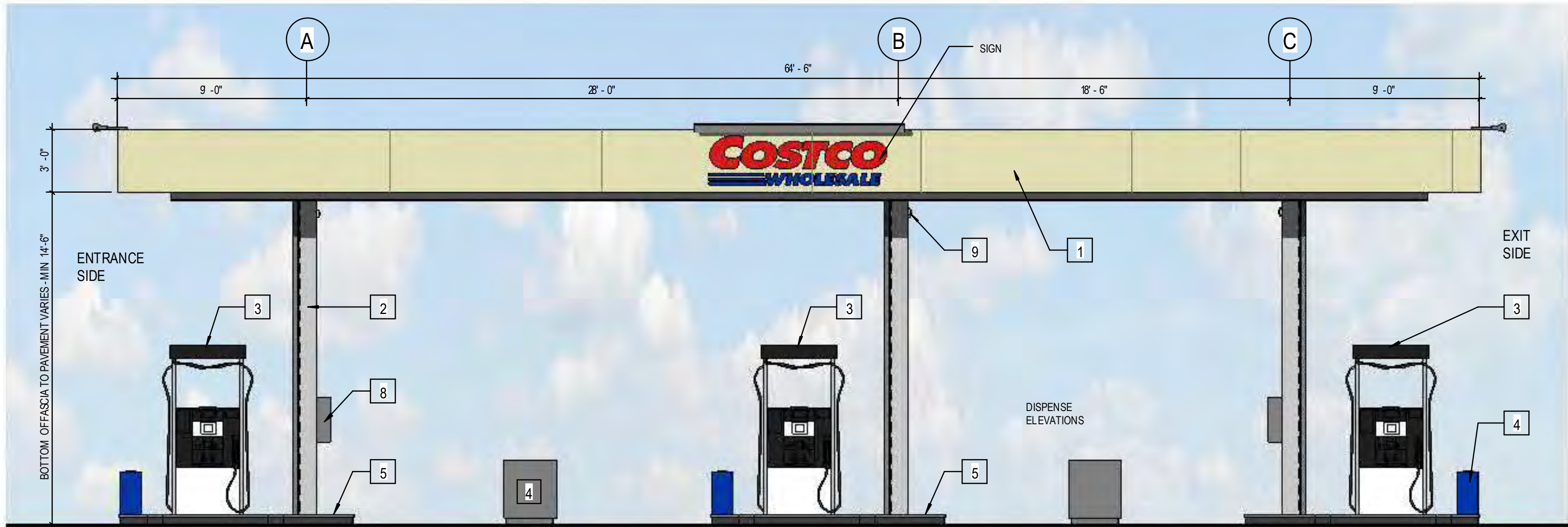


1 CANOPY AND DISPENSER ISLANDS

SCALE: 1/4" = 1'-0"

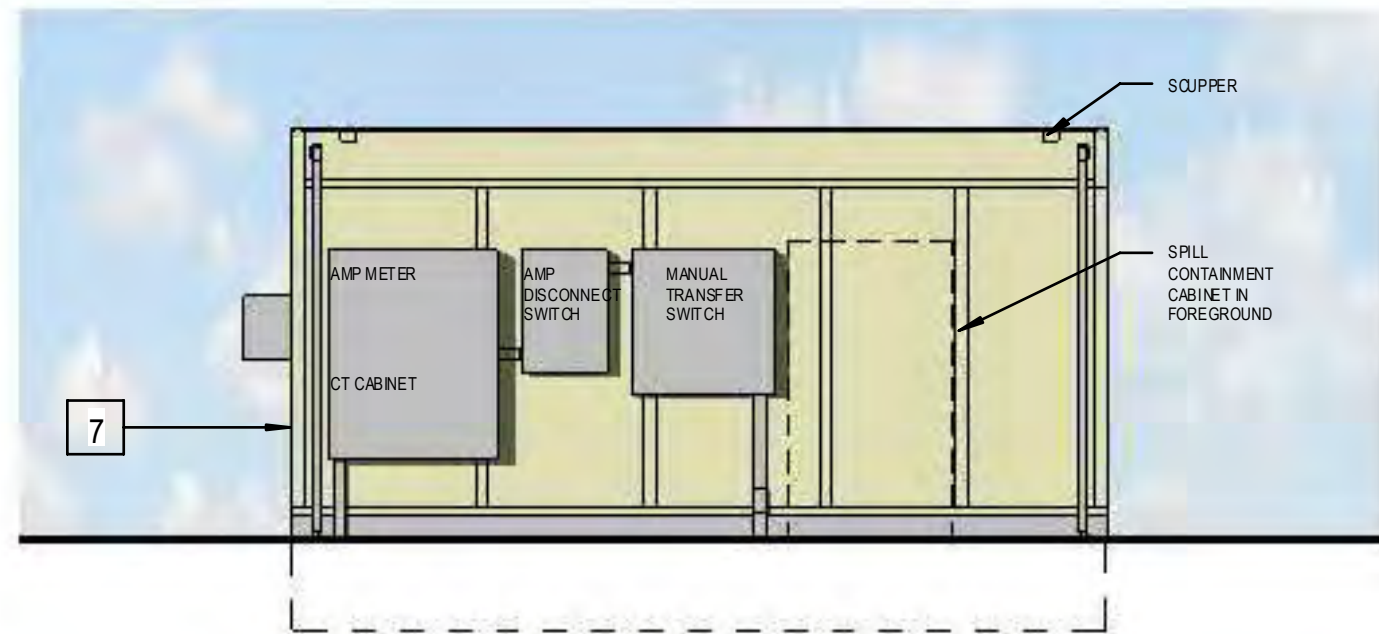
0717



2 CANOPY AND DISPENSER ISLANDS

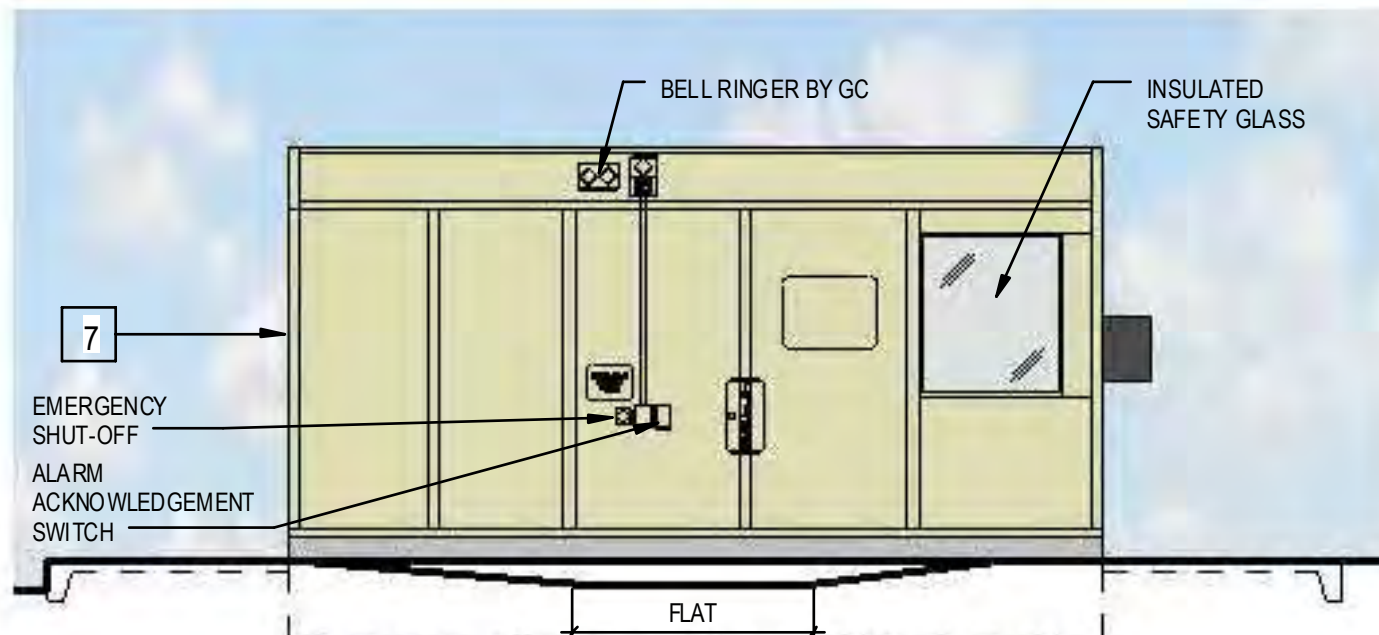
SCALE: 1/4" = 1'-0"

0717



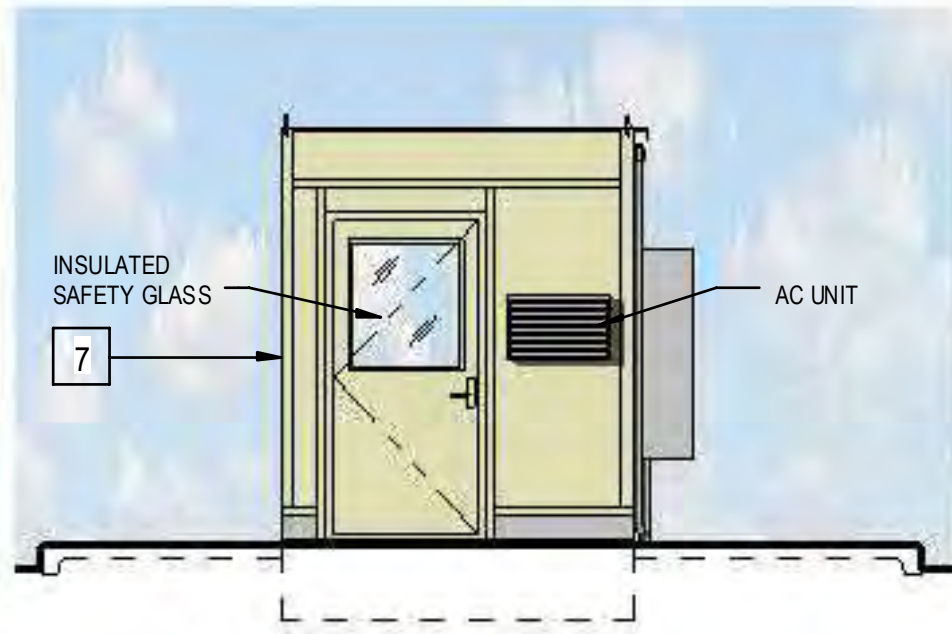
4 SIDE FACING AWAY FROM CANOPY

SCALE: 1/4" = 1'-0"



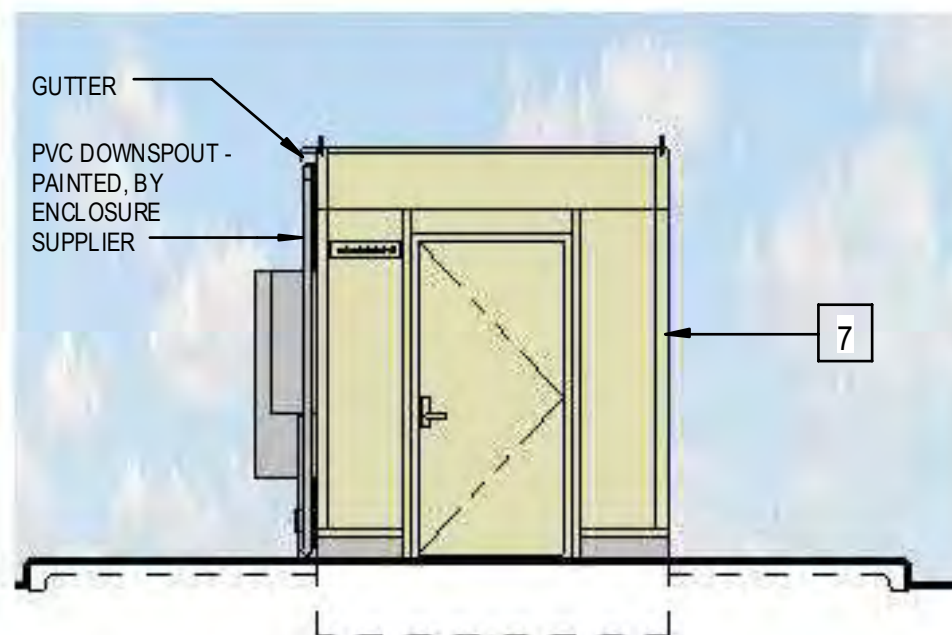
6 SIDE FACING CANOPY

SCALE: 1/4" = 1'-0"



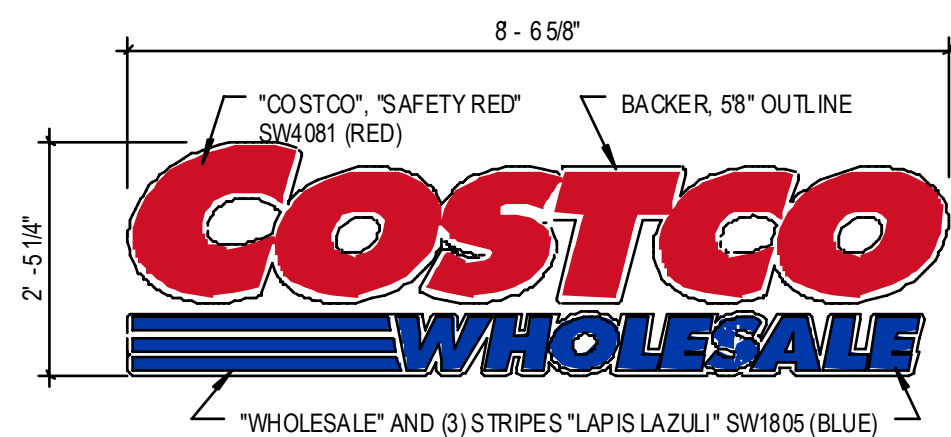
5 ENCLOSURE ENTRY

SCALE: 1/4" = 1'-0"



7 ELECTRICAL ENTRY

SCALE: 1/4" = 1'-0"



3 CANOPY SIGN

SCALE: 1/2" = 1'-0"

KEYNOTES

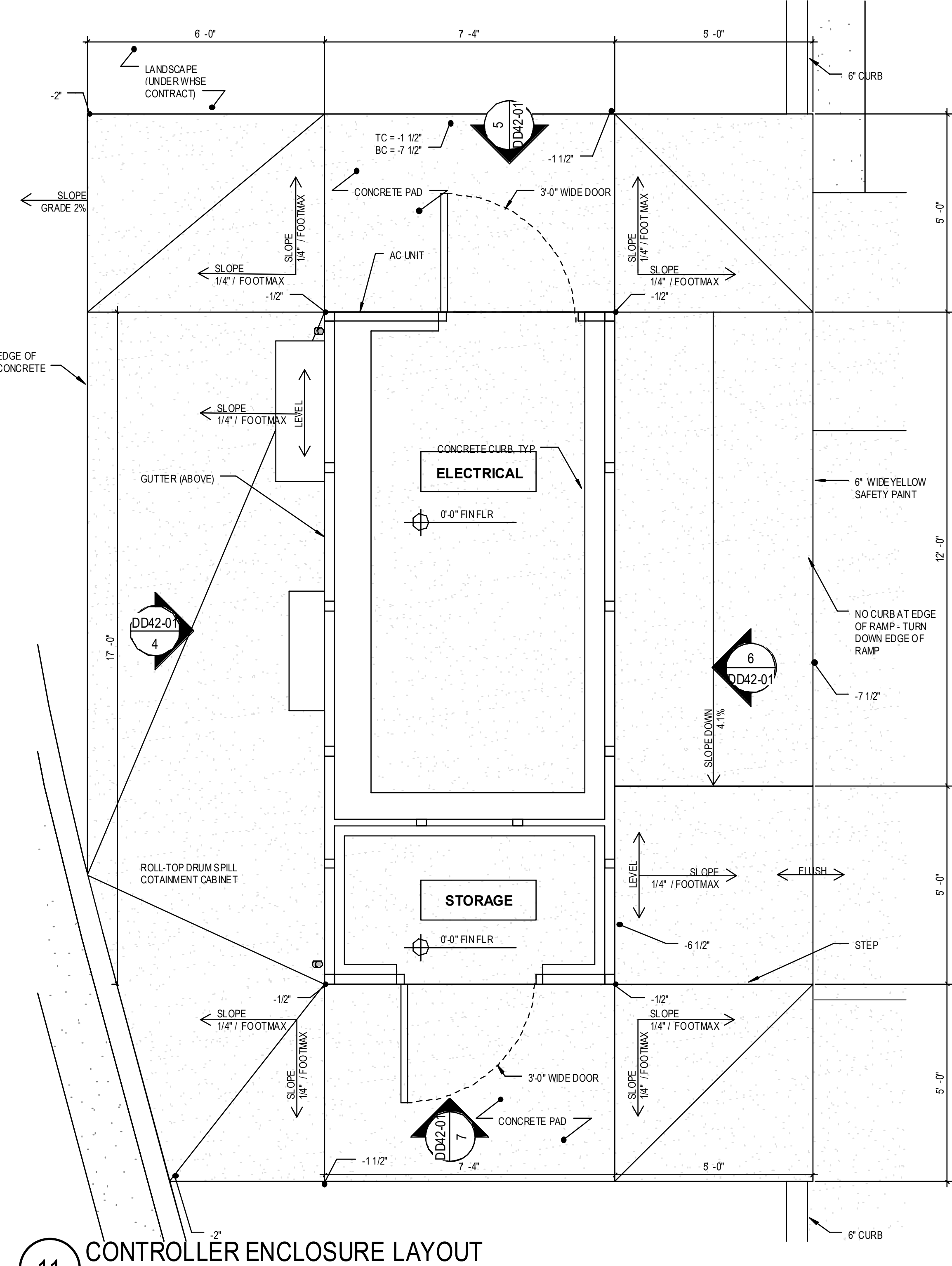
- 1 PRE-FINISHED METAL FASCIA PANEL - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT
- 2 COLUMN - SEE STRUCT DWGS - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT
- 3 ACCESSIBLE MULTIPRODUCT DISPENSER
- 4 CONCRETE-FILLED METAL FORMED GUARD AT ENDS OF ISLANDS - TOP OF GUARD AT 3'0" ABOVE TRAFFIC SURFACE - PAINT SIDES ONLY WITH GLOSS BLUE, REFER TO SPECIFICATION
- 5 RAISED CONCRETE ISLAND WITH METAL EDGE FORM - PAINT SIDES ONLY WITH GLOSS BLACK, REFER TO SPECIFICATION
- 6 WASTE RECEPTOR BOLT DOWN, CENTER OF EACH ISLAND (SOIC)
- 7 CANOPY FASCIA SIGN LIGHT FIXTURE (SOIC) - REFER TO DETAIL
- 8 FIRE EXTINGUISHER AND CABINETS MOUNTED ON ENTRANCE SIDE OF COLUMNS - FIRE EXTINGUISHER CABINET TO BE: BROOKS MODEL # MARK II, RED CABINET WITH CLEAR COVER (OR EQUAL) - FIRE EXTINGUISHER AND CABINET, BY GC
- 9 VIDEO CAMERA - VERIFY LOCATION WITH OWNER CONSTRUCTION PROJECT MANAGER. GC SHALL RUN CONDUIT AND INSTALL 3" ROUND OR OCTAGONAL J-BOX FOR MOUNTING CAMERAS - SEE ELECTRICAL DRAWINGS
- 10 CALK PERIMETER OF DISPENSER BASE WITH PETROLEUM RESISTANT SEALANT - SEE T-DWGS, TYPICAL

EXTERIOR FINISH SCHEDULE

#	ITEM	MATERIAL	FINISH	COLOR	MANUFACTURER/NOTES
1	FASCIA	METAL	POWDER COATED	DESIGNER BEIGE PCTT20144	PRG
2	CONTROLLER ENCLOSURE	METAL	POWDER COATED	DESIGNER BEIGE PCTT20144	PRG
3	CANOPY CEILING	METAL	POWDER COATED	YELLOW GREYRAL 7034	PRG
4	COLUMN	METAL	POWDER COATED	MS19 SILVER PCTT31035	PRG

SIGNAGE AREA TABULATION (CANOPY SIGNS)

QTY	SIGN	SIZE	AREA (SQ. FT.)	TOTAL SF
1	COSTCO WHOLESALE (EAST FACADE)	2'-0" x 7'-0" 1/4"	14.04 SF	14.04 SF
1	COSTCO WHOLESALE (WEST FACADE)	2'-0" x 7'-0" 1/4"	14.04 SF	14.04 SF
1	COSTCO WHOLESALE (NORTH FACADE)	2'-0" x 7'-0" 1/4"	14.04 SF	14.04 SF
1	COSTCO WHOLESALE (SOUTH FACADE)	2'-0" x 7'-0" 1/4"	14.04 SF	14.04 SF
4	TOTAL SIGNAGE AREA		56.16 SF	56.16 SF



11 CONTROLLER ENCLOSURE LAYOUT

SCALE: 1/2" = 1'-0"

COSTCO WHOLESALE

STUART, FLORIDA

FUEL FACILITY

DECEMBER 16, 2020

COSTCO
WHOLESALE

STUART, FLORIDA

8444 Westpark Dr. Ste 120
McLean, VA 22102
703 564 8484
MG2.com

MG2

18-5324-01
DECEMBER 16, 2020

FUEL FACILITY

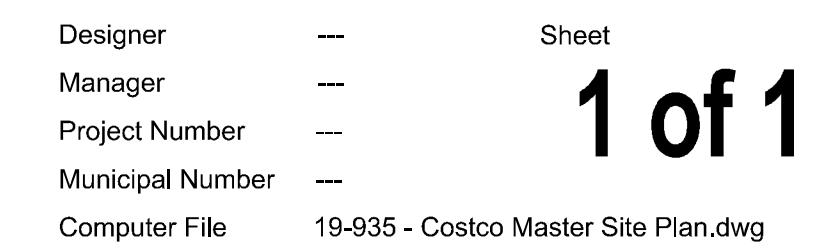
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Landscape Architect/PL and Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

Environmental
EW Consultants
Ed Weinberg
1000 SE Monterey Commons Blvd #208
Stuart, Florida 34996

[illegible][illegible]

Total Site Area:	2,133,987 sf (48.99 ac)	100%
Future Land Use Designation (Proposed):	Neighborhood Special District	
Proposed Zoning:		CPUD
Building Height (max):		45'
Total Building Area:	370,876 sf (8.52 ac)	17.4%

Impervious Area:	1,532,770 sf	(35.19 ac)	71.8%
Buildings:	370,876 sf	(8.52 ac)	17.4%
Pavement & Curb:	870,408 sf	(19.98 ac)	40.8%
Sidewalks, Patios & Pool:	101,632 sf	(2.33 ac)	4.7%
Lakes:	111,039 sf	(2.55 ac)	5.2%
DOT Basin:	78,815 sf	(1.81 ac)	3.7%
PerVIOUS Area:	601,217 sf	(13.80 ac)	28.2%
Landscape:	528,202 sf	(12.12 ac)	24.8%
Dry Retention Areas:	55,155 sf	(1.27 ac)	2.6%
Bio Retention Area:	17,860 sf	(0.41 ac)	0.8%
Open Space			
Required: (25% of 48.99 ac)		(12.25 ac)	25.0%
Provided:		(12.28 ac)	25.1%
* Includes Landscape with Native Vegetation Areas, Dry Retention Areas & Bio Retention Area.			
Excludes Parking Area Interior Landscape Areas.			
Interior Landscape Areas:		(1.52 ac)	3.1%

Parking Required (per Kanner CPUD):	
Retail, bulk merchandise (1 space / 250 sf)	155,986 sf / 250 sf = 624 Spaces
Fuel Facility (1 space / 250 sf + 2 / bay + 1 /vacuum)	20 Spaces
Retail (1 space / 250 sf)	19,250 sf / 250 sf = 77 Spaces
Building 3 (1 space per 100 sf +1 per each employee): 7,640 sf / 100 = 77 spaces + 13 employees	90 Spaces
Building 4 (1 space per 3 Seats + 1 per each employee): @ 300 seats + 18 employees.	118 Spaces
Two-Family One Bedroom Units (148) @ 1.5 per unit:	722 Spaces
Multi-Bedroom Units (240) @ 2.0 per unit:	480 Spaces
Three Bedroom Units (10) @ 2.0 per unit:	20 Spaces
Total Parking Required:	1,651 Spaces

Standard:	692 Spaces
Handicap:	28 Spaces
Fuel Facility:	20 Spaces
Retail:	77 Spaces
Standard:	73 Spaces
Handicap:	4 Spaces
Restaurant:	104 Spaces
Standard:	100 Spaces
Handicap:	4 Spaces
Restaurant:	104 Spaces
Standard:	100 Spaces
Handicap:	4 Spaces
Multi-Family (per Kanner CPUD 1.76 spaces / unit):	700 Spaces
Standard:	683 Spaces
Handicap:	17 Spaces
Total Parking Provided:	1,725 Spaces

Bicycle Parking		Buildings 3 & 4	
Retail, Bulk Merchandise			
Required:	20 Spaces	Required:	8 Spaces
Provided:	20 Spaces	Provided:	8 Spaces
Buildings 1 & 2		Multifamily	
Required:	6 Spaces	Required:	20 Spaces
Provided:	6 Spaces	Provided:	20 Spaces

Residential Density		Total Site Area:	
Maximum UPA (Non- CRA):	15.0	Right of Way:	
Provided UPA:	8.1 UPA (398 units / 48.99 ac)	Residential:	
Site Area	48.99 ac	Commercial:	
Residential		Retail, Bulk Merchandise:	
Provided Area:	14.70 ac 30.0%	Kanner Highway	
Non-Residential		Stormwater Treatment:	
Provided Area:	34.29 ac 70.0%	Lake 1:	
Commercial Areas:	22.80 ac 46.6%	Lake 2:	
Stormwater Treat:	8.98 ac 18.3%	Dry Retention Area:	
Right of Way:	2.51 ac 5.1%	Dry Retention Area:	
Non-Residential Floor Area Ratio		DOT Basin:	
Maximum Allowable Area:	4,267,974 sq. ft. 2.0 FAR		
Provided Area:	193,146 sq. ft. 0.09 FAR		

Building Coverage:	370,876 sf	Residential
Retail, Bulk Merchandise:	157,531 sf	Residential Units:
Fuel Facility Office:	125 sf	Density Overall Site:
Retail:	19,250 sf	Commercial
Restaurant:	16,240 sf	Project Site Area:
Multi-Family (Includes Garages, Cabana & Maintenance):	177,730 sf	Total Commercial

Total Site Area:	48.99 acres
Wetlands:	6.50 acres
Surface Waters:	<u>4.10 acres</u>
Upland Area:	38.39 acres

Required Native Vegetation Area (25.0%): 9.60 acres
 Provided Native Vegetation Area (32.0%): 12.28 acres

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.

Refer to Landscape Plan for landscape details and specifications.

All exotic plant species shall be removed and all required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.

The applicant shall submit in writing, prior to any land clearing, that the City of Stuart Development Dept. Perform a field inspection to determine if barricades have been properly installed on the site.

All signs will comply with the sign regulations at the time of permitting.

"No Trespass" signs to be posted during construction and displayed at all entrances and exits.

All building numbers to be no less than four (4) inches tall, illuminated, and not blocked by landscaping.

Building numbers shall be placed at front and rear entrances.

Sediment control measures shall be maintained in working order at all times.

Provisions shall be made to minimize the deposit of sediment by transport vehicles onto public paved surfaces.

Sediment basins and traps, perimeter ditches, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land activity and shall be made functional before land disturbance takes place.

All public sidewalks are to be a minimum of 6' in width.

A crime watch contact shall be established on site, to include all residents and businesses.

Any sidewalk damaged during construction shall be repaired or replaced.

A/C Units, trash receptacles, back flow preventer, and other above ground utilities shall be screened with landscape per City of Stuart LDR.

Knox box key vaults shall be permitted as required.

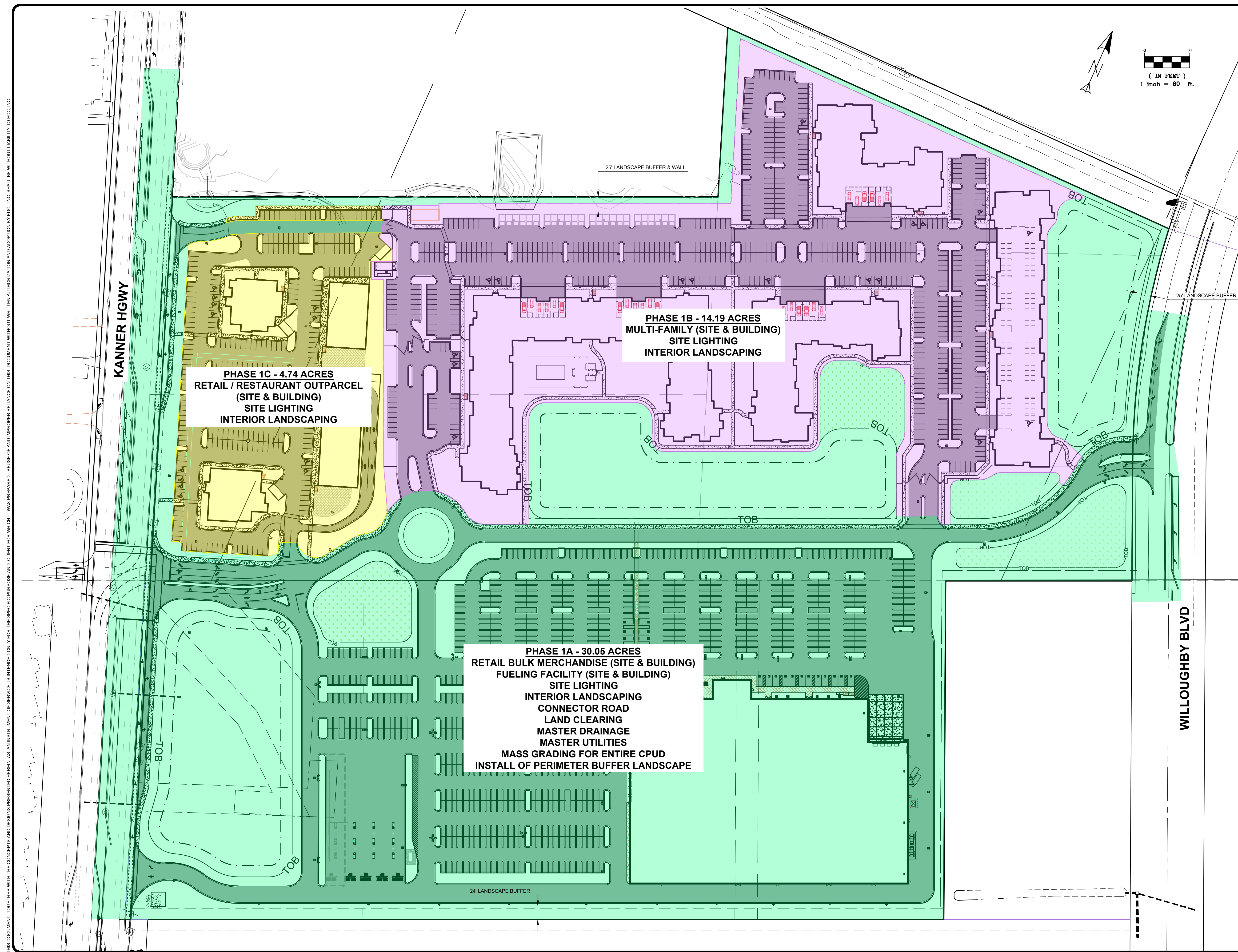
No permanent trailers shall be provided on site. A temporary construction trailer shall be allowed during the course construction activities.

Detectable warning surfaces shall be provided at all sidewalk ramps and crosswalks.

Buildings 1, 2, 3, 4 & 5 may include any use allowed in the CPUD Agreement and any additional additional parking required shall be debited against the excess parking provided.

Total Site Area:	48.99 ac	
Right of Way:	2.51 ac	5.1%
Residential:	14.70 ac	30.0%
Commercial:	22.80 ac	46.6%
Retail, Bulk Merchandise:	17.24 ac	
Kanner Highway Parcel:	5.56 ac	
Stormwater Tracts:	8.98 ac	18.3%
Lake 1:	1.80 ac	
Lake 2:	2.85 ac	
Dry Retention Area 1:	0.32 ac	
Dry Retention Area 2:	0.78 ac	
Dry Retention Area 3:	0.48 ac	
DOT Basin:	2.75 ac	

Residential	
Residential Units:	398
Density Overall Site:	8.1 UPA (398 units / 48.99 ac)
Commercial	
Project Site Area:	2,133,987 sf
Total Commercial Building Area:	193,146 sf
Floor Area Ratio:	0.09 FAR



**10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455
🌐 www.edc-inc.com**

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB	DESIGNED BY	JLW	DRAWN BY	FILENAME	Phasing Plan	LAYOUT	AS SHOWN	SCALE	04MAR21	DATE
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KANNER CPUD

PHASING PLAN

FLORIDA

STUART



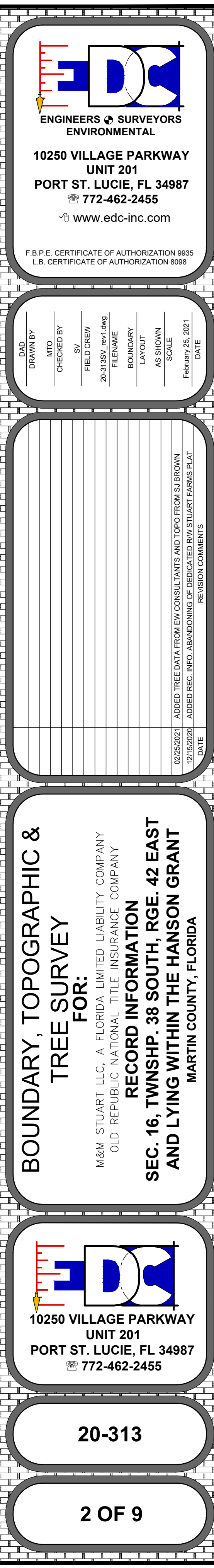
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PORT SAINT LUCIE, FL 34987
772-462-2455

20-313

1 OF 1

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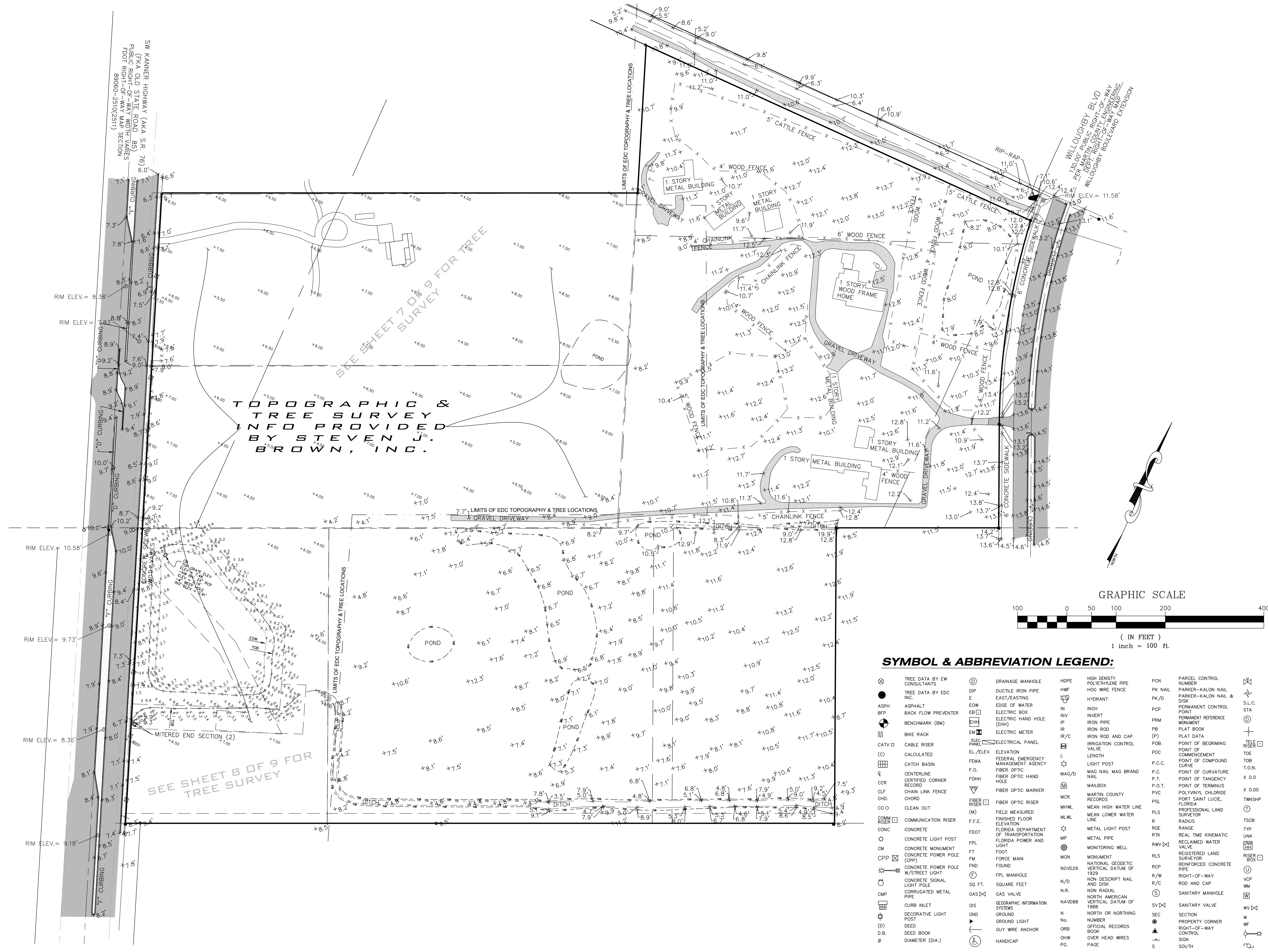
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BOUNDARY, TOPOGRAPHIC & TREE SURVEY FOR: M&M STUART LLC

SEE SHEET 5 OF 9

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

WILLOUGHBY BLVD

STATE ROAD 76

Z:\EDC\2020\20-313 - Cootes Stuart - Kanner Highway\Survey\Draw - PDF\Survey\20-313_TREE.dwg, 2/26/2021 11:07 AM
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ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	INTD	CHECKED BY	SV	FIELD CREW	20-313_TREE.dwg	FILE NAME	SHEET 4	LAYOUT	SCALE	AS SHOWN	DATE
											November 17, 2020

REVISION COMMENTS	DATE
ADDED REC. INFO. ABANDONING OF DECATED R/W. STUART FARMS PLAT	12/15/2020

BOUNDARY, TOPOGRAPHIC &
TREE SURVEY
FOR:

M&M STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RECORD INFORMATION
SEC. 16, TWSHP. 38 SOUTH, RGE. 42 EAST
AND LYING WITHIN THE HANSON GRANT
MARTIN COUNTY, FLORIDA



10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

20-313

4 OF 9

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BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR: M&M STUART LLC

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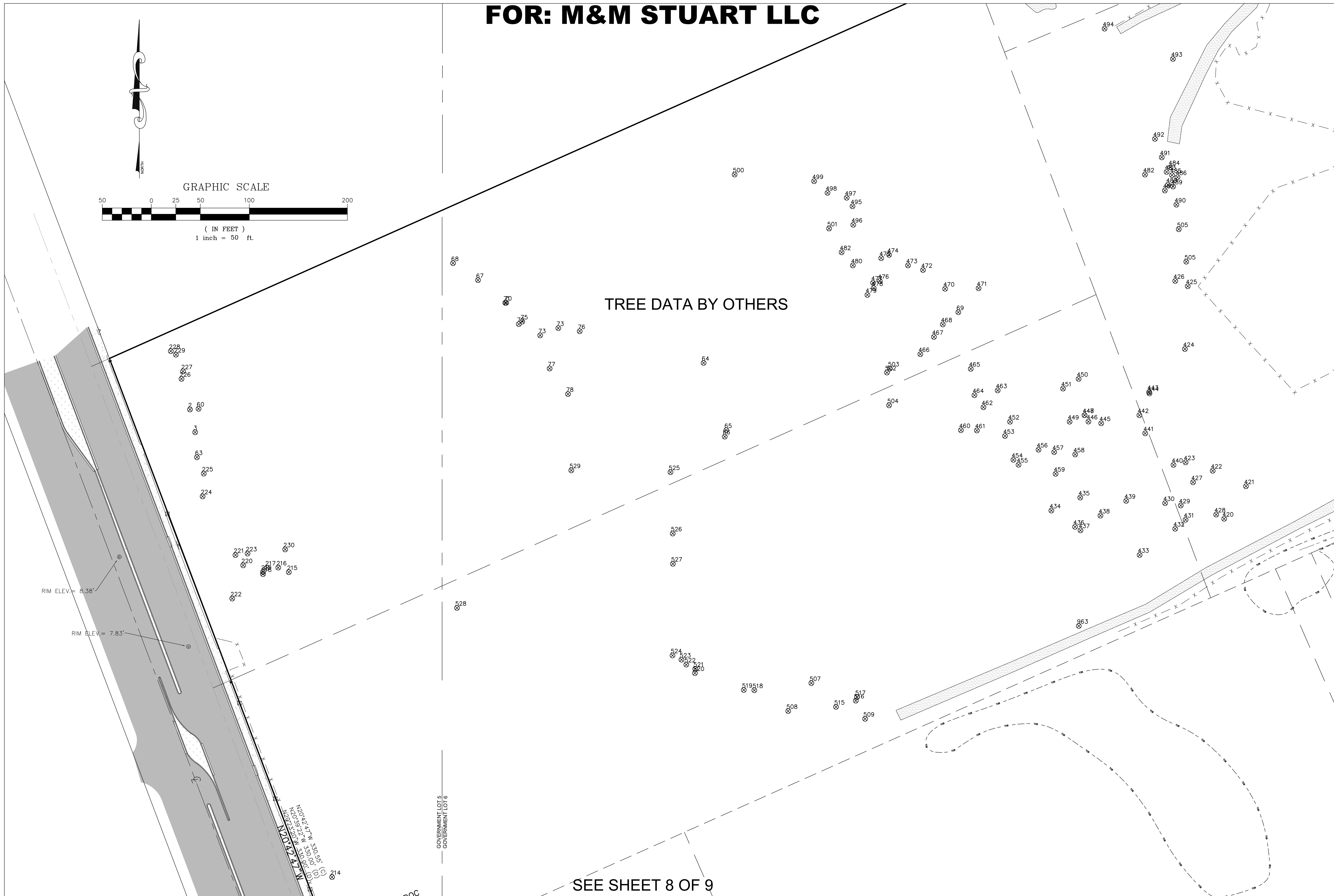
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EDC-924	PINE	13
EDC-927	PINE	15
EDC-930	PINE	11
EDC-934	BAY LEAF	12
EDC-935	BAY LEAF	7
EDC-936	BAY LEAF	7
EDC-937	BAY LEAF	7
EDC-938	BAY LEAF	7
EDC-939	BAY LEAF	8 X2
EDC-940	BAY LEAF	7 X2
EDC-941	BAY LEAF	8
EDC-942	BAY LEAF	8
EDC-943	BAY LEAF	10
EDC-944	BAY LEAF	6
EDC-945	BAY LEAF	8
EDC-946	BAY LEAF	8
EDC-948	PINE	12
EDC-949	PINE	12
EDC-950	PINE	13
EDC-951	PINE	12
EDC-953	BAY LEAF	8
EDC-954	BAY LEAF	7
EDC-955	BAY LEAF	7
EDC-956	PINE	11
EDC-957	PINE	12
EDC-958	PINE	10
EDC-963	BAY LEAF	11
EDC-964	BAY LEAF	8
EDC-965	BAY LEAF	6
EDC-966	BAY LEAF	7
EDC-967	BAY LEAF	6
EDC-970	OAK	21
EDC-972	PINE	12
EDC-974	PINE	13
EDC-975	BAY LEAF	10
EDC-977	BAY LEAF	7 X2
EDC-978	BAY LEAF	10
EDC-979	BAY LEAF	21
EDC-980	BAY LEAF	14
EDC-981	PINE	11
EDC-983	BAY LEAF	7
EDC-984	GUMBO	8 X3
EDC-986	PINE	11
EDC-987	GUMBO	9
EDC-988	PINE	17
EDC-993	OAK	6
EDC-994	OAK	6
EDC-995	OAK	6
EDC-996	OAK	6
EDC-997	OAK	6
EDC-998	PINE	12
EDC-999	BAY LEAF	12
EDC-1000	BAY LEAF	15
EDC-1001	SLASH PINE	7
EDC-1002	SLASH PINE	9
EDC-1003	SLASH PINE	7
EDC-1004	SLASH PINE	7
EDC-1005	SLASH PINE	6
EDC-1006	PINE	12
EDC-1007	SLASH PINE	7
EDC-1008	SLASH PINE	5
EDC-1009	SLASH PINE	6
EDC-1010	PINE	11
EDC-1011	SLASH PINE	12
EDC-1012	SLASH PINE	13
EDC-1013	SLASH PINE	11
EDC-1014	SLASH PINE	5
EDC-1016	SLASH PINE	11
EDC-1017	PINE	16
EDC-1018	PINE	18
EDC-1019	PINE	13
EDC-1020	PINE	11
EDC-1021	PINE	13
EDC-1022	BAY LEAF	7
EDC-1023	BAY LEAF	8
EDC-1024	BAY LEAF	20
EDC-1026	GUMBO	7
EDC-1027	GUMBO	6
EDC-1032	OAK	10
EDC-1033	PINE	18
EDC-1034	SLASH PINE	6
EDC-1035	SLASH PINE	6
EDC-1036	SLASH PINE	6
EDC-1037	SLASH PINE	6
EDC-1038	SLASH PINE	8
EDC-1039	SLASH PINE	5
EDC-1041	SLASH PINE	6
EDC-1042	SLASH PINE	11
EDC-1043	SLASH PINE	6
EDC-1045	SLASH PINE	6

TAG #	TYPE	DBH
EDC-1046	SLASH PINE	9
EDC-1047	SLASH PINE	9
EDC-1048	PINE	13
EDC-1049	PINE	14
EDC-1050	PINE	14
EDC-1051	PINE	13
EDC-1052	PINE	15
EDC-1053	PINE	13
EDC-1054	PINE	12
EDC-1055	PINE	14
EDC-1057	OAK	6
EDC-1058	OAK	6
EDC-1059	OAK	9
EDC-1060	PINE	12
EDC-1061	SLASH PINE	9
EDC-1062	PINE	15
EDC-1063	OAK	7
EDC-1064	OAK	7
EDC-1065	OAK	7
EDC-1066	OAK	7
EDC-1067	PINE	17
EDC-1068	PINE	16
EDC-1069	SLASH PINE	7
EDC-1070	SLASH PINE	7
EDC-1071	PINE	13
EDC-1072	PINE	11
EDC-1073	PINE	11
EDC-1074	PINE	12
EDC-1075	SLASH PINE	11
EDC-1076	SLASH PINE	9
EDC-1077	PINE	11
EDC-1078	SLASH PINE	6
EDC-1079	SLASH PINE	9
EDC-1080	SLASH PINE	6
EDC-1081	SLASH PINE	5
EDC-1082	SLASH PINE	5
EDC-1083	SLASH PINE	6
EDC-1084	SLASH PINE	5
EDC-1085	SLASH PINE	5
EDC-1086	SLASH PINE	6
EDC-1088	BAY LEAF	6
EDC-1089	GUMBO	6 X5
EDC-1091	PINE	10
EDC-1092	PINE	14
EDC-1094	SLASH PINE	12
EDC-1097	PINE	11
EDC-1099	PINE	12
EDC-2001	OAK	14
EDC-2002	OAK	18
EDC-2003	PINE	16
EDC-2006	PINE	16
EDC-2007	OAK	18
EDC-2008	OAK	12
EDC-2009	OAK	24
EDC-2010	OAK	18
EDC-2012	OAK	24
EDC-2013	OAK	12
EDC-2014	PINE	17
EDC-2015	OAK	12
EDC-2016	BANYAN	14
EDC-2017	OAK	6
EDC-2018	OAK	18
EDC-2020	OAK	24
EDC-2021	OAK	24
EDC-2022	BANYAN	18
EDC-2031	PINE	12
EDC-2038	PINE	24
EDC-2040	PINE	15
EDC-2041	PINE	20
EDC-2045	PINE	20
EDC-2051	PINE	14
EDC-2052	PINE	14
EDC-2054	PINE	16
EDC-2055	PINE	16
EDC-2056	PINE	16
EDC-2057	PINE	18
EDC-2059	PINE	20
EDC-2062	PINE	18
EDC-2063	PINE	10
EDC-2064	PINE	20
EDC-2065	PINE	18
EDC-2070	PINE	20
EDC-2073	PINE	12
EDC-2074	PINE	20
EDC-2076	PINE	24
EDC-2078	PINE	14
EDC-2079	PINE	14
EDC-2081	PINE	18
EDC-2083	PINE	12
EDC-2086	PINE	12
EDC-2088	PINE	12
EDC-2090	PINE	18
EDC-2091	PINE	18
EDC-2093	PINE	15
EDC-2095	PINE	15
EDC-2097	PINE	10
EDC-2099	PINE	14

TAG #	TYPE	DBH
EDC-2100	PINE	18
EDC-2102	PINE	12
EDC-2103	PINE	16
EDC-2105	PINE	12
EDC-2106	PINE	12
EDC-2110	PINE	12
EDC-2113	PINE	12
EDC-2114	PINE	12
EDC-2117	PINE	20
EDC-2118	PINE	12
EDC-2119	PINE	12
EDC-2120	PINE	12
EDC-2121	PINE	20
EDC-2132	PINE	12
EDC-2133	PINE	12
EDC-2134	PINE	18
EDC-2136	PINE	18
EDC-2141	PINE	20
EDC-2145	PINE	15
EDC-2146	PINE	15
EDC-2149	PINE	15
EDC-2155	PINE	18
EDC-2158	PINE	13
EDC-2159	PINE	13
EDC-2161	PINE	16
EDC-2162	PINE	16
EDC-2165	PINE	12
EDC-2169	PINE	12
EDC-2170	PINE	24
EDC-2172	PINE	18
EDC-2173	PINE	20
EDC-2175	PINE	20
EDC-2176	PINE	20
EDC-2178	PINE	20
EDC-2180	PINE	15
EDC-2181	PINE	30
EDC-2182	PINE	16
EDC-2184	PINE	18
EDC-2185	PINE	12
EDC-2186	PINE	18
EDC-2187	PINE	28
EDC-2189	PINE	10
EDC-2191	PINE	18
EDC-2192	PINE	18
EDC-2197	PINE	20
EDC-2198	PINE	30
EDC-2199	PINE	20
EDC-2201	PINE	15
EDC-2202	PINE	20
EDC-2203	PINE	16
EDC-2205	PINE	16
EDC-2208	PINE	20
EDC-2209	PINE	24
EDC-2210	PINE	24
EDC-2211	PINE	18
EDC-2213	PINE	30
EDC-2214	PINE	12
EDC-2215	PINE	16
EDC-2219	PINE	18
EDC-2220	PINE	12
EDC-2222	PINE	18
EDC-2224	PINE	18
EDC-2227	PINE	12
EDC-2229	PINE	14
EDC-2230	PINE	18
EDC-2233	PINE	16
EDC-2235	PINE	12
EDC-2236	PINE	12
EDC-2238	PINE	12
EDC-2240	PINE	15
EDC-2244	PINE	18
EDC-2247	PINE	12
EDC-2248	PINE	10
EDC-2249	PINE	12
EDC-2250	PINE	12
EDC-2252	PINE	20
EDC-2253	PINE	18
EDC-2254	OAK	12
EDC-2255	PINE	18
EDC-2259	PINE	12
EDC-2261	PINE	12
EDC-2265	PINE	10
EDC-2269	PINE	14
EDC-2270	PINE	10
EDC-2271	PINE	12
EDC-2273	PINE	15
EDC-2277	PINE	10
EDC-2279	PINE	10
EDC-2281	PINE	10
EDC-2282	PINE	12
EDC-2283	PINE	14
EDC-2284	PINE	20
EDC-2286	PINE	14
EDC-2288	PINE	18
EDC-2289	PINE	12
EDC-2291	PINE	14

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR: M&M STUART LLC



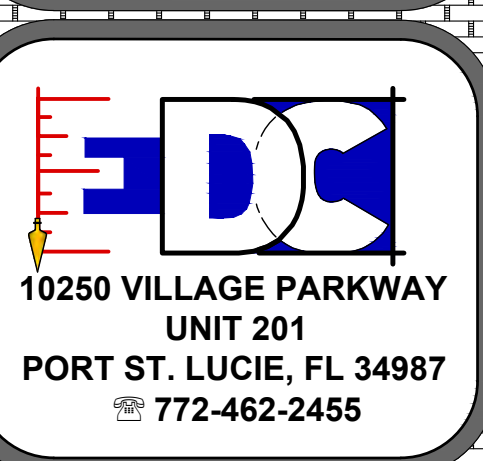
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	INTO	CHECKED BY	SV	FIELD CREW	20-313 TREE.dwg	FILE NAME	SHEET 5	LAYOUT	AS SHOWN	SCALE	November 17, 2020	DATE
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REVISION COMMENTS	DATE
ADDED REC. INFO. ABANDONING OF DEDICATED RW. STUART FARMS PLAT	12/15/2020

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
FOR:
M&M STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RECORD INFORMATION
SEC. 16, TOWNSHIP. 38 SOUTH, RGE. 42 EAST
AND LYING WITHIN THE HANSON GRANT
MARTIN COUNTY, FLORIDA



10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

20-313

7 OF 9

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR: M&M STUART LLC



ENGINEERS & SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
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DRAWN BY	INTO	CHECKED BY	SV
FIELD CREW	20-313 TREE.dwg	FILE NAME	SHEET 5
LAYOUT	AS SHOWN	SCALE	November 17, 2020
DATE			

DATE	REVISION COMMENTS
12/12/2020	ADDED REC. INFO. ABANDONING OF DEDICATED R/W. STUART FARMS PLAT

BOUNDARY, TOPOGRAPHIC &
TREE SURVEY
FOR:
M&M STUART LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RECORD INFORMATION
SEC. 16, TOWNSHIP. 38 SOUTH, RGE. 42 EAST
AND LYING WITHIN THE HANSON GRANT
MARTIN COUNTY, FLORIDA



10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

20-313

8 OF 9

[illegible]

TAG#	TYPE	DBH
EW-2	Slash Pine	13
EW-3	Slash Pine	15
EW-60	Slash Pine	13
EW-63	Slash Pine	11
EW-64	Slash Pine	14
EW-65	Slash Pine	17
EW-66	Slash Pine	14
EW-67	Slash Pine	14
EW-68	Slash Pine	10
EW-69	Slash Pine	12
EW-70	Laurel Oak	16
EW-71	Slash Pine	19
EW-72	Slash Pine	15
EW-73	Live Oak	13
EW-73	Slash Pine	14
EW-75	Slash Pine	16
EW-76	Slash Pine	22
EW-77	Slash Pine	11
EW-78	Slash Pine	16
EW-214	Slash Pine	22
EW-215	Slash Pine	10
EW-216	Slash Pine	12
EW-217	Slash Pine	13
EW-218	Slash Pine	12
EW-219	Slash Pine	13
EW-220	Slash Pine	10
EW-221	Slash Pine	15
EW-222	Slash Pine	14
EW-223	Slash Pine	13
EW-224	Slash Pine	10.5
EW-225	Slash Pine	12
EW-226	Slash Pine	14
EW-227	Red Bay	6

TAG#	TYPE	DBH
EW-228	Strangler Fig	10.5
EW-229	Slash Pine	11
EW-230	Slash Pine	12
EW-303	Slash Pine	14
EW-337	Slash Pine	13
EW-338	Slash Pine	12
EW-339	Slash Pine	13
EW-340	Slash Pine	12
EW-348	Slash Pine	14
EW-354	Slash Pine	16.5
EW-361	Slash Pine	10
EW-362	Slash Pine	19
EW-363	Slash Pine	18
EW-364	Slash Pine	20
EW-365	Slash Pine	10
EW-366	Slash Pine	21
EW-367	Slash Pine	19
EW-368	Slash Pine	12
EW-369	Slash Pine	12
EW-370	Slash Pine	13
EW-371	Slash Pine	10
EW-372	Slash Pine	14
EW-373	Slash Pine	15
EW-374	Slash Pine	10
EW-375	Slash Pine	12
EW-376	Slash Pine	10
EW-377	Slash Pine	12
EW-378	Slash Pine	10
EW-379	Slash Pine	10
EW-380	Slash Pine	14
EW-381	Slash Pine	12
EW-382	Slash Pine	10

TAG#	TYPE	DBH
EW-383	Slash Pine	10
EW-384	Slash Pine	11
EW-385	Slash Pine	14
EW-386	Slash Pine	11
EW-387	Slash Pine	11
EW-388	Slash Pine	14
EW-389	Slash Pine	17
EW-390	Slash Pine	10
EW-391	Slash Pine	11
EW-392	Magnolia	6
EW-393	Slash Pine	17
EW-394	Slash Pine	12
EW-395	Slash Pine	13
EW-396	Slash Pine	10
EW-397	Slash Pine	11
EW-398	Slash Pine	11
EW-399	Slash Pine	12
EW-400	Slash Pine	18
EW-401	Slash Pine	10
EW-402	Slash Pine	11
EW-403	Slash Pine	12
EW-404	Slash Pine	11
EW-405	Slash Pine	12
EW-406	Slash Pine	10
EW-420	Slash Pine	24
EW-421	Slash Pine	18
EW-422	Slash Pine	16
EW-423	Slash Pine	18
EW-424	Slash Pine	17
EW-425	Slash Pine	16
EW-426	Slash Pine	12
EW-427	Slash Pine	16

TAG#	TYPE	DBH
EW-428	Slash Pine	13
EW-429	Slash Pine	13
EW-430	Slash Pine	13
EW-431	Slash Pine	13
EW-432	Slash Pine	13
EW-433	Slash Pine	11
EW-434	Slash Pine	18
EW-435	Slash Pine	17
EW-436	Slash Pine	12
EW-437	Slash Pine	12
EW-438	Slash Pine	19
EW-439	Slash Pine	16
EW-440	Slash Pine	16
EW-441	Slash Pine	13
EW-442	Slash Pine	20.5
EW-443	Slash Pine	10
EW-444	Slash Pine	13
EW-445	Slash Pine	14
EW-446	Slash Pine	16
EW-447	Slash Pine	13
EW-448	Slash Pine	10
EW-449	Slash Pine	12
EW-450	Slash Pine	14.5
EW-451	Slash Pine	12
EW-452	Slash Pine	11
EW-453	Slash Pine	13
EW-454	Slash Pine	11
EW-455	Slash Pine	11
EW-456	Slash Pine	13
EW-457	Slash Pine	13
EW-458	Slash Pine	10.5
EW-459	Slash Pine	15

TAG#	TYPE	DBH
EW-460	Slash Pine	10
EW-461	Slash Pine	10
EW-462	Slash Pine	10
EW-463	Slash Pine	11
EW-464	Slash Pine	10
EW-465	Slash Pine	13
EW-466	Slash Pine	14
EW-467	Slash Pine	13
EW-468	Slash Pine	11
EW-470	Slash Pine	10
EW-471	Slash Pine	11
EW-472	Slash Pine	10
EW-473	Slash Pine	12
EW-474	Slash Pine	10
EW-475	Slash Pine	11
EW-476	Slash Pine	11
EW-477	Slash Pine	13
EW-478	Slash Pine	15
EW-479	Slash Pine	14
EW-480	Slash Pine	12
EW-482	Live Oak	7.5
EW-482	Slash Pine	12
EW-483	Live Oak	10
EW-484	Live Oak	12
EW-485	Live Oak	13
EW-486	Live Oak	11
EW-487	Live Oak	8
EW-488	Live Oak	12
EW-489	Slash Pine	16
EW-490	Live Oak	9
EW-491	Slash Pine	15
EW-492	Slash Pine	15
EW-493	Slash Pine	18
EW-494	Slash Pine	17

TAG#	TYPE	DBH
EW-495	Slash Pine	10
EW-496	Slash Pine	12
EW-497	Slash Pine	10
EW-498	Slash Pine	10
EW-499	Slash Pine	18
EW-500	Slash Pine	17.5
EW-501	Slash Pine	15
EW-502	Slash Pine	11
EW-503	Slash Pine	12
EW-504	Slash Pine	16
EW-505	Live Oak	9
EW-505	Slash Pine	13
EW-507	Slash Pine	15
EW-508	Slash Pine	13
EW-509	Slash Pine	29
EW-515	Slash Pine	11
EW-516	Slash Pine	12
EW-517	Slash Pine	11
EW-518	Slash Pine	11
EW-519	Slash Pine	12
EW-520	Slash Pine	12
EW-521	Slash Pine	16
EW-522	Slash Pine	12
EW-523	Strangler Fig	7
EW-524	Slash Pine	15
EW-525	Slash Pine	15
EW-526	Slash Pine	11
EW-527	Slash Pine	10
EW-528	Slash Pine	11
EW-529	Slash Pine	13
EW-891	Sand Pine	9
EW-963	Slash Pine	16

Z:\EDC-2020\20-313 - Costco Stuart - Kanner Highway\SURVEY\DWg - PDF\SURVEY\20-313 TREE.dwg, 2/26/2021 11:08 AM
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stii var. *densa*)
netto)
rginiana)
maruba)
olia grandiflora)
era)
carpus erectus)
carpus erectus sericeus)

Landscape Note:

- [illegible]

NOTE: LAKES TO BE EXCAVATED TO A MINIMUM OF 12' BELOW CONTROL ELEVATION UNLESS THE BORING LOGS REVEAL EXCEPTIONAL MATERIAL AND LAKE SIZE ALLOWS FOR DEEPER MATERIAL.

7. FRAGRANT WATERLILY / *Nymphaea odorata*

10. ARROWHEAD / *Sagittaria* spp.

10. PICKERELWEED / *Pontederice cordata*

10. SPINERUB / *Echinacea* spp.

44 SAND CORDGRASS / *Spartina bakeri*

EDGE OF WATER

10 SWAMP LILY / *Crinum americanum*

10 GOLDEN CANNA / *Canna flaccida*

10 SOUTHERN BLUE FLAG / *Yucca virginica*

14 WAX MYRTLE / *Myrica carolinensis*

40 SAND CORDGRASS / *Spartina bakeri*

CYPRESS

MAPLE (see landscape plan)

SWEET BAY

0

REG. # 1018
Thomas P. Luciani

REG. # 1018
Thomas P. Luciani

Municipal Number --
Computer File --

Computer File

Computer File

Computer File

Computer File

Age Group	Percentage
18-24	22%
25-34	28%
35-44	18%
45-54	15%
55-64	12%
65-74	8%
75-84	5%
85+	2%

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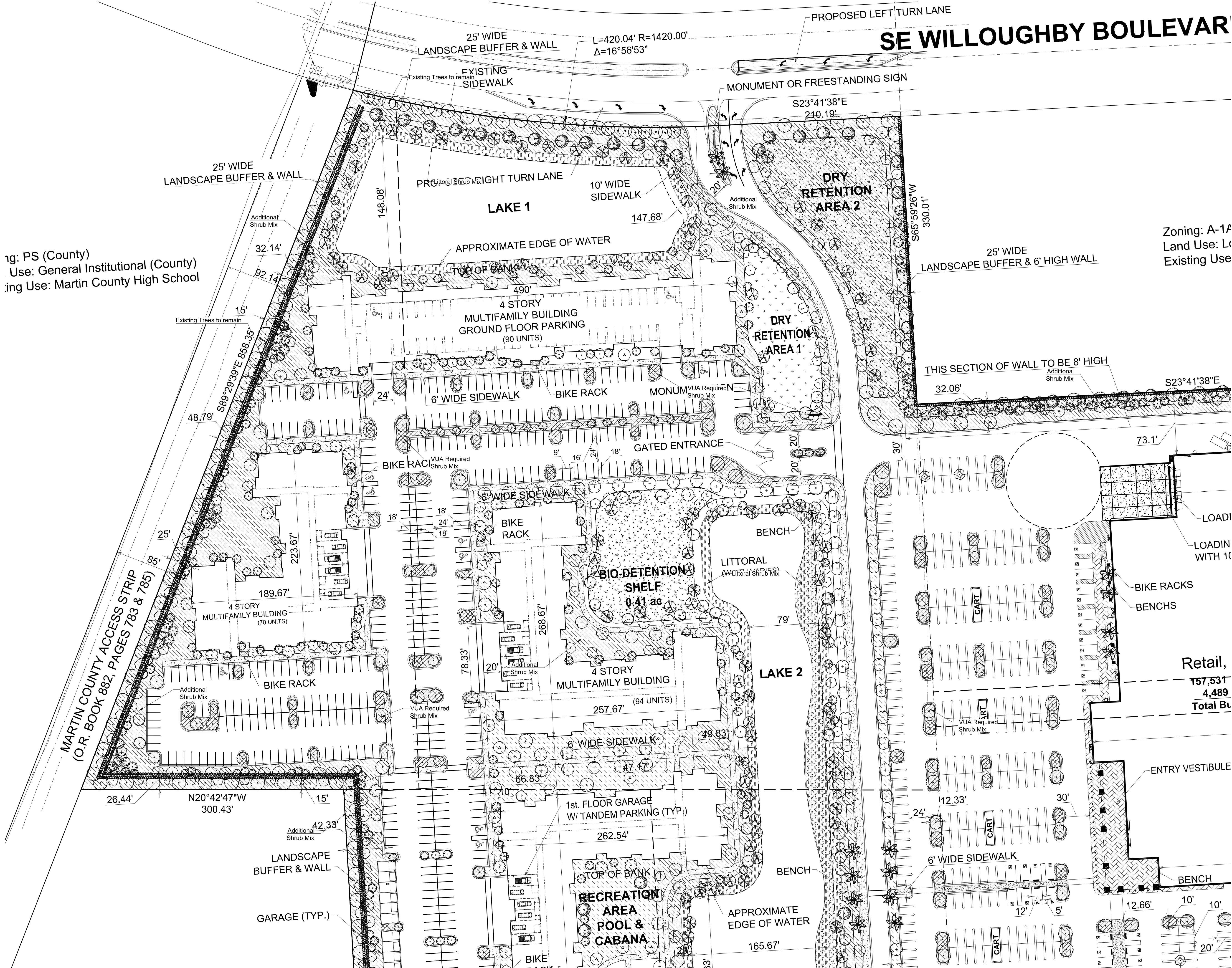
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19: PS (County)
Use: General Institutional (County)
ing Use: Martin County High School

Zoning: A-1A
Land Use: L
Existing Use

Key / Location:



Project Team:

Applicant:
M&M Realty Partners
1260 Stelton Rd
Piscataway, NJ 07704
703-839-3776

Engineer:
Maser Consulting
410 Eagleview Blvd, Suite 104
Exton, PA 19341
610-254-6140

Surveyor:
Stephen J Brown Inc
619 E. 5th St
Stuart, FL 34994
772-288-7176

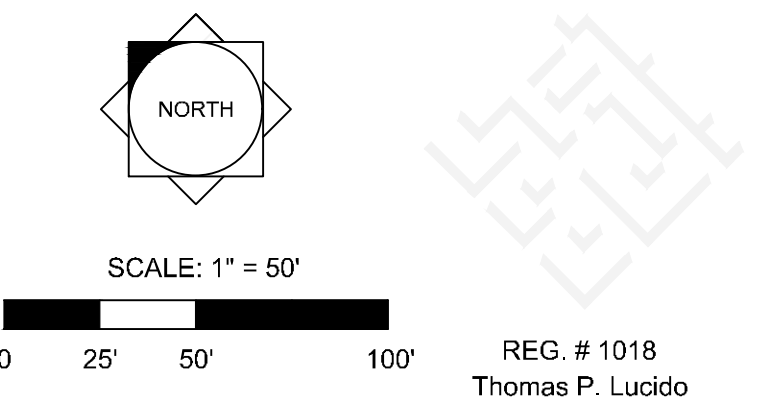
Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

KANNER CPUD

Landscape Plan

City of Stuart, Florida

Date	By	Description
12.17.20	SAW	Initial Submittal
03.19.21	SAW	2nd ReSubmittal
04.22.21	SAW	3rd ReSubmittal
05.13.21	SAW	Addressing Landscape Comments



Designer	SAW	Sheet
Manager	DF	
Project Number	20-620	
Municipal Number	---	
Computer File		

LA2

Key / Location:



Project Team:

Applicant:
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Piscataway, NJ 07704
703-839-3776

Engineer:
Maser Consulting
410 Eagleview Blvd, Suite 104
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Stuart, FL 34994
772-288-7176

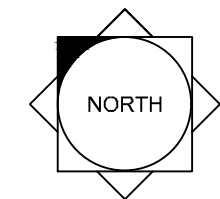
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Landscape Plan

City of Stuart, Florida

Date	By	Description
12.17.20	SAW	Initial Submittal
03.19.21	SAW	2nd ReSubmittal
04.22.21	SAW	3rd ReSubmittal
05.13.21	SAW	Addressing Landscape Comments

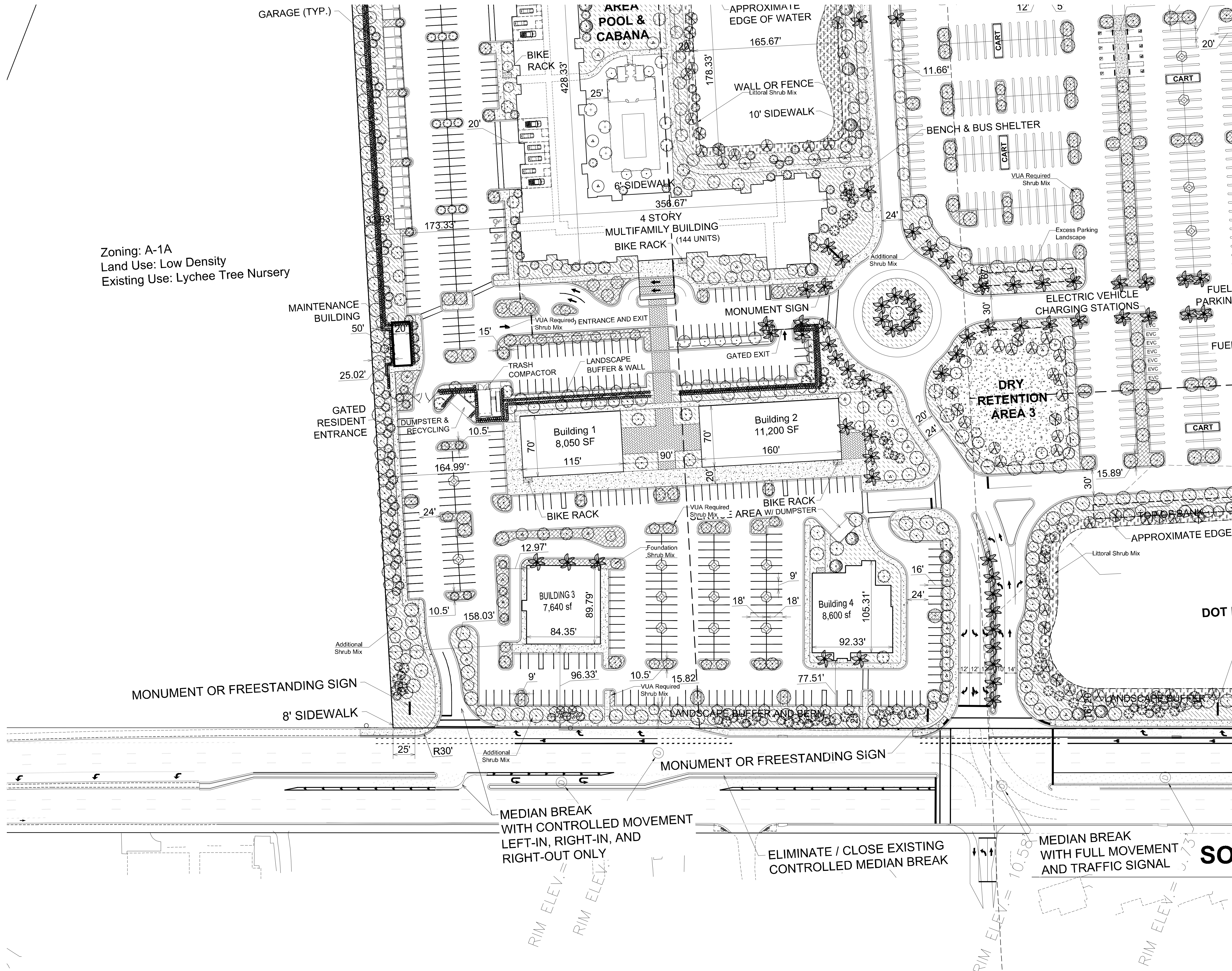


SCALE: 1" = 50'
0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	DF	
Project Number	20-620	
Municipal Number	---	
Computer File		

LA3



Zoning: A-1A
Land Use: Low Density
Existing Use: Lychee Tree Nursery

CROSSINGS AT INDIAN RUN
PLAT BOOK 14, PAGE 37
MARTIN COUNTY, FLORIDA.

Zoning: RPUD
Land Use: Multi-Family Residential
Existing Use: Multi-Family

ACKS
IS

Building 5
Retail, Bulk Merchandise

157,531 SF Interior Floor Area
4,489 SF Entry Vestibule
Total Building Gross: 162,020 sf

RY VESTIBULE

20' EASEMENT
(O.R. BOOK 1174, PAGE 761)

CROSSINGS AT INDIAN RUN
PLAT BOOK 14, PAGE 37
MARTIN COUNTY, FLORIDA.

Zoning: RPUD
Land Use: Multi-Family Residential
Existing Use: Multi-Family

Existing Use: Multi-Family

TRACT 6
STUART FARMS
PLAT BOOK 1, PAGE 63
MARTIN COUNTY, FLORIDA.

Zoning: RPUD
Land Use: Institutional
Existing Use: Vacant

TRACT 5
STUART FARMS
PLAT BOOK 1, PAGE 63
MARTIN COUNTY, FLORIDA.

4 STO
MULTIFAMILY
(126 UN

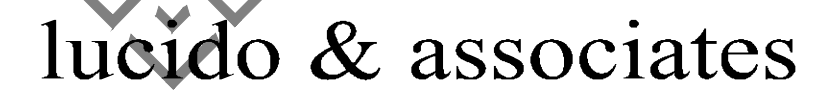
DOT BASIN

MONUMENT OR
FREESTANDING SIGN

LIFT STATION
(APPROXIMATE LOCATION)

RIGHT-IN, AND
RIGHT-OUT ONLY

SOUTH KANNER HIGHWAY (S.R.76)



(772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

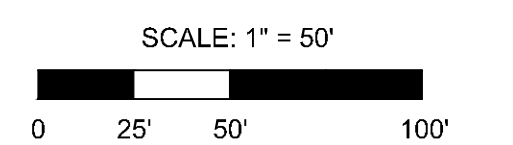
Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

KANNER CPUD

Landscape Plan

City of Stuart, Florida

Date	By	Description
12.17.20	SAW	Initial Submittal
03.19.21	SAW	2nd ReSubmittal
04.22.21	SAW	3rd ReSubmittal
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REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	DF	
Project Number	20-620	
Municipal Number	--	
Computer File		

LA4

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

- 1.01

A.

SCOPE:
The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
- 1.02

A.

AGENCY STANDARDS:
Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
- 1.03

A.

SITE EXAMINATION:
The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.
- 1.04

A.

ERRORS AND OMISSIONS:
The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.
- B.

The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.
- C.

If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.
- 1.05

A.

EXECUTION OF THE WORK:
The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
- B.

The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.
- C.

The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.
- 1.06

A.

PROTECTION OF PUBLIC AND PROPERTY:
The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.
- 1.07

A.

CHANGES AND EXTRAS:
The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.
- 1.08

GARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.
- B.

At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.
- 1.09

A.

CARE AND MAINTENANCE:
The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
- B.

The Owner agrees to execute the instructions for such care and maintenance.
- 1.10

A.

SAFETY:
It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.
- B.

It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).
- 1.11

A.

CONTRACTOR QUALIFICATION:
The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:

1.

2.

3.

4.

A financial statement showing assets and liabilities of the company current to date.

A listing of not less than (3) completed projects of similar scope and nature.

Permanent name and address of place of business.

The number of regular employees of the organization and length of time the organization has been in business under the present name.
- 1.12

A.

INSURANCE AND BONDING:
The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.
- B.

The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.
- 1.13

A.

PERMITS AND CERTIFICATES:
All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

- 2.01

A.

PLANT MATERIALS:
A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.
- B.

Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.
- C.

All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.
- D.

All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.
- E.

Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
- F.

The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

- A.

The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

- 2.03

A.

PROTECTION OF PLANT MATERIALS:
Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

- B.

Plants with broken, damaged or insufficient rootballs will be rejected.

- C.

All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

- D.

Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

- 2.04

A.

STORAGE
All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

- B.

No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

- C.

The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

- D.

All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

- 2.05

A.

PROTECTION DURING PLANTING:
Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

- 2.06

A.

TOP SOIL:
Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

- B.

Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (see Landscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

- Existing soils must meet all definitions of "Topsoil" as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the "Landscape Area Preparation" detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

- 2.07

A.

FERTILIZER:
Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

- B.

Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

- C.

Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

- 1 gallon container

3 gallon container

5 gallon container

7 gallon container

1 tablet

2 tablets

3 tablets

5 tablets

- Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizers.

- 2.08

A.

MULCH:
Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

- B.

All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

- PART 3

3.01

A.

EXECUTION DISCING:
The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

- 3.02

A.

GRADING:
Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

- B.

It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

- 3.03

A.

PLANTING:
Planting shall take place during favorable weather conditions.

- B.

The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

- C.

Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

- D.

Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

- E.

A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

- F.

Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

- G.

No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

- H.

Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

- I.

All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

- J.

All flagging ribbon shall be removed from trees and shrubs before planting.

- K.

Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

- L.

All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

- 3.04

A.

PRUNING:
Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

- B.

Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

- C.

Trees shall not be poled or topped.

- D.

Remove all trimming from site.

- 3.05

A.

GUYING:
All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

- B.

Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

- C.

Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

- D.

Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

- 3.06

A.

WATER:
Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

- B.

Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

- 3.07

A.

SOD:
The Landscape Contractor shall sod all areas indicated on the drawings.

- B.

It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

- C.

The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

- D.

Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

- E.

6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

- F.

Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

- G.

The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

- H.

If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

- 3.08

A.

SEEDING:
The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

- B.

Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

- C.

Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

- D.

Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

- 3.09

A.

CLEANING UP:
The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

- 3.10

A.

MAINTENANCE:
Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

- B.

Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

- C.

Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

- D.

In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

- E.

Trees or other plant material which fail or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

- 3.11

A.

COMPLETION, INSPECTION AND ACCEPTANCE:
Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

- B.

Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

- C.

All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

- D.

After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

- E.

All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.



Key / Location:



Project Team:

Applicant:
M&M Realty Partners
1260 Stelton Rd
Piscataway, NJ 07704
703-839-3776

Engineer:
Maser Consulting
410 Eagleview Blvd, Suite 104
Exton, PA 19341
610-254-9140

Surveyor:
Stephen J Brown Inc
619 E. 5th St
Stuart, FL 34994
772-288-7176

Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

KANNER CPUD

Landscape Plan
Specifications

City of Stuart, Florida

Date	By	Description
12.17.20	SAW	Initial Submittal
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NORTH

SCALE: 1" =

0

REG. # 1018
Thomas P. Lucido

DesignerSAWSheet

ManagerDFS

Project Number20-620

Municipal Number---

Computer File

LA6

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