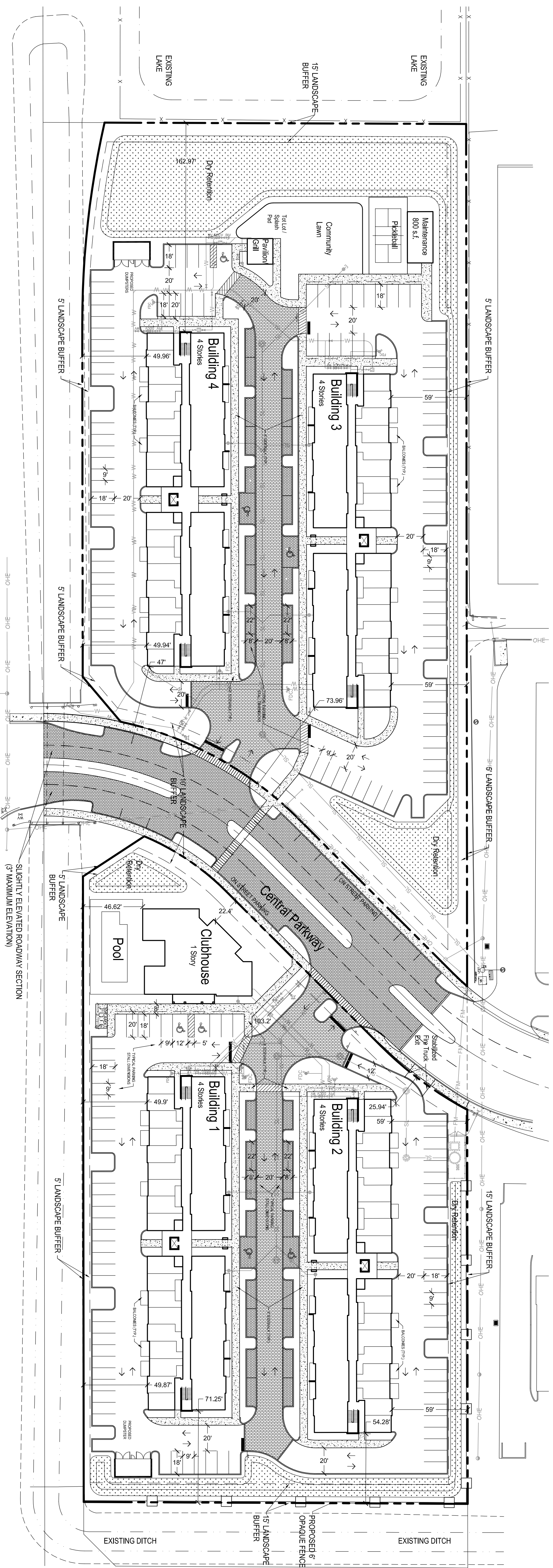


Central Parkway

City of Stuart, Florida



Site Data

Parcel Size:	290,088.29 s.f.	6.55 Acres
North:	161,340.22 s.f.	3.70 Acres
South:	128,747.77 s.f.	2.95 Acres
Total Residential Units:		172
Density:		25.86 D.U. / Acre
Building Height:		4⁵ Maximum (4 Stories)
Parcel Control Number:		0838410000000304
Existing Use:		Vacant
Proposed Use:		Multifamily Residential
Existing Zoning:		RPUD
Proposed Zoning:		RPUD
Future Land Use:		Office / Residential

Improvements:	195,519.23 s.f.	4.48 Acres	68%
Buildings (Plan view outline)	65,864 s.f.	1.51 Acres	23%
Vehicle User Area: (Excludes area inside building)	108,578.97 s.f.	2.49 Acres	37%
Severables & Pool Deck:	20,176.26 s.f.	.46 Acres	7%
Pool:	900 s.f.	.02 Acres	1%
Penetives:	94,578.65 s.f.	2.17 Acres	32%
Landscape Area:	61,464.08 s.f.	1.41 Acres	21%
Dry Retention Area:	33,083.97 s.f.	.76 Acres	11%

Open Space:		Required: 30% Minimum	Provided: 32%
Total Open Space Provided = 94,578.65 s.f. (2.17 Acres)			32%
Total Open Space Less Interior Open Areas = 79,290.27 (1.82 Acres)			27%

Parking Calculations:		Required:	Provided:
1.5 Spaces per 1 Bedroom Unit	54	62 @ (1 Unit)	
50 Units x 1.5 = 75 Spaces			
2 Spaces per 2 Bedroom Units	176	176 @ (161 Unit)	
88 Units x 2 = 176 Spaces			
2 Spaces per 3 Bedroom Units	56	56 @ (27 Unit)	
28 Units x 2 = 56 Spaces			
Guest / Clubhouse	0		9
Total:	316		303

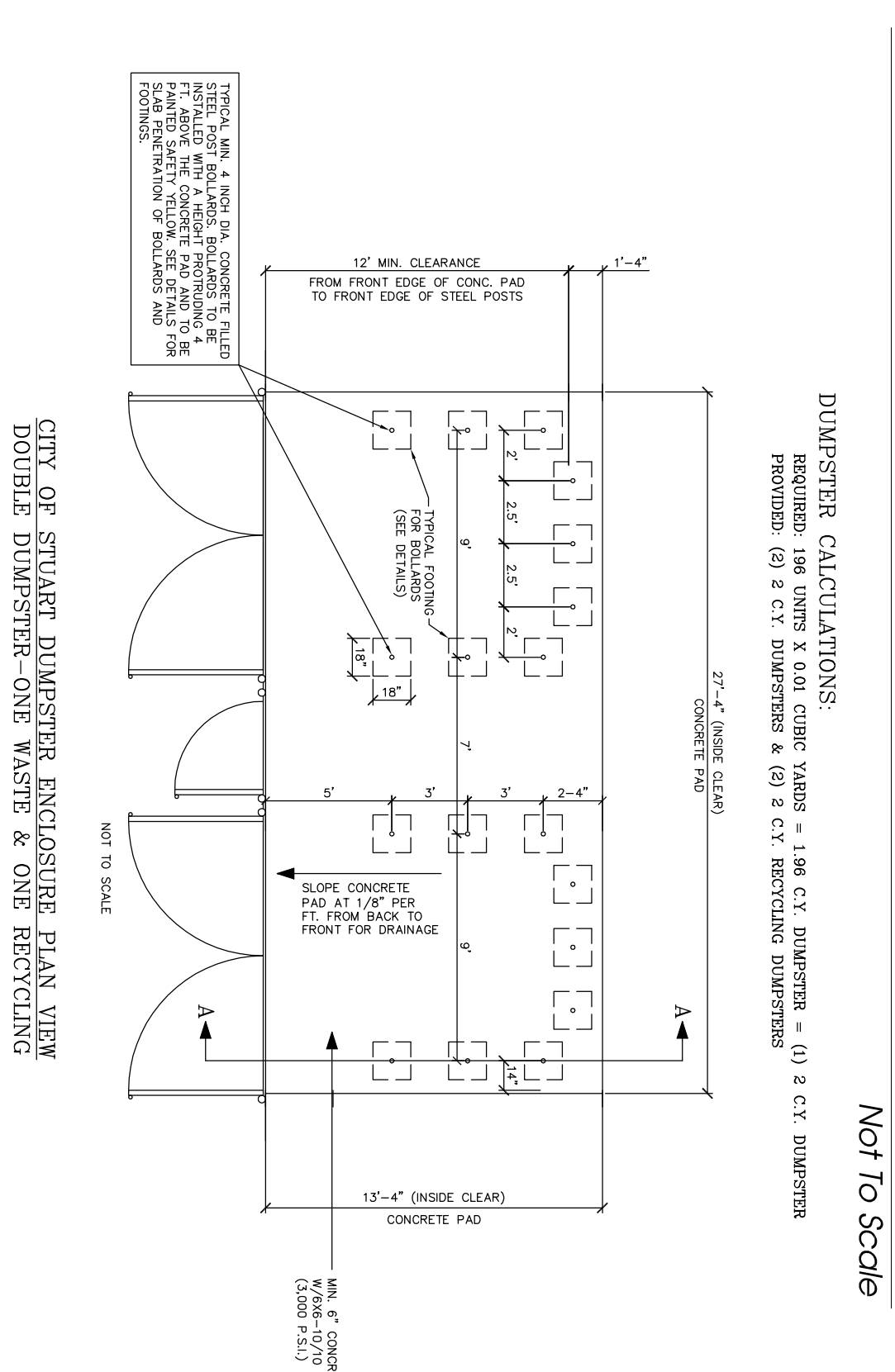
Building Data:			
Total Proposed Building Areas: (All Buildings All Floors)	242,702 s.f.		
Total Proposed Residential Building Areas: (All Residential Buildings All Floors)	232,268 s.f.		
Total Proposed Ground Floor Building Areas: (All Buildings)	63,894 s.f.		

Buildings #1-4 (Shown as each building)			
Total Proposed Building Areas: (All Floors)	59,147 s.f.		
Ground Floor	14,917 s.f.		
Second Floor	14,881 s.f.		
Third Floor	14,881 s.f.		
Fourth Floor	13,568 s.f.		

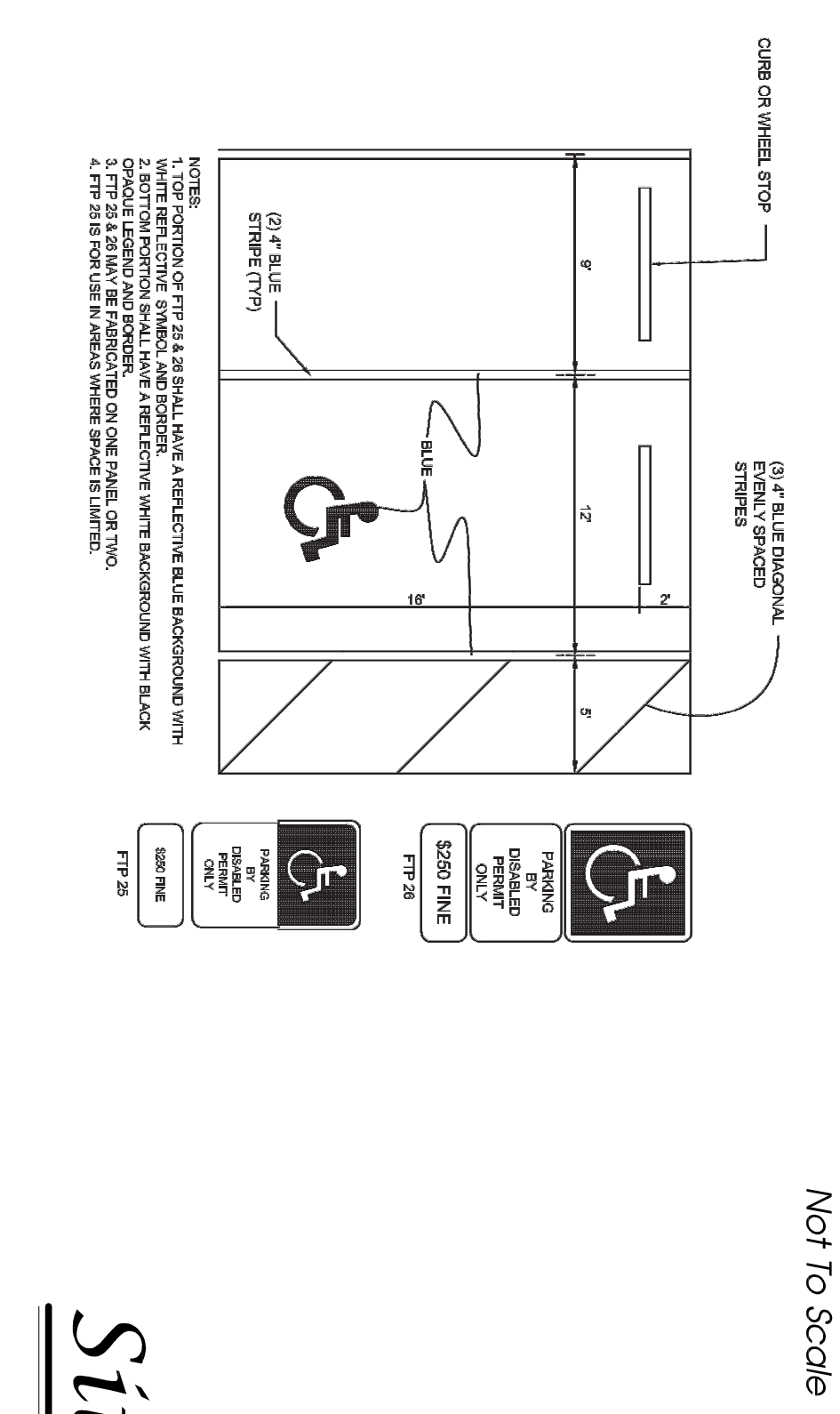
Clubhouse Building			
Total Proposed Building Areas:	8,914 s.f.		
Ground Floor Building Area	4,094 s.f.		
Ground Floor Covered Entrance Area	240 s.f.		
Ground Floor Outdoor Patio Area	662 s.f.		
Second Floor Outdoor Patio Area	3,998 s.f.		
Second Floor Outdoor Patio Area	320 s.f.		
Maintenance Building Area:	1,200 s.f.		
Pavilion Area	800 s.f.		
	400 s.f.		

Total Residential Units: (All Floors)			
Building #1	14	22	7
Building 2	14	22	7
Building 3	14	22	7
Building 4	14	22	7
Sub-total:	56	88	28
			172

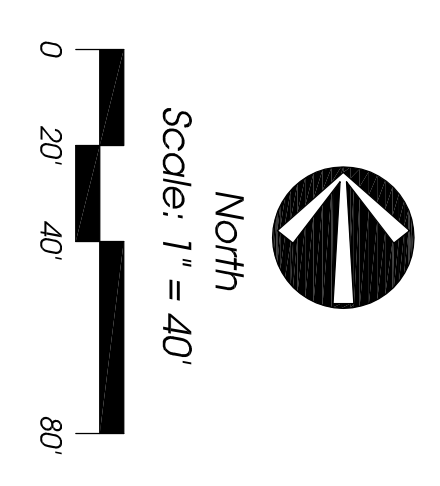
City of Stuart Dumpster Detail



Standard & Handicap Parking Space Detail



Site Plan



Job No.:	19-1002
Drawn By:	JWS
Submittal Dates:	5-21-2020
11-5-2020	11-10-2020
1-14-2021	1-14-2021
2-1-2021	2-18-2021
2-23-2021	3-25-2021
3-11-2021	3-25-2021
Revision Dates:	11-5-2020
Bedroom Types:	11-10-2020
Track Rods:	11-10-2020
City Comments:	1-14-2021, 2-1-2021, 3-23-2021
City Comments:	3-11-2021
City Comments:	3-25-2021

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. The landscape architect is not responsible for the construction of the landscape architect's work.

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

ABBREVIATIONS LEGEND

Table with 4 columns of abbreviations and their corresponding symbols or descriptions, including terms like AIR CONDITIONING, ALUMINUM, ANCHOR, etc.

LEGEND

Table with 2 columns of symbols and their corresponding descriptions, including POSTED SIGN, LIGHT POLE, WOOD POWER POLE, etc.

N 00°07'08" W 2648.28'(C)

SOUTHWEST 1/4
SECTION 9

SECTION 9 SW SECTION CORNER
CCR DOC# 87048
NOT FND

N 89°38'19" W 2641.01'(C)

PARCEL ID:
09-38-41-000-000532-0
ORB 2791, PG 1887
UNPLATTED LANDS
(VACANT)

PARCEL ID:
09-38-41-000-000533-0
ORB 2791, PG 1887
UNPLATTED LANDS
(VACANT)

PARCEL ID:
09-38-41-000-000531-0
ORB 2674, PG 1100
UNPLATTED LANDS
(VACANT)

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

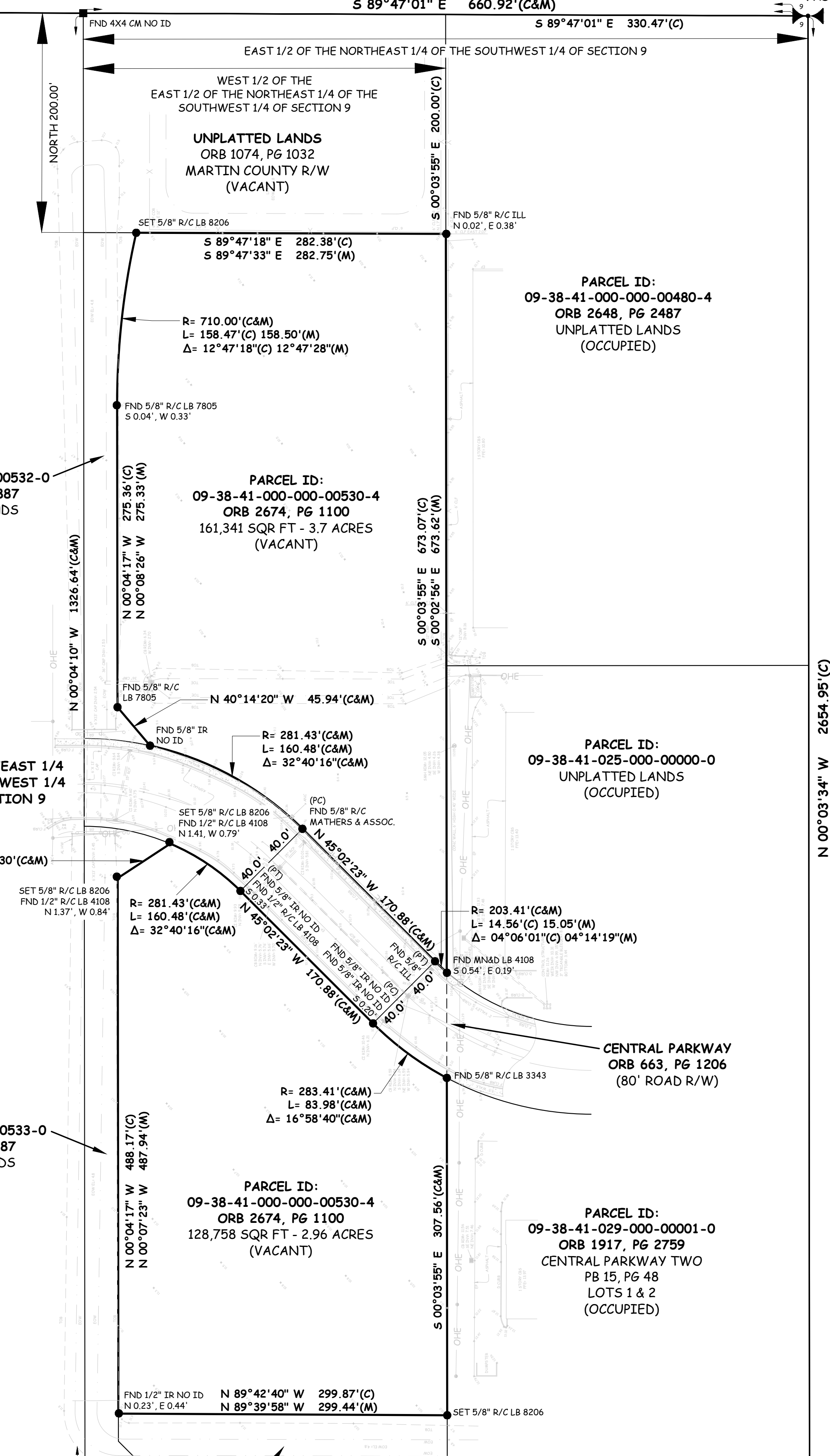
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09-38-41-000-000480-4
ORB 2648, PG 2487
UNPLATTED LANDS
(OCCUPIED)

PARCEL ID:
09-38-41-000-000530-4
ORB 2674, PG 1100
161,341 SQR FT - 3.7 ACRES
(VACANT)

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

PARCEL ID:
09-38-41-000-000530-4
ORB 2674, PG 1100
128,758 SQR FT - 2.96 ACRES
(VACANT)

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



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

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 BY 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:

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

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

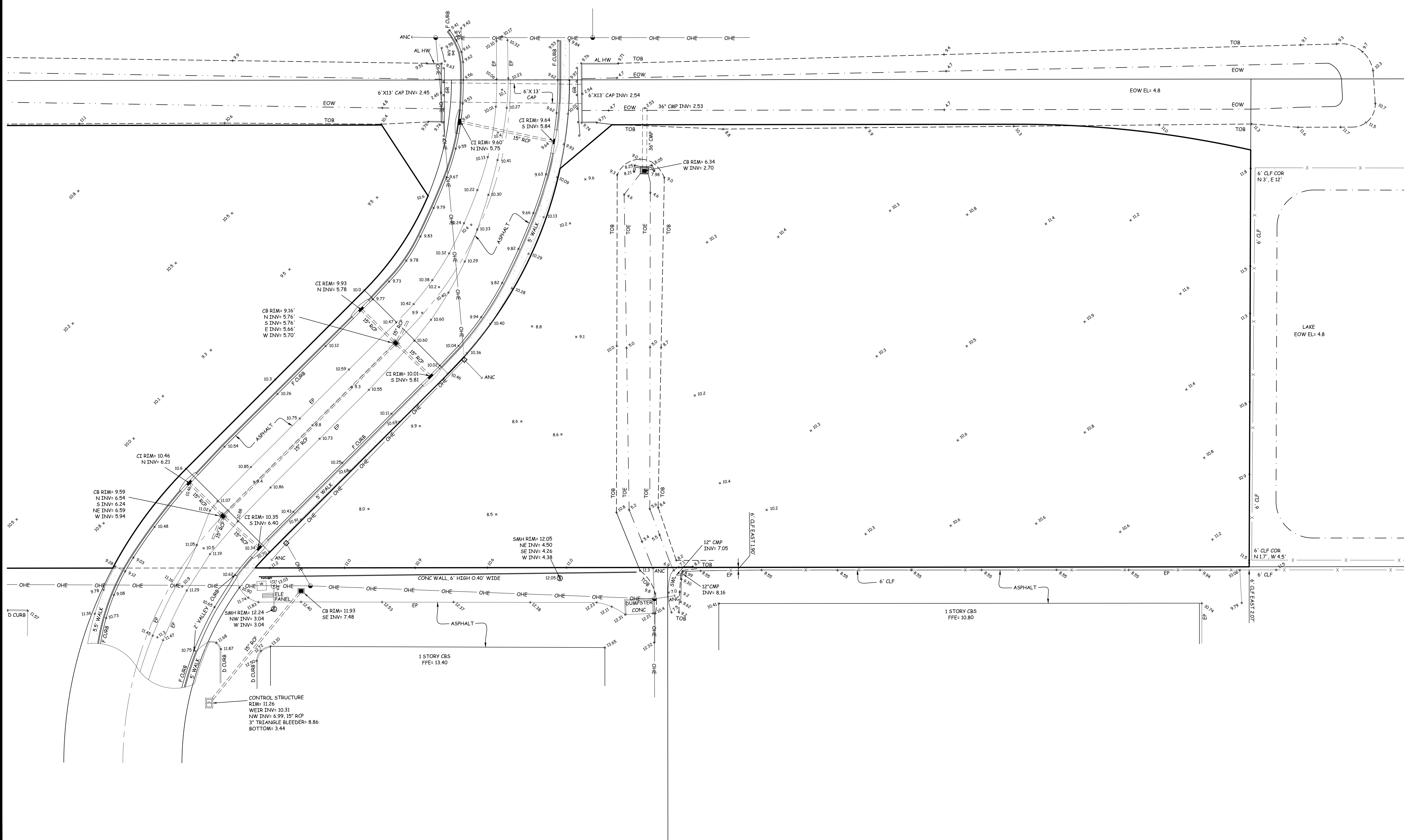
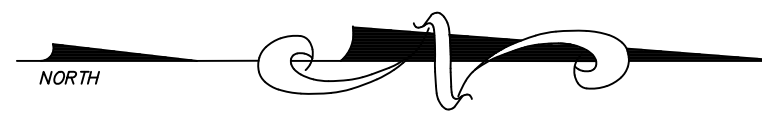
BOUNDARY & TOPOGRAPHICAL SURVEY PREPARED FOR CSEC HOLDINGS, LLC

Table with columns for BY, DATE, and REVISIONS.

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



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



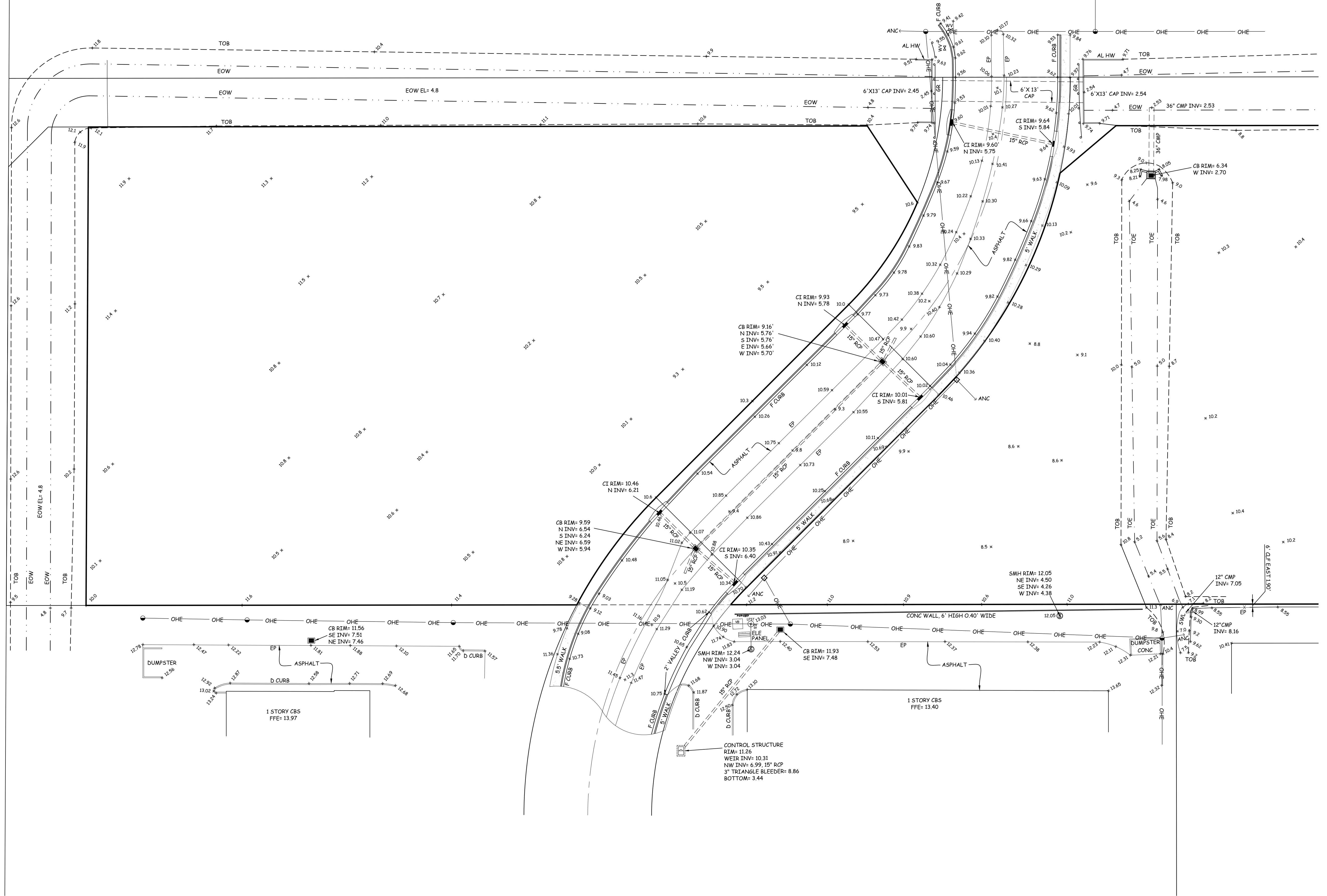
BOUNDARY & TOPOGRAPHICAL SURVEY
 PREPARED FOR
CSEC HOLDINGS, LLC

NO.	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



VELCON ENGINEERING & SURVEYING, LLC
 CERTIFICATE OF AUTHORIZATION NO. LB 8206
 590 NW PEACOCK BLVD, SUITE B
 PORT ST. LUCIE, FLORIDA 34986
 PHONE (772) 879-0477
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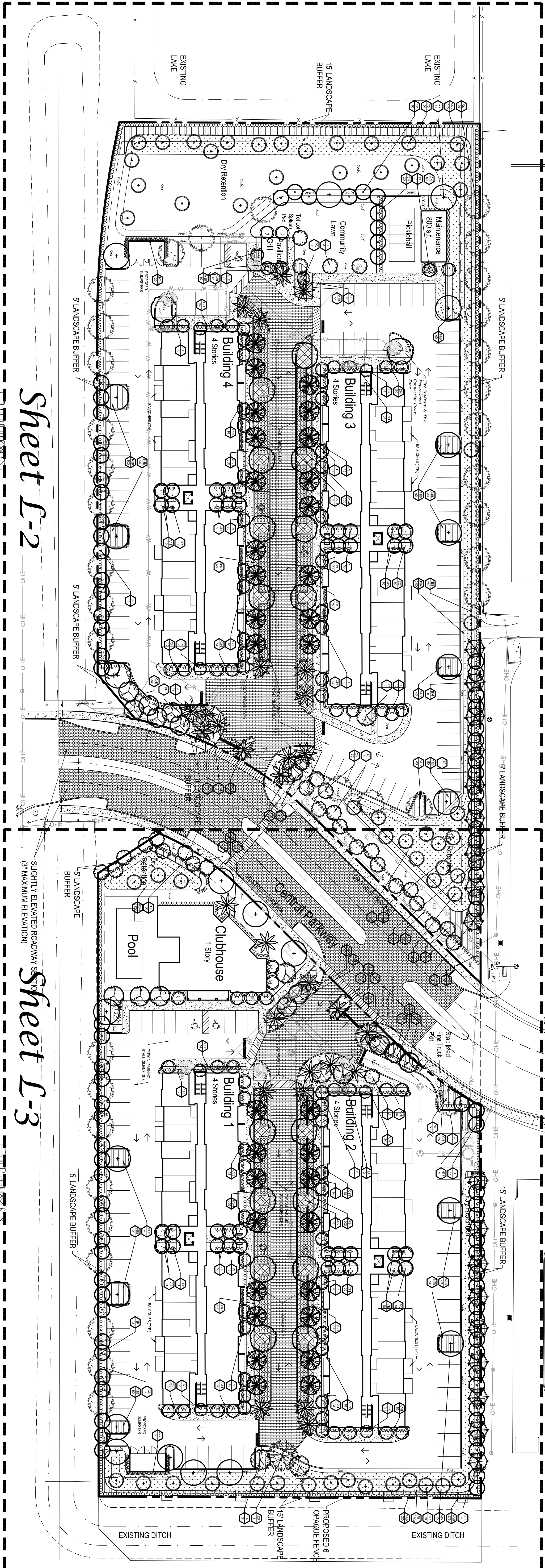
BOUNDARY & TOPOGRAPHICAL SURVEY
 PREPARED FOR
CSEC HOLDINGS, LLC

NO.	REVISIONS	DATE

DRAWN BY:
GJS
 APPROVED BY:
R. KEMERSON
 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%		
Landscaping 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:		
Terminal & Interior Island Trees Required: (6:04.07.C.5.6)	Required:	52
Provided:		
Shade Trees Required: (6:04.02.A.2)	Required: 50% of total required trees = 241 x 50% = 121	121
Provided:		
Total Native Trees Required: (6:04.02.A.1)	Required: 50% of total required trees = 241 x 50% = 121	121
Provided:		
Total Trees Required: (Multi-Family + Islands + Buffers + Buildings)	Total Trees Provided: 323 (240 Trees + 29 Palms @ 1:1 + 108 Palms @ 2:1 = 24 Trees)	323

Landscaping Buffers		
Planting Buffer Adjacent to Right of Way (6:04.08.B) 10' Width	Required: 1 Tree / 25 L.F. = 782' / 25 = 32	32
Provided:		
Required: Hedge @ 2' O.C. = 782' / 2 = 391	Required: Hedge @ 2' O.C. = 782' / 2 = 391	391
Provided:		
Required: 25% of strip in Ground Cover = 1,955 s.f. (1,001 Plants)	Required: 25% of strip in Ground Cover = 1,955 s.f. (1,001 Plants)	1,001
Provided:		
Note: Low shrubs are used in some areas to not block side sight lines.		
Parking Buffer Adjacent to Private Property (6:04.07.B) 5' Width		
Provided:	Required: 1 Tree / 30 L.F. = 2,485' / 30 = 83	83
Required: Hedge @ 2' O.C. = 2,485' / 2 = 1,243	Required: Hedge @ 2' O.C. = 2,485' / 2 = 1,243	1,243
Provided:		
Required: 25% of strip in Ground Cover = 3,106 s.f. (1,590 Plants)	Required: 25% of strip in Ground Cover = 3,106 s.f. (1,590 Plants)	1,600
Provided:		
Building Foundations		
Planters Adjacent to Buildings (6:04.07.C.2) 5' @ 2' Planter Width (Total Building Lengths = 1,985')	Required: 1 Tree / 30 L.F. = 1,985' / 30 = 66	66
Provided:		
Required: Shrubs @ 2' O.C. = 1,985' / 2 = 993	Required: Shrubs @ 2' O.C. = 1,985' / 2 = 993	993
Provided:		
Building Lengths	2,225'	Total Trees
Buildings 1 - 4	14	56
Maintenance	4	4
Clubhouse	6	6
	6	6
	6	6
	6	6
Total:	66	Total Shrubs
		840
		60
		93
		993

1. Low shrubs are used in some areas to not block side sight lines.
 2. Some perimeter buffer trees are 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 10' Right Tree Right Place Requirements.
 Landscape Data Notes

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	WATER USAGE
CANOPY / SEMI-CANOPY TREES							
1	DR	DELONIX REGIA	ROYAL DOUNGANA	12' x 6.25' CAL. A.S.	A.S.	FULL CANOPY	LOW
33	IE	ILEX x ATTENUATA ENGELSTON	ENGELSTON HOLLY	14' x 6.25' CAL. A.S.	A.S.	FULL CANOPY	LOW
18	IE-1	ILEX x ATTENUATA ENGELSTON	ENGELSTON HOLLY	12' x 6.25' CAL. A.S.	A.S.	FULL CANOPY	LOW
31	LT	LAGERSTROEMIA INDICA TUSKEGEE	CREPE MYRTLE 'RED'	12' x 6.25' CAL. A.S.	A.S.	FULL CANOPY	LOW
8	MG	MAGNOLIA GRANDIFLORA	D.D. BLANCHARD SOUTHERN MAGNOLIA	12' x 6.25' CAL. A.S.	A.S.	FULL CANOPY	LOW
36	QL	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 6.25' CAL. A.S.	A.S.	FULL CANOPY	LOW
24	QL-	QUERCUS VIRGINIANA	WHITE OAK	18' x 6.25' CAL. A.S.	A.S.	FULL CANOPY	LOW
18	QV-1	QUERCUS VIRGINIANA HIGH RISE	HIGH RISE LIVE OAK	18' x 6.25' CAL. A.S.	A.S.	FULL CANOPY	LOW
6	TA	TABERBUA AUREA	YELLOW TABERBUA	12' x 6.25' CAL. A.S.	A.S.	FULL CANOPY	LOW
8	TD	TBOUCCHIA GRANULOSA	BALD CYPRESS	5' O.A.D SPRL. A.S.	A.S.	FULL CANOPY	LOW
57	TD-	TBOUCCHIA GRANULOSA	BALD CYPRESS	12' x 6.25' CAL. A.S.	A.S.	FULL CANOPY	LOW
PALMS							
6	BN	BISMARCKIA NOBILIS	BISMARCK PALM SILVER SELECT	8' C.T.	A.S.	FULL CANOPY	LOW
83	PT	PYTHOSFERMA ELEGANS	ALEXANDER PALM	12' C.T.	A.S.	DOUBLE STRAIGHT TRUNKS, FULL CANOPY	LOW
23	RE	ROYSTONIA ELATA	ROYAL PALM	12' C.T.	A.S.	FULL CANOPY	LOW
13	SO	PYTHOSFERMA ELEGANS	SOUTHAIR PALM	12' C.T.	A.S.	SLICK TRUNKS	LOW
88	SP	SABAL PALMETTO	SABAL PALM	12' C.T.	A.S.	SLICK TRUNKS	LOW
LARGE SHRUBS / HERBACEOUS ACCENTS							
1,029	CHR	CAROLINIANAUS COCAO	COCONUT LIM	48" x 2' x 2'	7' O.C.	FULL & THICK	LOW
142	CSP	CONYCARPUS BRETIGUS VAR. SERICEUS	SILVER BUTTWOOD	48" x 2' x 2'	7' O.C.	FULL & THICK	LOW
128	HAP	HAMELIA PATENS	FIREBUSH	48" x 2' x 2'	7' O.C.	FULL & THICK	LOW
1,300	MFR	MIRICANTHES FRAGRANS	SYMPOSON STOPPER	48" x 2' x 2'	7' O.C.	FULL & THICK	LOW
60	MFR-1	MIRICANTHES FRAGRANS	SYMPOSON STOPPER	48" x 2' x 2'	7' O.C.	FULL & THICK	LOW
5,530	SRB-1	SAPOTINIA BAKERI	SAND CORYGASS	48" x 2' x 2'	7' O.C.	FULL & THICK	LOW
40	VIS	VIBURNUM SUSPENSUM	SANDBARBARA VIBURNUM	48" x 2' x 2'	7' O.C.	FULL & THICK	LOW
MED. SHRUBS / GROUNDCOVERS / VINES / SOO							
350	ANN	ANNUALS	SEASONAL ANNUALS	4" POTS	9" O.C.	IMPATIENS-WINTER, BEGONIAS-SUMMER	MEDIUM
420	FIGI	FICUS MICROCARPA GREEN ISLAND	FICUS GREEN ISLAND	48" x 12" x 12"	24" O.C.	FULL & THICK	LOW
2,835	NEB	NEPHROLEPIS EXALTATA	BOSTON FERN	48" x 12" x 12"	24" O.C.	FULL & THICK	LOW
24,500	SRB-1	SAPOTINIA BAKERI	SAND CORYGASS	12" O.C.	12" O.C.	FULL & THICK	LOW
SOD-1	PASPALUM NOTITUM	BAHIA SOO	BAHIA SOO	12" O.C.	12" O.C.	RETENTION AREAS & PARKING OVERHANGS ON BUFFERS - SEE SPECS	LOW
SOD-1	STEMOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOO	ST. AUGUSTINE SOO				HIGH

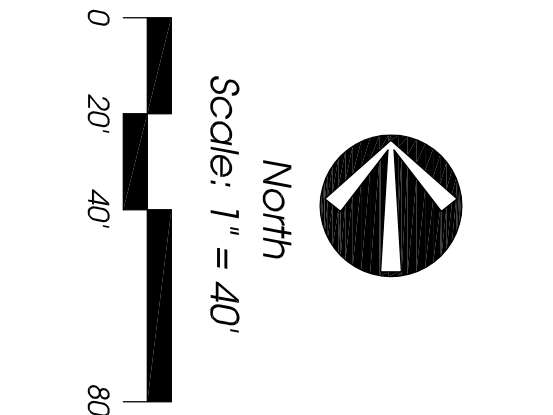
Dry Retention Areas

IN AREAS AS SHOWN, INSTALL PEAT MANUFACTURER'S SPECIFICATIONS SCOR MAT 90" COCONUT MAT BY GRANITE ENVIRONMENTAL. WWW.GRANITEENVIRONMENTAL.COM (888-703-6889) TO STABILIZE THE SLOPES OF THE DRY RETENTION AREA TO PREVENT EROSION. BOTTOM OF DRY RETENTION AREA AND SOO SHALL BE GRADED WITH A MINIMUM OF 2% SLOPE TO THE CENTERLINE OF THE SIDE SLOPE AND TO THE TOP OF THE SOO. SOO SHALL BE GRADED WITH A MINIMUM OF 2% SLOPE TO THE CENTERLINE OF THE SIDE SLOPE AND TO THE TOP OF THE SOO. TO DRY RETENTION AREAS, ONLY BAHIA SOO SHALL BE USED. IN AREAS WHERE THIS IS NOT SHOWN IN PLAN VIEW, INSTALL BAHIA SOO IN THE RETENTION AREAS.

Xeriscaping Points

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

Landscape Plan



Job No.	20-0107
Drawn By	JMS
Submittal Dates	1-14-2021 11-10-2020 3-24-2021
Revision Dates	11-10-2020
City Comments	1-14-2021
City Comments	2-1-2021
City Comments	3-24-2021

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

Sheet L-1 of 4

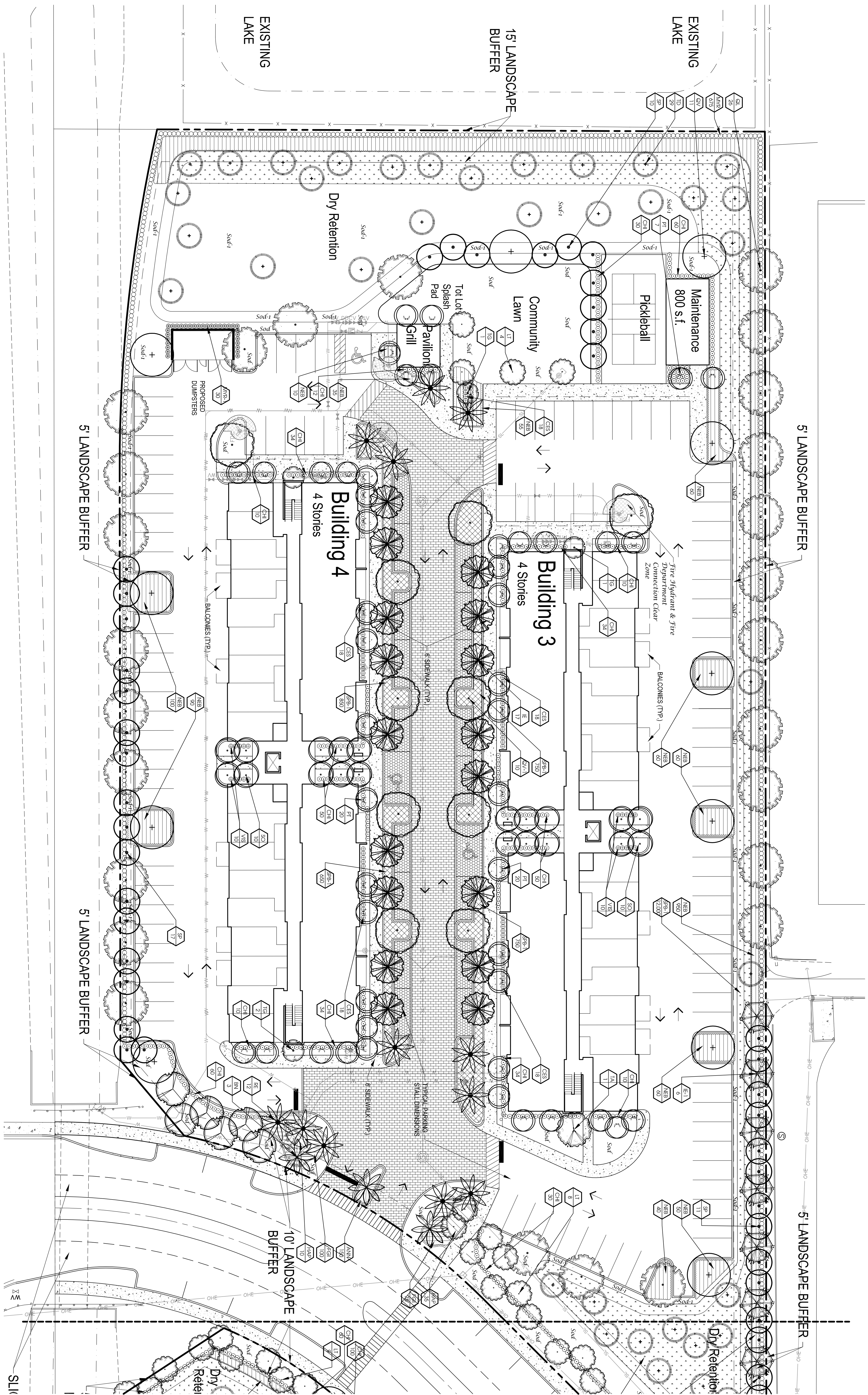
Central Parkway

City of Stuart, Florida

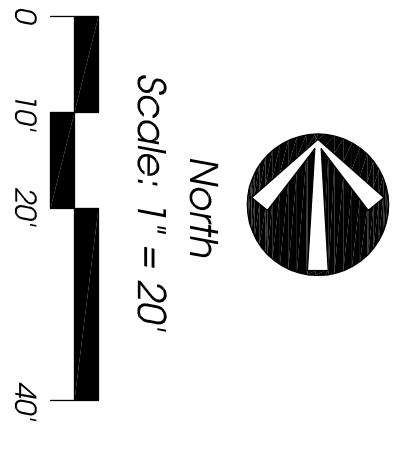
Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

909 East Ocean Boulevard, Suite 1304
 Stuart, Florida 34994
 (772) 334-2380
 (C) 2009/2018



Landscape Plan



Central Parkway

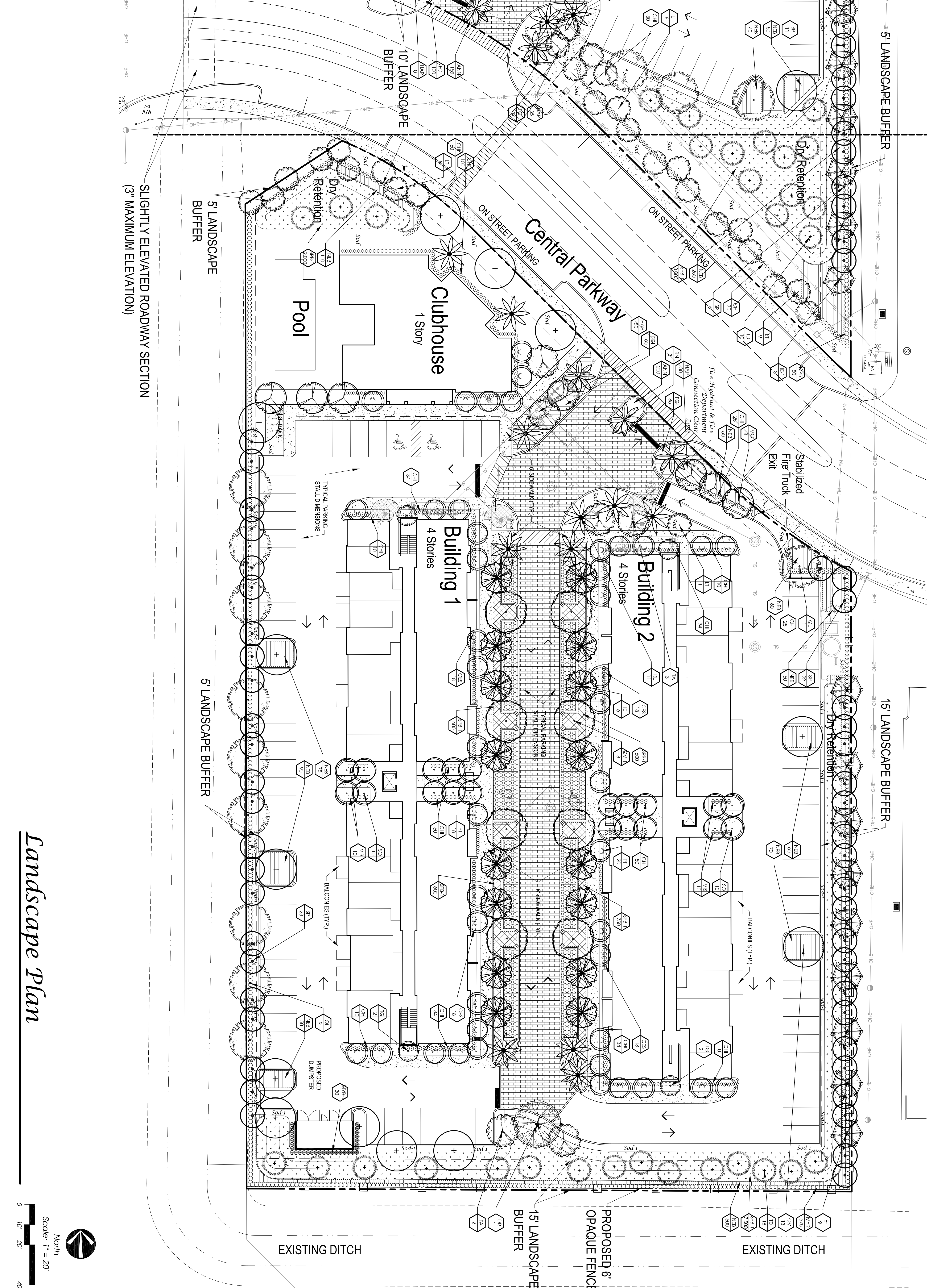
City of Stuart, Florida

Conceptual Design
Group, Inc.
Landscape Architecture - Site Planning
990 East Ocean Boulevard, Suite 1304
Stuart, Florida 34994
(772) 344-2310
LIC# 26000198

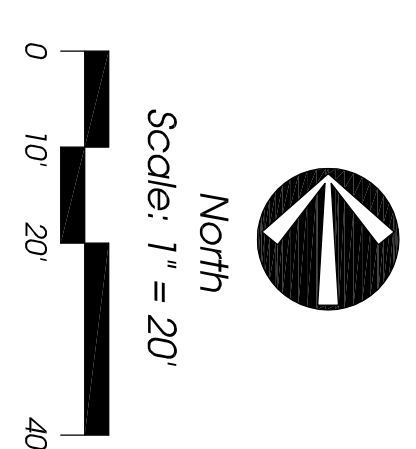
Job No.	20-0107
Drawn By	JWS
Submitted Dates	7-6-2020 11-10-2020
Revision Dates	3-24-2021
City Comments	11-10-2020 1-14-2021 2-1-2021
City Comments	3-24-2021

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Sheet **L-2** of **4**



Landscape Plan



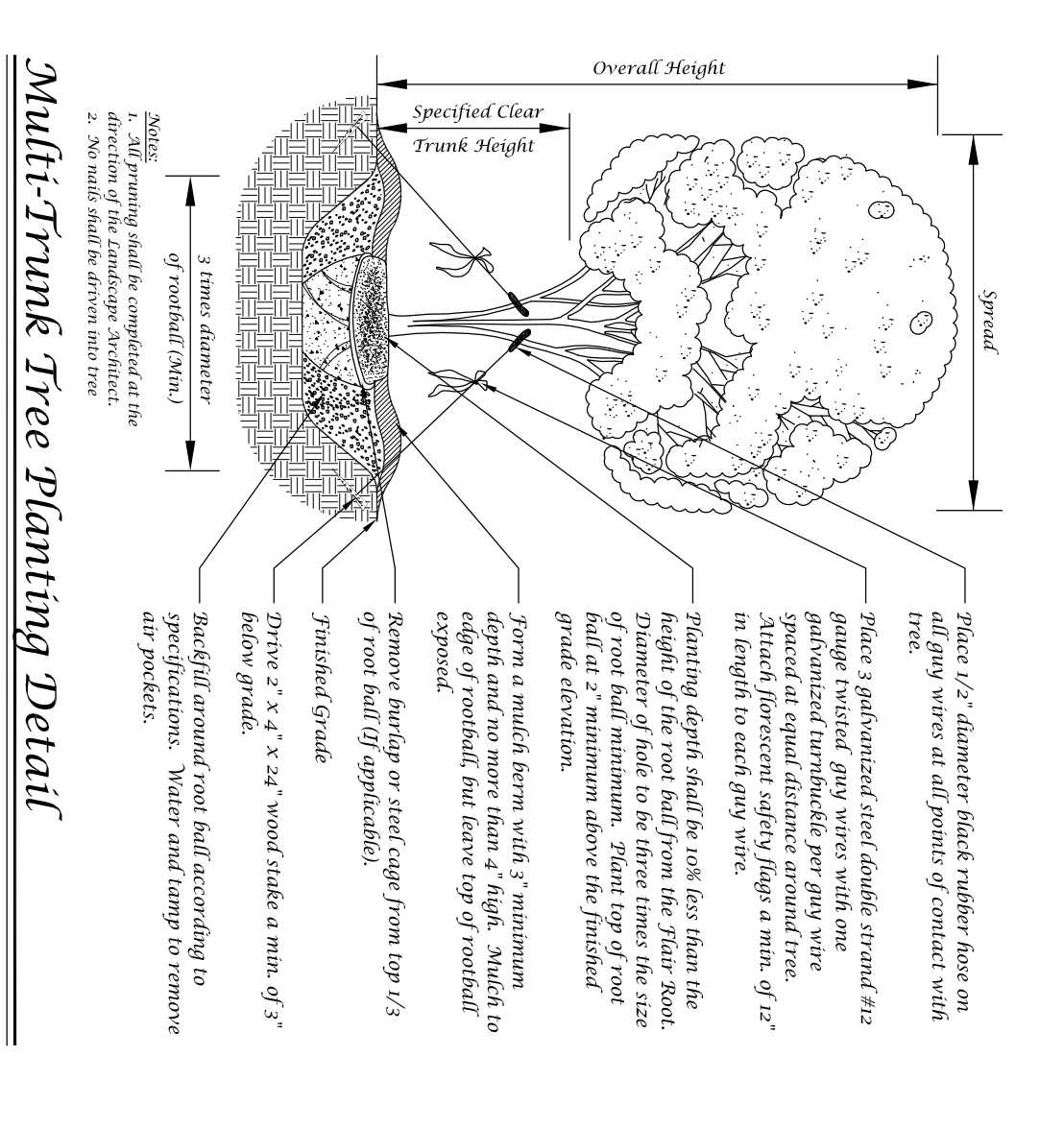
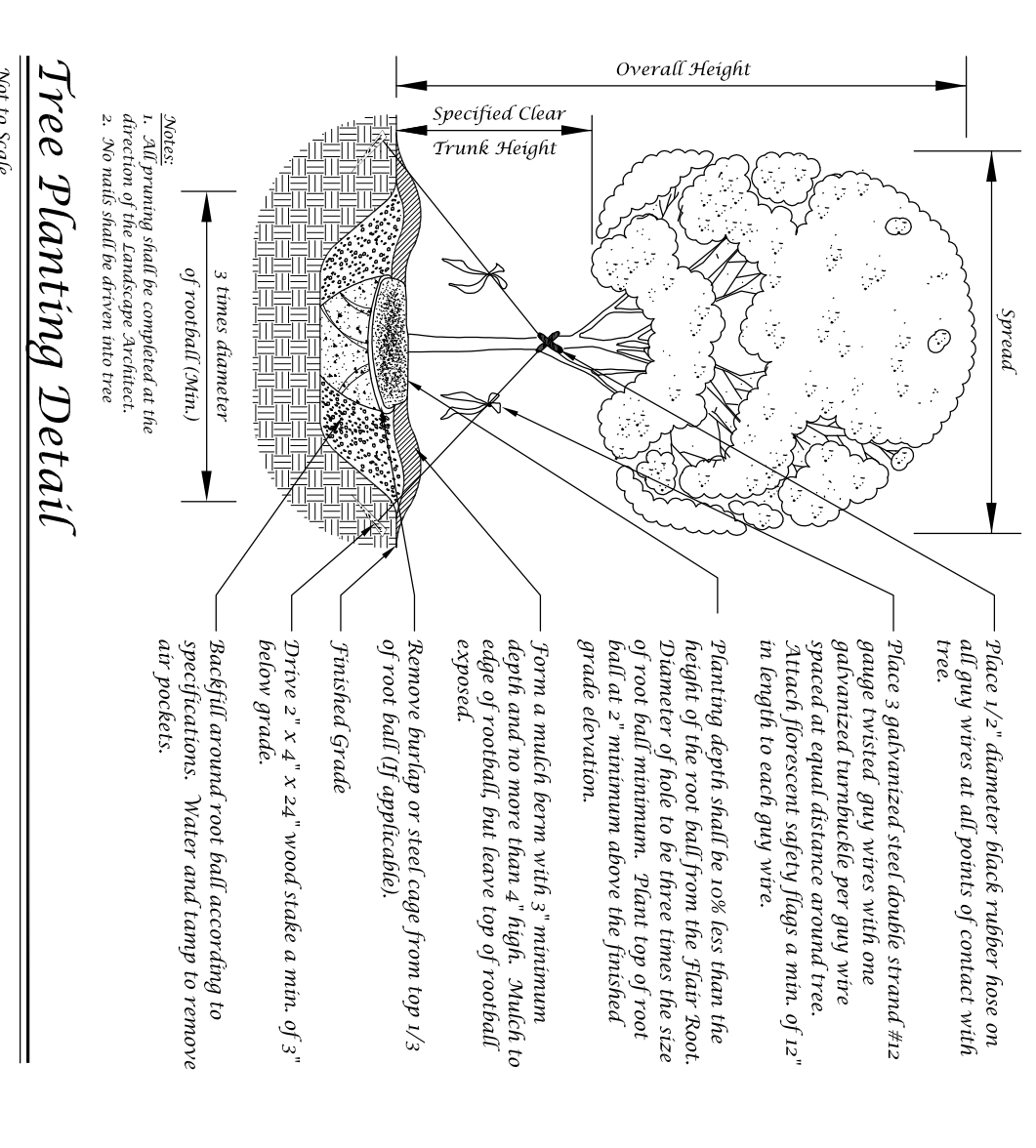
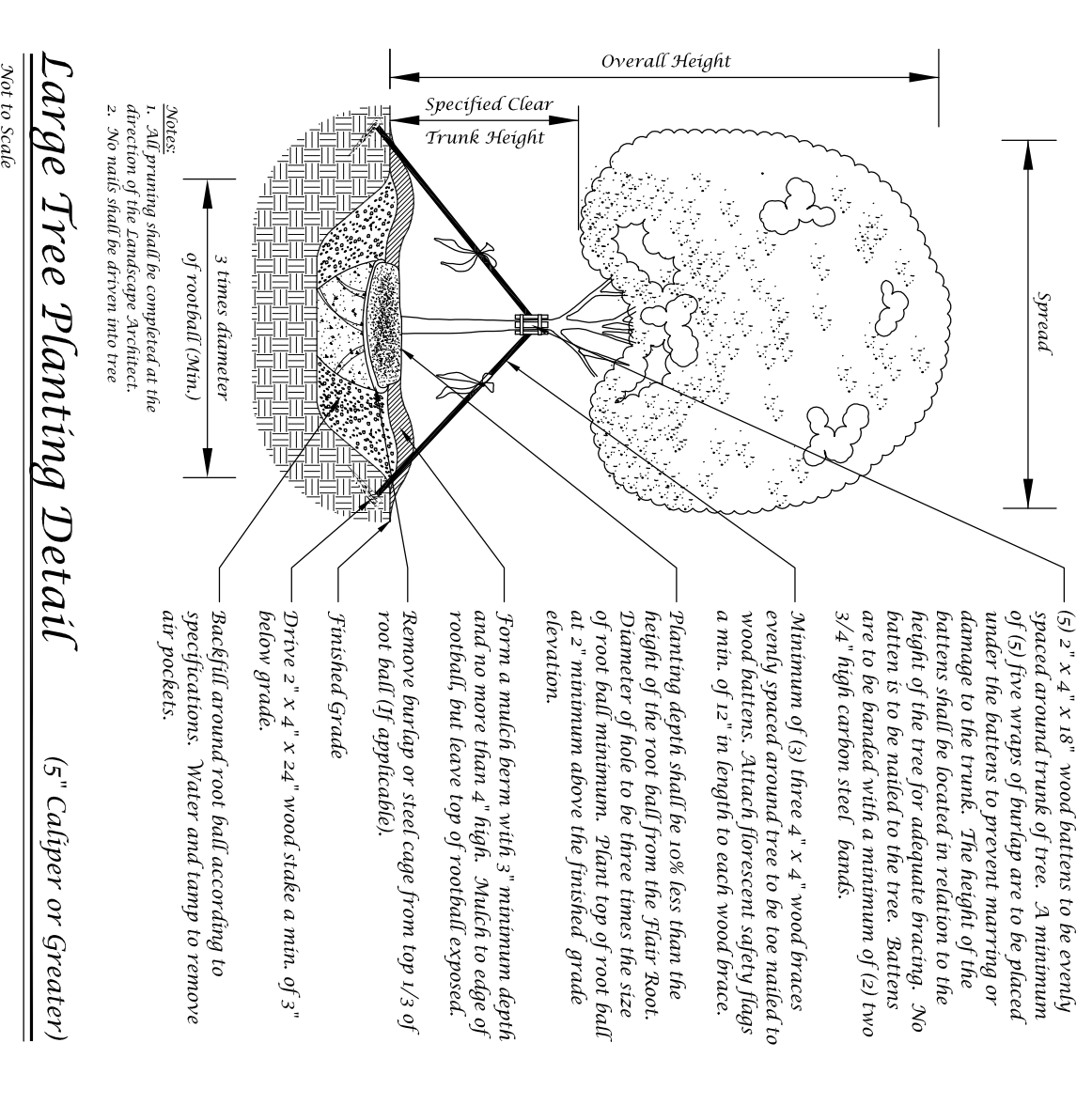
<p>Conceptual Design Group, Inc. Landscape Architecture - Site Planning 990 East Ocean Boulevard, Suite 1304 Stuart, Florida 34994 (772) 344-2380 info@conceptualgroup.com</p>		<p>Central Parkway City of Stuart, Florida</p>	
<p>Job No. 20-0107 Drawn By JMS Submittal Dates 7-6-2020 11-10-2020 3-24-2021</p>	<p>Revision Dates 11-10-2020 City Comments 1-14-2021 City Comments 2-1-2021 City Comments 3-24-2021</p>	<p>These drawings are the property of the landscape architect and are not to be used for any other project without the written consent of the landscape architect. Report any discrepancies immediately to the landscape architect.</p>	<p>Sheet L-3 of 4</p>

Landscape Specifications

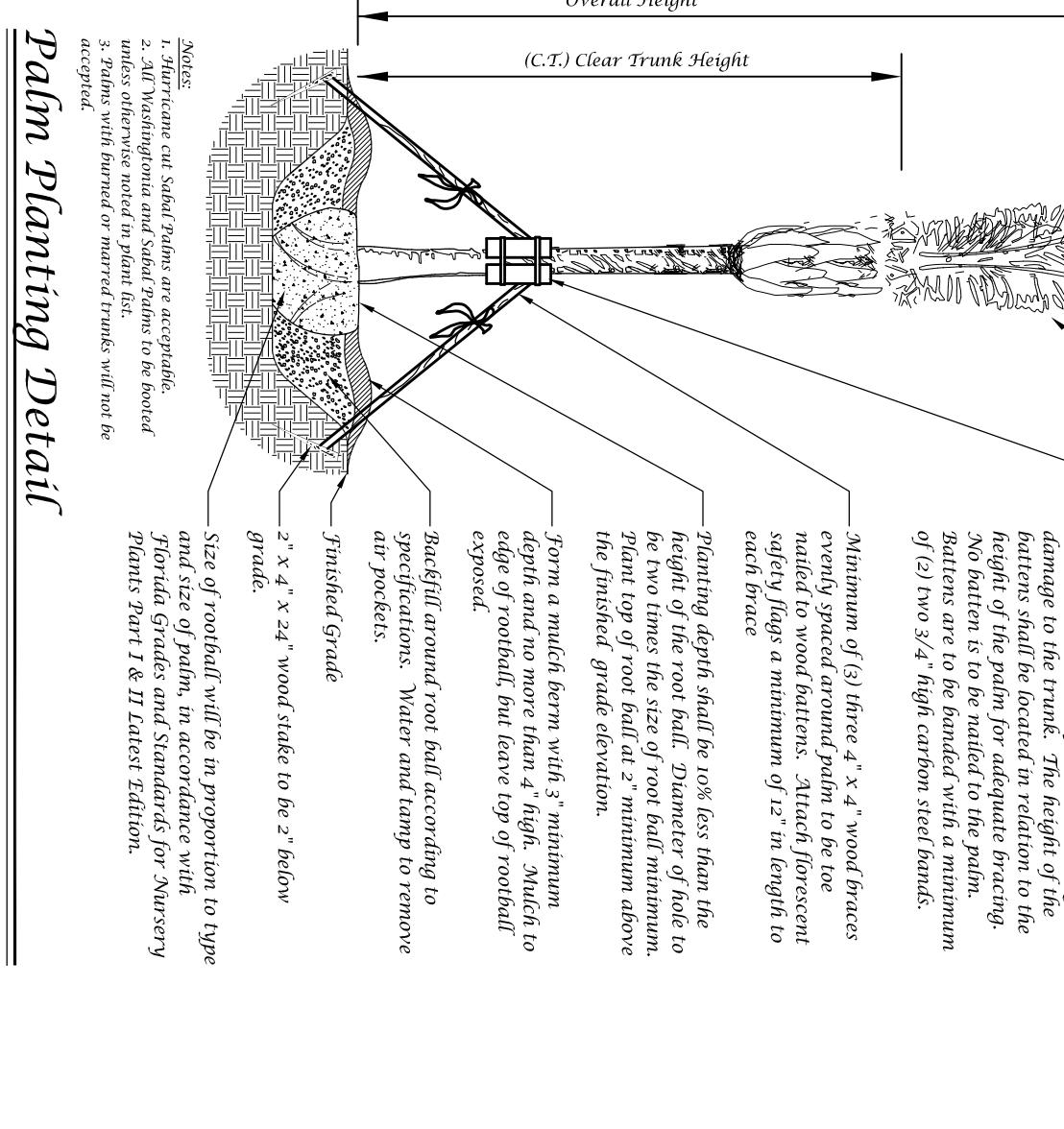
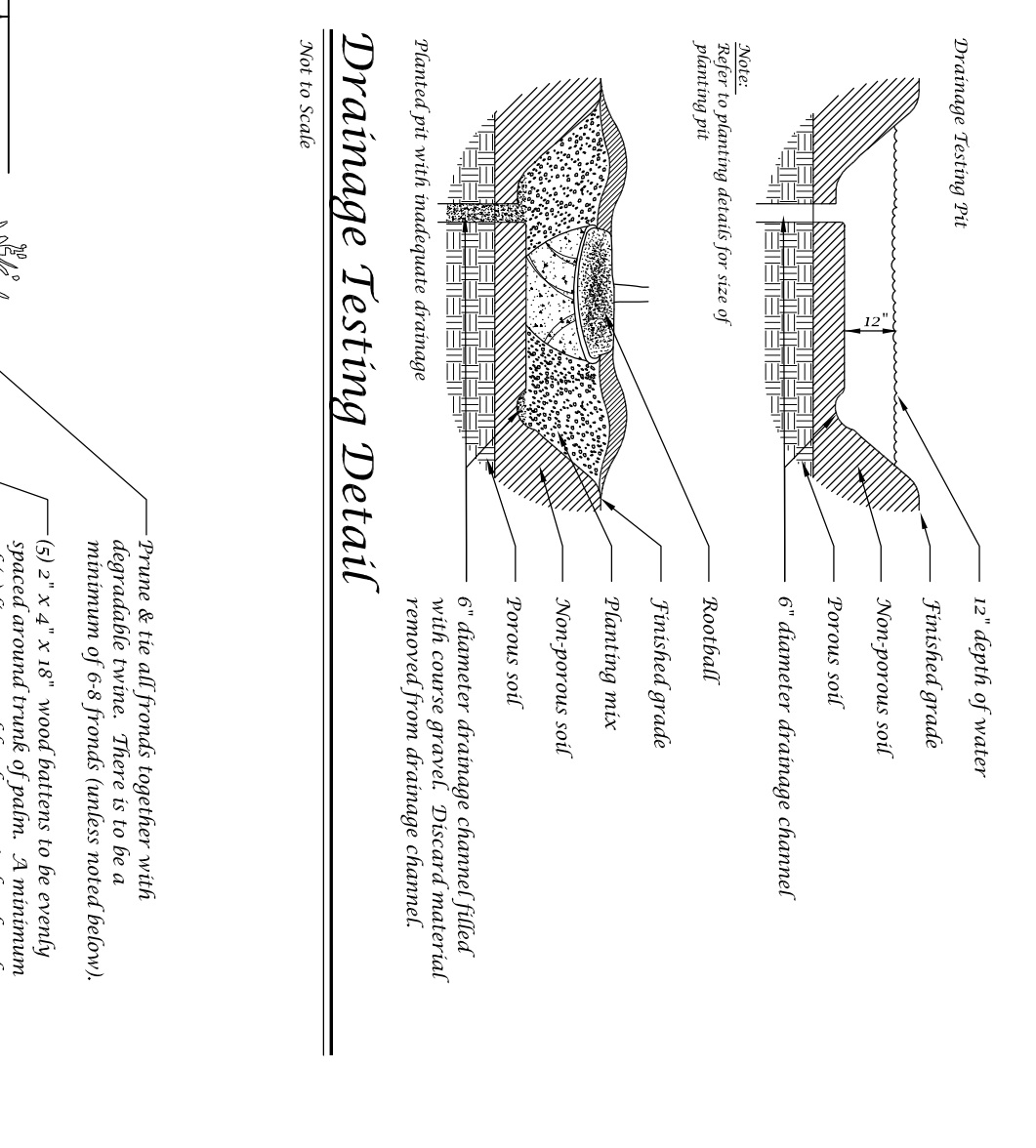
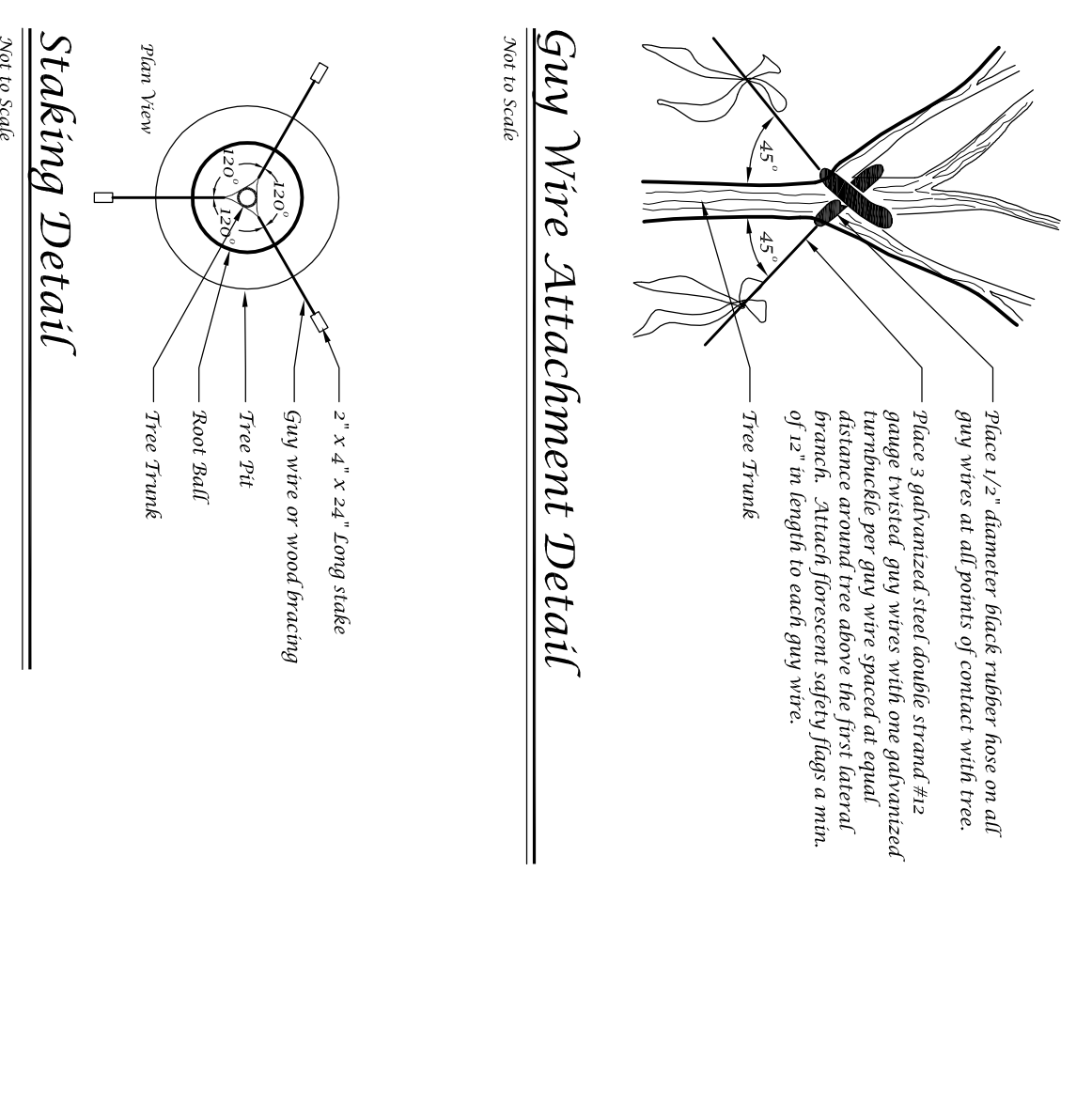
- All tree and plant material to be Florida No. 1 or better, as classified in Grades and Standards for Nursery Plants, Part I and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in Grades and Standards for Nursery Plants shall be approved by the City of Stuart.
- Underpinning 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.
- 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 disease or damage by 4. Any and all conditions within the warranty period shall be deemed to be the responsibility of the contractor unless the contractor shall be deemed to be the responsibility of the contractor.
- The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. All plant material shall be of the highest quality available. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting.
7. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting.
8. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting.
9. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting.
10. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting.
11. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting.
12. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting.
13. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting.
14. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting.
15. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting.
16. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting. Plants shall be well established and ready for planting.

- Notes:
1. All plant material to be Florida No. 1 or better, as classified in Grades and Standards for Nursery Plants, Part I and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in Grades and Standards for Nursery Plants shall be approved by the City of Stuart.
 2. All plant material to be Florida No. 1 or better, as classified in Grades and Standards for Nursery Plants, Part I and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in Grades and Standards for Nursery Plants shall be approved by the City of Stuart.

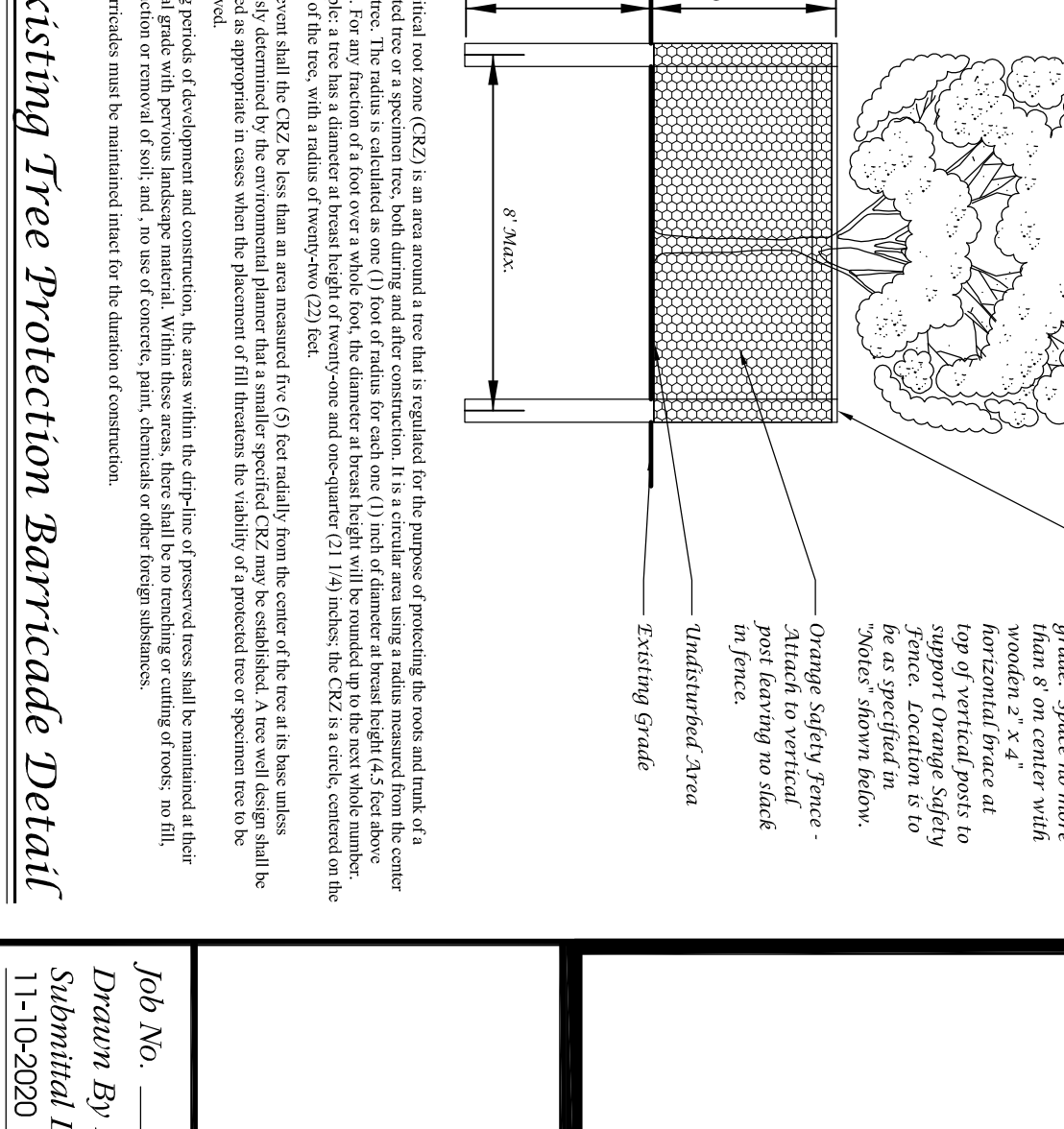
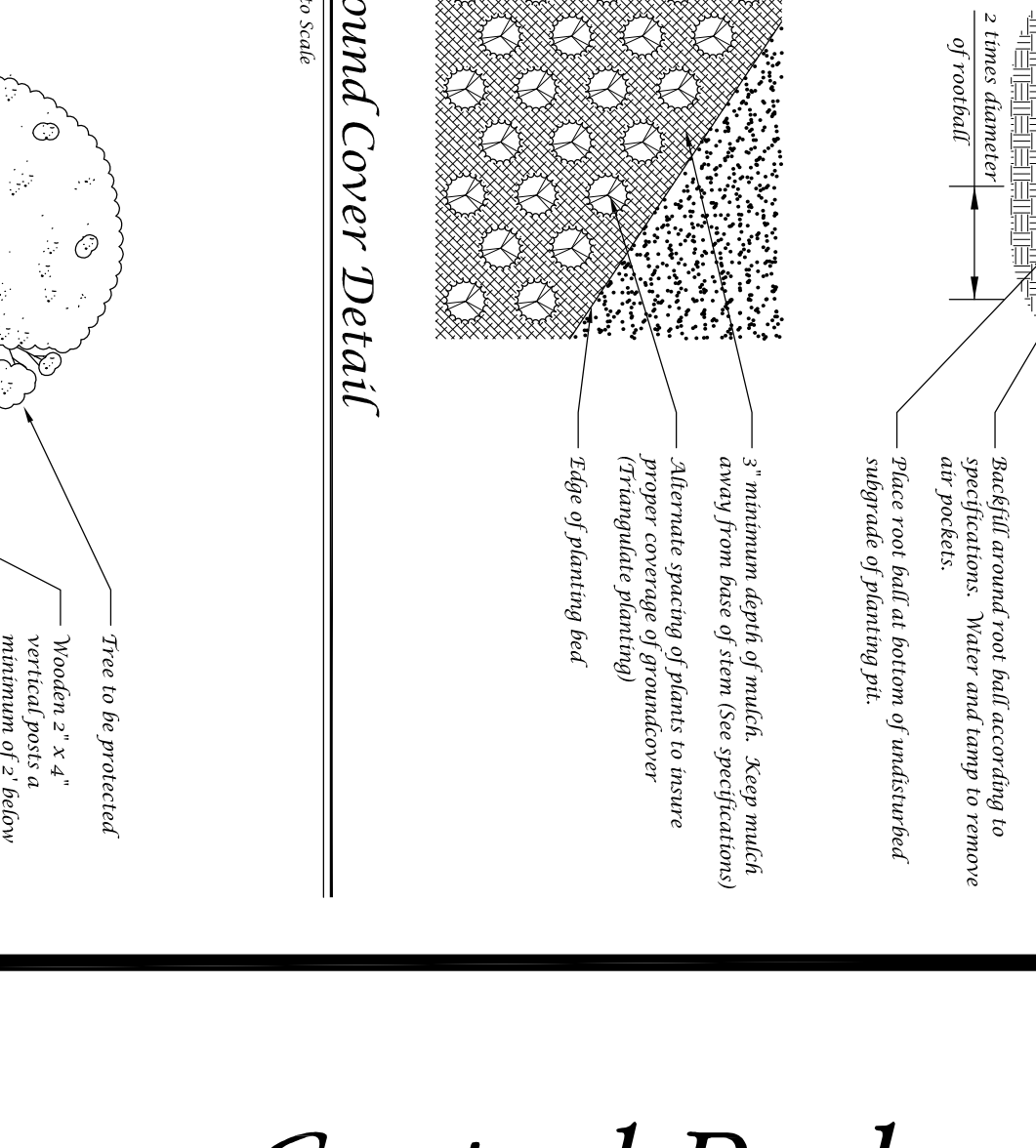
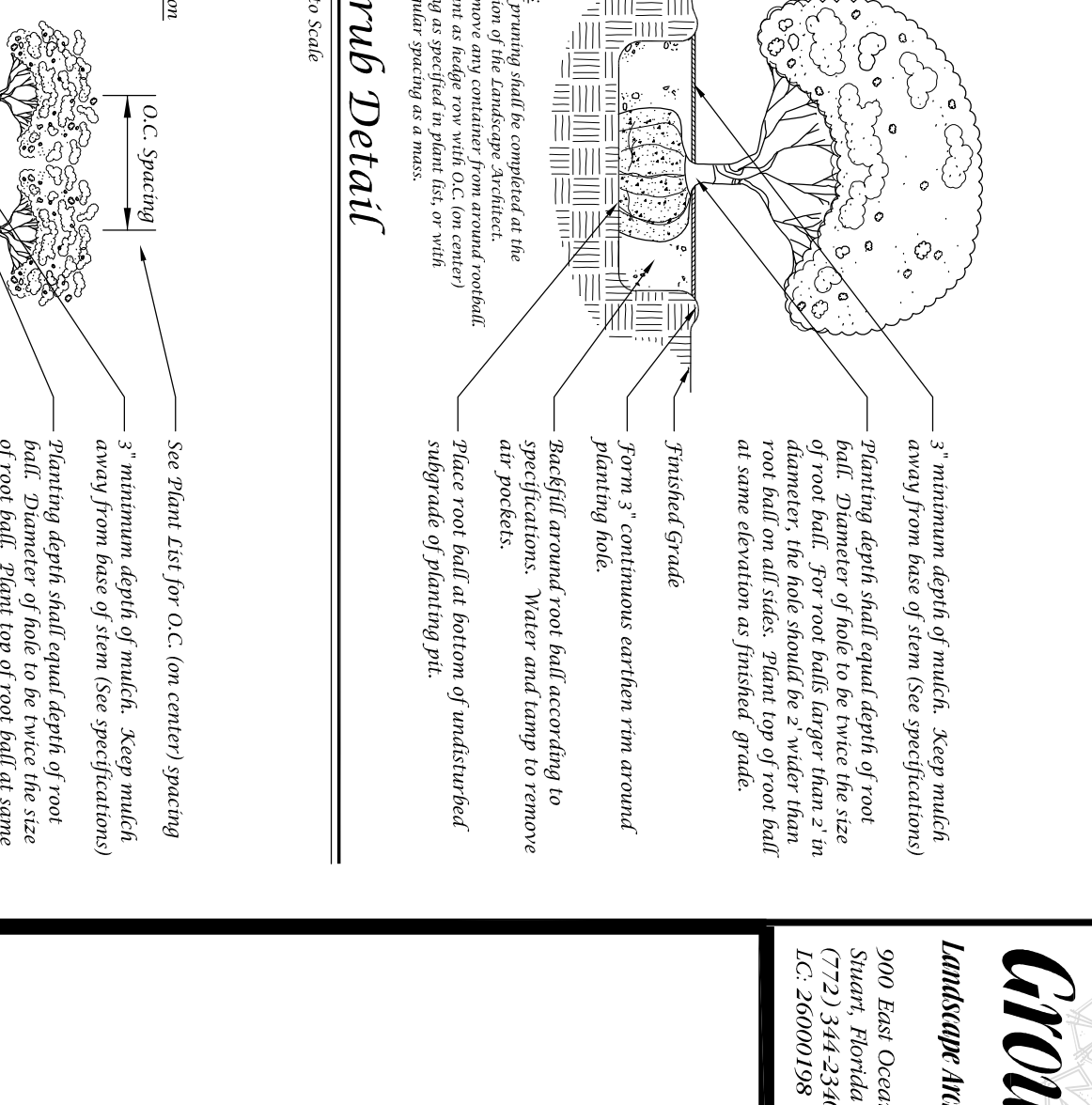
Landscape Details



Landscape Details



Landscape Details



Landscape Plan

Conceptual Design Group, Inc.
 Landscape Architecture - Site Planning
 9901 East Ocean Boulevard, Suite 1504
 Stuart, Florida 34991
 (772) 344-2340
 (202) 200-0198

Central Parkway
 City of Stuart, Florida

Job No.	20-0107
Drawn By	JMS
Supplimental Dates	1-14-2021
11-10-2020	3-24-2021
Revision Dates	11-10-2020
City Comments	1-14-2021
City Comments	2-1-2021
City Comments	3-24-2021

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

Sheet **L-4** of **4**

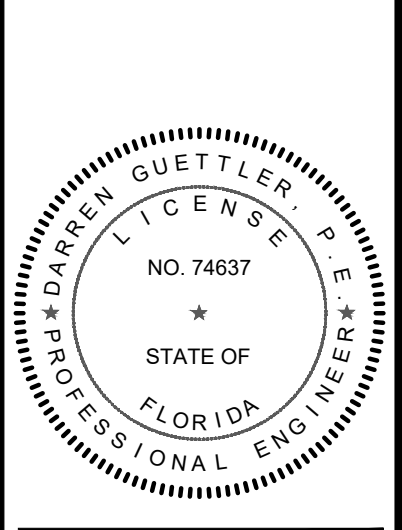


VELCON
ENGINEERING & SURVEYING, LLC
590 NW HENDOCK BLVD. SUITE #9
PORT ST. LUCIE, FL 34956
PHONE: (772) 879-5477
FAX: (772) 879-5477

REVISIONS:	
BY:	COMMENT:

PROJECT: **CENTRAL PARKWAY**

CLIENT: **CSEC HOLDINGS, LLC**

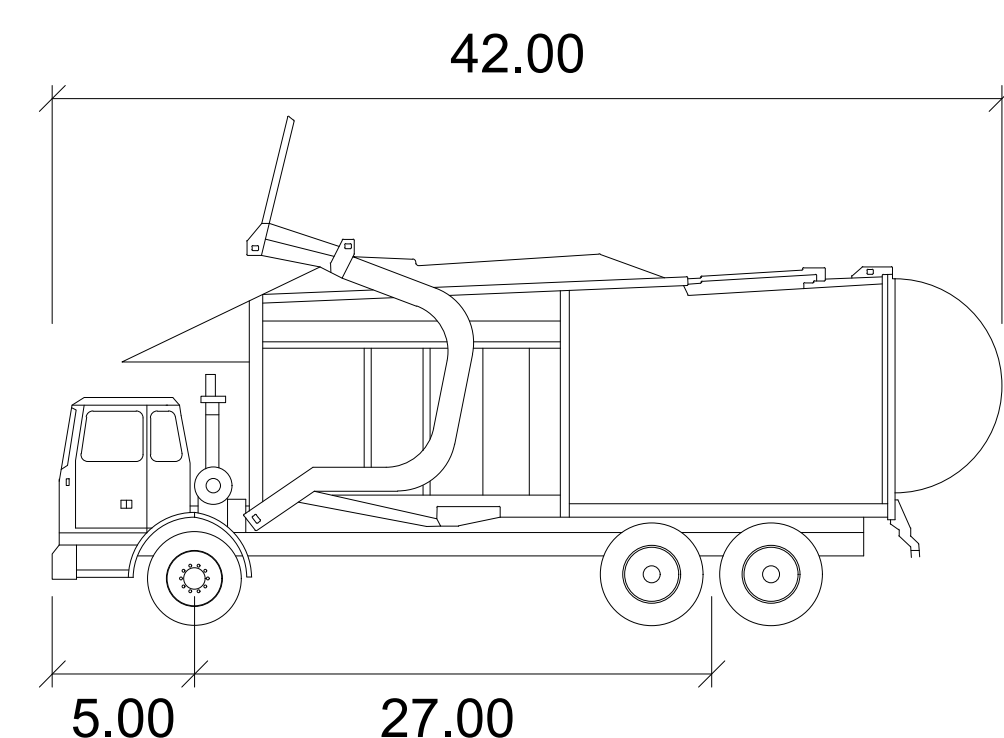
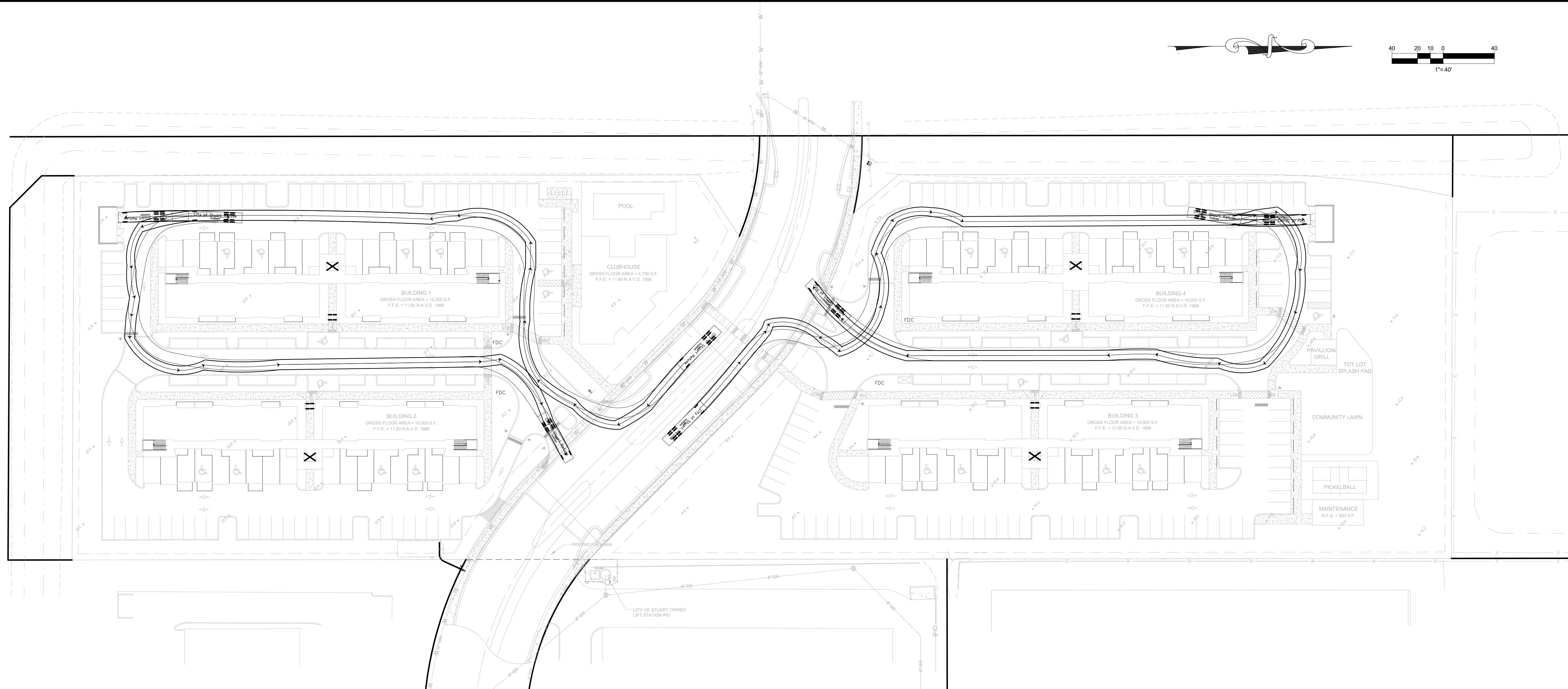
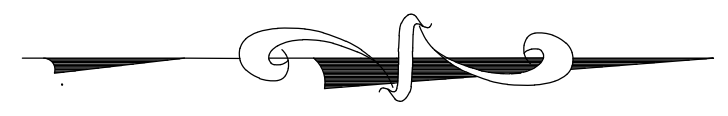
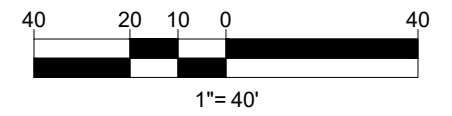


DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
3/25/21

PROJECT No.: 20-1004
DRAWN BY: SOG
CHECKED BY: RR
DATE: 03/23/2020
CAD I.D.: AUTOTURN TRUCK 03-24-21

SHEET TITLE: **GARBAGE TRUCK EXHIBIT**

SHEET NUMBER: **EX-1**



City Of Stuart Refuse

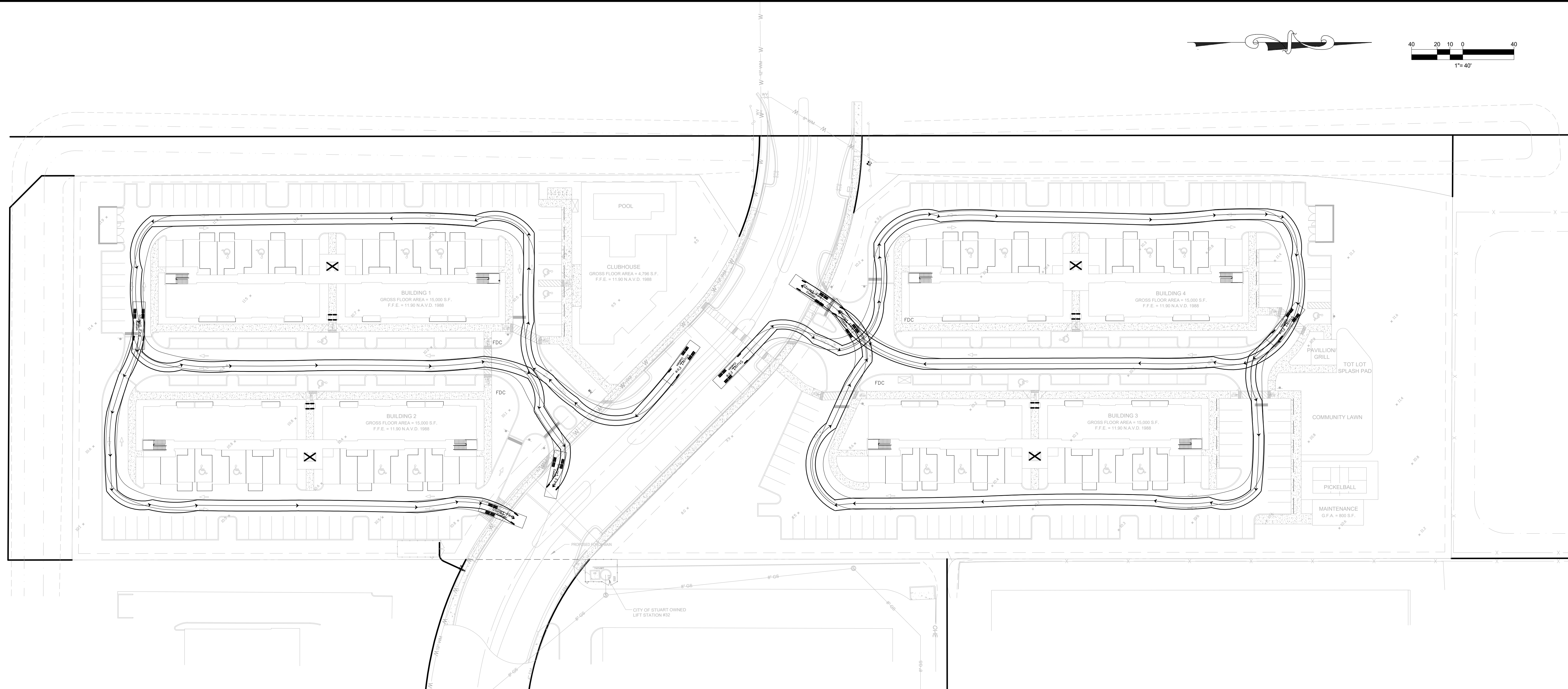
	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

Printed on Thursday, March 25, 2021, 10:12 AM by CAD003



REVISIONS:

BY:	DATE:	COMMENT:



PROJECT:
CENTRAL PARKWAY

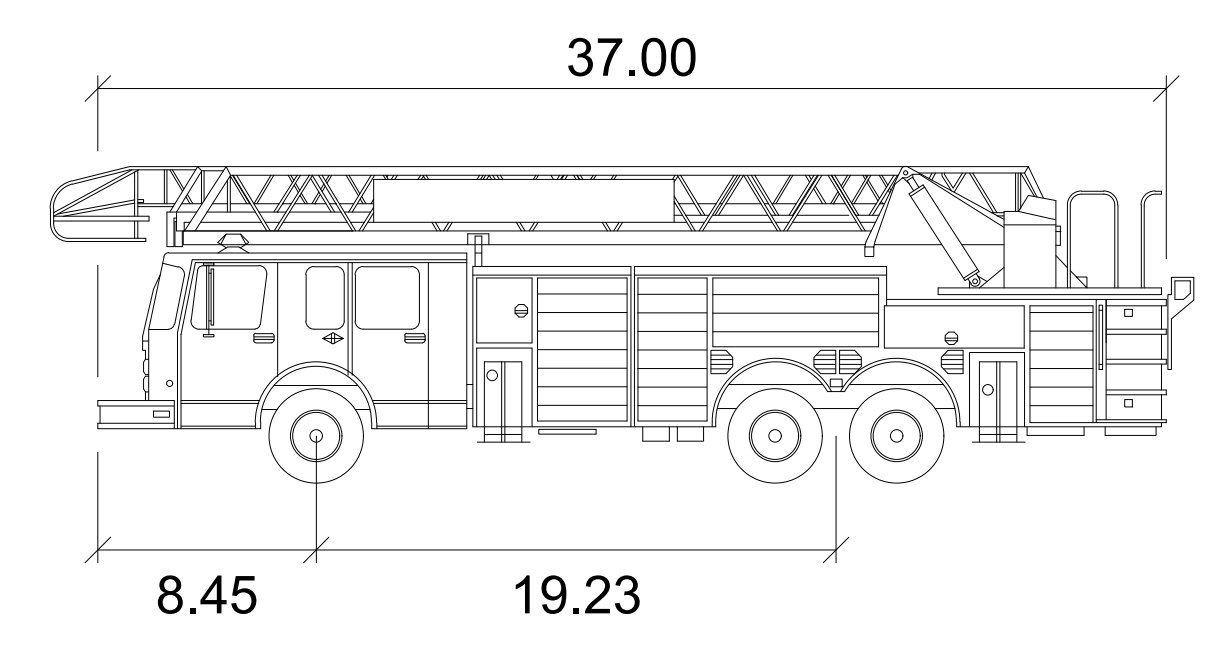
CLIENT:
CSEC HOLDINGS, LLC

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
3/25/21

PROJECT No.: 20-1004
DRAWN BY: SOG
CHECKED BY: RR
DATE: 03/23/2020
CAD I.D.: AUTOTURN TRUCK 03-24-21

SHEET TITLE:
FIRE TRUCK EXHIBIT

SHEET NUMBER:
EX-2



Stuart Fire

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



- NOTES:
1. ALL WATER INFRASTRUCTURE BEYOND THE MASTER METER ASSEMBLY WILL REMAIN PRIVATELY OWNED & MAINTAINED.
 2. THE PROPOSED GRAVITY SEWER INFRASTRUCTURE WILL BE PRIVATELY OWNED & MAINTAINED.



REVISIONS:	
BY:	COMMENT:

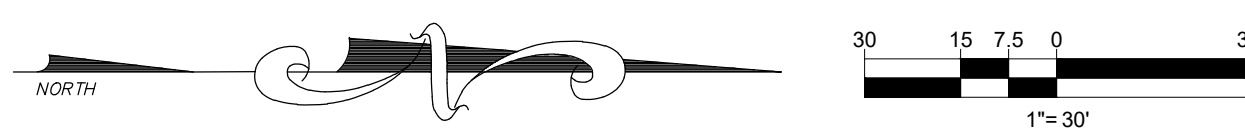
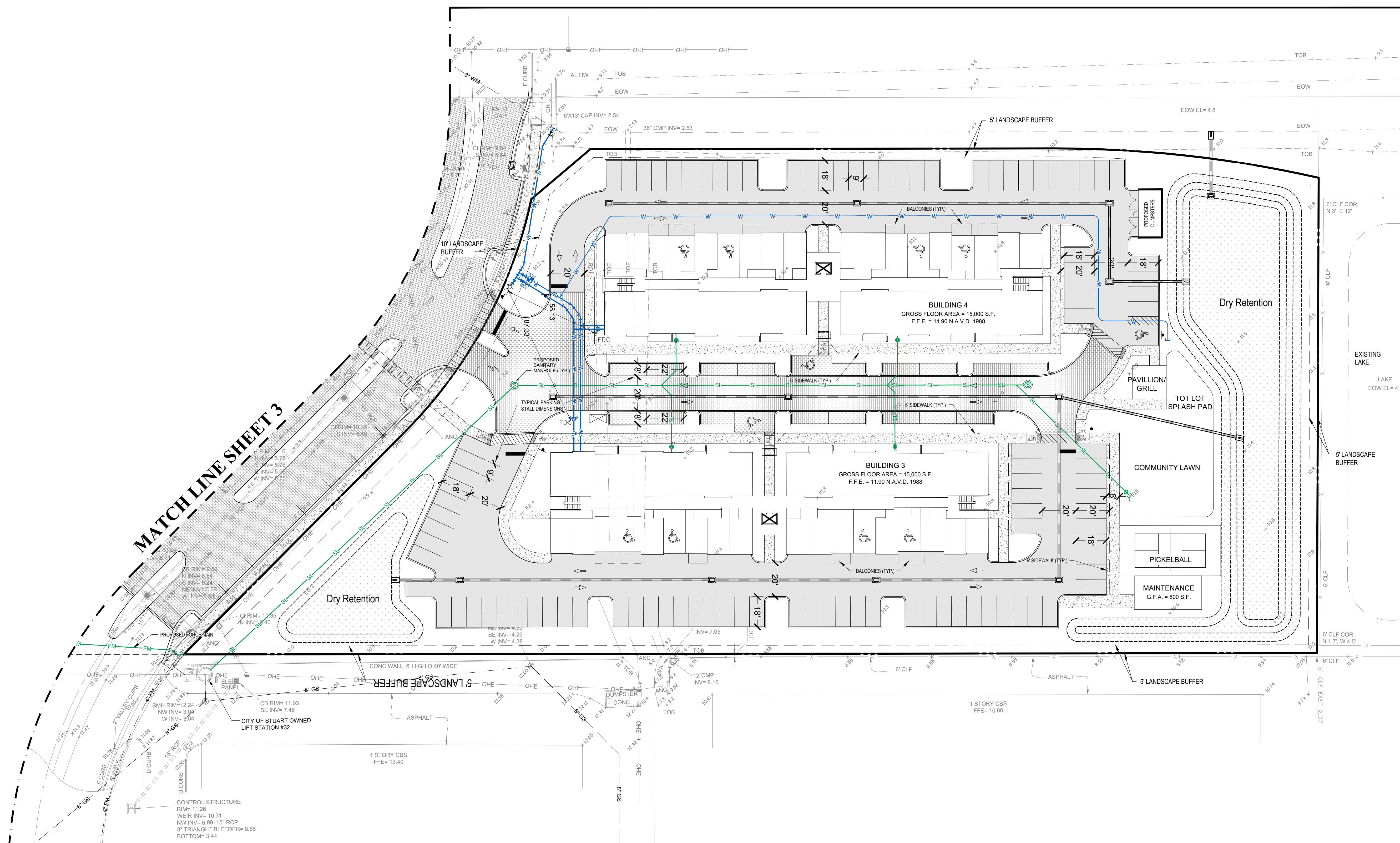
PROJECT: **CENTRAL PARKWAY**

CLIENT: **FLORIDA**

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

SHEET TITLE:
CONCEPTUAL ENGINEERING PLAN

SHEET NUMBER:
02



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.

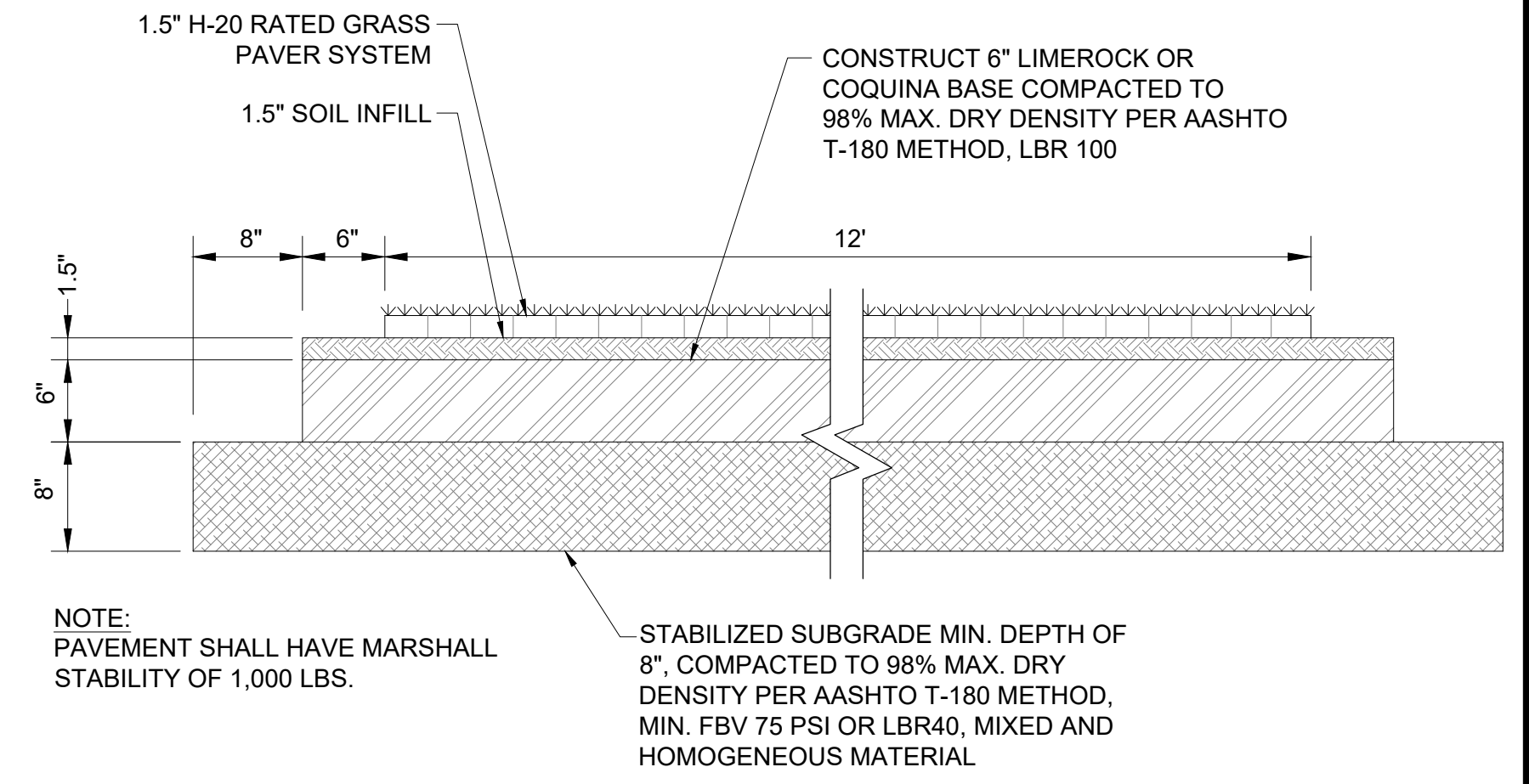
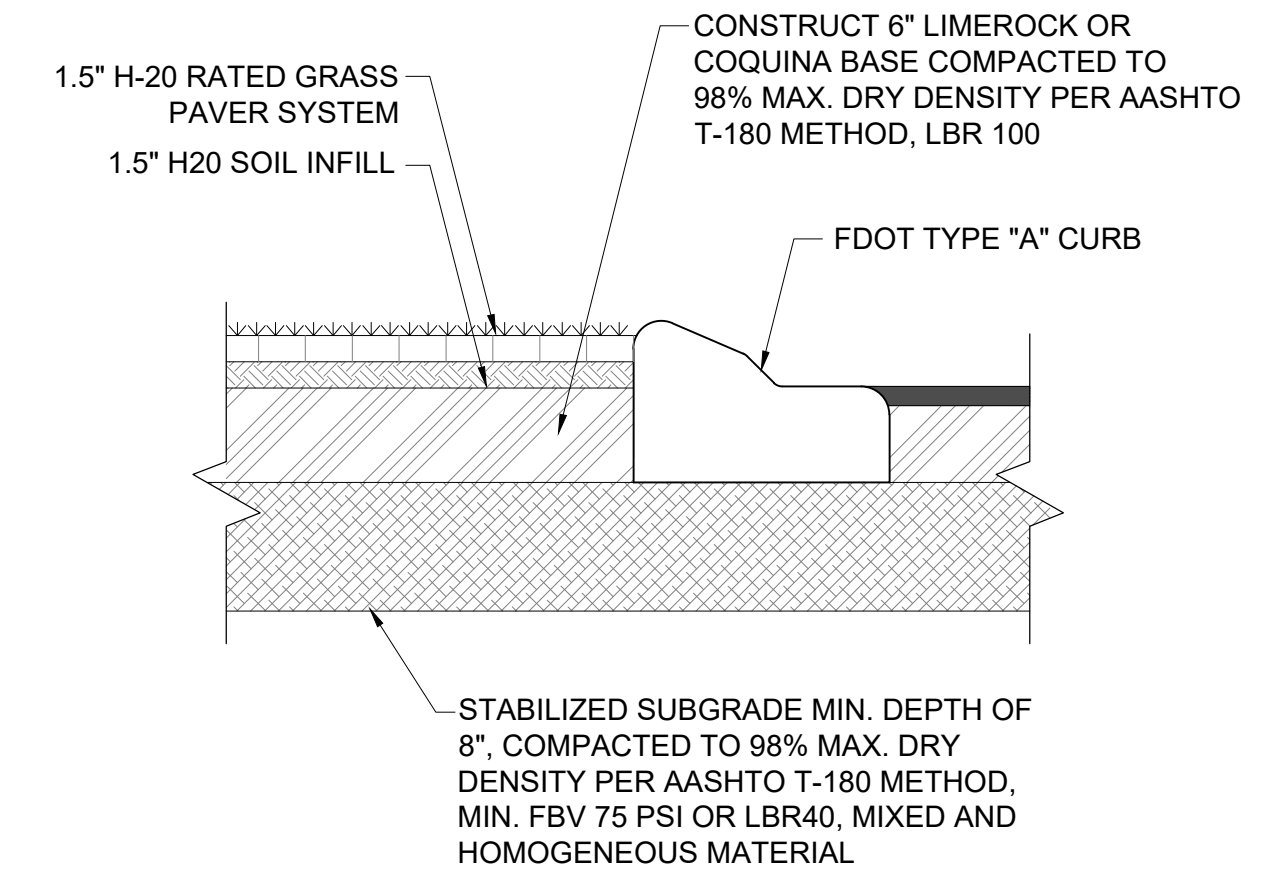
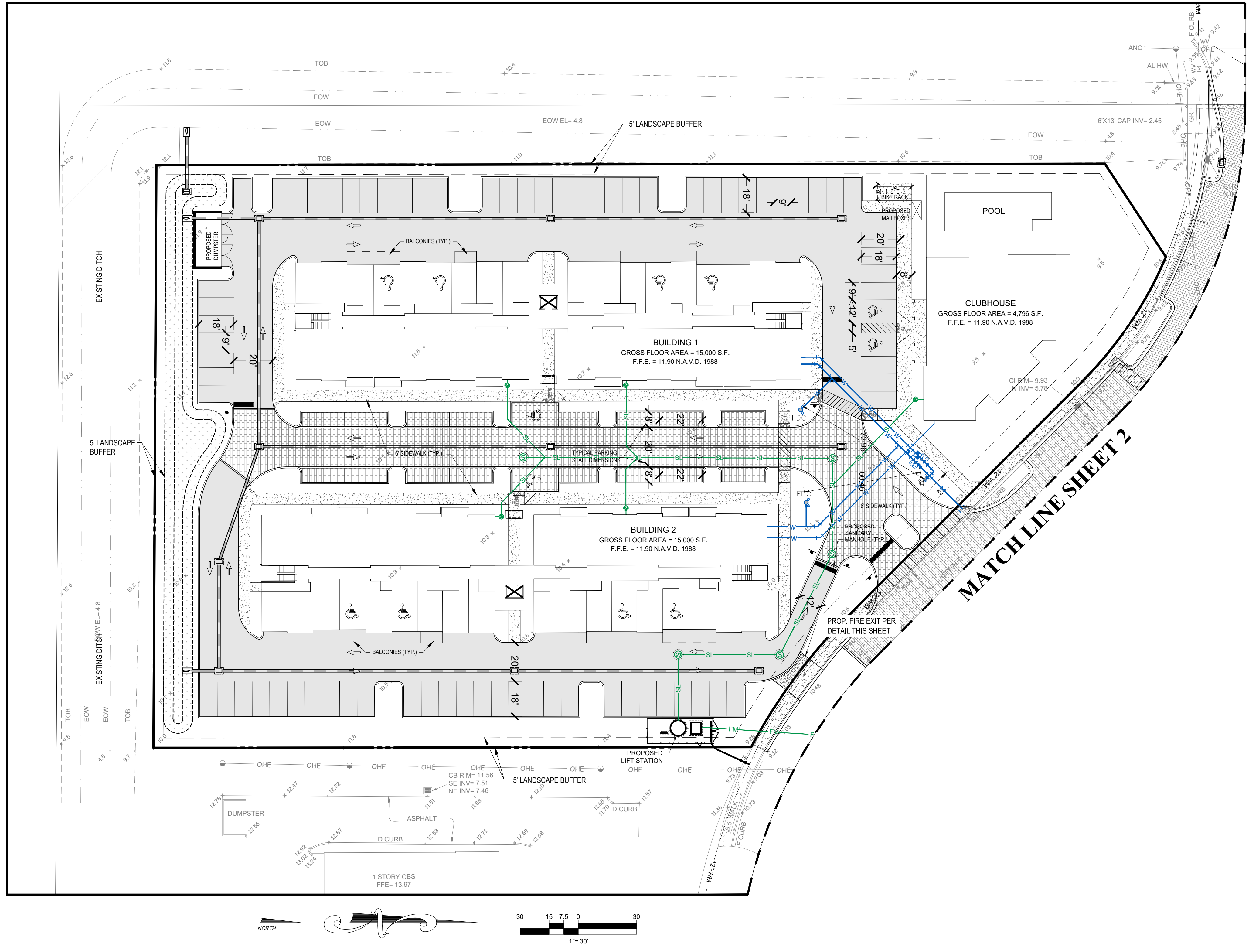


CITY OF PSL PROJECT NO. PXX-XXX
PSLSD FILE NO. XXXXX

Printed on Thursday, March 23, 2021, 8:41 AM by CAD107

NOTES:
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2. THE PROPOSED GRAVITY SEWER INFRASTRUCTURE WILL BE PRIVATELY OWNED & MAINTAINED.

REVISIONS:	
BY:	COMMENT:



NOTE: PAVEMENT SHALL HAVE MARSHALL STABILITY OF 1,000 LBS.

FIRE EXIT TURF PAVER DETAIL
N.T.S.

PROJECT: **CENTRAL PARKWAY**

CLIENT: **FLORIDA**

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

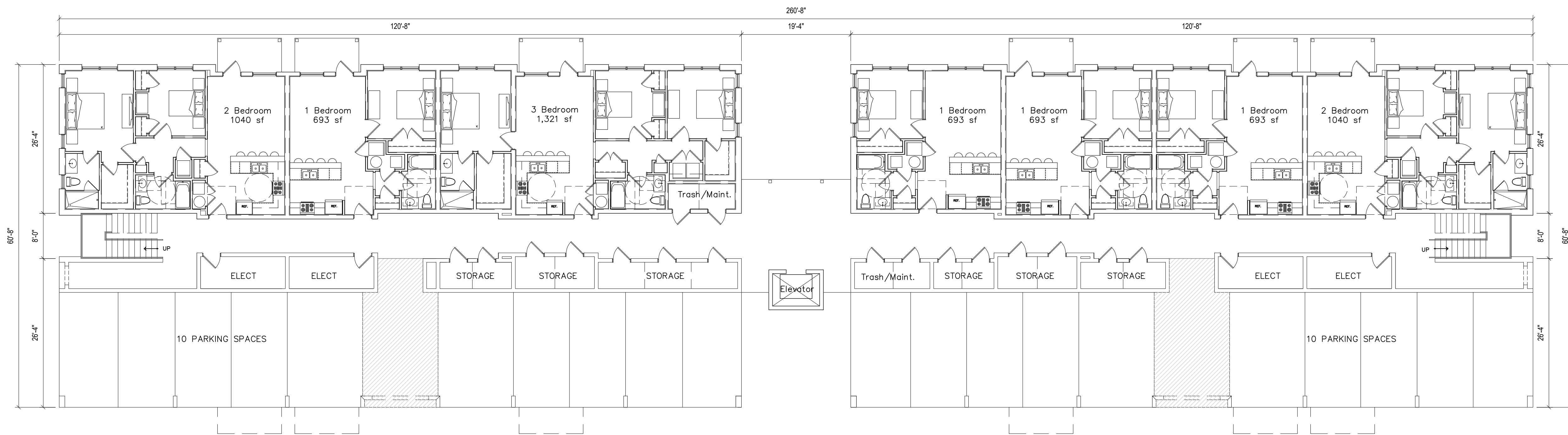
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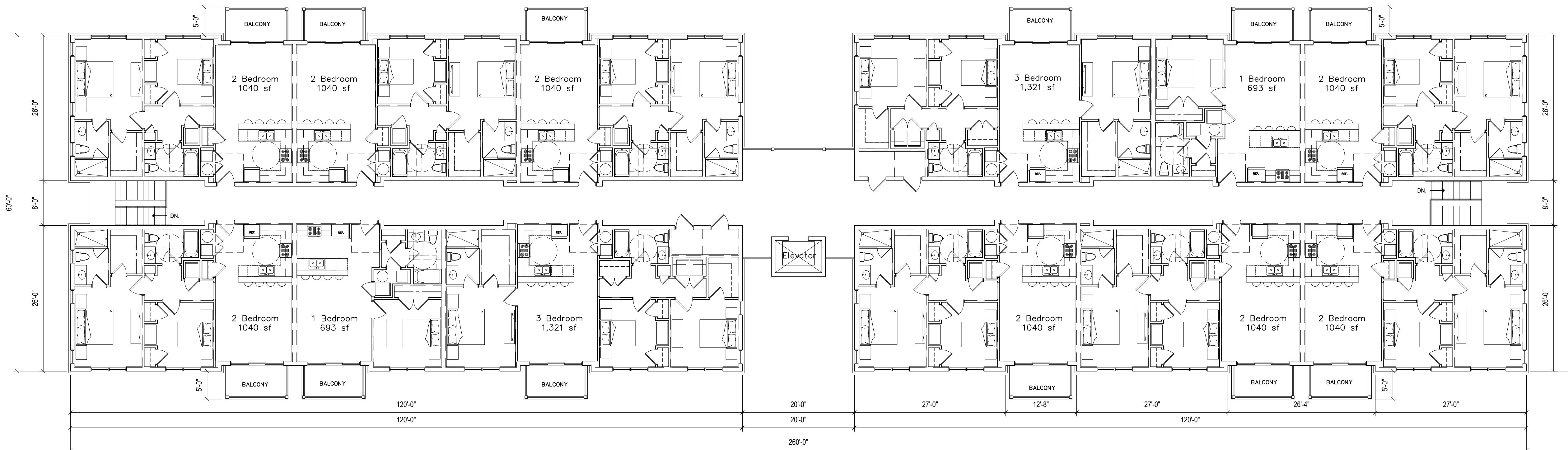
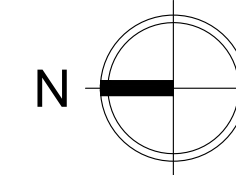


NOTE: ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.). TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO THE N.A.V.D. ELEVATIONS TO GET N.G.V.D. ELEVATIONS.

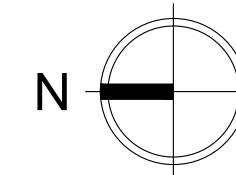
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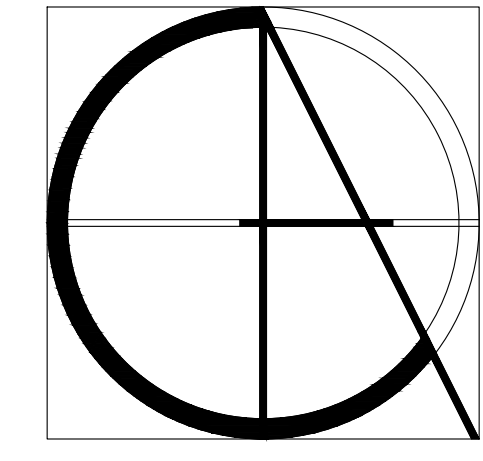
01 1ST FLOOR PLAN
BUILDINGS 1 & 3
SCALE: 3/32" = 1'-0"



02 2ND & 3RD FLOOR PLAN
BUILDINGS 1 & 3
SCALE: 3/32" = 1'-0"

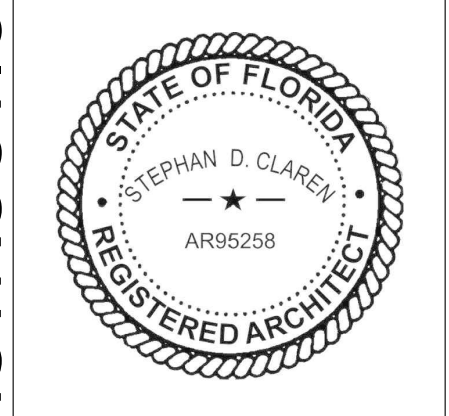


BUILDINGS 1 & 3 UNIT BREAKDOWN	
1 BEDROOM	= 14
2 BEDROOM	= 22
3 BEDROOM	= 7
TOTAL	= 43



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

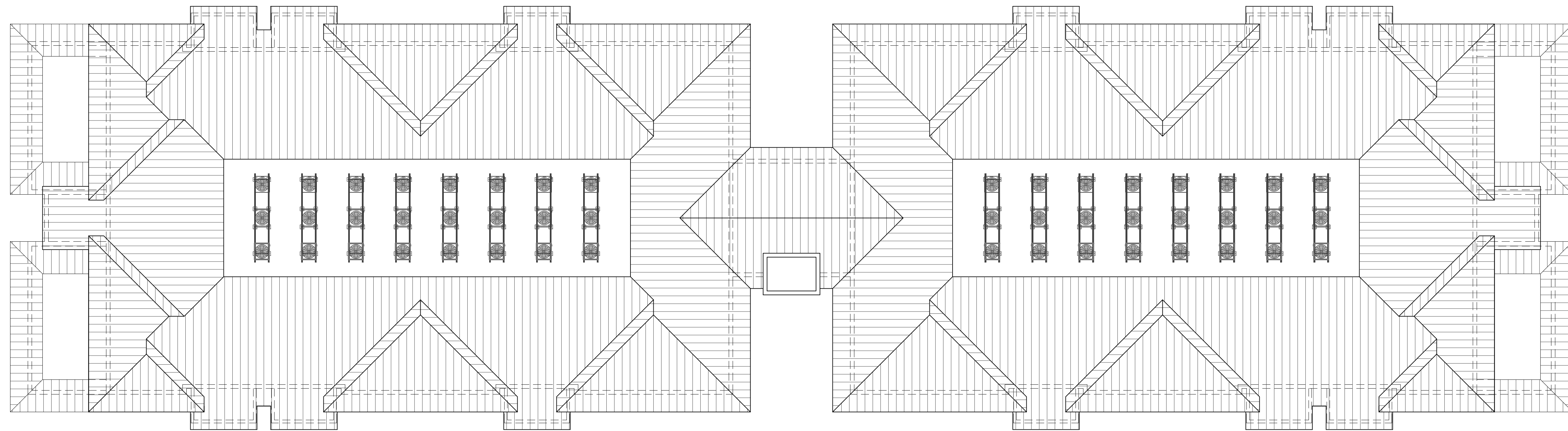
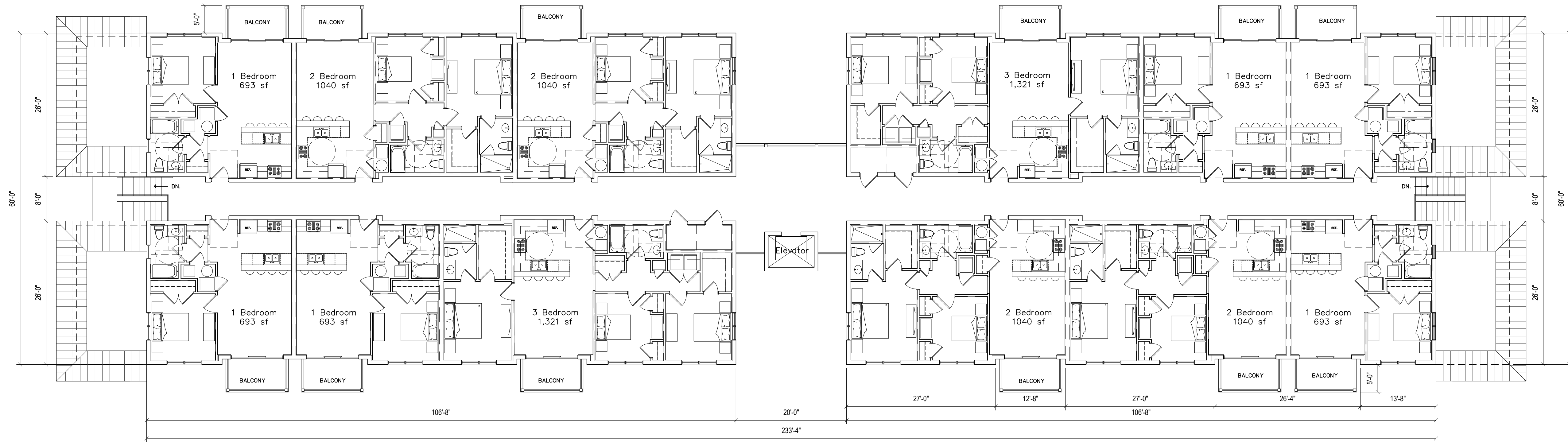
New Apartment Complex
Central Parkway Apartments
Stuart, Florida



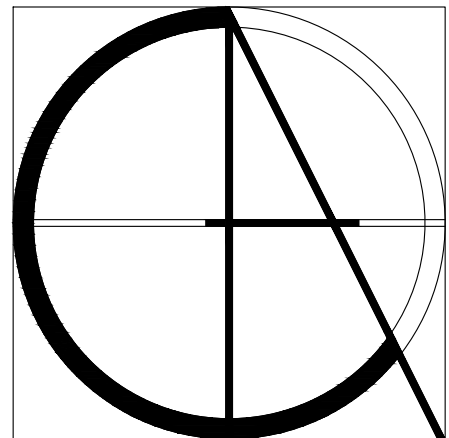
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DATE	9-10-2020
REV #	DATE
SHEET #	

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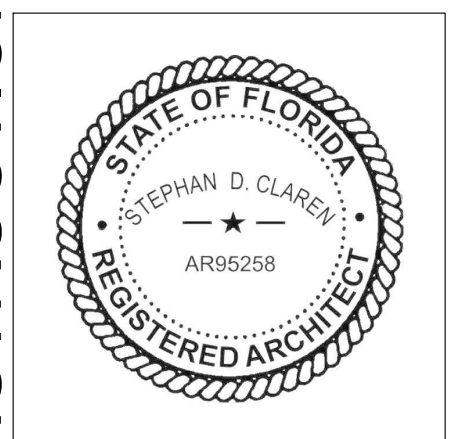


BUILDINGS 1 & 3 UNIT BREAKDOWN	
1 BEDROOM	= 14
2 BEDROOM	= 22
3 BEDROOM	= 7
TOTAL	= 43



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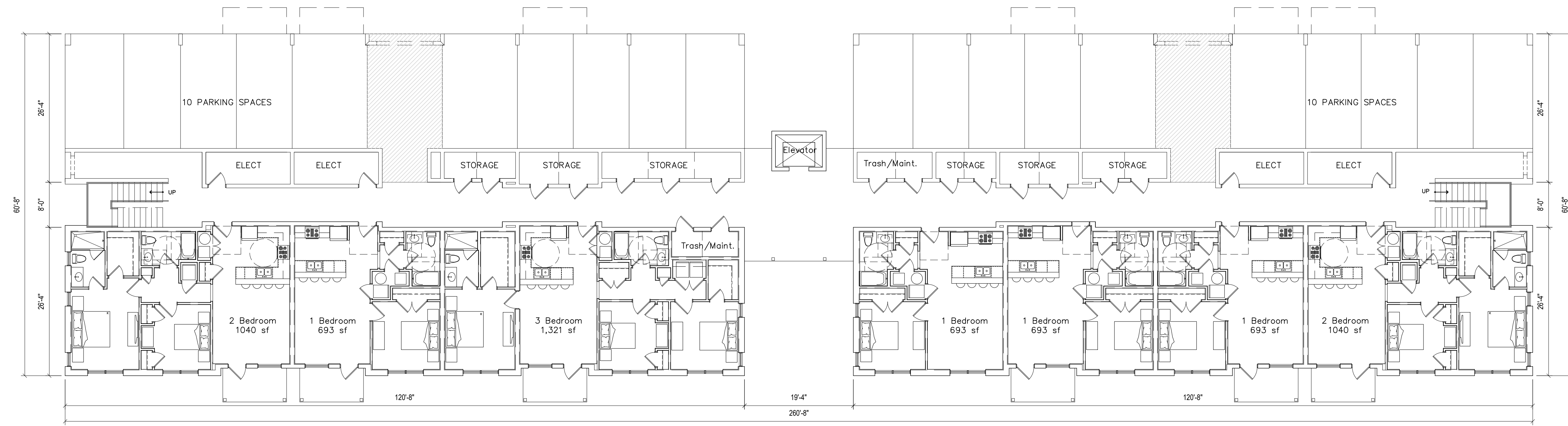
New Apartment Complex
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 Stuart, Florida



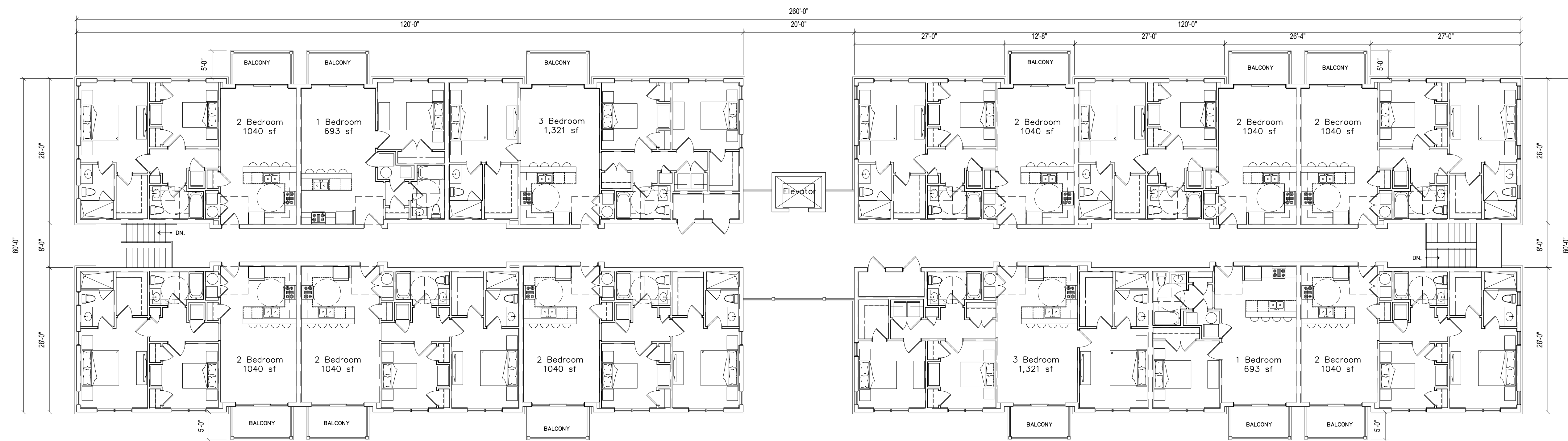
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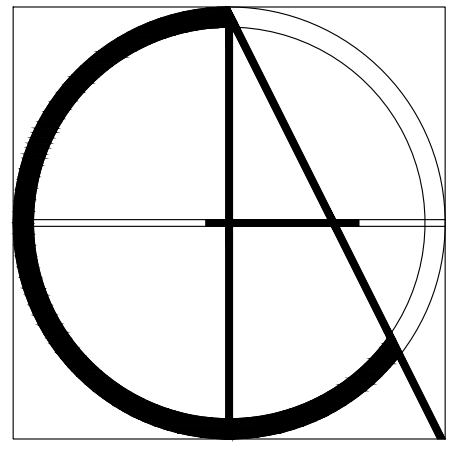


01 1ST FLOOR PLAN
 BUILDINGS 2 & 4
 SCALE: 3/32" = 1'-0"
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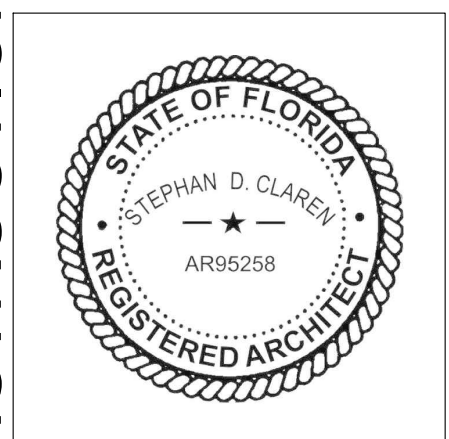
02 2ND & 3RD FLOOR PLAN
 BUILDINGS 2 & 4
 SCALE: 3/32" = 1'-0"
 N

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



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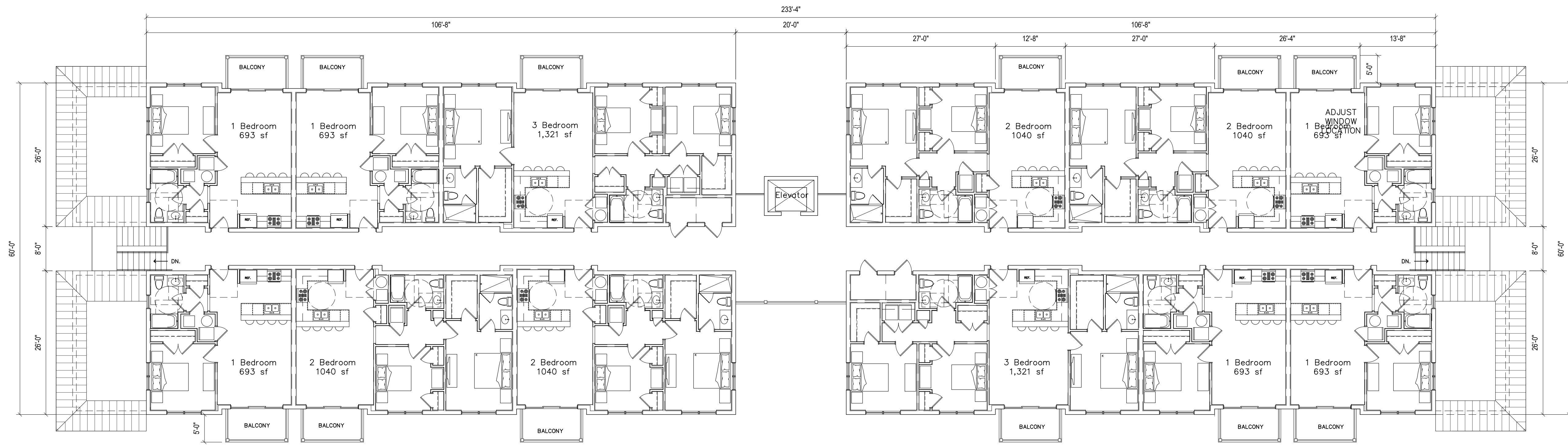
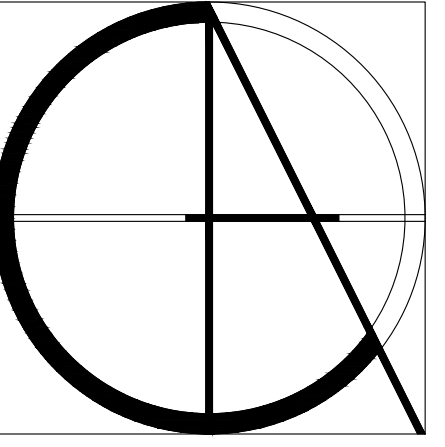
New Apartment Complex
Central Parkway Apartments
 Stuart, Florida



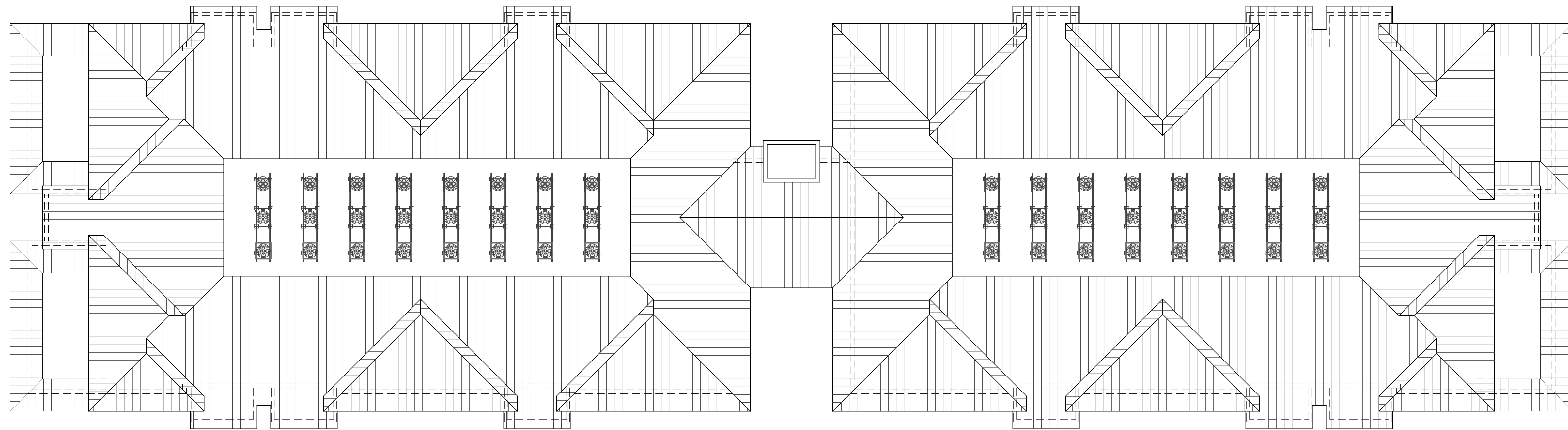
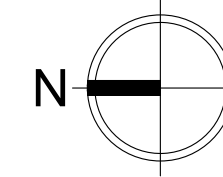
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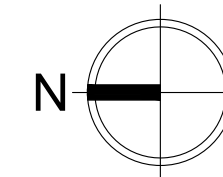
PRELIMINARY - NOT FOR CONSTRUCTION



01 4TH FLOOR PLAN
BUILDINGS 2 & 4 SCALE: 3/32" = 1'-0"



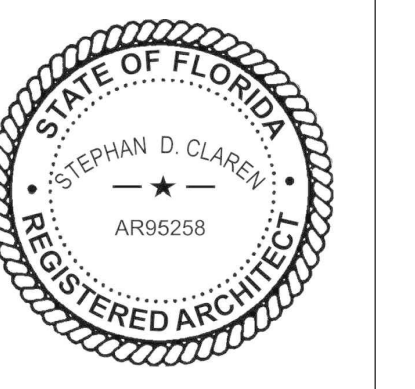
02 ROOF PLAN
BUILDINGS 2 & 4 SCALE: 3/32" = 1'-0"



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

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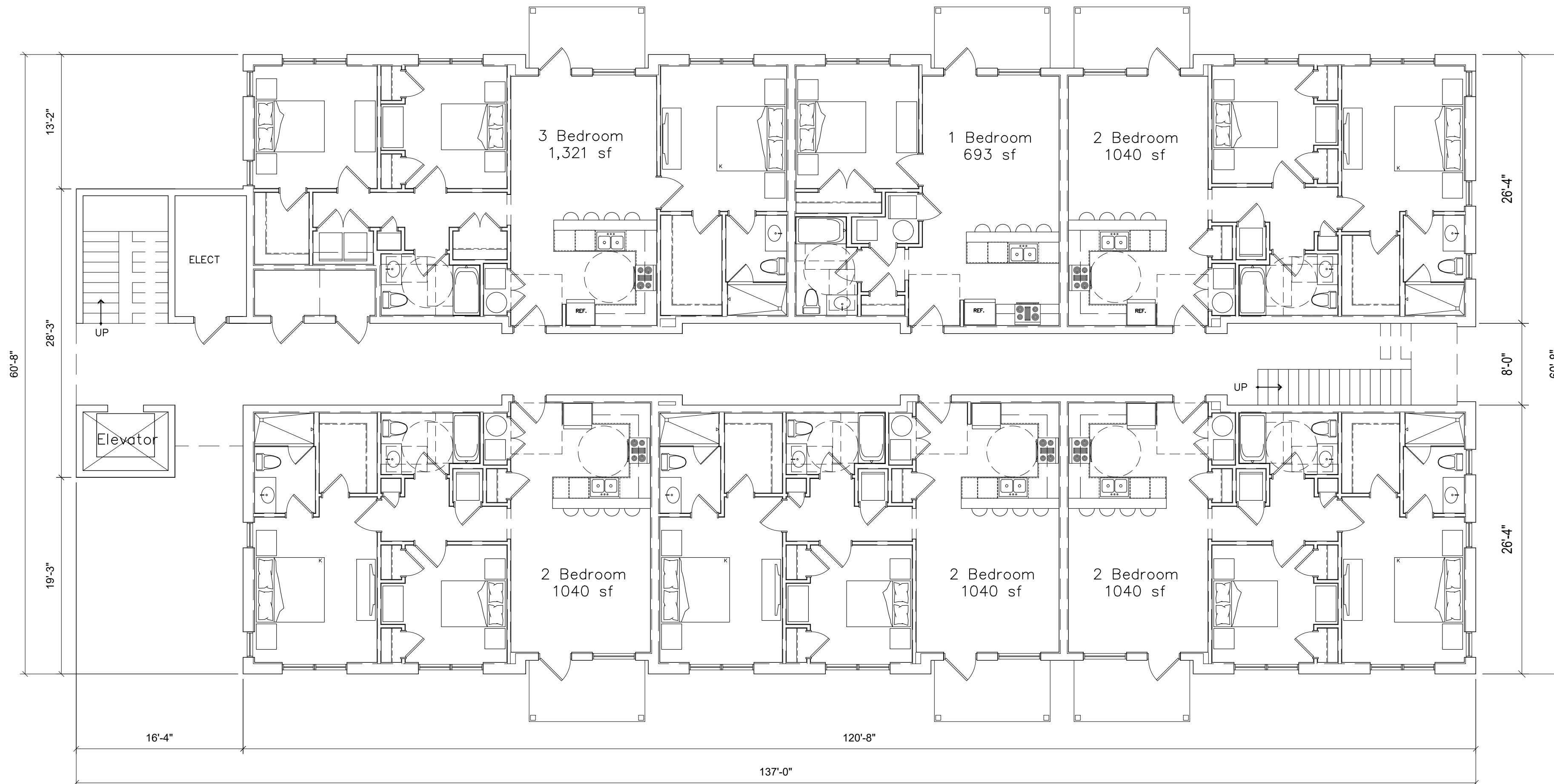
New Apartment Complex
Central Parkway Apartments
Stuart, Florida



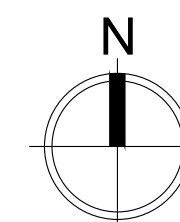
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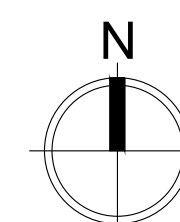
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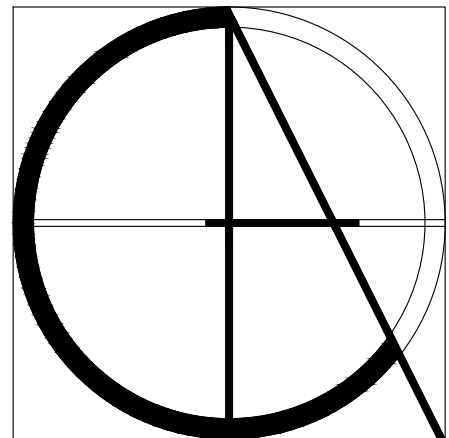
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 BUILDING 5 SCALE: 1/8" = 1'-0"



02 2ND & 3RD FLOOR PLAN
 BUILDING 5 SCALE: 1/8" = 1'-0"

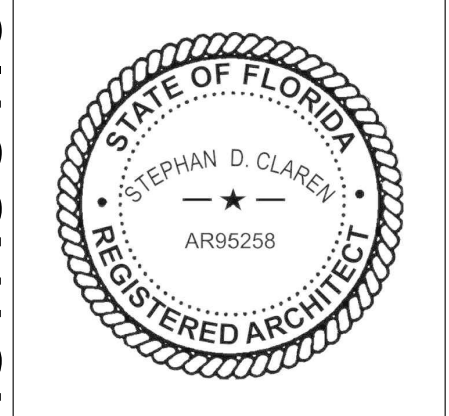


BUILDING 5 UNIT BREAKDOWN	
1 BEDROOM	= 6
2 BEDROOM	= 14
3 BEDROOM	= 4
TOTAL	= 24



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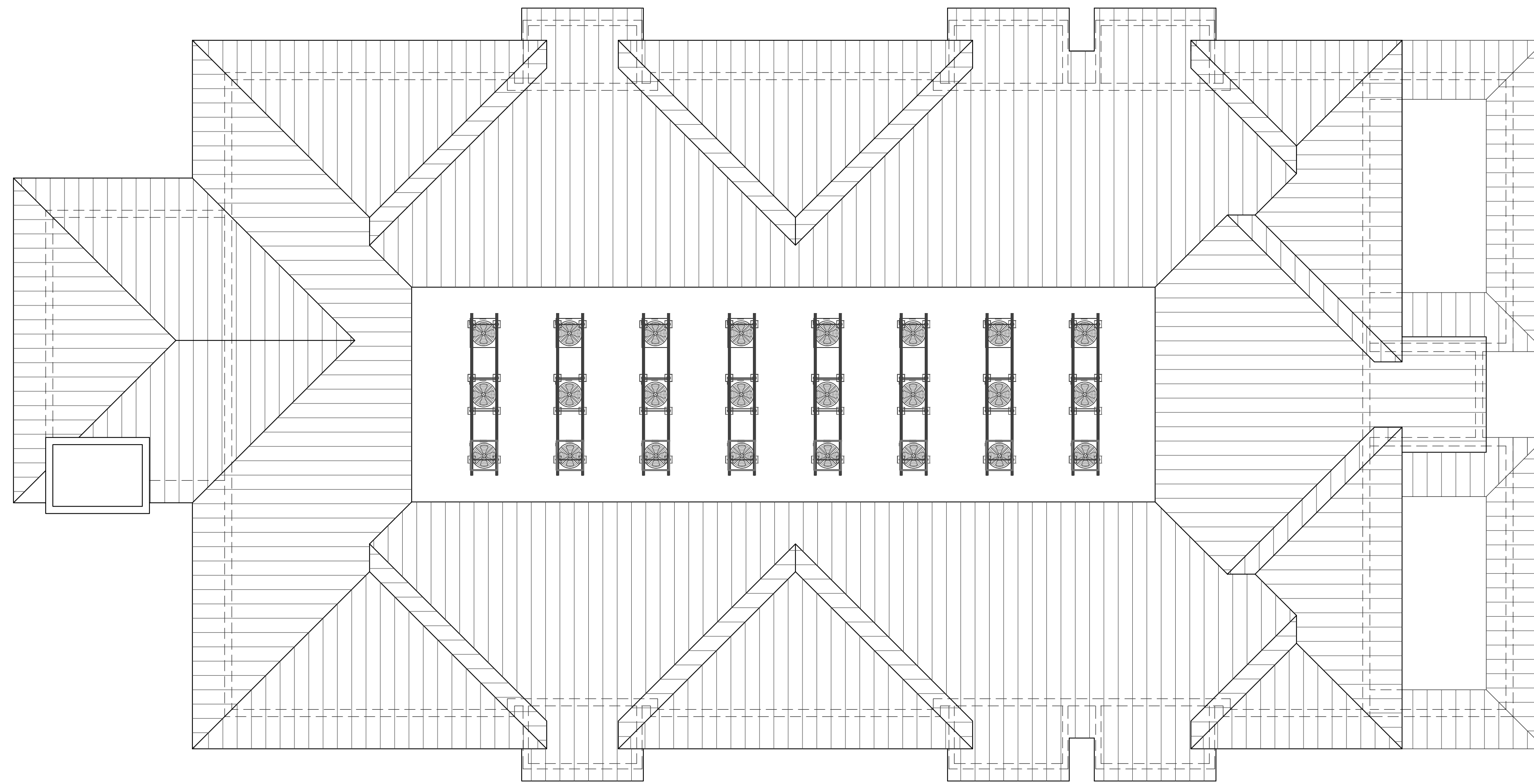
New Apartment Complex
Central Parkway Apartments
 Stuart, Florida



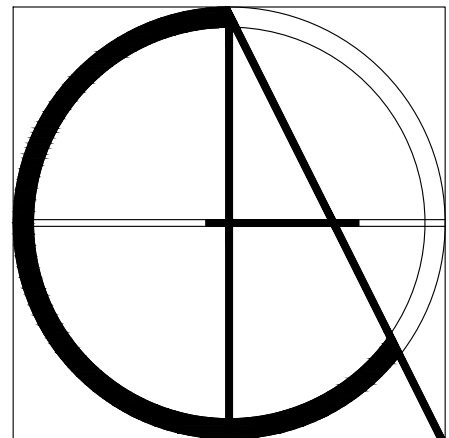
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A-1.5
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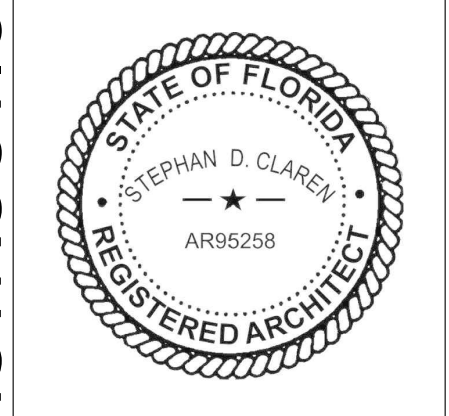


BUILDING 5 UNIT BREAKDOWN	
1 BEDROOM	= 6
2 BEDROOM	= 14
3 BEDROOM	= 4
TOTAL	= 24



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6400 CONGRESS AVE, SUITE 2150
BOCA RATON, FL 33487
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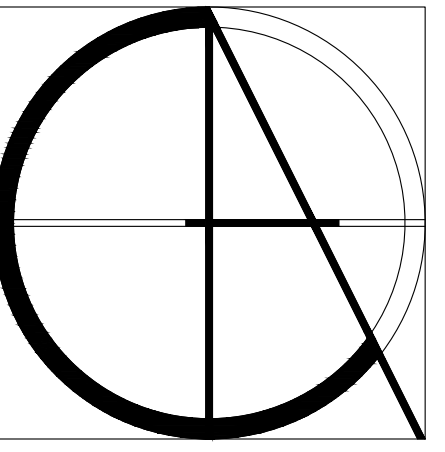
New Apartment Complex
Central Parkway Apartments
Stuart, Florida



PROJECT #	20-035
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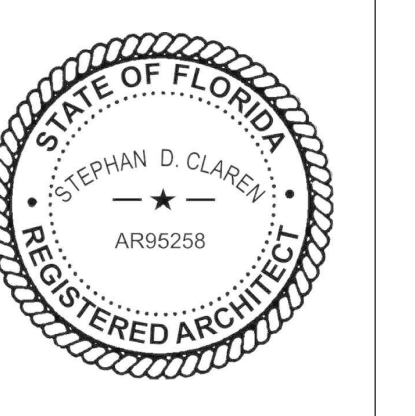
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New Apartment Complex
Central Parkway Apartments
 Stuart, Florida

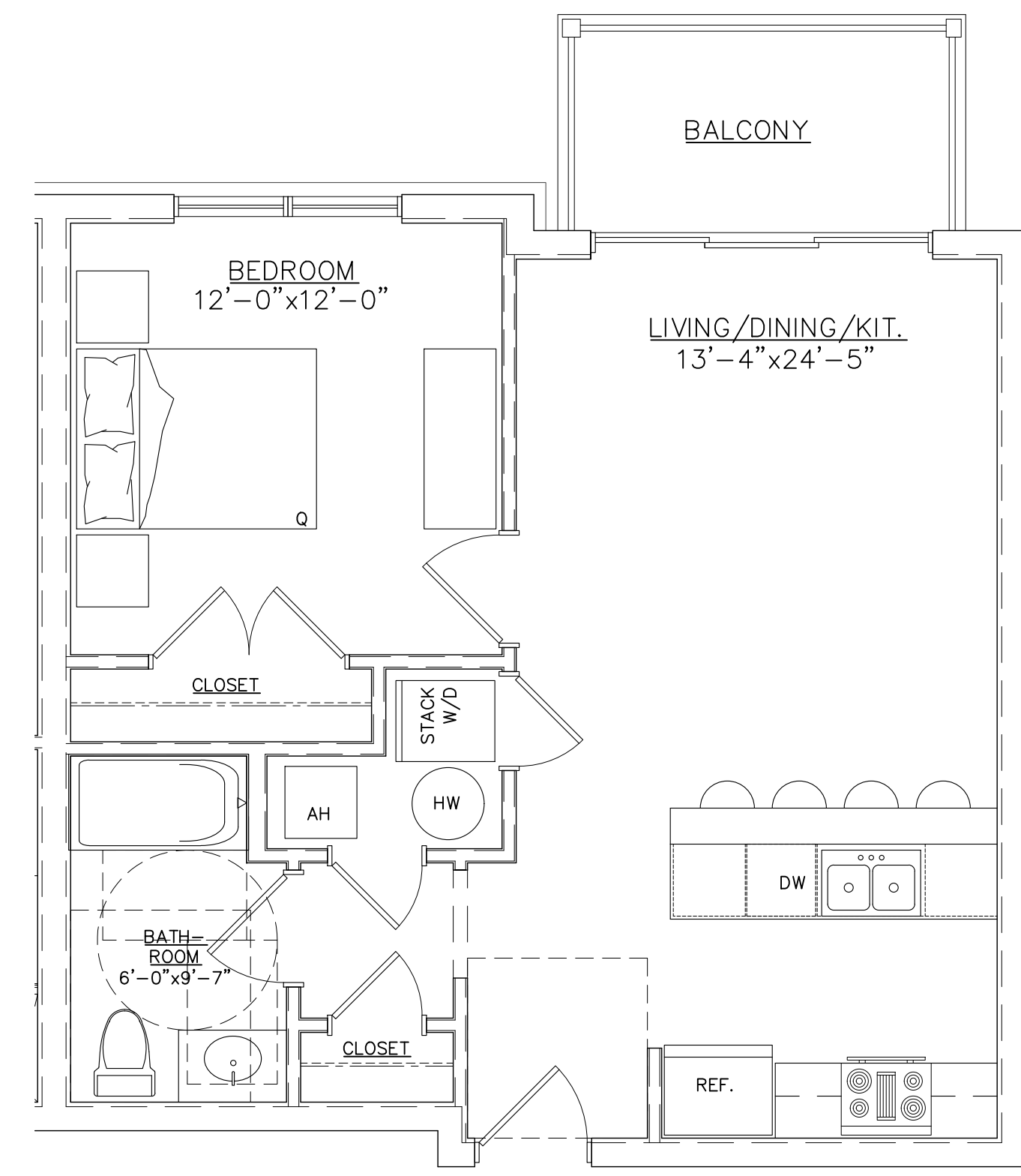


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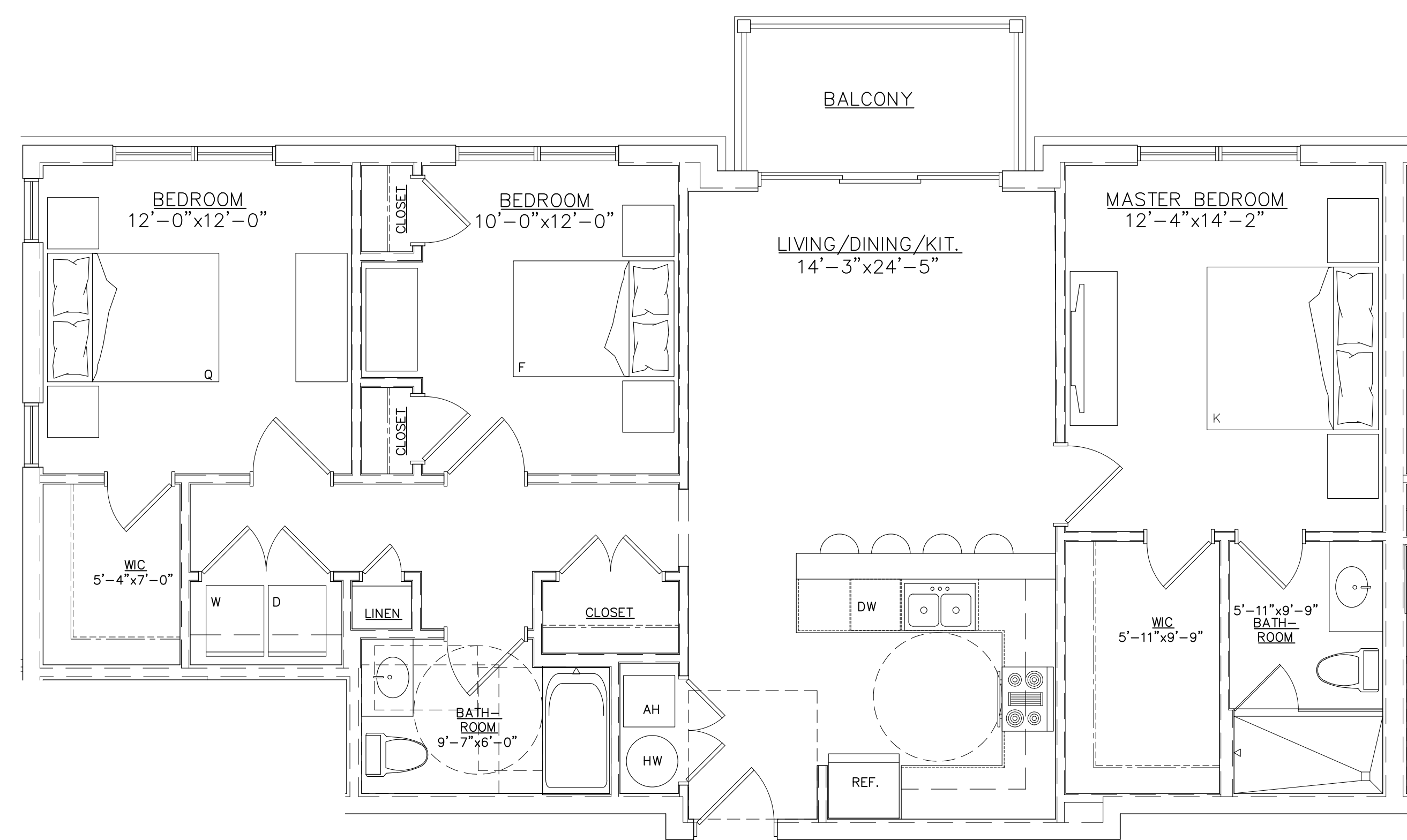
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A-1.7

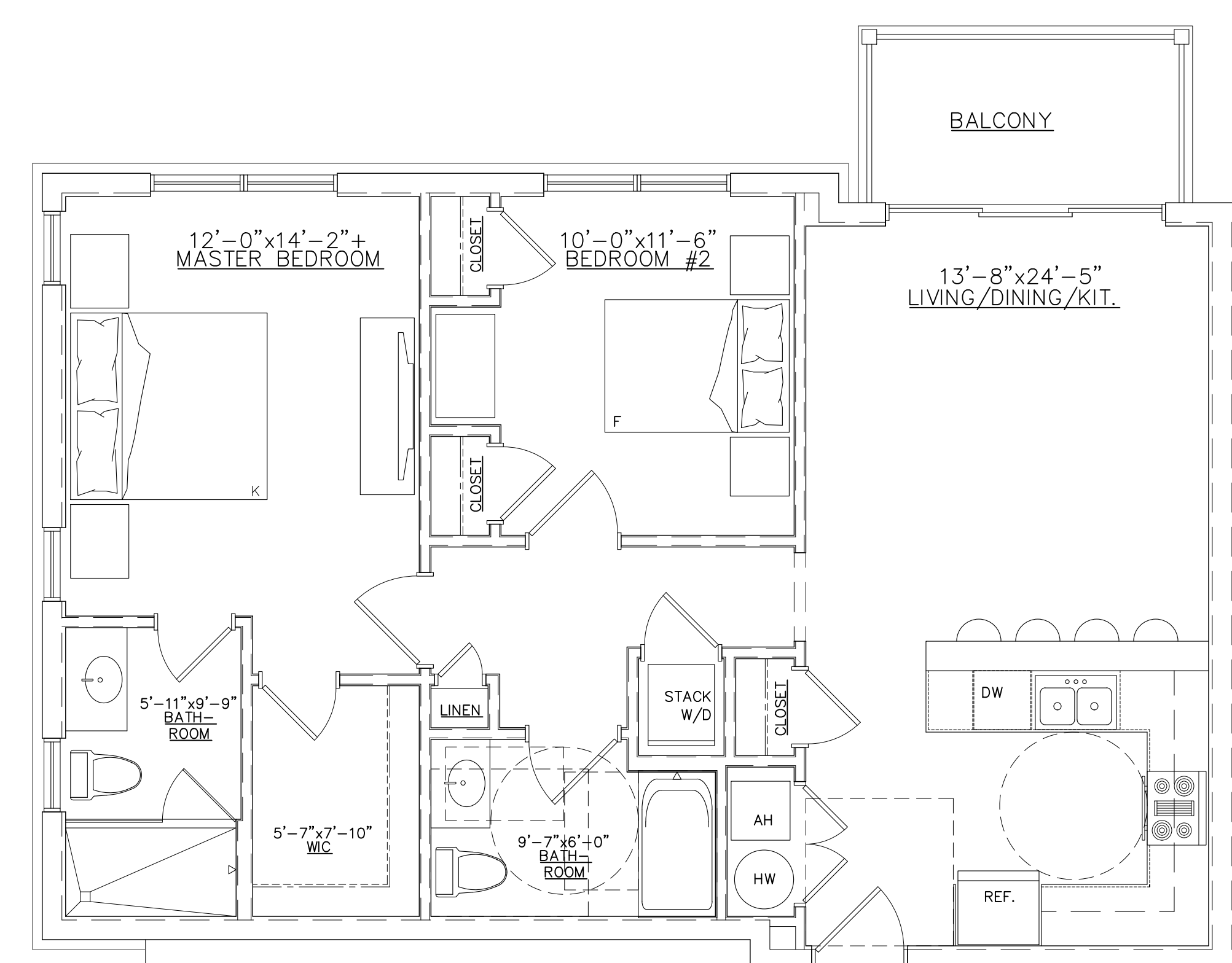
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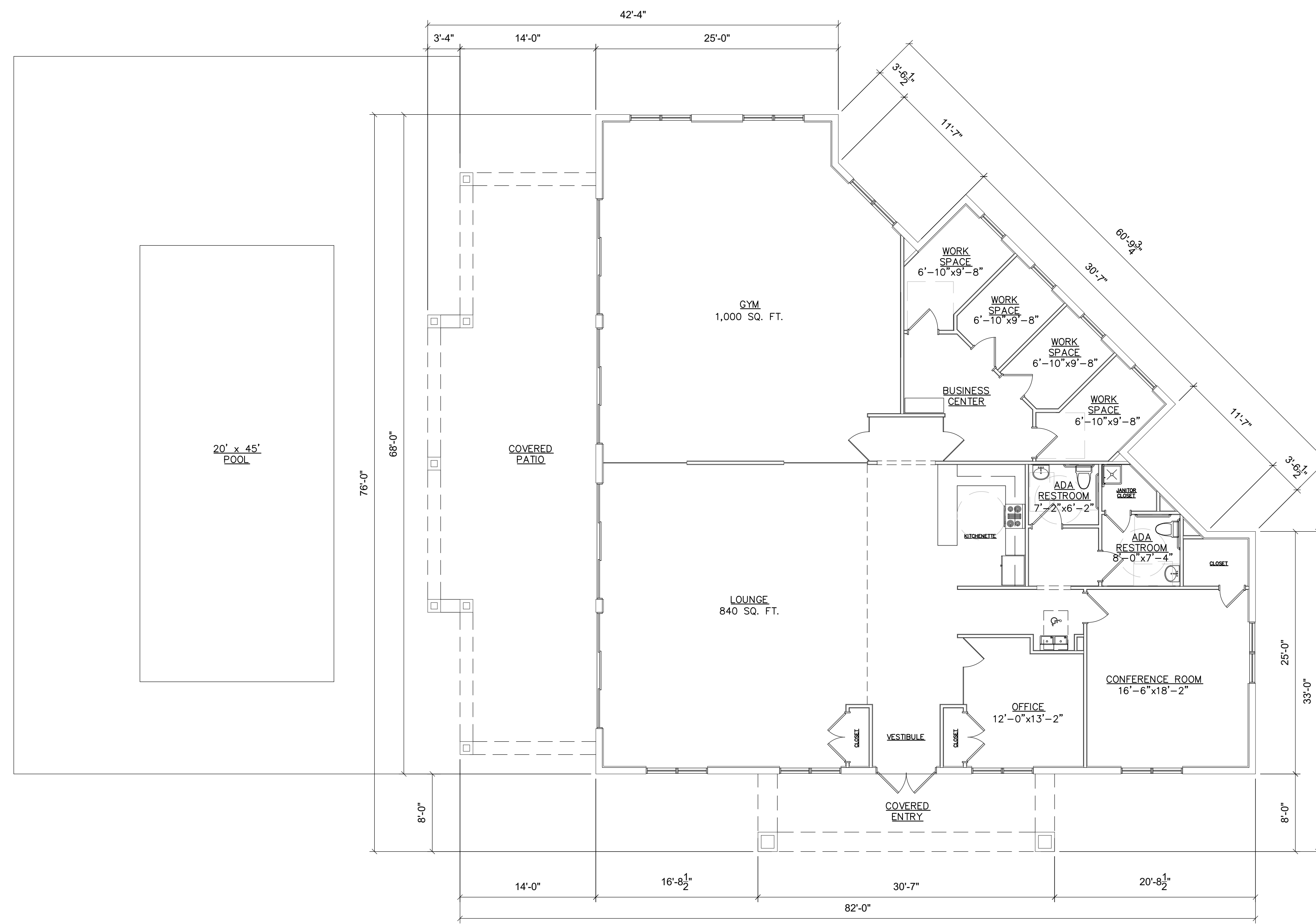
01 TYP. 1 BR APARTMENT FLOOR PLAN
 693 SF | 1 BR 1 BATH SCALE: 1/4" = 1'-0"



03 TYP. 3 BR APARTMENT FLOOR PLAN
 1321 SF | 3 BR 2 BATH SCALE: 1/4" = 1'-0"

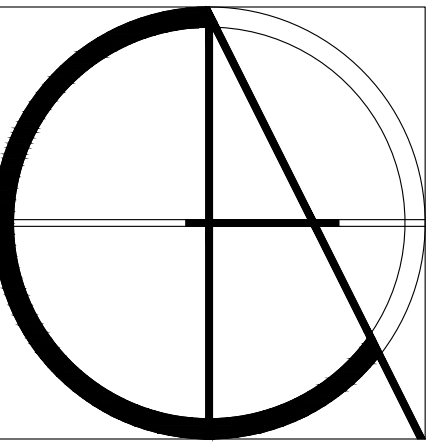
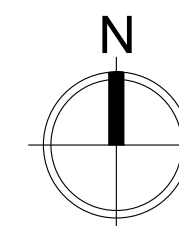


02 TYP. 2 BR APARTMENT FLOOR PLAN
 1040 SF | 2 BR 2 BATH SCALE: 1/4" = 1'-0"



01
CLUBHOUSE

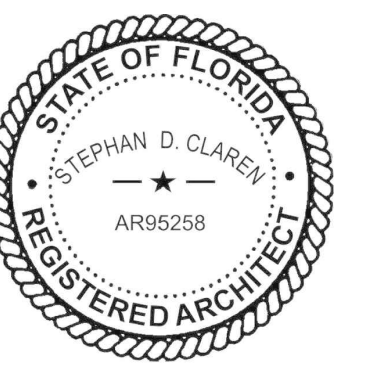
FLOOR PLAN
SCALE: 1/8" = 1'-0"



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New Apartment Complex
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Stuart, Florida



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CLUBHOUSE AREA CALCULATION	
CLUBHOUSE	= 3,711 S.F.
COVERED ENTRY	= 245 S.F.
COVERED PATIO	= 942 S.F.
TOTAL	= 4,898 S.F.

A-1.8



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



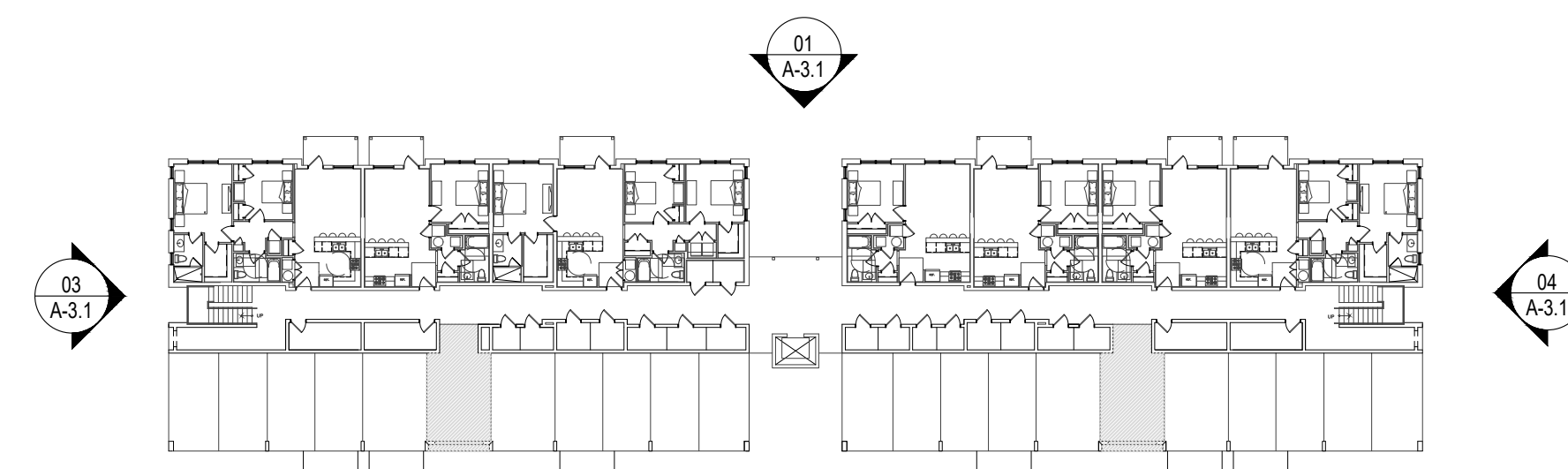
02 WEST ELEVATION
BUILDINGS 1 & 3 SCALE: 3/32" = 1'-0"



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

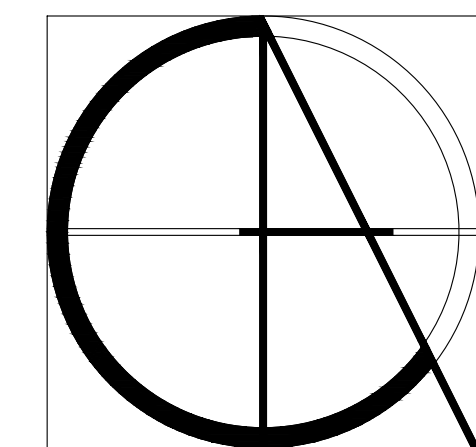


03 NORTH ELEVATION
BUILDINGS 1 & 3 SCALE: 3/32" = 1'-0"



KEY PLAN

SCALE: NTS

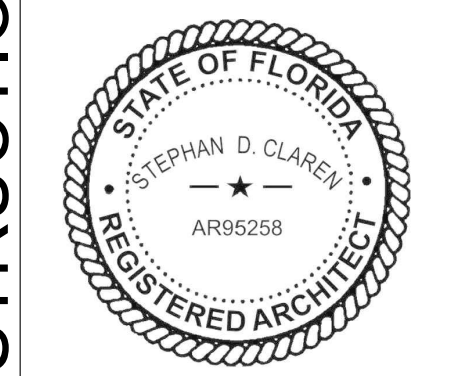


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01 WEST ELEVATION
BUILDINGS 2 & 4
SCALE: 3/32" = 1'-0"



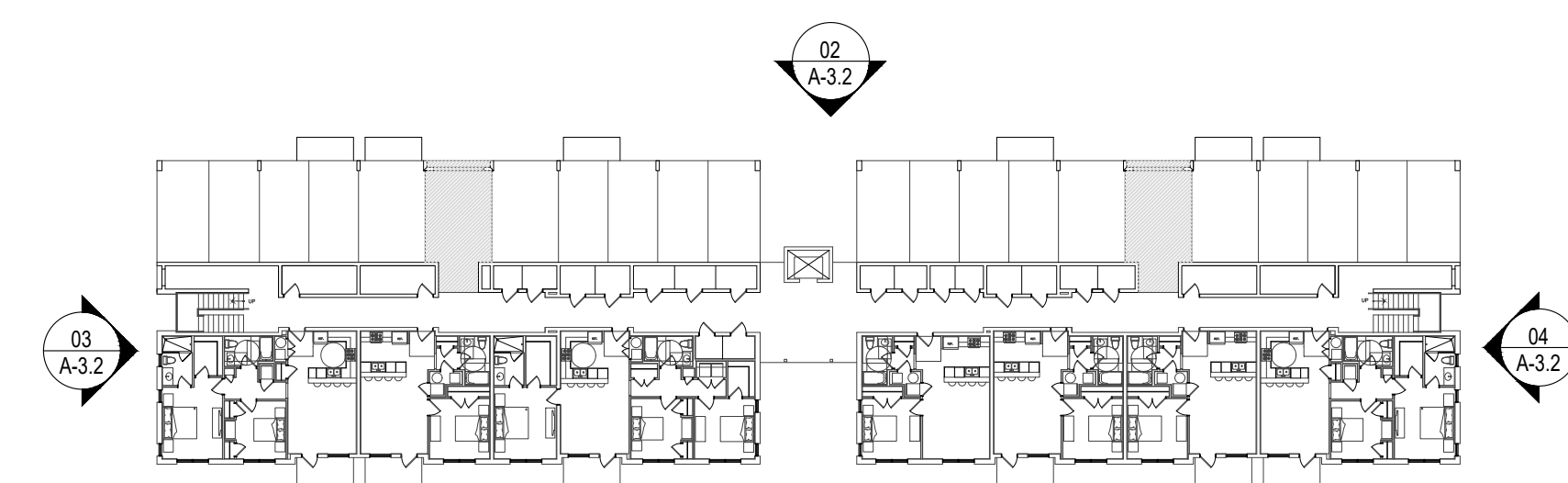
02 EAST ELEVATION
BUILDINGS 2 & 4
SCALE: 3/32" = 1'-0"



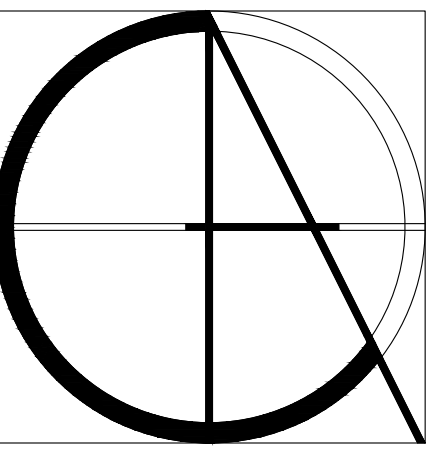
03 NORTH ELEVATION
BUILDINGS 2 & 4
SCALE: 3/32" = 1'-0"



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

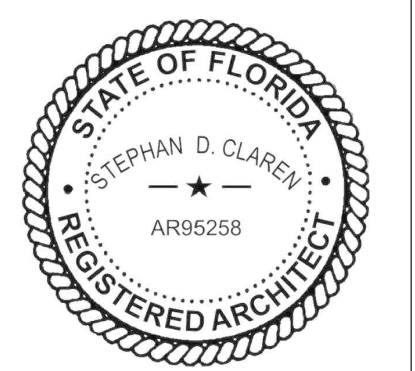


KEY PLAN
SCALE: NTS



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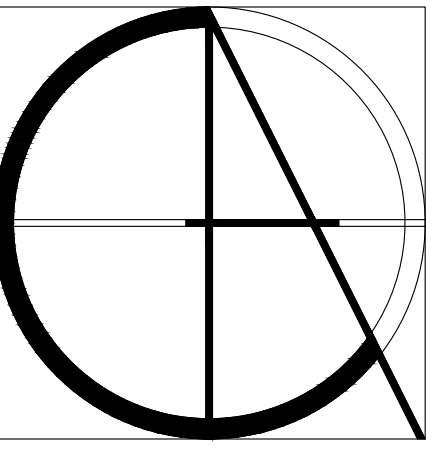


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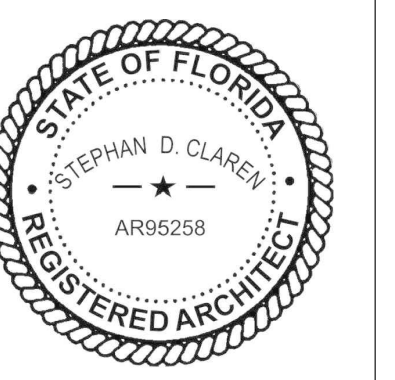
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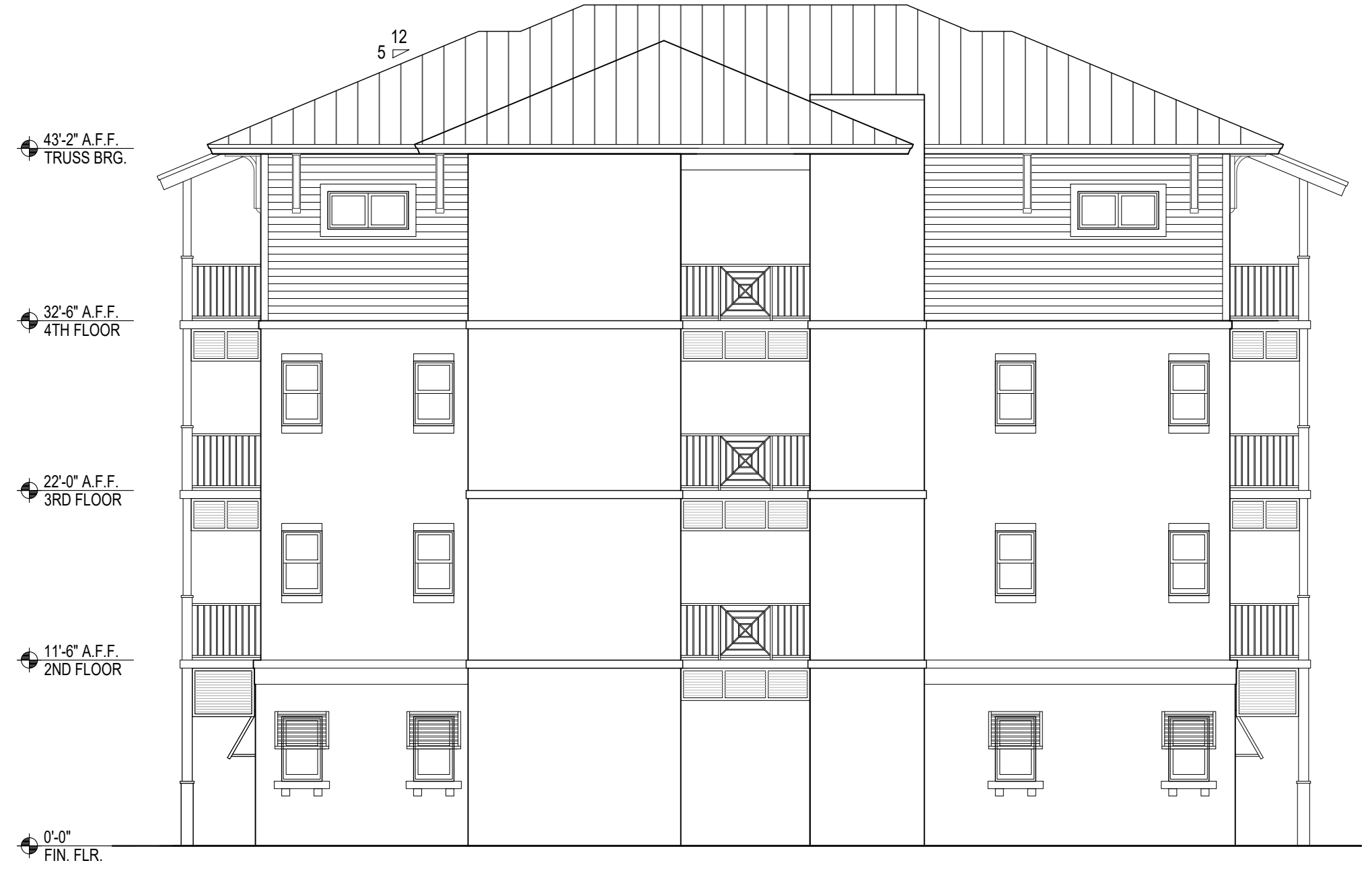
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02 EAST ELEVATION
 BUILDING 5 SCALE: 1/8" = 1'-0"



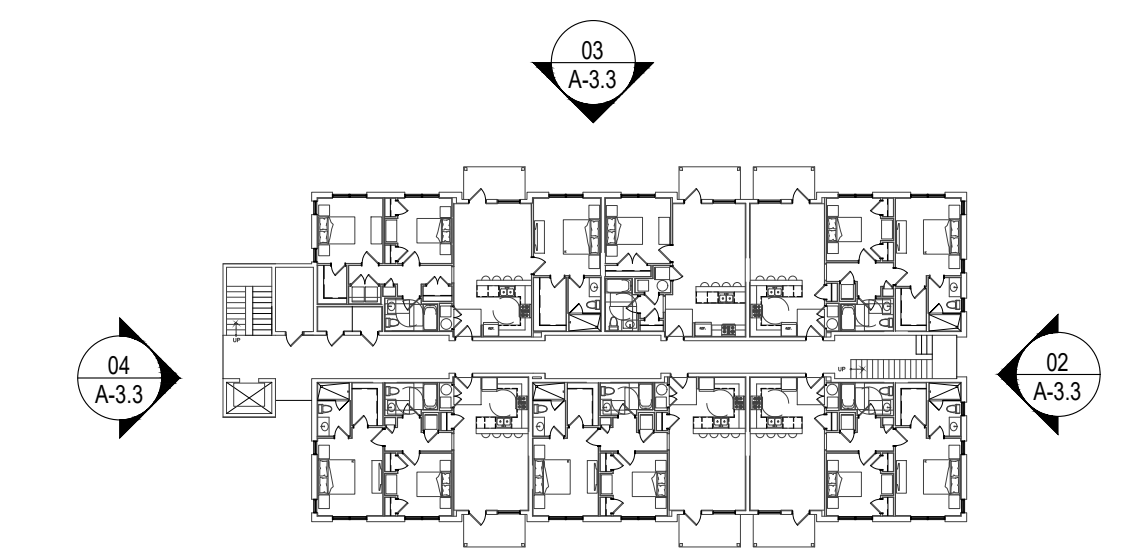
01 SOUTH ELEVATION
 BUILDING 5 SCALE: 1/8" = 1'-0"



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



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

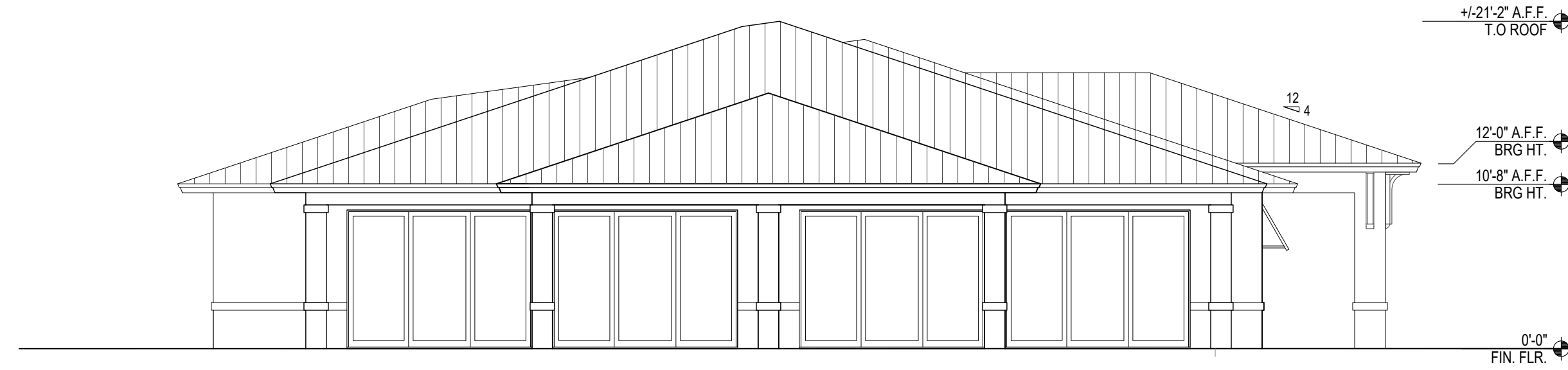


KEY PLAN

SCALE: NTS



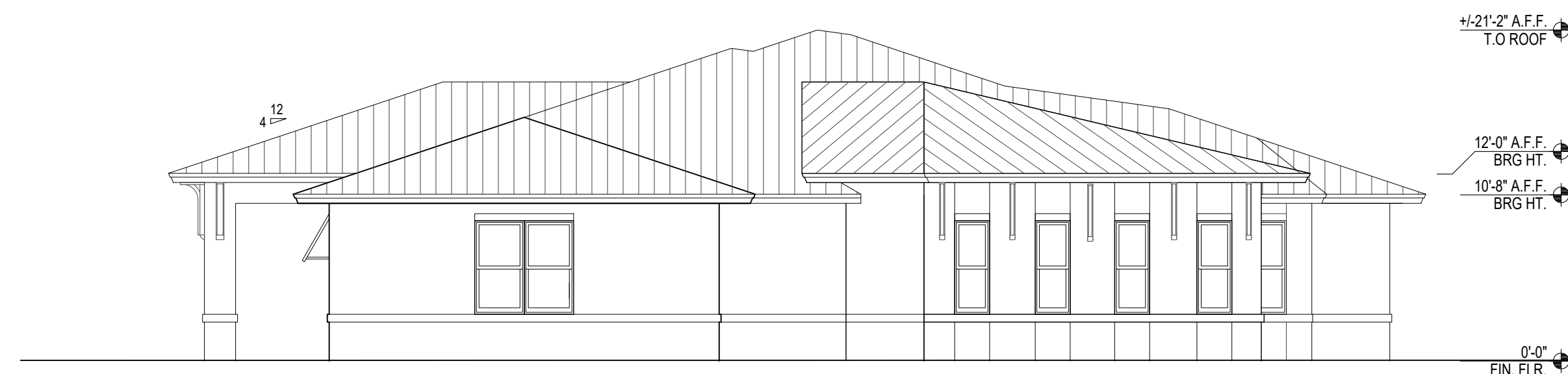
01 SOUTH ELEVATION
CLUBHOUSE SCALE: 1/8" = 1'-0"



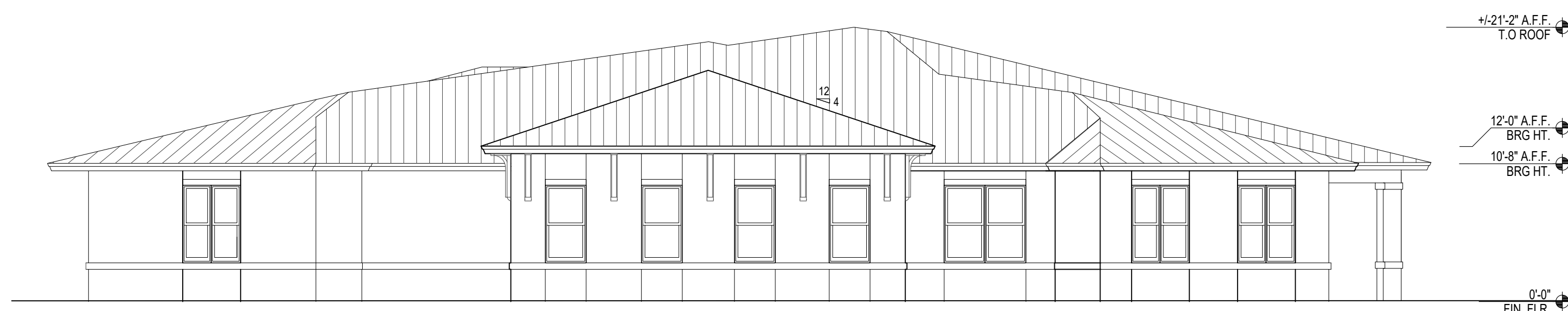
02 WEST ELEVATION
CLUBHOUSE SCALE: 1/8" = 1'-0"



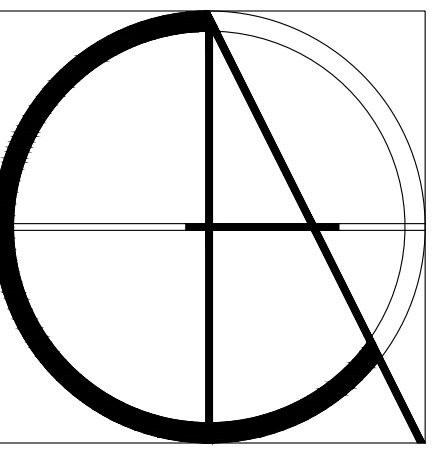
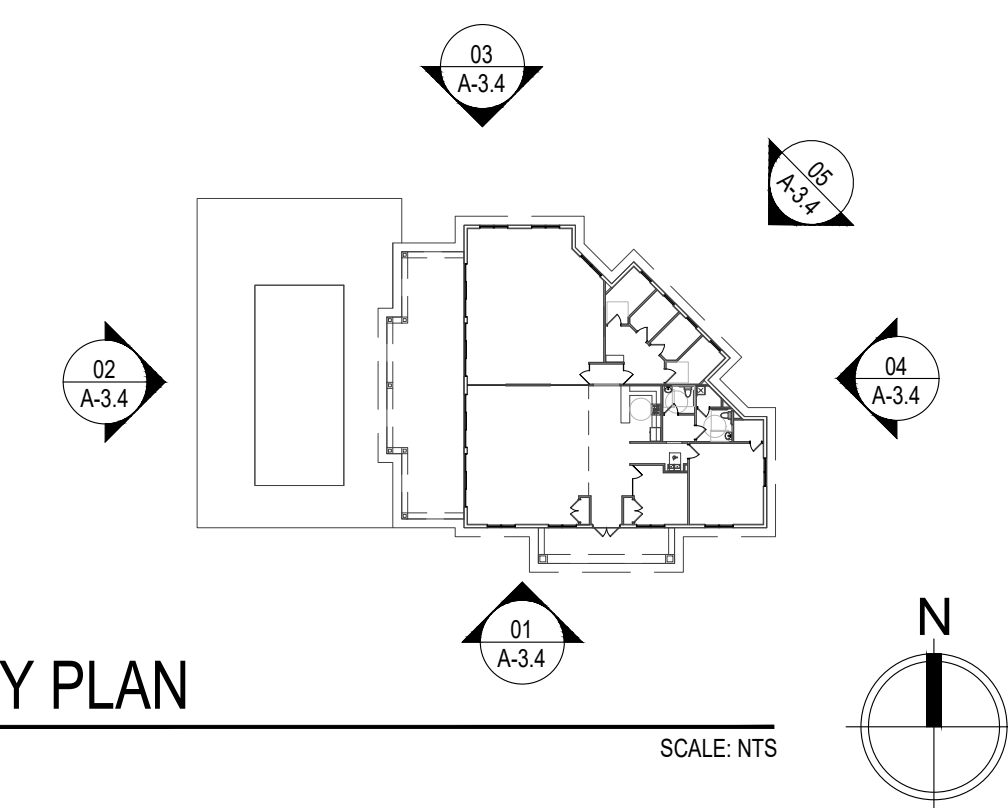
03 NORTH ELEVATION
CLUBHOUSE SCALE: 1/8" = 1'-0"



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

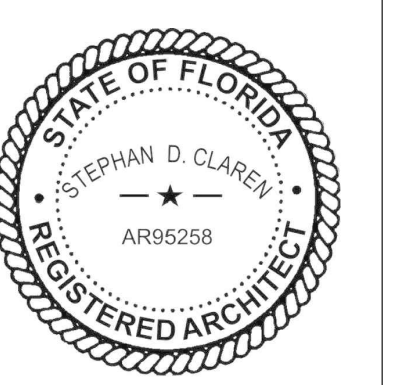


05 NORTHEAST ELEVATION
CLUBHOUSE SCALE: 1/8" = 1'-0"



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