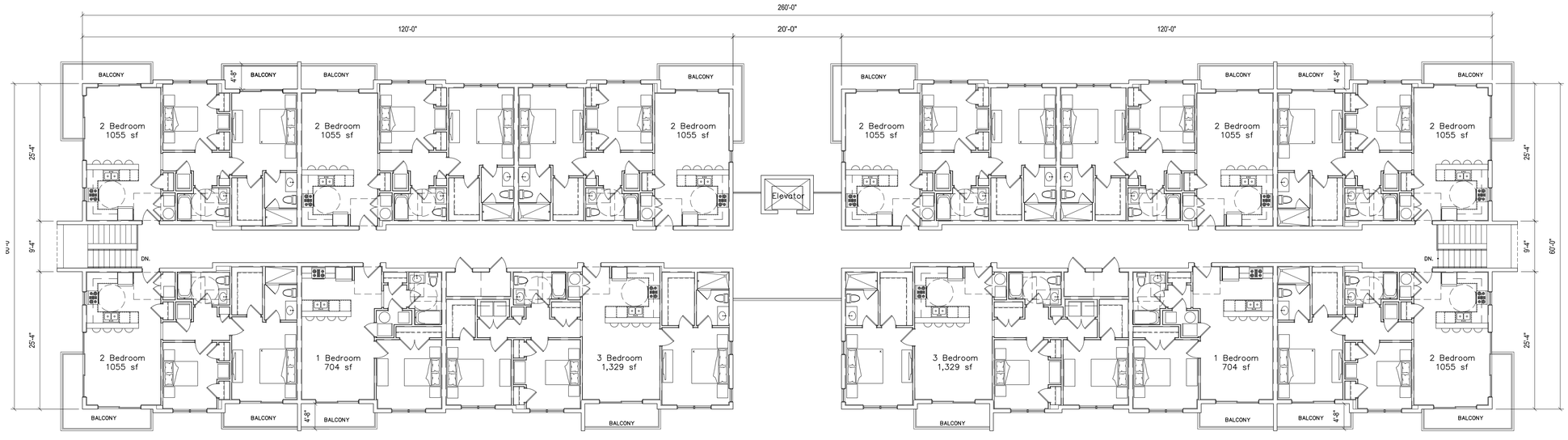


01 1ST FLOOR PLAN

BUILDINGS 2 & 4

SCALE: 3/32" = 1'-0"

N



02 2ND & 3RD FLOOR PLAN

BUILDINGS 2 & 4

SCALE: 3/32" = 1'-0"

N

BUILDINGS 2 & 4 UNIT BREAKDOWN	
1 BEDROOM	= 14
2 BEDROOM	= 22
3 BEDROOM	= 7
TOTAL	= 43

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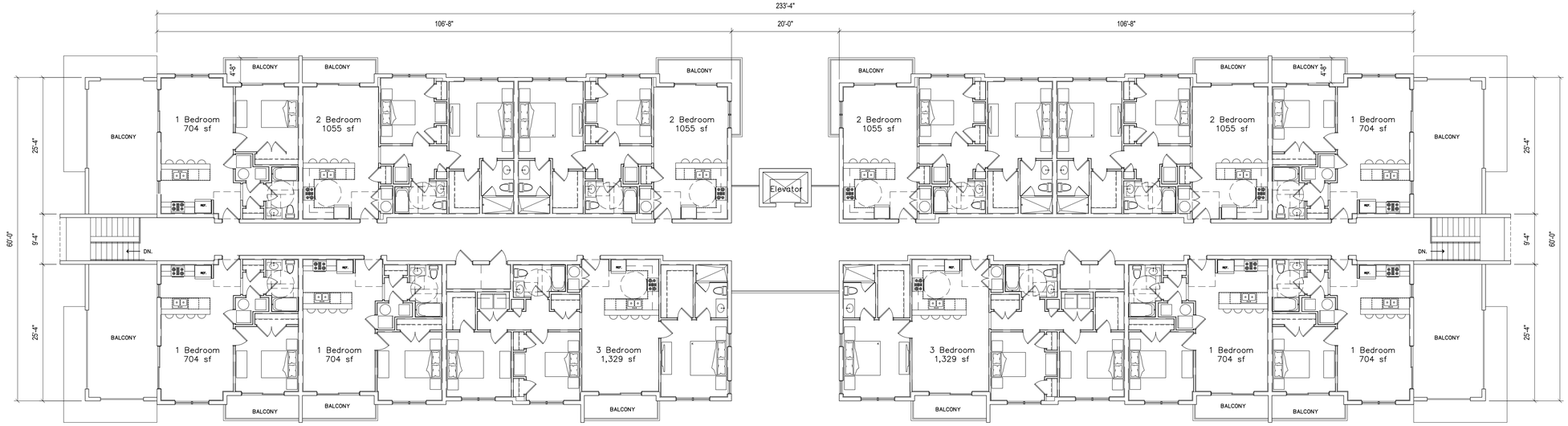
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DATE	9-10-2020

REV #	DATE
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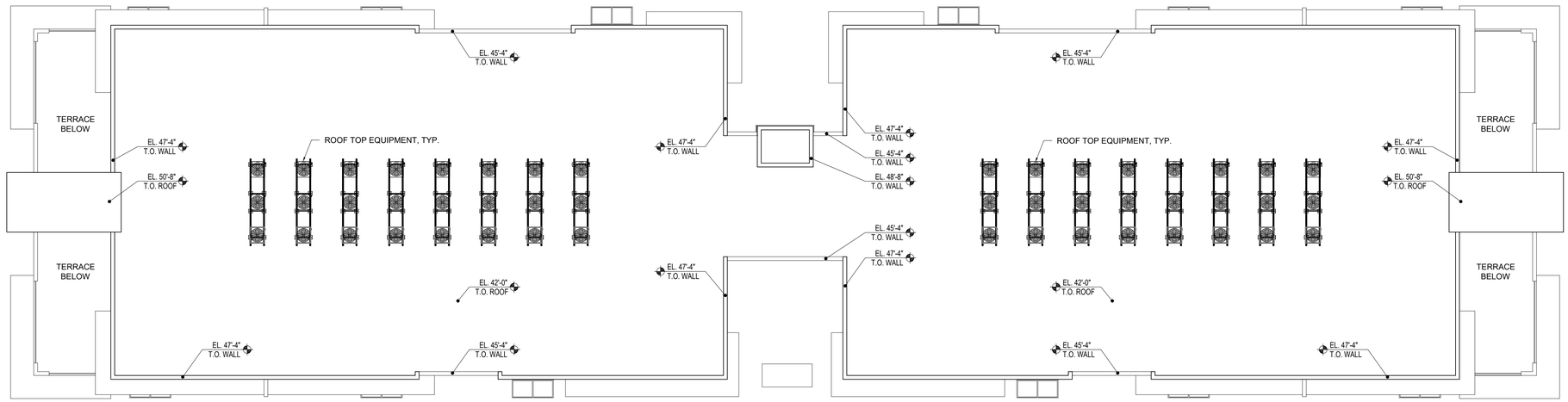


01 4TH FLOOR PLAN

BUILDINGS 2 & 4

SCALE: 3/32" = 1'-0"

N



02 ROOF PLAN

BUILDINGS 2 & 4

SCALE: 3/32" = 1'-0"

N

BUILDINGS 2 & 4 UNIT BREAKDOWN	
1 BEDROOM	= 14
2 BEDROOM	= 22
3 BEDROOM	= 7
TOTAL	= 43

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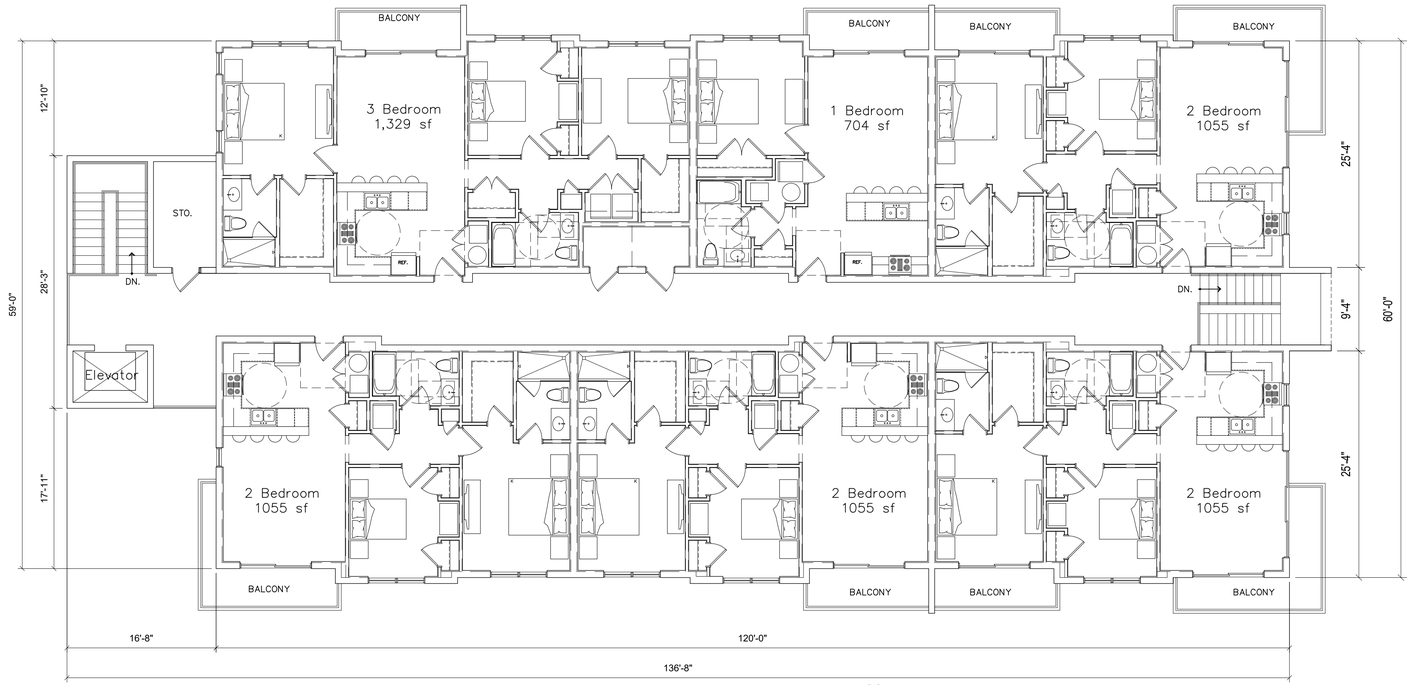
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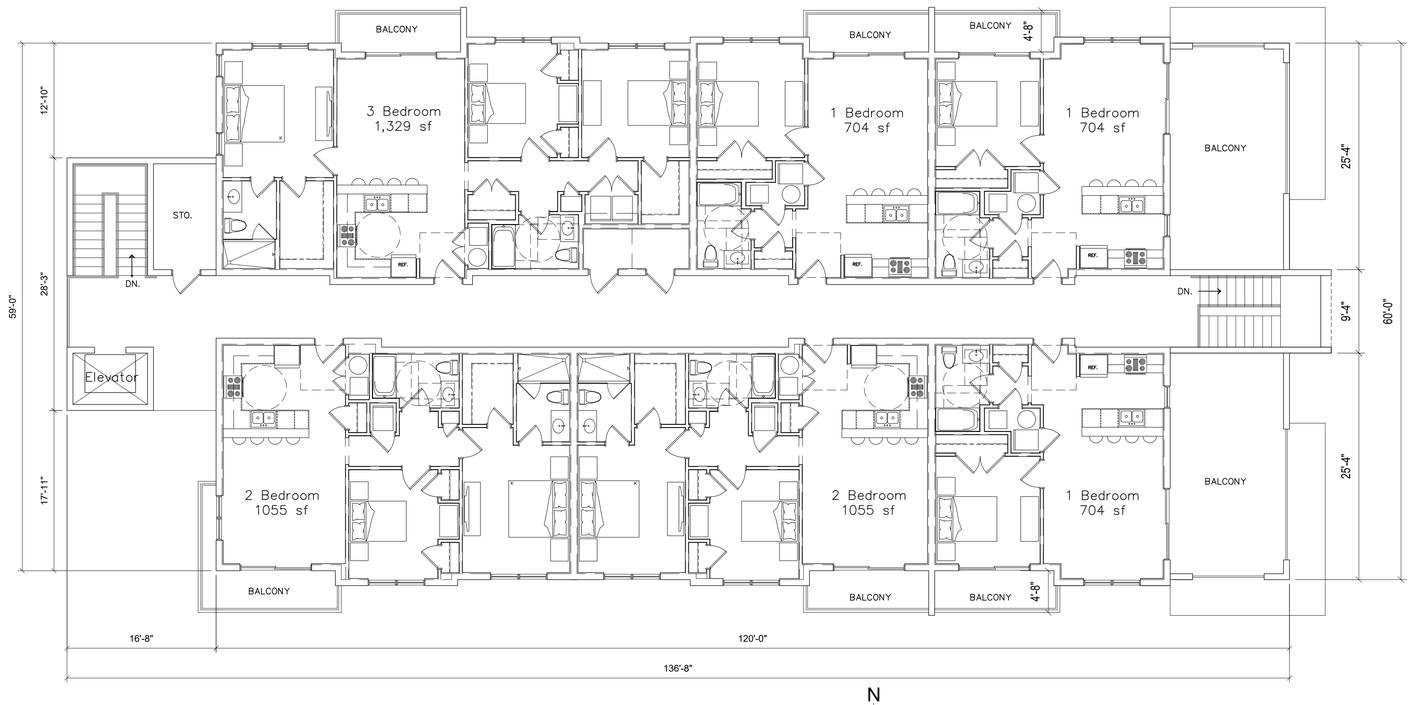


01 1ST FLOOR PLAN

BUILDING 5

SCALE: 1/8" = 1'-0"

N



02 2ND & 3RD FLOOR PLAN

BUILDING 5

SCALE: 1/8" = 1'-0"

N

BUILDING 5 UNIT BREAKDOWN	
1 BEDROOM	= 6
2 BEDROOM	= 14
3 BEDROOM	= 4
TOTAL	= 24

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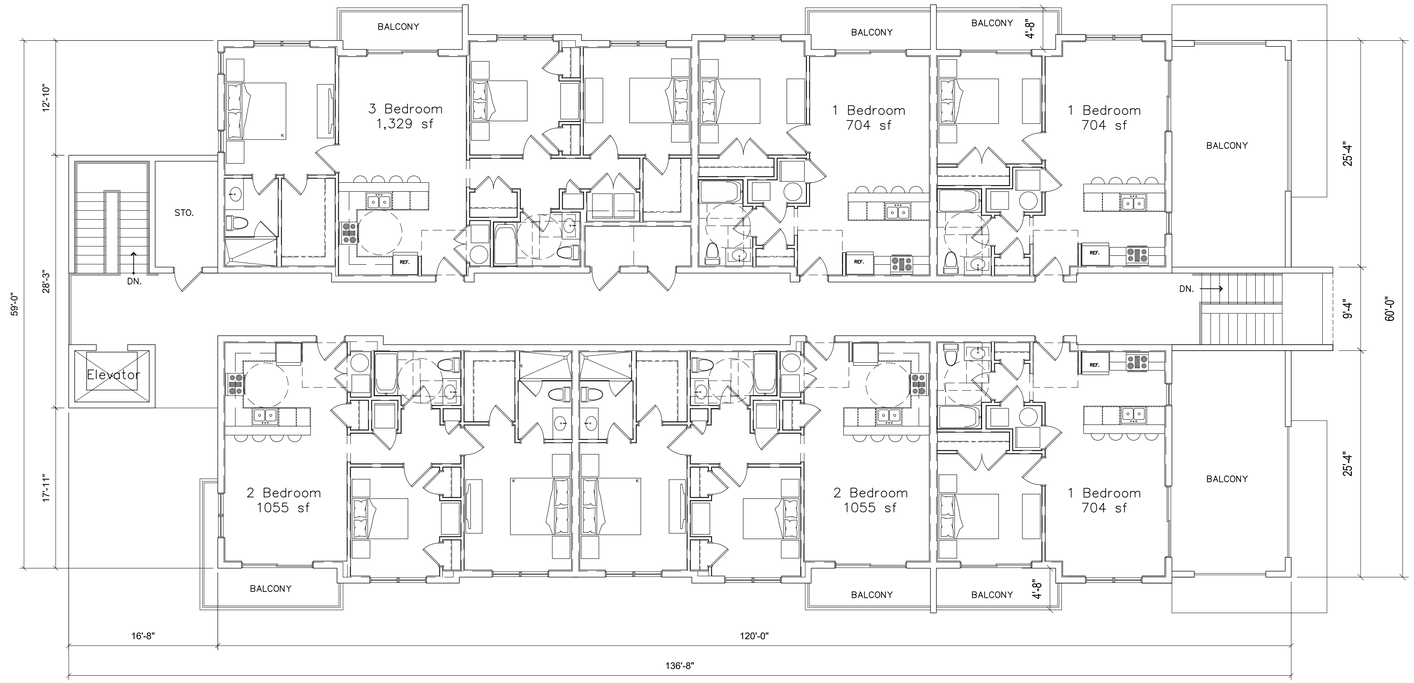
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DATE	
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1	1-14-2021

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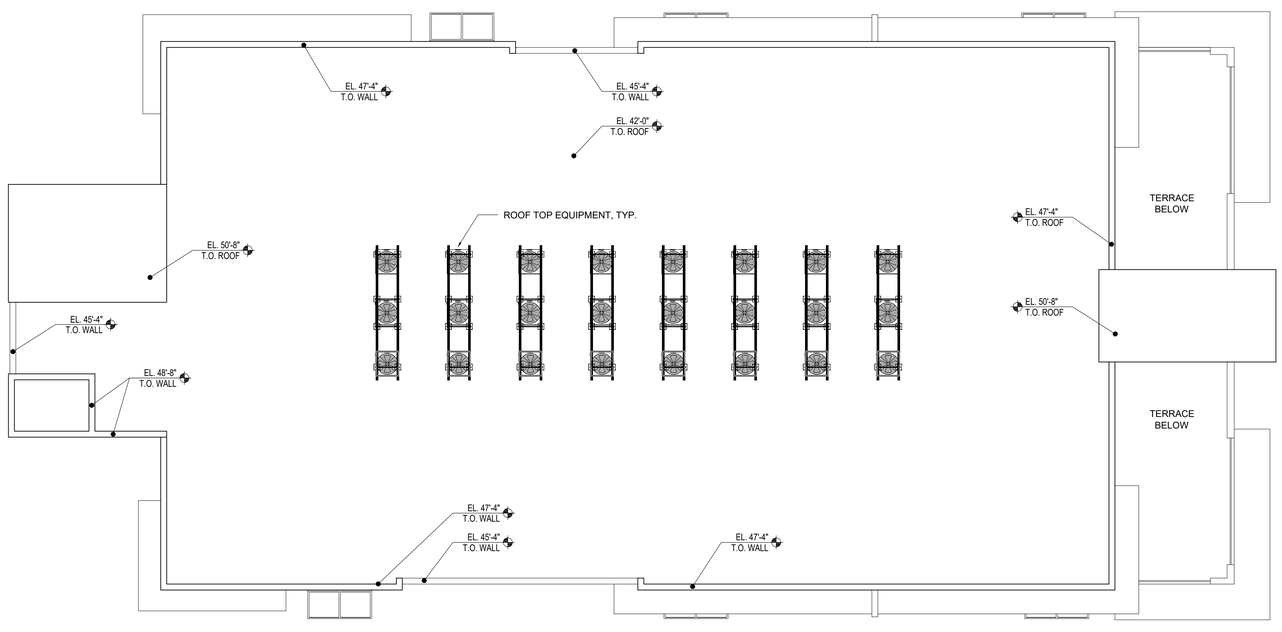
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01 4TH FLOOR PLAN

BUILDING 5

SCALE: 1/8" = 1'-0"



02 ROOF PLAN

BUILDING 5

SCALE: 1/8" = 1'-0"

BUILDING 5 UNIT BREAKDOWN	
1 BEDROOM	= 6
2 BEDROOM	= 14
3 BEDROOM	= 4
TOTAL	= 24

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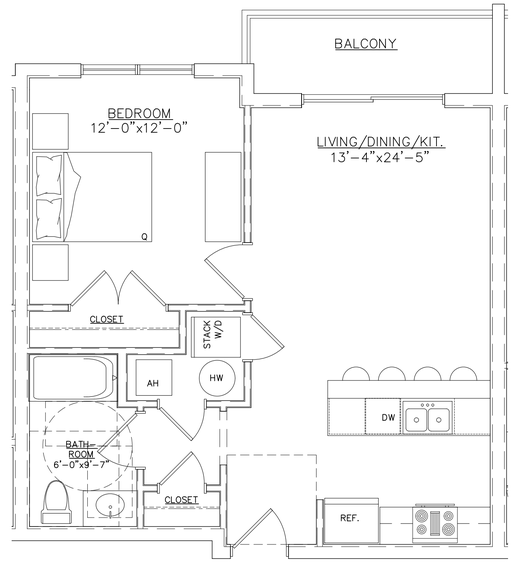
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PROJECT #	
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DATE	
	9-10-2020
REV #	DATE
1	1-14-2021

SHEET #

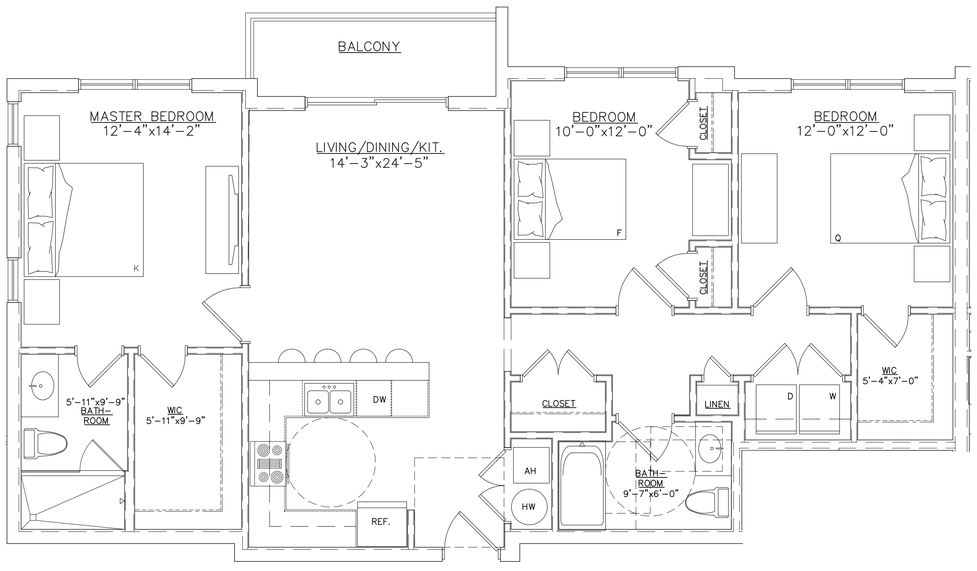
A-1.6

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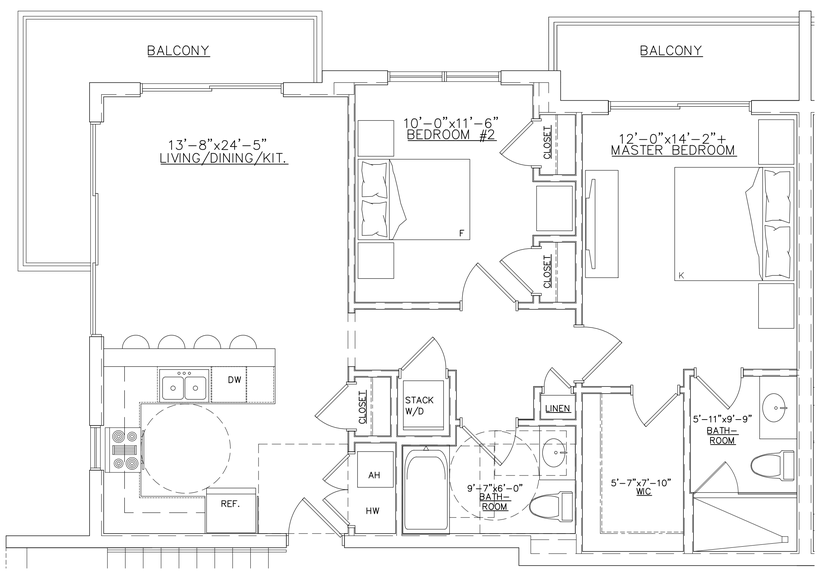
01 TYP. 1 BR APARTMENT FLOOR PLAN

704 SF | 1 BR 1 BATH SCALE: 1/4" = 1'-0"



03 TYP. 3 BR APARTMENT FLOOR PLAN

1329 SF | 3 BR 2 BATH SCALE: 1/4" = 1'-0"



02 TYP. 2 BR APARTMENT FLOOR PLAN

1055 SF | 2 BR 2 BATH SCALE: 1/4" = 1'-0"

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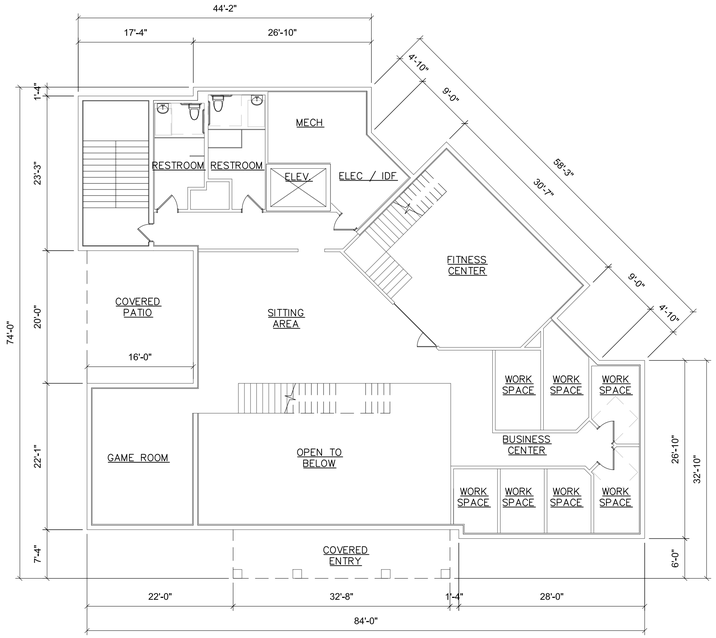
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PROJECT #	20-035
DATE	9-10-2020
REV #	DATE

SHEET #

A-1.7

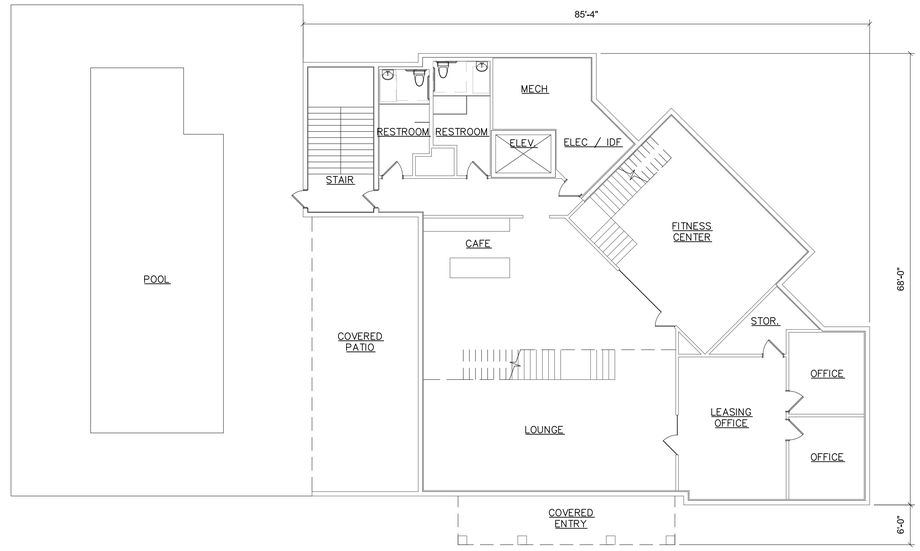
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02 2ND FLOOR PLAN

CLUBHOUSE

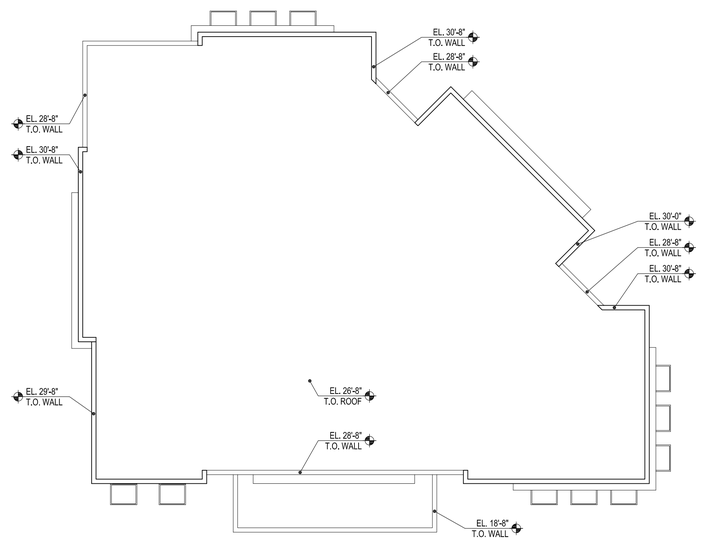
SCALE: 3/32" = 1'-0"



01 1ST FLOOR PLAN

CLUBHOUSE

SCALE: 3/32"=1'-0"



03 ROOF PLAN

CLUBHOUSE

SCALE: 3/32"=1'-0"



KEY PLAN

SCALE: NTS

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01 EAST ELEVATION

BUILDINGS 1 & 3 SCALE: 3/32" = 1'-0"



02 WEST ELEVATION

BUILDINGS 1 & 3 SCALE: 3/32" = 1'-0"



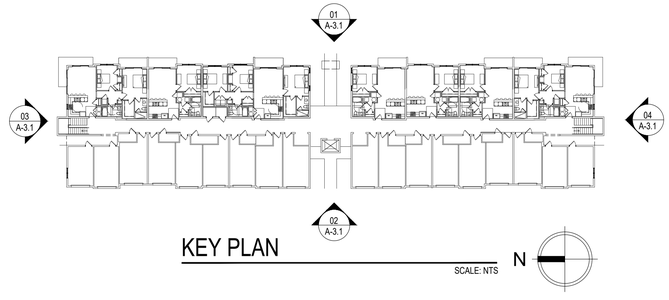
04 SOUTH ELEVATION

BUILDINGS 1 & 3 SCALE: 3/32" = 1'-0"



03 NORTH ELEVATION

BUILDINGS 1 & 3 SCALE: 3/32" = 1'-0"



KEY PLAN

SCALE: NTS N

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01 WEST ELEVATION

BUILDINGS 2 & 4 SCALE: 3/32" = 1'-0"



02 EAST ELEVATION

BUILDINGS 2 & 4 SCALE: 3/32" = 1'-0"



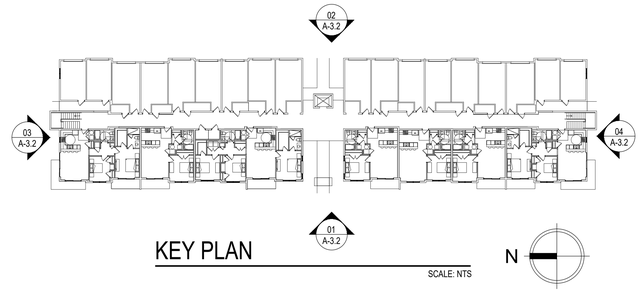
03 NORTH ELEVATION

BUILDINGS 2 & 4 SCALE: 3/32" = 1'-0"



04 SOUTH ELEVATION

BUILDINGS 2 & 4 SCALE: 3/32" = 1'-0"



KEY PLAN N

SCALE: NTS

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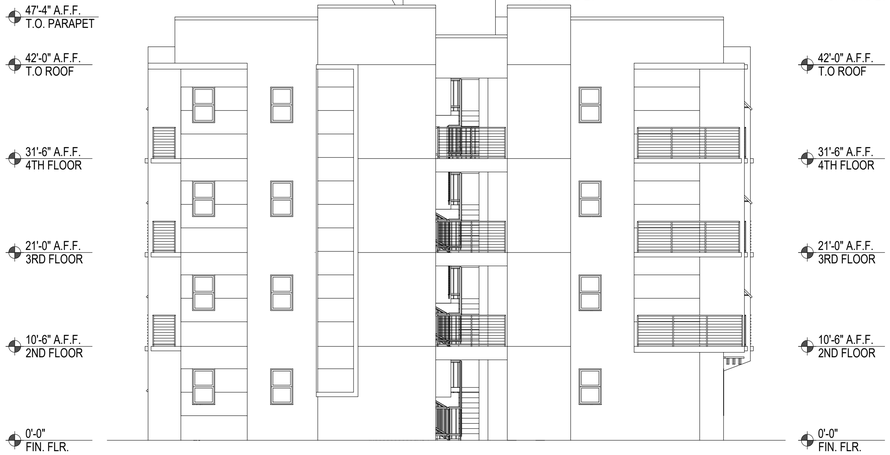
02 EAST ELEVATION

BUILDING 5 SCALE: 1/8" = 1'-0"



01 SOUTH ELEVATION

BUILDING 5 SCALE: 1/8" = 1'-0"



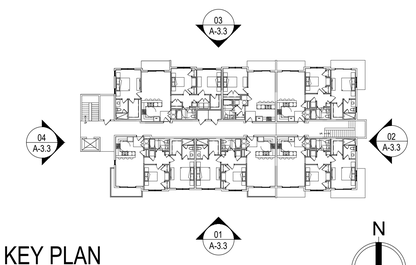
04 WEST ELEVATION

BUILDING 5 SCALE: 1/8" = 1'-0"



03 NORTH ELEVATION

BUILDING 5 SCALE: 1/8" = 1'-0"



KEY PLAN

SCALE: NTS

Claren Architecture + Design, Inc.
AA26002865
6400 CONGRESS AVE, SUITE 2150
BOCA RATON, FL 33487
561.961.4884
www.clarenarchitecture.com

New Apartment Complex

Central Parkway Apartments

Stuart, Florida

STATE OF FLORIDA
STEPHAN D. CLAREN
AR95258
REGISTERED ARCHITECT

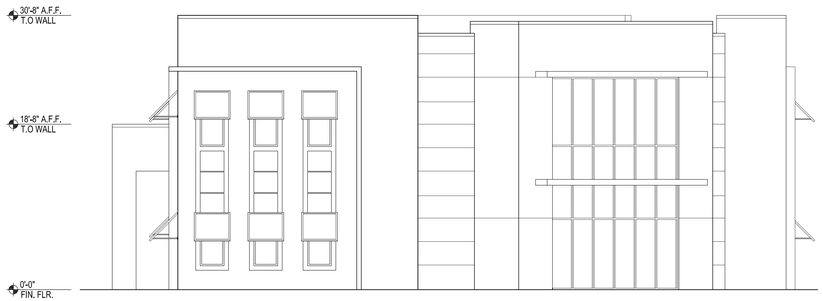
PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT #	
	20-035
DATE	
	9-10-2020
REV #	DATE
1	1-14-2021

SHEET #

A-3.3

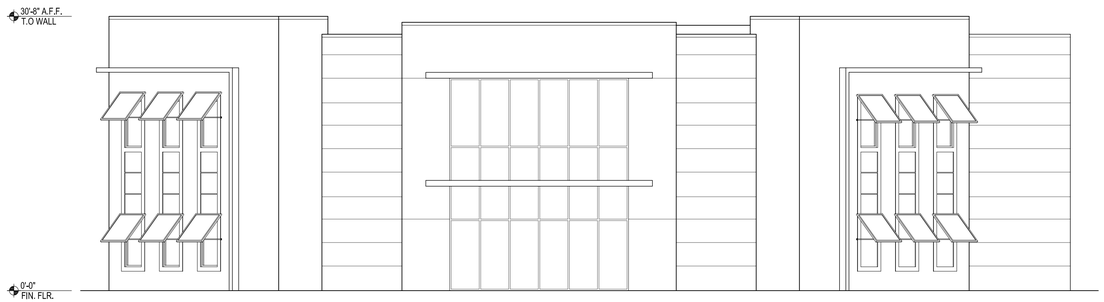
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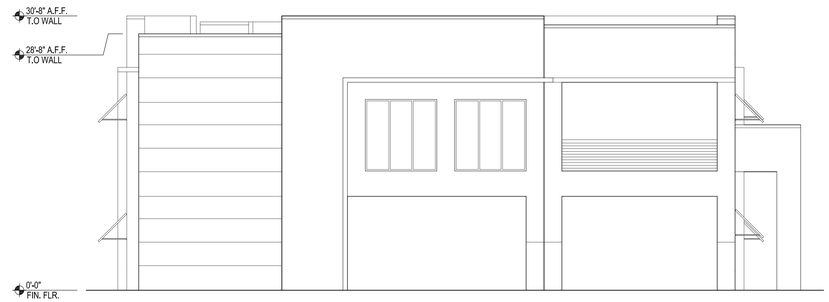
04 EAST ELEVATION
CLUBHOUSE SCALE: 1/8" = 1'-0"



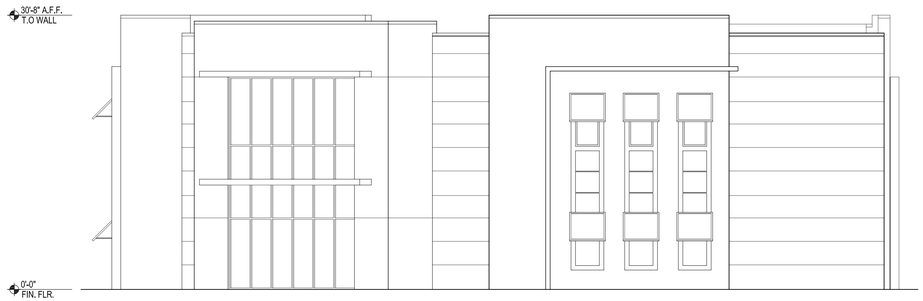
01 SOUTH ELEVATION
CLUBHOUSE SCALE: 1/8" = 1'-0"



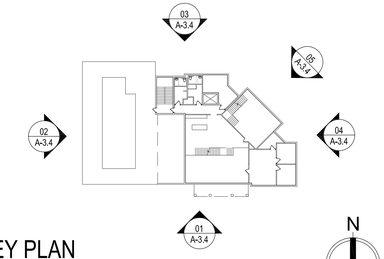
05 NORTHEAST ELEVATION
CLUBHOUSE SCALE: 1/8" = 1'-0"



02 WEST ELEVATION
CLUBHOUSE SCALE: 1/8" = 1'-0"



03 NORTH ELEVATION
CLUBHOUSE SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: NTS

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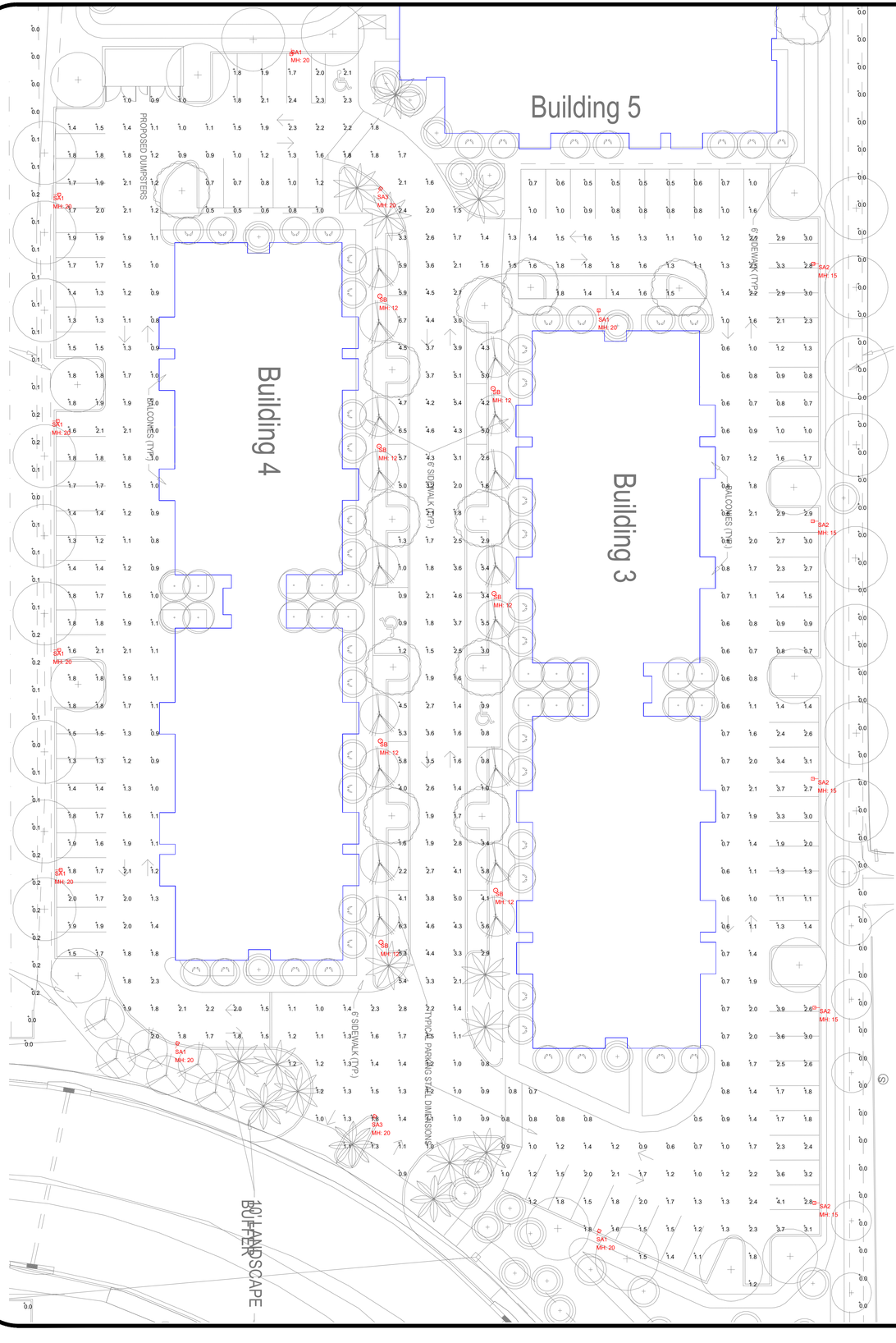
PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT #	20-035
DATE	9-10-2020

REV #	DATE
1	1-14-2021

SHEET #
A-3.4

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CENTRAL PARKWAY - SITE

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	WATTS	DIMMING	MOUNTING	REMARKS
SA1	LED SITE LIGHTING	LUMARK	PRV-PA1B-730-U-T3-WH-HSS / MA1017-XX	UNV	LED	74W	0-10V	20' POLE	NOTE 1
SA2	LED SITE LIGHTING	LUMARK	PRV-PA1B-730-U-T3-WH-HSS / MA1017-XX	UNV	LED	74W	0-10V	15' POLE	NOTE 2
SA3	LED SITE LIGHTING	LUMARK	PRV-PA1B-730-U-5WQ-WH / MA1017-XX	UNV	LED	74W	0-10V	20' POLE	NOTE 1
SB	LED PEDESTRIAN LIGHTING	INVUE	LXS-VA3-740-U-AST-S-WH / MA1036-XX	UNV	LED	99W	0-10V	12' POLE	NOTE 3

FIXTURE SCHEDULE NOTES

NOTE 1: FIXTURE MOUNTED ON 20' VALMONT ALUMINUM DIRECT-BURIAL POLE #1908-30504TE-P2-FINISH
NOTE 2: FIXTURE MOUNTED ON 15' VALMONT ALUMINUM DIRECT-BURIAL POLE #1408-30404TE-P2-FINISH
NOTE 3: FIXTURE MOUNTED ON 12' VALMONT ALUMINUM DIRECT-BURIAL POLE #1108-30404TE-P2-FINISH

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT **RYAN HUFF** AT LIGHTING DYNAMICS: #772-285-7169; RHUFF@LIGHTINGDYNAMICS.COM

Photometrics Calculation Software Generated Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	20	SA1	SINGLE	6627	6627	0.900	74	74
	5	SA2	SINGLE	6627	6627	0.900	74	74
	4	SA3	SINGLE	9280	9280	0.900	74	74
	14	SB	SINGLE	8200	8200	0.900	99	99

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BUILDING 1 & 2 IN-BETWEEN LOT	Illuminance	Fc	3.13	7.0	0.6	5.22	11.67
BUILDING 1 PARKING LOT	Illuminance	Fc	1.49	3.3	0.6	2.48	5.50
BUILDING 2 PARKING LOT	Illuminance	Fc	1.52	3.2	0.6	2.53	5.33
BUILDING 3 & 4 IN-BETWEEN LOT	Illuminance	Fc	3.15	6.7	0.8	3.94	8.38
BUILDING 3 PARKING LOT	Illuminance	Fc	1.50	4.1	0.5	3.00	8.20
BUILDING 4 PARKING LOT	Illuminance	Fc	1.47	2.8	0.5	2.94	5.60
PROPERTY LINE	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.

LIGHTING DYNAMICS INCORPORATED

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

No.	Revision/Issue	Date
7	PHOTOMETRIC STUDY	01/13/21
6	PHOTOMETRIC STUDY	11/11/20
5	ADDED POLE DETAIL	11/09/20
4	ADDED POLE DETAIL	11/05/20
3	PHOTOMETRIC STUDY	11/04/20
2	PHOTOMETRIC STUDY	10/28/20
1	PHOTOMETRIC STUDY	10/27/20

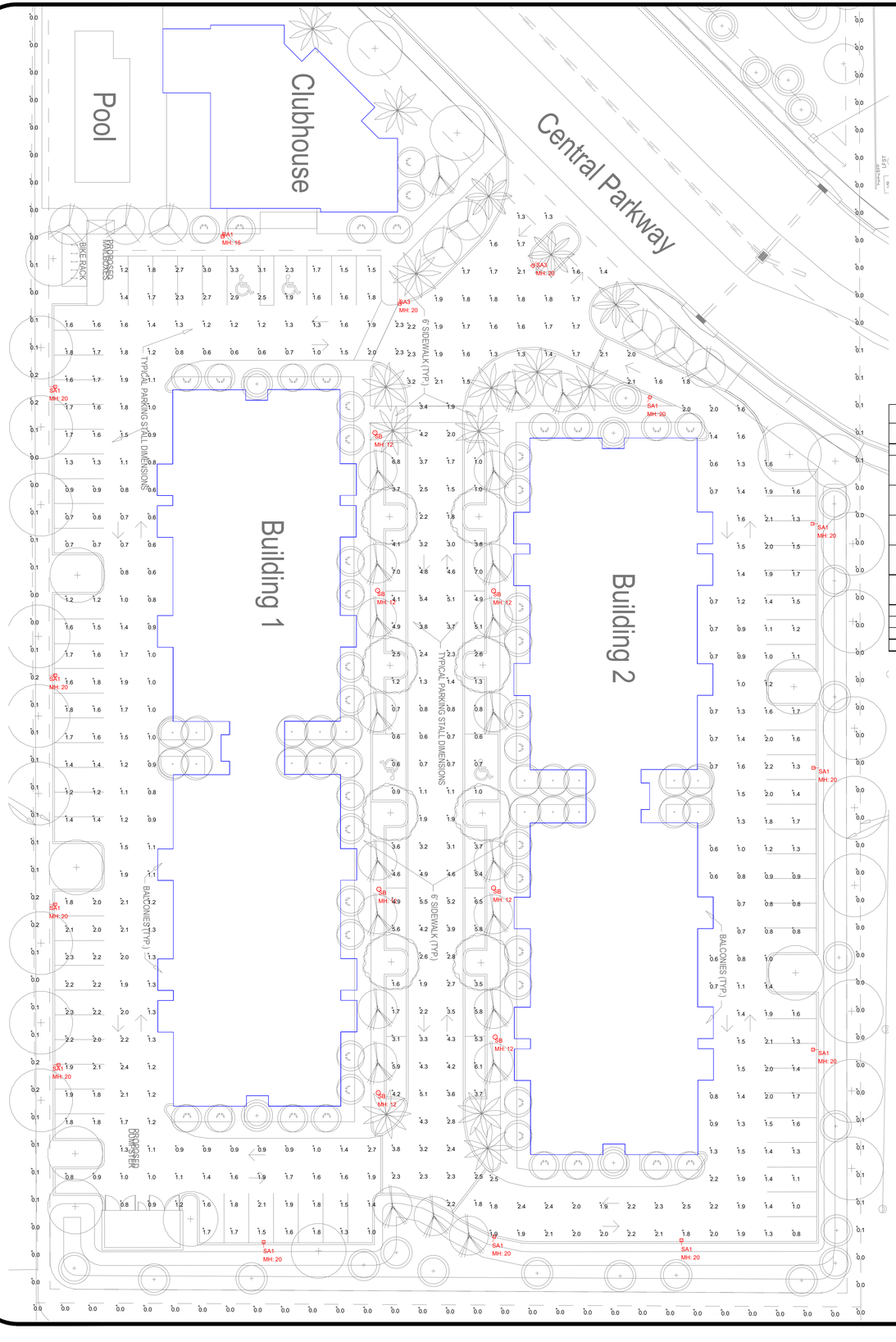
LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

CENTRAL PARKWAY
Site - North Section
Stuart, FL

FILE J:\PROJECTS\2020\OCTOBER
CLIENT Claren Architecture

Project	Sheet
Central Parkway	L1.1
Date: 01/13/2021	
Scale: 3/64" = 1'-0"	DRAWN BY: RH



CENTRAL PARKWAY - SITE

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Project Name and Address

CENTRAL PARKWAY
Site - South Section
Stuart, FL

FILE J:\PROJECTS\2020\OCTOBER
CLIENT Claren Architecture

Project	Sheet
Central Parkway	L1.2
Date: 01/13/2021	
Scale: 3/64" = 1'-0"	DRAWN BY: RH