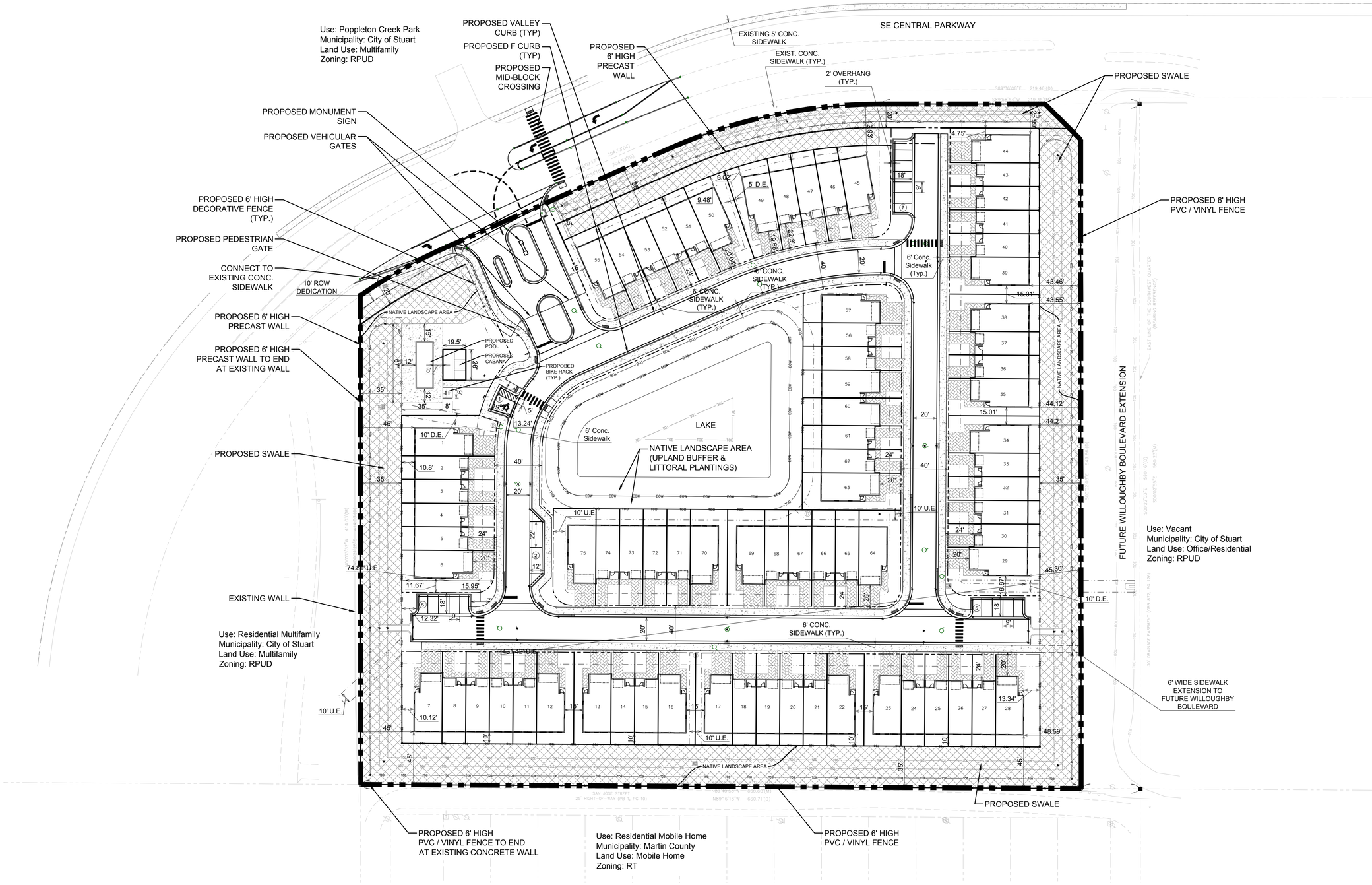


General Notes:

- Refer to Landscape Plan for landscape details and specifications.
- A Certificate of Occupancy Phasing Plan will be provided with the final plan application.
- 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.

Building Data:

Product Type:	Townhomes
Maximum Height:	2 Stories - 30'
Building Coverage:	24%

Parking Calculations:

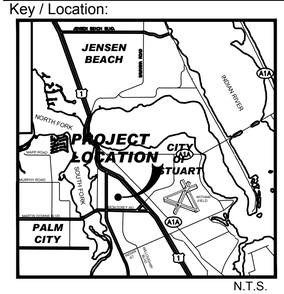
Total Parking Spaces Required	**150 Spaces**
75 - Two bedroom or greater units @ 2 Spaces per unit: 150 Spaces	
Total Parking Spaces Provided	**170 Spaces**
Standard Spaces:	20 Spaces
Garage Spaces:	103 Spaces
Driveway Spaces:	47 Spaces

Site Data:

Existing Future Land Use:	**Multifamily**	
Existing Zoning:	**RPUD**	
Total Units:	**75 Units**	
Gross Density:	**10.05 DU/Ac.**	
Area (Total Site):	**325,105 sf**	**7.46 ac.**
Impervious Area:	189,396 sf	4.35 ac. (58.3%)
Buildings:	78,844 sf	1.81 ac.
Pavement/Impervious (VUA, Curbs, Driveways, & Sidewalks):	88,772 sf	2.04 ac.
Wet Pond	21,780 sf	0.50 ac.
Pervious Area:	135,709 sf	3.12 ac. (41.7%)
Native Landscape Area:	68,296 sf	1.57 ac.
Landscape Area:	67,413 sf	1.55 ac.

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

Key / Location:



Project Team:

Client & Property Owner:	Meritage Homes 5337 Millenia Lakes Blvd, Suite 410 Orlando, Florida 32839
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	The Milcor Group, Inc. 10975 SE Federal Highway Hobe Sound, Florida 33455
Surveyor:	Caulfied & Wheeler, Inc. 7900 Glades Road - Suite 100 Boca Raton, Florida 33434

Seaside RPUD
(fka Kingsport Estates RPUD)

City of Stuart, Martin County, Florida

Master Site Plan

Date	By	Description
02.13.2019	J.J.	Initial Submittal
04.30.2019	J.J.	Response to Comments
05.30.2019	J.J.	Response to Comments
07.01.2019	J.J.	Response to LPA Comments

NORTH

SCALE: 1" = 40'

0 20' 40' 80'

REG. # 1018
Thomas P. Lucido

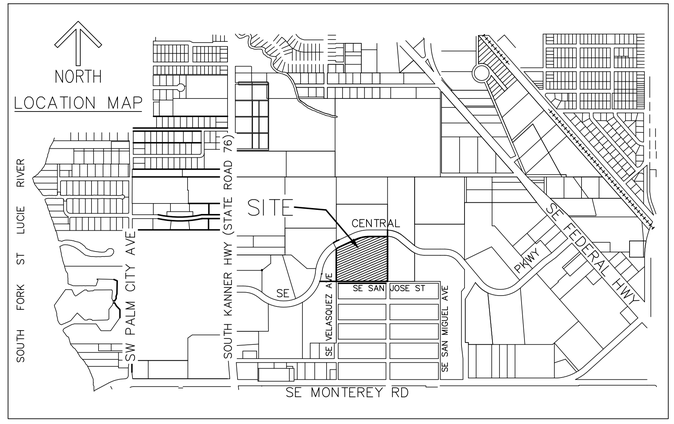
Designer	JJ	Sheet
Manager	DF	**SP-1**
Project Number	18-1065	
Municipal Number	---	
Computer File	18-1065 Meritage Homes Central Pkwy - Site Plan.dwg	

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ALTA/NSPS LAND TITLE SURVEY

STUART CENTRAL

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA,



DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 00°22'03" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 746.37 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF CENTRAL PARKWAY AND THE POINT AND PLACE OF BEGINNING. THENCE CONTINUING SOUTH 00°22'03" WEST A DISTANCE OF 580.16 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SAN JOSE STREET; THENCE NORTH 89°16'18" WEST A DISTANCE OF 660.71 FEET TO A POINT; THENCE NORTH 00°21'26" EAST A DISTANCE OF 414.03 FEET TO A POINT OF CURVE AND THE SOUTH RIGHT-OF-WAY OF CENTRAL PARKWAY, SAID CURVE BEING CONCAVE TO THE SOUTH HAVING A RADIUS OF 445.00 FEET, A CENTRAL ANGLE OF 10°59'51"; THENCE IN A CLOCKWISE DIRECTION ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY A DISTANCE OF 85.41 FEET TO A POINT; THENCE NORTH 66°34'15" EAST A DISTANCE OF 204.53 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 445.00 FEET, A CENTRAL ANGLE OF 23°49'37"; THENCE IN A CLOCKWISE DIRECTION ALONG THE ARC OF SAID CURVE A DISTANCE OF 185.06 FEET TO A POINT; THENCE SOUTH 89°36'08" EAST CONTINUING ALONG SAID SOUTH RIGHT-OF WAY A DISTANCE OF 219.46 FEET TO THE POINT AND PLACE OF BEGINNING.

LESS AND EXCEPT THE LANDS CONVEYED TO THE CITY OF STUART IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2363, PAGE 1504.

LANDS SITUATED IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

CONTAINING 7.4634 ACRES MORE OR LESS.

THE FOLLOWING IS A PARTIAL LIST OF NUMBERED EXCEPTIONS WHICH CORRESPOND TO THE NUMBERED EXCEPTIONS CONTAINED IN SCHEDULE BII OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE HAVING A FILE NO.: 18-0044T, WITH AN COMMITMENT DATE OF OCTOBER 21, 2018 @ 11:00 P.M.

SCHEDULE "BII" EXCEPTIONS

6. Mineral Reservations contained in Deed from the Trustees of the Internal Improvement Fund of the State of Florida recorded in Deed Book 35, Page 175. NOTE: The right of entry has been released by the provisions of Florida Statute 270.11(2).
   AFFECTS-NO PLOTTABLE ITEMS
7. Terms, covenants, conditions, restrictions, and easement(s) granted to Florida Power & Light Company recorded in Official Records Book 42, Page 116, Official Records Book 342, Page 1550 and Official Records Book 665, Page 777, of the Public Records of Martin County.
   AFFECTS-PLOTTED
8. Terms, Terms, covenants, conditions, easement rights, and obligations as set forth in that certain Easement to Perry Cable TV filed in Official Records Book 577, Page 1571, as affected by Termination in Official Records Book 1915, Page 1599, of the Public Records of Martin County, Florida.
   AFFECTS-NO PLOTTABLE ITEMS
9. Limited Matters contained in that certain document entitled "Planned Unit Development Zoning Agreement", recorded in Official Records Book 539, Page 274, amended in the following Official Records Book 554, Page 967, Official Records Book 576, Page 1375, Official Records Book 611, Page 825, Official Records Book 664, Page 1093, Official Records Book 789, Page 687, Official Records Book 818, Page 408, Official Records Book 977, Page 3, Official Records Book 977, Page 5, Official Records Book 1088, Page 1345, Official Records Book 1137, Page 1626, Official Records Book 1271, Page 648, Official Records Book 1375, Page 87, Official Records Book 1578, Page 1463, Official Records Book 1665, Page 407, Official Records Book 1745, Page 2804, Official Records Book 1911, Page 2454 and Official Records Book 2050, Page 634, of the Public Records of Martin County, Florida.
   AFFECTS-NO PLOTTABLE ITEMS
10. Limited Terms, covenants, conditions, easement rights, and obligations as set forth in that certain Utility Easement to City of Stuart filed in Official Records Book 617, Page 1729 and Official Records Book 617, Page 1723, of the Public Records of Martin County, Florida.
    AFFECTS-PLOTTED
11. A Terms, covenants, conditions, easement rights, and obligations as set forth in that certain Drainage Easement to Martin County filed in Official Records Book 708, Page 1399, of the Public Records of Martin County, Florida.
    DOES NOT AFFECTS
12. Matters contained in that certain document entitled "Agreement of Covenants and Restrictions", between Stuart Land Associates, Ltd. and The Babcock Company recorded in Official Records Book 708, Page 1428, of the Public Records of Martin County, Florida.
    AFFECTS-NO PLOTTABLE ITEMS

SCHEDULE "BII" EXCEPTIONS

12. Matters contained in that certain document entitled "Agreement of Covenants and Restrictions", between Stuart Land Associates, Ltd. and The Babcock Company recorded in Official Records Book 708, Page 1428, of the Public Records of Martin County, Florida.
    AFFECTS-NO PLOTTABLE ITEMS
13. Matters contained in that certain document entitled "Common Area Maintenance Agreement", between Stuart Land Associates, Ltd. and The Babcock Company recorded in Official Records Book 708, Page 1440, of the Public Records of Martin County, Florida.
    AFFECTS-NO PLOTTABLE ITEMS
14. Terms, covenants, conditions, easement rights, and obligations as set forth in that certain Declaration of Non-Exclusive Utility Easement filed in Official Records Book 815, Page 2548, of the Public Records of Martin County, Florida.
    DOES NOT AFFECTS
15. Terms, covenants, conditions, easement rights, and obligations as set forth in that certain Drainage Easement to Martin County filed in Official Records Book 872, Page 126 and Official Records Book 872, Page 1404, of the Public Records of Martin County, Florida.
    DOES NOT AFFECTS
16. Covenants, conditions, restrictions and/or easements (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), contained in certain Deed recorded in Official Records Book 708, Page 1420, of the Public Records of Martin County, Florida.
    AFFECTS-PLOTTED
17. Terms, covenants, conditions, easement rights, and obligations as set forth in that certain Permanent Easement for road and drainage purposes filed in Deed Book 26, Page 254, and Disclaimer recorded in Official Records Book 708, Page 1404, of the Public Records of Martin County, Florida.
    DOCUMENT IS ILLEGIBLE
18. Resolutions by the City of Stuart amended Development Plan recorded in Official Records Book 1088, Page 1342, and Official Records Book 1271, Page 646, of the Public Records of Martin County, Florida.
    AFFECTS-NO PLOTTABLE ITEMS
19. Terms, covenants, conditions, easement rights, and obligations as set forth in that certain Easement Agreement between Weyerhaeuser Real Estate Company and Karl Thomas filed in Official Records Book 1421, Page 144, of the Public Records of Martin County, Florida.
    AFFECTS-PLOTTED

SCHEDULE "BII" EXCEPTIONS

20. Resolution No. 02-9.42 recorded in Official Records Book 1685, Page 27, of the Public Records of Martin County, Florida.
    AFFECTS-NO PLOTTABLE ITEMS
21. Matters contained in that certain document entitled "City of Stuart Development Department Administrative Variance Permit", recorded in Official Records Book 2268, Page 2937, of the Public Records of Martin County, Florida.
    AFFECTS-NO PLOTTABLE ITEMS
22. Matters contained in that certain document entitled "Kingsport Estates Planned Unit Development Zoning Agreement", recorded in Official Records Book 2050, Page 637, of the Public Records of Martin County, Florida.
    AFFECTS-NO PLOTTABLE ITEMS
23. Matters contained in that certain document entitled "Ordinance of City Commission of the City of Stuart", recorded in Official Records Book 2030, Page 2522, of the Public Records of Martin County, Florida.
    AFFECTS-NO PLOTTABLE ITEMS
24. Interlocal Agreement between the City of Stuart and Martin County recorded in Official Records Book 2473, Page 540.
    AFFECTS-NO PLOTTABLE ITEMS

INDEX:

SHEET 1: COVER SHEET
SHEET 2: ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
SHEET 3: TREE SURVEY

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON WERE ABSTRACTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 18-0044T, EFFECTIVE DATE OCTOBER 21, 2018 AT 11:00 P.M. AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, SAID EAST LINE HAVING A GRID BEARING OF S00°02'55"E. BEARINGS ARE BASED ON GPS RTK MEASURMENTS, THE STONER/KEITH RESURVEY No. II OF TOWNSHIP 50 SPUTH, RANGE 40 EAST AS RECORDED; AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT.
5. THE DESCRIPTION SHOWN HEREON PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EXHIBIT "A" OF THE TITLE COMMITMENT.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. FLOOD ZONE INFORMATION OBTAINED FROM MARTIN COUNTY AND FEMA. PANEL 12085C0161G EFFECTIVE FLOOD ZONE X, (MARCH 16, 2015).
8. ORIGIN BENCHMARK: MARTIN COUNTY SURVEY CONTROL BENCHMARK NAME CPW-2. PK NAIL AND WASHER STAMPED "M.C. BENCHMARK CPW-2" DATUM NAVD88 ELEVATION=7.14' BENCHMARK LOACTED IN THE WEST SIDE OF A CONCRETE CATCH BASIN ON THE NORTH SIDE OF CENTRAL PARKWAY. 20' +/- EAST OF THE CENTERLINE OF THE ENTRANCE OF CITY OF STUART POPPLETON CREEK PARK. 399 SE CENTRAL PARKWAY
9. THERE ARE NOT GAPS, GORES OR HIATUSES, THE TRACTS ARE CONTIGUOUS ALONG THEIR BOUNDARIES.
10. TREES DEPICTED ON THIS SURVEY ARE NATIVE SPECIES 4"DIAMETER AT BREAST HEIGHT AND TAGGED WITH CORRESPONDING TAG NUMBER AS SHOWN IN THE TREE TABLE. TREE WERE LOCATED BY SURVEY FIELD CREW NOT TRAINED IN SPECIES DESIGNATION, DESIGNATION SHOULD BE VERIFIED BY A TRAINED BOTANIST.

CERTIFIED TO:

MERITAGE HOMES OF FLORIDA, INC.
MATHISON WHITTLES, LLP
FIDELITY NATIONAL TITLE INSURANCE COMPANY

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED ALTA/NSPS LAND TITLE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON NOVEMBER 26, 2018. I FURTHER CERTIFY THAT THIS ALTA/NSPS LAND TITLE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

_____
RONNIE L. FURNISS, PSM
PROFESSIONAL SURVEYOR & MAPPER #6272
STATE OF FLORIDA – LB #3591

REVISIONS	DATE	BY
FILE NAME 8396-SUR		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

STUART CENTRAL
ALTA/NSPS
LAND TITLE SURVEY

DATE	11/28/18
DRAWN BY	RLF
F.B./ PG.	ELECT
SCALE	AS SHOWN

JOB # 8396
SHT.NO. 1
OF 3 SHEETS

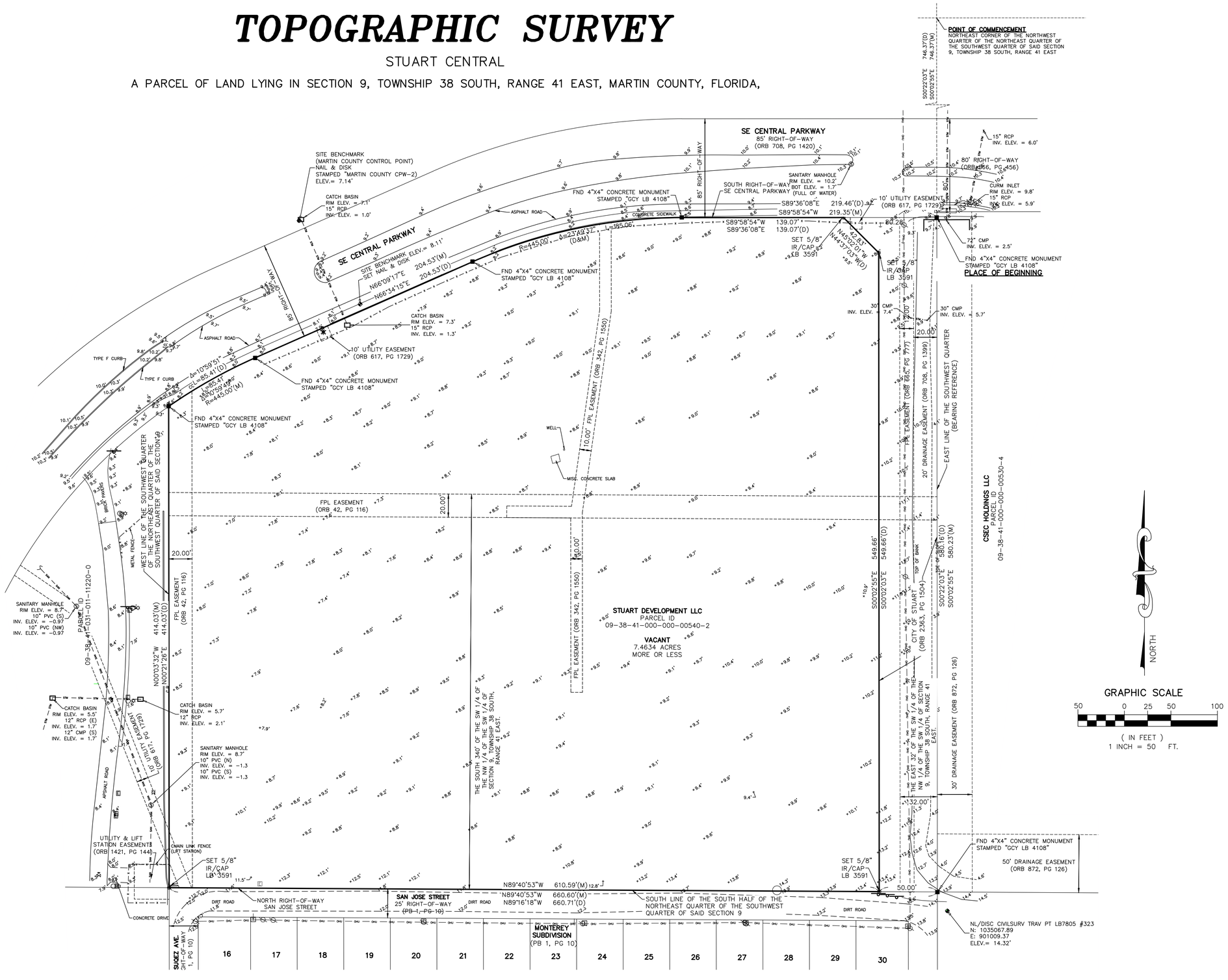
TOPOGRAPHIC SURVEY

STUART CENTRAL

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA,

LEGEND

ALUM – ALUMINUM
℄ – CENTERLINE
CLF – CHAIN LINK FENCE
CONC – CONCRETE
(D) – DEED RECORD DIMENSION
DE – DRAINAGE EASEMENT
ELEV – ELEVATION
ESMT – EASEMENT
EXIST – EXISTING
FND – FOUND
FPL –FLORIDA POWER & LIGHT
INV – INVERT
IR/CAP – IRON ROD & CAP
L – ARC LENGTH
LB – LICENSE BUSINESS
(M) – MEASURED
ORB – OFFICIAL RECORD BOOK
(P) – PLAT RECORD DIMENSION
PB – PLAT BOOK
POB – POINT OF BEGINNING
POC– POINT OF COMMENCEMENT
PG – PAGE(S)
PRM –PERMANENT REFERENCE MONUMENT
PROP – PROPOSED
R – RADIUS
RB – RADIAL BEARING
RGE – RANGE
R/W – RIGHT-OF-WAY
SEC – SECTION
SQ FT – SQUARE FEET
TWP – TOWNSHIP
TYP – TYPICAL
Δ – DELTA (CENTRAL ANGLE)
◉ – SET 5/8" IR/CAP LB 3591
▲ –SET NAIL & DISK LB 3591
△ – FOUND FDOT CONC MON BLC POINT
– CONCRETE POWER POLE
– WOOD POWER POLE
⟵ – ANCHOR
OHW – ELECTRICAL WIRES OVERHEAD
+0.0 – EXISTING ELEVATION
– TRAFFIC SIGN
– ELECTRIC HAND HOLE
– LIGHT POLE
– MAIL BOX
– FIRE HYDRANT
– WATER VALVE
– TELEPHONE RISER
O100 – TREE LOCATION



BY	DATE	REVISIONS

FILE NAME 8396-SUR

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

STUART CENTRAL
ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

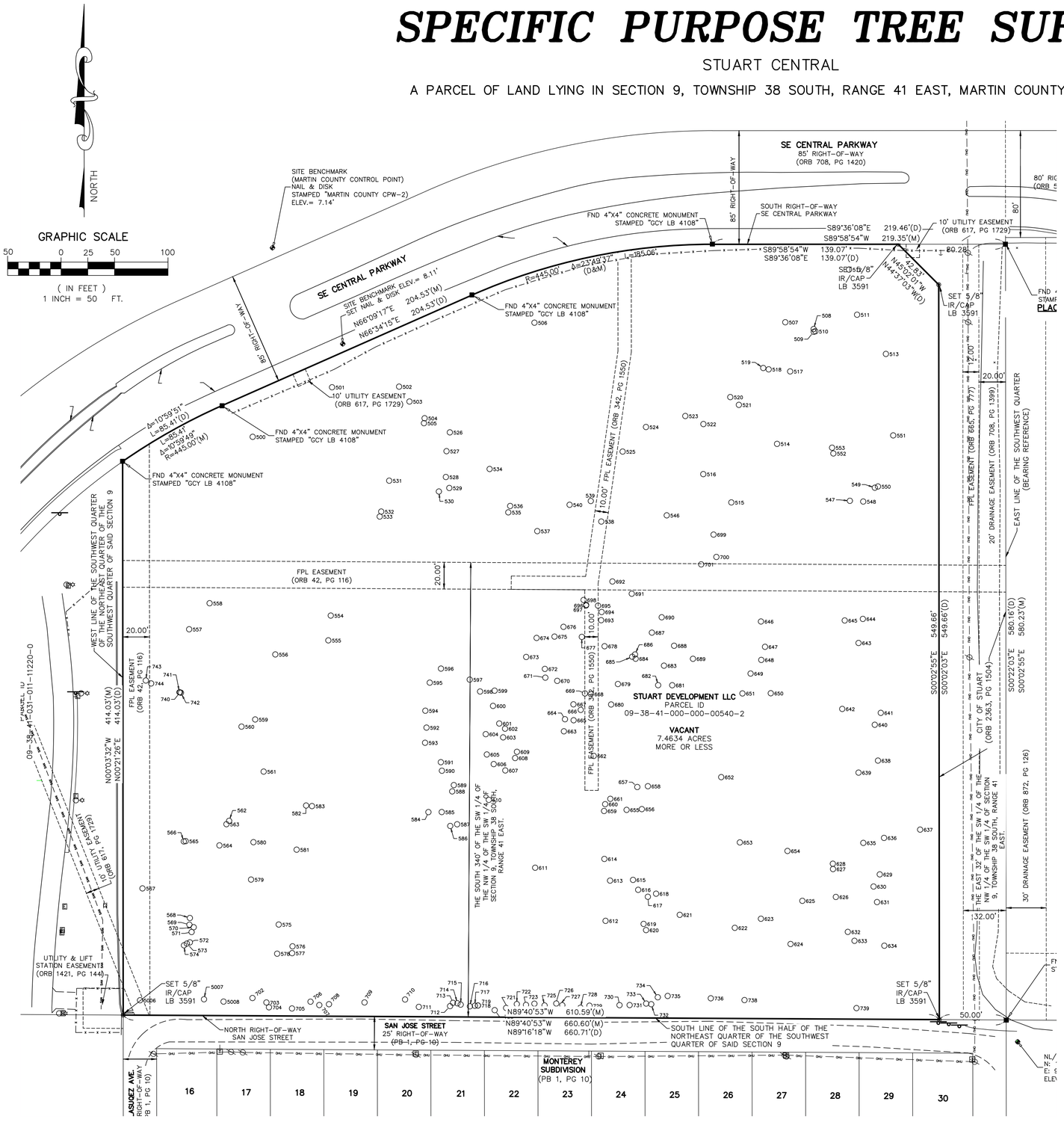
DATE 11/28/18
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 8396
SHT.NO. 2
OF 3 SHEETS

SPECIFIC PURPOSE TREE SURVEY

STUART CENTRAL

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA,



TREE TABLE		
TREE ID	DIAMETER	TREE TYPE
560	10	OAK TREE
537	12	PALM TREE
601	10	OAK TREE
635	10	OAK TREE
555	12	PALM TREE
619	20	OAK TREE
535	12	OAK TREE
5007	12	PALM TREE
591	12	OAK TREE
556	20	OAK TREE
740	16	OAK TREE
594	18	OAK TREE
722	11	PALM TREE
741	24	OAK TREE
549	12	PALM TREE
533	4	OAK TREE
633	4	OAK TREE
615	5	OAK TREE
675	5	OAK TREE
547	12	PALM TREE
593	6	OAK TREE
721	11	PALM TREE
603	6	OAK TREE
532	8	OAK TREE
724	10	PALM TREE
536	8	OAK TREE
595	8	OAK TREE
723	11	PALM TREE
604	8	OAK TREE
621	8	OAK TREE
557	12	PALM TREE
670	8	OAK TREE
673	9	OAK TREE
512	10	PALM TREE
588	10	PALM TREE
524	12	PALM TREE
607	10	PALM TREE
610	10	PALM TREE
631	10	PALM TREE
678	10	PALM TREE
550	12	PALM TREE
5008	12	PALM TREE
501	12	PALM TREE
508	12	PALM TREE
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511	12	PALM TREE
514	12	PALM TREE
515	12	PALM TREE
517	12	PALM TREE

TREE TABLE		
TREE ID	DIAMETER	TREE TYPE
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520	12	PALM TREE
521	12	PALM TREE
522	12	PALM TREE
523	12	PALM TREE
525	12	PALM TREE
534	12	PALM TREE
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574	12	PALM TREE
578	12	PALM TREE
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582	12	PALM TREE
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616	12	PALM TREE
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618	12	PALM TREE
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630	12	PALM TREE
632	12	PALM TREE
634	12	PALM TREE
636	12	PALM TREE
637	12	PALM TREE
639	12	PALM TREE
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641	12	PALM TREE
644	12	PALM TREE

TREE TABLE		
TREE ID	DIAMETER	TREE TYPE
645	12	PALM TREE
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651	12	PALM TREE
662	12	PALM TREE
674	12	PALM TREE
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680	12	PALM TREE
682	12	PALM TREE
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699	12	PALM TREE
706	12	PALM TREE
707	12	PALM TREE
712	12	PALM TREE
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734	12	PALM TREE
735	12	PALM TREE
736	12	PALM TREE
739	12	PALM TREE
742	12	PALM TREE
743	12	PALM TREE
744	12	PALM TREE
5006	14	PALM TREE
505	14	PALM TREE
513	14	PALM TREE
516	14	PALM TREE
518	14	PALM TREE
540	14	PALM TREE

TREE TABLE		
TREE ID	DIAMETER	TREE TYPE
546	14	PALM TREE
548	14	PALM TREE
551	14	PALM TREE
567	14	PALM TREE
568	14	PALM TREE
569	14	PALM TREE
570	14	PALM TREE
571	14	PALM TREE
572	14	PALM TREE
575	14	PALM TREE
576	14	PALM TREE
577	14	PALM TREE
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589	14	PALM TREE
596	14	PALM TREE
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605	14	PALM TREE
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625	14	PALM TREE
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629	14	PALM TREE
646	14	PALM TREE
647	14	PALM TREE
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657	14	PALM TREE
658	14	PALM TREE
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660	14	PALM TREE
663	14	PALM TREE
664	14	PALM TREE
665	14	PALM TREE
666	14	PALM TREE
667	14	PALM TREE
668	14	PALM TREE
669	14	PALM TREE
671	14	PALM TREE
672	14	PALM TREE
677	14	PALM TREE
681	14	PALM TREE
683	14	PALM TREE
688	14	PALM TREE
689	14	PALM TREE
691	14	PALM TREE
701	14	PALM TREE
702	14	PALM TREE

TREE TABLE		
TREE ID	DIAMETER	TREE TYPE
703	14	PALM TREE
704	14	PALM TREE
705	14	PALM TREE
708	14	PALM TREE
709	14	PALM TREE
710	14	PALM TREE
720	14	PALM TREE
730	14	PALM TREE
731	14	PALM TREE
738	14	PALM TREE
507	16	PALM TREE
580	16	PALM TREE
581	16	PALM TREE
711	16	PALM TREE
531	14	PALM TREE
502	10	PINE TREE
623	10	PINE TREE
628	10	PINE TREE
676	10	PINE TREE
526	12	PINE TREE
528	12	PINE TREE
643	12	PINE TREE
652	12	PINE TREE
500	14	PINE TREE
504	14	PINE TREE
529	14	PINE TREE
530	14	PINE TREE
624	14	PINE TREE
627	14	PINE TREE
638	14	PINE TREE
642	14	PINE TREE
653	14	PINE TREE
654	14	PINE TREE
700	14	PINE TREE
539	16	PINE TREE
622	16	PINE TREE
661	16	PINE TREE
692	17	PINE TREE
527	18	PINE TREE
690	18	PINE TREE
509	24	PINE TREE
503	8	PINE TREE

LEGEND

ALUM – ALUMINUM
℄ – CENTERLINE
CLF – CHAIN LINK FENCE
CONC – CONCRETE
(D) – DEED RECORD DIMENSION
DE – DRAINAGE EASEMENT
ELEV – ELEVATION
ESMT – EASEMENT
EXIST – EXISTING
FND – FOUND
FPL –FLORIDA POWER & LIGHT
INV – INVERT
IR/CAP – IRON ROD & CAP
L – ARC LENGTH
LB – LICENSE BUSINESS
(M) – MEASURED
ORB – OFFICIAL RECORD BOOK
(P) – PLAT RECORD DIMENSION
PB – PLAT BOOK
POB – POINT OF BEGINNING
POC– POINT OF COMMENCEMENT
PG – PAGE(S)
PRM –PERMANENT REFERENCE MONUMENT
PROP – PROPOSED
R – RADIUS
RB – RADIAL BEARING
RGE – RANGE
R/W – RIGHT-OF-WAY
SEC – SECTION
SQ FT – SQUARE FEET
TWP – TOWNSHIP
TYP – TYPICAL
Δ – DELTA (CENTRAL ANGLE)
◉ – SET 5/8" IR/CAP LB 3591
▲ –SET NAIL & DISK LB 3591
△ – FOUND FDOT CONC MON BLC POINT
– CONCRETE POWER POLE
– WOOD POWER POLE
⟵ – ANCHOR
OHW – ELECTRICAL WIRES OVERHEAD
.05 – EXISTING ELEVATION
– TRAFFIC SIGN
– ELECTRIC HAND HOLE
– LIGHT POLE
– MAIL BOX
– FIRE HYDRANT
– WATER VALVE
– TELEPHONE RISER
100 – TREE LOCATION

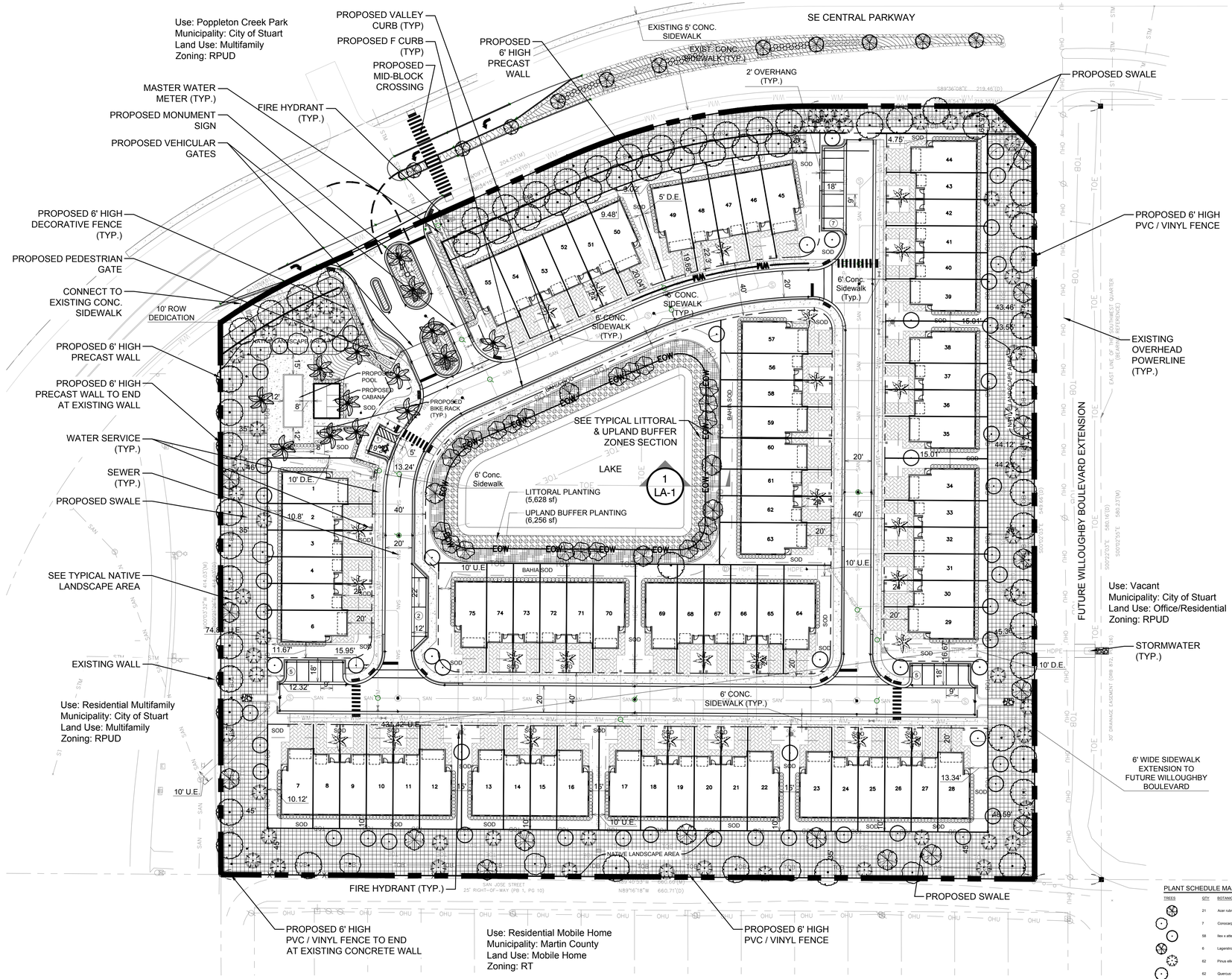
		DATE	BY
	REVISIONS		
	FILE NAME 8396-SUR		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD • SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

STUART CENTRAL
ALTA/NSPS LAND TITLE
TREE SURVEY

DATE	11/28/18
DRAWN BY	RLF
F.B./ PG.	ELECT
SCALE	AS SHOWN

JOB # 8396
SHT.NO. 3
OF 3 SHEETS



Landscape Data:

Total Landscape Area Required (Section 6.04.03.B.1):
325,105 sf, 7.46 ac * 20% = 65,021 sf, 1.49 ac

Total Landscape Area Provided:
135,709 sf, 3.12 ac (41.7%)

Landscape Requirements

Total Site Area: 325,105 sf, 7.46 ac (100%)
Native Landscape Area: 68,296 sf, 1.57 ac (21%)
Landscape Area: 67,413 sf, 1.55 ac (20.7%)

Required Tree Credits:	216 Trees
Multi-Family Residential - Total Site Trees Required (Section 6.04.08.B):	216 Trees
(325,105 sf Total Site Area / 1,500 = 216)	
Parking Terminal Island Trees Required (Sec. 6.04.07.C, @ 10 Islands):	10 Trees
Landscape Buffer Trees Required (Sec. 6.04.06.B.5, @ 2,137'):	71 Trees
Provided Tree Credits:	248 Trees

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. Trees and shrubs may be substituted based on availability.

- 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.

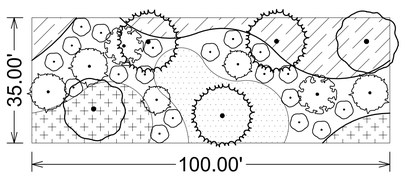
- No irrigation system shall be installed or maintained abutting any public street which causes water from the system to overspray onto the roadway or to strike passing vehicular traffic.

- Irrigation Water Source: To Be Determined

- All irrigation systems shall include a 'rain switch' to monitor rain levels and irrigation needs.

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



TYPICAL NATIVE LANDSCAPE AREA
Scale: 1"=20'

TYPICAL NATIVE LANDSCAPE AREA

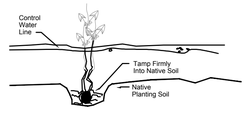
NATIVE LANDSCAPE AREA	3,500 sf		
Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	19	1G, 12" HT x 12" W	25% @ 84" oc
Muhlenbergia capillaris / Pink Muhly	81	1G, 12" HT x 12" W	20% @ 36" oc
Myrica cerifera / Wax Myrtle	6	1G, 12" HT x 12" W	8% @ 84" oc
Serenoa repens / Saw Palmetto	2	1G, 12" HT x 12" W	2% @ 84" oc
Spartina bakeri / Sand Cord Grass	46	1G, 18" HT x 18" W	20% @ 48" oc
Tripsacum dactyloides / Fakahatchee Grass	57	1G, 18" HT x 18" W	25% @ 48" oc

LITTORAL, UPLAND BUFFER, & NATIVE LANDSCAPE AREA PLANT SCHEDULES

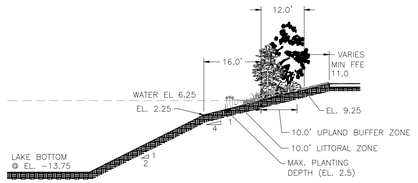
NATIVE LANDSCAPE AREA	68,296 sf	
Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	363	1G, 12" HT x 12" W
Muhlenbergia capillaris / Pink Muhly	1,578	1G, 12" HT x 12" W
Myrica cerifera / Wax Myrtle	116	1G, 12" HT x 12" W
Serenoa repens / Saw Palmetto	29	1G, 12" HT x 12" W
Spartina bakeri / Sand Cord Grass	888	1G, 18" HT x 18" W
Tripsacum dactyloides / Fakahatchee Grass	1,109	1G, 18" HT x 18" W

LITTORAL PLANTING	5,628 sf	
Eleocharis interstincta / Jointed Spikerush	98	B.R., 18" HT, 6"-18" Depth
Iris virginica / Blue Flag Iris	65	B.R., 24" HT, 3" Depth
Nymphaea odorata / Fragrant Water Lily	18	B.R., 24" HT,-36" Depth
Pontederia cordata / Pickerel Weed	98	B.R., 24" HT, 6"-24" Depth
Sagittaria lancifolia / Arrowhead	98	B.R., 24" HT, 6"-24" Depth
Spartina bakeri / Sand Cord Grass	110	LINER, 18" HT, 6" Depth

UPLAND BUFFER PLANTING	6,256 sf	
Callicarpa americana / American Beautyberry	61	1G, 12" HT x 12" W
Muhlenbergia capillaris / Pink Muhly	145	1G, 12" HT x 12" W
Myrica cerifera / Wax Myrtle	14	1G, 12" HT x 12" W
Myrsine guianensis / Myrsine	61	1G, 12" HT x 12" W
Serenoa repens / Saw Palmetto	14	1G, 12" HT x 12" W
Spartina bakeri / Sand Cord Grass	102	1G, 18" HT x 18" W
Tripsacum dactyloides / Fakahatchee Grass	61	1G, 18" HT x 18" W



TYPICAL LITTORAL DETAIL
Scale: n.t.s.



1 TYPICAL LITTORAL & UPLAND BUFFER ZONES SECTION
Scale: 1"=20'

Sheet Index:

LANDSCAPE PLAN	LA-1
TREE MITIGATION	LA-2
LANDSCAPE DETAILS	LA-3
LANDSCAPE SPECIFICATIONS	LA-4

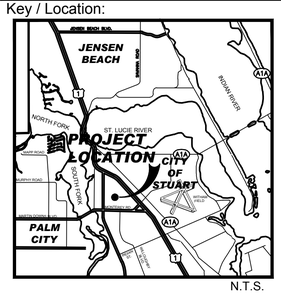
PLANT SCHEDULE MASTER

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER	DROUGHT TOLERANT
	21	Acer rubrum	Red Maple	FG	16' - 18' HT	7' SPR	F, SP	Native	4.5" DBH	YES
	7	Conocarpus erectus	Green Buttonwood	FG	14' HT	7' SPR	F, SP	Native	2.5" DBH	YES
	58	Ilex x attenuata 'Eagleston'	Eagleston Holly	FG	14' HT	6' SPR	4' CT, F, SP	Native	2.5" DBH	YES
	6	Lagerstroemia indica 'Natchez'	Natchez' Crape Myrtle	FG	12' HT	6' SPR	ML, SP	Non-native		YES
	62	Pinus elliottii var. Densa	Slash Pine	FG	14' HT	7' W		Native	2.5" DBH	YES
	62	Quercus virginiana	Southern Live Oak	FG	16' HT	8' SPR	F, SP	Native	4.5" DBH	YES
	21	Taxodium distichum	Bald Cypress	FG	14' HT	7' SPR	F, SP	Native	2.5" DBH	YES
PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER	DROUGHT TOLERANT
	14	Roystonea regia	Florida/Cuban Royal Palm	FG	12' GW, 20' OA		F, SP, No Scars	Native		YES
	25	Wodyetia bifurcata	Foxtail Palm	FG	14' OA		Full Head, Str, Specimen	Non-native		YES
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE		DROUGHT TOLERANT
	1,194	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native		YES
	50	Codaeum variegatum 'Mammey	Mammey Croton	3G	24" HT	18"W	FTB, SP	Non-native		YES
	15	Hamelia patens 'Compacta'	Dwarf Firebush	3G	30" HT	24"W	FTB	Non-native		YES
	25	Schefflera arboricola	Green Schefflera	3G	24" HT	24"W	F	Non-native		YES
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING	DROUGHT TOLERANT
	35	Bougainvillea x 'Helen Johnson'	Compact Bougainvillea	3G	12" OA		F, SP		30" o.c.	YES
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING	DROUGHT TOLERANT
	67	Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F	Native	36" o.c.	YES
	171	Spartina bakeri	Sand Cordgrass	3G	18" OA		F	Native	48" o.c.	YES
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING	DROUGHT TOLERANT
	174	Juniperus chinensis 'Parsons'	Parsons Juniper	1G	10" HT	10" SPR	Full	Non-native	24" o.c.	YES
	941	Rhaphiolepis indica	Dwarf Indian Hawthorn	1G	10" HT	12"W	Full	Non-native	18" o.c.	YES

ALL AREAS INDICATED BY "SOD" ON PLAN SHALL BE PLANTED WITH STENOTAPHRUM SECUNDATUM 'FLORATAM' SOD UNLESS NOTED OTHERWISE.

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

Key / Location:



Project Team:

Client & Property Owner: Meritage Homes, 5337 Millenia Lakes Blvd, Suite 410, Orlando, Florida 32839

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

Engineer: The Milcor Group, Inc., 10975 SE Federal Highway, Hobe Sound, Florida 33455

Surveyor: Caulfied & Wheeler, Inc., 7900 Glades Road - Suite 100, Boca Raton, Florida 33434

Seaside RPUD
(fka Kingsport Estates RPUD)

City of Stuart, Martin County, Florida

Landscape Plan & Plant Schedule

Date	By	Description
02.13.2019	J.J.	Initial Submittal
04.30.2019	J.J.	Response to Comments
05.30.2019	J.J.	Response to Comments
07.01.2019	J.J.	Response to LPA Comments

NORTH

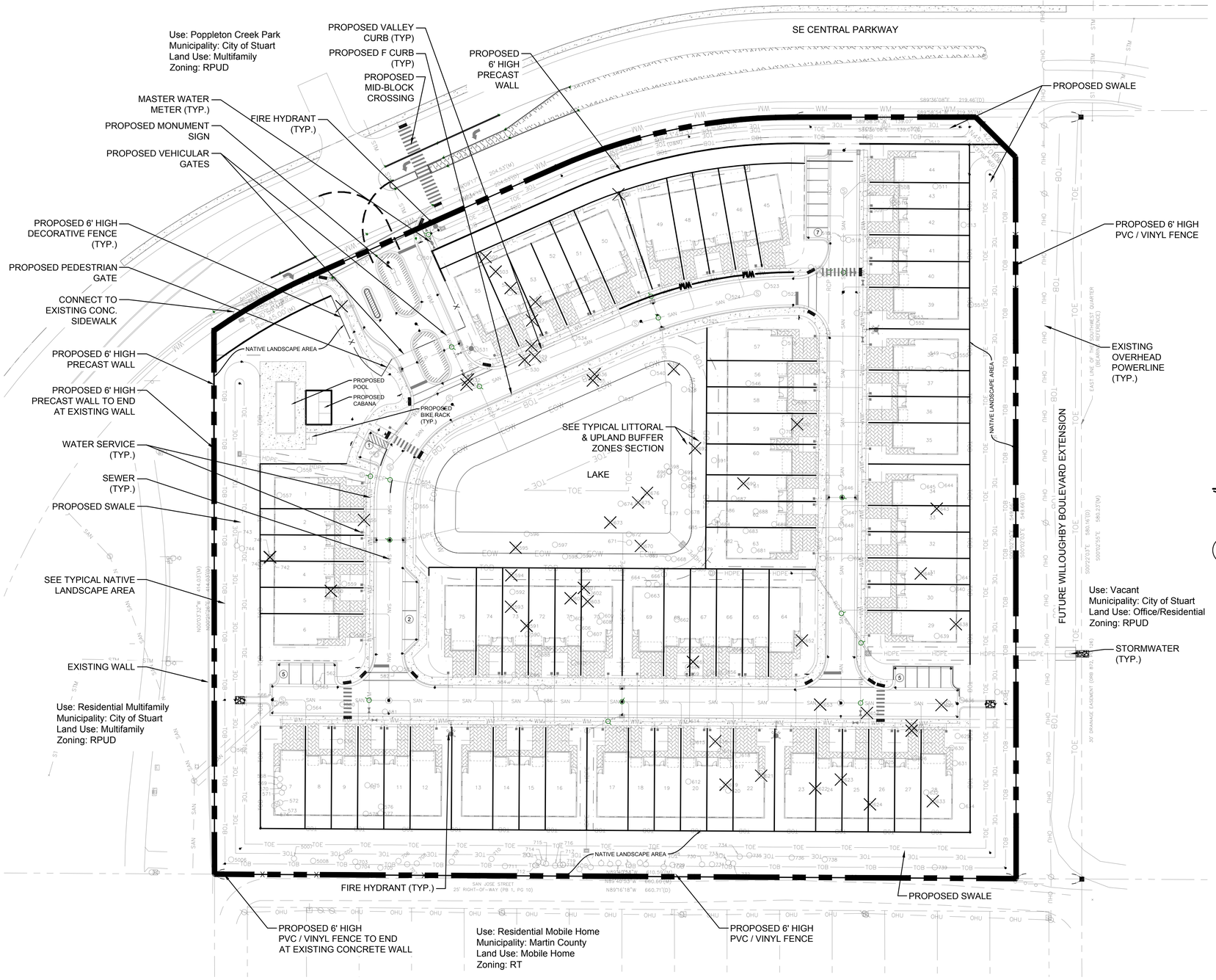
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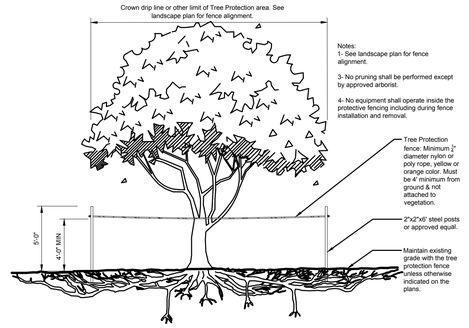
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REG. # 1018
Thomas P. Lucido

Designer	JJ	Sheet
Manager	DF	
Project Number	18-1065	LA-1 of 4
Municipal Number	---	
Computer File	18-1065 Meritage Homes Central Pkwy - Landscape Pl	

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TREE PROTECTION BARRICADE
Scale: n.t.s.

EXISTING TREE INVENTORY (ELIGIBLE FOR MITIGATION)

Tree ID	Diameter	Remove/Protect/Relocate	Tree Type
560	10	Remove	Oak Tree
601	10	Remove	Oak Tree
635	10	Remove	Oak Tree
639	20	Remove	Oak Tree
535	12	Remove	Oak Tree
591	12	Remove	Oak Tree
556	20	Remove	Oak Tree
740	16	Remove	Oak Tree
594	18	Remove	Oak Tree
741	24	Remove	Oak Tree
533	4	Remove	Oak Tree
633	4	Remove	Oak Tree
635	5	Remove	Oak Tree
675	5	Remove	Oak Tree
593	6	Remove	Oak Tree
603	6	Remove	Oak Tree
532	8	Remove	Oak Tree
536	8	Remove	Oak Tree
595	8	Remove	Oak Tree
604	8	Remove	Oak Tree
621	8	Remove	Oak Tree
670	8	Remove	Oak Tree
673	9	Remove	Oak Tree
Total	239		

Tree ID	Diameter	Remove/Protect/Relocate	Tree Type
502	10	Remove	Pine Tree
623	10	Remove	Pine Tree
628	10	Remove	Pine Tree
676	10	Remove	Pine Tree
526	12	Remove	Pine Tree
528	12	Remove	Pine Tree
643	12	Remove	Pine Tree
652	12	Remove	Pine Tree
500	14	Remove	Pine Tree
506	14	Remove	Pine Tree
529	14	Remove	Pine Tree
530	14	Remove	Pine Tree
624	14	Remove	Pine Tree
627	14	Remove	Pine Tree
638	14	Remove	Pine Tree
642	14	Remove	Pine Tree
653	14	Remove	Pine Tree
654	14	Remove	Pine Tree
700	14	Remove	Pine Tree
539	16	Remove	Pine Tree
622	16	Remove	Pine Tree
661	16	Remove	Pine Tree
692	17	Remove	Pine Tree
527	18	Remove	Pine Tree
690	18	Remove	Pine Tree
506	24	Remove	Pine Tree
503	8	Remove	Pine Tree
Total	375		

TREE MITIGATION CALCULATIONS

Hardwood Calculation

239	inches (x)	2.5	=	597.5	Inches
Total Inches Required (4.5" DBH min.)				598	Inches
Total Inches Provided for Mitigation:				**723.5**	**Inches**
Quercus virginiana (4.5" DBH)				279	Inches
Acer rubrum (4.5" DBH)				94.5	
Wodyetia bifurcata (14" for 14' height)				350	Inches

Pine Calculation

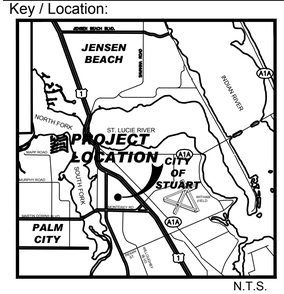
375	inches (x)	1.5	=	562.5	Inches
Total Inches Required (2.5" DBH min.)				562.5	Inches
Total Inches Provided for Mitigation:				**566**	**Inches**
Pinus elliottii var. densa (2.5" DBH)				155	Inches
Ilex x attenuata 'Eagleston' (2.5" DBH)				145	Inches
Taxodium distichum (2.5" DBH)				52.5	Inches
Conocarpus erectus (2.5" DBH)				17.5	Inches
Roystonea regia (14" for 14' height)				196	Inches

TREE MITIGATION LEGEND

- Tree Protection Barrier
- Tree to be Relocated On-Site
- Tree to be Removed
- Existing Tree (Not Required for Mitigation)

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

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N.T.S.

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Seaside RPUD
(fka Kingsport Estates RPUD)

City of Stuart, Martin County, Florida

Tree Mitigation Plan

Date	By	Description
02.13.2019	J.J.	Initial Submittal
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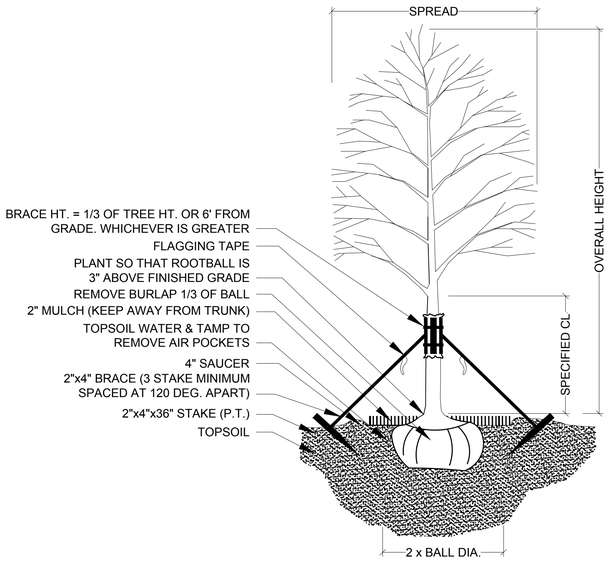
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0 20' 40' 80'

REG. # 1018
Thomas P. Lucido

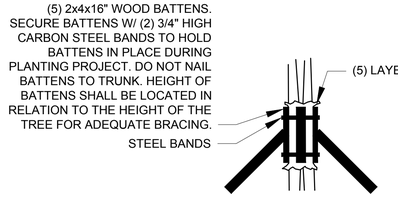
Designer	JJ	Sheet	
Manager	DF		**LA-2 of 4**
Project Number	18-1065		
Municipal Number	---		
Computer File	18-1065 Meritage Homes Central Pkwy - Landscape Pl		

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TREE PLANTING & STAKING

NOT TO SCALE

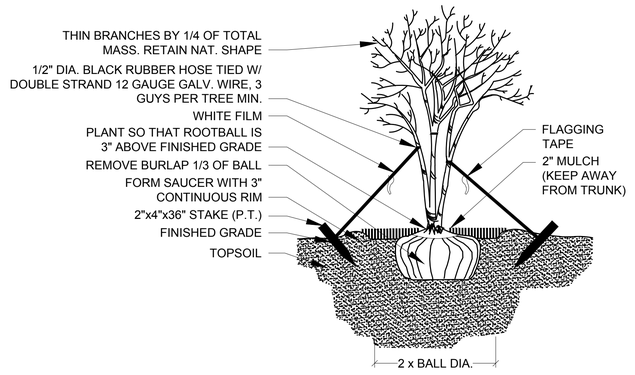


BRACING DETAIL

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

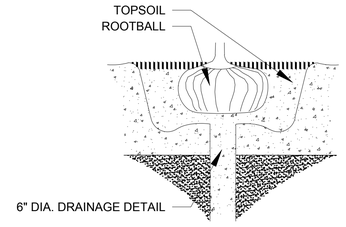
NOT TO SCALE

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

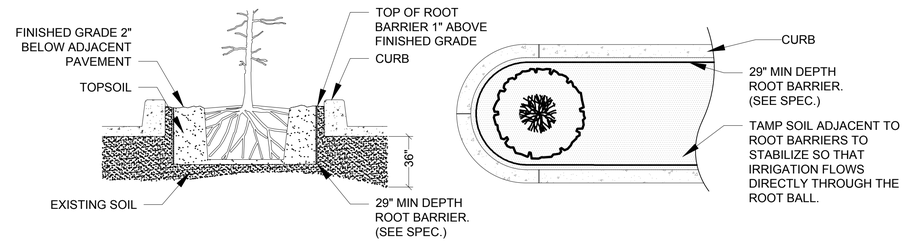
NOT TO SCALE

- *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



DRAINAGE TESTING DETAIL

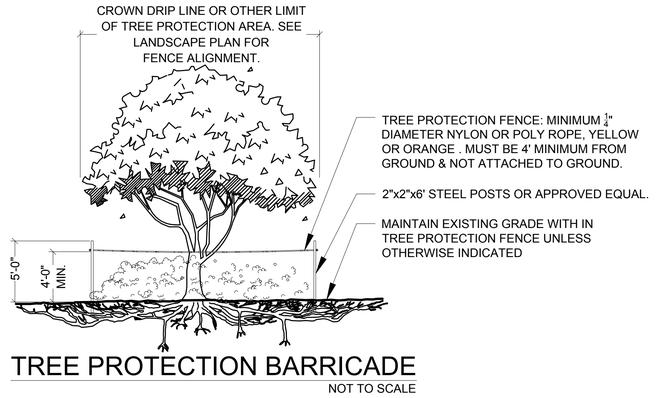
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- 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.

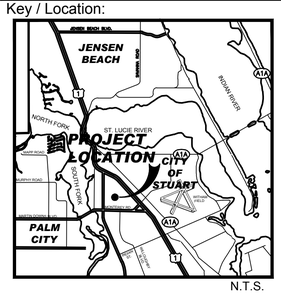
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

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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Key / Location:



Project Team:

Client & Property Owner:	Meritage Homes 5337 Millenia Lakes Blvd, Suite 410 Orlando, Florida 32839
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	The Milcor Group, Inc. 10975 SE Federal Highway Hobe Sound, Florida 33455
Surveyor:	Caulfied & Wheeler, Inc. 7900 Glades Road - Suite 100 Boca Raton, Florida 33434

Seaside RPUD

(fka Kingsport Estates RPUD)

City of Stuart, Martin County, Florida

Landscape Details

Date	By	Description
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NORTH

SCALE: 1" = 40'

0 20' 40' 80'

REG. # 1018
Thomas P. Lucido

Designer	JJ	Sheet
Manager	DF	**LA-3 of 4**
Project Number	18-1065	
Municipal Number	---	
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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/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 fertiiizer 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.

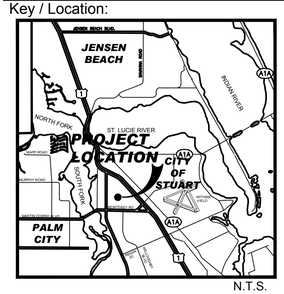
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final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

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COASTAL ELEVATION

BUILDING EGFH



COASTAL ELEVATION

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COASTAL ELEVATION

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