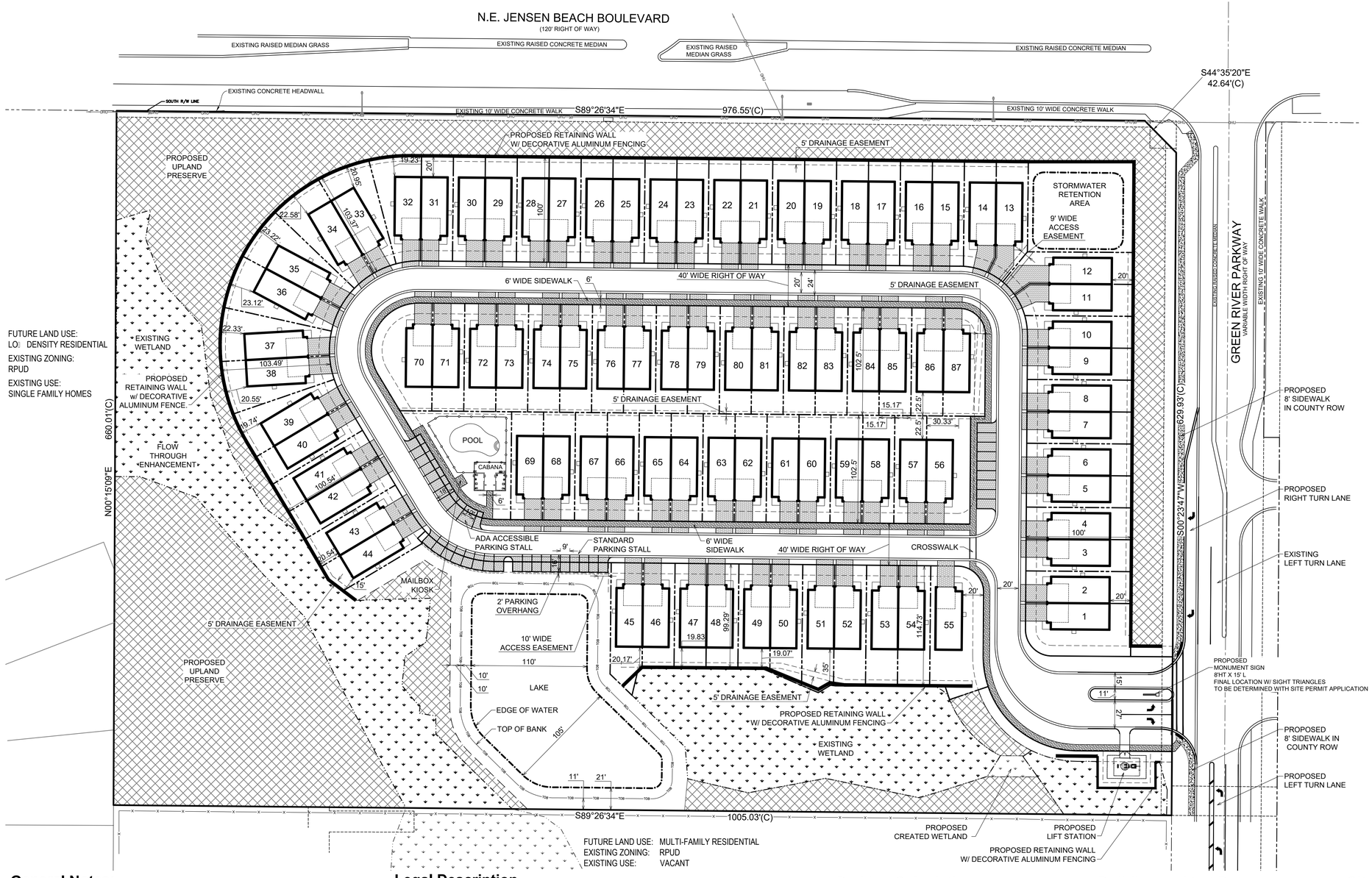
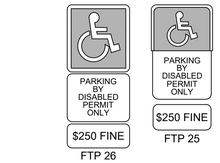
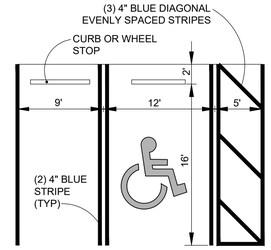


FUTURE LAND USE: LO□ DENSITY RESIDENTIAL
EXISTING ZONING: RPUD
EXISTING USE: SINGLE FAMILY HOMES

FUTURE LAND USE: MULTI-FAMILY RESIDENTIAL
EXISTING ZONING: RPUD
EXISTING USE: VACANT

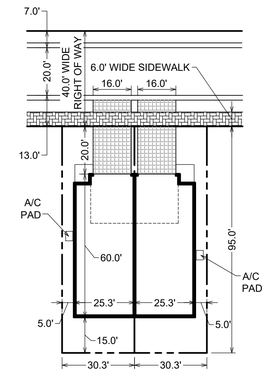




NOTES:
1. TOP PORTION OF FTP 2□ & 2□ SHALL HAVE A REFLECTIVE BLUE BAC□ GROUND □ ITH □ HITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE □ HITE BAC□ GROUND □ ITH BLAC□ OPA□ UE LEGEND AND BORDER.
3. FTP 2□ & 2□ MAY BE FABRICATED ON ONE PANEL OR T□ O.
4. FTP 2□ IS FOR USE IN AREAS □ HERE SPACE IS LIMITED.

Standard □ Handicap Parking Space Detail

Not to Scale



Typical Lot Detail

Not to Scale

General Notes:

- 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.
- This project shall be completed in one phase.
- Refer to Construction Drawings for location of traffic control devices.
- The applicant will request in writing, prior to any land clearing, that a field inspection be performed to determine if barricades have been properly installed on the site.
- During construction activities, existing native vegetation to be preserved (if any) shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust, noise and air pollution. Barricades shall be used on site to preserve the vegetation to be used for this purpose.
- All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
- The property owner shall be required to provide adequate easements to ensure non-exclusive access to duly licensed cable television services to persons residing in this development. The easement shall specifically provide for the use by the franchised cable television system.
- The roads shown hereon are private roads that will be owned and maintained by the homeowners association.
- Finished Floor Elevations 'FFE' are NAVD 88.
- The proposed drainage outfall is Green River Parkway which is a Martin County roadway and therefore requires County approval.
- Water and sewer service shall be provided by Martin County Utilities.
- Model home site and model home landscape plan shall be provided to the City for approval as part of the site development application.
- A 4' decorative black aluminum fence shall be provided by the developer on lots with a proposed retaining wall taller than 30".
- Any fence installed by a resident shall be a maximum height of 4' and match the developer installed fencing. Only the rear yard and up to 15' of the side-yard shall be fenced;
- No building additions or habitable accessory structures shall be allowed per the RPUD.
- The developer and the POA shall allow the City of Stuart to change the land use of all designated preserve areas to conservation in the future.
- Reference engineering construction plans for final building finished floor elevations.

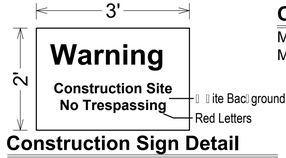
Legal Description

BEING A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING A PORTION OF LOTS 13, 14, 15, AND 16, BLOCK 1, ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PINEAPPLE PLANTATION PLAT TWO, A P.U.D., AS RECORDED IN PLAT BOOK 14, PAGE 26, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD (A 120 FOOT WIDE RIGHT OF WAY); THENCE SOUTH 89°27'41" EAST, ALONG THE SAID SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD, FOR A DISTANCE OF 976.74 FEET TO A POINT; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD, SOUTH 44°37'33" EAST, FOR A DISTANCE OF 42.44 FEET, TO A POINT ON THE WEST LINE OF A ROAD EASEMENT (100 FOOT WIDE), AS RECORDED IN OFFICIAL RECORDS BOOK 1963, PAGE 1423, MARTIN COUNTY, FLORIDA; THENCE SOUTH 00°21'24" WEST ALONG SAID ROAD EASEMENT, FOR A DISTANCE OF 630.08 FEET TO A POINT ON A LINE THAT IS 660 FEET SOUTH OF, AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD; THENCE NORTH 89°27'41" WEST, DEPARTING SAID WEST LINE OF ROAD EASEMENT AND ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 1005.37 FEET TO A POINT ON THE EAST LINE OF PINEAPPLE PLANTATION PLAT TWO, A P.U.D., AS RECORDED IN PLAT BOOK 14, PAGE 26, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 00°14' 17" EAST, ALONG SAID EAST LINE OF PINEAPPLE PLANTATION PLAT TWO, A P.U.D., FOR A DISTANCE OF 660.01 FEET TO THE POINT OF BEGINNING.

Amenity Completion Schedule

1. Entry gate and entry landscape shall be completed prior to the issuance of the first certificate of occupancy for a residential unit.
2. Proposed recreational area, recreational area landscape, recreational sidewalk shall be constructed within 24 months of the first certificate of occupancy for a residential unit.
4. All infrastructure including the on and off-site sidewalks shall be completed in a single phase prior to the issuance of the first certificate of occupancy.



Construction Sign Detail

Not to Scale

Parking Calculations

Required Parking	174 Spaces
86 Duplex Homes @ 2 Spaces per Unit:	172 Spaces
1 Single Family Home @ 2 Spaces per Unit:	2 Spaces
Provided Parking	211 Spaces
Minimum 2 Car Garage	174 Spaces
Additional Onstreet Parking:	37 Spaces

Preserve Area Calculation

Total Site Area:	15.23 ac
Total Predevelopment Wetland Area:	3.12 ac
Total Predevelopment Upland Area:	12.11 ac
Upland Preserve Area Required (25%):	3.03 ac
Upland Preserve Area Provided:	3.30 ac

Open Space Calculation

Minimum Open Space Required (30%):	4.57 ac
Minimum Open Space Provided:	7.19 ac
Right of Way:	0.35 ac
Lot Area:	2.54 ac
Upland Preserve:	3.30 ac
Dry Retention:	0.14 ac
Common Area:	0.86 ac
Total:	7.19 ac

Building and Lot Data

Product Type:	Duplex & Single Family Homes
Maximum Height:	2 Stories or 30 ft.
Minimum Lot Size:	2,850 sf
Minimum Parking:	2 Spaces per unit
Maximum Impervious per lot:	2,000 sf
Minimum Building Setbacks:	
Front:	20'
Side Corner:	15'
Side:	5'
Rear:	15'

Net Density Calculation

Upland Preserve:	143,622 sf	3.30 ac
Wetland Preserve:	77,594 sf	1.78 ac
Developed Area:	442,203 sf	10.15 ac
Total Area	**663,419 sf**	**15.23 ac**

Net Density: 87 units / 10.15 acres = 8.57 upa
Maximum Net Density Allowed: 11.62 upa
(Duplex Units)

Building Coverage Calculation

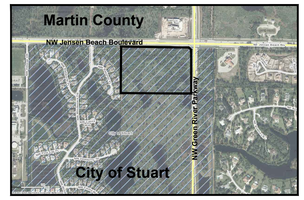
Total Site Area:	663,419 sf
Maximum Building Coverage (30%)	199,026 sf
Typical Unit:	1,497 sf
Total Unit Coverage (87 units):	130,239 sf
Pool Cabana:	810 sf
Proposed Building Coverage (20%):	131,049 sf

Site Data:

Existing Future Land Use:	Commercial	
Existing Zoning:	CPUD	
Proposed Future Land Use:	Low Density	
Proposed Zoning:	RPUD	
Parcel I.D. Number:	20-37-41-004-001-00131-0	
Total Units:	87 Units	
Gross Density:	5.71 DU/Ac.	
Net Density:	8.57 DU/Ac.	
Minimum Open Space:	30%	
Total Area:	663,419 sf	15.23 ac.
Impervious Area:	248,894 sf	5.71 ac. (37%)
Right of Way:	68,626 sf	1.58 ac.
Lot Area:	174,000 sf	3.99 ac.
Common Areas:	6,268 sf	0.14 ac.
Pervious Area:	414,525 sf	9.52 ac. (63%)
Right of Way:	15,282 sf	0.35 ac.
Lot Area:	110,777 sf	2.54 ac.
Wetland:	77,594 sf	1.78 ac.
Created Wetland:	687 sf	0.02 ac.
Upland Preserve:	143,622 sf	3.30 ac.
Lake:	22,915 sf	0.53 ac.
Dry Retention:	6,100 sf	0.14 ac.
Common Areas:	37,548 sf	0.86 ac.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Applicant:	Schickedanz Brothers, Ltd. 7711 N. Military Trail - Suite 212 Palm Beach Gardens, FL 33410
Land Planner / Landscape Architect:	Lucido & Associates Land Planners & Landscape Architects 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	The Milcor Group, Inc. 6526 S. Kanner Hwy. #236 Stuart, FL 34997
Surveyor:	Associated Land Surveyors, Inc. 4152 W. Blue Heron Blvd., Suite 121 Riviera Beach, FL 33404
Traffic Engineer:	The Milcor Group, Inc. 6526 S. Kanner Hwy. #236 Stuart, FL 34997
Environmental Consultant:	EW Consultants 1000 SE Monterey Commons Blvd, Suite 208 Stuart, Florida 34996

Osprey Preserve RPUD

City of Stuart, Martin County, Florida

Master Site Plan

Date	By	Description
2-19-18	SS	Initial Submittal
3-28-18	SS	1st Resubmittal
4-18-18	SS	Net Density
10-02-18	SS	2nd Reading

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

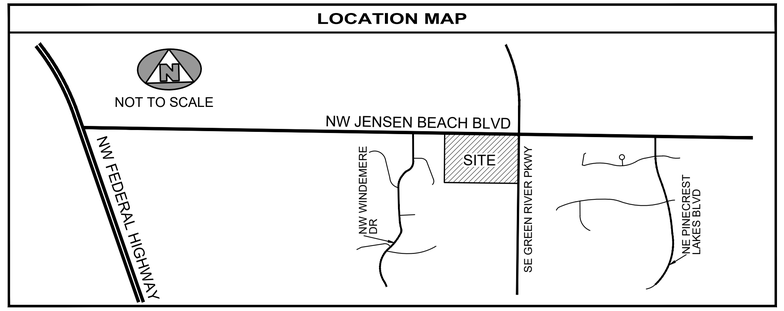
REG. # 1018
Thomas P. Lucido

Designer	S.L.S.	Sheet
Manager	D.F.	1 of 1
Project Number	17-546	
Municipal Number		
Computer File	Osprey Preserve - Master Site Plan - City o□ Stuart.dwg	

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Drawing Name: J:\Projects Active\17-546 Osprey Preserve.Gibson Parcel - Land Planning PUD\Site Plan\ Oct 05, 2018 - 3:48pm Osprey Preserve - Master Site Plan - City of Stuart.dwg

LOCATION MAP



LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING A PORTION OF LOTS 13, 14, 15 AND 16, BLOCK 1, ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING: 15.22 ACRES, OR 662,983 SQUARE FEET, MORE OR LESS

TITLE NOTES

THE FOLLOWING IS A PARTIAL LIST OF NUMBERED EXCEPTIONS WHICH CORRESPOND TO THE NUMBERED EXCEPTIONS CONTAINED IN SCHEDULE B-II OF TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING COMMITMENT NUMBER: 503221, ISSUING OFFICE FILE NUMBER 5610.3, ISSUING AGENT GARY, DYTRYCH & RYAN, P.A., AND A COMMITMENT DATE OF SEPTEMBER 27, 2017 @ 11:00 PM; THE DETERMINATION OF THE EFFECT ON THE SUBJECT PARCEL IS NOTED IN BOLD:

6. All matters contained on the Plat of Saint Lucie Gardens, as recorded in Plat Book 1, Page 35, Public Records of St. Lucie (now Martin) County, Florida. **DOES NOT AFFECT THE SUBJECT PROPERTY**
7. Easement to Florida Power and Light Company recorded in O.R. Book 324, Page 907, Public Records of Martin County, Florida. **AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON**
8. Terms and conditions contained in that Grant of Access and Related Easements by and between E. Clark Gibson, Individually and as Trustee and Gables at Stuart LLC, a Florida limited liability company for access and utility easements recorded in O.R. Book 1963, Page 1423, Public Records of Martin County, Florida. **AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON**
9. Terms and conditions contained in that Sign Monument, Landscaping, Irrigation and Utility Easement by and between E. Clark Gibson, Individually and as Trustee and Gables at Stuart LLC, a Florida limited liability company recorded in O.R. Book 1963, Page 1444, Public Records of Martin County, Florida. **AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON**
10. Terms and conditions contained in that Drainage Easement Agreement by and between Gables at Stuart LLC, a Florida limited liability company and E. Clark Gibson, Individually and as Trustee, for the construction, installation and maintenance of drainage facilities recorded in O.R. Book 1963, Page 1457, Public Records of Martin County, Florida. **AFFECTS THE ENTIRE SUBJECT PROPERTY AS A BENEFIT; NOT A BURDEN (BLANKET; NOT PLOTTABLE)**
11. Terms and conditions contained in that Agreement by and between E. Clark Gibson, as Trustee and Pinecrest Lakes, Inc and Pinecrest Lakes Property Owners Association, Inc. in regard to the excavation and improvement of drainage ditches and culverts as contained in instrument recorded in O.R. Book 1981, Page 748, Public Records of Martin County, Florida. **AFFECTS THE ENTIRE SUBJECT PROPERTY AS A BENEFIT; NOT A BURDEN (BLANKET; NOT PLOTTABLE)**
12. Slope Easement contained in Stipulated Order of Taking and Final Judgment recorded in O.R. Book 2409, Page 1650, Public Records of Martin County, Florida. Resolution No. 09-7.11 of the Board of County Commissioners of Martin County authorizing land exchange between Martin County and E. Clark Gibson recorded in O.R. Book 2409, Page 505, Public Records of Martin County, Florida. **AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON**

NOTES AND LEGEND

- ◉R/C = 5/8" x 18" IRON REBAR AND CAP LB NO. 7344
- ● = CORNER NOT SET/FOUND
- —U— = OVERHEAD UTILITY LINE
- —O— = CONCRETE UTILITY POLE
- —O— = WOOD UTILITY POLE

(BB) = BASE BEARING
C/L = CENTERLINE
CA = CENTRAL ANGLE
(D) = DEED DISTANCE/DIRECTION
I.R.C. = 5/8" CAPPED IRON ROD
L = ARC LENGTH
O.R.B. = OFFICIAL RECORDS BOOK
R = RADIUS
R/W = RIGHT-OF-WAY
(S) = SURVEY DISTANCE/DIRECTION

1) (BB) DESIGNATES THE BASE BEARING FOR THIS SURVEY AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2) NO BELOW GROUND IMPROVEMENTS/STRUCTURES, IF ANY, HAVE BEEN LOCATED.
3) ALL DATES SHOWN WITHIN THE REVISIONS BLOCK HEREON ARE FOR INTER-OFFICE/ FILING USE ONLY, AND IN NO WAY AFFECT THE DATE OF FIELD SURVEY AS STATED IN THE CERTIFICATION BLOCK HEREON.
4) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X, AS SHOWN ON F.I.R.M. MAP NUMBER 12085C032G, MAP REVISED MARCH 16, 2015.

CERTIFICATION

THIS SURVEY IS MADE FOR THE BENEFIT OF: SFPG, LP. A FLORIDA LIMITED PARTNERSHIP; GARY, DYTRYCH & RYAN, P.A.; OLD REPUBLIC 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.

DATE OF FIELD SURVEY: 10/30/2017 BY: Stephen L. Shirley
STEPHEN L. SHIRLEY, P.S.M. 3918

REPRODUCTIONS OF THIS SURVEY REPORT AND MAP ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

NOTICE:

THIS SURVEY IS CERTIFIED ONLY TO THE ENTITIES SHOWN HEREON FOR ALTA/NSPS LAND TITLE SURVEY PURPOSES.

THIS SURVEY DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSED AND CLIENT FOR WHICH IT WAS PREPARED. REUSE AND RELIANCE OF THIS DOCUMENT FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ASSOCIATED LAND SURVEYORS, INC. SHALL BE WITHOUT LIABILITY TO ASSOCIATED LAND SURVEYORS, INC.

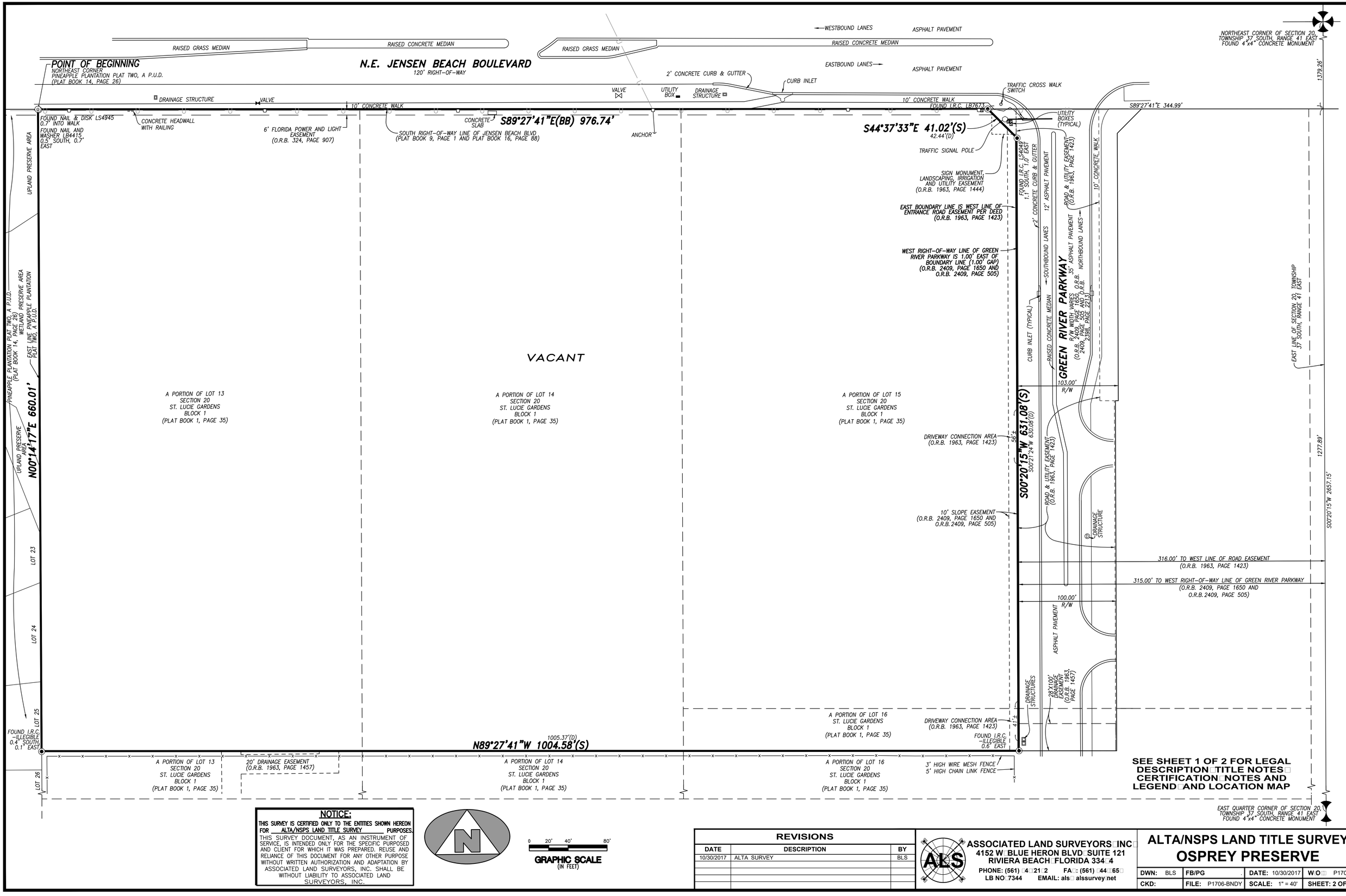
ASSOCIATED LAND SURVEYORS INC
4152 W BLUE HERON BLVD SUITE 121
RIVIERA BEACH FLORIDA 33404
PHONE: (561) 842-2120 FAX: (561) 844-6506
LB NO 7344 EMAIL: als@alssurvey.net

REVISIONS

DATE	DESCRIPTION	BY
10/30/2017	ALTA SURVEY	BLS

ALTA/NSPS LAND TITLE SURVEY
OSPREY PRESERVE

DWN: BLS	FB/PG .	DATE: 10/30/2017	W O P1706
CKD:	FILE: P1706-BNDY	SCALE: 1" = 40'	SHEET: 1 OF 2



SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION□TITLE NOTES□ CERTIFICATION□NOTES AND LEGEND□AND LOCATION MAP

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0 20' 40' 80'

GRAPHIC SCALE (IN FEET)

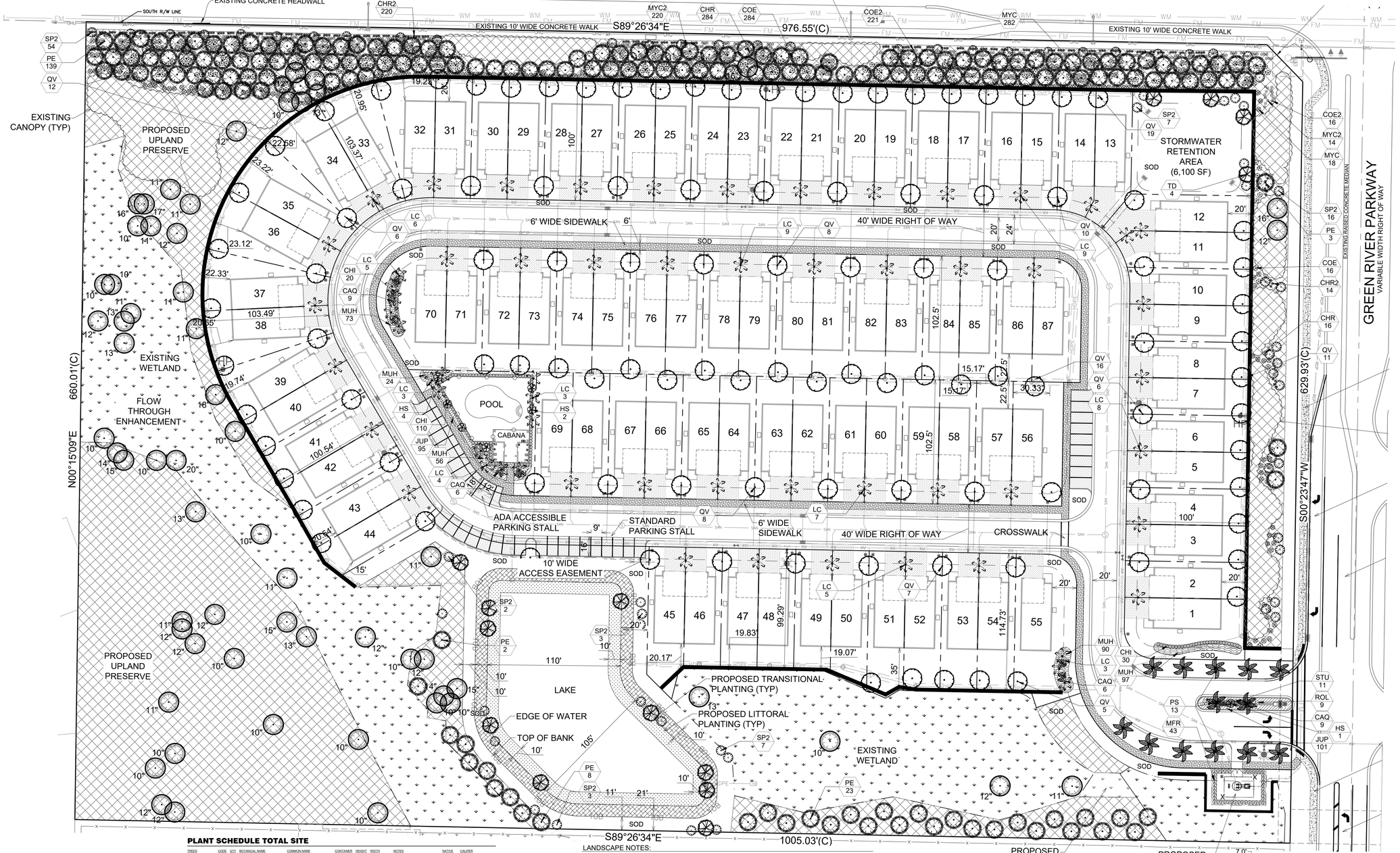
REVISIONS

DATE	DESCRIPTION	BY
10/30/2017	ALTA SURVEY	BLS

ASSOCIATED LAND SURVEYORS□INC□
4152 W□BLUE HERON BLVD□SUITE 121
RIVIERA BEACH□FLORIDA 334□4
PHONE: (561) □4□21□2 FAX□: (561) □44□65□
LB NO□7344 EMAIL: als□alssurvey net

ALTA/NSPS LAND TITLE SURVEY
OSPREY PRESERVE

DWN: BLS	FB/PG	DATE: 10/30/2017	W.O□ P1706
CKD:	FILE: P1706-BNDY	SCALE: 1" = 40'	SHEET: 2 OF 2



PLANT SCHEDULE TOTAL SITE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	HS	7	Hibiscus rosa-sinensis	Chinese Hibiscus 'Seminole Pink'	25G		6' HT x 3' SPD	3' CT, F, SP	Non-native	
	LC	62	Livistona chinensis*	Chinese Fan Palm*	FG	18'CT		F, SP, MITIGATION TREE	Non-native	
	PS	13	Phoenix sylvestris*	Wild Date Palm*	FG	18'CT		F, SP, MITIGATION TREE	Non-native	
	PE	178	Pinus elliotti 'Densa'	Slash Pine	FG	14' HT	7' W	F, SP, MITIGATION TREE	Native	2.5" Caliper
	QV	106	Quercus virginiana	Southern Live Oak	65G	14' HT	7' SPR	F, SP, MITIGATION TREE	Native	3" Caliper
	SP2	92	Sabal palmetto*	Sabal Palm*	FG	18'CT		HVY CAL, SP, MITIGATION TREE	Native	
	TD	14	Taxodium distichum	Bald Cypress	FG	14' HT	3" SPR	F, SP	Native	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	CHR	300	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	15G	4' OA		F, SP, MITIGATION PLANT	Native
	CHI	160	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	18"W	FTB, SP	Native
	CHR2	234	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" OA		F, SP, RESTORATION PLANT	Native
	COE	300	Conocarpus erectus	Green Buttonwood	15G	4' OA		F, SP, MITIGATION PLANT	Native
	COE2	237	Conocarpus erectus	Buttonwood	3G	24" OA		F, SP, RESTORATION PLANT	Native
	CAQ	30	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	7G	36" HT	36" W	F, SP	Non-native
	MFR	43	Myrcianthes fragrans	Simpson's Stopper	7G	4' HT	3 W	FTB, SP	Native
	MYC	306	Myrica cerifera	Wax Myrtle	15G	4' OA		F, SP, MITIGATION PLANT	Native
	MYC2	234	Myrica cerifera	Wax Myrtle	3G	24" OA		F, SP, RESTORATION PLANT	Native
	ROL	9	Rondeletia leucophylla	Panama Rose 'Pink'	3G	24" HT	24"W	FTB, SP	Non-native
	STU	11	Stachytarpheta jamaicensis	Blue Porterweed	3G	24" HT	18"W	F	Native

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	MUH	340	Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F	Native	24" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	JUP	196	Juniperus chinensis 'Parsoni'	Parsoni Juniper	3G	10" HT	18" SPR	Full	Non-native	24" o.c.

* NOTE:
Proposed palms may be substituted for any approved palm species as listed within City of Stuart Land Development Code (Alexander Palm, Coconut Palm, Chinese Fan Palm, Date Palm, Majesty Palm, Royal Palm, Christmas Palm, Washington Palm) as well as Sabal Palm. Minimum 18' clear trunk to meet mitigation calculations. To be selected by owner.

LANDSCAPE NOTES:

- Alternative plant species and enhanced landscaping beyond minimum requirements may be permitted subject to review and approval by the City of Stuart prior to installation.
- All required landscape improvements for each phase must be inspected and approved by City of Stuart prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site.
- Where existing vegetation meets minimum City of Stuart standards, this vegetation may be credited toward landscape requirements.
- Existing vegetation to remain undisturbed outside of construction limits. Proposed vegetation may be relocated due to unforeseen site conditions or in order to preserve existing vegetation.
- All prohibited exotic and invasive species shall be removed from the site prior to the issuance of a certificate of occupancy.
- See engineer's plans for all overhead & underground utility locations
- This plan has been designed to meet with the tree planting requirements contained within the FPL document entitled 'Plant the right tree in the Right Place'
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines. Large trees (height at maturity of more than 30') from the nearest overhead power line. Medium height tree (height at maturity between 20' and 30' shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.
- No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines. Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- All above ground utilities shall be screened in accordance with City of Stuart requirements
- All plant material to be Florida No. 1 quality and standards or better.

IRRIGATION NOTES:

All Landscape & Sod areas shall be irrigated by an automated system that provides 100% coverage & overlap.

Irrigation systems shall conform to the following standards: Irrigation systems shall be continuously maintained in working order and shall be designed not to overlap water zones or to water impervious areas.

No irrigation system shall be installed or maintained abutting any public street which causes water from the system to overspray onto the roadway or to strike passing vehicular traffic.

Irrigation Water Source: To Be Determined

Required Xeriscape Points

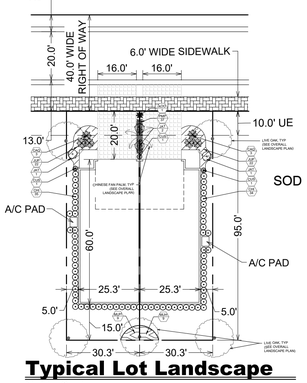
At least 51% of the grass areas are made up of drought-tolerant grass species	10 points
At least 51% of the required shrubs are made up of drought-tolerant species	10 points
At least 51% of the required trees are made up of drought-tolerant species	10 points
Utilization of moisture sensing controller other than a rain-sensor override device	5 points
Utilization of mulch other than cypress mulch	5 points
Utilization of compacted mulch with a 3" min. depth in all planted areas except ground cover.	10 points
	50 total points

PLANT SCHEDULE TYPICAL LOT

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
ADO	1	Alcantarea odorata	'Giant Silver Bromeliad'	7G	30" OA		SP	Non-native
CHI	69	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	18"W	FTB, SP	Native
CAQ	6	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	7G	36" HT	36" W	F, SP	Non-native
CUS	3	Cupressus sempervirens	Italian Cypress	15G	6'HT	2' W	SP., F, STK	Non-native
JAT	4	Jatropha integerrima	Jatropha	15G	4' HT	3'W	STD., SP	Non-native

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
MUH	18	Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F	Native	24" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
JUP	44	Juniperus chinensis 'Parsoni'	Parsoni Juniper	3G	10" HT	18" SPR	Full	Non-native	24" o.c.
PMP	37	Podocarpus macrophyllus 'Dwarf Pringles'	Dwarf Podocarpus	3G	12"HT	12"W	FTB, SP	Non-native	12" o.c.

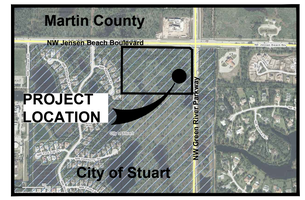


Typical Lot Landscape

Not to Scale

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Applicant:	Schickedanz Brothers, Ltd. 7711 N. Military Trail - Suite 212 Palm Beach Gardens, FL 33410
Land Planner / Landscape Architect:	Lucido & Associates Land Planners & Landscape Architects 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	The Milcor Group, Inc. 6526 S. Kanner Hwy. #236 Stuart, FL 34997
Surveyor:	Associated Land Surveyors, Inc. 4152 W. Blue Heron Blvd., Suite 121 Riviera Beach, FL 33404
Traffic Engineer:	The Milcor Group, Inc. 6526 S. Kanner Hwy. #236 Stuart, FL 34997
Environmental Consultant:	EW Consultants 1000 SE Monterey Commons Blvd, Suite 208 Stuart, Florida 34996

Osprey Preserve RPUD

City of Stuart, Martin County, Florida

Landscape Plan

Date	By	Description
02.20.18	BW	Initial Submittal
03.28.18	BW	1st Resubmittal
10.03.18	BW	2nd Reading
10.10.18	BW	2nd Resubmittal

NORTH

SCALE: 1" = 50'

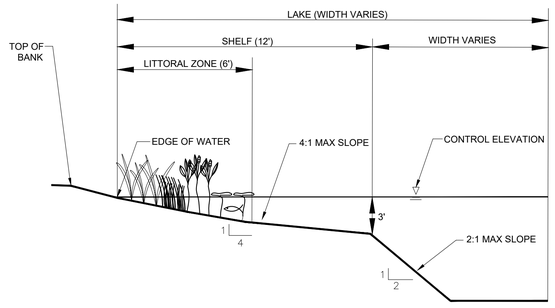
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REG. # 1018
Thomas P. Lucido

Designer	B.W.	Sheet
Manager	D.F.	**1 of 5**
Project Number	14-570	
Municipal Number		
Computer File	Osprey Preserve - Landscape & Tree Preservation Plan.dwg	

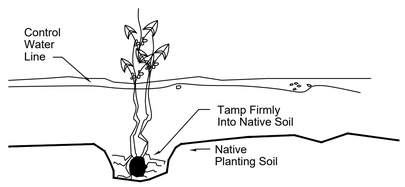
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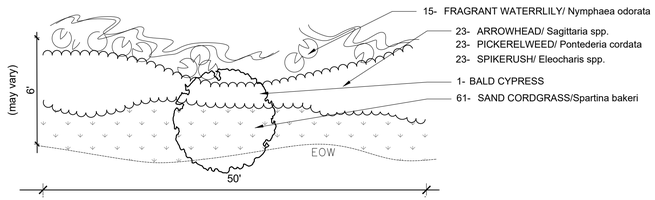
LITTORAL ZONE TYPICAL SECTION

N.T.S.



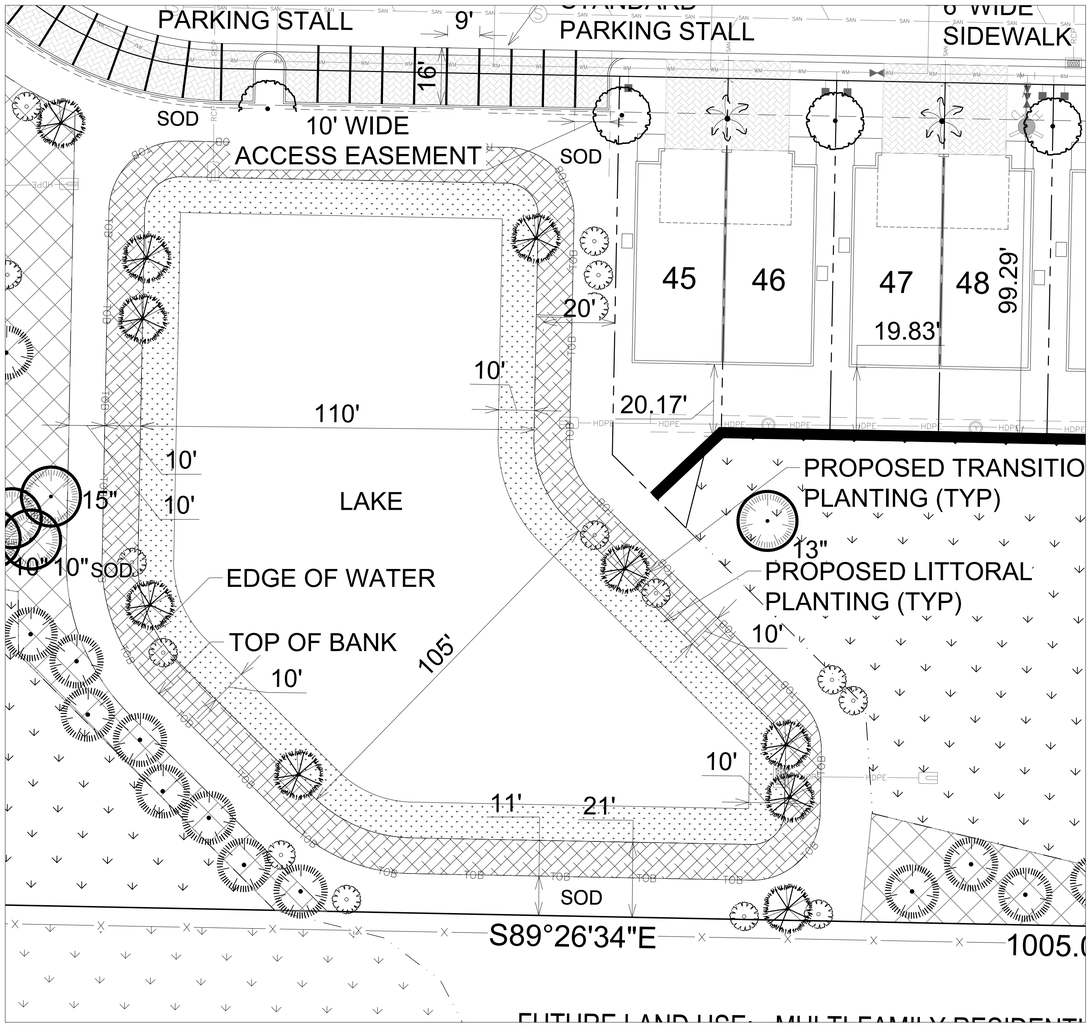
TYPICAL LITTORAL DETAIL

N.T.S.



TYPICAL 6'x50' SECTION - LITTORAL PLAN

N.T.S.



LITTORAL ZONE PLAN

SCALE: 1" = 20'

QTY	COMMON NAME	Botanical Name
21	FRAGRANT WATERLILY	Nymphaea odorata
32	ARROWHEAD	Sagittaria spp.
32	PICKERELWEED	Pontederia cordata
32	SPIKERUSH	Eleocharis interstincta
85	SAND CORDGRASS	Spartina bakeri

TYPICAL 10'x50' LITTORAL PLANT SCHEDULE

LITTORAL ZONE AREA CALCULATIONS

Lake Perimeter (Shoreline): **637 linear feet (lf)**

Provided littoral zone area (6 sf x 637 lf): 3,822 sf (0.09 ac.)

LITTORAL ZONE PLANT SCHEDULE TOTAL:

637 lf. shoreline / 50' typ. section = 13 (multiply x material in typical plant schedule above)

COMMON NAME/Botanical Name		Specifications
273	FRAGRANT WATERLILY/Nymphaea odorata	24"root, BR, clean, free of weeds, 2' o.c., 2'-3' depth
416	ARROWHEAD/Sagittaria spp.	24"ht., BR, clean, free of weeds, 2' o.c., 6"-2' depth
416	PICKERELWEED/Pontederia cordata	24"ht., BR, clean, free of weeds, 2' o.c., 6"-2' depth
416	SPIKERUSH/Eleocharis interstincta	BR, clean,free of weeds, 2' o.c., 6"-18"depth
1105	SAND CORDGRASS/Spartina bakeri	4" liner, 2' o.c., shoreline-6" depth

PLANT SCHEDULE UPLAND TRANSITION PLANTINGS

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
SP2	4	Sabal palmetto*	Sabal Palm*	FG	18`CT		HVY CAL, SP, MITIGATION TREE	Native
TD	8	Taxodium distichum	Bald Cypress	FG	14` HT	7` SPR	F, SP	Native

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
SPB2	1,736	Spartina bakeri	Sand Cordgrass	1G	12" OA		F	Native

Plantings to be coordinated with SFWMD Lake Maintenance Easement Permitting. The SFWMD may require a modification to the plant quantities, placement or quantities.

lucido & associates
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Osprey Preserve RPUD

City of Stuart, Martin County, Florida

Lake Littoral Landscape Plan

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NORTH

SCALE: 1" = 20'

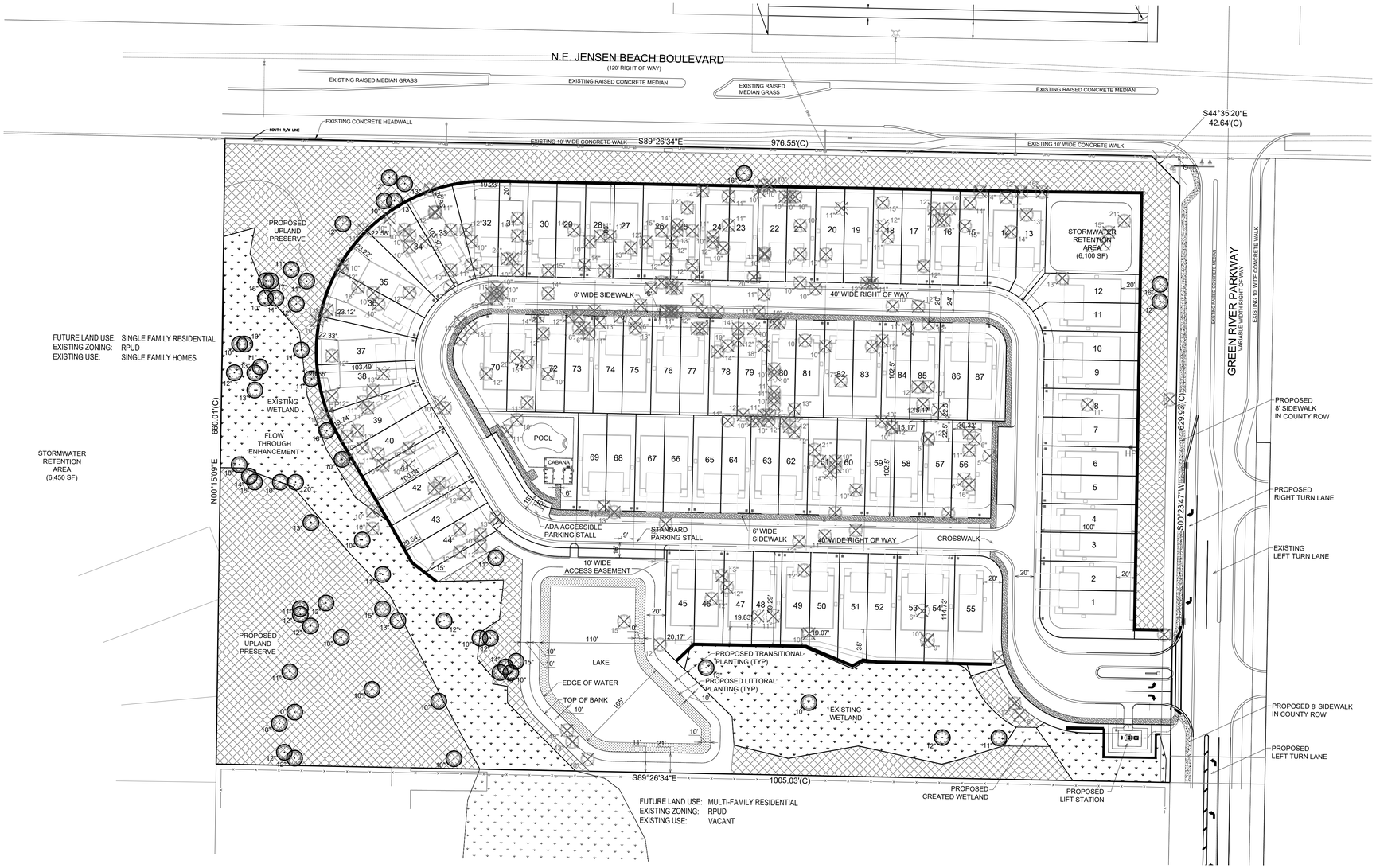
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REG. # 1018
Thomas P. Lucido

Designer	B.W.	Sheet
Manager	D.F.	**2 of 5**
Project Number	14-570	
Municipal Number		
Computer File	Osprey Preserve - Landscape & Tree Preservation Plan.dwg	

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TREE MITIGATION DATA --- OSPREY PRESERVE

I. SLASH PINES	NUMBER	INCHES	2. HARDWOODS	NUMBER	INCHES
Trees Removed	222	2,677		14	128.5
Mitigation Required		4016			321.25
Mitigation Provided					
Cabbage Palms (1:1), avg height 18' (1)	167	2,008	Live Oak Trees (3")	108	324
Extra Credit for Height of Palms	167'x4	668			
Wax Myrtle	300	300			
Green Buttonwood	300	300			
Coco Plum	300	300			
Slash Pine (2.5")	176	440			
TOTAL MITIGATION PROVIDED		**4,016**			

NOTES:
1. All Live Oak trees to be planted on lots, at entrance, in recreation area
2. All slash pines to be planted in preserve areas---142 in the JBB/GRP Preserve, the balance in other preserve or development area
3. Cabbage palms to be planted in JBB & GRP buffers/preserves (70 trees); the remaining 97 on the lots (front yards, narrow strips between driveways), entrance areas and or recreation area
4. All understory plants (green buttonwood, wax myrtle, coco plum) to be planted in JBB & GRP preserves

RESTORATION & MITIGATION---JBB & GRP PRESERVES

	GREEN RIVER PARKWAY			JENSEN BEACH BLVD			TOTALS
	NUMBER	UNIT COST	TOTAL COST	NUMBER	UNIT COST	TOTAL COST	
Restoration Trees Required	1	$ 40	$ 40	42	$ 40	$ 1,680	$ 1,720
Restoration Understory Required	100	$ 20	$ 2,000	1505	$ 20	$ 30,100	$ 32,100
Restoration Ground Cover Required	300	$ 4	$ 1,200	4300	$ 4	$ 17,200	$ 18,400
SUB TOTAL RESTORATION REQUIRED			$ 3,240			$ 48,980	$ 52,220
Restoration Trees Planted (1)	0	$ 40	$ -	0	$ 40	$ -	$ -
Restoration Understory Planted (2)	44	$ 20	$ 880	661	$ 20	$ 13,220	$ 14,100
Restoration Ground Cover Planted (3)	300	$ 4	$ 1,200	4300	$ 4	$ 17,200	$ 18,400
SUB TOTAL RESTORATION PROVIDED			$ 2,080			$ 30,420	
Difference --- Credit to City			$ 1,160			$ 18,560	$ 19,720

NOTES:
1) 1 Restoration Tree in GRP Preserve, and 42 Restoration Trees Required in JBB Preserve for Restoration, are replaced with Mitigation Trees
2) 56 Understory Plants in GRP Preserve, and 944 Understory Plants Required for Restoration of the JBB Preserve, are replaced with Mitigation Plants
3) All ground cover plants required for restoration are provided

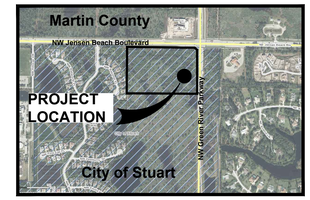
Tree Mitigation Legend

- Existing Pine Tree to be Preserved
- Existing Pine Tree to be Removed
- Existing Dahoon Holly to be Preserved
- Existing Dahoon Holly to be Removed
- Existing Sabal Palm Tree to Remain
- Existing Sabal Palm Tree to be Removed

DAHOON HOLLY TREE #	Total Inches (Including Multi-Trunk)	SLASH PINE TREE #	Total Inches (Including Multi-Trunk)
7	9.5	1	12
20	8	2	10
21	6	3	16
66	6	4	16
19	6	5	15
22	6	6	15
23	5	7	11
24	6	8	11
25	7	9	11
30	7	11	12
110	11	13	11
134	6	16	12
198	16	17	12
231	12	18	13
	128.50"	20	11
		21	12
		22	11
		24	12
		25	12
		26	12
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		312	10
	1,259"		

lucido & associates
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Key / Location:



N.T.S.

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City of Stuart, Martin County, Florida

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NORTH

SCALE: 1" = 60'

0 30' 60' 120'

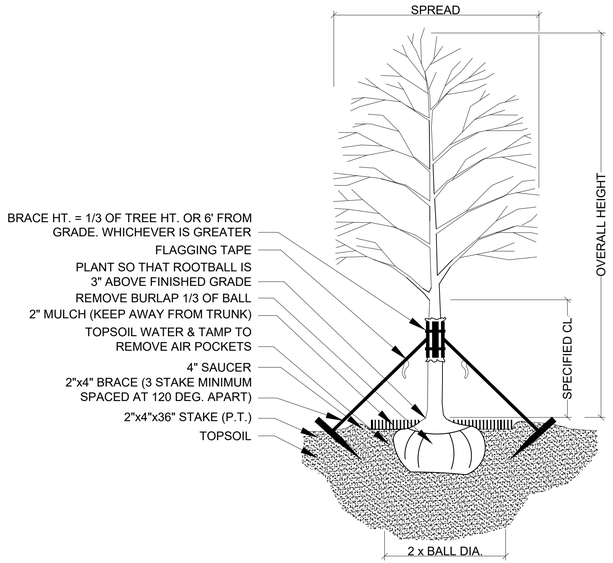
REG. # 1018
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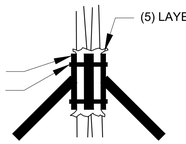
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TREE PLANTING & STAKING

NOT TO SCALE

(5) 2x4x16" WOOD BATTENS. SECURE BATTENS W/ (2) 3/4" HIGH CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROJECT. DO NOT NAIL BATTENS TO TRUNK. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE TREE FOR ADEQUATE BRACING.

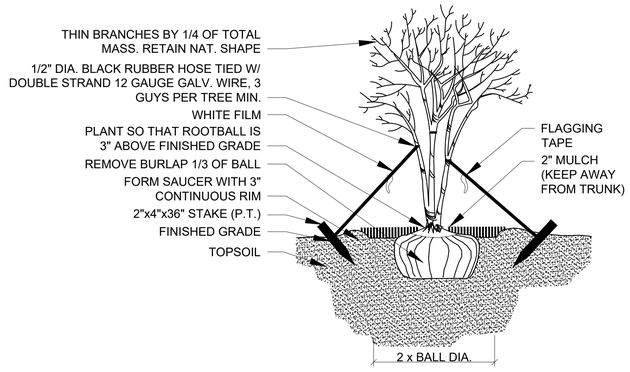


BRACING DETAIL

NOT TO SCALE

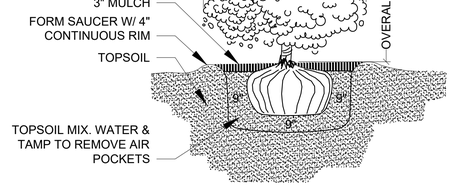
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



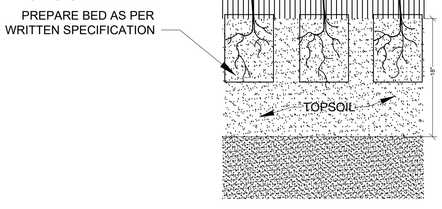
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



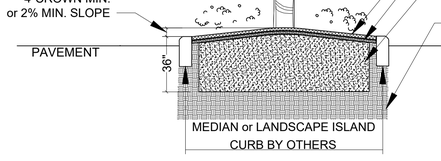
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

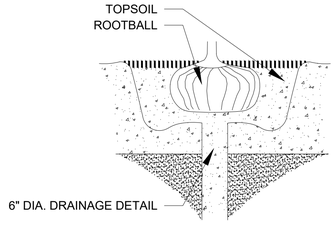


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

NOT TO SCALE

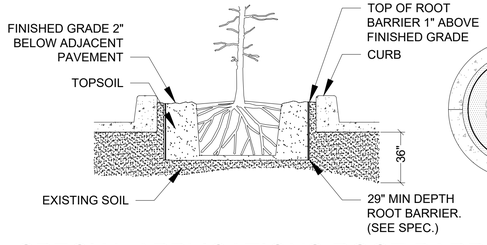
- *TOPSOIL SHALL BE NATURAL, FRIABLE. FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, 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)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING

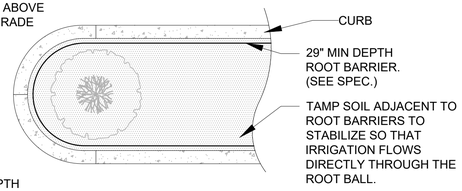


6" DIA. DRAINAGE DETAIL

DRAINAGE TESTING DETAIL

NOT TO SCALE



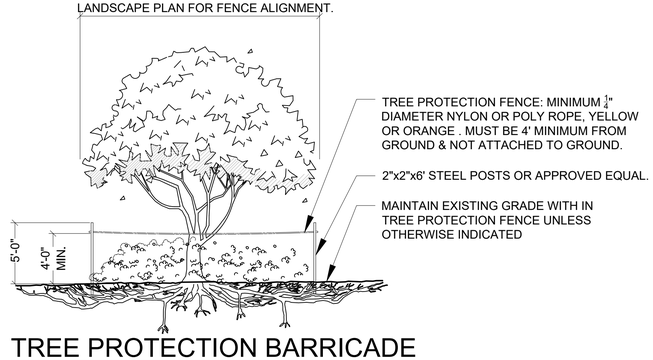


SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT AND OR CURB.
2- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
3- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

CROWN DRIP LINE OR OTHER LIMIT OF TREE PROTECTION AREA. SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

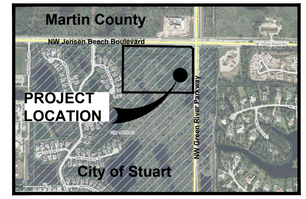
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Applicant: Schickedanz Brothers, Ltd.
7711 N. Military Trail - Suite 212
Palm Beach Gardens, FL
33410

Land Planner / Landscape Architect: Lucido & Associates
Land Planners & Landscape Architects
701 East Ocean Boulevard
Stuart, Florida 34994

Engineer: The Milcor Group, Inc.
6526 S. Kanner Hwy.
#236
Stuart, FL 34997

Surveyor: Associated Land Surveyors, Inc.
4152 W. Blue Heron Blvd., Suite 121
Riviera Beach, FL 33404

Traffic Engineer: The Milcor Group, Inc.
6526 S. Kanner Hwy.
#236
Stuart, FL 34997

Environmental Consultant: EW Consultants
1000 SE Monterey Commons Blvd,
Suite 208
Stuart, Florida 34996

Osprey Preserve RPUD

City of Stuart, Martin County, Florida

Landscape Details

Date	By	Description
02.20.18	BW	Initial Submittal
03.28.18	BW	1st Resubmittal
10.03.18	BW	2nd Reading
10.10.18	BW	2nd Resubmittal

NORTH

SCALE: 1" = NA

0 0 0 0

REG. # 1018
Thomas P. Lucido

Designer	B.W.	Sheet
Manager	D.F.	**4 of 5**
Project Number	17-546	
Municipal Number		
Computer File	Osprey Preserve - Landscape & Tree Preservation Plan.dwg	

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Drawing Name: J:\Projects Active\17-546 Osprey Preserve\Gibson Parcel - Land Planning PUD\Landscape\ Oct 10, 2018 - 2:30pm Osprey Preserve - Landscape & Tree Preservation Plan.dwg

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. 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 AGENCY STANDARDS:
A. 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 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself 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 ERRORS AND OMISSIONS:
A. 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 EXECUTION OF THE WORK:
A. 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 PROTECTION OF PUBLIC AND PROPERTY:
A. 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 CHANGES AND EXTRAS:
A. 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 GUARANTEE:
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 CARE AND MAINTENANCE:
A. 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 SAFETY:
A. 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 CONTRACTOR QUALIFICATION:
A. 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. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

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

PART 2: MARTERIALS

2.01 PLANT MATERIALS:
A. 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 PROTECTION OF PLANT MATERIALS:
A. 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 STORAGE
A. 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 PROTECTION DURING PLANTING:
A. 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 TOP SOIL:
A. 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" (seeLandscape 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 FERTILIZER:
A. 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	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon container	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 fertilizer.

2.08 MULCH:
A. 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 EXECUTION
3.01 DIGGING:
A. 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 GRADING:
A. 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 PLANTING:
A. 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 PRUNING:
A. 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 GUYING:

A. 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 WATER:
A. 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 SOD:
A. 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 SEEDING:
A. 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 CLEANING UP:
A. 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 MAINTENANCE:
A. 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 fall 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 COMPLETION, INSPECTION AND ACCEPTANCE:
A. 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.

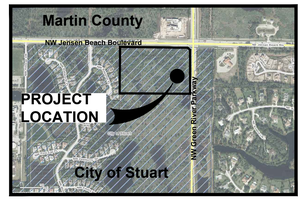
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final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

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Applicant: Schickedanz Brothers, Ltd.
7711 N. Military Trail - Suite 212
Palm Beach Gardens, FL
33410

Land Planner / Landscape Architect: Lucido & Associates
Land Planners & Landscape Architects
701 East Ocean Boulevard
Stuart, Florida 34994

Engineer: The Milcor Group, Inc.
6526 S. Kanner Hwy.
#236
Stuart, FL 34997

Surveyor: Associated Land Surveyors, Inc.
4152 W. Blue Heron Blvd., Suite 121
Riviera Beach, FL 33404

Traffic Engineer: The Milcor Group, Inc.
6526 S. Kanner Hwy.
#236
Stuart, FL 34997

Environmental Consultant: EW Consultants
1000 SE Monterey Commons Blvd,
Suite 208
Stuart, Florida 34996

Osprey Preserve RPUD

City of Stuart, Martin County, Florida

Landscape Specifications

Date	By	Description
02.20.18	BW	Initial Submittal
03.28.18	BW	1st Resubmittal
10.03.18	BW	2nd Reading
10.10.18	BW	2nd Resubmittal

NORTH

SCALE: 1" = N/A

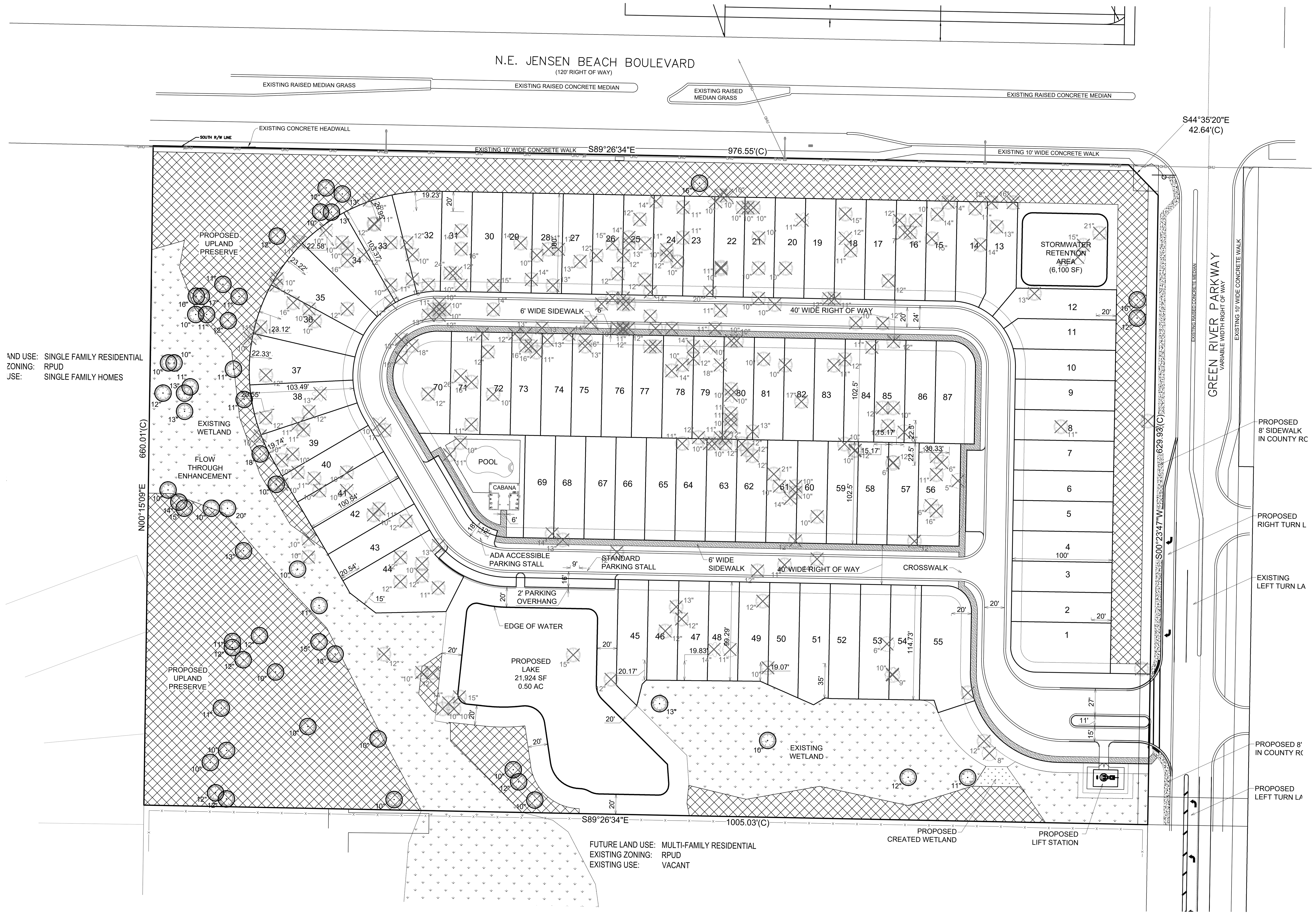
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REG. # 1018
Thomas P. Lucido

Designer B.W.
Manager D.F.
Project Number 17-546
Municipal Number
Computer File Osprey Preserve - Landscape & Tree Preservation Plan.dwg

Sheet
5 of 5

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DAHOON HOLLY TREE #	Total Inches (Including Multi-Trunk)
7	9.5
12	8
15	9
16	6
19	6
22	6
23	5
24	6
28(2)	6
35	7
110	11
154	6
198	26
231	17
	128.50"

SLASH PINE TREE #	Total Inches (Including Multi-Trunk)
1	12
2	11
3	12
4	16
5	21
6	15
8	13
9	11
10	14
11	12
13	11
14	12
17	12
18	12
20	11
21	16
25	12
26	12
27	10
28	12
29	12
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288	18
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293	10
294	11
295	10
296	16
297	17
298	11
299	11
300	12
302	11
303	11
304	12
310	12
311	10
312	12
	3,339"

TREE MITIGATION DATA --- OSPREY PRESERVE

I. SLASH PINES		NUMBER	INCHES	2. HARDWOODS	NUMBER	INCHES
Trees Removed		222	2,677		14	128.5
Mitigation Required			4016			321.25
Mitigation Provided						
	Cabbage Palms (1:1), avg height 18' (1)	167	2,008	Live Oak Trees (3")	108	324
	Extra Credit for Height of Palms	167'x4	668			
	Wax Myrtle	300	300			
	Green Buttonwood	300	300			
	Coco Plum	300	300			
	Slash Pine (2.5")	176	440			
	TOTAL MITIGATION PROVIDED		**4,016**			

NOTES:
1. All Live Oak trees to be planted on lots, at entrance, in recreation area
2. All slash pines to be planted in preserve areas---142 in the JBB/GRP Preserve, the balance in other preserve or development area
3. Cabbage palms to be planted in JBB & GRP buffers/preserves (70 trees); the remaining 97 on the lots (front yards, narrow strips between driveways), entrance areas and or recreation area
4. All understory plants (green buttonwood, wax myrtle, coco plum) to be planted in JBB & GRP preserves

RESTORATION & MITIGATION---JBB & GRP PRESERVES

	GREEN RIVER PARKWAY NUMBER	UNIT COST	TOTAL COST	JENSEN BEACH BLVD NUMBER	UNIT COST	TOTAL COST	TOTALS
Restoration Trees Required	1	$ 40	$ 40	42	$ 40	$ 1,680	$ 1,720
Restoration Understory Required	100	$ 20	$ 2,000	1505	$ 20	$ 30,100	$ 32,100
Restoration Ground Cover Required	300	$ 4	$ 1,200	4300	$ 4	$ 17,200	$ 18,400
SUB TOTAL RESTORATION REQUIRED			$ 3,240			$ 48,980	$ 52,220
Restoration Trees Planted (1)	0	$ 40	$ -	0	$ 40	$ -	$ -
Restoration Understory Planted (2)	44	$ 20	$ 880	661	$ 20	$ 13,220	$ 14,100
Restoration Ground Cover Planted (3)	300	$ 4	$ 1,200	4300	$ 4	$ 17,200	$ 18,400
SUB TOTAL RESTORATION PROVIDED			$ 2,080			$ 30,420	
Difference --- Credit to City			$ 1,160			$ 18,560	$ 19,720

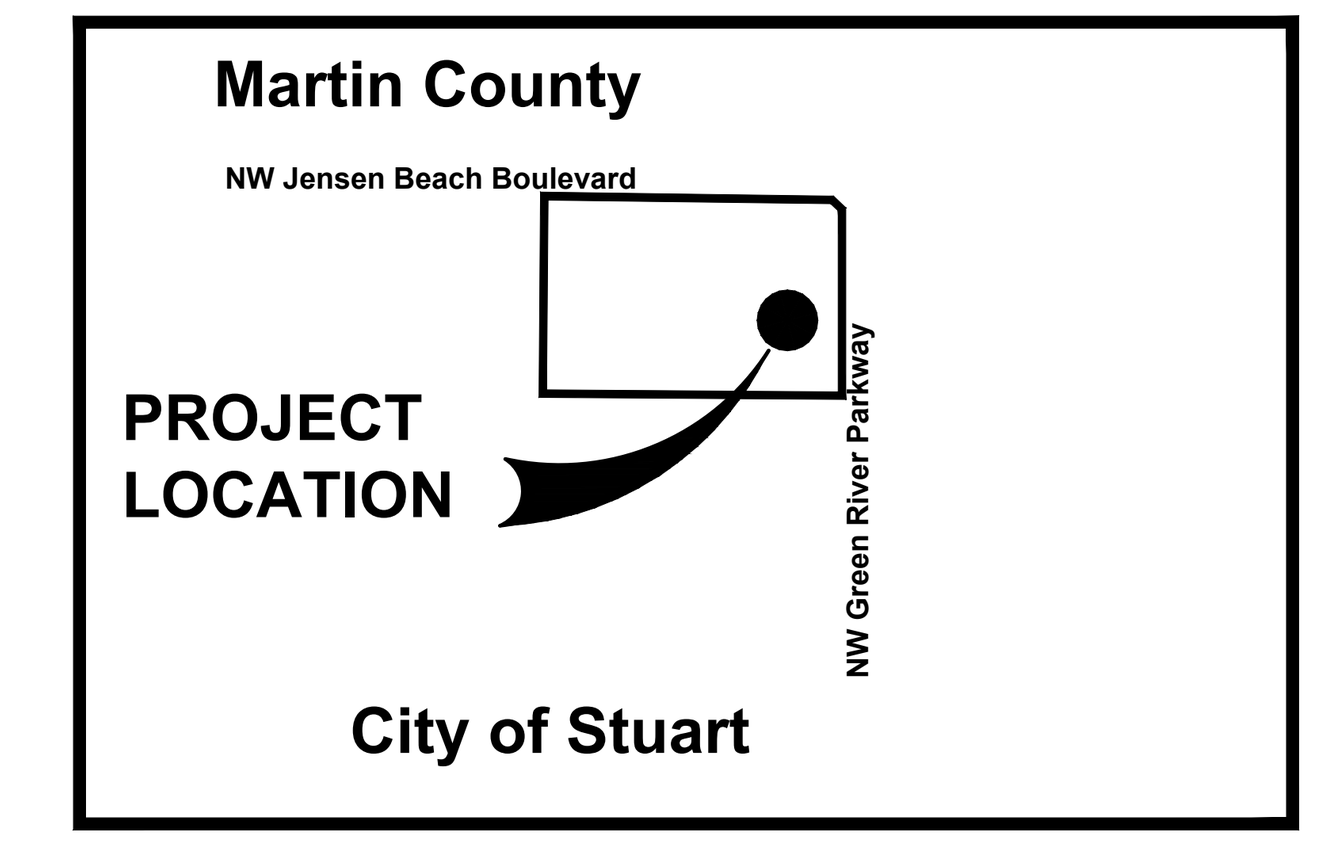
NOTES:
1) 1 Restoration Tree in GRP Preserve, and 42 Restoration Trees Required in JBB Preserve for Restoration, are replaced with Mitigation Trees
2) 56 Understory Plants in GRP Preserve, and 944 Understory Plants Required for Restoration of the JBB Preserve, are replaced with Mitigation Plants
3) All ground cover plants required for restoration are provided

Tree Mitigation Legend

- Existing Pine Tree to be Preserved
- Existing Pine Tree to be Removed
- Existing Dahoon Holly to be Preserved
- Existing Dahoon Holly to be Removed
- Existing Sabal Palm Tree to Remain
- Existing Sabal Palm Tree to be Removed

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Applicant:	Schickedanz Brothers, Ltd. 7711 N. Military Trail - Suite 212 Palm Beach Gardens, FL 33410
Land Planner / Landscape Architect:	Lucido & Associates Land Planners & Landscape Architects 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	The Milcor Group, Inc. 6526 S. Kanner Hwy. #236 Stuart, FL 34997
Surveyor:	Associated Land Surveyors, Inc. 4152 W. Blue Heron Blvd., Suite 121 Riviera Beach, FL 33404
Traffic Engineer:	The Milcor Group, Inc. 6526 S. Kanner Hwy. #236 Stuart, FL 34997
Environmental Consultant:	EW Consultants 1000 SE Monterey Commons Blvd, Suite 208 Stuart, Florida 34996

Osprey Preserve RPUD

City of Stuart, Martin County, Florida

Tree Preservation Plan

Date	By	Description
02.20.18	BW	Initial Submittal

NORTH

SCALE: 1" = 60'

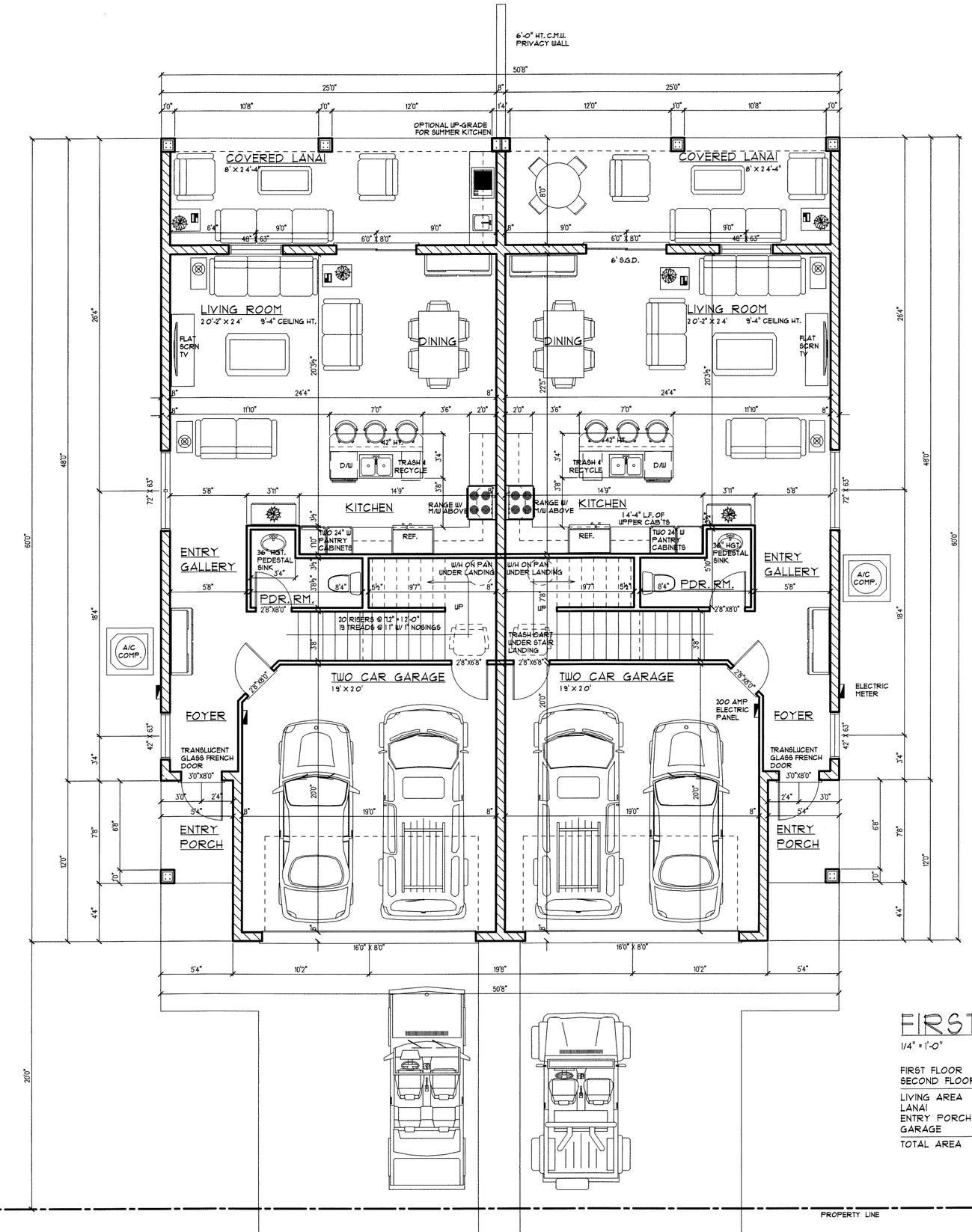
0 30' 60' 120'

REG. # 1018
Thomas P. Lucido

Designer	B.W.	Sheet
Manager	D.F.	**2 of 2**
Project Number	17-546	
Municipal Number		
Computer File	Osprey Preserve - Landscape & Tree Preservation Plan.dwg	

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Drawing Name: \\lucidosbs2011\projects\Projects Active\17-546 Osprey Preserve.Gibson Parcel - Land Planning PUD\Landscape\ Feb 19, 2018 - 3:17pm Osprey Preserve - Landscape & Tree Preservation Plan.dwg



WALL LEGEND

- 8" CONCRETE WALL
- 2 X 4 INTERIOR FRAME WALL
- 2 X 6 INTERIOR FRAME WALL
- 2 X 6 EXTERIOR FRAME WALL

FIRST FLOOR PLAN

1/4" = 1'-0"

FIRST FLOOR	850
SECOND FLOOR	1496
LIVING AREA	2346
LANAI	202
ENTRY PORCH	42
GARAGE	404
TOTAL AREA	2994 SQ. FT.

PROPOSED DESIGN FOR

OSPREY PRESERVE

GREENRIVER PARKWAY MARTIN COUNTY, FLORIDA

REVISIONS

17178

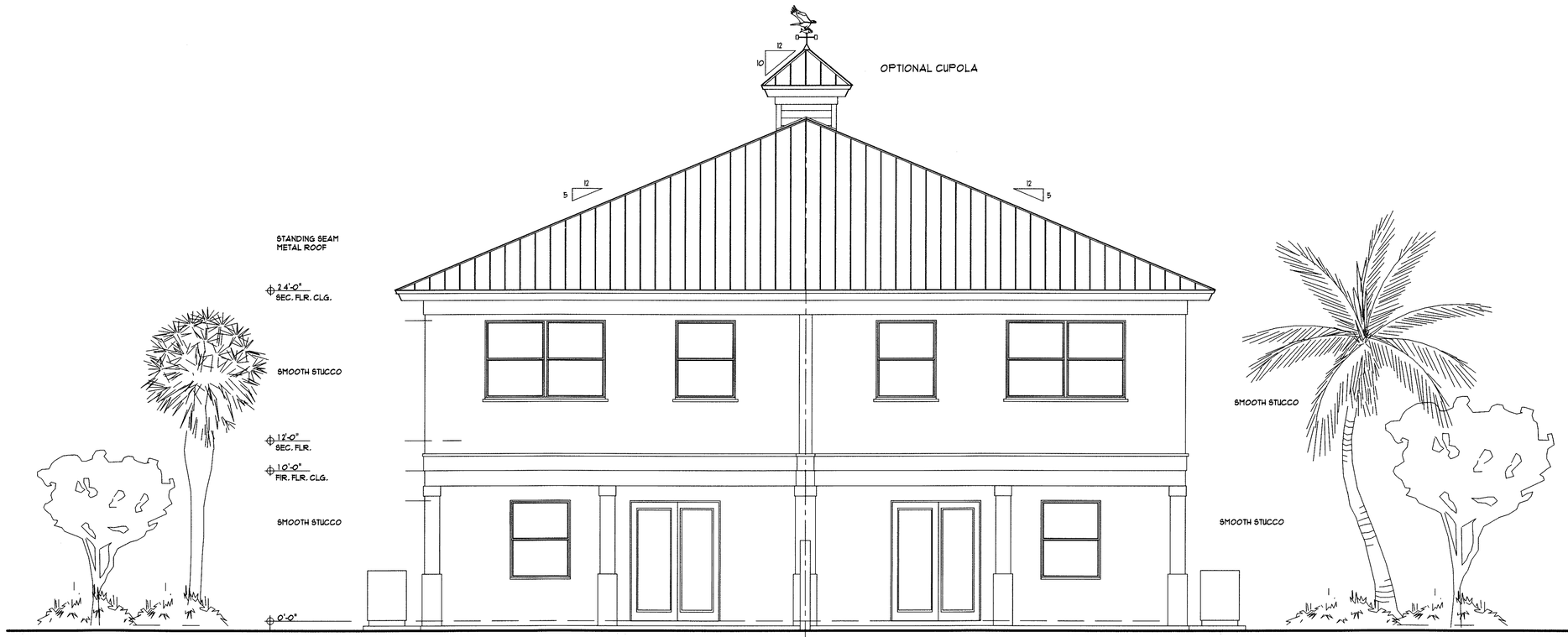
16 FEB 18

P-1

REG.# 8341

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119 S.W. 6TH STREET, STUART, FL. (772) 283-8402



REAR ELEVATION

1/4" = 1'-0"



FRONT ELEVATION # FOUR

1/4" = 1'-0"

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PROPOSED DESIGN FOR

OSPREY PRESERVE

GREENRIVER PARKWAY MARTIN COUNTY, FLORIDA

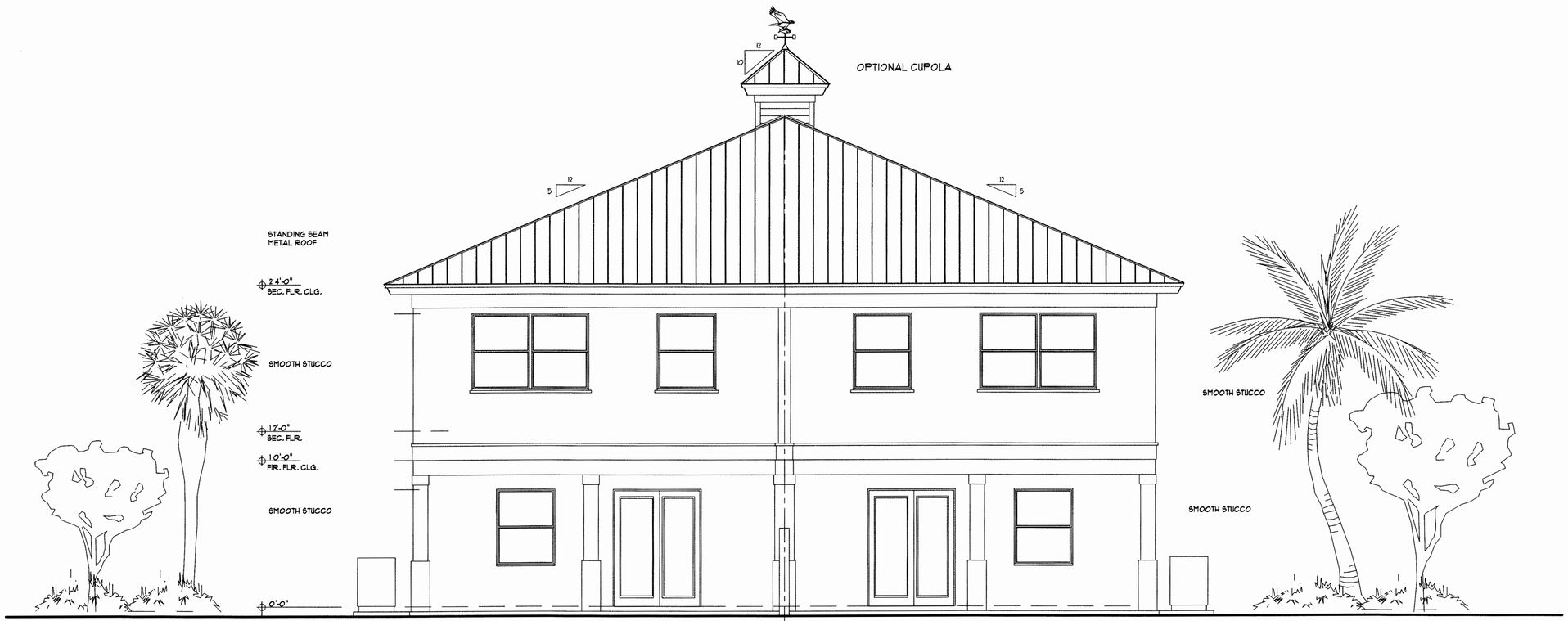
REVISIONS

17178

16 FEB 18

P-1

REG.# 8341



REAR ELEVATION

1/4" = 1'-0"



FRONT ELEVATION # FIVE

1/4" = 1'-0"

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PROPOSED DESIGN FOR

OSPREY PRESERVE

GREENRIVER PARKWAY MARTIN COUNTY, FLORIDA

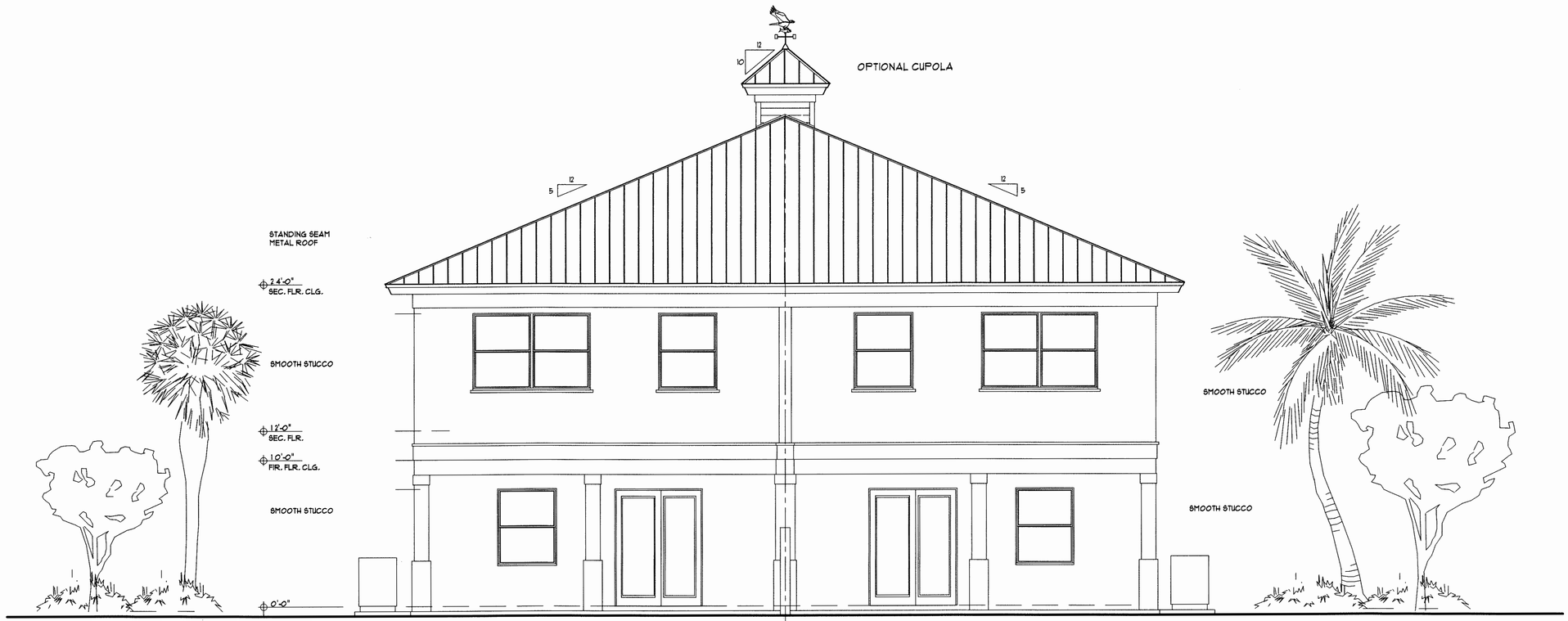
REVISIONS

17178

16 FEB 18

P - 1

REG.# 8341



REAR ELEVATION

1/4" = 1'-0"



FRONT ELEVATION #SIX

1/4" = 1'-0"

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PROPOSED DESIGN FOR

OSPREY PRESERVE

GREENRIVER PARKWAY MARTIN COUNTY, FLORIDA

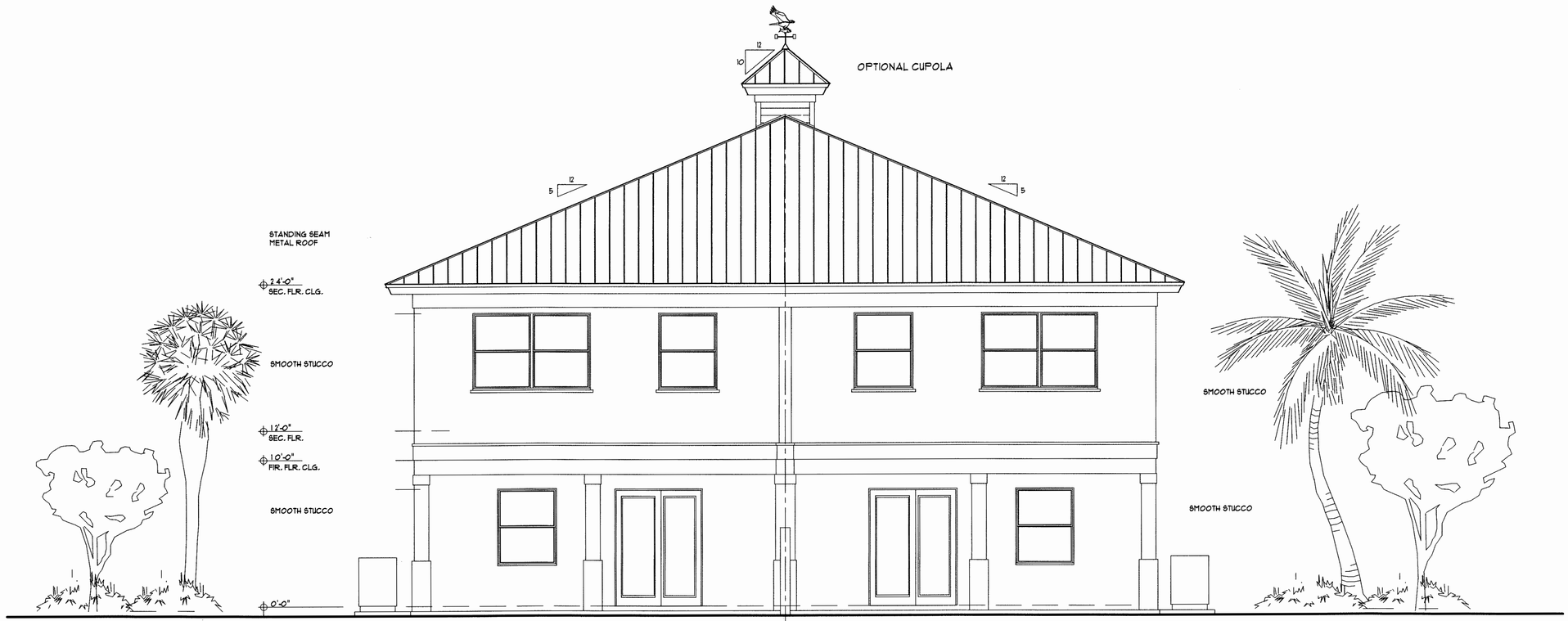
REVISIONS

17118

16 FEB 18

P-1

REG.# 8341



REAR ELEVATION

1/4" = 1'-0"



FRONT ELEVATION #SIX

1/4" = 1'-0"

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119 S.W. 6TH STREET, STUART, FL. (772) 288-8482

PROPOSED DESIGN FOR

OSPREY PRESERVE

GREENRIVER PARKWAY MARTIN COUNTY, FLORIDA

REVISIONS

17118

16 FEB 18

P-1

REG.# 8341

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

OSPREY PRESERVE RPUD

PRESERVE AREA MANAGEMENT PLAN

Prepared for:

LUCIDO & ASSOCIATES, INC.

Prepared by:

EW CONSULTANTS, INC.

February 2018

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1000 SE Monterey Commons Boulevard, Suite 208 • Stuart, FL 34996 772-287-8771 • Fax 772-287-2988
www.ewconsultants.com

INTRODUCTION -

This Wetland Monitoring Plan is designed for a 15.2+/- acre parcel located at the southwest corner of the Jensen Beach Boulevard/Green River Parkway intersection within the City of Stuart, in Martin County (please see Figure 1). The project site consists of residential units, associated roads, stormwater ponds, open space, and wetland and upland preserve areas. Two wetlands occur on-site: W-1 and W-2, the majority of which will be preserved and maintained in accordance with this plan, the details of which are described below.

WETLAND AND UPLAND PRESERVE AREAS -

Eradication of Nuisance and Exotic Vegetation -

All nuisance and exotic vegetation as listed by the Florida Exotic Pest Plant Council will be eradicated from the wetland and upland buffer preserve areas in perpetuity by the applicant or successors.

- All eradication will be through herbicide application, hand clearing, and removal of cut material off-site.
- The criterion for acceptance of eradication of exotic vegetation will be 100 percent kill. If initial eradication efforts do not achieve this criterion, follow up treatments will be conducted.
- Cutting/treatment of the trunk and/or stump with an appropriately labeled herbicide will eradicate all Brazilian pepper, melaleuca and other woody exotics.
- The criterion for completion of the woody exotic eradication will be 100 percent kill. If initial eradication efforts do not achieve this criterion, follow-up treatment will be conducted.
- All eradication of non-woody exotic vegetation will be through application of appropriately labeled herbicide. Any debris removed will be handled in accordance with the disposal specifications.
- The criterion for acceptance of eradication for all non-woody exotic vegetation will be 100 percent kill. If initial eradication efforts do not achieve this criterion, follow up treatment will be conducted.

The exotic vegetation eradication in the wetland and upland buffer preserve may generate vegetative debris that requires disposal. There will be a staging and storage area provided outside the limits of the preserve areas.

- Transport of vegetative debris from the wetland and upland buffer preserve area to the staging area will be conducted in a fashion that minimizes the distribution and dispersal of seeds.
- No living exotic or nuisance vegetative material will be left in the wetland and upland buffer preserve area. This plan allows for killing in place by herbicide application for non-woody plant material only.

All vegetative debris, either whole or chipped/mulched will be hauled off site and disposed of at a landfill or other such appropriately licensed facility.

Herbicides are required for the treatment of all stumps/trunks of woody vegetation to prevent re-growth, and for eradication of non-woody exotic and nuisance vegetation.

- All herbicide application activity will be conducted under the supervision of a Florida Department of Agriculture licensed applicator.
- All herbicide applied must include a visible tracer dye in the mix to facilitate observation of treated vegetation.

Replanting with Native Vegetation -

In preserves where exotic and nuisance plant eradication efforts leave un-vegetated areas, supplemental planting may be necessary. As such, the typical wetland planting plan (Figure 2) and the typical upland planting plan (Figure 3) shall be followed. Determining the number and type of plants will be done in consultation with SFWMD ERP Compliance staff after reviewing the site conditions within the preserve areas.

The vegetative success criteria for the wetland and upland buffer preserve area includes the requirement for 80 percent coverage of desirable vegetation and areal coverage of exotic vegetation at five percent and nuisance vegetation limited to 5 percent or less. After five years, the wetland and upland buffer preserve area will meet the vegetative success criteria of 80 percent coverage of desirable vegetation and areal coverage of exotic vegetation at five percent and nuisance vegetation limited to 5 percent or less.

WETLAND AND UPLAND PRESERVE MONITORING PLAN -

This monitoring plan includes one transect through the center of Wetland 1 with three photo/data collection stations, and one transect through Wetland 2 with three photo/data collection stations (see Figure 4).

The vegetative coverage will be measured as absolute coverage within an area of approximately 2,500 square feet at each monitoring station. The vegetation will be measured in percent coverage of the canopy/understory layer and ground cover. The total percent cover will not exceed 100 percent, and each species documented will be reported in both common and Latin names. The coverage will be measured by visual observation and will extend approximately 25 feet from the observer in each direction thus covering approximately 2,500 square feet at each station. Photos will be collected from each of the established monitoring stations to provide documentation of vegetative coverage. In addition to vegetative coverage documentation, any observed wildlife utilization or indicators of wildlife (i.e. tracks, scat, etc.) will be reported.

The monitoring will be conducted on an annual basis and reports will be provided to SFWMD and City during the first five years so that maintenance activity can be closely tracked. The reports provided at the end of two years and five years will include a discussion and conclusion regarding achievement of the success criteria as per the permit.

Each monitoring report will include recommendations for maintenance, if necessary. The threshold for maintenance requirements will be any monitored area that has 5 percent or more total vegetative coverage by nuisance or exotic vegetation at any time during the monitoring period. Additionally, if the upland buffer or wetland areas have not achieved the success criteria it will be recommended for supplemental planting in order to meet the criterion. Maintenance of the upland buffer will be provided in perpetuity by the permittee in accordance with permit requirements and this plan.

In order to further protect the wetland and upland buffer preserve areas, preserve area signage will be installed as shown on Figure 4.

Activity	Months after Construction Permit Issuance
Record Conservation Easement	One Month
Initiate Exotic Eradication	Two Months
Complete Exotic Eradication	Four Months
Conduct/Submit Time Zero Monitoring	Six Months
Submit First Annual Monitoring Report	12 Months
Submit Second Annual Monitoring Report	24 Months
Submit Third Annual Monitoring Report	36 Months
Submit Fourth Annual Monitoring Report	48 Months
Submit Fifth Annual Monitoring Report	60 Months



USGS QUAD MAP "PALM CITY", SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST, JENSEN BEACH, MARTIN COUNTY, FLORIDA LATITUDE 27°14'39.21" LONGITUDE -80°15'18.33"

0 2000
SCALE IN FEET

LEGEND

- SITE (15.2± AC)

OSPREY PRESERVE RPUD

QUAD

CONSULTANTS, INC.

EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

JAN 2016

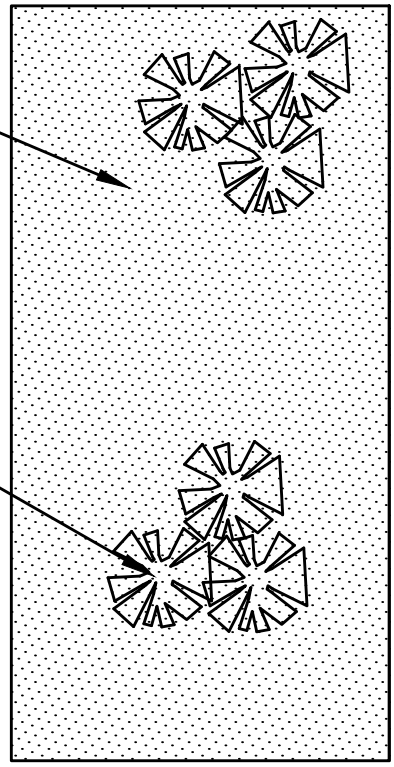
FIGURE

1

OSPREY PRESERVE RPUD.dwg QUAD

TYPICAL WETLAND
PRESERVE AREA PLANTING PLAN

NTS



GROUNDCOVER (bare root)
Pickerel Weed *(Pontederia Cordata)*
Beakrush *(Rhynchospora tracyi)*
Blue Flag Iris *(Iris virginica)*
Blue Maidencane *(Amphicarpum muhlenbergianum)*
Chainfern *(Woodwardia virginica)*
Sand Cordgrass *(Spartina bakeri)*
Maidencane *(Panicum hemitomon)*

CANOPY (7gal)
Cypress *(Taxodium spp.)*
Red Maple *(Acer rubrum)*

NOTE:
- Native vegetation to be installed to mimic typical of freshwater wetland habitat plant composition
- Plant material may be substituted with other similiar native species.
- Planting quantities to be determine at time of planting as per existing field conditions.

OSPREY PRESERVE RPUD
PRESERVE AREA PLANTING PLAN

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

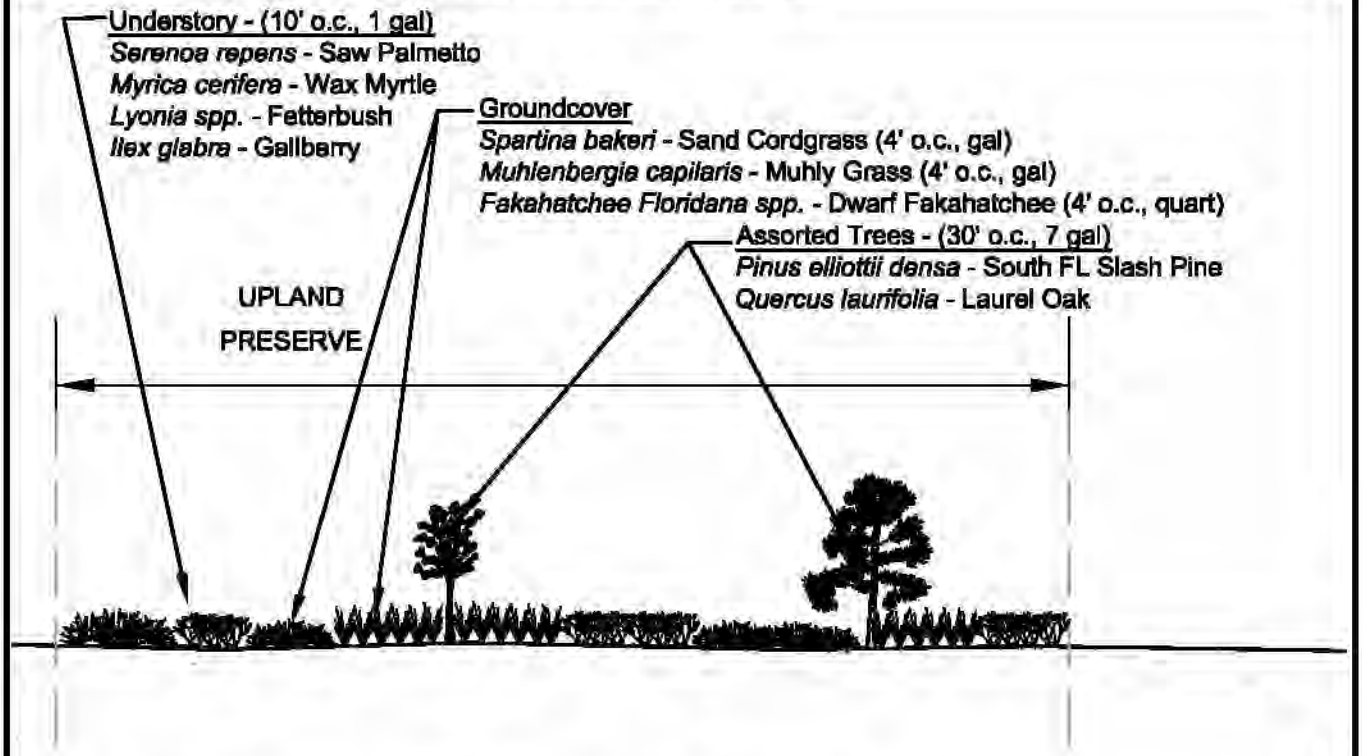
JUNE 2016

FIGURE
2

OSPREY PRESERVE PLANTING PLAN.dwg WETLAND PLANTING PLAN

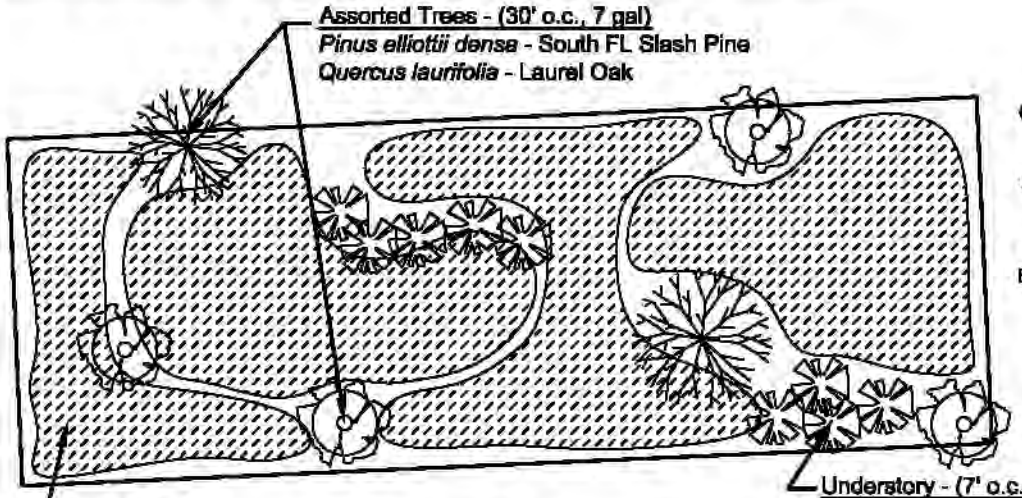
PINE FLATWOODS REPLANTING SECTION

N.T.S



PINE FLATWOODS REPLANTING PLAN VIEW

N.T.S



QUANTITY OF PLANTS WILL BE DETERMINED BY SIZE OF RESTORATION AREA AND SPACING (O.C.) OF SELECTED PLANTS.

REFERENCED SPECIES MAY BE SUBSTITUTED WITH OTHER APPROPRIATE NATIVE SPECIES BASED ON AVAILABILITY.

NOTE: PLANTS TO BE INSTALLED AS TO MIMIC NATURAL OCCURRENCE.

OSPREY PRESERVE RPUD

PINE FLATWOODS REPLANTING PLAN

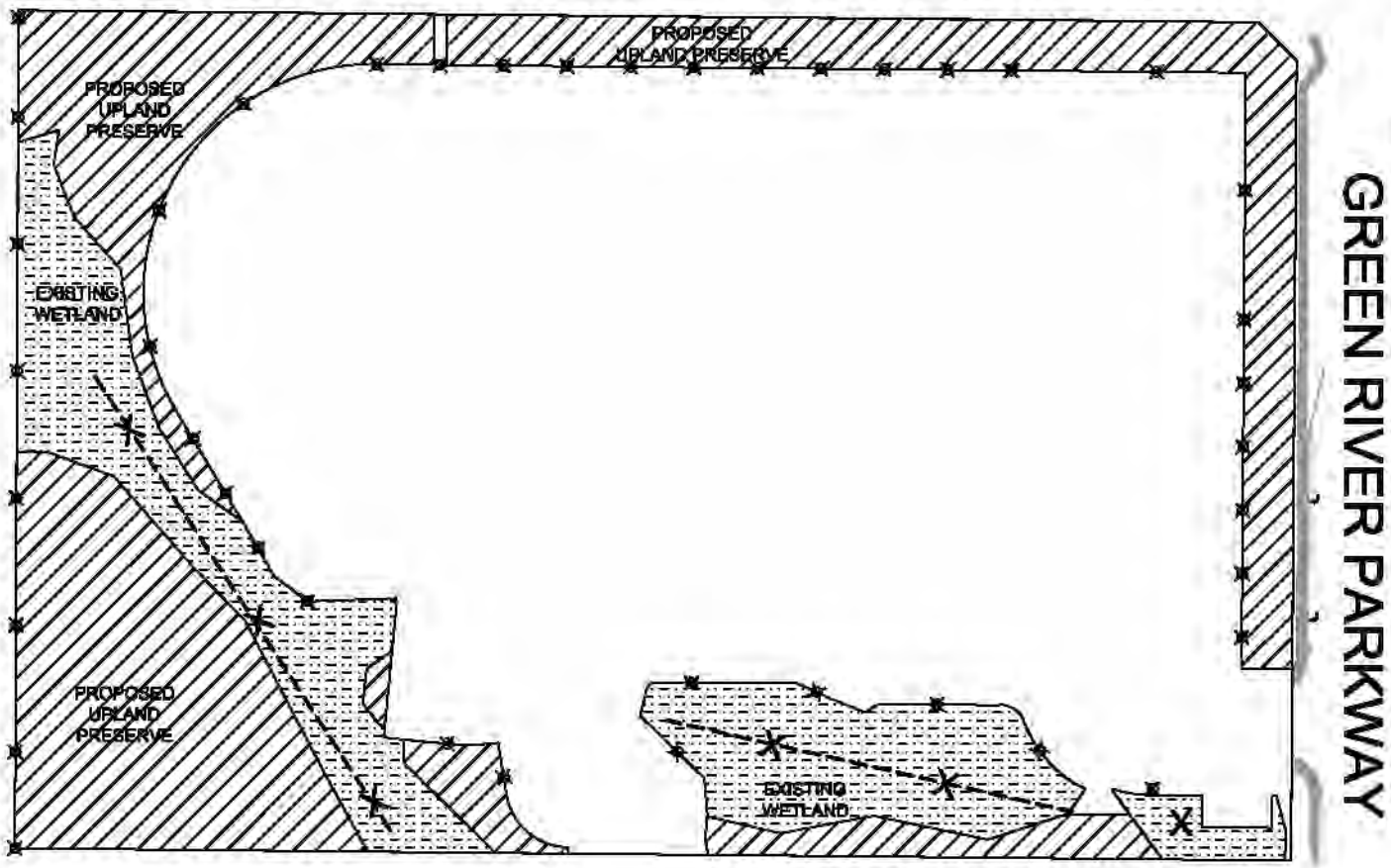
EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

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FIGURE 3

'OSPREY PRESERVE' PINE FLATWOODS DETAIL.dwg SECTION WITH WETLAND





LEGEND

- WETLAND PRESERVE AREA
- UPLAND PRESERVE
- MONITORING TRANSECT WITH STATIONS
- PRESERVE SIGN LOCATION (42)

0 150

SCALE IN FEET

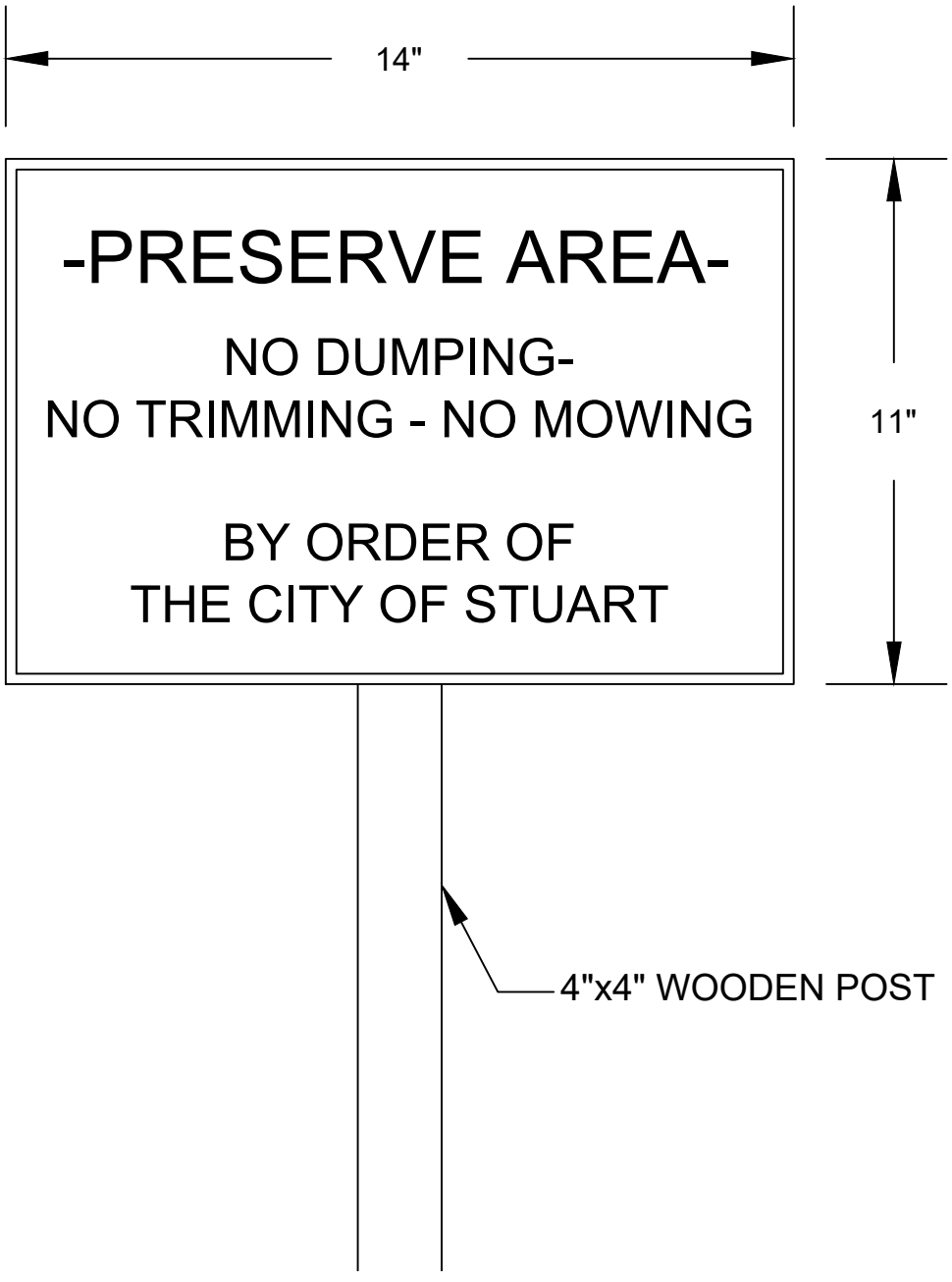
OSPREY PRESERVE RPUD MONITORING MAP

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FIGURE 4

OSPREY PRESERVE RPUD.dwg MONITORING B&W



OSPREY PRESERVE RPUD

PRESERVE AREA SIGN

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STUART, FL 34996
772-287-8771 FAX 772-287-2988
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FIGURE

PRESERVE SIGN STANDARD.dwg Layout1