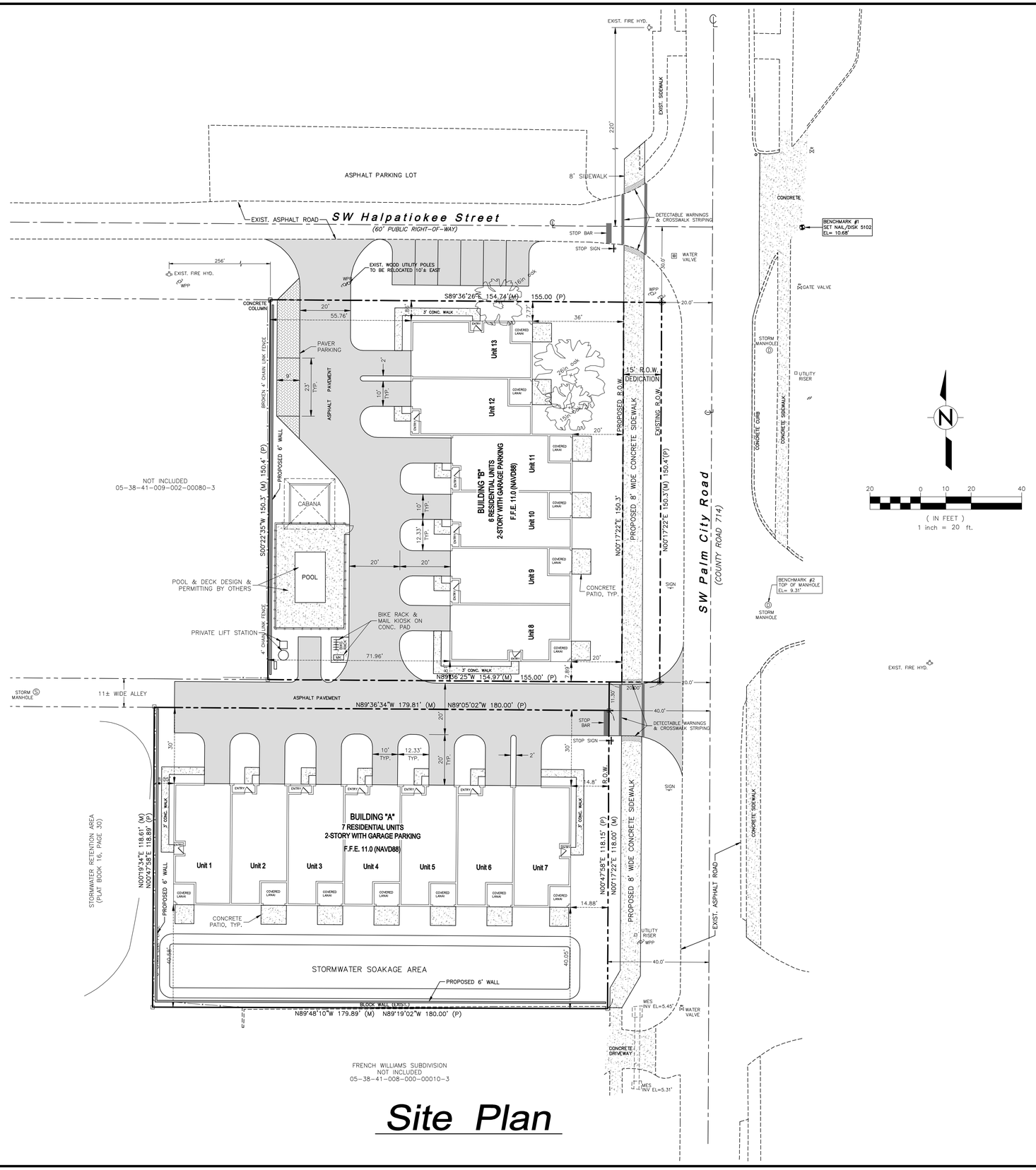
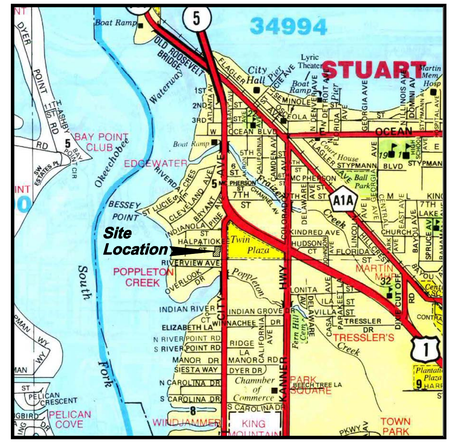


Site Plan

LEGEND:

FH – FIRE HYDRANT
WV – WATER VALVE
WM – WATER METER
WPP – WOOD POWER POLE
MH – MANHOLE (SANITARY SEWER)
D – MANHOLE (STORM)
CB – CATCH BASIN
WF – WOOD FENCE
CLF – CHAIN LINK FENCE
R.O.W. – RIGHT OF WAY



Vicinity Map

1"=1,600'

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, AND 7 BLOCK 2 OF HALPATIOKEE PARK AS RECORDED IN PLAT BOOK 8, PAGE 25 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA PART OF S.W. 1/4 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST
AND
LOT 2, DYER ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 36, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SITE DATA

PROJECT NAME:	**SOUTHERN LANDMARK HOMES**
LOCATION:	**502 HALPATIOKEE STREET, STUART, FLORIDA**
	924 SW PALM CITY ROAD, STUART, FLORIDA
PARCEL I.D.	**05-38-41-009-002-00010-8**
	05-38-41-024-000-00020-0
EXISTING USE:	**VACANT**
ZONING:	**R-3 Residential - Multi-Family / Duplex**
PROPOSED ZONING:	**RPUD**
LAND USE:	**OFFICE / RESIDENTIAL**

GROSS SITE AREA:	44,552 s.f.	1.02 ac.	
R.O.W. DEDICATION:	2,255 s.f.	0.05 ac.	
TOTAL SITE AREA:	42,297 s.f.	0.97 ac.	100.0 %
BUILDING COVERAGE:	14,265 s.f.	0.33 ac.	33.7 %
VEHICULAR PAVEMENT:	8,475 s.f.	0.19 ac.	20.0 %
PEDESTRIAN WALKS / PATIOS:	1,750 s.f.	0.04 ac.	4.1 %
POOL & DECK:	1,115 s.f.	0.03 ac.	2.6 %
TOTAL IMPERVIOUS AREA:	25,605 s.f.	0.59 ac.	60.5 %
OPEN SPACE:	16,692 s.f.	0.38 ac.	39.5 %

DENSITY CALCULATION

GROSS SITE AREA:	0.97 Ac.
NUMBER OF UNITS:	13
PROPOSED DENSITY:	13 Units / 0.97 Ac. = 13.0 Units/Ac.

BUILDING DATA:

BUILDING COVERAGE (FOOTPRINT):	14,265 s.f.
TOTAL SQUARE FOOTAGE:	s.f.
GROSS SQUARE FOOTAGE:	s.f.
PROPOSED BUILDING HEIGHT:	32'-3" a.f.f.

PARKING CALCULATION

	REQUIRED	PROVIDED
RESIDENTIAL BUILDING		
13 RESIDENTIAL UNITS @ 1.5 SP. / UNIT =	19.5 Spaces	28 Spaces

© CALVERT MONTGOMERY & ASSOCIATES, INC.
Engineers–Surveyors (LB & C.A. 0000160)
P.O. BOX 92...959 S. FEDERAL HWY.....STUART, FLORIDA 34995
TEL. (772) 287–3636 FAX (772) 220–0580

NO	REVISION	DATE
2	MISC. PER C.O.S. COMMENTS	02.16.21
1	ADD ADDITIONAL PARKING	07.01.20
	DESIGNED BY:	DATE: 03.25.20
	DRAWN BY:	SCALE: 1"=20'

6	ADD PROPOSED ZONING RPUD	04.23.21
5	ADD WALL, MAIL KIOSK, BIKE RACK	04.16.21
4	ADD CROSSWALK/ADA	04.08.21
3	ADD F.H. ON INDIANOLA ST.	03.25.21

P.U.D. SITE PLAN

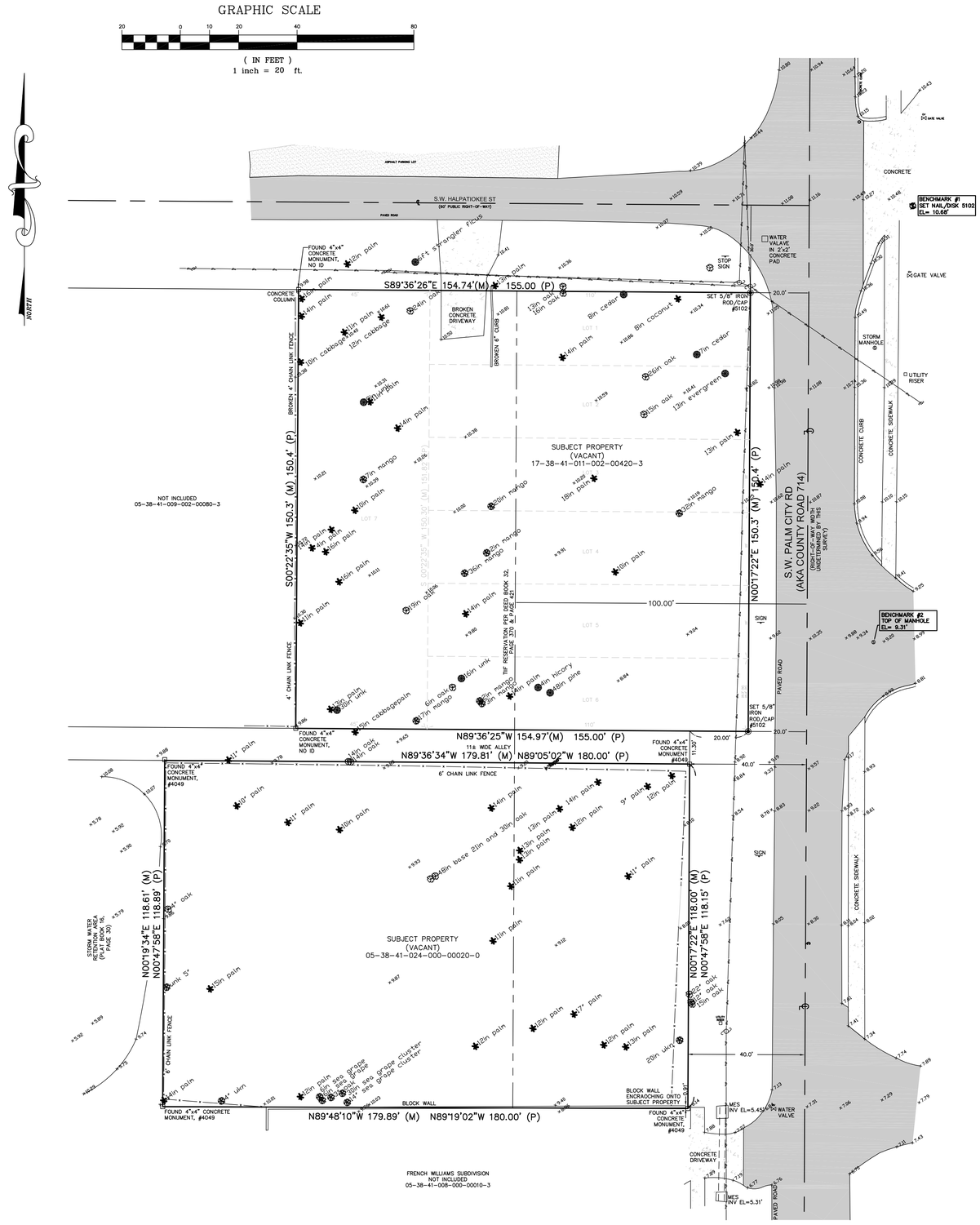
SITE DEVELOPMENT PLANS
PALMETTO COVE
502 Halpatiokee Street & 924 SW Palm City Road, Stuart, Florida

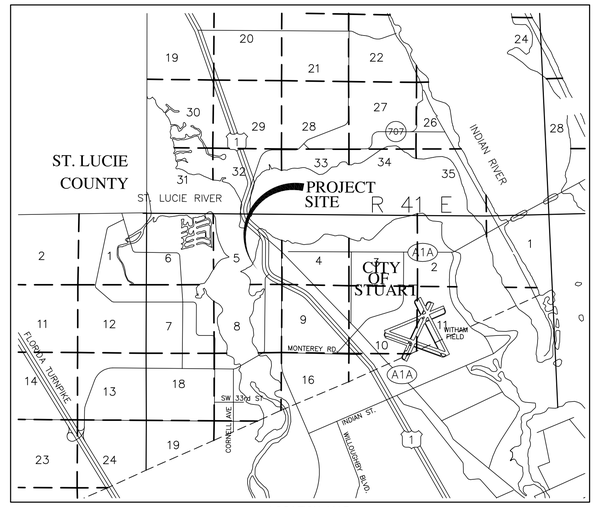
ENGINEER'S SEAL:

SCOTT T. MONTGOMERY, P.E.
FL. REG. No. 45954

PROJECT NO.

SHEET 1 OF 1





LOCATION MAP
NOT TO SCALE

BOUNDARY SURVEY

PARCEL ID:
05-38-41-009-002-00010-8
AND
05-38-41-024-000-00020-0

PARCEL ADDRESS:
502 HALPATIOKEE ST, STUART
AND
924 SW PALM CITY ROAD, STUART

LEGAL DESCRIPTION:
LOTS 1, 2, 3, 4, 5, 6, AND 7 BLOCK 2 OF HALPATIOKEE PARK AS RECORDED IN PLAT BOOK 8, PAGE 25 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA PART OF S.W. 1/4 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST
AND
LOT 2, DYER ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 36, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SURVEYOR'S NOTES:
1. BEARINGS REFER TO STATE PLANE, NAD83 FLORIDA EAST ZONE 901, VRS.
2. (D)=DEED CALL; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
3. PROPERTY LIES IN FLOOD ZONE X, FEMA MAP 12085C0134G, 3-16-15.
4. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OR OTHER ENCUMBRANCES BY THIS FIRM. SURVEY PREPARED WITHOUT BENEFIT OF TITLE.
5. UNDERGROUND UTILITIES NOT LOCATED PER THIS SURVEY.
6. ℄ = CENTERLINE OF ROAD; PP = POWER POLE; UNK = UNKNOWN; IN = INCH.
7. ELEVATIONS REFER TO NAVD88 (NORTH AMERICAN VERTICAL DATUM 1988) MARTIN COUNTY BENCHMARK "POP-PC" EL=5.42'.

NAVD88

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

DRAWING DATE: 12/23/19
FIELD DATE: 12/18/19
F.B. D5 PAGE 56
SKETCH NO. 219051_lots1-7blk2_dyer.dwg

CHRISTIAN FENEX CERTIFICATE NO. 5102 STATE OF FLORIDA LAND SURVEYOR

FLORIDA REGISTRATION #5102
CHRISTIAN FENEX

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

Plant List

	QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	WATER USAGE
			CANOPY / ORNAMENTAL TREES					
	11	CS*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTONWOOD	8' O.A./5' SPRD.	A.S.	FULL CANOPY	LOW
	13	IE*	ILEX x ATTENUATA 'EAGLESTON HOLLY'	EAGLESTON HOLLY	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
	5	MG*	MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
	6	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
			PALMS					
	9	SP*	SABAL PALMETTO	SABAL PALM	SEE PLAN	A.S.	SLICK TRUNKS	LOW
			SHRUBS / HEDGES					
	45	CLU	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
	355	CHI*	CHRYSOBALANUS ICACO	COCOPLUM	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
		SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS	HIGH

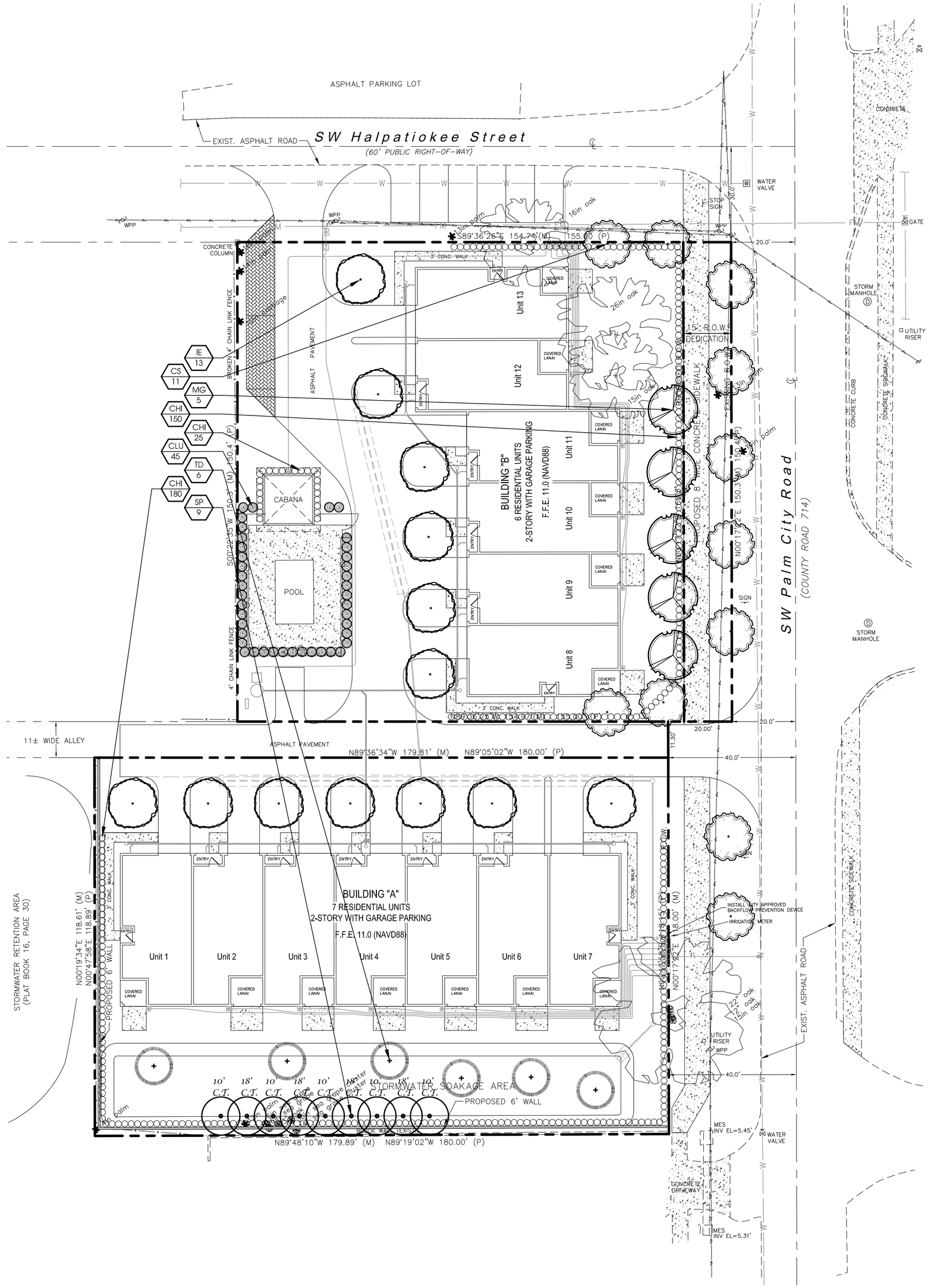
* = Florida Native

Landscape Data

Total Site Area:	42,297 s.f.	.97 Ac.	100%
Total Trees Required: (6.04.08)			
Required: 1 Tree / 1,500 s.f. = 42,297 / 1,500 = 28			28
Provided:			28
Total Shade Trees Required: (6.04.02.A.2) 50% of total required trees = 28 x 50% = 14			14
Total Shade Trees Provided:			18
Total Native Trees Required: (6.04.02.A.1) 50% of total required trees = 28 x 50% = 14			14
Native Trees Provided:			28 (100%)
Landscape Area: (6.04.03.B.1)			
Required: 20% of developed area = 42,297 x 20% = 8,459.4			8,459.4
Provided:			17,721

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
51% or more of the required shrubs are made up of drought tolerant species from the list	10
51% or more of the required trees are made up of drought tolerant species from the list	10
50% more than the required shade trees planted in the vehicular use 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:	55
Points Provided:	50



Landscape Plan

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

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Palmetto Cove

City of Stuart, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	19-1203
Drawn By	JWS
Submittal Dates	8-26-2020
	4-16-2021
	4-28-2021
Revision Dates	
S.W. Walls & add SP	4-16-2021
Add Street Trees	4-28-2021

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 2

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. Call 811 - Sunshine State One Call of Florida, Inc. - www.sunshine811.com
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. 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. All plant material and sod shall be fertilized in accordance with Martin County's fertilizer ordinance. Soil tests are required from the site to be in compliance with the ordinance and shall be taken from the minimum required areas as stated in the ordinance. Fertilizer shall be a complete natural organic fertilizer and slow release.

Fertilized with a complete natural organic fertilizer with a ratio as allowed by the County.

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 (If allowed by County) 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

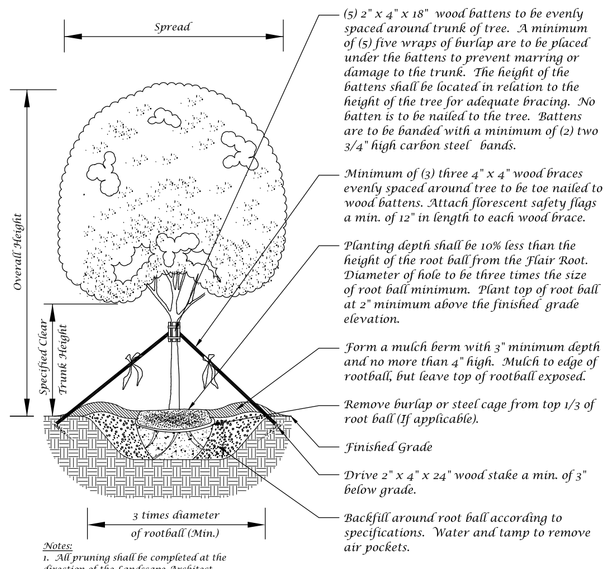
11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers 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.

NOTE:
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.

General Notes

1. No plant substitutions can be made without City of Stuart approval.
2. All required landscape improvements must be inspected and approved by the City of Stuart prior to the issuance of a Certificate of Occupancy.
3. Any existing landscaping, sod, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection.
4. All prohibited, exotic and invasive species shall be removed from the entire site prior to issuance of certificate of occupancy.
5. All planting areas and sod to be irrigated to provide 100% coverage and provide adequate irrigation of landscape areas for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
6. The Irrigation system shall be continuously maintained in working order.
7. An automatic Rain sensor shall be placed on-site as part of the required Irrigation system.
8. Planting adjacent to fire hydrants is to have a minimum clear radius of 7.5' as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants. All fire hydrants and fire check valves shall have a minimum of 7.5' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.
9. Sod and irrigation will be installed in any adjacent right-of-way, between walks and curbs.
10. Root barriers shall be installed in accordance with manufacturer specifications adjacent to all trees planted within six feet of curbs or sidewalks in public right-of-way.

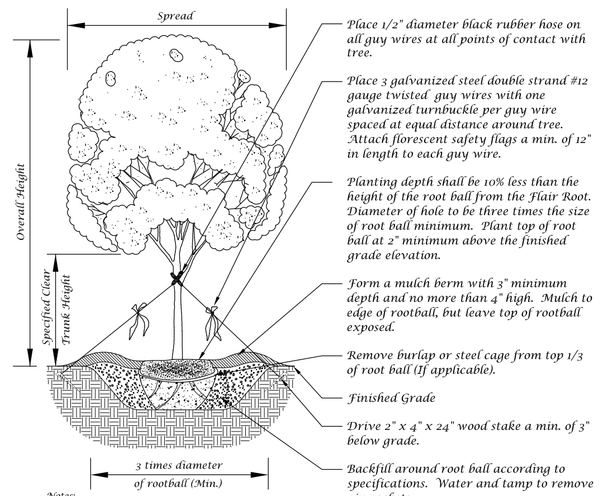
Landscape Details



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)

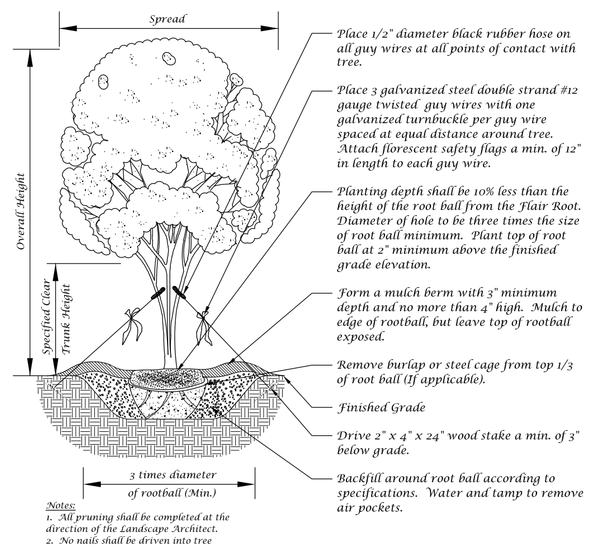
Not to Scale



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

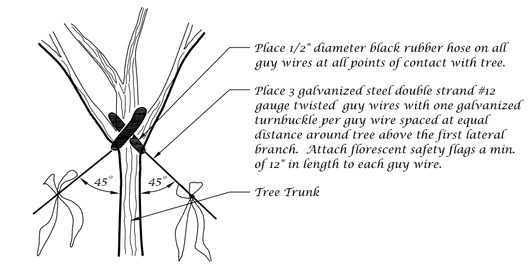
Not to Scale



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

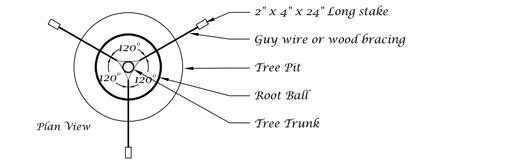
Multi-Trunk Tree Planting Detail

Not to Scale



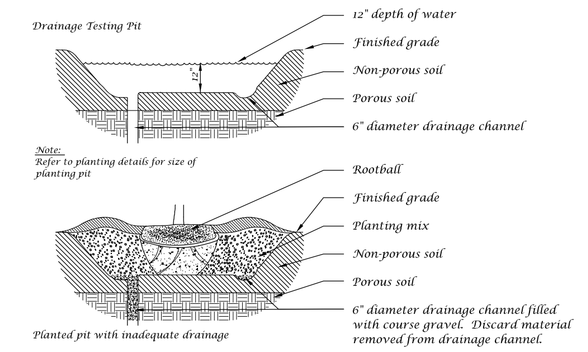
Guy Wire Attachment Detail

Not to Scale



Staking Detail

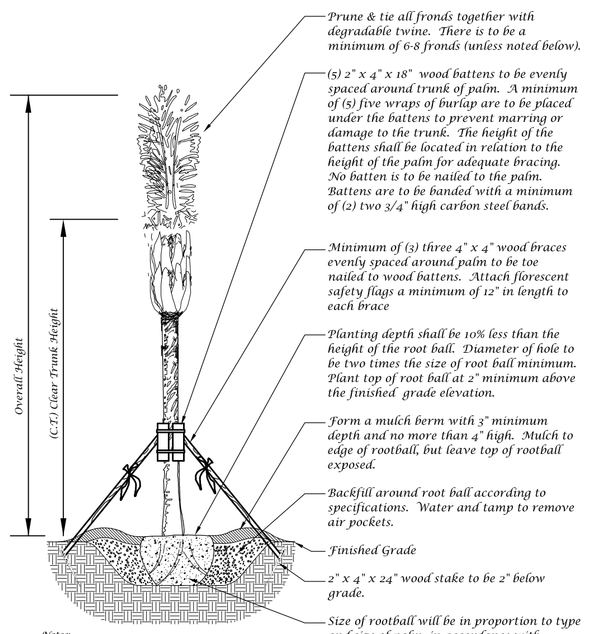
Not to Scale



Note:
Refer to planting details for size of planting pit

Drainage Testing Detail

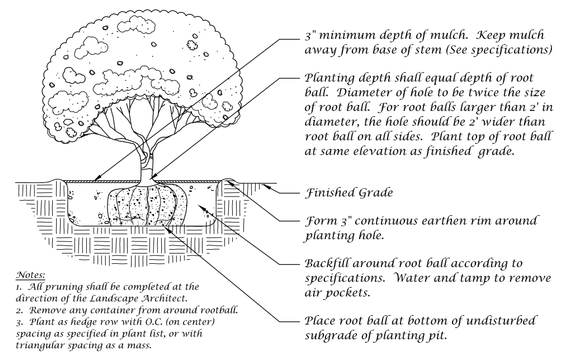
Not to Scale



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

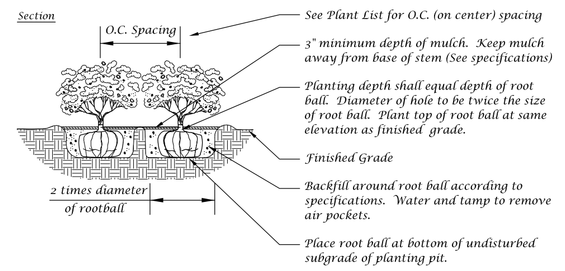
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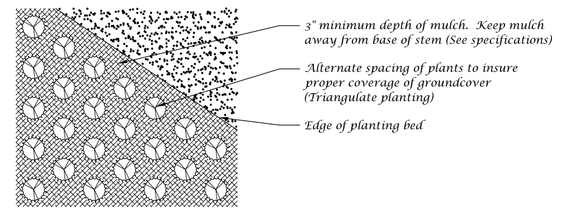


Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

Shrub Detail

Not to Scale





Ground Cover Detail

Not to Scale

Landscape Plan

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

Palmetto Cove

City of Stuart, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	19-1203
Drawn By	JWS
Submittal Dates	8-26-2020
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Revision Dates	
S.W. Walls & add SP	4-16-2021
Add Street Trees	4-28-2021

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Sheet 2 of 2

Plant List

	QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	WATER USAGE
			CANOPY / ORNAMENTAL TREES					
	4	CS*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTONWOOD	8' O.A./5' SPRD.	A.S.	FULL CANOPY	LOW
	13	IE*	ILEX x ATTENUATA 'EAGLESTON HOLLY'	EAGLESTON HOLLY	12' x 6', 2.5" CAL.	A.S.	FULL CANOPY	LOW
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		SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS	HIGH

* = Florida Native

Landscape Data

Total Site Area:	42,297 s.f.	.97 Ac.	100%
Total Trees Required: (6.04.08)			
Required: 1 Tree / 1,500 s.f. = 42,297 / 1,500 = 28			28
Provided:			28
Total Shade Trees Required: (6.04.02.A.2) 50% of total required trees = 28 x 50% = 14			14
Total Shade Trees Provided:			18
Total Native Trees Required: (6.04.02.A.1) 50% of total required trees = 28 x 50% = 14			14
Native Trees Provided:			28 (100%)
Landscape Area: (6.04.03.B.1)			
Required: 20% of developed area = 42,297 x 20% = 8,459.4			8,459.4
Provided:			17,721

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
51% or more of the required shrubs are made up of drought tolerant species from the list	10
51% or more of the required trees are made up of drought tolerant species from the list	10
50% more than the required shade trees planted in the vehicular use 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:	55
Points Provided:	50



Landscape Plan

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

Palmetto Cove

City of Stuart, Florida

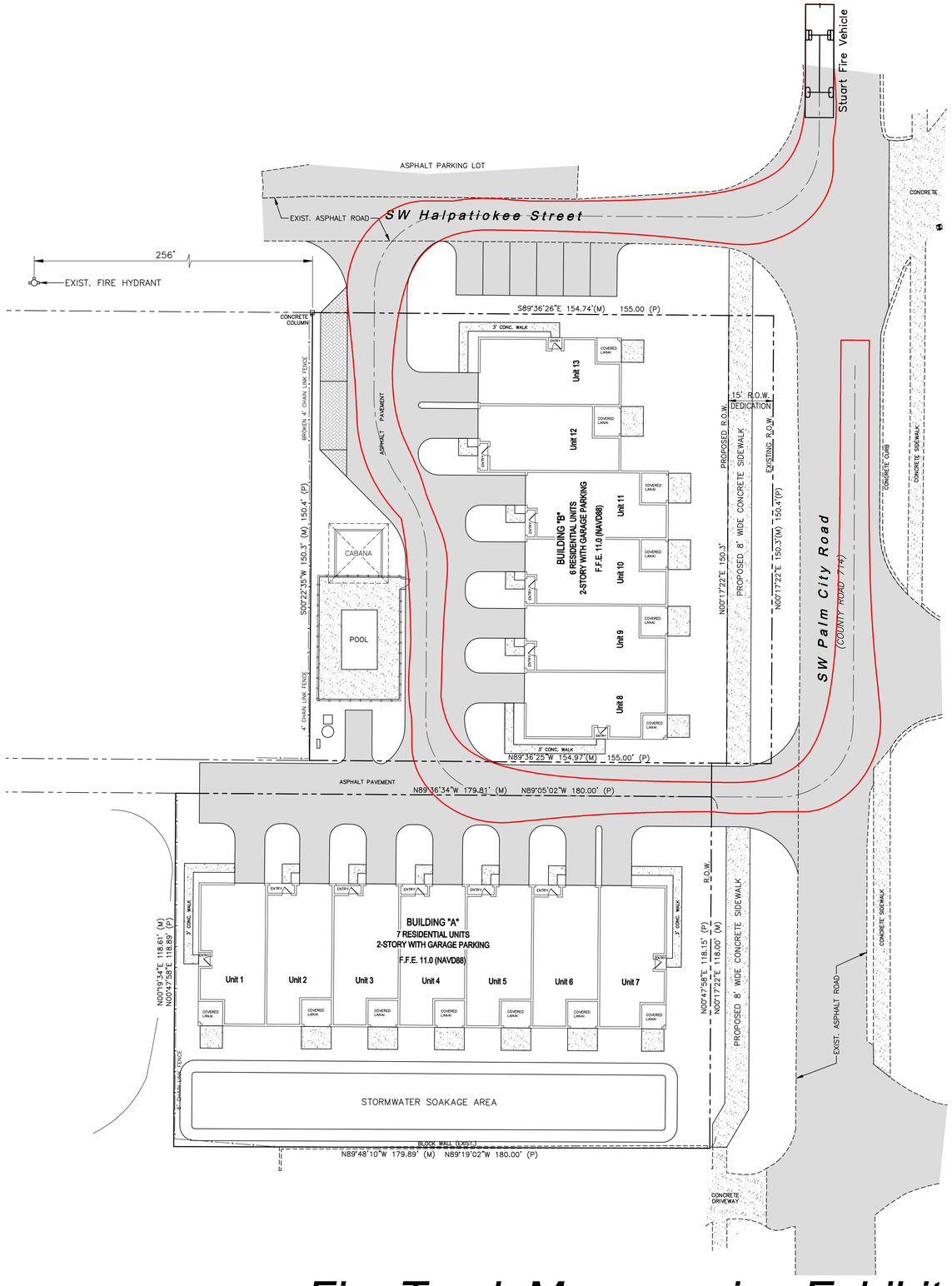
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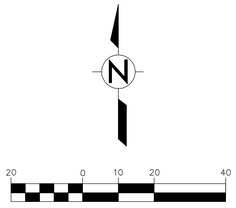
Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

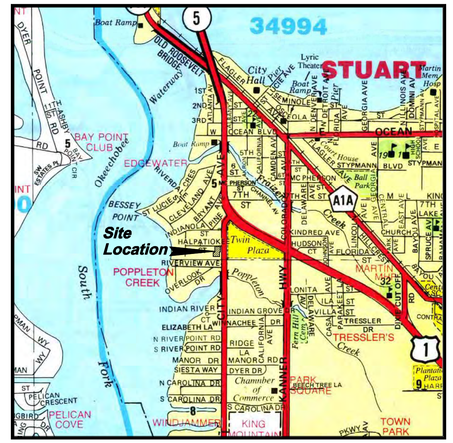
Job No.	19-1203
Drawn By	JWS
Submittal Dates	8-26-2020
	4-16-2021
	4-28-2021
Revision Dates	
S.W. Walls & add SP	4-16-2021
Add Street Trees	4-28-2021

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







Vicinity Map

1"=1,600'

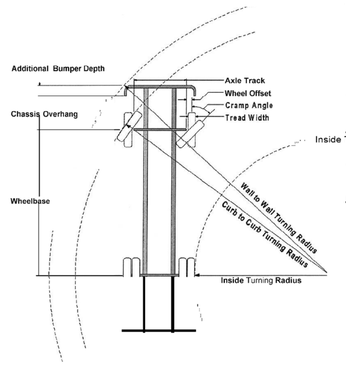
Turning Performance Analysis

02/20/2017

Bid Number: 18143TR

Chassis: Quantum , Bright Finish, S Chassis, Aerials, 31K Single Axle,
Body: Aerial, HD Ladder, Quint, Alum Body

Department: Stuart, City of



Parameters:	
Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	17.70 in.
Chassis Overhang:	82.44 in.
Additional Bumper Depth:	19.00 in.
Front Overhang:	101.44 in.
Wheelbase:	230.75 in.

Calculated Turning Radii:	
Inside Turn:	18 ft. 1 in.
Curb to curb:	33 ft. 7 in.
Wall to wall:	38 ft. 10 in.

Comments:

Category:	Option:	Description:
Axle, Front, Custom	0018453	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, DLX/Enf/Qtm/AXT
Wheels, Front	0019611	Wheels, Frt, Alum, Alcoa, 22.50" x 12.25" (425/ & 385/)
Tires, Front	0001647	Tires, Michelin, 425/65R22.50 20 ply XTE2, Hiway Rib
Bumpers	0012245	Bumper, 19" extended - Sab/CC
Aerial Devices	0057609	Aerial Device, 750# Tip Load, 75' HAL, Single Axle

Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

Overall truck length is 38 feet

Overall truck width is 9.6 feet

Fire Truck Maneuvering Exhibit

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NO	REVISION	DATE
DESIGNED BY:		DATE: 02.15.21
DRAWN BY:		SCALE: 1"=20'

FIRE TRUCK MANEUVERING EXHIBIT

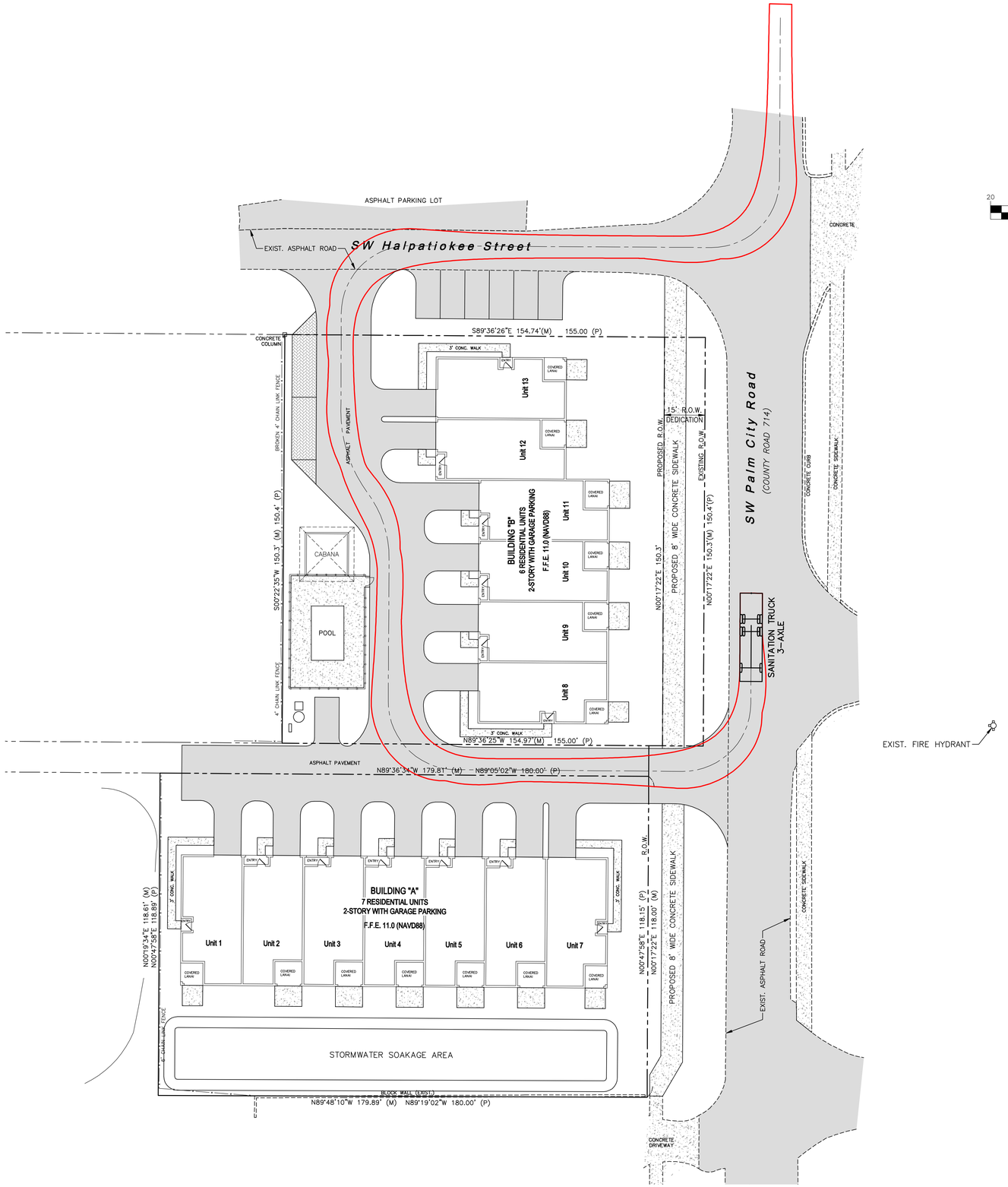
SITE DEVELOPMENT PLANS
PALMETTO COVE
502 Halpatiokee Street & 924 SW Palm City Road, Stuart, Florida

ENGINEER'S SEAL:

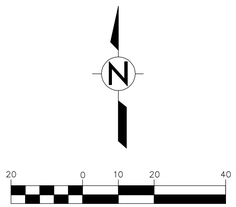
SCOTT T. MONTGOMERY, P.E.
FL. REG. No. 45954

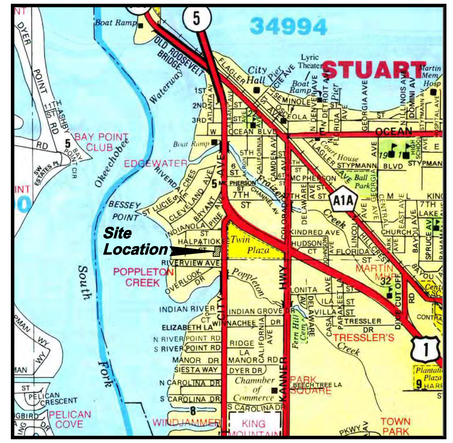
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SHEET 1 OF 1



Sanitation Truck Maneuvering Exhibit 1





Vicinity Map

1"=1,600'

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DRAWN BY:		SCALE: 1"=20'

SANITATION TRUCK MANEUVERING EXHIBIT 1

SITE DEVELOPMENT PLANS

PALMETTO COVE

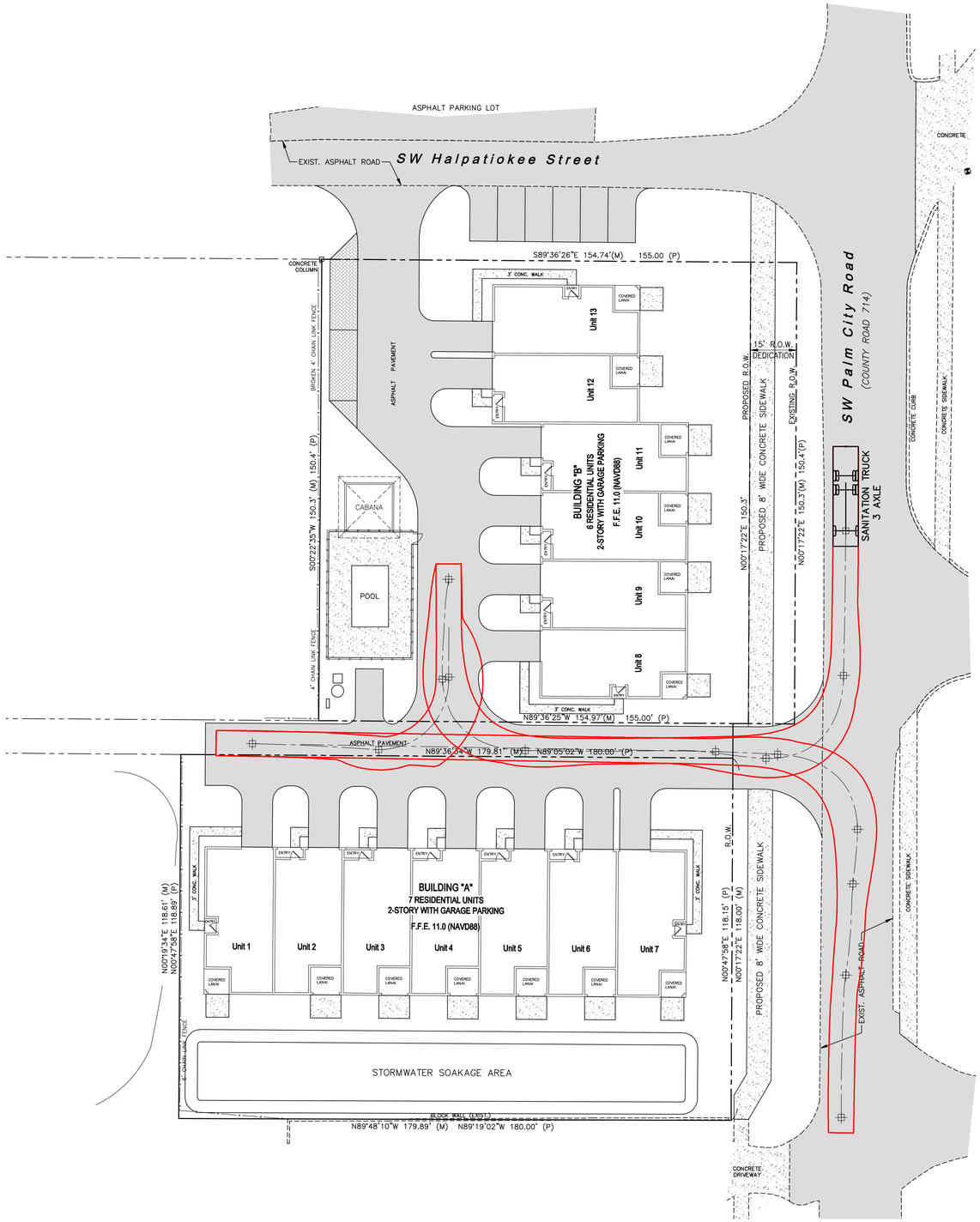
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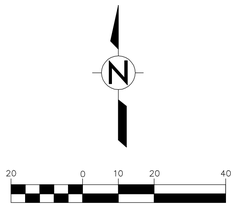
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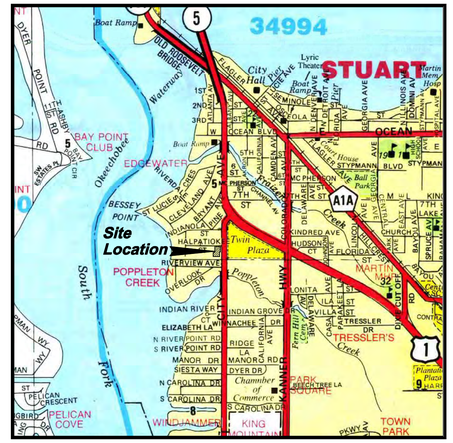
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PROJECT NO.

SHEET 1 OF 2







Vicinity Map

1"=1,600'

Sanitation Truck Maneuvering Exhibit 2

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DESIGNED BY:		DATE: 02.15.21
DRAWN BY:		SCALE: 1"=20'

SANITATION TRUCK MANEUVERING EXHIBIT 2

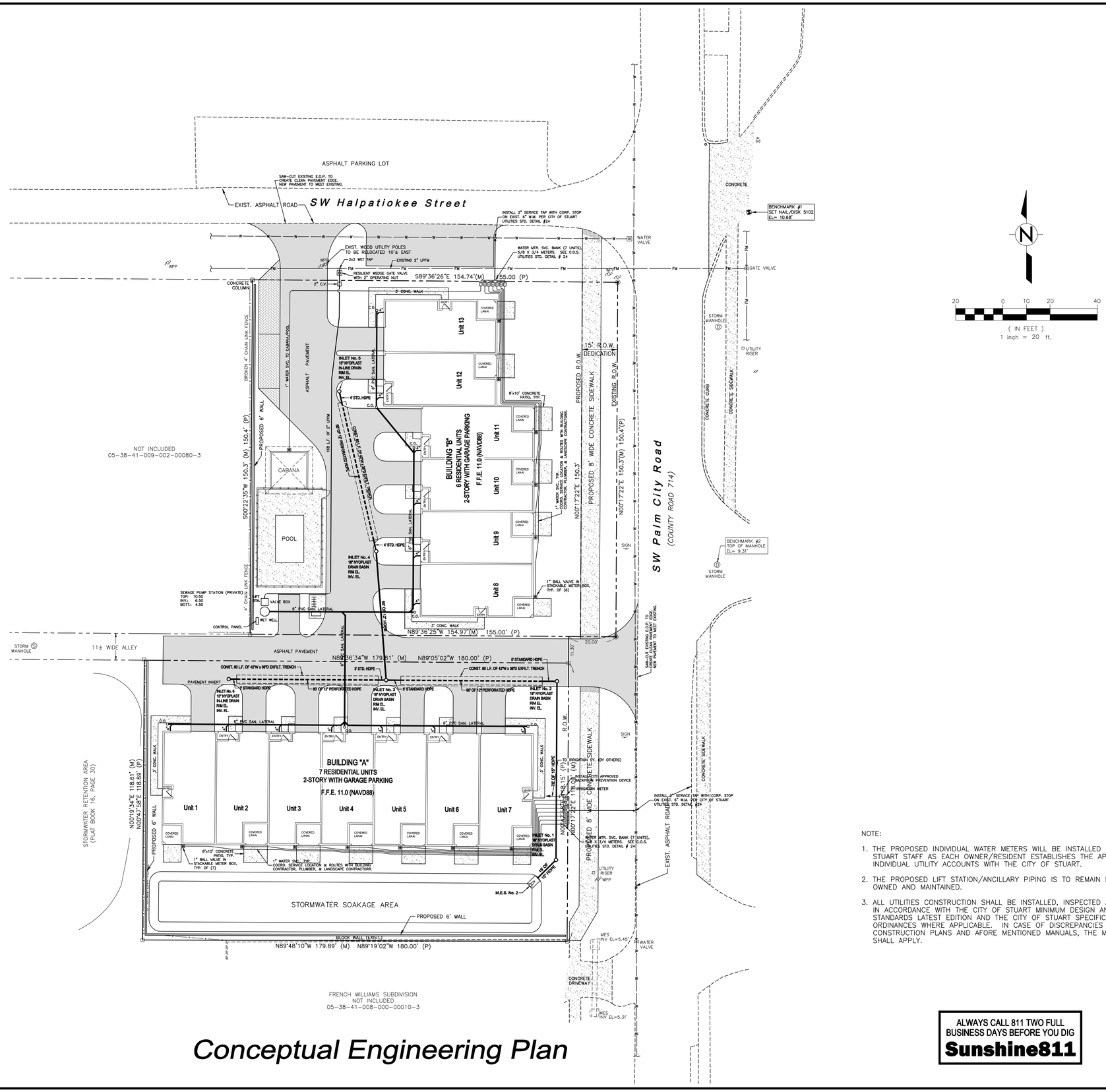
SITE DEVELOPMENT PLANS
PALMETTO COVE
502 Halpatiokee Street & 924 SW Palm City Road, Stuart, Florida

ENGINEER'S SEAL:

SCOTT T. MONTGOMERY, P.E.
FL. REG. No. 45954

PROJECT NO.

SHEET 2 OF 2



NOTE:

1. THE PROPOSED INDIVIDUAL WATER METERS WILL BE INSTALLED BY CITY OF STUART STAFF AS EACH OWNER/RESIDENT ESTABLISHES THE APPLICABLE INDIVIDUAL UTILITY ACCOUNTS WITH THE CITY OF STUART.
2. THE PROPOSED LIFT STATION/ANCILLARY PIPING IS TO REMAIN PRIVATELY OWNED AND MAINTAINED.
3. ALL UTILITIES CONSTRUCTION SHALL BE INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE CITY OF STUART MINIMUM DESIGN AND CONSTRUCTION STANDARDS LATEST EDITION AND THE CITY OF STUART SPECIFICATIONS AND ORDINANCES WHERE APPLICABLE. IN CASE OF DISCREPANCIES BETWEEN THE CONSTRUCTION PLANS AND AFORE MENTIONED MANUALS, THE MOST RESTRICTIVE SHALL APPLY.

Conceptual Engineering Plan

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NO	REVISION	DATE
1	MISC. PER C.O.S. COMMENTS	04.16.21
1	MISC. PER C.O.S. COMMENTS	02.16.21
	DESIGNED BY:	DATE: 09.20.20
	DRAWN BY:	SCALE: 1"=20'

CONCEPTUAL ENGINEERING PLAN

SITE DEVELOPMENT PLANS
PALMETTO COVE
502 Halpatiokee Street & 924 SW Palm City Road, Stuart, Florida

ENGINEER'S SEAL:

SCOTT T. MONTGOMERY, P.E.
FL. REG. No. 45954

PROJECT NO.

SHEET 1 OF 1



BLDG A NORTH ELEVATION (PARKING)

SCALE: 3/16" = 1'-0"



BLDG A SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

JOB NUMBER:
19-178A

SHEET NO:

OF X.

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Tel : (772) 287-8258
Fax : (772) 287-8283
Website: www.bradenarchitects.com
Stuart, FL 34996 #AAC000032

BUILDING A FOR:

PALMETTO CALLE

Address: stuart florida

Date Drawn: 8-21-20
Drawn by: D.R.B. C.C.U.
Checked by: D.R.B.

Revisions :

STATE OF FLORIDA
DANIEL R. BRADEN
AR 9770
REGISTERED ARCHITECT



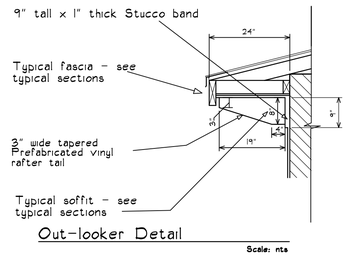
BLDG A EAST ELEVATION (STREET)

SCALE: 3/16" = 1'-0"



BLDG A WEST ELEVATION

SCALE: 3/16" = 1'-0"



Out-looker Detail

Scale: nts

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BUILDING A FOR:

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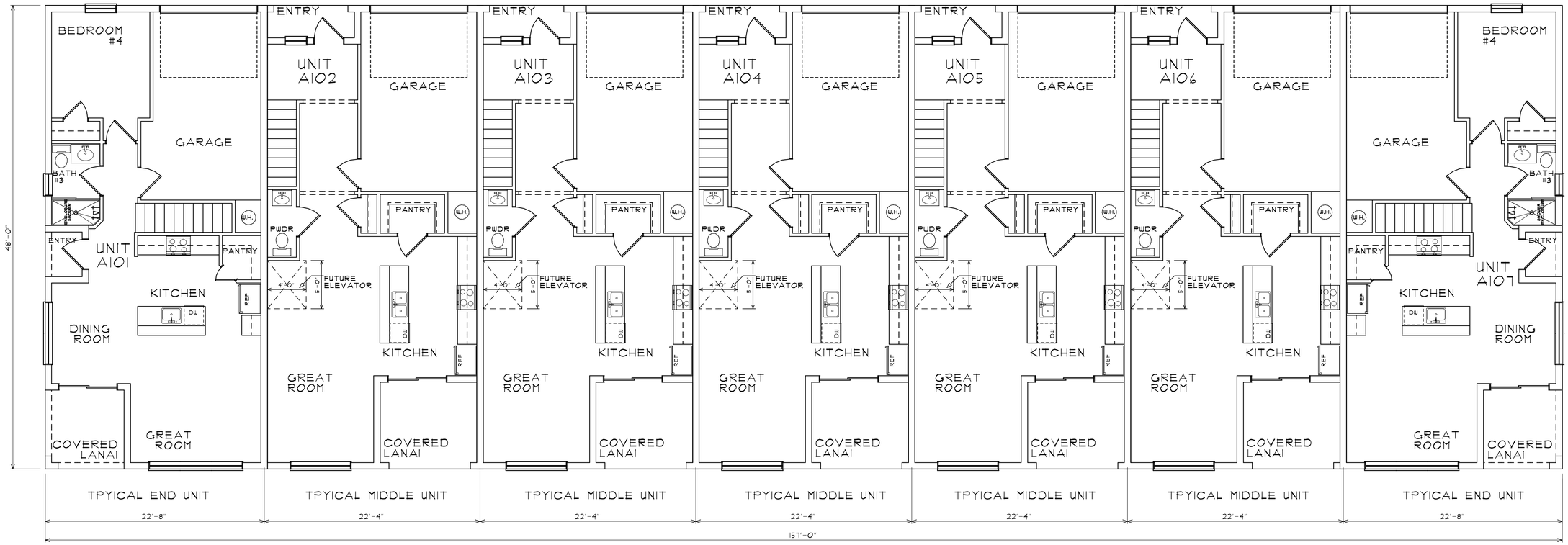
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BUILDING A FLOOR PLAN

SCALE 3/16" = 1'-0"

Building A Square Footage TOTAL

First Floor Foot Print =	7,536 sq. ft.
Second Floor Foot Print =	7,409 sq. ft.
Total Footprint =	14,945 sq. ft.

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BUILDING A FOR:

PALMETTO CALLE

Address: stuart florida

Date Drawn: 8-21-20
Drawn by: D.R.B. C.C.U.
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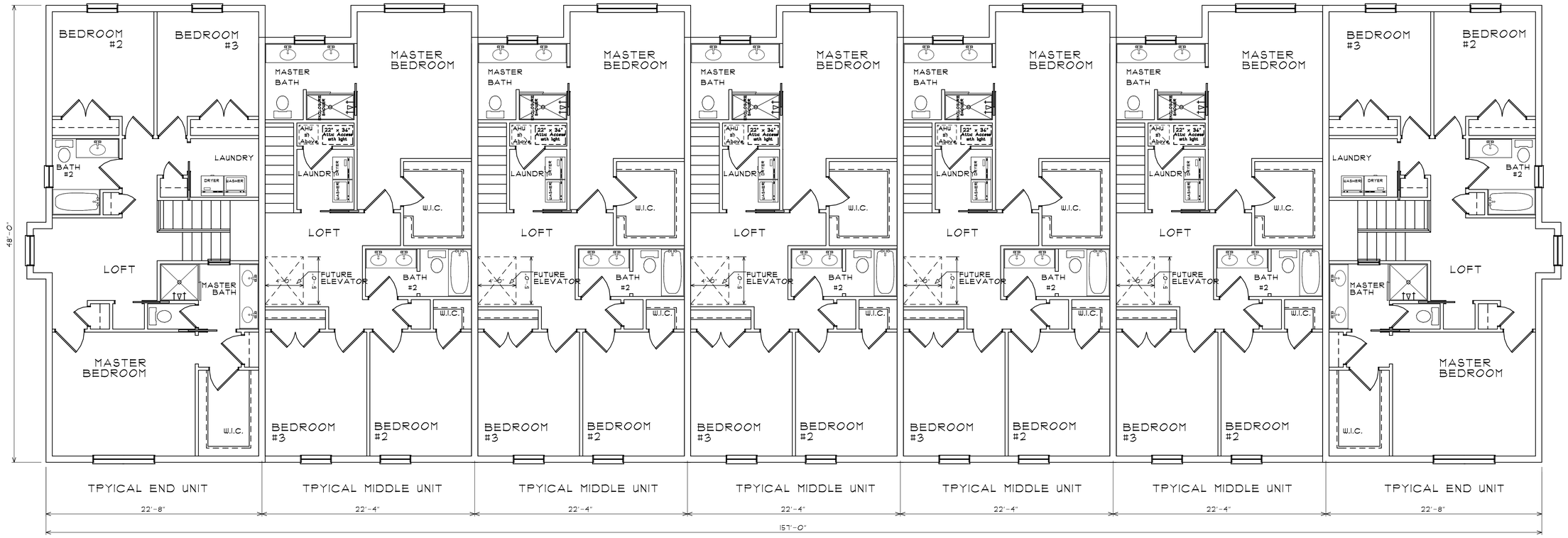
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BUILDING A SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

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BUILDING A FOR:

PALMETTO CALLE

Address: stuart florida

Date Drawn: 8-21-20
Drawn by: D.R.B. C.C.U.
Checked by: D.R.B.

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BLDG B WEST ELEVATION (PARKING)

SCALE: 3/16" = 1'-0"



BLDG B EAST ELEVATION (STREET)

SCALE: 3/16" = 1'-0"

JOB NUMBER: 19-178B

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BUILDING B FOR:

PALMETTO CALLE

Address: stuart florida

Date Drawn: 8-21-20

Drawn by: D.R.B. C.C.U.

Checked by: D.R.B.

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BLDG B NORTH ELEVATION

SCALE: 3/16 = 1'-0"



BLDG B SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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BUILDING B FOR:

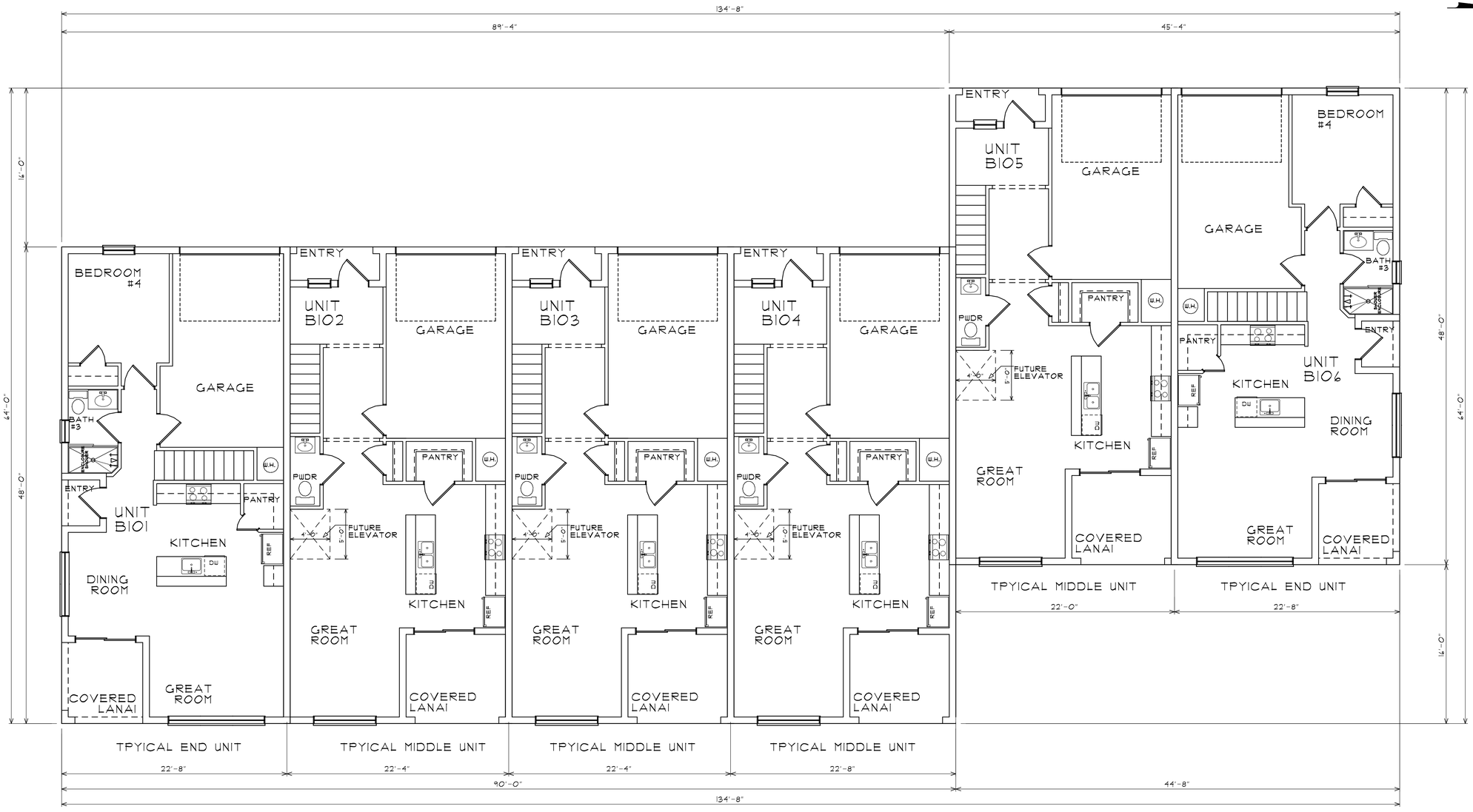
PALMETTO CALLE

Address: stuart florida

Date Drawn: 8-21-20
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BUILDING B FLOOR PLAN

SCALE 3/16" = 1'-0"

Building B Square Footage TOTAL

First Floor Foot Print =	6,475 sq. ft.
Second Floor Foot Print =	6,375 sq. ft.
Total Footprint =	12,850 sq. ft.

Revisions :

Date Drawn: 8-15-20
Drawn by: D.R.B. C.C.U.
Checked by: D.R.B.

BUILDING B FOR:
PALMETTO CALLE

Address: stuart florida

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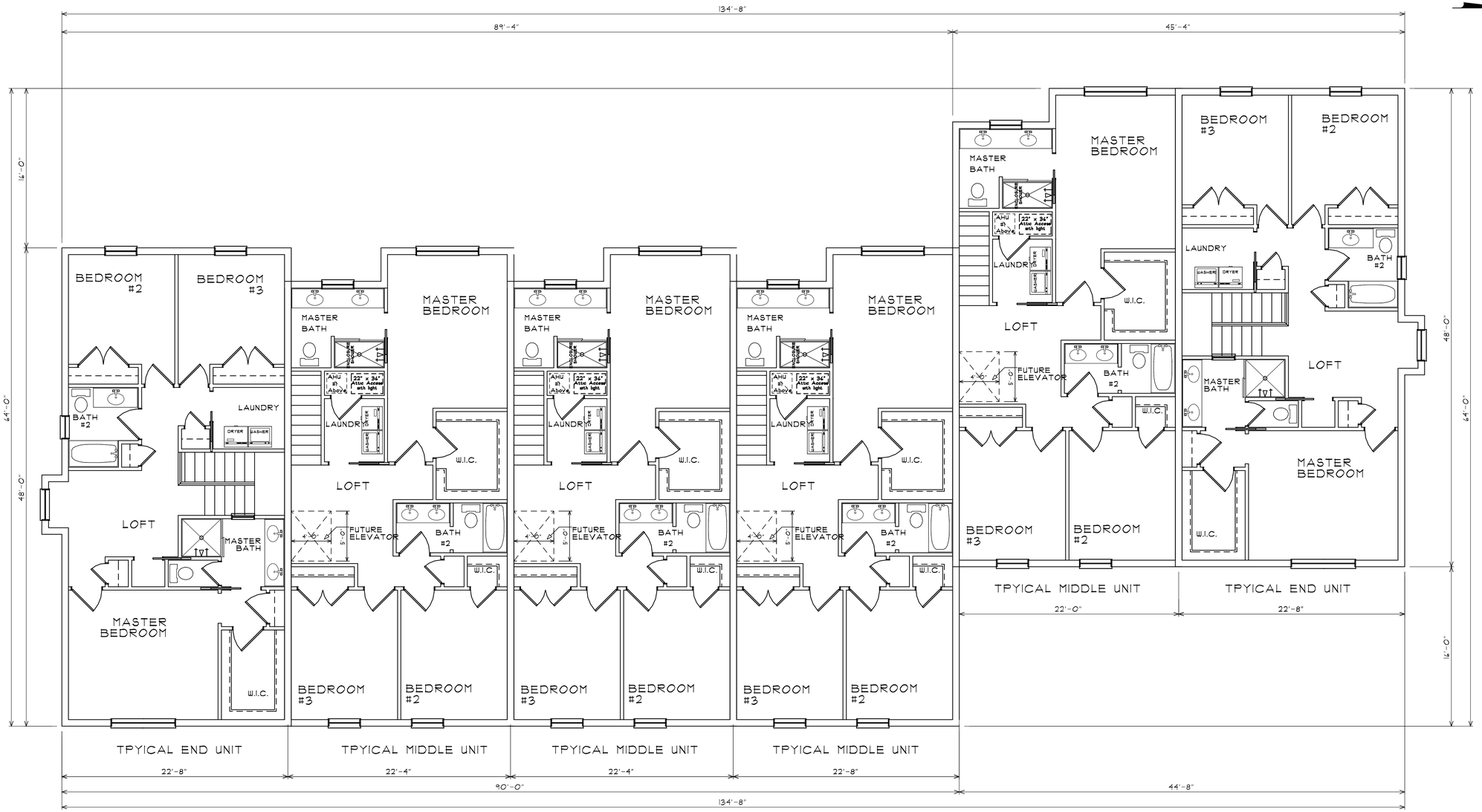
B

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19-178B

STATE OF FLORIDA
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BUILDING B SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

Building Square Footage

First Floor Foot Print =	7,536 sq. ft.
Second Floor Foot Print =	7,409 sq. ft.
First Floor Total =	14,945 sq. ft.

BUILDING B FOR:

PALMETTO CALLE

Address: stuart florida

Revisions :

Date Drawn: 8-15-20
Drawn by: D.R.B. C.C.U.
Checked by: D.R.B.

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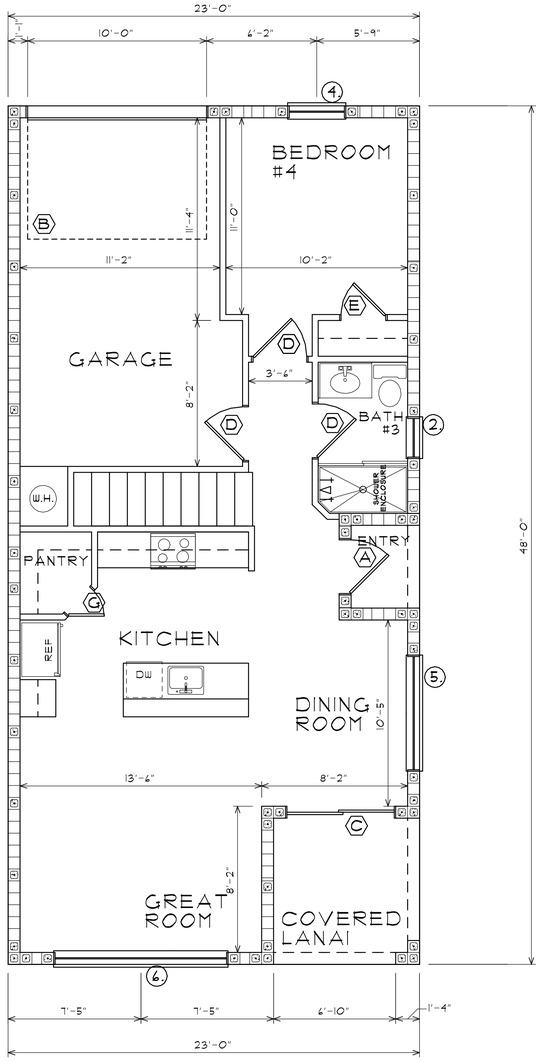
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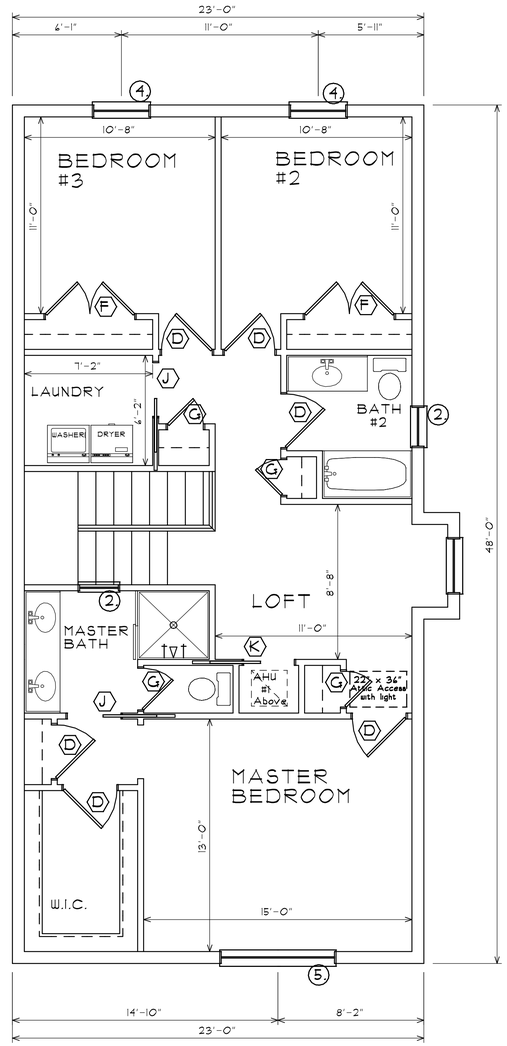
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Typical End Unit 1st Floor Plan

SCALE 1/4" = 1'-0"



Typical End Unit 2nd Floor Plan

SCALE 1/4" = 1'-0"

TYPICAL END UNIT PLANS

First Floor Square Footage

First Floor A/C =	760 sq. ft.
Covered Porch Total =	84 sq. ft.
Garage =	260 sq. ft.
First Floor Total =	1,104 sq. ft.

Second Floor Square Footage

Second Floor A/C =	1,054 sq. ft.

A/C Space Breakdown

First Floor A/C =	760 sq. ft.
Second Floor A/C =	1,054 sq. ft.
Total A/C space =	1,814 sq. ft.

Revisions :

Date Drawn: 4-25-19
Drawn by: N.T.C.
Checked by: D.R.B.

Residence For:

Southern Landmark

Address: stuart florida

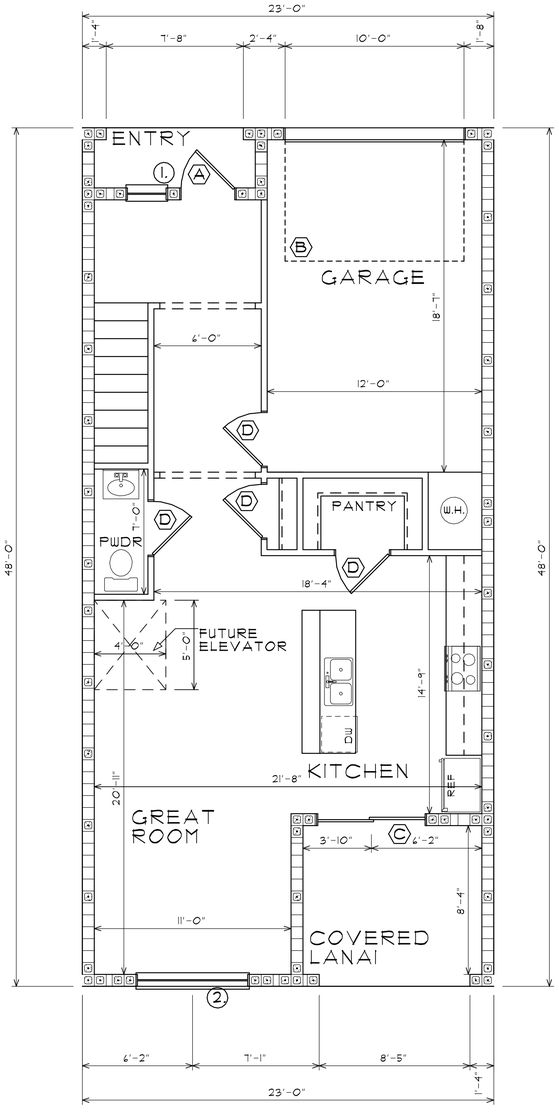
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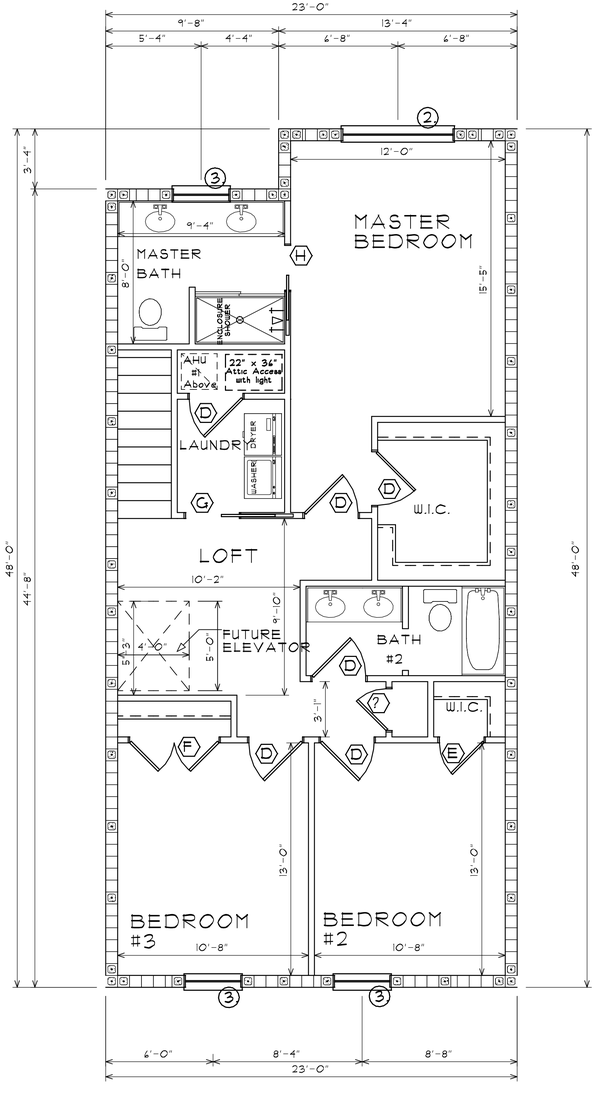
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Typical Middle Unit 1st Floor Plan

SCALE 1/4" = 1'-0"



Typical Middle Unit 2nd Floor Plan

SCALE 1/4" = 1'-0"

TYPICAL MIDDLE UNIT PLANS

First Floor Square Footage

First Floor A/C =	684 sq. ft.
Covered Porch Total =	96 sq. ft.
Garage =	245 sq. ft.
First Floor Total =	1,055 sq. ft.

Second Floor Square Footage

Second Floor A/C =	982 sq. ft.

A/C Space Breakdown

First Floor A/C =	684 sq. ft.
Second Floor A/C =	982 sq. ft.
Total A/C space =	1,667 sq. ft.

Revisions :

Date Drawn: 8-21-20
Drawn by: D.R.B.
Checked by: D.R.B.

Residence For:
Southern Landmark

Address: stuart florida

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OF xx

JOB NUMBER:
18-

STATE OF FLORIDA
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AR 9770

PALMETTO CALLE - STUART, FL



PALM CITY ROAD WEST FACING



PALM CITY ROAD SOUTHWEST FACING

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BUILDING A FOR:
PALMETTO CALLE

Address: stuart florida

Date Drawn: 8-21-20
Drawn by: D.R.B. C.C.U.
Checked by: D.R.B.

Revisions :

JOB NUMBER: 19-178A

SHEET NO:

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