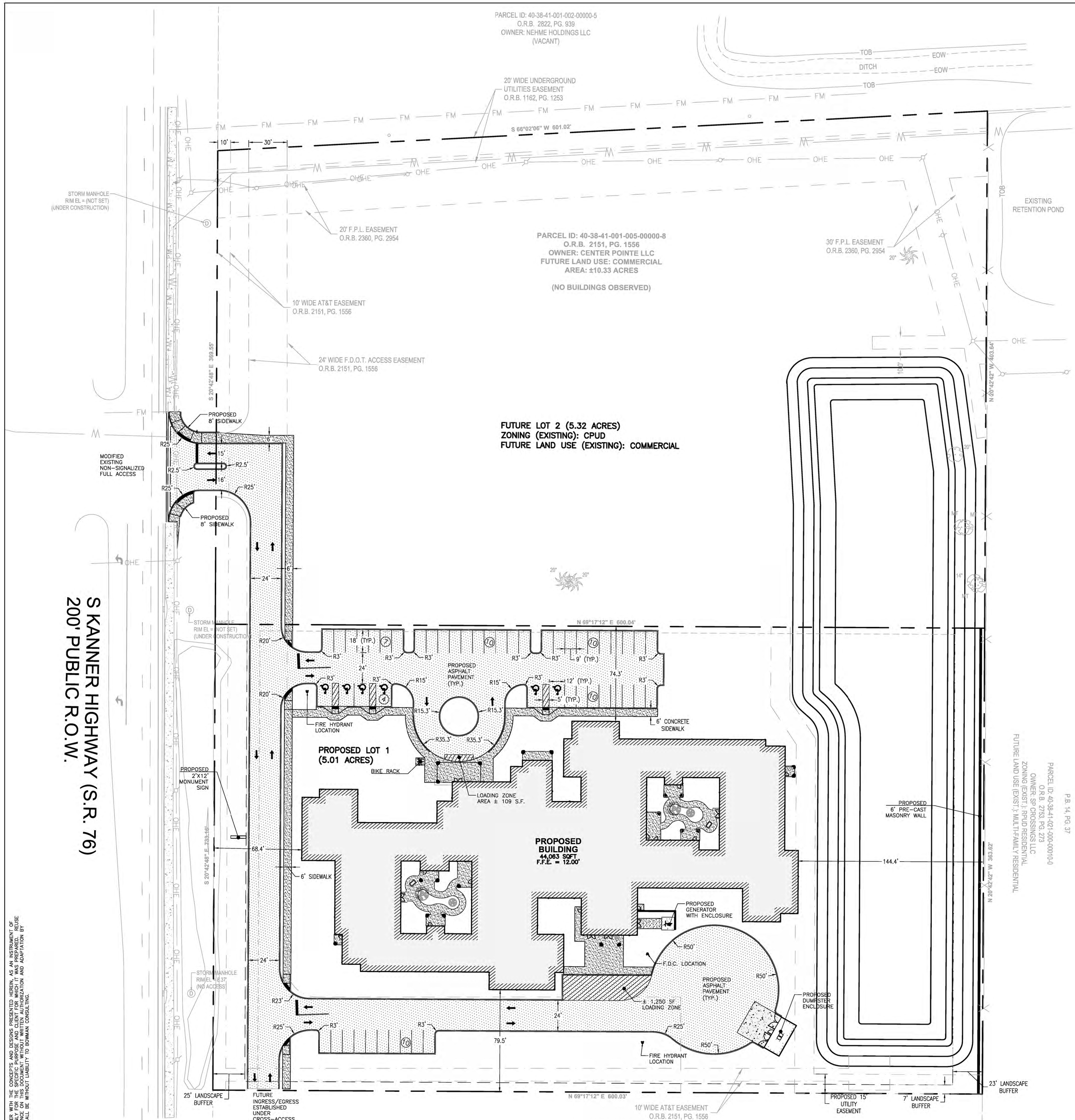


S KANNER HIGHWAY (S.R. 76)
200' PUBLIC R.O.W.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

SITE DATA

PROPOSED CERTUS RPUD SITE AREA (LOT 1)	218,181 S.F. / 5.01 A.C.
CURRENT FUTURE LAND USE	COMMERCIAL
PROPOSED FUTURE LAND USE	INSTITUTIONAL
CURRENT ZONING	CPUD
PROPOSED ZONING	RPUD
CURRENT ALLOWABLE DENSITY (MAX. 15 UNITS/ACRE)	
PROPOSED DENSITY	12.77 UNITS / ACRE
REQUIRED OPEN SPACE PROVIDED (MIN. 30%)	
OPEN SPACE PROVIDED	21,318 S.F. / 0.49 AC. (18%)
CURRENT ALLOWABLE BUILDING COVERAGE AREA (SF) (MAX. 30%)	
PROPOSED BUILDING COVERAGE	44,063 S.F. / 1.00 AC. (20%)
CURRENT ALLOWABLE FLOOR AREA RATIO (FAR) (MAX. 0.75)	
PROPOSED FLOOR AREA RATIO (FAR)	44,063 S.F. / 218,181 S.F. = 0.200

SITE STATISTICS

	ACRES	SF	PERCENTAGE %
TOTAL LOT 1 SITE AREA	(5.01 A.C.)	218,181	(100%)
IMPERVIOUS AREA	(2.23 A.C.)	96,988	(45%)
BUILDING FOOTPRINT AREA	(1.00 A.C.)	43,418	(20%)
PAVEMENT / SIDEWALK / POOL AREA	(1.23 A.C.)	53,570	(25%)
PERVIOUS AREA	(2.78 A.C.)	121,193	(55%)
DETENTION AREAS	(0.99 A.C.)	42,906	(35%)
OPEN SPACE AREA	(0.49 A.C.)	21,318	(18%)
BUFFER LANDSCAPE AREA	(1.30 A.C.)	56,969	(47%)

LEGEND

PROPOSED

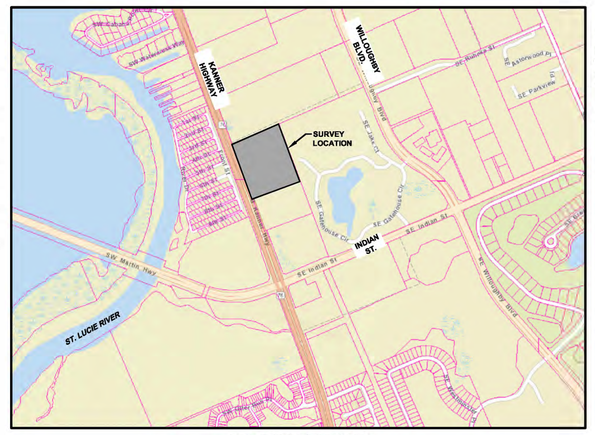
= PROPERTY BOUNDARY

= CONCRETE PAVEMENT

(#) = NUMBER OF PARKING SPACES

SETBACK DATA

	REQUIRED	PROVIDED
NORTH	0'	74.30'
SOUTH	25'	79.50'
EAST	25'	144.40'
WEST	25'	68.40'



VACINITY MAP
N.T.S.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.
N.A.V.D. 88

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOTS 5, 6, 11 AND 12 OF STUART FARMS SUBDIVISION OF LOT 5, MILES OR HANSON GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE FORMER EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (KANNER HIGHWAY, FORMERLY A 100 FOOT RIGHT-OF-WAY), (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); AND THE FORMER NORTHERLY RIGHT-OF-WAY LINE OF INDIAN STREET, (FORMERLY A 100 FOOT RIGHT-OF-WAY) (RIGHT-OF-WAY WIDTH VARIES AS NOW ESTABLISHED);
THENCE, NORTH 69° 16' 18" EAST ALONG SAID FORMER NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.07 FEET TO A POINT ON THE NEWLY ESTABLISHED EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 76;
THENCE, NORTH 20° 42' 48" WEST, ALONG THE NOW ESTABLISHED EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 1,060.00 FEET TO THE **POINT OF BEGINNING**;
THENCE, DEPARTING SAID RIGHT-OF-WAY PERPENDICULAR THERETO NORTH 69° 17' 12" EAST A DISTANCE OF 600.03 FEET TO THE WESTERLY LINE OF CROSSINGS AT INDIAN RUN, AS RECORDED IN PLAT BOOK 14, PAGE 37, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;
THENCE, NORTH 20° 42' 42" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 363.61 FEET;
THENCE, SOUTH 69° 17' 12" WEST A DISTANCE OF 600.04 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76;
THENCE, SOUTH 20° 42' 48" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 363.61 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5.01 ACRES MORE OR LESS.

DRAINAGE STATEMENT

DRAINAGE WILL BE MANAGED WITH WET RETENTION SYSTEM UTILIZING A WET RETENTION AREA TO MEET REQUIRED WATER QUALITY TREATMENT. A CONTROL STRUCTURE WILL BE LOCATED AFTER THE WET RETENTION AREA PRIOR TO THE ULTIMATE OUTFALL TO THE FDOT DRAINAGE SYSTEM.

UTILITY STATEMENT

WATER AND WASTEWATER SERVICES FOR THE PROJECT WILL BE PROVIDED BY THE CITY OF STUART UTILITY DIVISION. POTABLE WATER AND FIRE PROTECTION CONNECTION(S) WILL BE MADE TO THE EXISTING CITY OF STUART WATER MAIN LOCATED NORTH OF THE PROJECT SITE, NEAR FUTURE LOT 2 NORTH OF THE PROPERTY LINE AND EXTENDED TO THE CERTUS PROJECT SITE.

THE EXISTING LIFT STATION TO THE SOUTH EAST OF THE PROPERTY IS DESIGNED BY MARTIN HEALTH AND HAS ACCOUNTED FOR THE SEWER FLOWS FROM THE CERTUS BUILDING. THERE IS A SEWER MANHOLE TO THE NORTH EAST OF THE MARTIN HEALTH PROPERTY THAT THE CERTUS BUILDING CAN TIE INTO.

CAPACITY AND SERVICE AVAILABILITY WITH CITY OF STUART UTILITY DIVISION HAVE NOT BEEN VERIFIED.

TRAFFIC STATEMENT

BASED ON THE ITE GENERATION MANUAL, 10TH EDITION, THE PROPOSED DEVELOPMENT OF A ASSISTED LIVING FACILITY (ITE CODE 254) IS ESTIMATED TO GENERATE 166 TOTAL DAILY TRIPS (83 ENTER & 83 EXIT).

PARKING CALCULATIONS

REQUIRED PARKING

1 SPACE / 4 UNITS (64 UNITS)	16 SPACES
1 SPACE / 1 EMPLOYEE (20 EMPLOYEES)	20 SPACES
	TOTAL REQUIRED: 36 SPACES

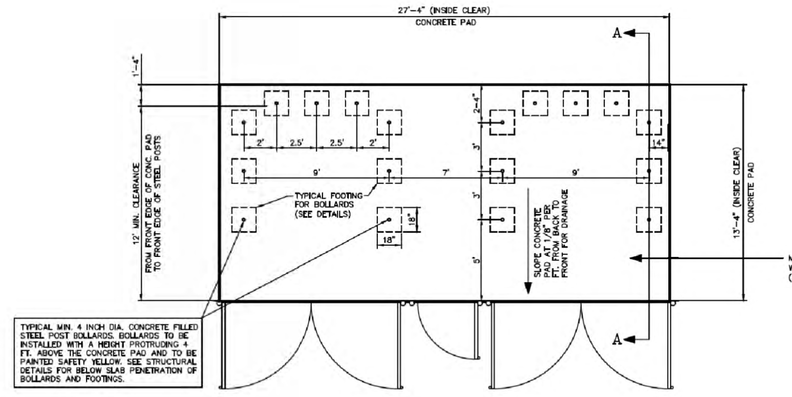
PROPOSED PARKING SPACES

STANDARD	45
ACCESSIBLE	6
TOTAL	51

PROPOSED ACCESSIBLE PARKING SPACES
REQUIRED = 3 SPACES
PROVIDED = 6 SPACES

BUILDING DATA

	HEIGHT	NO. OF BLGDS.	NO. OF UNITS	STORIES	SF
CERTUS BUILDING	24'	1	64	1	44,063 S.F.



CITY OF STUART DUMPSTER ENCLOSURE – STRUCTURAL PLAN
DOUBLE DUMPSTER w/ RECYCLING
N.T.S.

Bowman CONSULTING
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© Bowman Consulting Group, Ltd.

FLORIDA

CERTUS OF STUART
SITE PLAN

CITY OF STUART

PLAN STATUS

DATE	DESCRIPTION

JMB	JMB	HE
DESIGN	DRAWN	CHKD

SCALE

JOB No. 010534-01-001

DATE 07/16/2018

SHEET SP1

ALTA / NSPS LAND TITLE SURVEY
BOUNDARY AND TOPOGRAPHIC SURVEY
STUART ASSISTED LIVING FACILITY
KANNER HIGHWAY, STUART
MARTIN COUNTY, FLORIDA

TITLE COMMITMENT:

FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FILE NUMBER: NCS-857999-ORL
COMMITMENT DATE: MAY 17, 2017 @ 8:00 A.M.

LEGAL DESCRIPTION: (PER TITLE COMMITMENT)

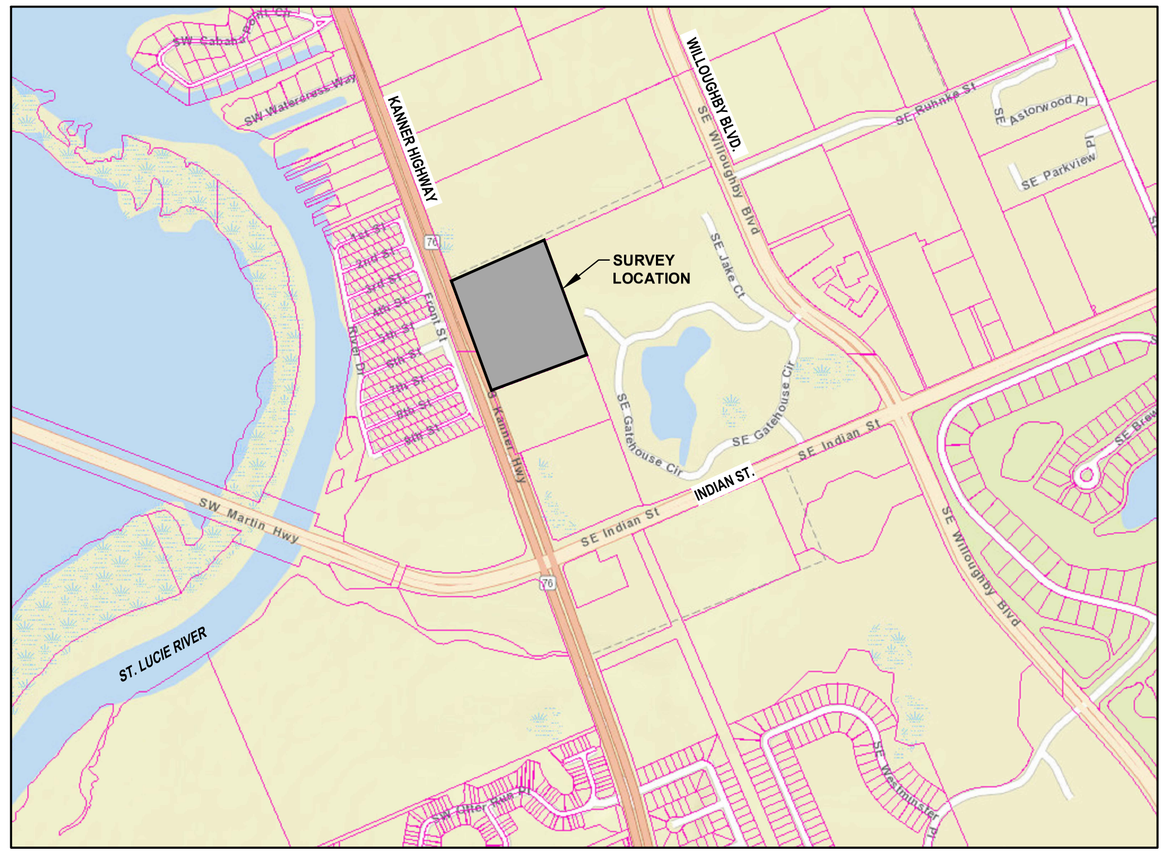
A PARCEL OF LAND BEING A PORTION OF LOTS 5, 6, 11 AND 12 OF STUART FARMS SUBDIVISION OF LOT 5, MILES OR HANSON GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE FORMER EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (KANNER HIGHWAY, FORMERLY A 100 FOOT RIGHT-OF-WAY), (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); AND THE NORTHERLY RIGHT-OF-WAY LINE OF INDIAN STREET (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 65 DEG 58' 17" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.07 FEET TO A POINT ON THE NEWLY ESTABLISHED EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 76; THENCE PROCEED NORTH 21 DEG 00' 49" WEST, ALONG THE NOW ESTABLISHED EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 1,060.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY PERPENDICULAR THERETO, NORTH 68 DEG 59' 11" EAST A DISTANCE OF 600.03 FEET TO A POINT; THENCE NORTH 21 DEG 00' 43" WEST, A DISTANCE OF 767.25 FEET TO THE INTERSECTION OF THE NORTHERLY LINE OF LOT 6 OF STUART FARMS SUBDIVISION OF LOT 5 DESCRIBED ABOVE AND A LINE PARALLEL WITH AND 650.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLE TO SAID FORMER EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF LOT 6 AND LOT 5 OF STUART FARMS SUBDIVISION OF LOT 5 DESCRIBED ABOVE A DISTANCE OF 602.02 FEET (DEED; 601.02 FEET CALCULATED), TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE SOUTH 21 DEG 00' 49" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 A DISTANCE OF 733.20 FEET TO THE POINT OF BEGINNING.

SCHEDULE B-II EXCEPTIONS:

ITEMS 1 THRU 8 ARE STANDARD EXCEPTIONS - NO COMMENTS

9. MATTERS SHOWN ON PLAT OF STUART FARMS, RECORDED IN PLAT BOOK 1, PAGE 63. ***(AFFECTS SUBJECT PARCEL - NOTHING TO PLOT)***
10. ROAD RIGHT-OF-WAY RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH AND RESERVED IN THAT CERTAIN DEED RECORDED IN DEED BOOK 31, PAGE 137, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. ***(AFFECTS SUBJECT PARCEL - SHOWN ON SURVEY)***
11. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 16, PAGE 140. ***(AFFECTS SUBJECT PARCEL - BLANKET IN NATURE OVER LOTS 5 , 6, 7 AND 8 STUART FARMS)***
12. OUTFALL DITCH EASEMENT DEED IN FAVOR OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 42, PAGE 432. ***(DOES NOT AFFECT SUBJECT PARCEL)***
13. TERMS AND CONDITIONS OF THE RECIPROCAL PARKING EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1395, PAGE 693. ***(AFFECTS SUBJECT PARCEL - BLANKET IN NATURE OVER AREAS LABELED TRACT 1 AND TRACT 2 AS SHOWN ON SURVEY)***
14. TERMS AND CONDITIONS OF THE ORDINANCE BY THE CITY OF STUART REGARDING ANNEXATION RECORDED IN OFFICIAL RECORDS BOOK 1316, PAGE 388. ***(AFFECTS SUBJECT PARCEL - BLANKET IN NATURE OVER AREAS LABELED TRACT 1 AND TRACT 2 AS SHOWN ON SURVEY)***
15. TERMS AND CONDITIONS OF THE ORDINANCE BY THE CITY OF STUART REGARDING ANNEXATION RECORDED IN OFFICIAL RECORDS BOOK 1316, PAGE 381. ***(AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOT SHOWN ON SURVEY)***
16. TERMS AND CONDITIONS OF THE ORDINANCE BY THE CITY OF STUART REGARDING LAND USE DESIGNATION RECORDED IN OFFICIAL RECORDS BOOK 1341, PAGE 1297. ***(AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOT SHOWN ON SURVEY)***
17. TERMS AND CONDITIONS OF THE ORDINANCE BY THE CITY OF STUART REGARDING LAND USE DESIGNATION RECORDED IN OFFICIAL RECORDS BOOK 1341, PAGE 1260. ***(AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOT SHOWN ON SURVEY)***
18. TERMS AND CONDITIONS OF THE ORDINANCE NO. 1586-97, ESTABLISHING THE ZONING CLASSIFICATION OF COMMERCIAL PLANNED UNIT DEVELOPMENT RECORDED IN OFFICIAL RECORDS BOOK 1341, PAGE 1303. ***(AFFECTS SUBJECT PARCEL - BLANKET IN NATURE OVER AREAS LABELED TRACT 1 AND TRACT 2 AS SHOWN ON SURVEY)***
19. TERMS AND CONDITIONS OF THE ORDINANCE NO. 1583-97, ESTABLISHING THE ZONING CLASSIFICATION OF COMMERCIAL PLANNED UNIT DEVELOPMENT RECORDED IN OFFICIAL RECORDS BOOK 1341, PAGE 1265. ***(AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOT SHOWN ON SURVEY)***
20. EASEMENT DEED IN FAVOR OF CITY OF STUART, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1162, PAGE 1253. ***(AFFECTS SUBJECT PARCEL - SHOWN ON SURVEY)***
21. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
22. EASEMENT IN FAVOR OF BELLSOUTH TELECOMMUNICATIONS, INC., A GEORGIA CORPORATION, D/B/A AT&T FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 2280, PAGE 265. ***(AFFECTS SUBJECT PARCEL - SHOWN ON SURVEY)***
23. EASEMENT FOR CORPORATIONS GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2360, PAGE 2954. ***(AFFECTS SUBJECT PARCEL - SHOWN ON SURVEY)***
24. TERMS AND CONDITIONS OF THE NOTICE OF DEVELOPMENT ORDER EXTENSION BETWEEN STUART COMMONS 76, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS CENTER POINTE, LLC AND SR76, LLC RECORDED IN OFFICIAL RECORDS BOOK 2416, PAGE 2259; RE-RECORDED IN OFFICIAL RECORDS BOOK 2422, PAGE 1866. ***(AFFECTS SUBJECT PARCEL - NOT A SURVEY ISSUE)***
25. TERMS AND CONDITIONS OF THE ORDINANCE NO. 2142-07 RECORDED IN OFFICIAL RECORDS BOOK 2422, PAGE 1843. ***(AFFECTS SUBJECT PARCEL - SHOWN ON SURVEY)***
26. ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2436, PAGE 2831. ***(AFFECTS SUBJECT PARCEL - SHOWN ON SURVEY)***
27. TERMS AND CONDITIONS OF THE ORDINANCE NUMBER 2115-07 RECORDED IN OFFICIAL RECORDS BOOK 2422, PAGE 1848; RE-RECORDED IN OFFICIAL RECORDS BOOK 2448, PAGE 988. ***(AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOT SHOWN ON SURVEY)***
28. TERMS AND CONDITIONS OF THE NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT, BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 2521, PAGE 69. ***(AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOT SHOWN ON SURVEY)***
29. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
30. SURVEY PREPARED BY BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC., DATED JULY 28, 2017, LAST REVISED _____, UNDER JOB NO. 14204, SHOWS THE FOLLOWING:
    A. OVERHEAD UTILITY LINES CROSS THE NORTHERLY PORTION OF THE SUBJECT PROPERTY WITHOUT THE BENEFIT OF AN EASEMENT.



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS:

SHEET 1 OF 2 COVER SHEET

SHEET 2 OF 2 BOUNDARY AND TOPOGRAPHIC SURVEY

NOT VALID WITHOUT ALL SHEETS LISTED IN INDEX

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THE TOPOGRAPHIC INFORMATION IS BASED UPON A GROUND SURVEY PERFORMED IN NOVEMBER 2017. THE CONTOUR INTERVAL IS ONE FOOT.
3. THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED UTILIZING THE DESCRIPTION AS SHOWN IN THE TITLE COMMITMENT AS PROVIDED BY THE CLIENT.
4. THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. THIS REFERENCE WAS ESTABLISHED BY USING TOPCON GR5 RECEIVERS WITH THE TRIMBLE VIRTUAL REFERENCE NETWORK AND VERIFIED BY A REDUNDANCY OF OCCUPATIONS ON THE FOLLOWING NATIONAL GEODETIC SURVEY PUBLISHED CONTROL POINT:

   PID - AJ5256: FOUND CONCRETE MONUMENT WITH ALUMINUM DISK, STAMPED "GCY D14 2001",
   N: 1030959.87 E: 907152.43 SCALE FACTOR: 1.00001339
5. THE BEARING BASIS SHOWN HEREON REFERS TO A BEARING OF NORTH 20°42'48" WEST FOR THE EASTERLY RIGHT OF WAY LINE OF KANNER HIGHWAY AS OBSERVED AND SHOWN ON SURVEY.
6. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED UPON THE FOLLOWING MARTIN COUNTY PUBLISHED BENCHMARKS:

   "RLMH", PK NAIL AND WASHER STAMPED "M.C. BENCHMARK RLMH"; ELEVATION = 7.10' (NAVD 88)

   "76-89-10-B01", CONCRETE MONUMENT WITH DISK STAMPED "F.D.O.T. 76-89-10-B01"; ELEVATION = 8.62' (NAVD 88)
7. THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. PROCEDURES AND TRADITIONAL SURVEY PROCEDURES WITH REDUNDANT MEASUREMENTS, AND HAS A HORIZONTAL AND VERTICAL POSITIONAL TOLERANCE OF 0.10 FEET.
8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
9. THE LANDS BOUND BY THIS SURVEY ARE LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATIONS "X-SHADED" (0.2% ANNUAL CHANCE FLOOD HAZARD); AND "X" (AREA OF MINIMAL FLOOD HAZARD) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NUMBER 12085C0161G, DATED MARCH 16, 2015, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY THIS PARCEL IS SITUATED IN.
10. THE EXPECTED USE OF THE LAND BOUND BY THIS SURVEY, AS CLASSIFIED IN THE "STANDARDS OF PRACTICE" IS "COMMERCIAL" WITH THE MINIMUM LINEAR CLOSURE FOR THIS TYPE OF BOUNDARY SURVEY TO BE 1 FOOT IN 10,000 FEET (1:10,000). THE ACCURACY OBTAINED BY MEASUREMENT, OBSERVATION AND CALCULATION OF THE CLOSED GEOMETRIC FIGURE FOR THIS SURVEY WAS DETERMINED TO MEET SAID REQUIREMENT.
11. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
12. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.
14. THERE IS OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK. KANNER HIGHWAY IS CURRENTLY UNDER CONSTRUCTION. THERE IS NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS (THERE ARE NO BUILDINGS ON THE SITE).
15. THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
16. NO UNDERGROUND UTILITIES WERE LOCATED OTHER THAN SHOWN.
17. THE SUBJECT PARCEL WAS NOT INSPECTED BY AN ENVIRONMENTAL CONSULTANT FOR THE EXISTENCE OR NON-EXISTENCE OF ENVIRONMENTALLY SPECIES AND/OR LANDS, WETLANDS OR OTHER ENVIRONMENTAL CONCERNS AT THE TIME OF THIS SURVEY.
18. THERE IS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES.
19. THERE ARE NO EXISTING PARKING SPACES ON SITE.

SURVEYOR'S CERTIFICATION:

CERTIFIED TO:
NARR CONSTRUCTION SERVICES - CERTUS SENIOR LIVING, LLC
FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a)(b)(1), 8, 9, 11, 13, 16, 17, 18, AND 21 OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

ALSO

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

_____ MARCH 6, 2018
RICHARD E. BARNES, JR. DATE OF LAST FIELDWORK

FLORIDA SURVEYOR AND MAPPER
REGISTRATION No. 5173

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

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

Bowman CONSULTING

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COVER SHEET
STUART ASSISTED LIVING FACILITY
KANNER HIGHWAY
STUART
MARTIN COUNTY FLORIDA

PROJECT NO.
3031-01-001

REVISIONS	
3/8/18	BORE HOLES
3/12/18	FPL EASEMENT
8/8/18	EASEMENTS
DATE	DESCRIPTION

17-155 F.B.	RT DRAWN	RB CHKD

SCALE: N/A
JOB No. 3031-01-001
DATE: 11/16/2017
FILE: 3031-D-BP-001

SHEET 1 OF 2

BORE HOLE DATA

BORE HOLE*	GROUND ELEVATION	NORTHING	EASTING
BH-A	8.2	1028700.04	900801.80
BH-B	8.4	1028794.61	900884.08
BH-C	8.3	1028824.46	900998.68
BH-D	8.0	1028878.27	901061.17
BH-E	7.9	1028999.55	901104.74
BH-F	8.4	1028738.53	901160.86
BH-G	8.4	1028675.84	901100.52
BH-H	7.8	1028650.39	901199.50
BH-I	7.9	1028730.30	901099.00
BH-J	8.7	1028612.71	900946.79
BH-K	8.1	1028864.58	900816.15

*BORE HOLES WERE **NOT** MARKED IN FIELD - DESCRIPTIONS BY SURVEYOR

SITE BENCHMARK #1
FOUND NAIL & DISK
"M.C. BENCHMARK RLMH"
N: 1028819.00
E: 900490.00
EL.: 7.10' (NAVD 88)

WATER LINE MARKER

KANNER HIGHWAY (S.R. 76)
200' PUBLIC RIGHT OF WAY WIDTH
(UNDER CONSTRUCTION)

SITE BENCHMARK #3
SET NAIL & DISK
"LB8030 BCG"
N: 1029183.66
E: 900468.58
EL.: 7.95' (NAVD 88)

STORM MANHOLE
RIM EL = (NOT SET)
(UNDER CONSTRUCTION)

STORM MANHOLE
RIM EL = 8.37
(NO ACCESS)

CURB INLET
GRATE = 8.82
(NO ACCESS)

CURB INLET
GRATE = 8.61
(NO ACCESS)

STORM MANHOLE
RIM EL = (NOT SET)
(UNDER CONSTRUCTION)

SITE BENCHMARK #2
SET NAIL & DISK
"LB8030 BCG"
N: 1029471.49
E: 900740.61
EL.: 9.93' (NAVD 88)

FORMER EASTERLY R/W LINE
OF KANNER HIGHWAY
(S.R. 76)

ASPHALT

2' TYPE "F" CURB

7' CONC. SIDEWALK

TOB

LOW AREA

"ONE WAY"

CLUSTER

EARTH MOVING ACTIVITY

SILT FENCE (TYP.)

25' SETBACK

10' WIDE AT&T EASEMENT
O.R.B. 3002, PG. 741

10' WIDE AT&T EASEMENT
O.R.B. 2280, PG. 265

30' WIDE CROSS ACCESS
EASEMENT O.R.B. 3005, PG. 2235

73' WIDE CROSS ACCESS
EASEMENT O.R.B. 3005, PG. 2235

(ABANDONED)

FOUND 4"x4" CM
"PRM LB4431"
N: 1029204.61
E: 900495.94

NORTHERLY LINE OF LOT 5

WATER LINE MARKER

S 66°02'06" W 601.02' (M)
602.02' (D)

20' WIDE UNDERGROUND UTILITIES EASEMENT
O.R.B. 1162, PG. 1253

F.P.L. EASEMENT
O.R.B. 2280, PG. 2954

F.P.L. EASEMENT
O.R.B. 2996, PG. 1541

FOUND 5/8" IRON ROD
WITH CAP "LB3935"
(1.42' SOUTH)

PARCEL ID: 40-38-41-001-002-00000-5
O.R.B. 2822, PG. 939
OWNER: NEHME HOLDINGS LLC

LOT 4
STUART FARMS SUBDIVISION
P.B. 1, PG. 63

LOT 5
STUART FARMS SUBDIVISION
P.B. 1, PG. 63

LOT 6
STUART FARMS SUBDIVISION
P.B. 1, PG. 63

LOT 11
STUART FARMS SUBDIVISION
P.B. 1, PG. 63

LOT 12
STUART FARMS SUBDIVISION
P.B. 1, PG. 63

LOT 3
STUART FARMS SUBDIVISION
P.B. 1, PG. 63

TRACT 1
O.R.B. 1395, PG. 693

TRACT 2
O.R.B. 1395, PG. 693

PARCEL ID: 40-38-41-001-005-00000-8
O.R.B. 2151, PG. 1556
OWNER: CENTER POINTE LLC
ZONING: CPUD
AREA: ±10.33 ACRES
(NO BUILDINGS OBSERVED)

ABANDONED RIGHT OF WAY
O.R.B. 2422, PG. 1843

24' WIDE F.D.O.T. ACCESS EASEMENT
O.R.B. 2436, PG. 2831

30' PLATTED RIGHT OF WAY
STUART FARMS SUBDIVISION
P.B. 1 PG. 63

25' SETBACK

N 69°17'12" E 600.03' (M)
N 68°59'11" E 600.03' (D)

10' WIDE AT&T EASEMENT
O.R.B. 3002, PG. 741

PARCEL ID: 40-38-41-001-011-00000-0
O.R.B. 2345, PG. 2884
OWNER: MARTIN MEMORIAL MEDICAL CENTER INC.

INDIAN STREET
PUBLIC RIGHT OF WAY WIDTH VARIES

POINT OF COMMENCEMENT

N 66°16'18" E
50.07' (C)
N 65°58'17" E
50.07' (D)

FOUND 5/8" IRON ROD WITH CAP
"LB 7673 GSI"

FOUND 5/8" IRON ROD WITH CAP
"LB 7673 GSI"

FOUND 5/8" IRON ROD
WITH CAP
"PSM 3896"

FOUND 4"x4" CM
(NO ID)

FOUND 4"x4" CM
"PRM LB4431"

FOUND 4"x4" CM
"PRM LB4431"

FOUND 5/8" TINKLEPAUGH "(9.89 EAST)

FORMER NORTHERLY R/W
OF INDIAN STREET

NORTHERLY R/W
OF INDIAN STREET

EASTERLY R/W LINE OF
KANNER HIGHWAY (S.R. 76)
PER O.B. 31, PG. 137

POINT OF BEGINNING
FOUND 4"x4" CM
"PRM LB4431"
N: 1028518.84
E: 900755.25

BEARING BASIS
N 20°42'48" W
419.94' (C)
N 21°00'49" W
420.00' (D)

N 20°42'48" W 1060.00' (C)
N 21°00'49" W 1060.00' (D)

S 20°42'48" E 733.16' (M)
S 21°00'49" E 733.20' (D)

S 20°42'42" E 420.34' (M)
S 21°00'43" E 420.00' (D)

N 20°42'42" W 767.25' (M)
N 21°00'43" W 767.25' (D)

6' CHAIN LINK FENCE
(0.6' OUTSIDE PROPERTY)

6' CHAIN LINK FENCE
(1' OUTSIDE PROPERTY)

TOP OF WATER EL.: 5.06'
DATE: 11-2-17

NORTHERLY LINE OF LOT 6

DITCH

TOB

EOW

THE CROSSINGS AT INDIAN RUN
P.B. 14, PG. 37

PARCEL ID: 40-39-41-021-000-00010-0
O.R.B. 2753, PG. 273
OWNER: SP CROSSINGS LLC

RENTION POND

LEGEND:

(C)	CALCULATED DATA
CM	CONCRETE MONUMENT
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
(D)	DEED DATA
D.B.	DEED BOOK
E:	EASTING
EL.	ELEVATION
EOW	EDGE OF WATER
F.P.L.	FLORIDA POWER AND LIGHT COMPANY
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
ID.	IDENTIFICATION
INV.	INVERT
(M)	MEASURED DATA
MT	MULTI TRUNK
N:	NORTHING
N&D	NAIL & DISK
NAVD	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT DATA
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT OF WAY
S.R.	STATE ROAD
TOB	TOP OF BANK
TYP.	TYPICAL

CONCRETE POWER POLE
GUY ANCHOR
STORM INLET
STORM MANHOLE
SIGN
WOOD POWER POLE

FOUND CONCRETE MONUMENT WITH IDENTIFICATION
SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB8030"
FOUND IRON ROD OR PIPE WITH IDENTIFICATION
DENOTES TITLE COMMITMENT EXCEPTION NUMBER
BORE HOLE

CONTOUR LINE
FENCE LINE
FLOOD ZONE LINE
GAS LINE
OVERHEAD UTILITIES
SANITARY SEWER
UNDERGROUND CABLE TELEVISION
FORCE MAIN
UNDERGROUND COMMUNICATIONS
UNDERGROUND ELECTRIC
WATER LINE
SPOT ELEVATION

ASPHALT PAVEMENT
CONCRETE

TREE LEGEND:

BANYAN TREE WITH SIZE
BAY TREE WITH SIZE
PALM TREE WITH SIZE
PINE TREE WITH SIZE

0 50 100 Feet
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 50' OR SMALLER

REVISIONS	
3/8/18	BORE HOLES
3/12/18	FPL EASEMENT
8/8/18	EASEMENTS

DATE	DESCRIPTION

17-155 | RT | RB
F.B. | DRAWN | CHKD
SCALE: 1" = 50'
JOB No. 3031-01-001
DATE: 11/16/2017
FILE: 3031-D-BP-001
SHEET 2 OF 2

PROJECT NO.
3031-01-001

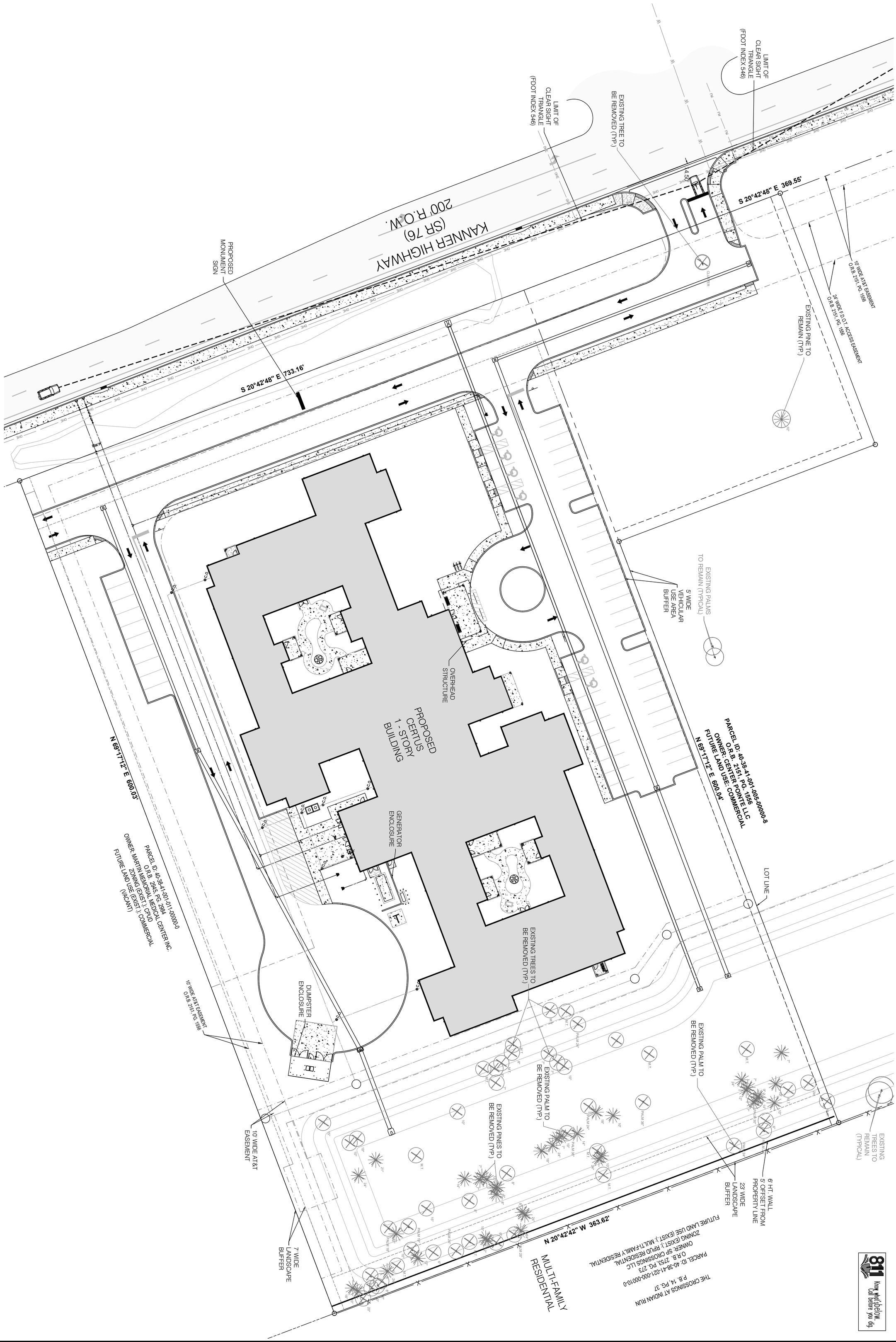
BOUNDARY AND TOPOGRAPHIC SURVEY
STUART ASSISTED LIVING FACILITY
KANNER HIGHWAY
STUART
MARTIN COUNTY FLORIDA

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Bowman CONSULTING

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TREE REPLACEMENT FORMULA - SLASH PINE

TOTAL # INCHES TO REMOVE	TIMES	1.5	DIVIDED BY	2.5"	TOTAL TREES TO REPLANT	TIMES	50% MITIGATION
413	X	1.5	/	2.5	248	X	124

TREE REPLACEMENT FORMULA - ALL TREES LESS SLASH PINE

TOTAL # INCHES TO REMOVE	TIMES	1.5	DIVIDED BY	2.5"	TOTAL TREES TO REPLANT	TIMES	50% MITIGATION
301	X	1.5	/	2.5	181	X	91

TOTAL TREE FUND CONTRIBUTION

175% TREE COST	TIMES		EQUALS	TOTAL $ AMOUNT TO TREE FUND			
218.75	X		=	$27,125.00			
831.25	X		=	$75,643.75			
				$102,768.75			

NOTE: SLASH PINE TREE CALCULATIONS EXCLUDE PINE TREES UNDER 10" DIAMETER
NOTE: MULTI-TRUNK TREES NOTED ON TREE SURVEY ARE EXCLUDED FROM ALL TREES LESS SLASH PINE CALCULATIONS
NOTE: (4) PALM TREES SHOWN TO BE REMOVED ARE PROPOSED TO BE REPLACED ON SITE AT 1:1 RATIO

SCALE: 1" = 30'

0 15' 30' 60' 120'

NORTH

JACOB ZIMMERMAN, RLA
REG. NO. FL LA 0001653
LANDSCAPE ARCHITECT

REGISTERED LANDSCAPE ARCHITECT JACOB ANDREW ZIMMERMAN LA0001653 STATE OF FLORIDA

CERTUS OF STUART

ASSISTED LIVING FACILITY
KANNER HIGHWAY (SR 76)
STUART, FLORIDA

REVISIONS:
1. 6/29/18 CITY COMMENTS
2. 8/15/18 SITE PLAN MODIFICATION
3.
4.

DRAWN BY: JAZ
DATE: 2/16/18

17066

TREE REMOVAL PLAN

LS1

HEARTWOOD and BARK PLC
LANDSCAPE ARCHITECTURE • URBAN DESIGN
200 2nd St. S. #433 St. Petersburg, FL 33701
(727) 343-1809 Web: www.heartwoodandbark.com
License Number: LC26000325

CERTUS OF STUART

ASSISTED LIVING FACILITY
KANNER HIGHWAY (SR 76)
STUART, FLORIDA

HEARTWOOD BARK PLC
LANDSCAPE ARCHITECTURE • URBAN DESIGN
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(727) 343-1809 Web: www.heartwoodandbark.com
License Number: LC26000328

REVISIONS:
1. 6/29/18 CITY COMMENTS
2. 8/13/18 SITE PLAN MODIFICATION
3.
4.

DRAWN By: JAZ

DATE: 2/16/18

17066

LANDSCAPE PLAN

LS2

JACOB ZIMMERMAN, RLA
LANDSCAPE ARCHITECT
REG. NO. FL LA 0001653

SCALE: 1" = 30'

NORTH

0 15' 30' 60' 120'

PLANT MATERIAL SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
CA	10	CERIUM ASIATICUM	CERIUM LILY	7 GAL., 30-36" SPD.	4' O.C.	
CEB	442	CONOCARPUS MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET DWARF CARISSA	1 GAL., 10-12" SPD.	2' O.C.	NO
COS	642	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	MIN 24" HT.	2' O.C.	YES
IC	26	ILEX CASSINE	DAHOON HOLLY	12' HT. X 4-5" SPD., 3' CAL.	AS SHOWN	YES
IVS	108	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GAL., 15" SPD.	2.5' O.C.	YES
JAT	17	JATROPHA HASTATA COMPACTA	JATROPHA	15 GAL., 4' HT. X 3' SPD.	AS SHOWN	YES
JP	214	JUNIPERUS PARSONII	PARSONS JUNIPER	1 GAL., 12-15" SPD.	2' O.C.	NO
LAM	200	LANTANA MONTEVIDENSIS	TRAILING LAVENDER LANTANA	1 GAL., 12-14" SPD.	18" O.C.	NO
LIN	11	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE 'WHITE'	12' HT. X 4-5" SPD., 3' CAL.	AS SHOWN	YES
POM	26	PODOCARPUS MACROPHYLLA	YEW PODOCARPUS	MIN. 48" HT	2.5' O.C.	NO
MUC	140	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL., 18-24" SPD.	3' O.C.	YES
OV	30	QUERCUS VIRGINIANA	LIVE OAK	12' HT. X 4-5" SPD., 3' CAL.	AS SHOWN	YES
RI	23	RAPHIOLEPIS INDICA 'WHITE'	DWARF INDIAN HAWTHORN	3 GAL. 15" HT. X 18" SPD. DENSE	3' O.C.	NO
ROY	13	ROYSTONEA ELATA	FLORIDA ROYAL PALM	20' O.A. HT., MIN. 5' GREY WOOD	AS SHOWN	YES
SP	22	SABAL PALMETTO	CABBAGE PALM	8 EACH AT 10', 12', 15' C.T. HTS.	AS SHOWN	YES
SAR	30	SCHEFFLERA ARBORICOLA	DWARF SCHEFFLERA	3 GAL., 30" HT., FULL	3' O.C.	NO
SR	34	STRELITZIA REGINAE	BIRD OF PARADISE	3 GAL., 30" HT., FULL	4' O.C.	NO
TD	11	TABEBUIA DISTICHUM	BALD CYPRESS	12' HT. X 4-5" SPD., 3" CAL.	AS SHOWN	YES
UP	14	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	12' HT. X 4-5" SPD., 3" CAL.	AS SHOWN	NO
VA	424	VIBURNUM AWABUKI	MIRROR LEAF VIBURNUM	MIN. 36" HT.	3' O.C.	NO
ZM	18	ZAMIA MARITIMA	CARDBOARD PALM	7 GAL., 24" HT. X 30" SPD.	4' O.C.	YES
ZP	153	ZAMIA PUMILA	COONTIE	3 GAL., 16-18" SPD.	2.5' O.C.	YES
75% OF TREES ARE NATIVE						

LANDSCAPE CODE REQUIREMENTS

GROSS PARCEL AREA = 218,181 SQ. FT.
MINIMUM OF 20% OF GROSS PARCEL AREA REQUIRED TO BE LANDSCAPE AREA = 43,636 + 1,500 (PARKING) = 45,136 SQ. FT.
LANDSCAPE AREA PROVIDED = 115,059 SQ. FT. (53%)

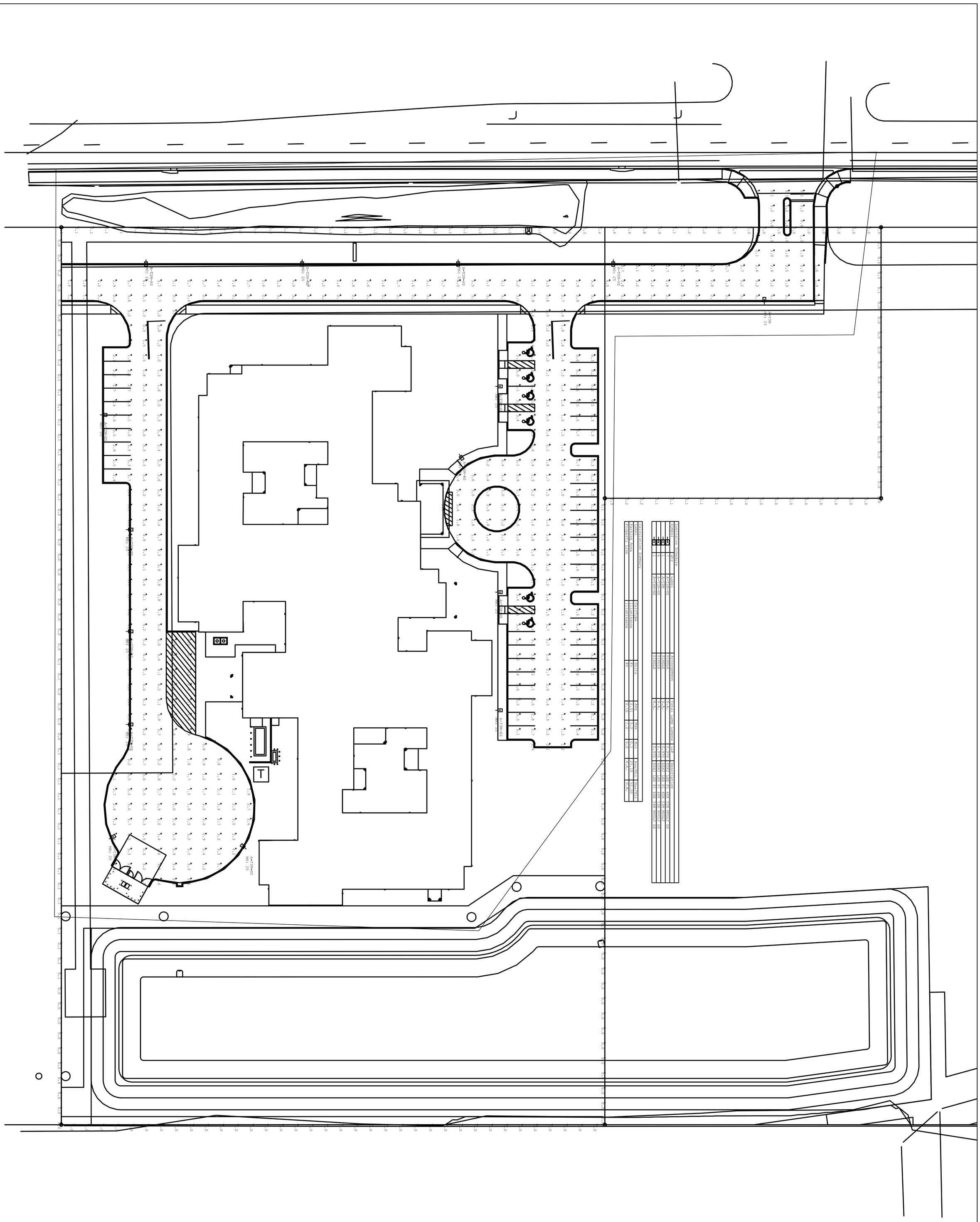
TREES REQUIRED PER 2600 SQ. FT.: 218,181 / 2600 = 88 TREES REQUIRED
TREES PROVIDED: (92) NEW HARDWOOD TREES, (0) EXISTING TREES, (10) PALMS @ 2:1 RATIO = 102 TREES PROVIDED
NOTE: (6) PALMS SHOWN AT VEHICULAR ENTRANCE ARE CONSIDERED OFF-SITE TREES AND NOT INCLUDED IN CALCULATIONS
NOTE: (9) PALMS AT 1:1 RATIO ARE PROVIDED TO MITIGATE REMOVAL OF PALMS

MINIMUM OF 50% OF LANDSCAPE AREA REQUIRED TO BE INTERIOR LANDSCAPE AREA: 45,136 × 50% = 22,568 SQ. FT.
INTERIOR LANDSCAPE AREA PROVIDED = 97,011 SQ. FT.

GENERAL LANDSCAPE NOTES

1. All plant material to be Florida #1 or better quality, as specified in the current edition of the FACS Grades and Standards for Nursery Stock.
2. The caliper measurements shall be taken at six (6) inches above natural grade. Measurements for trees over four (4") inches of caliper shall be taken at twelve (12") above natural grade. Diameter breast height (DBH) measurements to be taken at 4.5 feet above natural grade.
3. The Plant Material Schedule included with the Plans is provided only for the landscape contractor's convenience; it shall not be construed as to conflict or predominate over the Plans.
4. In the event of discrepancies in the quantities shown on the Plant Material Schedule/Bid Form and those shown on the Plans, the landscape contractor shall bid the quantity shown on the Plant Material Schedule/Bid Form and provide a note as to the quantity shown on the Plans.
5. If a conflict between the Plans and the Specifications exists, the Plans shall predominate and be considered the controlling document.
6. Landscape contractor shall provide documentation of plant variety when specified. Plants specified by Genus and Species alone shall not require documentation.
7. All materials shall be installed as specified on the Plans. If material and labor do not adhere to the details and Specifications, they will be rejected by the Landscape Architect. Rejected materials will be replaced by the landscaper at no additional cost.
8. All necessary permits are to be provided by the installing contractor to work shown on the Plans (unless otherwise specifically stated in the Specifications or Bid Documents).
9. The landscape contractor shall be responsible for verification and protection of all underground and overhead utilities. Plant material shown on the Plans that conflict with the utilities shall be brought to the attention of the Landscape Architect prior to installation.
10. The General Contractor shall provide site grading to within 0.1 foot of finish grade. The landscape contractor shall provide fine grading to produce a positive drainage conditions on the site. Surface water shall be directed to engineered drainage structures/swales with smooth grading transitions. Debris larger than 1.5 inches shall be removed from surface of landscape beds and sodded areas.
11. All plant material shall be installed and maintained to the highest standard of workmanship and in accordance with the Details and Specifications. Plant material shall be maintained by the landscape contractor until Final Acceptance is granted by the Owner.
12. All B&B trees shall have strings, twine or rope removed from the top of the basket. All flagging tape, identification tags, and other objects shall be removed from the plant material prior to calling for a Substantial Completion inspection.
13. Mulch shall be Pine Bark mini-nuggets. Sod shall be St. Augustine 'Floratam'.
14. The landscape contractor shall remove existing vegetation necessary to complete the work shown on the plans. Use of herbicide shall be in accordance to manufacturer's recommendations and supervised by licensed applicators. The landscape contractor is solely responsible for the means to remove existing vegetation and responsible to ensure that re-growth does not occur.
15. The landscape contractor shall keep a neat and orderly job site. Paved surfaces necessary for egress shall be kept clear of debris. Debris generated by the work shown on the Plans shall be removed from the site.
16. The landscape contractor shall provide a replacement warranty for trees of one years duration and shrub/groundcover for three months duration from Final Acceptance.
17. Sod shall be laid with tight joints. Sodded areas shall be rolled within three days after installation. Landscape contractor shall apply proper irrigation water quantities prior to rolling to insure proper soil/sod contact but not produce rundelations from desiccants.
18. All questions concerning the Plans, Details, or Specifications shall be directed to the Landscape Architect. (727-343-1809).

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PROJECT NO.	2170875
DATE	9/12/2018
DRAWN	RLL
CHECKED	GSW

RELEASE

AUGUST 2, 2018

PROJECT NAME

STUART-ASSISTED-LIVING-FACILITY
SW-KANNER-HWYW+INDIAN-ST
PROJECT-MUNICAPALITY-CITY-STATE
PROJECT-MISC.

CLIENT NAME

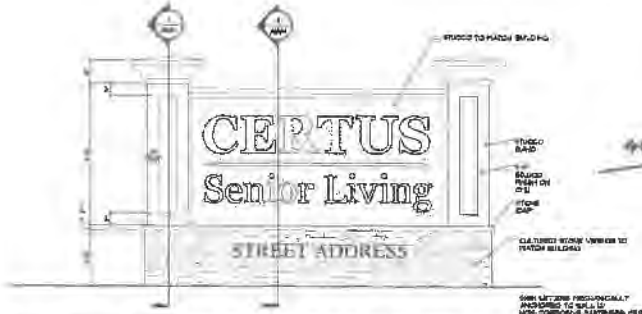
CERTUS-OWNERS-LLC
5224-46-#375
SANFORD-FL-32771

SHEET TITLE

SITE-PLAN-PHOTOMETRIC

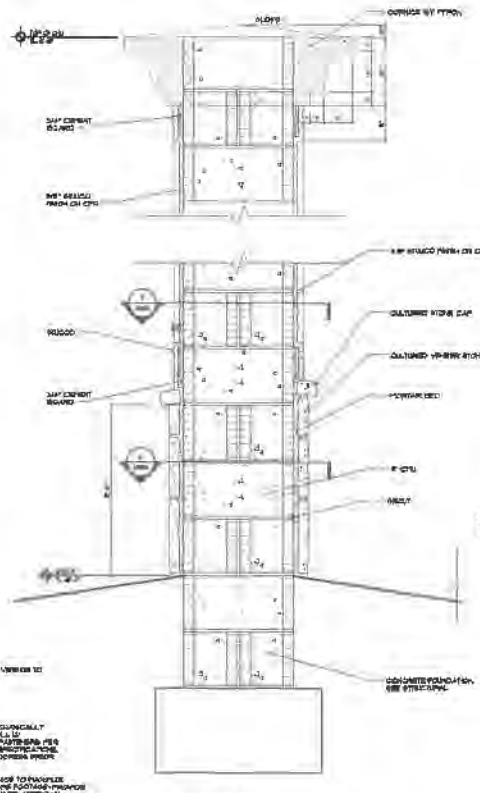
Cuhaci & Peterson
A h E g l
RLA LA L A

1925 Prospect Ave.
Orlando, FL 32814
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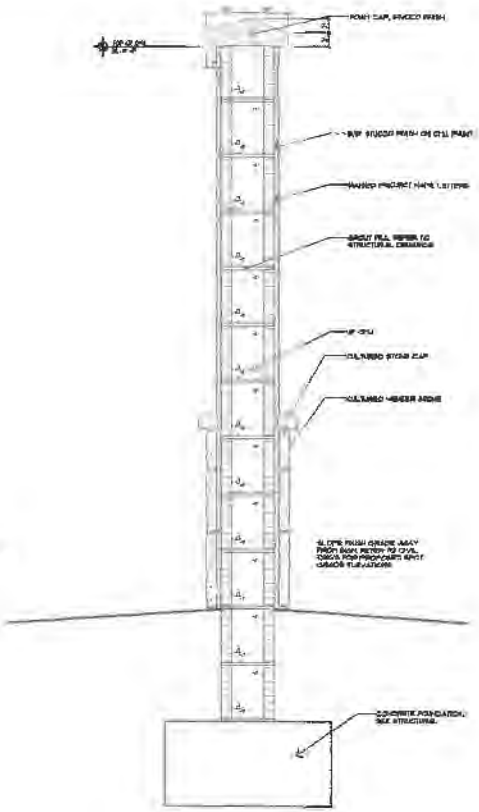


PROJECT ADDRESS TO BE DETERMINED AND ASSIGNED BY MARTIN COUNTY AT SITE APPROVAL

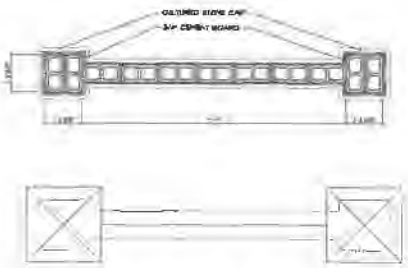
1 MONUMENT SIGN ELEVATION



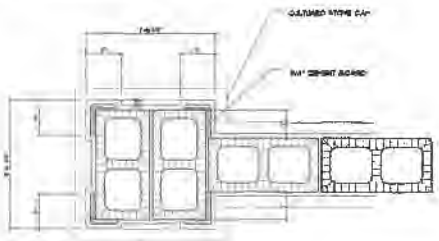
2 SIGN SECTION



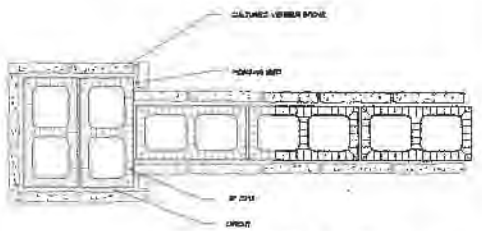
3 SIGN DETAIL B



4 MONUMENT SIGN PLAN



5 SECTION DETAIL



6 SECTION DETAIL

BESSOLO
DESIGN GROUP, INC.
ARCHITECTURE & DEVELOPMENT
7900 4TH ST. NORTH, SUITE 200
ST. PETERSBURG, FL 33702
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PROFESSIONAL SEAL

KEVIN BESSOLO

CERTUS STUART
MEMORY CARE
5 KANNER HWY AND SE INDIAN ST
STUART, FLORIDA 34997

ISSUED	
DATE:	ISSUED FOR:

REVISIONS		
NO.	DATE:	DESCRIPTION:

PROJECT NO:	19-XXXX
DRAWN BY:	KB
PROJECT MANAGER:	KMB
APPROVED BY:	KMB
DATE:	1-10-20
SCALE:	1/8" = 1'-0"

AS104

MONUMENT SIGN DETAILS



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Cuhaci & Peterson
Architects Engineers Planners

CERTUS PREMIER MEMORY CARE