

Location Map



Legal Description

LOTS 1, 2, AND 3, BLOCK 19, RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF FILED MARCH 26, 1925, RECORDED IN PLAT BOOK 4, PAGE 98, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, TOGETHER WITH THE NORTHERLY ONE-HALF AND THE SOUTHERLY ONE-HALF OF THE ABANDONED STREET FORMERLY KNOWN AS THE EASTERLY EXTENSION OF HIBISCUS AVENUE, LOCATED BETWEEN LOT 4, BLOCK 18, AND LOT 1, BLOCK 19, OF THE AFORESAID PLAT OF RIVERSIDE PARK.

SITUATE IN THE COUNTY OF MARTIN, STATE OF FLORIDA.

Landscape Notes

1. PLANT AND LANDSCAPE MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1, AS GIVEN IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, AS PREPARED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES.

2. A 3" THICK LAYER OF ORGANIC NON-CYPRESS MULCH SHALL BE APPLIED TO ALL LANDSCAPE AND PLANTING AREAS.

3. ALL EXOTIC VEGETATION TO BE REMOVED FROM DEVELOPMENT AREA.

4. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED THAT IS CAPABLE OF PROVIDING 100% COVERAGE TO ALL LANDSCAPE AND PLANTING AREAS AND HAVE AN AUTOMATIC MOISTURE SENSOR.

5. IRRIGATION SOURCE TO BE POTABLE WATER. IRRIGATION PLANS SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.

6. EXISTING TREES THAT ARE TO REMAIN SHALL BE BARRICADED ACCORDING TO CITY OF STUART ORDINANCES.

7. THIS PLAN HAS BEEN DESIGNED TO MEET WITH THE TREE PLANTING REQUIREMENTS CONTAINED WITHIN THE FPL DOCUMENT ENTITLED "PLANT THE RIGHT TREE IN THE RIGHT PLACE."

8. 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 THIRTY (30) FEET ] SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF THIRTY (30) FEET FROM THE NEAREST OVERHEAD POWER LINE. MEDIUM HEIGHT TREE [HEIGHT AT MATURITY BETWEEN TWENTY (20) AND THIRTY (30) FEET] SHALL BE OFFSET AT LEAST TWENTY (20) FEET AND SMALL TREES [ HEIGHT AT MATURITY OF LESS THAN (20) FEET ] REQUIRE NO OFFSET.

9. NO TREE, SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY 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 FRONT LENGTH PLUS TWO (2) FEET FROM POWER LINES.

Site Data

PCN	32-37-41-004-019-00010-3		
ZONING	UW - URBAN WATERFRONT		
FUTURE LAND USE	MARINE & INDUSTRIAL		
EXISTING LAND USE	OFFICES/ MARINA		
PROPOSED USE	HOTEL		

	SF	AC	%
TOTAL SITE AREA (PER SURVEY/ PROPERTY LINE)	27,572	0.63	100.0%
IMPERVIOUS AREA	21,454	0.493	77.81%
PROPOSED BUILDING	20,100	0.46	72.9%
PARKING / V/A (NOT UNDER BUILDING)	442	0.01	1.6%
CONCRETE WALKS, RAMPS, ETC., (NOT UNDER BUILDING)	912	0.02	3.3%

PERVIOUS AREA	6,118	0.140	22.19%
LANDSCAPE AREA	6,118	0.140	22.2%

	REQ.	PROVIDED
PARKING	39	55
TOTAL		
HOTEL, 1 SPACE PER RENTAL ROOM (37 ROOMS)	37	
2 SPACES PER 3 EMPLOYEES (3 EMPLOYEES)	2	
ADA ACCESSIBLE SPACES		3

	PROVIDED
PROPOSED ROOMS	37
TOTAL	
1 BEDROOM (900 SF)	23
2 BEDROOMS (1100 SF)	14

Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES, PALMS & CYCADS					
CES*	9	Conocarpus erectus 'Sericeus'	Silver Buttonwood	2" CAL., 12"x 6", standards	AS
PL	15	Polyalthia longifolia 'Pendula'	Mast Tree	12' OA, matching, FTB	AS
SP*	12	Sabal Palmetto	Sabal Palm	staggered heights, 8' CT, 14' CT, 20' CT	AS
VA1	9	Veitchia arecina 'Montgomeryana'	Montgomery Palm, single	26' OA, single, FF, matching	AS

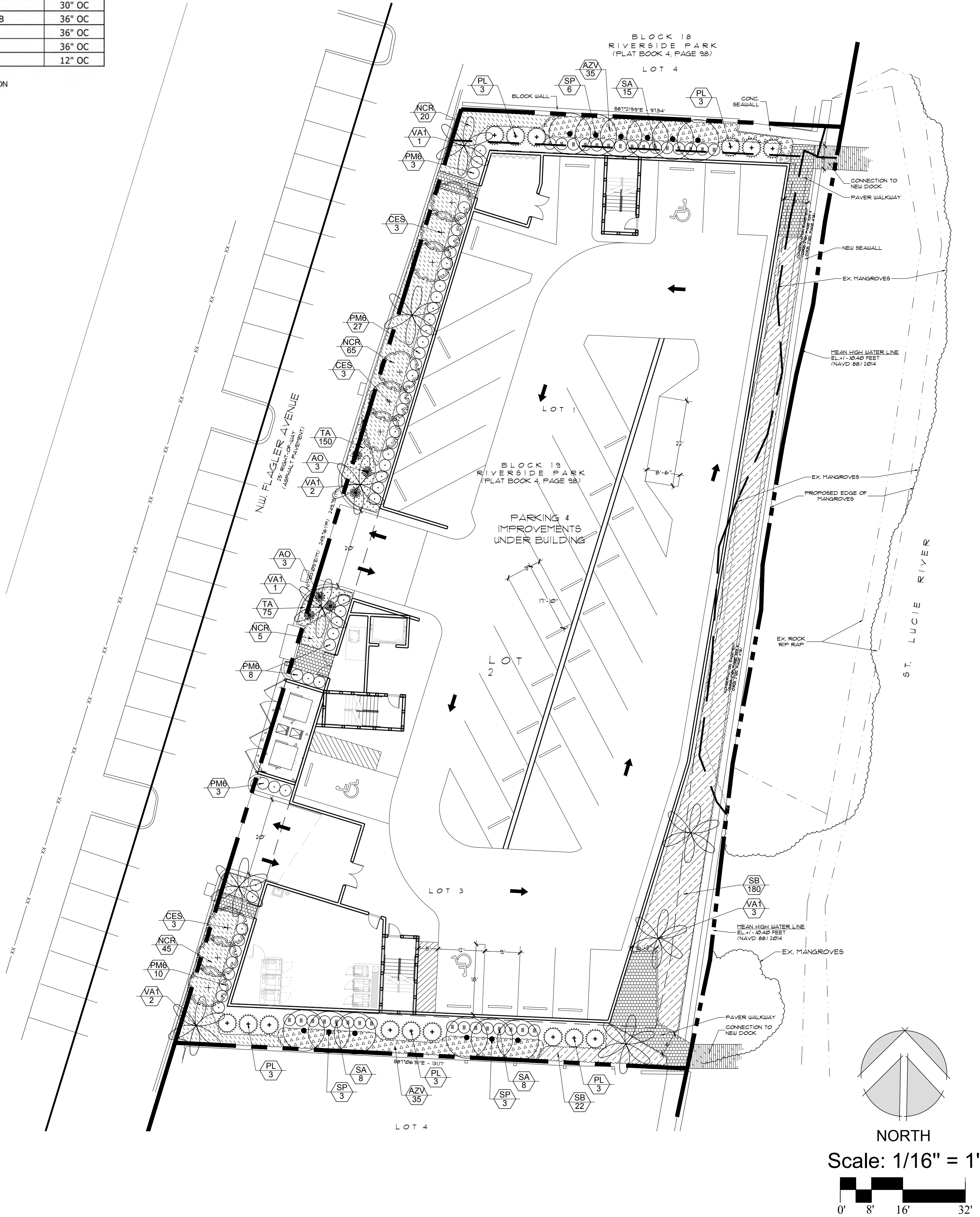
SHRUBS & GROUNDCOVERS					
AO	6	Alcantarea odorata	Odorata Bromeliad	36"x 30"	AS
AZV	70	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	7g, 24"x 30"	36" OC
NCR	135	Neomarica caerulea 'Regina'	Giant Apostle's Iris	3g, 30"x 24"	30" OC
PM6	51	Podocarpus macrophyllus 'Maki'	Podocarpus	6'x 2.5' min., matching, FTB	36" OC
SA	31	Schefflera arboricola	Green Dwarf Schefflera	7g, 36"x 20"	36" OC
SB*	202	Spartina bakeri	Sand Cordgrass	3g, 36"x 30"	36" OC
TA	225	Trachelospermum asiaticum	Asiatic Jasmine Minima	1g, 6"x 12", full pots	12" OC

\*DENOTES FLORIDA NATIVE PLANT MATERIAL  
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2015 EDITION

Xeriscape Table

(A total of 50 pts. are required)

3. 51% OR MORE OF THE GRASS AREAS ARE MADE UP OF A DROUGHT TOLERANT SPECIES FROM THE LIST.	10 pts.
4. 51% OR MORE OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST.	10 pts.
5. 51% OR MORE OF THE REQUIRED TREES ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST.	10 pts.
7. SOD AREA LESS THAN 50% OF LANDSCAPE AREA	10 pts.
8. UTILIZATION OF COMPACTED MULCH BEDS AT LEAST THREE INCHES DEEP IN ALL PLANTED AREAS EXCEPT GROUND COVER.	10 pts.
TOTAL PROVIDED POINTS	50 pts.



McCARTY & ASSOCIATES

LAND PLANNING  
AND DESIGN

STUART • FT. PIERCE

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Stuart, Florida

Landscape Plan



Drawn By \_\_\_\_\_ DMS  
Checked By \_\_\_\_\_ MM  
Scale \_\_\_\_\_ 1/16"=1'  
Drawing Date \_\_\_\_\_ 12/7/2020