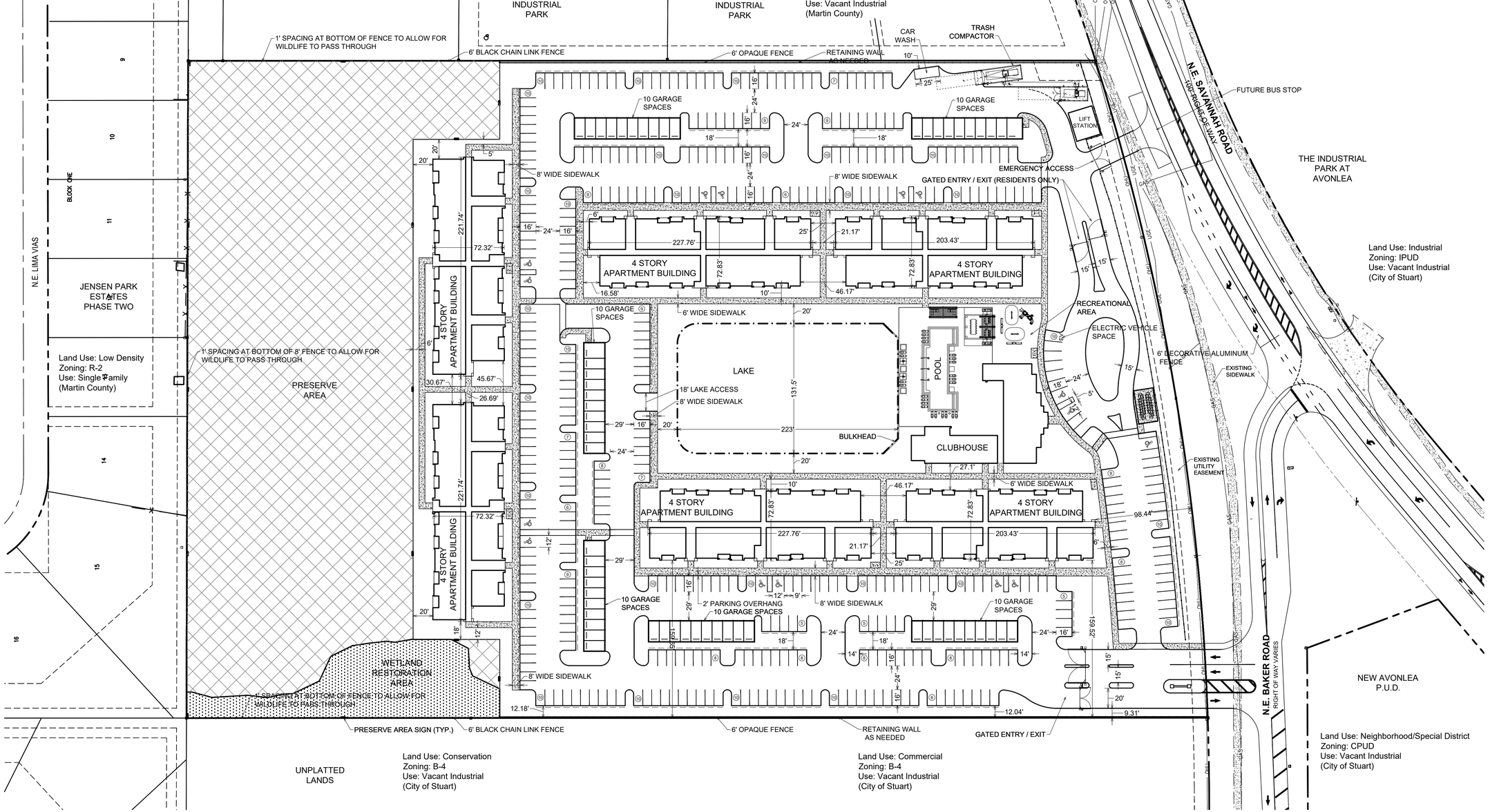
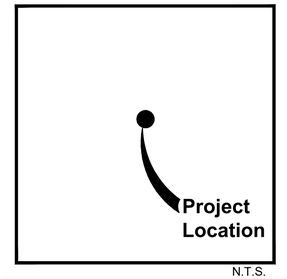


Key / Location:



N.T.S.

Project Team:

Property Owner
Werner Bols Revocable Trust
PO Box 194
Palm City, Florida 34991

Applicant
Kennedy Homes
6400 Congress Avenue
Boca Raton, Florida 33487

Land Planner
Lucido & Associates
701 East Ocean Blvd.
Stuart, Florida 34994
772.220.2100

Landscape Architect
Lucido & Associates
701 East Ocean Blvd.
Stuart, Florida 34994
772.220.2100

Engineer
Captec Engineering, Inc
301 NW Flagler Avenue
Stuart, FL 34994
772.692.4344

Traffic Engineer
Captec Engineering, Inc
301 NW Flagler Avenue
Stuart, FL 34994
772.692.4344

Surveyor
Betsy Lindsay Inc
7997 SW Jack James Drive
Stuart, Florida 34997
772.286.5753

Architect
Marc Wiener, A.I.A.
Architecture / Planning
851 S Federal Highway, Suite 203
Boca Raton, Florida 33432
561.750.4111

Savannah Place Apartments RPUD

City of Stuart, Martin County, Florida

Master Site Plan

Date	By	Description
04.04.2018		Master Site Plan Application
06.12.2018		First Submittal
10.23.2018		Second Submittal
02.20.2019		LPA Set
03.01.2019		SCC Set

General Notes:

- Refer to Landscape Plan for landscape details and specifications.
- 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.
- 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 parking areas shown hereon are private and will be owned and maintained by the homeowners association.
- Water and sewer service shall be provided by Martin County Utilities.
- Photometric site lighting plans shall be provided to the City of Stuart for review and approval prior to site development permit approval.

Preserve Area Calculations:

Total Site Area:	15.14 acres
Less Predevelopment Wetlands:	2.65 acres
Predevelopment Upland Area:	12.49 acres
Required Upland Preserve Area (25.0%):	3.12 acres
Provided Upland Preserve Area (27.6%):	3.45 acres

Building Data:

Product Type:	Multifamily
Maximum Height:	4 Stories - 45'
Building Coverage:	17%
Maximum Allowed Per RPUD: 30%	

Parking Calculations:

Total Parking Spaces Required 504 Spaces

112 1 - Bedroom units @ 1.5 Spaces per unit: 168 spaces
168 2 & 3 - Bedroom units @ 2 Spaces per unit: 336 spaces

Total Parking Spaces Provided 505 Spaces

445 Standard Spaces
60 Garage Spaces

Site Data:

Proposed Future Land Use:	**Multifamily**	
Proposed Zoning:	**RPUD**	
Total Units:	**280 Units**	
Gross Density:	**18.49 DU/Ac.**	
Area (Total Site):	**659,293 sf**	**15.14 ac.**
Impervious Area:	360,211 sf	8.27 ac. (54.6%)
Buildings:	109,516 sf	2.52 ac.
Pavement:	174,519 sf	4.01 ac.
Sidewalks, Patios, Decks:	41,732 sf	0.96 ac.
Curb:	4,497 sf	0.10 ac.
Trash Compactors:	1,019 sf	0.02 ac.
Lake:	28,928 sf	0.66 ac.
Pervious Area:	299,082 sf	6.87 ac. (45.4%)
Landscape Area:	133,217 sf	3.06 ac.
Preserve Area:	150,249 sf	3.45 ac.
Wetland Restoration Area:	15,616 sf	0.36 ac.

Net Density Calculations:

Apartment Buildings, Garages and Recreational:	109,516 sf
Pavement:	174,519 sf
Sidewalks:	41,732 sf
Curb:	4,497 sf

NORTH

SCALE: 1" = 50'

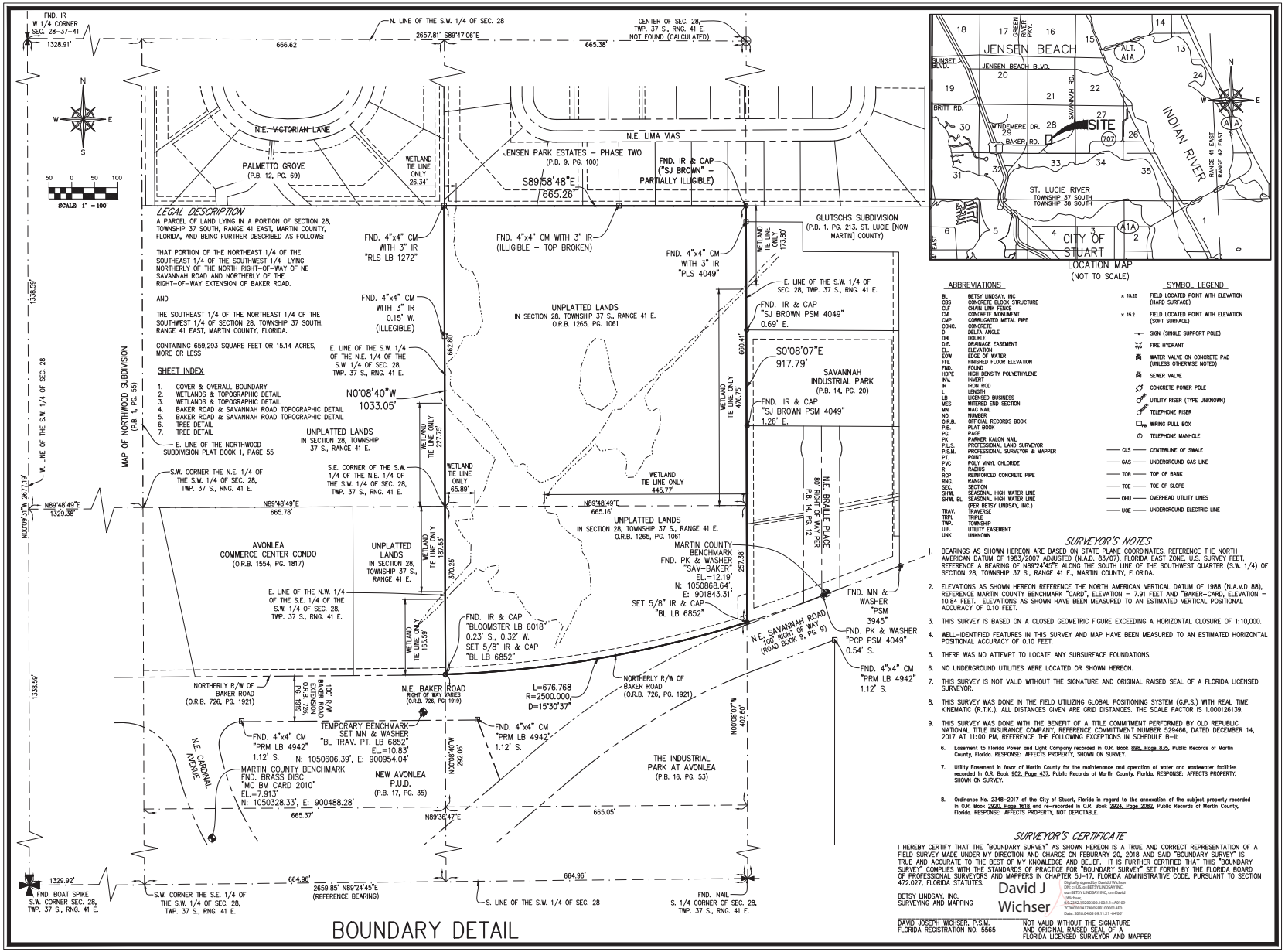
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REG. # 1018
Thomas P. Lucido

Designer	J.J.	Sheet	1 of 1
Manager	D.F.		
Project Number	17-1120		
Municipal Number	---		
Computer File	17-1120 Savannah Place - Master Plan.dwg		

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Drawing Name: J:\Projects Active\17-1120 Baker Road (Savannah Place) Kennedy Homes\Site Plan\ Mar 01, 2019 - 3:08pm 17-1120 Savannah Place - Master Plan.dwg



BOUNDARY DETAIL

LOCATION MAP
(NOT TO SCALE)

ABBREVIATIONS

BL.	BETSY LINDSAY, INC
CBS	CONCRETE BLOCK STRUCTURE
CLF	CHAIN LINK FENCE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
D	DELTA ANGLE
DBL	DOUBLE
D.E.	DRAINAGE EASEMENT
EL.	ELEVATION
EOW	EDGE OF WATER
FFE	FINISHED FLOOR ELEVATION
FND.	FOUND
HDPE	HIGH DENSITY POLYETHYLENE
INV.	INVERT
IR	IRON ROD
L	LENGTH
LB	LICENSED BUSINESS
MES	MITERED END SECTION
MN	MAG NAIL
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
PK	PARKER KALON NAIL
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
PT.	POINT
PVC	POLY VINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RNG.	RANGE
SEC.	SECTION
SHWL	SEASONAL HIGH WATER LINE
SHWL BL	SEASONAL HIGH WATER LINE (PER BETSY LINDSAY, INC.)
TRAV.	TRAVERSE
TRPL	TRIPLE
TWP.	TOWNSHIP
U.E.	UTILITY EASEMENT
UNK	UNKNOWN

SYMBOL LEGEND

× 15.25	FIELD LOCATED POINT WITH ELEVATION (HARD SURFACE)
× 15.2	FIELD LOCATED POINT WITH ELEVATION (SOFT SURFACE)
	SIGN (SINGLE SUPPORT POLE)
	FIRE HYDRANT
	WATER VALVE ON CONCRETE PAD (UNLESS OTHERWISE NOTED)
	SEWER VALVE
	CONCRETE POWER POLE
	UTILITY RISER (TYPE UNKNOWN)
	TELEPHONE RISER
	WIRING PULL BOX
	TELEPHONE MANHOLE
CLS	CENTERLINE OF SWALE
GAS	UNDERGROUND GAS LINE
TOB	TOP OF BANK
TOE	TOE OF SLOPE
OHU	OVERHEAD UTILITY LINES
UGE	UNDERGROUND ELECTRIC LINE

SURVEYOR'S NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983/2007 ADJUSTED (N.A.D. 83/07), FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BEARING OF N89°24'45"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 28, TOWNSHIP 37 S., RANGE 41 E., MARTIN COUNTY, FLORIDA.
2. ELEVATIONS AS SHOWN HEREON REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D 88). REFERENCE MARTIN COUNTY BENCHMARK "CARD", ELEVATION = 7.91 FEET AND "BAKER-CARD, ELEVATION = 10.84 FEET. ELEVATIONS AS SHOWN HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.10 FEET.
3. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10,000.
4. WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 FEET.
5. THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
6. NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON.
7. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
8. THIS SURVEY WAS DONE IN THE FIELD UTILIZING GLOBAL POSITIONING SYSTEM (G.P.S.) WITH REAL TIME KINEMATIC (R.T.K.). ALL DISTANCES GIVEN ARE GRID DISTANCES. THE SCALE FACTOR IS 1.000126139.
9. THIS SURVEY WAS DONE WITH THE BENEFIT OF A TITLE COMMITMENT PERFORMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, REFERENCE COMMITMENT NUMBER 529456, DATED DECEMBER 14, 2017 AT 11:00 PM, REFERENCE THE FOLLOWING EXCEPTIONS IN SCHEDULE B-II:
   6. Easement to Florida Power and Light Company recorded in O.R. Book 896, Page 835, Public Records of Martin County, Florida. RESPONSE: AFFECTS PROPERTY, SHOWN ON SURVEY.
   7. Utility Easement in favor of Martin County for the maintenance and operation of water and wastewater facilities recorded in O.R. Book 802, Page 437, Public Records of Martin County, Florida. RESPONSE: AFFECTS PROPERTY, SHOWN ON SURVEY.
   8. Ordinance No. 2348-2017 of the City of Stuart, Florida in regard to the annexation of the subject property recorded in O.R. Book 2920, Page 1618 and re-recorded in O.R. Book 2924, Page 2082, Public Records of Martin County, Florida. RESPONSE: AFFECTS PROPERTY, NOT DEPICTABLE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE ON FEBURARY 20, 2018 AND SAID "BOUNDARY SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "BOUNDARY SURVEY" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "BOUNDARY SURVEY" 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.

BETSY LINDSAY, INC.
SURVEYING AND MAPPING

David J Wichser
Digitally signed by David J Wichser
DN: c=US, o=BETSY LINDSAY, INC., ou=BETSY LINDSAY INC., cn=David J Wichser, 0.9.2342.19200300.100.1.1=A01097C00005417490538010001A60
Date: 2018.04.05 09:17:21 -04'00'

DAVID JOSEPH WICHSER, P.S.M.
FLORIDA REGISTRATION NO. 5565

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

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS

DATE 02/20/2018
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FIELD BK. MC 41
DRAWN BY D.B.
CHECKED BY D.J.W.

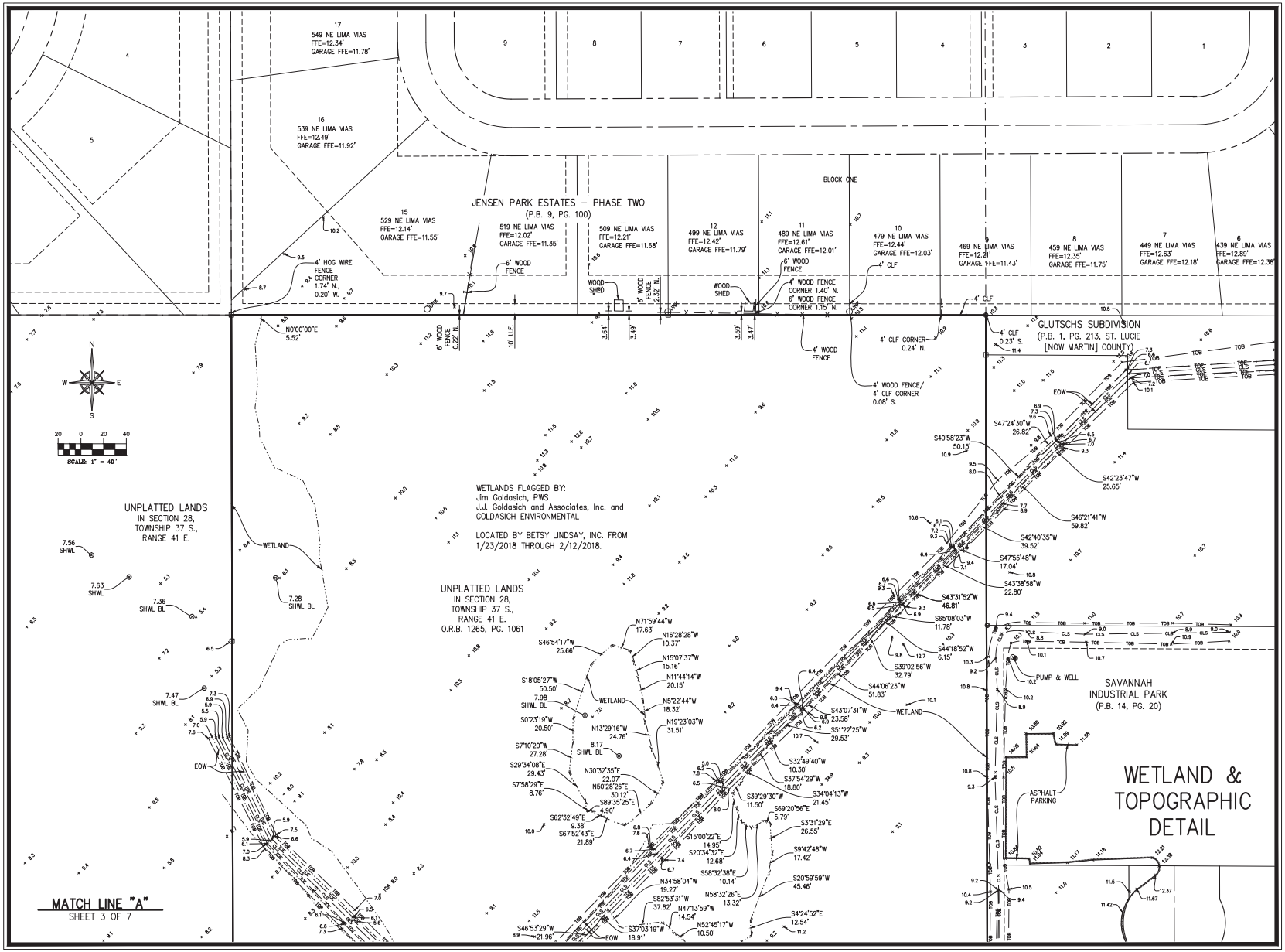
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MARTIN COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

KENNEDY HOMES, LLC

SHEET NO. 1
OF 7 SHEETS
PROJECT NO. 18-05

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BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS

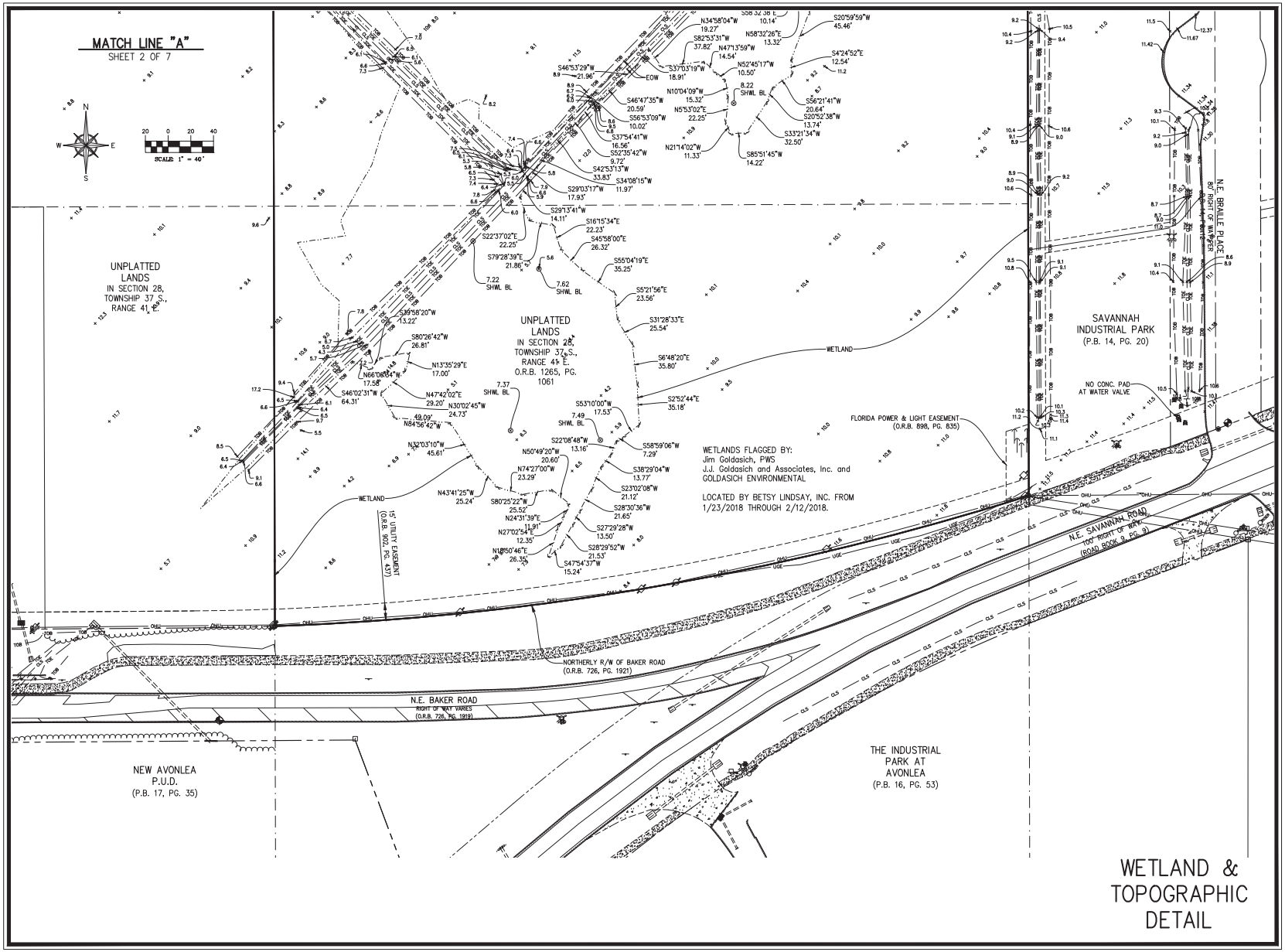
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CHECKED BY D.J.W.

BOUNDARY & TOPOGRAPHIC SURVEY

A PORTION OF SECTION 28, TOWNSHIP 37 S., RANGE 41 E.
MARTIN COUNTY, FLORIDA

KENNEDY HOMES, LLC

SHEET NO. 2
OF 7 SHEETS
PROJECT NO. 18-05



BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS

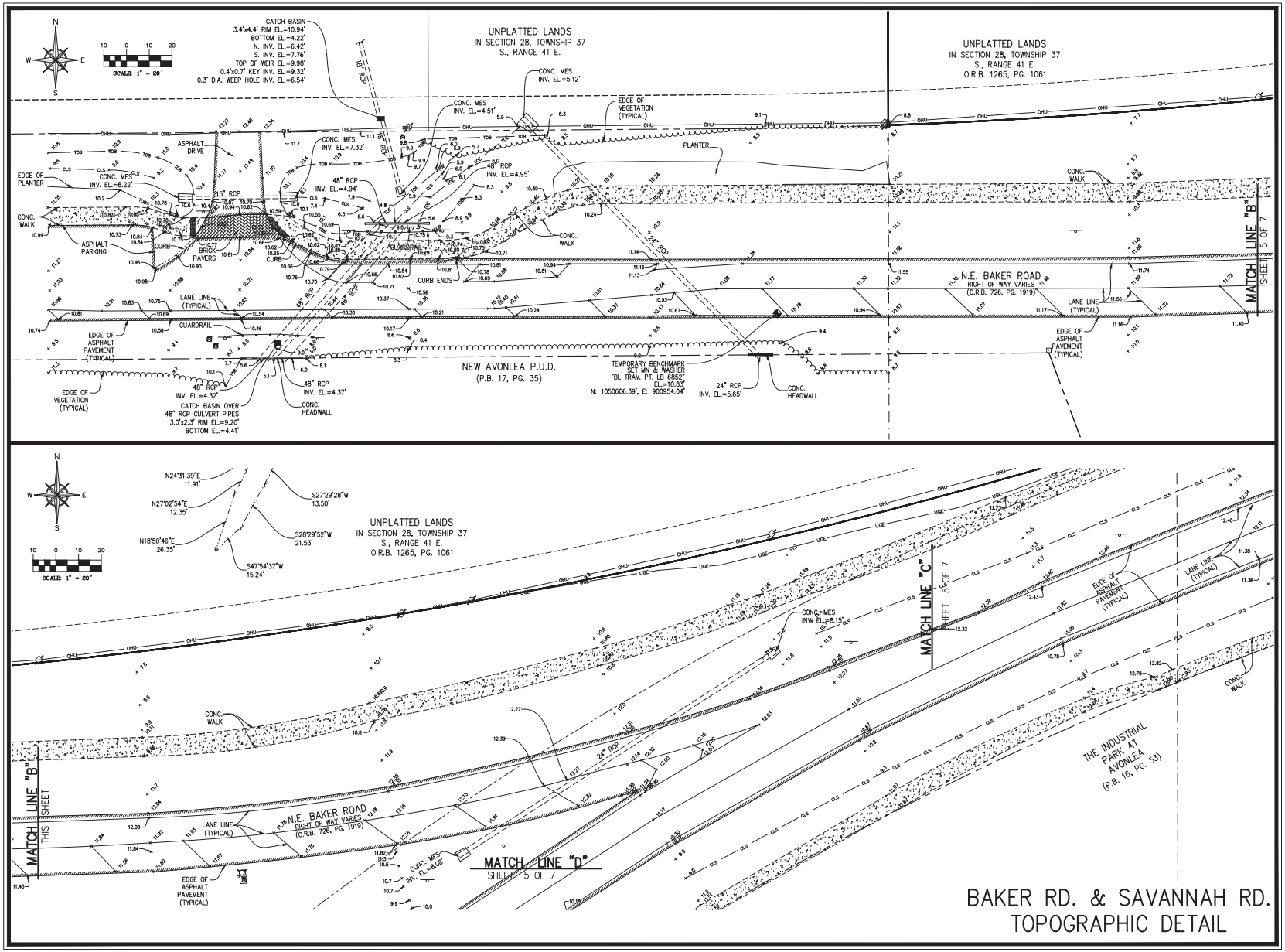
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MARTIN COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

KENNEDY HOMES, LLC

SHEET NO. 3
OF 7 SHEETS
PROJECT NO. 18-05



BAKER RD. & SAVANNAH RD.
TOPOGRAPHIC DETAIL

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS

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CHECKED BY D.J.W.

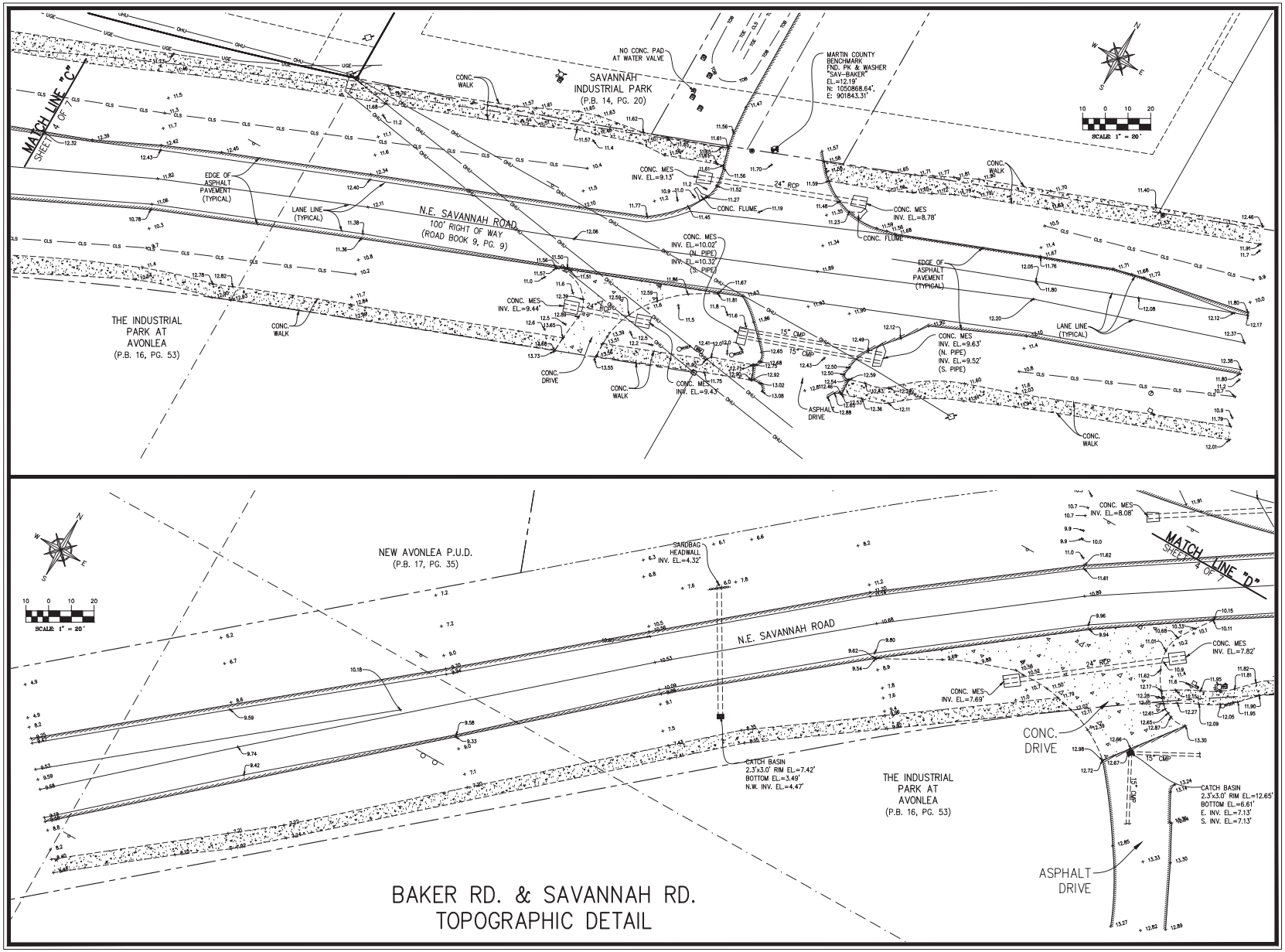
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MARTIN COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

KENNEDY HOMES, LLC

SHEET NO. 4
OF 7 SHEETS
PROJECT NO. 18-05

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BAKER RD. & SAVANNAH RD.
TOPOGRAPHIC DETAIL

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS

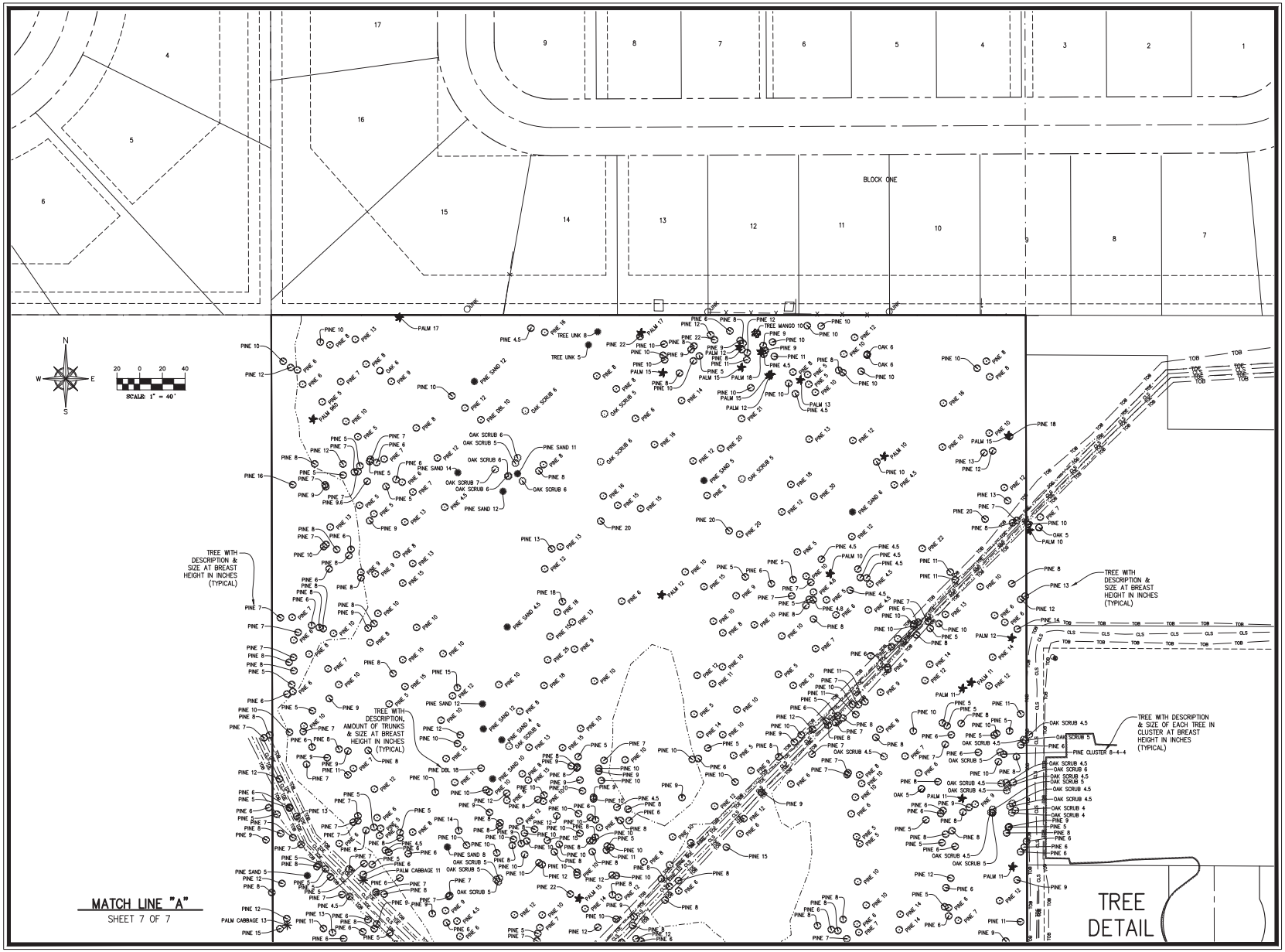
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CHECKED BY D.J.W.

A PORTION OF SECTION 28, TOWNSHIP 37 S., RANGE 41 E.
MARTIN COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

KENNEDY HOMES, LLC

SHEET NO. 5
OF 7 SHEETS
PROJECT NO. 18-05



BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS

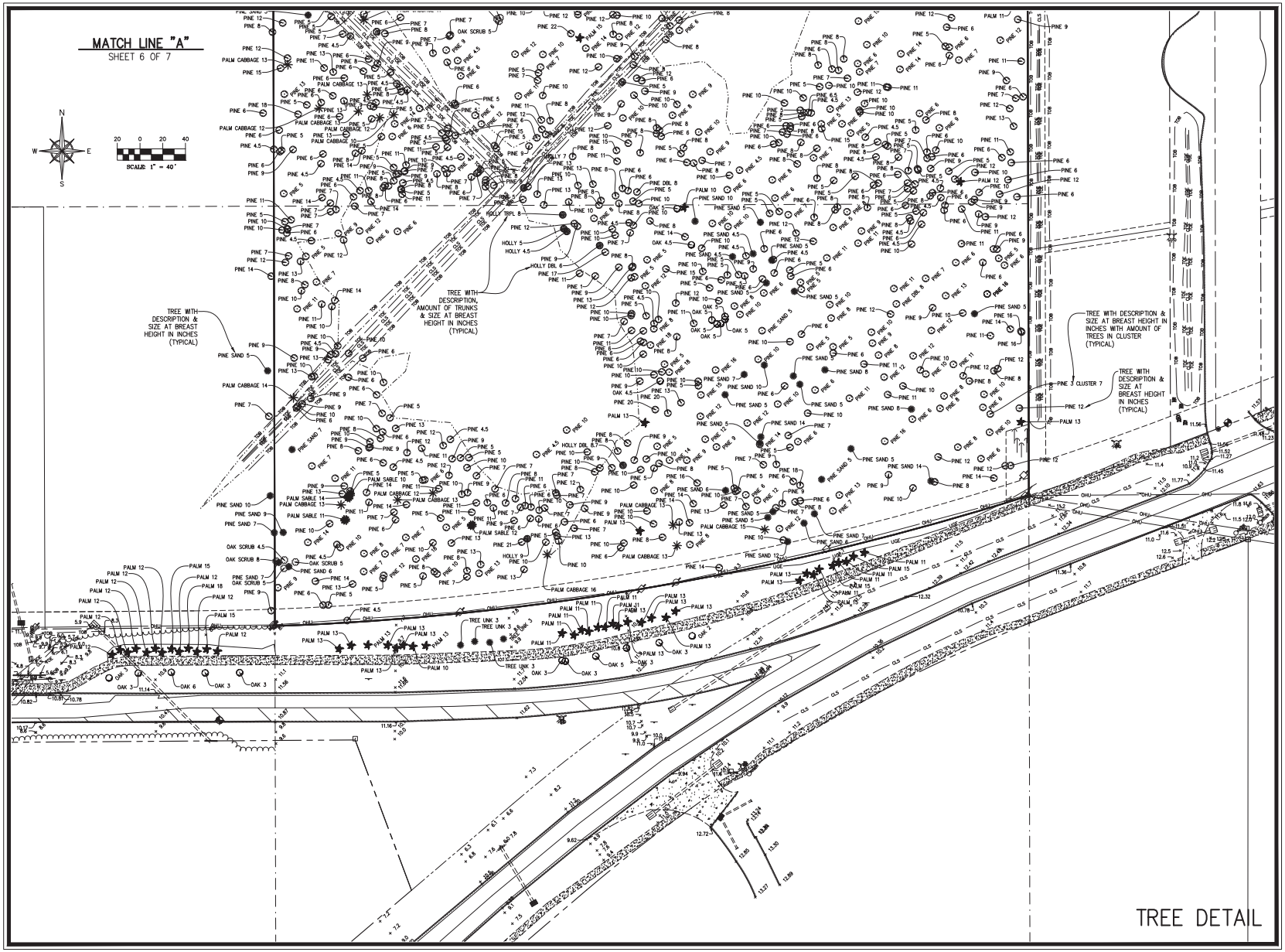
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A PORTION OF SECTION 28, TOWNSHIP 37 S., RANGE 41 E.
MARTIN COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

KENNEDY HOMES, LLC

SHEET NO. 6
OF 7 SHEETS
PROJECT NO. 18-05



BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS

DATE 02/20/2018
SCALE 1"=40'
FIELD BK. MC 41
DRAWN BY D.B
CHECKED BY D.W

BOUNDARY & TOPOGRAPHIC SURVEY

A PORTION OF SECTION 28, TOWNSHIP 37 S., RANGE 41 E.
MARTIN COUNTY, FLORIDA

KENNEDY HOMES, LLC

SHEET NO. 7
OF 7 SHEETS
PROJECT NO. 18-05

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GLUTSCHS SUBDIVISION

N.E. BRAILLE PLACE
80' RIGHT OF WAY

Land Use: Industrial
Zoning: LI
Use: Light Equipment Manufacturing
(Martin County)

SAVANNAH INDUSTRIAL PARK

SAVANNAH INDUSTRIAL PARK

Land Use: Industrial
Zoning: LI
Use: Vacant Industrial
(Martin County)

EXISTING FPL EASEMENT

RECYCLE COMPACTOR: MARATHON RJ-225

ASH COMPACTOR: MARATHON RJ-275

30 YARD ROLL OUT DUMPSTER

TRASH COMPACTOR

6' BLACK CHAIN LINK FENCE

6' OPAQUE FENCE

10 YARD DUMPSTER

10 GARAGE SPACES

10 GARAGE SPACES

LIFT STATION

LIFT STATION

N.E. SAVANNAH ROAD
100' RIGHT-OF-WAY

EMERGENCY ACCESS - GATED ENTRY / EXIT (RESIDENTS ONLY)

THE INDUSTRIAL PARK AT AVONLEA

4 STORY APARTMENT BUILDING

4 STORY APARTMENT BUILDING

Land Use: Industrial
Zoning: IPUD
Use: Vacant Industrial
(City of Stuart)

JENSEN PARK ESTATES PHASE TWO

4 STORY APARTMENT BUILDING

10 GARAGE SPACES

RECREATIONAL AREA

6' DECORATIVE ALUMINUM FENCE

Land Use: Low Density
Zoning: R-2
Use: Single Family
(Martin County)

PRESERVE AREA

LAKE

POOL

CLUBHOUSE

CLUBHOUSE

EXISTING SIDEWALK

EXISTING SIDEWALK

BULKHEAD

INVERTED U - TYPE BIKE RACK (TYP.)

EXISTING UTILITY EASEMENT

EXISTING UTILITY EASEMENT

4 STORY APARTMENT BUILDING

4 STORY APARTMENT BUILDING

4 STORY APARTMENT BUILDING

10 GARAGE SPACES

10 GARAGE SPACES

10 GARAGE SPACES

WETLAND RESTORATION AREA

N.E. BAKER ROAD
RIGHT OF WAY VARIES

NEW AVONLEA P.U.D.

PRESERVE AREA SIGN (TYP.)

6' BLACK CHAIN LINK FENCE

6' OPAQUE FENCE

GATED ENTRY / EXIT

Land Use: Conservation
Zoning: B-4
Use: Vacant Industrial
(City of Stuart)

Land Use: Commercial
Zoning: B-4
Use: Vacant Industrial
(City of Stuart)

Land Use: Neighborhood/Special District
Zoning: CPUD
Use: Vacant Industrial
(City of Stuart)

Luminaire Schedule

Project: SAVANNAH PLACE APARTMENTS RPUD - SITE CITY OF STUAR, FL 02/27/2019

Symbol	Qty	Label	Arrangement	Manufacturer	Description	Luminaire Lumens	LLF	Luminaire Watts	Assembly Watts
SA	11	SA	SINGLE	Lithonia Lighting	DSX1 LED P5 40K TSW MVOLT MIN: 25' POLE MOUNT A.F.G.	28442	0.903	241	241
SB	7	SB	SINGLE	Lithonia Lighting	DSX1 LED P5 40K TFTM MVOLT HS MIN: 25' POLE MOUNT A.F.G.	14083	0.903	163	163
SC	11	SC	SINGLE	Lithonia Lighting	DSX1 LED P5 40K BLC MVOLT MIN: 25' POLE MOUNT A.F.G.	12977	0.903	138	138
SD	16	SD	SINGLE	Lithonia Lighting	DSXB LED 12C 350 40K ASY (42" BOLLARD)	1283	0.855	16	16

Calculation Summary

Project: SAVANNAH PLACE APARTMENTS RPUD - SITE CITY OF STUAR, FL 02/27/2019

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.64	4.0	0.5	3.28	8.00
PRESERVE AREA WALKWAYS	Illuminance	Fc	3.26	6.0	1.0	3.26	6.00



BUILDING 'I' : TYPICAL FLOOR PLAN

FIN. FLOOR ELEV = 00.00' NGVD

SCALE 1/8"=1'-0"

THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.



KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

MARC WIENER, A.I.A.
ARCHITECTURE / PLANNING
AR # 0011313
851 S Federal Highway Suite 203
Boca Raton, Florida 33432
O: 561-750-4111
F: 561-750-5298

STATE OF FLORIDA ROBERT WEBER WIENER ARCHITECT AR0011313 REGISTERED

ARCHITECT

KENNEDY HOMES LLC

6400 Congress Ave. #2175
Boca Raton, Florida 33487

OWNER IDENTIFICATION

CONSULTANT

SAVANNAH PLACE APARTMENTS

SAVANNAH ROAD
STUART, FLORIDA

BUILDING

JOB NUMBER	17105
SCALE	AS NOTED
ISSUE DATE	02.13.19
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	BUILDING PLAN
SHEET NUMBER	A2.011

SHEET

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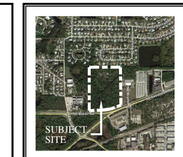
17105- A2.011 02 - 19.02.13 PLOT: 19.02.13



BUILDING 'II' : TYPICAL FLOOR PLAN

FIN. FLOOR ELEV = 00.00' NGVD

SCALE 1/8"=1'-0"



KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

STATE OF FLORIDA · ROBERT WEBER · AR0011313 · REGISTERED ARCHITECT
Robert Weber

MARC WIENER, A.I.A.
ARCHITECTURE / PLANNING
AR # 0011313
851 S Federal Highway, Suite 203
Boca Raton, Florida 33432
O: 561-750-4111
F: 561-750-5298

ARCHITECT

KENNEDY HOMES LLC
6400 Congress Ave. #2175
Boca Raton, Florida 33487

OWNER IDENTIFICATION

SAVANNAH PLACE APARTMENTS

SAVANNAH ROAD
STUART, FLORIDA

BUILDING

JOB NUMBER	17105
SCALE	AS NOTED
ISSUE DATE	02.13.19
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	BUILDING PLAN
SHEET NUMBER	A2.01 II

SHEET

THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

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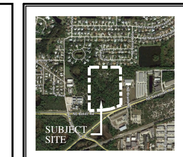
17105- A2.01 II 01 - 19.02.13 PL01: 19.02.13



BUILDING 'III' : TYPICAL FLOOR PLAN

FIN. FLOOR ELEV = 00.00' NGVD

SCALE 1/8"=1'-0"



KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS

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AR0011313
Robert Weber
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ARCHITECT

CONSULTANT

KENNEDY HOMES LLC
6400 Congress Ave. #2175
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OWNER IDENTIFICATION

SAVANNAH PLACE APARTMENTS

SAVANNAH ROAD
STUART, FLORIDA

BUILDING

JOB NUMBER	17105
SCALE	AS NOTED
ISSUE DATE	02.13.19
PERMIT DATE	
BID DATE	

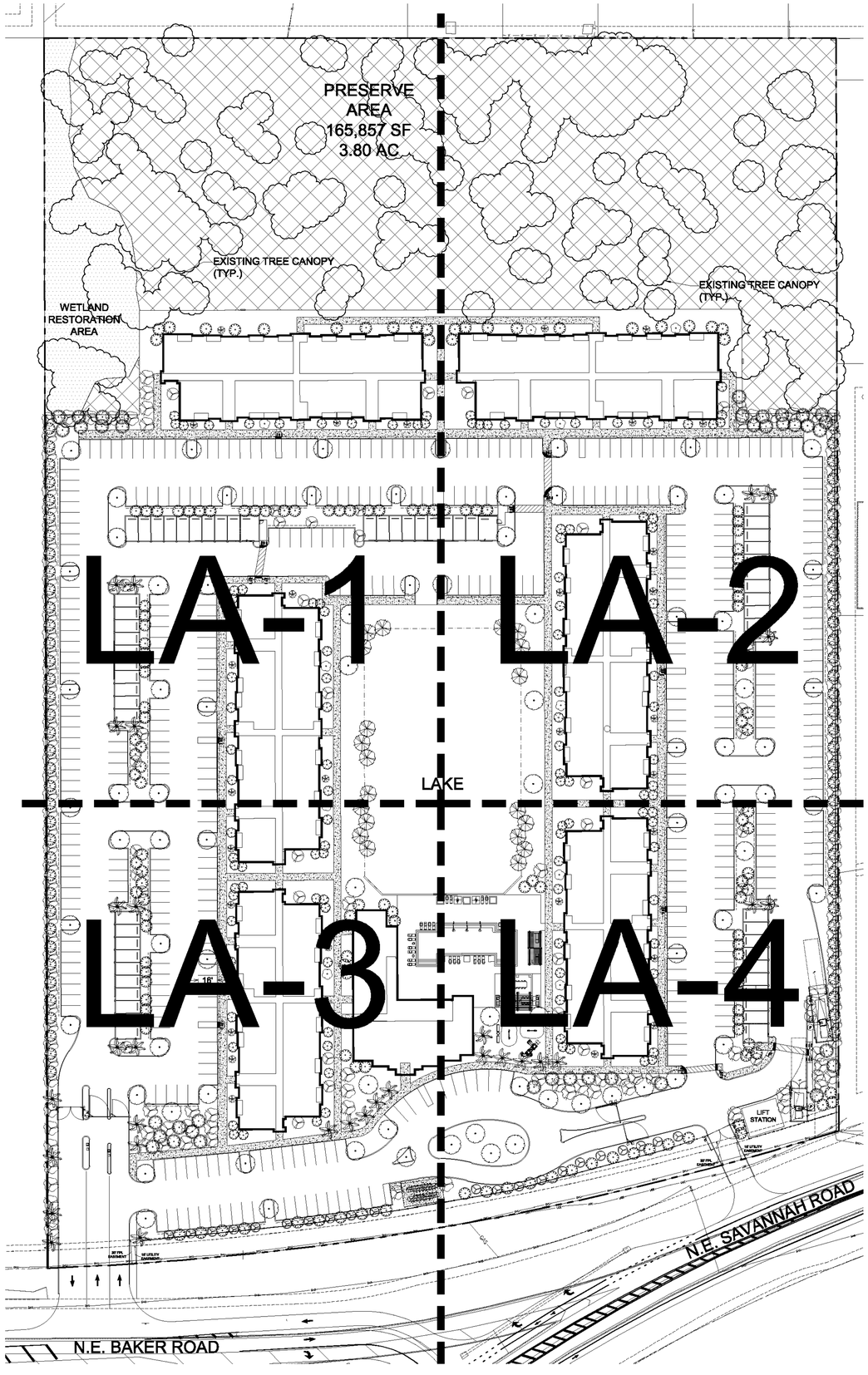
PROJECT

DRAWN BY	
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	BUILDING PLAN
SHEET NUMBER	A2.01 III

SHEET

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17105- A2.01 III 01 - 19.02.13 PLOT: 19.02.13



PLANT SCHEDULE MASTER LP

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	CE	131	Conocarpus erectus	Buttonwood	FG	16' HT	8'W	STD, F, SP	Native	4.5" Caliper
	CS	21	Conocarpus erectus "Sericeus"	Silver Buttonwood	CG	8'HT	4' SPR	STD, F, SP	Native	
	IA	42	Ilex x attenuata "East Palatka"	East Palatka Holly	FG	16' HT	8'W	STD, F, SP	Native	4.5" Caliper
	PE	36	Pinus elliotti 'Densa'	Slash Pine	FG	12'-16' HT		F, SP	Native	2.5" Caliper
	QV	62	Quercus virginiana	Southern Live Oak	FG	16' HT	8'W	F, SP	Native	4.5" Caliper
	RO	32	Roystonea regia	Florida/Cuban Royal Palm	FG	18'CT		F, SP	Native	
	SP	224	Sabal palmetto	Sabal Palm	FG	18'CT		HVY CAL, SP	Native	
	TC	11	Tabebuia caraiba	Yellow Tabebuia	45G	14' HT	7' W	F, SP	Non-native	
	TD	20	Taxodium distichum	Bald Cypress	FG	16' HT	8'W	F, SP	Native	4.5" Caliper
	TG	32	Tibouchina granulosa	Purple Glory Tree	25G	8'HT	3'W	F, SP	Non-native	
	WR	114	Washingtonia robusta	Mexican Fan Palm	FG	18'CT		F, SP	Non-native	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	CHR	1,536	Chrysobalanus Icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	18"W	FTS	Native
	COD	830	Codiaeum variegatum "Mammey"	Mammey Croton	3G	24" HT	18"W	FTS, SP	Non-native
	CTB	22	Cordyline terminalis "Black Magic"	Black Magic TI Plant	7G	4' HT	3'W	F, SP	Non-native
	CAQ	24	Crinum augustum "Queen Emma"	"Queen Emma" Crinum	7G	36" HT	36" W	F, SP	Non-native
	CRI	14	Crinum sp.	Green Crinum	7G	24" HT	24"W	F, SP	Non-native
	GAG	281	Galphimia glauca	Thryalis	3G	24" HT	18"W	F	Non-native
	HS2	28	Hibiscus rose-sinensis 'Seminole Pink'	Seminole Pink Hibiscus	25G	8'HT	3'W	STD, SP	Non-native
	JAT	39	Jatropha integerrima	Jatropha	15G	4' HT	3'W	STD, SP	Non-native
	MFR	89	Myrcianthes fragrans	Simpson's Stopper	7G	4' HT	3'W	FTS, SP	Native
	MC	21	Myrica cerifera	Wax Myrtle	7G	36" OA		FTS, SP	Native
	PLI	328	Plumbago auriculata "Imperial Blue"	Plumbago	3G	24" HT	24"W	F, SP	Non-native
	ROL	258	Rondeletia leucophylla	Panama Rose "Pink"	3G	24" HT	24"W	FTS, SP	Non-native
	BAR	1,060	Schefflera arboricola	Green Schefflera	3G	24" HT	24"W	F	Non-native
	SRC	36	Serenoa repens "Cinerea"	Silver Saw Palmetto	3G	18" OA		F, SP	Native
	STU	231	Stachytarpheta jamaicensis	Blue Porterweed	3G	24" HT	18"W	F	Native
	SN	12	Strelitzia nicolai	Giant Bird of Paradise	7G	36" OA		F, SP	Non-native
	TRF	345	Tripsacum floridana	Florida Gamma Grass	3G	24" OA	18"W	F	Native

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	HF	208	Hamelia patens 'Celusa'	Dwarf Firebush	3G	36" HT	30" W	FTS	Native	36" o.c.
	PBW	123	Pennisetum setaceum "White"	White Fountain Grass	3G	24" OA		F	Non-native	36" o.c.
	PA	388	Plumbago auriculata "Imperial Blue"	Plumbago	3G	24"HT	24"W	F, SP	Non-native	36" o.c.
	SPB	91	Spartina bakeri	Sand Cordgrass	3G	18" OA		F	Native	36" o.c.
	TT	299	Thryallis glauca	Thryallis	3G	24"HT	18"W	F	Non-native	36" o.c.
	TRD	786	Tripsacum floridana	Florida Gamma Grass	3G	24" OA	18"W	F	Native	36" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	GIF	2,074	Ficus microcarpa 'Green Island'	Green Island Ficus	1G	12"HT	12"W	Full	Non-native	18" o.c.
	IGN	7,059	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	1G	12" OA	12"W	Full	Native	12" o.c.
	JUP	1,264	Juniperus chinensis 'Parsonii'	Parsoni Juniper	1G	16" HT	16" SPR	Full	Non-native	24" o.c.

UPLAND & LITTORAL PLANT SCHEDULE

LITTORAL PLANTING	3,591 sf			
Eleocharis interstincta / Jointed Spikerush	82	B.R., 18" HT		15% @ 36" oc
Iris virginica / Blue Flag Iris	42	B.R., 24" HT		10% @ 36" oc
Nymphaea odorata / Fragrant Water Lily	12	B.R., 24" HT		10% @ 84" oc
Pontederia cordata / Pickerel Weed	62	B.R., 24" HT		15% @ 36" oc
Sagittaria lancifolia / Arrowhead	62	B.R., 24" HT		15% @ 36" oc
Spartina bakeri / Sand Cord Grass	278	LINER, 18" HT		30% @ 24" oc

UPLAND BUFFER PLANTING	3,059 sf		
Callicarpa americana / American Beautyberry	30	3G, 30" HT x 18" W	15% @ 48" oc
Muhlenbergia capillaris / Pink Muhly	71	1G, 18" HT x 18" W	30% @ 36" oc
Myrica cerifera / Wax Myrtle	7	CG, 36" HT x 20" SPR	5% @ 60" oc
Myrsine guianensis / Myrsine	39	3G, 30" HT x 18" W	15% @ 48" oc
Serenoa repens / Saw Palmetto	7	CG, 36" HT x 20" SPR	5% @ 60" oc
Spartina bakeri / Sand Cord Grass	89	1G, 18" HT x 18" W	25% @ 36" oc
Tripsacum dactyloides / Fakahatchee Grass	30	3G, 36" HT x 20" SPR	15% @ 48" oc

Landscape Data:

Total Landscape Area Required:
659,293 sf (20%)= 131,859 SF, 3.03 AC
Total Landscape Area Provided:
150,164 SF (3.45 AC)

Landscape Requirements

Total Site Area: 659,293 SF

Required Tree Credits: 440
(659,293/1,500 = 440)

Parking Perimeter @ Building: (1,563' /20) = 78 Tree Credits
Parking Perimeter @ ROW: (531' /25) = 21 Tree Credits
Parking Perimeter @ Private Property: (1,232' /30) = 41 Tree Credits
Parking Terminal Islands: (73) = 73 Trees

Provided Tree Credits: 440

Parking Perimeter @ Building: 78 Tree Credits
Parking Perimeter @ ROW: 21 Tree Credits
Parking Perimeter @ Private Property: 41 Tree Credits
Parking Terminal Islands: 73 Tree Credits

Required Shrub Credits: 1,330
Parking Perimeter @ Building: (1,563' /2.5) = 625 Shrub Credits
Parking Perimeter @ ROW: (531' /2.5) = 212 Shrub Credits
Parking Perimeter @ Private Property: (1,232' /2.5) = 493 Shrub Credits

Provided Shrub Credits: 1,330
Parking Perimeter @ Building: 625 Shrub Credits (3' HT)
Parking Perimeter @ ROW: 212 Shrub Credits (3' HT)
Parking Perimeter @ Private Property: 493 Shrub Credits (3' HT)

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:

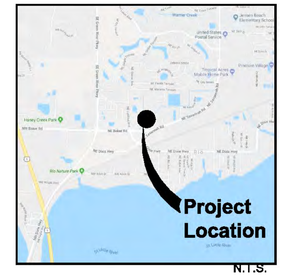
At least 51% of the grass areas are made up of drought-tolerant grass species	10 points
At least 51% of the required shrubs are made up of drought-tolerant species	10 points
At least 51% of the required trees are made up of drought-tolerant species	10 points
Utilization of moisture sensing controller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

SHEET INDEX:

OVERALL KEY SHEET	CV
PLANT SCHEDULE	CV
LANDSCAPE PLANS	LA-1 – LA-4
LANDSCAPE DETAILS	LA-5
LANDSCAPE SPECIFICATIONS	LA-6

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

Key / Location:



N.T.S.

Project Team:

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Werner Bola Revocable Trust
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Palm City, Florida 34991

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Boca Raton, Florida 33487

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561.750.4111

Savannah Place at Baker Road

City of Stuart, Martin County, Florida

Landscape Plan

Date	By	Description
06.12.18	D.C.	First Submittal
01.31.19	D.C.	LPA Set

NORTH

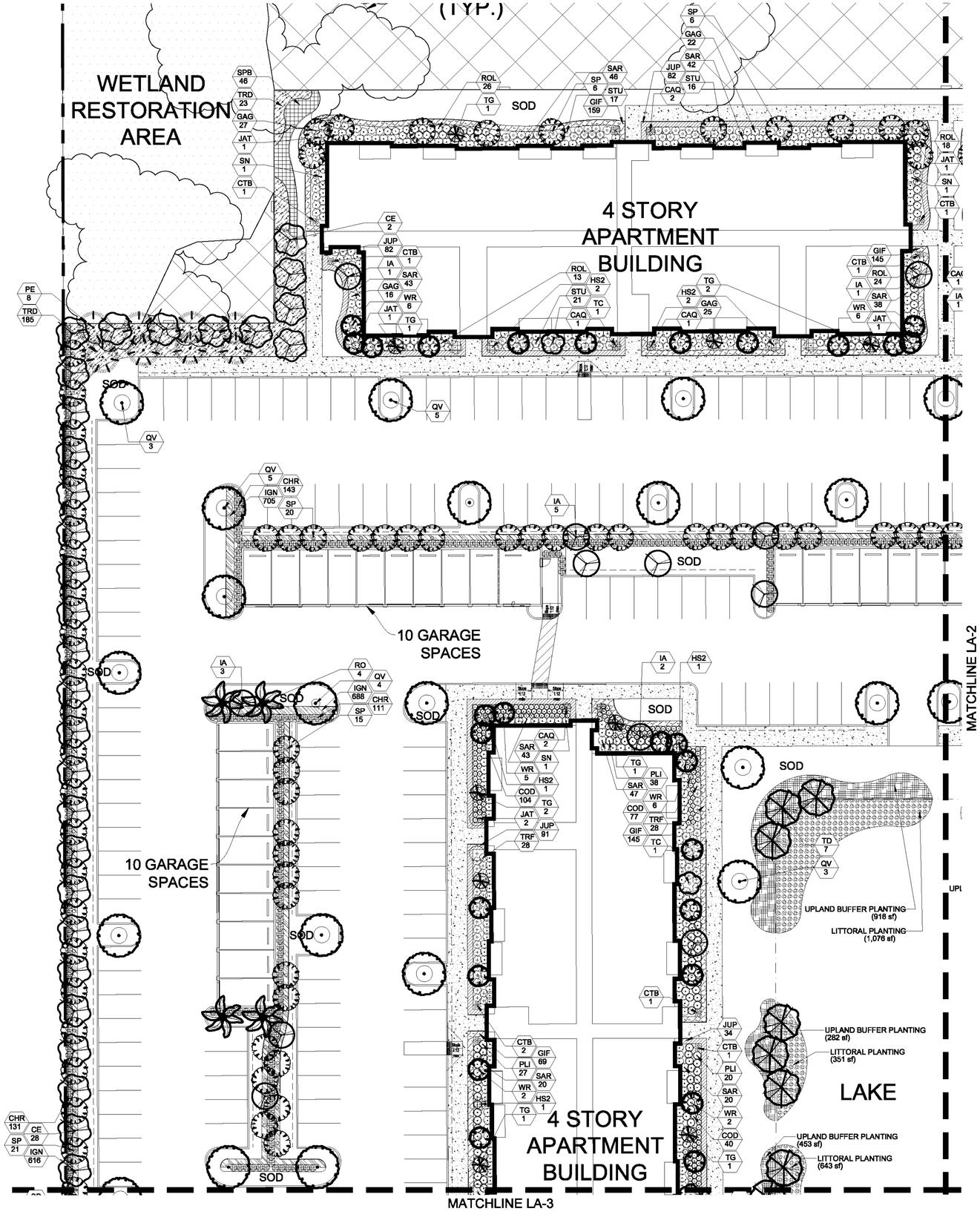
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REG. # 1018
Thomas P. Lucido

Designer	D.C.	Sheet
Manager	D.F.	CV
Project Number	17-1120	
Municipal Number	---	
Computer File	17-1120 Baker Road Kennedy Homes - Lanc	

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PLANT SCHEDULE LA-1

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	CE	30	Conocarpus erectus	Buttonwood	FG	16' HT	8'W	STD, F, SP	Native	4.5" Caliper
	IA	12	Ilex x attenuata 'East Palatka'	East Palatka Holly	FG	16' HT	8'W	STD, F, SP	Native	4.5" Caliper
	PE	8	Pinus elliotii 'Densa'	Slash Pine	FG	12'-16' HT		F, SP	Native	2.5" Caliper
	QV	19	Quercus virginiana	Southern Live Oak	FG	16' HT	8'W	F, SP	Native	4.5" Caliper
	RO	4	Roystonea regia	Florida/Cuban Royal Palm	FG	18'CT		F, SP	Native	
	SP	66	Sabal palmetto	Sabal Palm	FG	18'CT		HVY CAL, SP	Native	
	TC	2	Tabebuia caraiba	Yellow Tabebuia	45G	14' HT	7' W	F, SP	Non-native	
	TD	7	Taxodium distichum	Bald Cypress	FG	16' HT	8'W	F, SP	Native	4.5" Caliper
	TG	9	Tibouchina granulosa	Purple Glory Tree	25G	6'HT	3'W	F, SP	Non-native	
	WR	27	Washingtonia robusta	Mexican Fan Palm	FG	18'CT		F, SP	Non-native	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	CHR	384	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native
	COD	221	Codiaeum variegatum 'Mammey'	Mammey Croton	3G	24" HT	18"W	FTB, SP	Non-native
	CTB	8	Cordyline terminalis 'Black Magic'	Black Magic TI Plant	7G	4' HT	3'W	F, SP	Non-native
	CAQ	6	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	7G	36" HT	36" W	F, SP	Non-native
	GAG	90	Galphimia glauca	Thryalis	3G	24" HT	18"W	F	Non-native
	HS2	7	Hibiscus rosa-sinensis 'Seminole Pink'	Seminole Pink Hibiscus	25G	6'HT	3'W	STD, SP	Non-native
	JAT	6	Jatropha integerrima	Jatropha	15G	4' HT	3'W	STD, SP	Non-native
	PLI	85	Plumbago auriculata 'Imperial Blue'	Plumbago	3G	24" HT	24"W	F, SP	Non-native
	ROL	81	Rondeletia leucophylla	Panama Rose 'Pink'	3G	24" HT	24"W	FTB, SP	Non-native
	SAR	299	Schefflera arboricola	Green Schefflera	3G	24" HT	24"W	F	Non-native
	STU	54	Stachytarpheta jamaicensis	Blue Porterweed	3G	24" HT	18"W	F	Native
	SN	3	Strelitzia nicolai	Giant Bird of Paradise	7G	36" OA		F, SP	Non-native
	TRF	56	Tripsacum floridana	Florida Gamma Grass	3G	24" OA	18"W	F	Native

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	SPB	46	Spartina bakeri	Sand Cordgrass	3G	18" OA		F	Native	30" o.c.
	TRD	209	Tripsacum floridana	Florida Gamma Grass	3G	24" OA	18"W	F	Native	36" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	GIF	518	Ficus microcarpa 'Green Island'	Green Island Ficus	1G	12"HT	12"W	Full	Non-native	18" o.c.
	IGN	2,009	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	1G	12" OA	12"W	Full	Native	12" o.c.
	JUP	289	Juniperus chinensis 'Parsonii'	Parsoni Juniper	1G	10" HT	15" SPR	Full	Non-native	24" o.c.

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561.750.4111

Savannah Place Apartments

City of Stuart, Martin County, Florida

Landscape Plan

Date	By	Description
06.12.18	D.C.	First Submittal
01.31.19	D.C.	LPA Set

NORTH

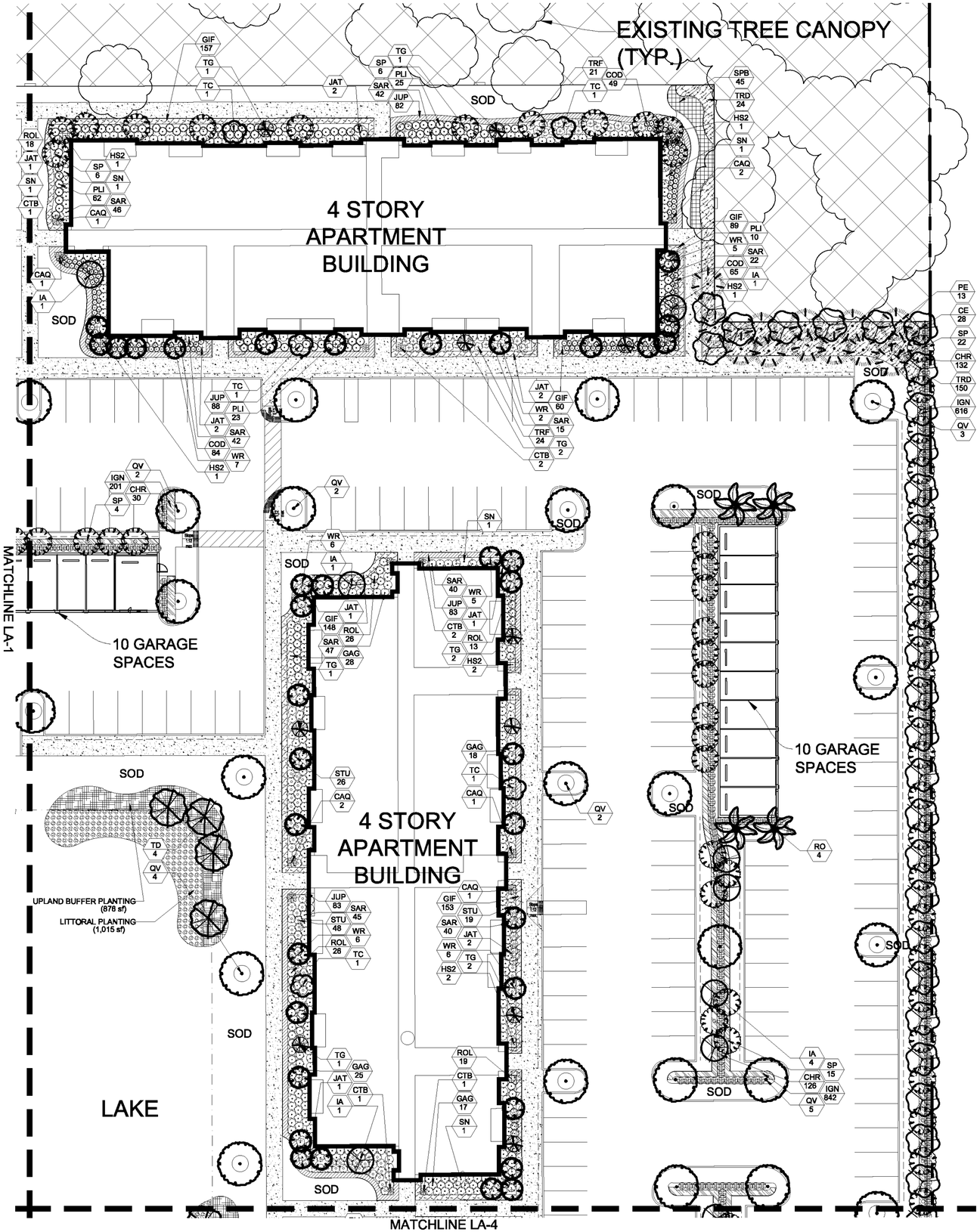
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REG. # 1018
Thomas P. Lucido

Designer	D.C.	Sheet
Manager	D.F.	LA-1
Project Number	17-1120	
Municipal Number	---	
Computer File	17-1120 Baker Road Kennedy Homes - Land	

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PLANT SCHEDULE LA-2

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	CE	28	Conocarpus erectus	Buttonwood	FG	16' HT	8'W	STD, F, SP	Native	4.5" Caliper
	IA	8	Ilex x attenuata 'East Palatka'	East Palatka Holly	FG	16' HT	8'W	STD, F, SP	Native	4.5" Caliper
	PE	13	Pinus elliotii 'Dense'	Slash Pine	FG	12'-16' HT		F, SP	Native	2.5" Caliper
	QV	23	Quercus virginiana	Southern Live Oak	FG	16' HT	8'W	F, SP	Native	4.5" Caliper
	RO	4	Roystonea regia	Florida/Cuban Royal Palm	FG	16'CT		F, SP	Native	
	SP	53	Sabal palmetto	Sabal Palm	FG	16'CT		HVY CAL, SP	Native	
	TC	5	Tabebuia caraiba	Yellow Tabebuia	45G	14' HT	7' W	F, SP	Non-native	
	TD	4	Taxodium distichum	Bald Cypress	FG	16' HT	8'W	F, SP	Native	4.5" Caliper
	TG	10	Tibouchina granulosa	Purple Glory Tree	25G	8'HT	3'W	F, SP	Non-native	
	WR	37	Washingtonia robusta	Mexican Fan Palm	FG	18'CT		F, SP	Non-native	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	CHR	304	Chrysobalanus Icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	18'W	FTB	Native
	COD	198	Codiaeum variegatum 'Mammey'	Mammey Croton	3G	24" HT	18'W	FTB, SP	Non-native
	CTB	6	Cordyline terminalis 'Black Magic'	Black Magic TI Plant	7G	4' HT	3'W	F, SP	Non-native
	CAQ	8	Crinum augustum 'Queen Emma'	'Queen Emma" Crinum	7G	36" HT	36" W	F, SP	Non-native
	GAG	88	Galphimia glauca	Thryallis	3G	24" HT	18'W	F	Non-native
	HS2	8	Hibiscus rose-sinensis 'Seminole Pink'	Seminole Pink Hibiscus	25G	8'HT	3'W	STD, SP	Non-native
	JAT	11	Jatropha integerrima	Jatropha	15G	4' HT	3'W	STD, SP	Non-native
	PLI	120	Plumbago auriculata 'Imperial Blue'	Plumbago	3G	24" HT	24"W	F, SP	Non-native
	ROL	84	Rondeletia leucophylla	Panama Rose 'Pink'	3G	24" HT	24"W	FTB, SP	Non-native
	SAR	339	Schefflera arboricola	Green Schefflera	3G	24" HT	24"W	F	Non-native
	STU	93	Stachytarpheta jamaicensis	Blue Porterweed	3G	24" HT	18"W	F	Native
	SN	4	Strelitzia nicolai	Giant Bird of Paradise	7G	36" OA		F, SP	Non-native
	TRF	45	Tripsacum floridana	Florida Gamma Grass	3G	24" OA	18"W	F	Native

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	SPB	45	Spartina bakeri	Sand Cordgrass	3G	18" OA		F	Native	30" o.c.
	TRD	174	Tripsacum floridana	Florida Gamma Grass	3G	24" OA	18"W	F	Native	36" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	GIF	607	Ficus microcarpa 'Green Island'	Green Island Ficus	1G	12"HT	12"W	Full	Non-native	18" o.c.
	IGN	1,888	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	1G	12" OA	12"W	Full	Native	12" o.c.
	JUP	336	Juniperus chinensis 'Parsonii'	Parsoni Juniper	1G	10" HT	15" SPR	Full	Non-native	24" o.c.

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

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561.750.4111

Savannah Place Apartments

City of Stuart, Martin County, Florida

Landscape Plan

Date	By	Description
06.12.18	D.C.	First Submittal
01.31.19	D.C.	LPA Set

NORTH

SCALE: 1" = 20'

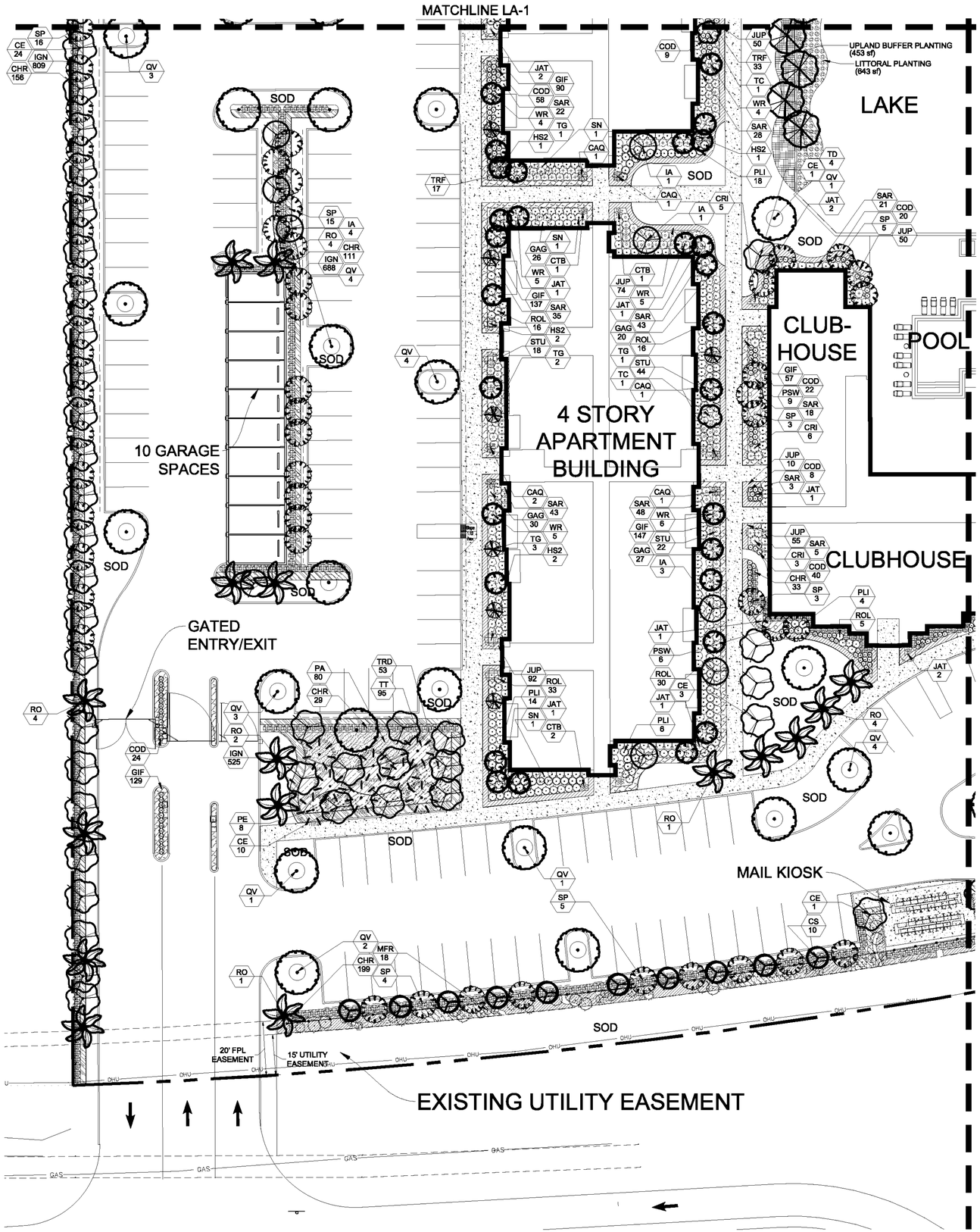
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REG. # 1018
Thomas P. Lucido

Designer	D.C.
Manager	D.F.
Project Number	17-1120
Municipal Number	---
Computer File	17-1120 Baker Road Kennedy Homes - Land

Sheet **LA-2**

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PLANT SCHEDULE LA-3

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	CE	39	Conocarpus erectus	Buttonwood	FG	16' HT	8'W	STD, F, SP	Native	4.5" Caliper
	CS	10	Conocarpus erectus 'Sericeus'	Silver Buttonwood	CG	8'HT	4' SPR	STD, F, SP	Native	
	IA	9	Ilex x attenuata 'East Palatka'	East Palatka Holly	FG	16' HT	8'W	STD, F, SP	Native	4.5" Caliper
	PE	8	Pinus elliotti 'Densa'	Slash Pine	FG	12'-16' HT		F, SP	Native	2.5" Caliper
	QV	21	Quercus virginiana	Southern Live Oak	FG	16' HT	8'W	F, SP	Native	4.5" Caliper
	RO	16	Roystonea regia	Florida/Cuban Royal Palm	FG	18'CT		F, SP	Native	
	SP	51	Sabal palmetto	Sabal Palm	FG	18'CT		HVY CAL, SP	Native	
	TC	2	Tabebuia caraiba	Yellow Tabebuia	45G	14' HT	7' W	F, SP	Non-native	
	TD	4	Taxodium distichum	Bald Cypress	FG	16' HT	8'W	F, SP	Native	4.5" Caliper
	TG	7	Tibouchina granulosa	Purple Glory Tree	25G	8'HT	3'W	F, SP	Non-native	
	WR	29	Washingtonia robusta	Mexican Fan Palm	FG	18'CT		F, SP	Non-native	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	CHR	450	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native
	COD	190	Codiaeum variegatum 'Mammey'	Mammey Croton	3G	24" HT	18"W	FTB, SP	Non-native
	CTB	4	Cordyline terminalis 'Black Magic'	Black Magic TI Plant	7G	4' HT	3'W	F, SP	Non-native
	CAQ	6	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	7G	36" HT	36" W	F, SP	Non-native
	CRI	14	Crinum sp.	Green Crinum	7G	24" HT	24"W	F, SP	Non-native
	GAG	103	Galphimia glauca	Thryallis	3G	24" HT	18"W	F	Non-native
	HS2	6	Hibiscus rosa-sinensis 'Seminole Pink'	Seminole Pink Hibiscus	25G	6'HT	3'W	STD, SP	Non-native
	JAT	12	Jatropha integerrima	Jatropha	15G	4' HT	3'W	STD, SP	Non-native
	MFR	18	Myrcianthes fragrans	Simpson's Stopper	7G	4' HT	3'W	FTB, SP	Native
	MC	11	Myrica cerifera	Wax Myrtle	7G	36" OA		FTB, SP	Native
	PLI	42	Plumbago auriculata 'Imperial Blue'	Plumbago	3G	24" HT	24"W	F, SP	Non-native
	ROL	100	Rondeletia leucophylla	Panama Rose 'Pink'	3G	24" HT	24"W	FTB, SP	Non-native
	SAR	268	Schefflera arboricola	Green Schefflera	3G	24" HT	24"W	F	Non-native
	SRC	17	Serenoa repens 'Cinerea'	Silver Saw Palmetto	3G	18" OA		F, SP	Native
	STU	84	Stachytarpheta jamaicensis	Blue Porterweed	3G	24" HT	18"W	F	Native
	SN	3	Strelitzia nicolai	Giant Bird of Paradise	7G	36" OA		F, SP	Non-native
	TRF	50	Tripsacum floridana	Florida Gamma Grass	3G	24" OA	18"W	F	Native

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	HF	62	Hamelia patens 'Calusa'	Dwarf Firebush	3G	36" HT	30" W	FTB	Native	30" o.c.
	PSW	15	Pennisetum setaceum 'White'	White Fountain Grass	3G	24" OA		F	Non-native	36" o.c.
	PA	154	Plumbago auriculata 'Imperial Blue'	Plumbago	3G	24"HT	24"W	F, SP	Non-native	30" o.c.
	TT	160	Thryallis glauca	Thryallis	3G	24"HT	18"W	F	Non-native	30" o.c.
	TRD	53	Tripsacum floridana	Florida Gamma Grass	3G	24" OA	18"W	F	Native	36" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	GIF	629	Ficus microcarpa 'Green Island'	Green Island Ficus	1G	12"HT	12"W	Full	Non-native	18" o.c.
	IGN	2,022	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	1G	12" OA	12"W	Full	Native	12" o.c.
	JUP	346	Juniperus chinensis 'Parsonii'	Parsonii Juniper	1G	10" HT	15" SPR	Full	Non-native	24" o.c.

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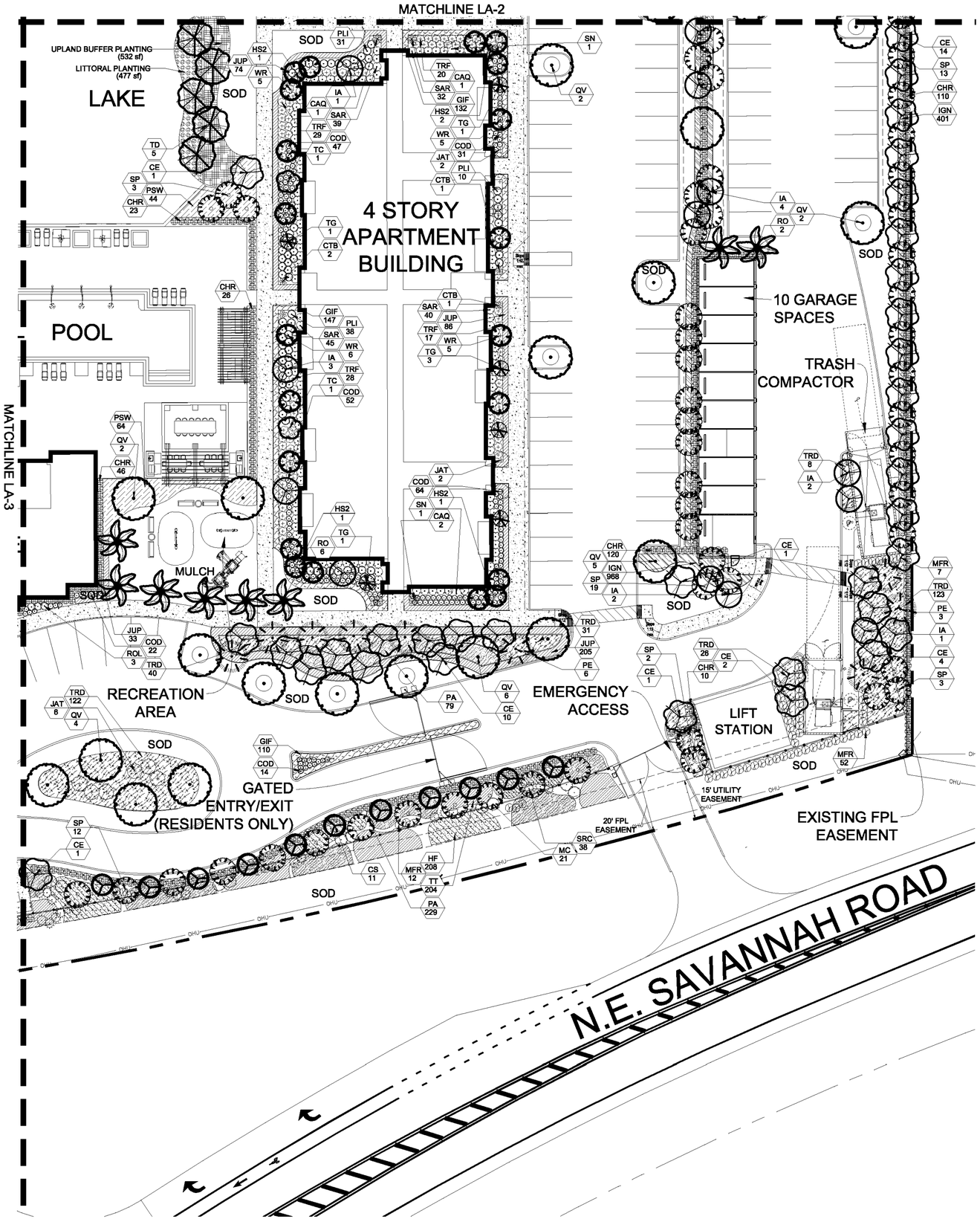
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REG. # 1018
Thomas P. Lucido

Designer	D.C.	Sheet
Manager	D.F.	LA-3
Project Number	17-1120	
Municipal Number	---	
Computer File	17-1120 Baker Road Kennedy Homes - Land	

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PLANT SCHEDULE LA-4

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	CE	34	Conocarpus erectus	Buttonwood	FG	16' HT	8'W	STD, F, SP	Native	4.5" Caliper
	CS	11	Conocarpus erectus 'Sericeus'	Silver Buttonwood	CG	8'HT	4' SPR	STD, F, SP	Native	
	IA	13	Ilex x attenuata 'East Palatka'	East Palatka Holly	FG	16' HT	8'W	STD, F, SP	Native	4.5" Caliper
	PE	9	Pinus elliotti 'Densa'	Slash Pine	FG	12'-16' HT		F, SP	Native	2.5" Caliper
	QV	19	Quercus virginiana	Southern Live Oak	FG	16' HT	8'W	F, SP	Native	4.5" Caliper
	RO	8	Roystonea regia	Florida/Cuban Royal Palm	FG	16'CT		F, SP	Native	
	SP	52	Sabal palmetto	Sabal Palm	FG	16'CT		HVY CAL, SP	Native	
	TC	2	Tabebuia caraiba	Yellow Tabebuia	45G	14' HT	7' W	F, SP	Non-native	
	TD	5	Taxodium distichum	Bald Cypress	FG	16' HT	8'W	F, SP	Native	4.5" Caliper
	TG	6	Tibouchina granulosa	Purple Glory Tree	25G	8'HT	3'W	F, SP	Non-native	
	WR	21	Washingtonia robusta	Mexican Fan Palm	FG	16'CT		F, SP	Non-native	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	CHR	366	Chrysobalanus Icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native	
	COD	221	Codiaeum variegatum 'Mammey'	Mammey Croton	3G	24" HT	18"W	FTB, SP	Non-native	
	CTB	4	Cordyline terminalis 'Black Magic'	Black Magic TI Plant	7G	4' HT	3'W	F, SP	Non-native	
	CAQ	4	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	7G	36" HT	36" W	F, SP	Non-native	
	HS2	5	Hibiscus rosa-sinensis 'Seminole Pink'	Seminole Pink Hibiscus	25G	8'HT	3'W	STD, SP	Non-native	
	JAT	10	Jatropha integerrima	Jatropha	15G	4' HT	3'W	STD, SP	Non-native	
	MFR	71	Myrcianthes fragrans	Simpson's Stopper	7G	4' HT	3'W	FTB, SP	Native	
	MC	10	Myrica cerifera	Wax Myrtle	7G	36" OA		FTB, SP	Native	
	PLI	79	Plumbago auriculata 'Imperial Blue'	Plumbago	3G	24" HT	24"W	F, SP	Non-native	
	ROL	3	Rondeletia leucophylla	Panama Rose 'Pink'	3G	24" HT	24"W	FTB, SP	Non-native	
	SAR	156	Schefflera arboricola	Green Schefflera	3G	24" HT	24"W	F	Non-native	
	SRC	21	Serenoa repens 'Cinerea'	Silver Saw Palmetto	3G	18" OA		F, SP	Native	
	SN	2	Strelitzia nicolai	Giant Bird of Paradise	7G	36" OA		F, SP	Non-native	
	TRF	94	Tripsacum floridana	Florida Gamma Grass	3G	24" OA	18"W	F	Native	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	HF	146	Hamelia patens 'Celusa'	Dwarf Firebush	3G	36" HT	30" W	FTB	Native	30" o.c.
	PBW	108	Pennisetum setaceum 'White'	White Fountain Grass	3G	24" OA		F	Non-native	36" o.c.
	PA	234	Plumbago auriculata 'Imperial Blue'	Plumbago	3G	24"HT	24"W	F, SP	Non-native	30" o.c.
	TT	139	Thryallis glauca	Thryallis	3G	24"HT	18"W	F	Non-native	30" o.c.
	TRD	350	Tripsacum floridana	Florida Gamma Grass	3G	24" OA	18"W	F	Native	36" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	GIF	389	Ficus microcarpa 'Green Island'	Green Island Ficus	1G	12"HT	12"W	Full	Non-native	18" o.c.
	IGN	1,140	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	1G	12" OA	12"W	Full	Native	12" o.c.
	JUP	383	Juniperus chinensis 'Parsonii'	Parsoni Juniper	1G	10" HT	15" SPR	Full	Non-native	24" o.c.

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Savannah Place Apartments

City of Stuart, Martin County, Florida

Landscape Plan

Date	By	Description
06.12.18	D.C.	First Submittal
01.31.19	D.C.	LPA Set

NORTH

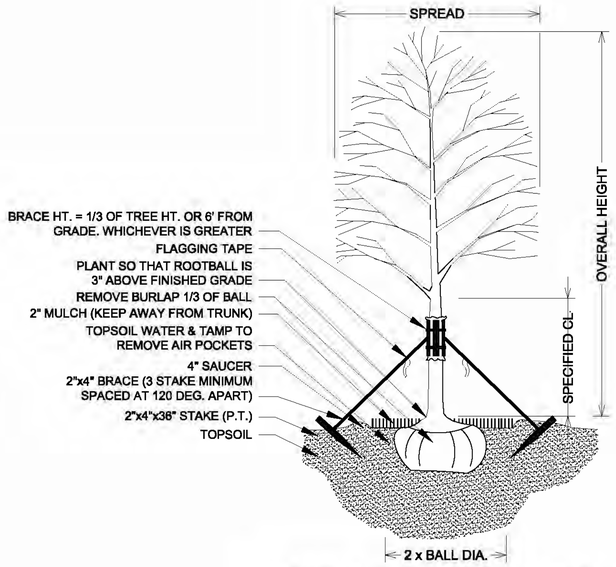
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REG. # 1018
Thomas P. Lucido

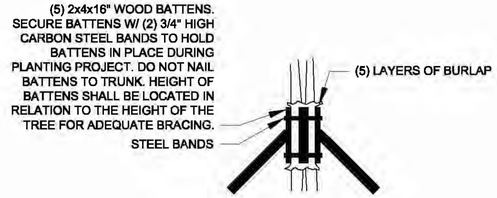
Designer	D.C.	Sheet
Manager	D.F.	LA-4
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TREE PLANTING & STAKING

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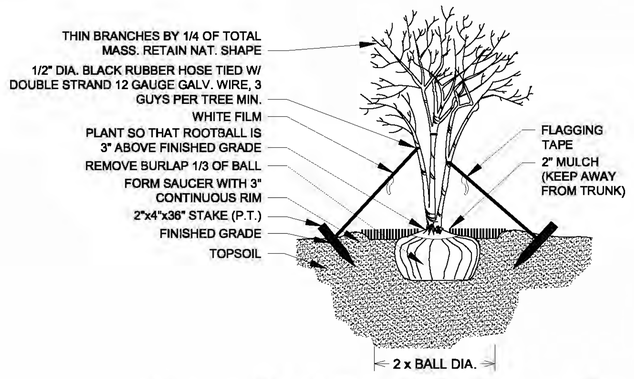


BRACING DETAIL

NOT TO SCALE

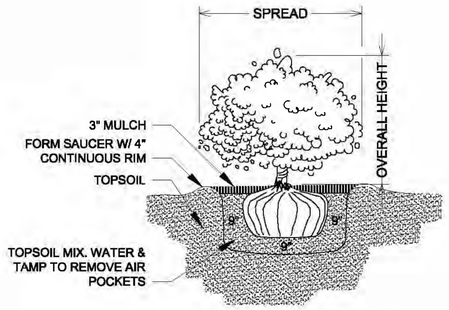
PALM PLANTING - ANGLE STAKE

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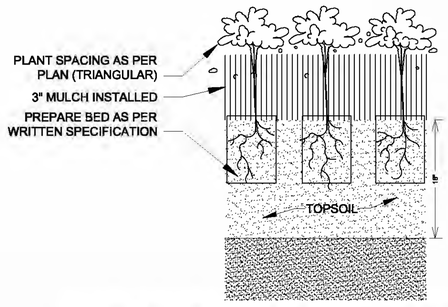
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



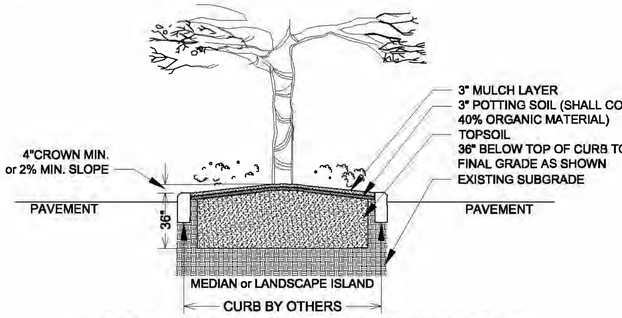
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

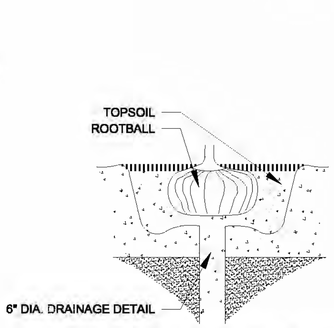


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

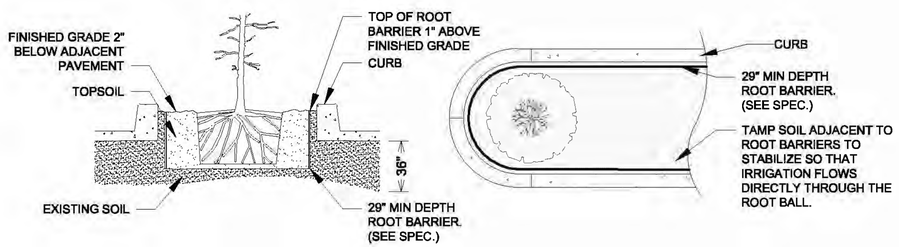
NOT TO SCALE

- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOILS 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



DRAINAGE TESTING DETAIL

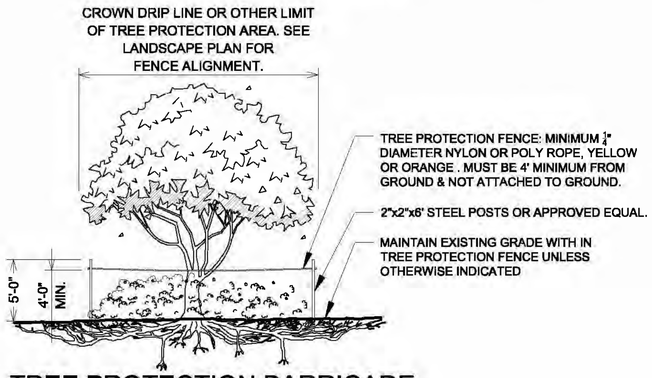
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SPECIAL APPLICATIONS ROOT BARRIER DETAIL

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.



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.

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0 0' 0' 0'

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

1.04 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 replacad.

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 "extres" 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 maintenanca.

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 placad 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 compeny 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 heve the right to require the Contractor to furnish bonds covering faithful performance of the Contract and peyment 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 cartificates 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 Gredes and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal belance 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 placa 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 naturel 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 yerd 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 spacad and placed adjacant 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 conteiner 3 tablets
7 gallon conteiner 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 feat 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 displacament. 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. Greding 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 arees to their proper elevations in relation to walks, peving, 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 positiva 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 weshed 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 reked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken brenches 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 & Braca 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 acceptanca 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 representetive 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 compactad 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 leest 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 surfaca.

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 evanly 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 peved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintananca 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, spreying, restoretion of planting saucar 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 pert of others, lighting, or hurricane force winds, until final acceptanca.

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 excaption 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 Gredes 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 acceptanca 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 corract position per the landscape plans, details and specificetions. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

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

Key / Location:



N.T.S.

Project Team:

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Savannah Place Apartments

City of Stuart, Martin County, Florida

Specifications

Date	By	Description
06.12.18	D.C.	First Submittal
01.31.19	D.C.	LPA Set

NORTH

SCALE: 1" = n.t.s.

0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

Designer	D.C.	Sheet
Manager	D.F.	LA-6
Project Number	17-1120	
Municipal Number	—	
Computer File	17-1120 Baker Road Kennedy Homes - Lands	

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SAVANNAH ROAD TURN LANES
45 MPH DESIGN SPEED
(TURN LANE & TRANSITION PER FDOT INDEX 301 & 526)

CAPTEC Engineering, Inc.
Civil Engineering Professionals
301 NW Flagler Ave. Ste. 201
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341
Engineering Business No. EB 0007697

DATE:	03/08/18
DRAWN BY:	MDB
DESIGNED BY:	SPM
CHECKED BY:	JWC
PROJECT No.:	1798
HORZ. SCALE:	1" = 50'
VERT. SCALE:	N/A
CADD FILE:	SITE PLAN-2

NO.	DATE	BY	REVISIONS

SCALE VERIFICATION
0 — 1"
SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALED DIMENSIONS ACCORDINGLY

SAVANNAH PLACE APARTMENTS
MARTIN COUNTY, FLORIDA

SANVANNAH ROAD TURN LANES

Joseph W. Capra
301 N.W. Flagler Ave., Ste. 201
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: 1798
SHEET 1 OF 1

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