

Project Team:

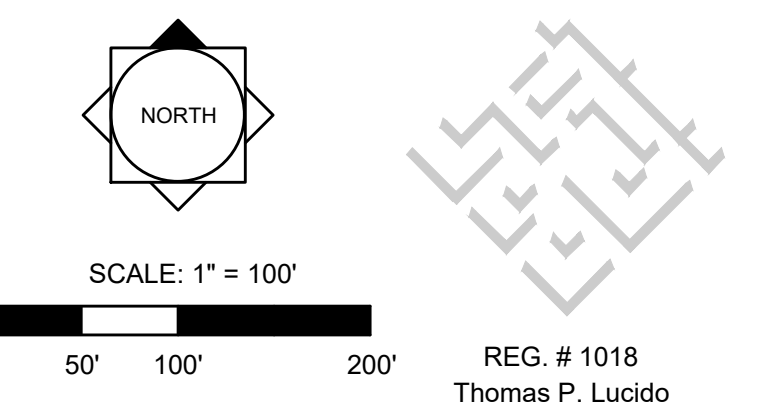
- Property Owner:** OBP West, LLC
5600 Sunshine Farms Rd.
Palm City, Florida 34990
- Planners:** Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994
- Engineer:** Grzeika Engineering, Inc.
2740 SW Martin Downs Blvd., Suite 418
Palm City, FL 34990
- Surveyor:** GCY Incorporated
Professional Surveyors and Mappers
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- Environmental Consultant:** EW Consultants
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Suite 208
Stuart, FL 34996

Ocean Breeze West PUD

Town of Ocean Breeze
Martin County, Florida

Revised C.O. Phasing Plan and Development Timetable

Date	By	Description
11-2-17	S.L.S.	PUD Amendment Submittal
05-21-18	S.L.S.	Updated Per Plat Revisions
07-08-19	B.W.	Revised Pool / Street Trees



Designer: SLS Sheet
 Manager: DF
 Project Number: 16-130
 Municipal Number: ---
 Computer File: Ocean Breeze West - Final Site Plan.dwg

1 of 1

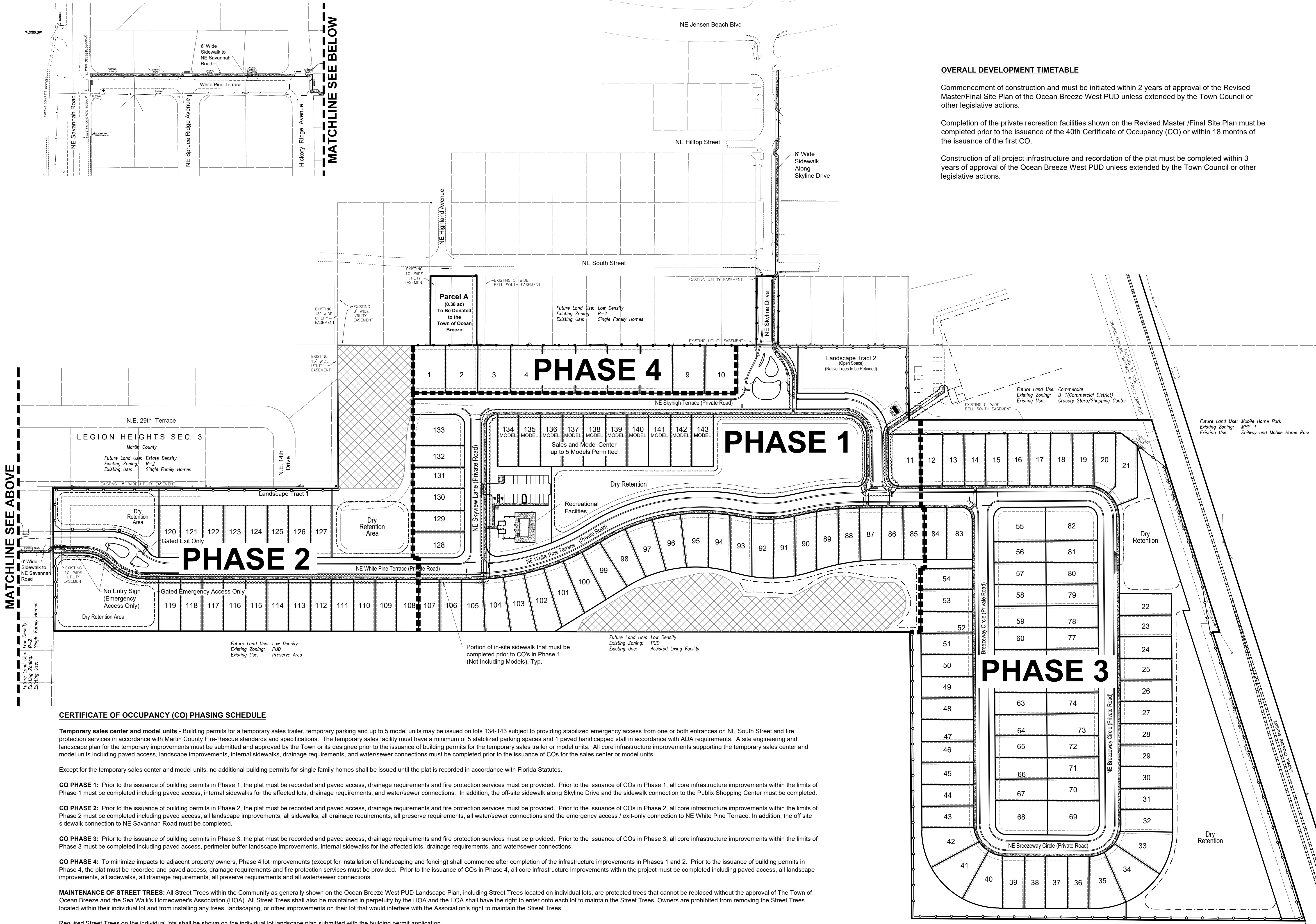
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OVERALL DEVELOPMENT TIMETABLE

Commencement of construction and must be initiated within 2 years of approval of the Revised Master/Final Site Plan of the Ocean Breeze West PUD unless extended by the Town Council or other legislative actions.

Completion of the private recreation facilities shown on the Revised Master /Final Site Plan must be completed prior to the issuance of the 40th Certificate of Occupancy (CO) or within 18 months of the issuance of the first CO.

Construction of all project infrastructure and recordation of the plat must be completed within 3 years of approval of the Ocean Breeze West PUD unless extended by the Town Council or other legislative actions.



CERTIFICATE OF OCCUPANCY (CO) PHASING SCHEDULE

Temporary sales center and model units - Building permits for a temporary sales trailer, temporary parking and up to 5 model units may be issued on lots 134-143 subject to providing stabilized emergency access from one or both entrances on NE South Street and fire protection services in accordance with Martin County Fire-Rescue standards and specifications. The temporary sales facility must have a minimum of 5 stabilized parking spaces and 1 paved handicapped stall in accordance with ADA requirements. A site engineering and landscape plan for the temporary improvements must be submitted and approved by the Town or its designee prior to the issuance of building permits for the temporary sales trailer or model units. All core infrastructure improvements supporting the temporary sales center and model units including paved access, landscape improvements, internal sidewalks, drainage requirements, and water/sewer connections must be completed prior to the issuance of COs for the sales center or model units.

Except for the temporary sales center and model units, no additional building permits for single family homes shall be issued until the plat is recorded in accordance with Florida Statutes.

CO PHASE 1: Prior to the issuance of building permits in Phase 1, the plat must be recorded and paved access, drainage requirements and fire protection services must be provided. Prior to the issuance of COs in Phase 1, all core infrastructure improvements within the limits of Phase 1 must be completed including paved access, internal sidewalks for the affected lots, drainage requirements, and water/sewer connections. In addition, the off-site sidewalk along Skyline Drive and the sidewalk connection to the Publix Shopping Center must be completed.

CO PHASE 2: Prior to the issuance of building permits in Phase 2, the plat must be recorded and paved access, drainage requirements and fire protection services must be provided. Prior to the issuance of COs in Phase 2, all core infrastructure improvements within the limits of Phase 2 must be completed including paved access, all landscape improvements, all sidewalks, all drainage requirements, all preserve requirements, all water/sewer connections and the emergency access / exit-only connection to NE White Pine Terrace. In addition, the off site sidewalk connection to NE Savannah Road must be completed.

CO PHASE 3: Prior to the issuance of building permits in Phase 3, the plat must be recorded and paved access, drainage requirements and fire protection services must be provided. Prior to the issuance of COs in Phase 3, all core infrastructure improvements within the limits of Phase 3 must be completed including paved access, perimeter buffer landscape improvements, internal sidewalks for the affected lots, drainage requirements, and water/sewer connections.

CO PHASE 4: To minimize impacts to adjacent property owners, Phase 4 lot improvements (except for installation of landscaping and fencing) shall commence after completion of the infrastructure improvements in Phases 1 and 2. Prior to the issuance of building permits in Phase 4, the plat must be recorded and paved access, drainage requirements and fire protection services must be provided. Prior to the issuance of COs in Phase 4, all core infrastructure improvements within the project must be completed including paved access, all landscape improvements, all sidewalks, all drainage requirements, all preserve requirements and all water/sewer connections.

MAINTENANCE OF STREET TREES: All Street Trees within the Community as generally shown on the Ocean Breeze West PUD Landscape Plan, including Street Trees located on individual lots, are protected trees that cannot be replaced without the approval of The Town of Ocean Breeze and the Sea Walk's Homeowner's Association (HOA). All Street Trees shall also be maintained in perpetuity by the HOA and the HOA shall have the right to enter onto each lot to maintain the Street Trees. Owners are prohibited from removing the Street Trees located within their individual lot and from installing any trees, landscaping, or other improvements on their lot that would interfere with the Association's right to maintain the Street Trees.

Required Street Trees on the individual lots shall be shown on the individual lot landscape plan submitted with the building permit application.

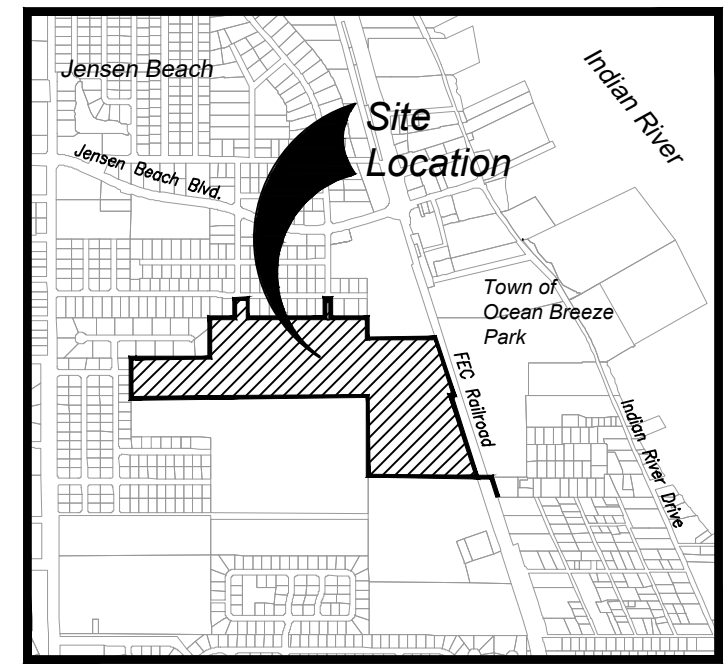
Note: 2nd lift of asphalt must be installed within 24 months or 85% of CO's in each phase, whichever comes first.

Future Land Use: Low Density
 Existing Zoning: R-2
 Existing Use: Vacant

MATCHLINE SEE ABOVE

MATCHLINE SEE BELOW

Key / Location:



Project Team:

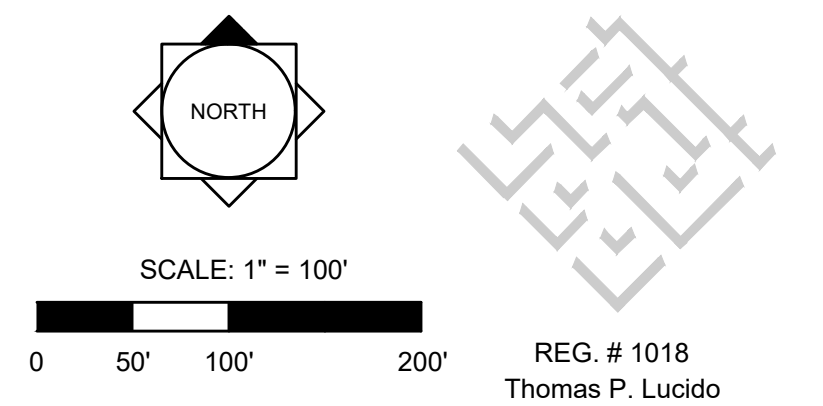
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Ocean Breeze West PUD

Town of Ocean Breeze
Martin County, Florida

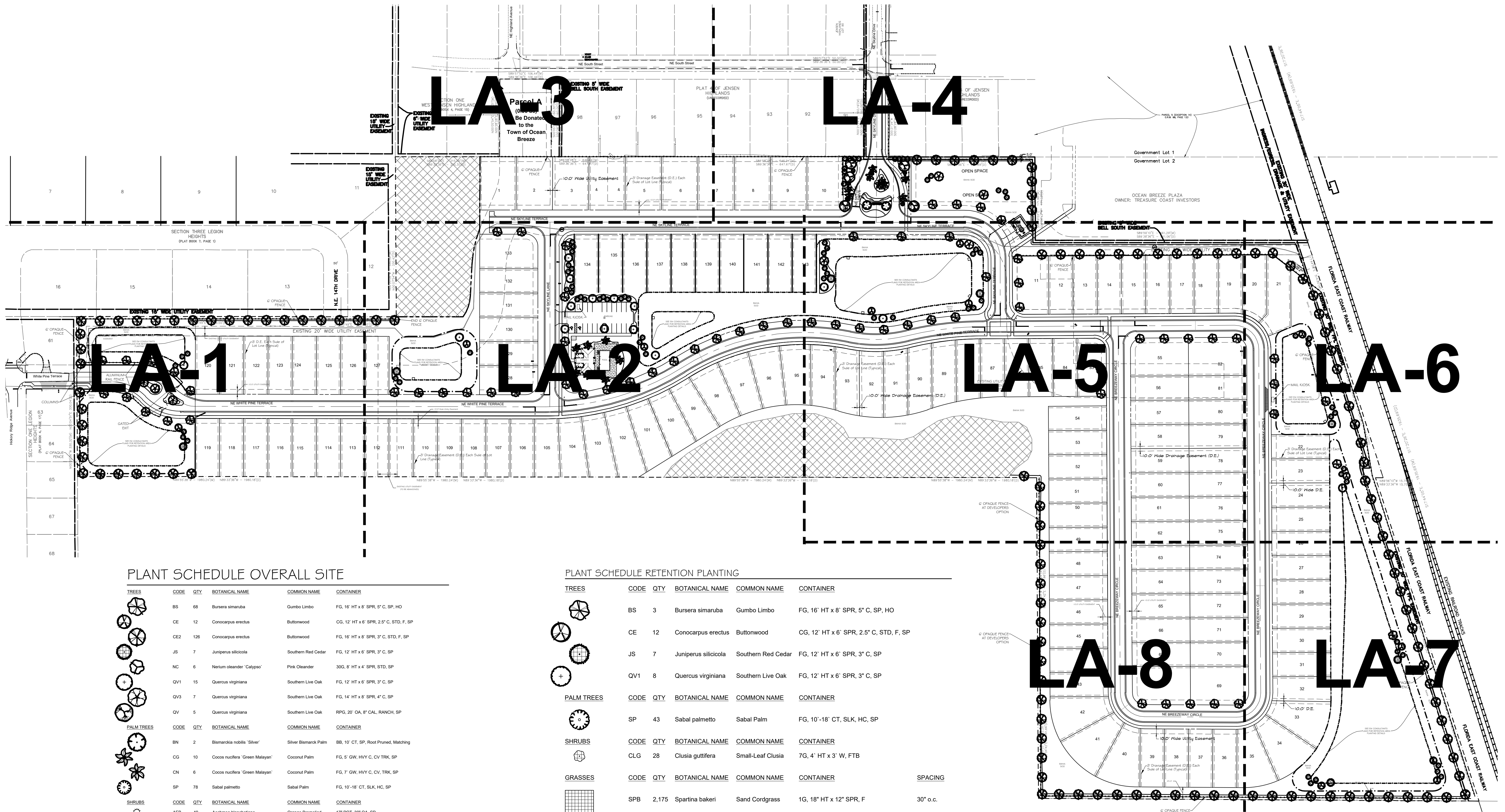
Revised
Landscape Plan
Cover Sheet

Date	By	Description
01.16.18	PG	Amendment Submittal
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07.08.19	BW	Revised Pool / Street Trees



Designer	BW	Sheet
Manager	DF	
Project Number	16-130	
Municipal Number	---	
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PLANT SCHEDULE OVERALL SITE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	
	BS	68	Bursera simaruba	Gumbo Limbo	FG, 16" HT x 8" SPR, 5" C, SP, HO	
	CE	12	Conocarpus erectus	Buttonwood	CG, 12" HT x 6" SPR, 2.5" C, STD, F, SP	
	CE2	126	Conocarpus erectus	Buttonwood	FG, 16" HT x 8" SPR, 3" C, STD, F, SP	
	JS	7	Juniperus silicicola	Southern Red Cedar	FG, 12" HT x 6" SPR, 3" C, SP	
	NC	6	Nerium oleander 'Calypso'	Pink Oleander	30G, 8" HT x 4" SPR, STD, SP	
	QV1	15	Quercus virginiana	Southern Live Oak	FG, 12" HT x 6" SPR, 3" C, SP	
	QV3	7	Quercus virginiana	Southern Live Oak	FG, 14" HT x 8" SPR, 4" C, SP	
	QV	5	Quercus virginiana	Southern Live Oak	RPG, 20" OA, 8" CAL, RANCH, SP	
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	
	BN	2	Bismarckia nobilis 'Silver'	Silver Bismarck Palm	BB, 10" CT, SP, Root Pruned, Matching	
	CG	10	Cocos nucifera 'Green Malayan'	Coconut Palm	FG, 5" GW, HVY C, CV, TRK, SP	
	CN	6	Cocos nucifera 'Green Malayan'	Coconut Palm	FG, 7" GW, HVY C, CV, TRK, SP	
	SP	78	Sabal palmetto	Sabal Palm	FG, 10"-18" CT, SLK, HC, SP	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	
	AEB	49	Aechmea blanchetiana	Orange Bromeliad	17" POT, 30" OA, SP	
	AGA	19	Agave americana 'Gainesville Blue'	Century Plant	15G, 38" OA, SP, AS	
	AI	10	Alcantarea imperialis	Imperial Bromeliad	25G, 4" OA, SP	
	CLG	135	Clusia guttifera	Small-Leaf Clusia	7G, 4" HT x 3" W, FTB	
	CS2	84	Clusia guttifera	Small Leaf Clusia	FG, 10" HT x 5" W, FTB	
	CU	1,417	Coccoloba uvifera	Sea Grape	3G, 24" OA, F	
	GAG	82	Galphimia glauca	Thyatis	3G, 24"x18", FTB, 30" OC	
	MYF	46	Myrcianthes hragrans	Simpson's Stopper	7G, 42"x24", FTB, 30" OC	
	SCA	183	Schefflera arboricola	Schefflera arboricola	3G, 24"x18", F	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING
	NEI	62	Nerium oleander 'Ice Pink'	Ice Pink Oleander	7G, 30" OA, FTB, SP	36" o.c.
	RON	163	Rondeletia leucophylla	Panama Rose	3G, 24" OA, F	24" o.c.
	WRI	246	Wrightia antidysenterica	Asian Snow	3G, 24" OA, F	24" o.c.
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING
	PSW	486	Pennisetum setaceum 'White'	White Fountain Grass	3G, 24" OA, F	36" o.c.
	SPB	2,175	Spartina bakeri	Sand Cordgrass	1G, 18" HT x 12" SPR, F	30" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING
	CG3	1,057	Ficus microcarpa 'Green Island'	Green Island Ficus	3G, 18" OA, F	24" o.c.

PLANT SCHEDULE RETENTION PLANTING

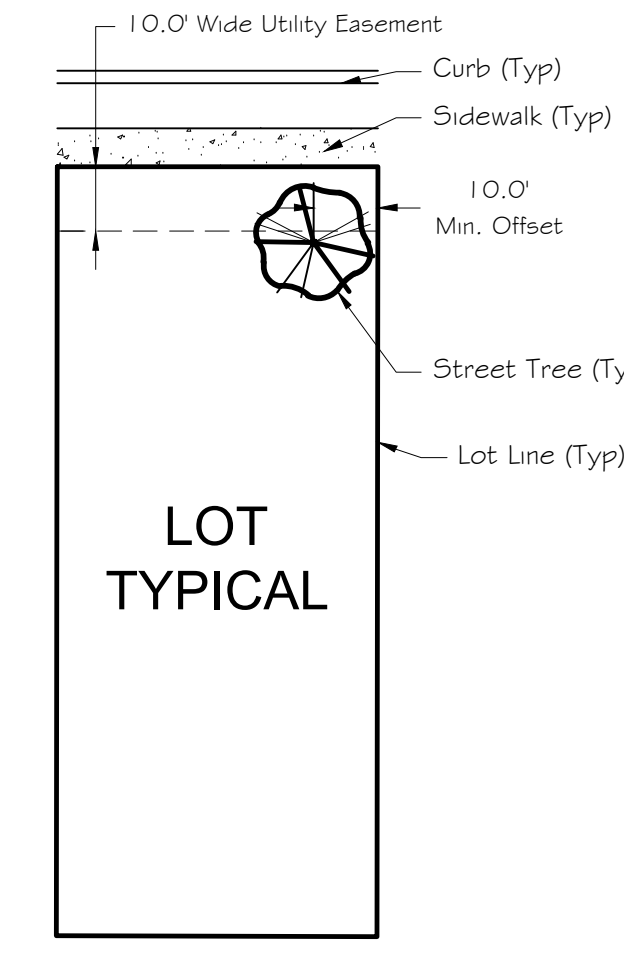
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	BS	3	Bursera simaruba	Gumbo Limbo	FG, 16" HT x 8" SPR, 5" C, SP, HO	
	CE	12	Conocarpus erectus	Buttonwood	CG, 12" HT x 6" SPR, 2.5" C, STD, F, SP	
	JS	7	Juniperus silicicola	Southern Red Cedar	FG, 12" HT x 6" SPR, 3" C, SP	
	QV1	8	Quercus virginiana	Southern Live Oak	FG, 12" HT x 6" SPR, 3" C, SP	
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	
	SP	43	Sabal palmetto	Sabal Palm	FG, 10"-18" CT, SLK, HC, SP	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	
	CLG	28	Clusia guttifera	Small-Leaf Clusia	7G, 4" HT x 3" W, FTB	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING
	SPB	2,175	Spartina bakeri	Sand Cordgrass	1G, 18" HT x 12" SPR, F	30" o.c.

PLANT SCHEDULE STREET TREES

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER
	BS	208	Bursera simaruba	Gumbo Limbo	FG, 16" HT x 8" SPR, 5" C, SP, HO
	QV3	8	Quercus virginiana	Southern Live Oak	FG, 14" HT x 8" SPR, 4" C, SP
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER
	CG	3	Cocos nucifera 'Green Malayan'	Coconut Palm	FG, 5" GW, HVY C, CV, TRK, SP
	CN	2	Cocos nucifera 'Green Malayan'	Coconut Palm	FG, 7" GW, HVY C, CV, TRK, SP
	SP	13	Sabal palmetto	Sabal Palm	FG, 10"-18" CT, SLK, HC, SP

PLANT SCHEDULE PERIMETER BUFFER

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER
	CE2	126	Conocarpus erectus	Buttonwood	FG, 16" HT x 8" SPR, 3" C, STD, F, SP
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER
	CU	1,415	Coccoloba uvifera	Sea Grape	3G, 24" OA, F



Typical Lot Street Tree Planting Detail
 Scale: 1"=30"
 Note: Maintain 10' min. spacing from utilities. One tree per lot, typical.

Maintenance of Street Trees

All Street Trees within the Community as generally shown on the Ocean Breeze West PUD Landscape Plan, including Street Trees located on individual lots, are protected trees that cannot be replaced without the approval of The Town of Ocean Breeze and the Sea Walk Homeowner's Association (HOA). All Street Trees shall also be maintained in perpetuity by the HOA and the HOA shall have the right to enter onto each lot to maintain the Street Trees. Owners are prohibited from removing the Street Trees located within their individual lot and from installing any trees, landscaping or other improvements on their lot that would interfere with the Association's right to maintain the Street Trees.

Required street trees on individual lots shall be shown on the individual lot landscape plan submitted with the building permit application.

Sheet Index:

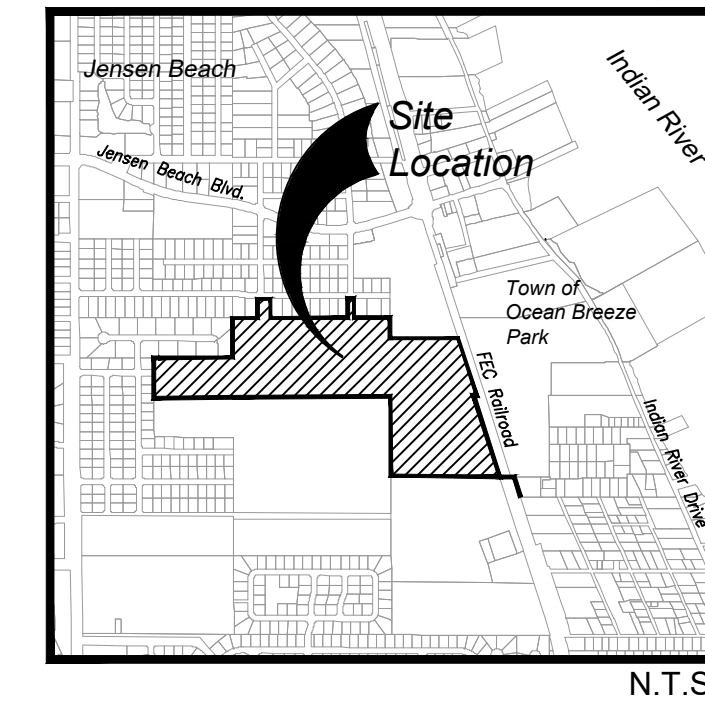
Plant Schedules / Data:	CV
Landscape Plans:	LA-1 - LA-8
Hardscape Details:	LA-9
Details & Specifications:	LA-10

SECTION THREE LEGION HEIGHTS
(PLAT BOOK 7, PAGE 1)



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 701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220
 100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
 827 North Thornton Avenue, Orlando, Florida 32803 (407) 898-9521, Fax (407) 898-9768

Key / Location:



Project Team:

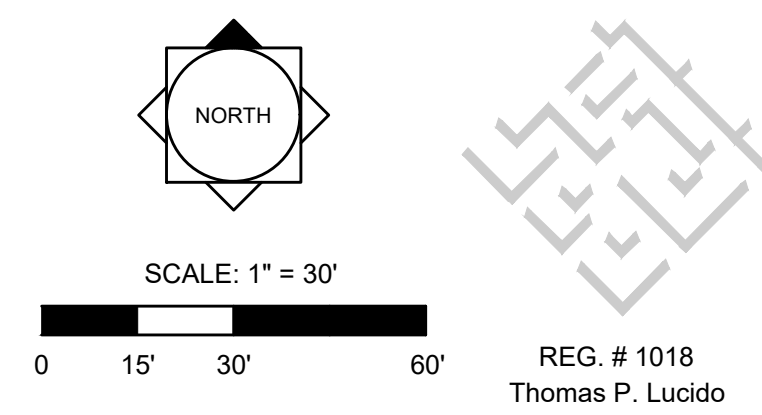
- Client & Property Owner:**
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701 East Ocean Boulevard
Stuart, Florida 34994
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Ocean Breeze West PUD

Town of Ocean Breeze
Martin County, Florida

Revised Landscape Plan

Date	By	Description
01.16.18	PG	Amendment Submittal
05.21.18	DC	Updated Per Plat Revisions
07.08.19	BW	Revised Pool / Street Trees



NORTH

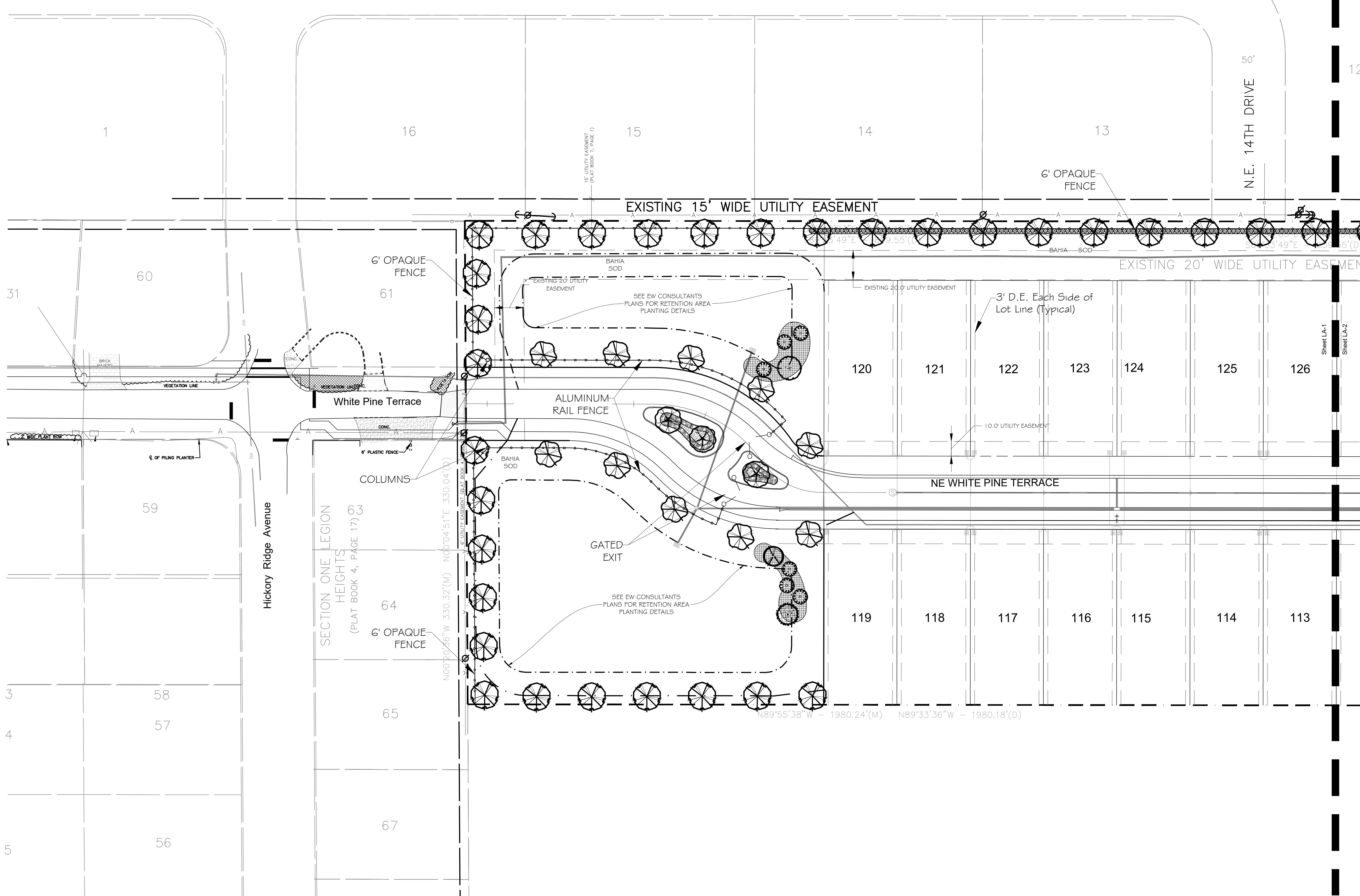
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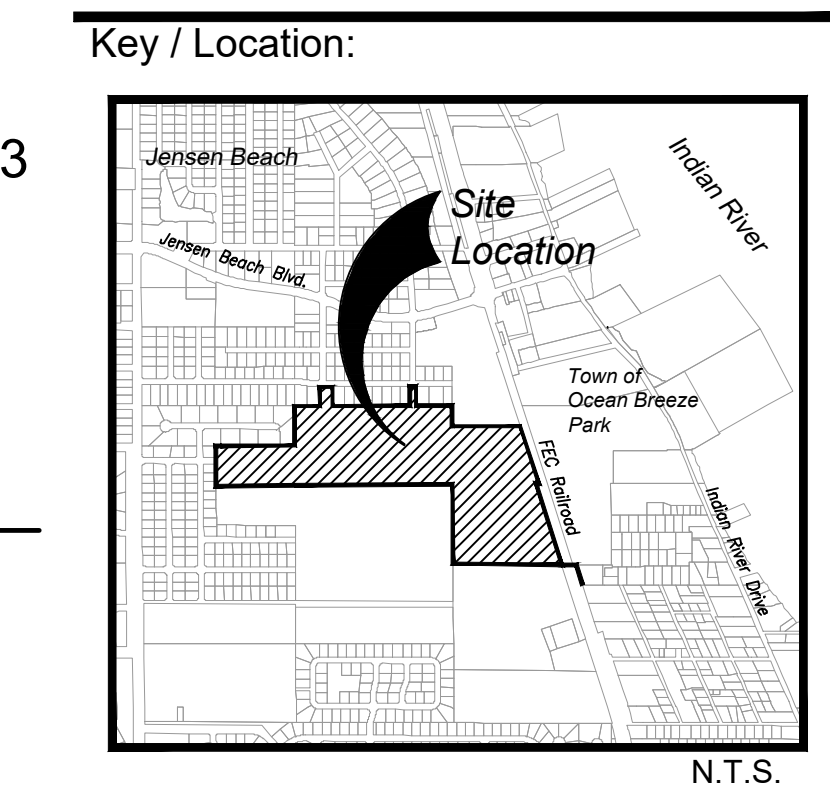
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REG. # 1018
Thomas P. Lucido

Designer	BW	Sheet
Manager	DF	LA-1
Project Number	16-130	
Municipal Number	---	

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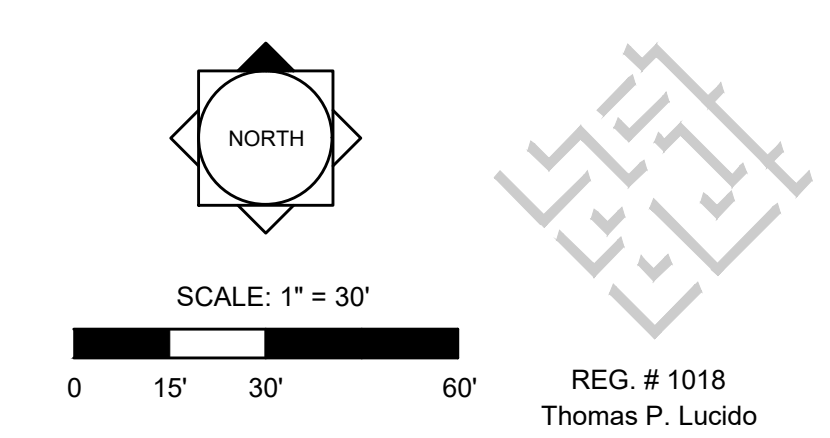
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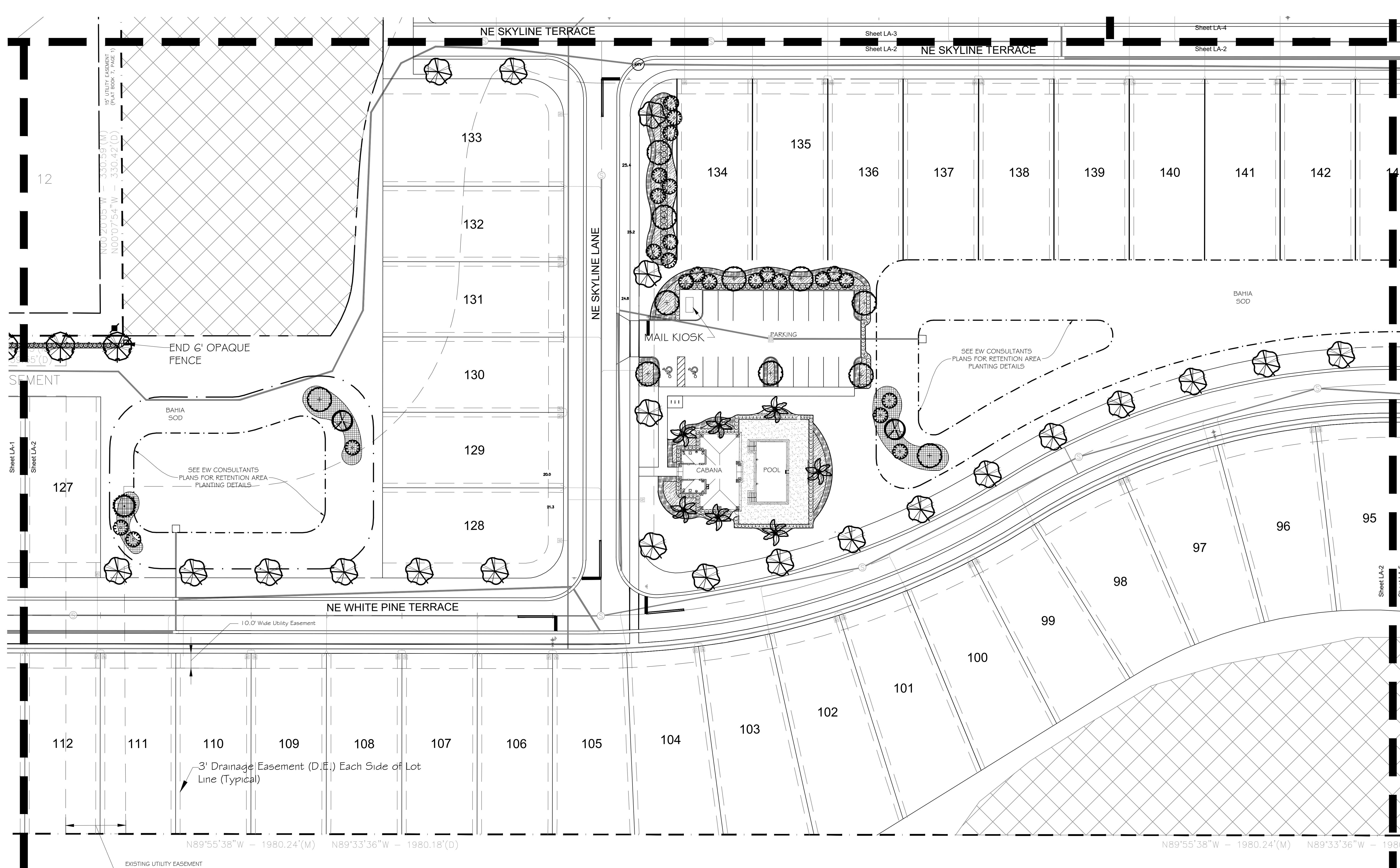


Designer: BW
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 Project Number: 16-130
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Sheet
LA-2

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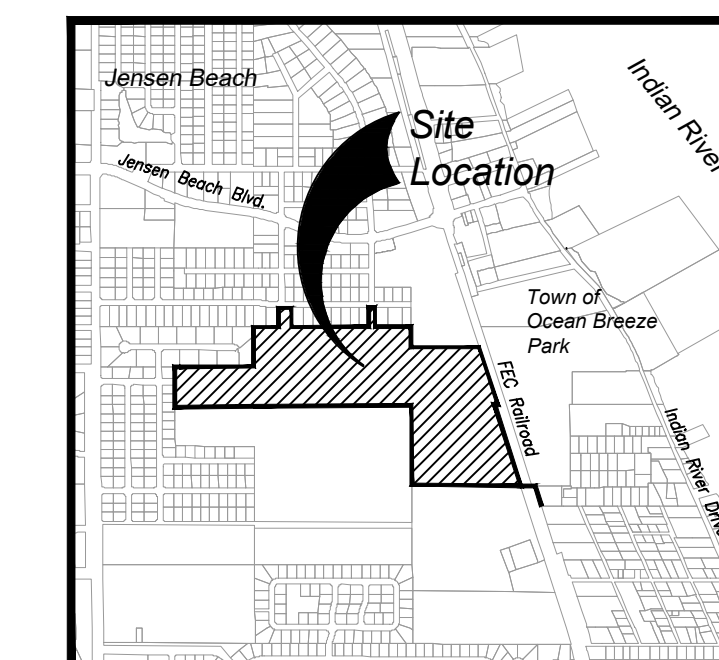
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Key / Location:



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NORTH

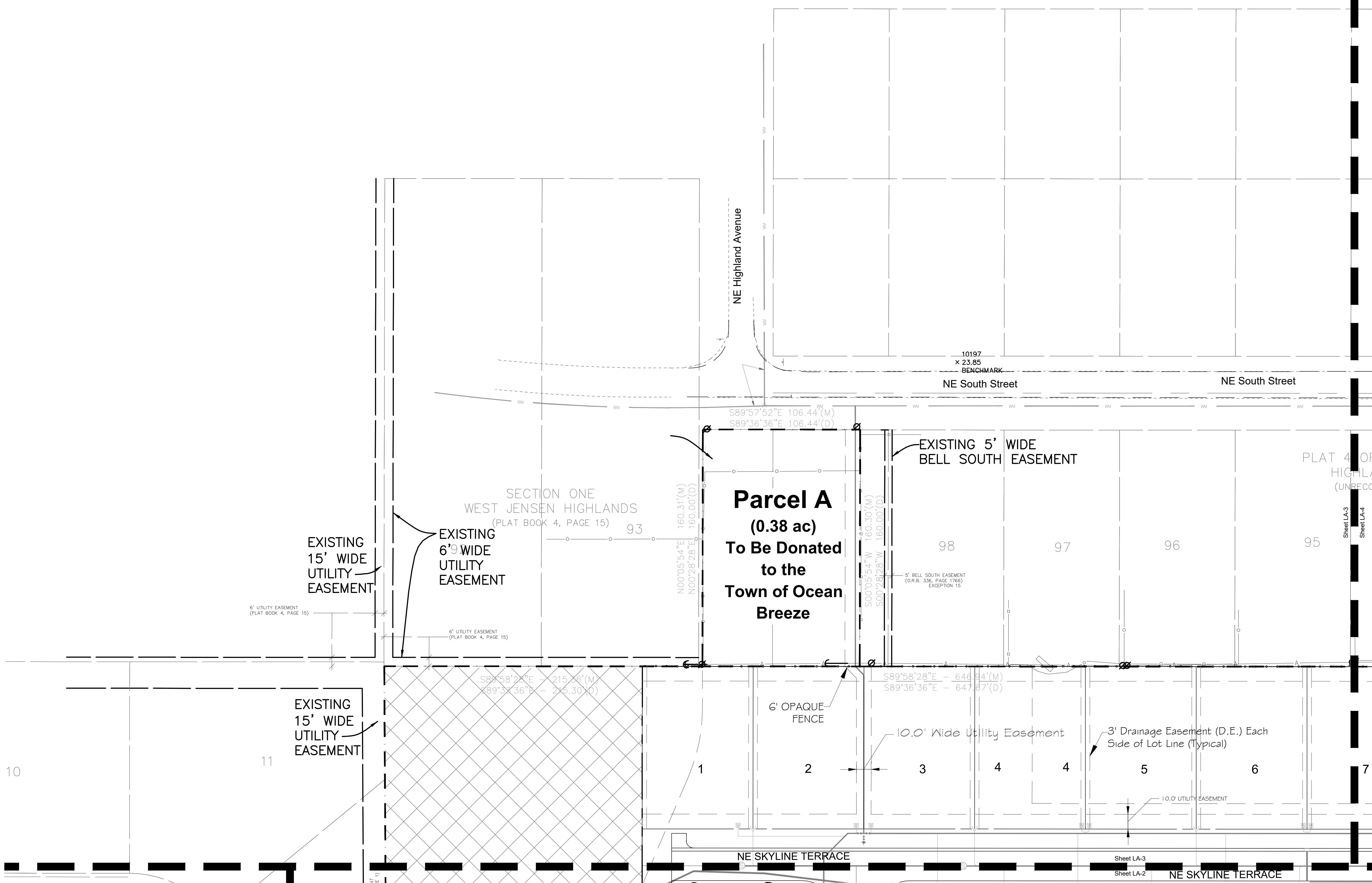
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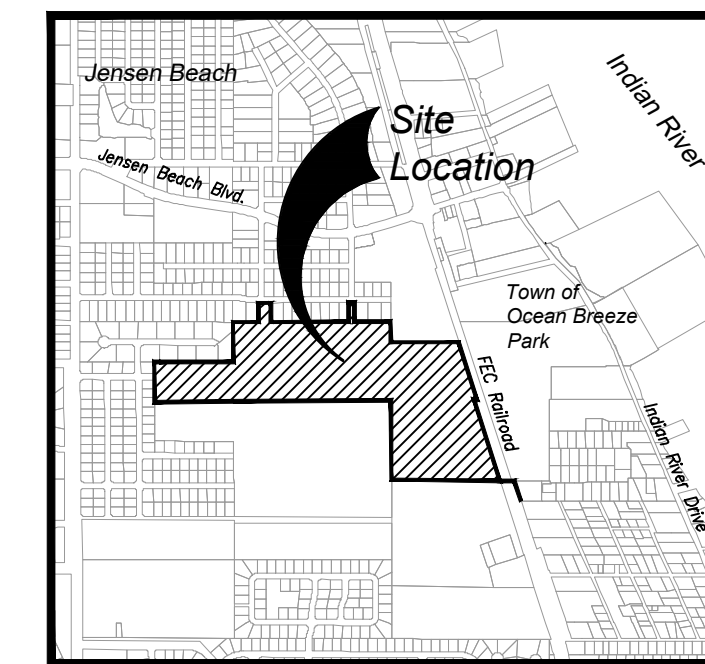
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 Thomas P. Lucido

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Project Number	16-130	
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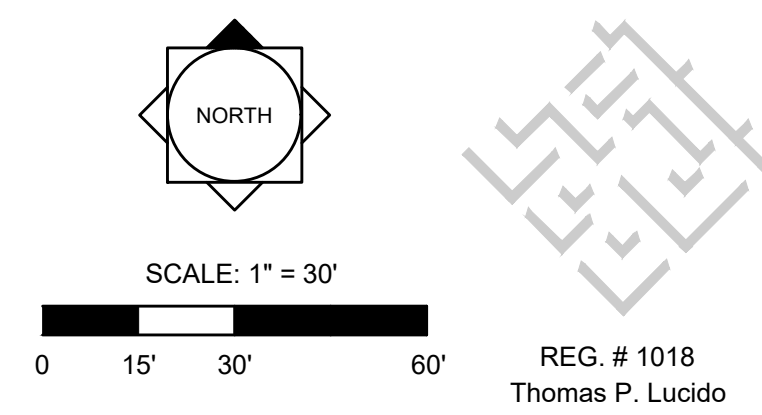
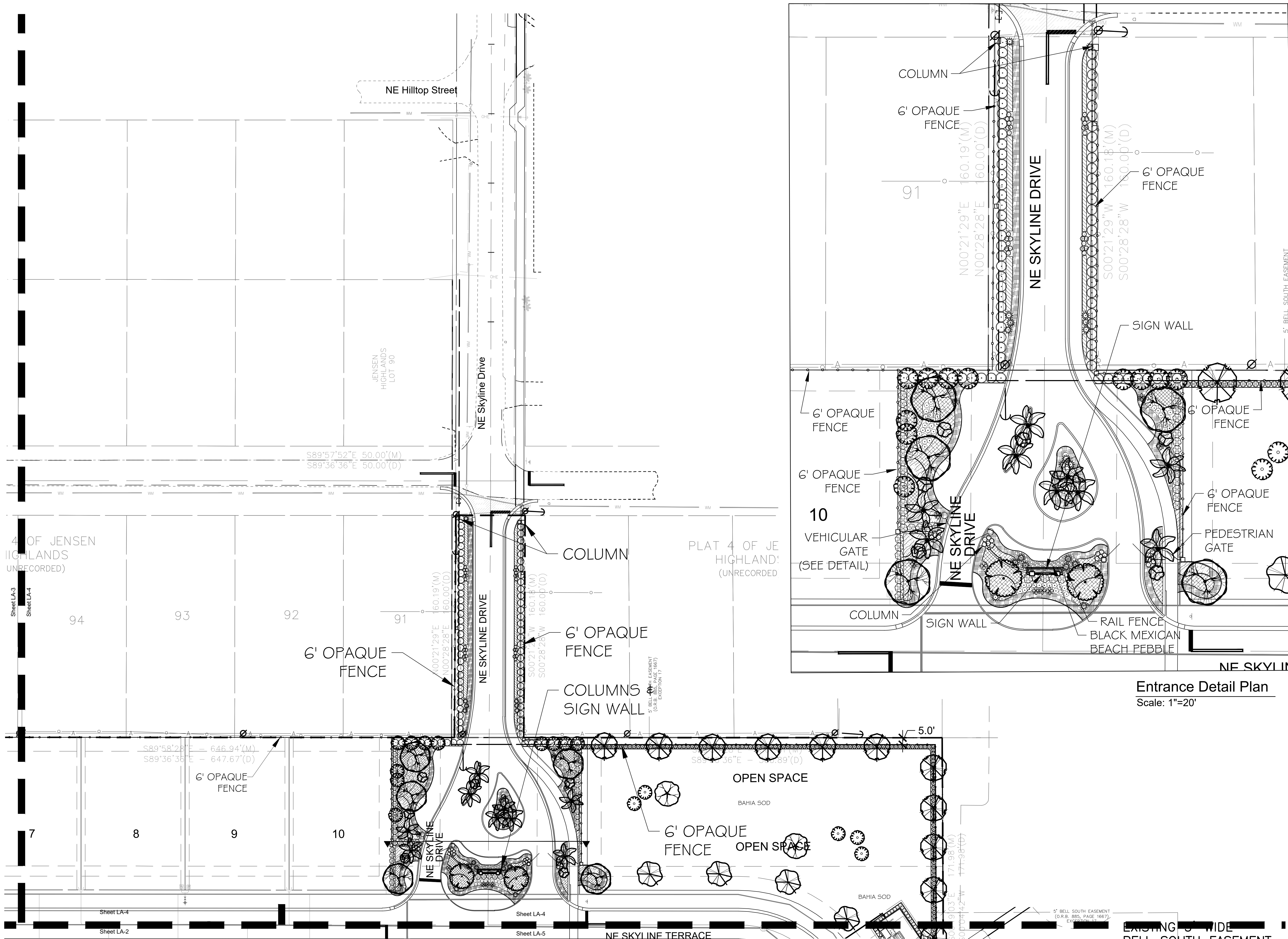
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Entrance Detail Plan
 Scale: 1"=20'



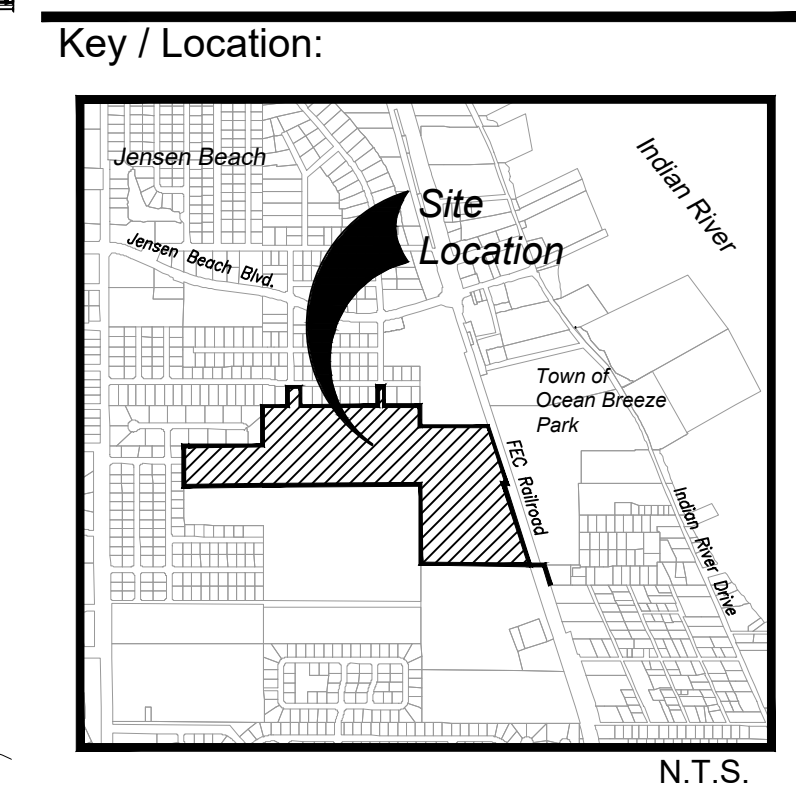
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LA-4

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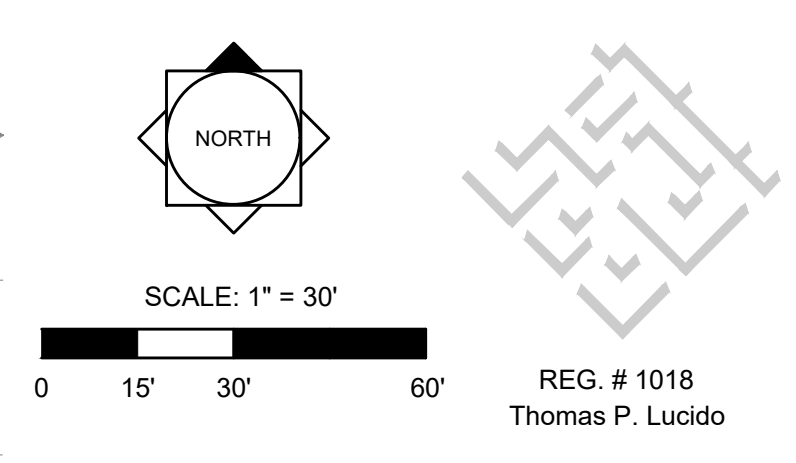
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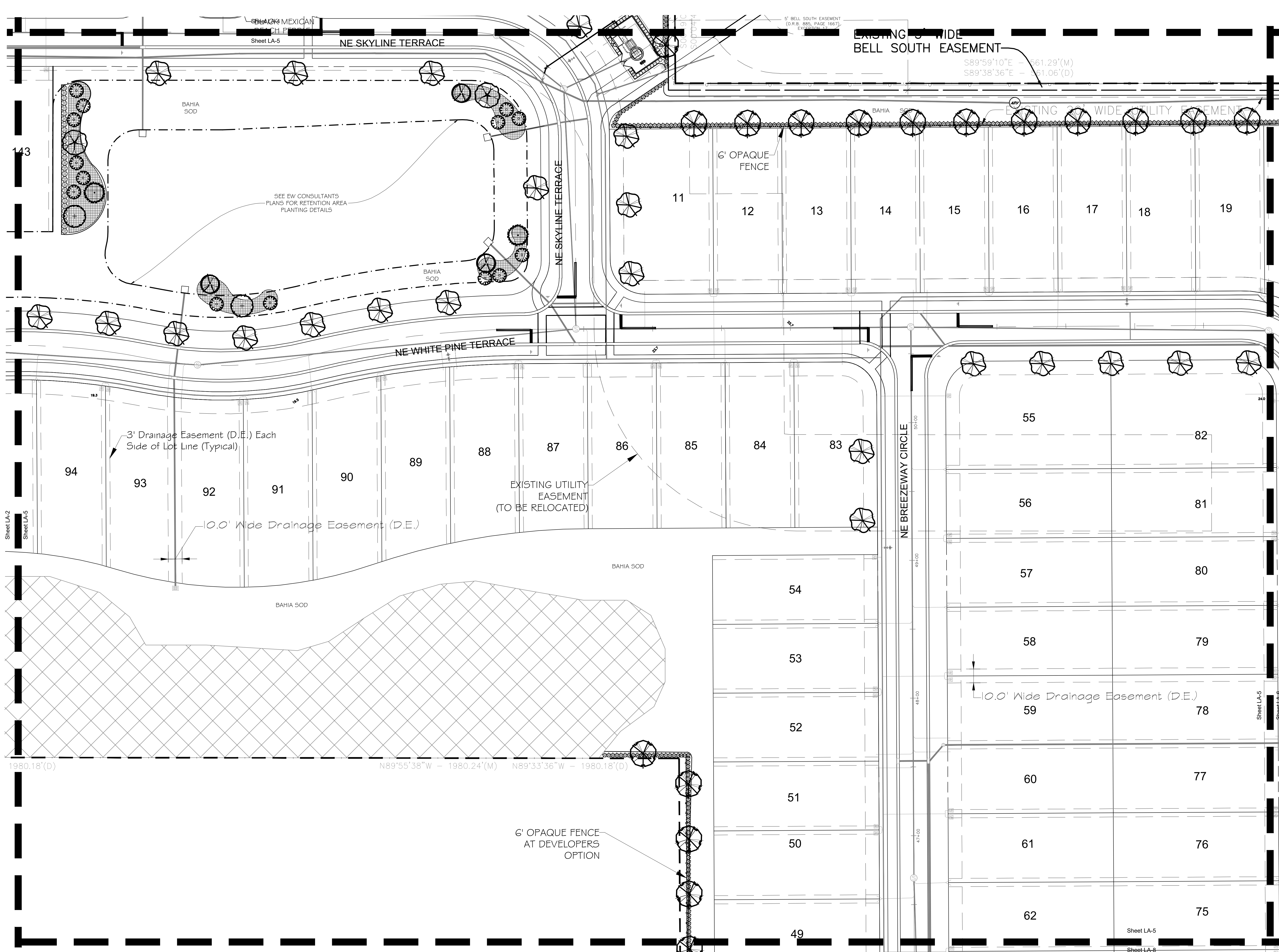
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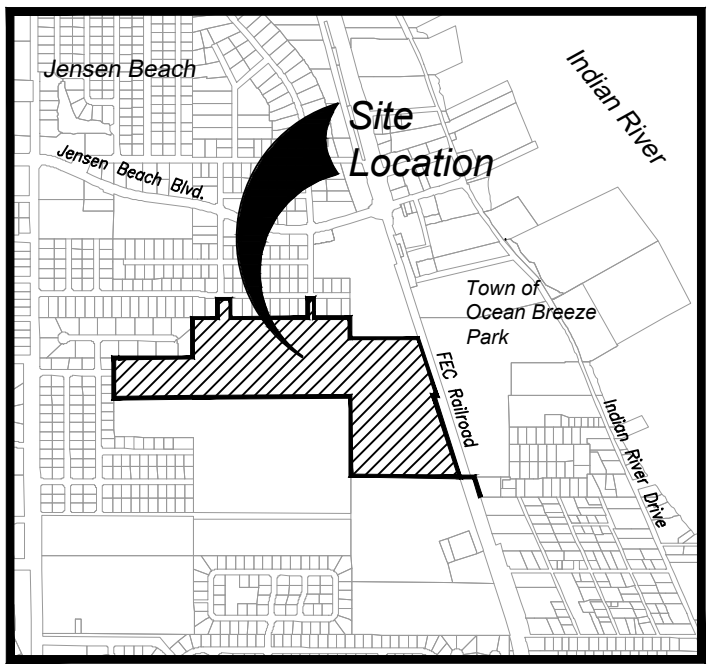
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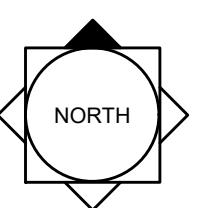
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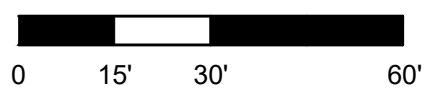
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N89°
N89°



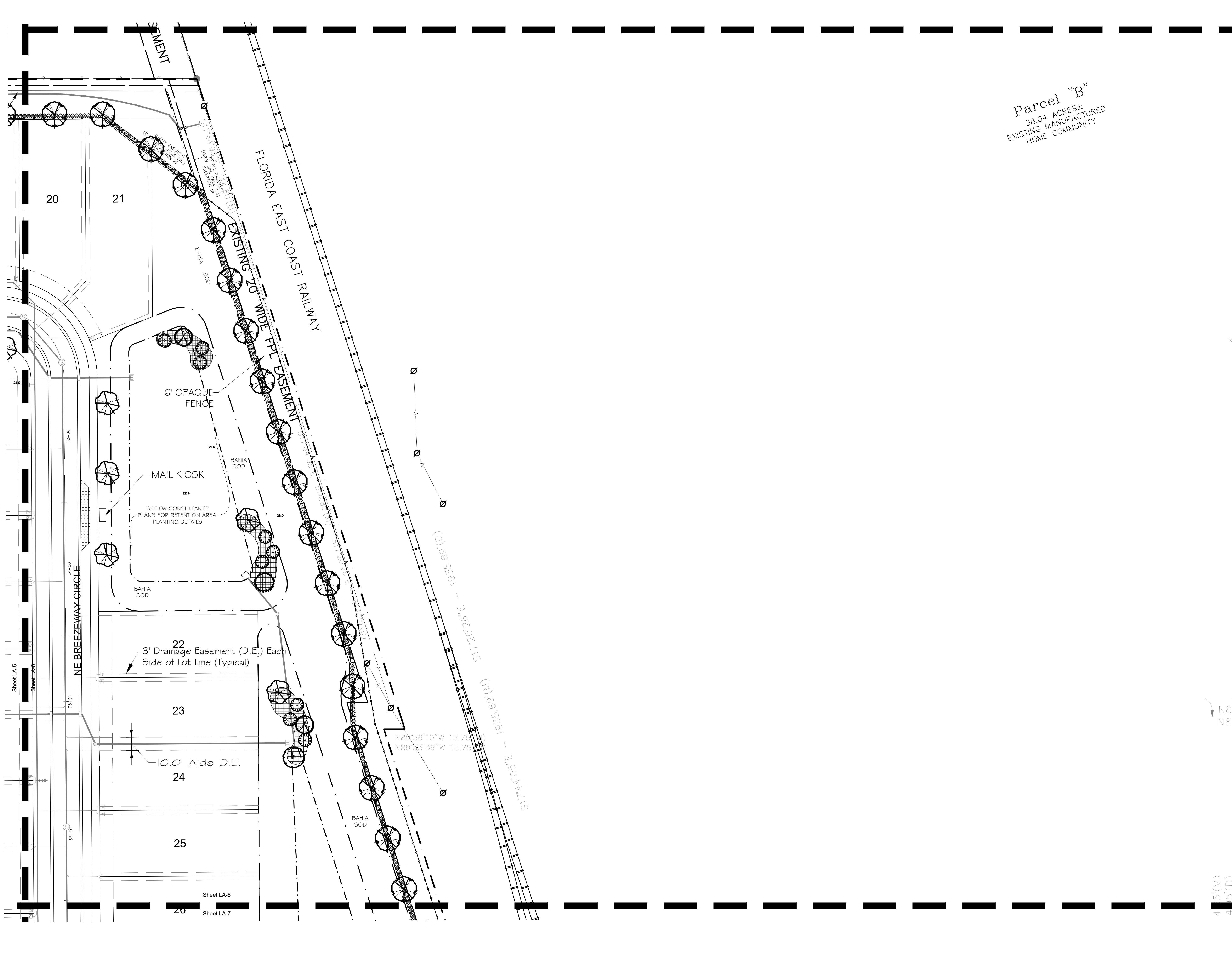
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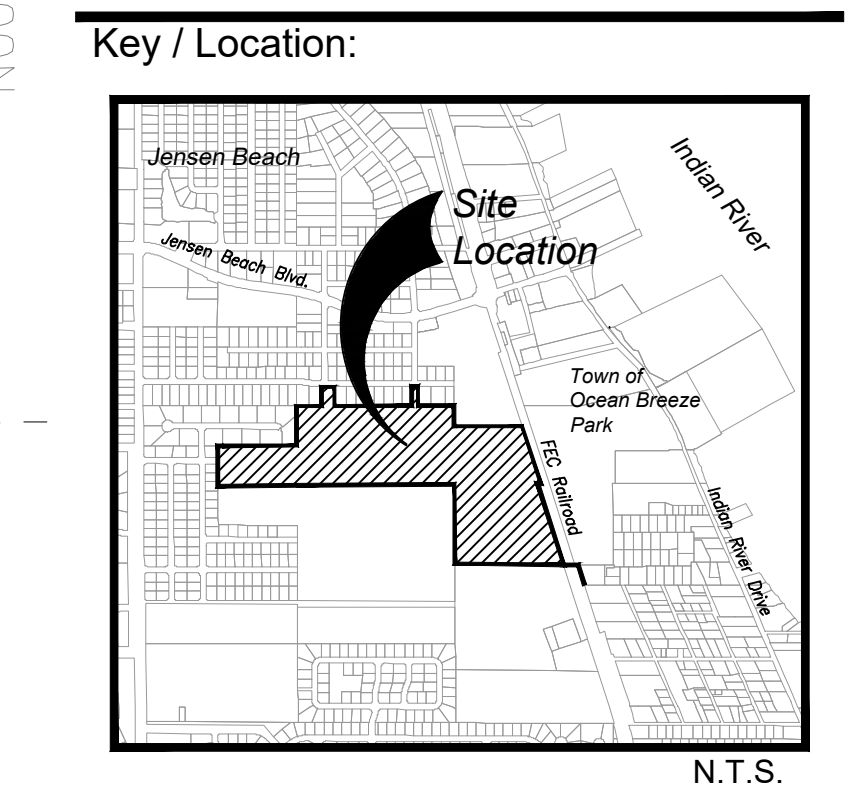
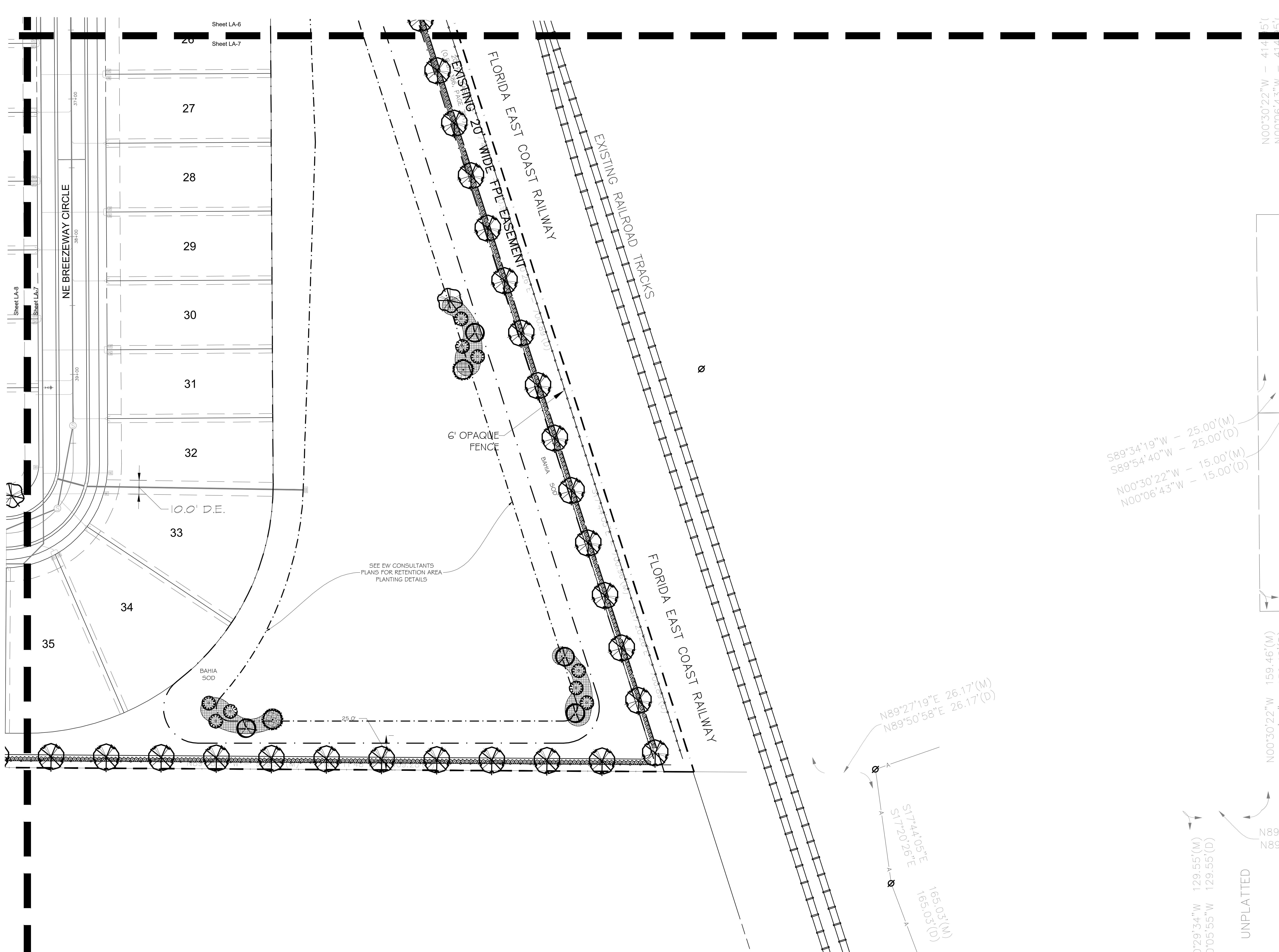
REG. # 1018
Thomas P. Lucido

Designer	BW	Sheet
Manager	DF	LA-6
Project Number	16-130	
Municipal Number	---	
Computer File	Ocean Breeze West - Landscape Plan - Final Entrance_BN_6.26.19.dwg	

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45'(M)
45'(D)



Project Team:

Client & Property Owner:

Planners: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Grzeka Engineering, Inc.
 2740 SW Martin Downs Blvd., Suite 418
 Palm City, FL 34990

Surveyor: GCY Incorporated
 Professional Surveyors and Mappers
 Corporate Office
 P.O. Box 1469
 Palm City, FL 34991

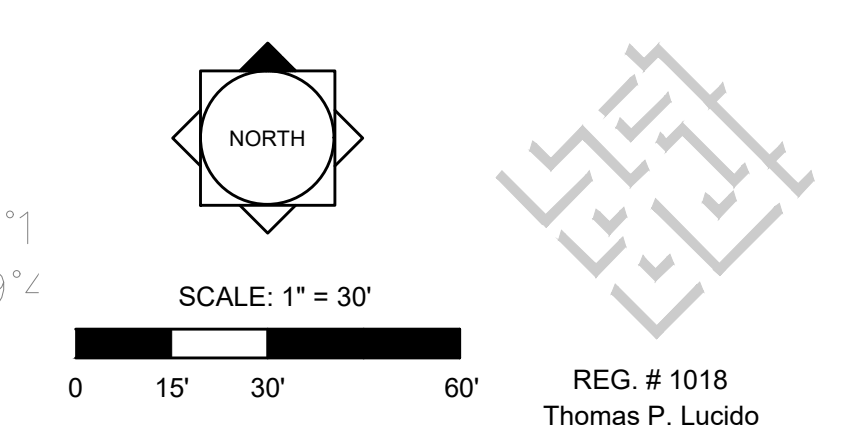
Environmental Consultant: EW Consultants
 1000 SE Monterey Commons Blvd.
 Suite 208
 Stuart, FL 34996

Ocean Breeze West PUD

Town of Ocean Breeze
 Martin County, Florida

Revised Landscape Plan

Date	By	Description
01.16.18	PG	Amendment Submittal
05.21.18	DC	Updated Per Plat Revisions
07.08.19	BW	Revised Pool / Street Trees



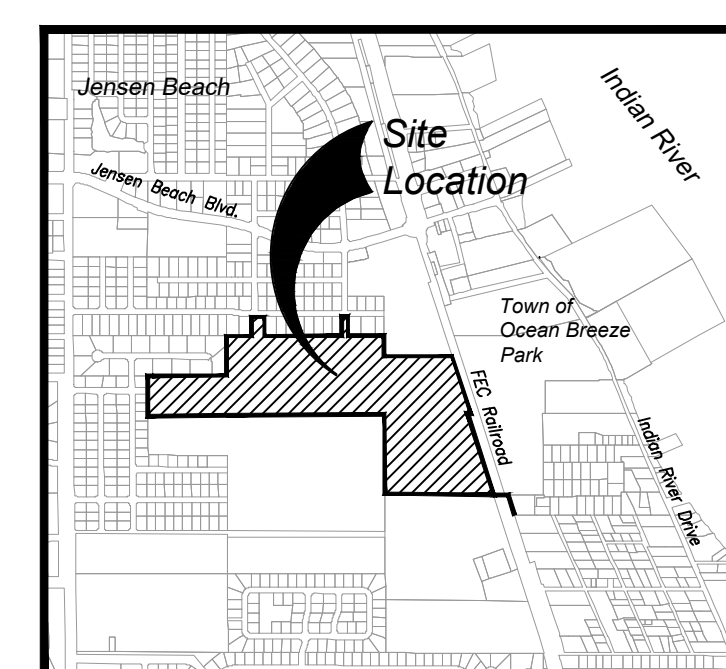
Designer BW Sheet
 Manager DF
 Project Number 16-130
 Municipal Number ---

LA-7

Computer File Ocean Breeze West - Landscape Plan - Final Entrance_BN_6.26.19.dwg

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Key / Location:



N.T.S.

Project Team:

Client & Property Owner:

Planners: Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994

Engineer: Grzeska Engineering, Inc.
2740 SW Martin Downs Blvd., Suite 418
Palm City, FL 34990

Surveyor: GCY Incorporated
Professional Surveyors and Mappers
Corporate Office
P.O. Box 1469
Palm City, FL 34991

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

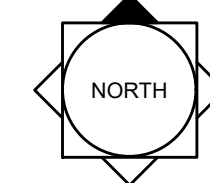
Ocean Breeze West PUD

Town of Ocean Breeze
Martin County, Florida

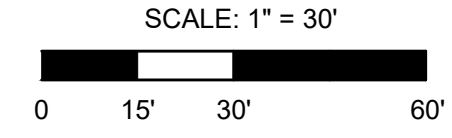
Revised Landscape Plan

Date	By	Description
01.16.18	PG	Amendment Submittal
05.21.18	DC	Updated Per Plat Revisions
07.08.19	BW	Revised Pool / Street Trees

NORTH



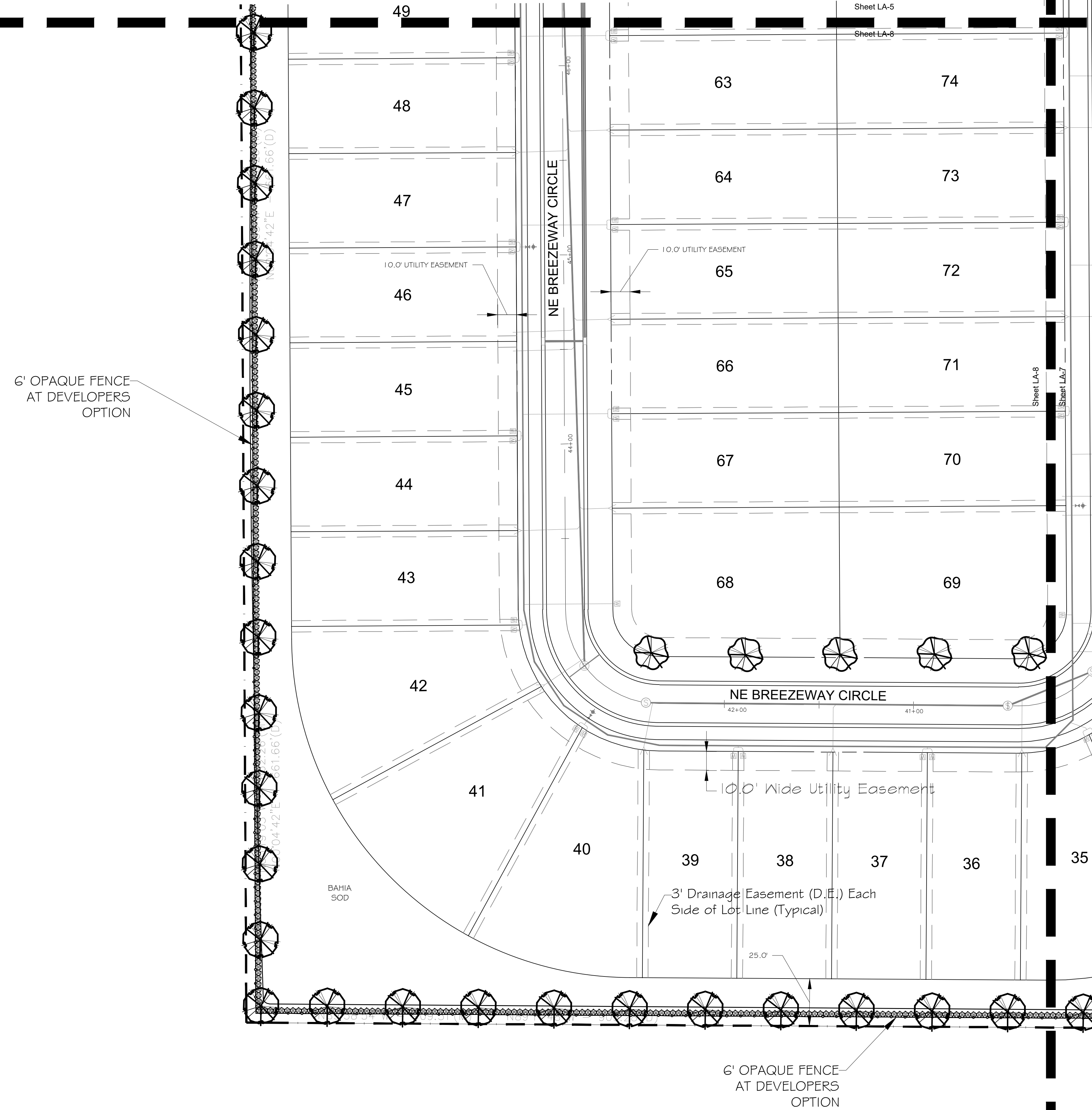
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REG. # 1018
Thomas P. Lucido

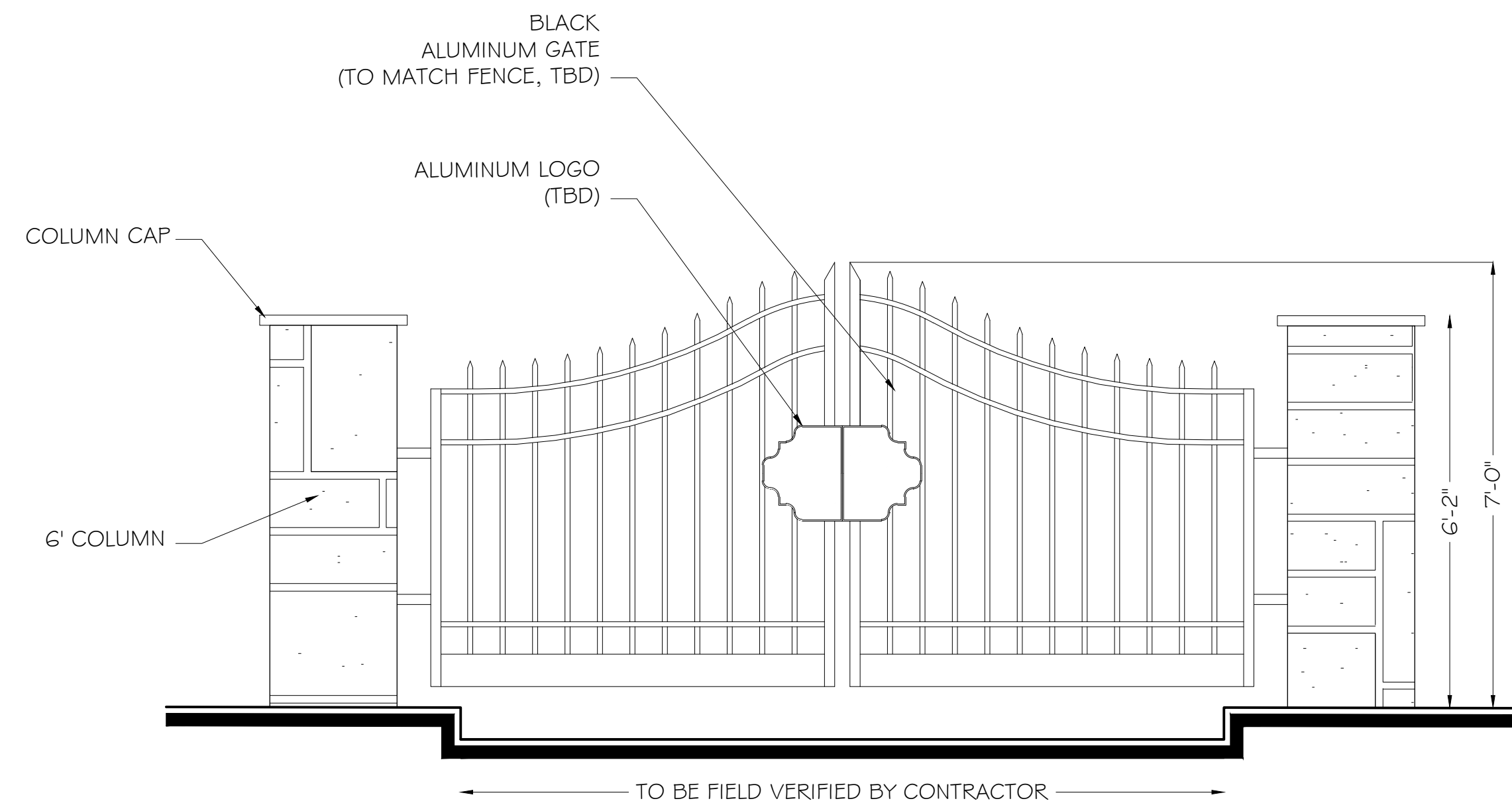
Designer BW Sheet
 Manager DF
 Project Number 16-130
 Municipal Number ---

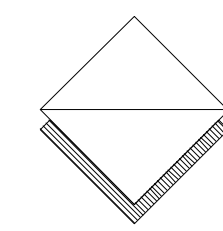
LA-8



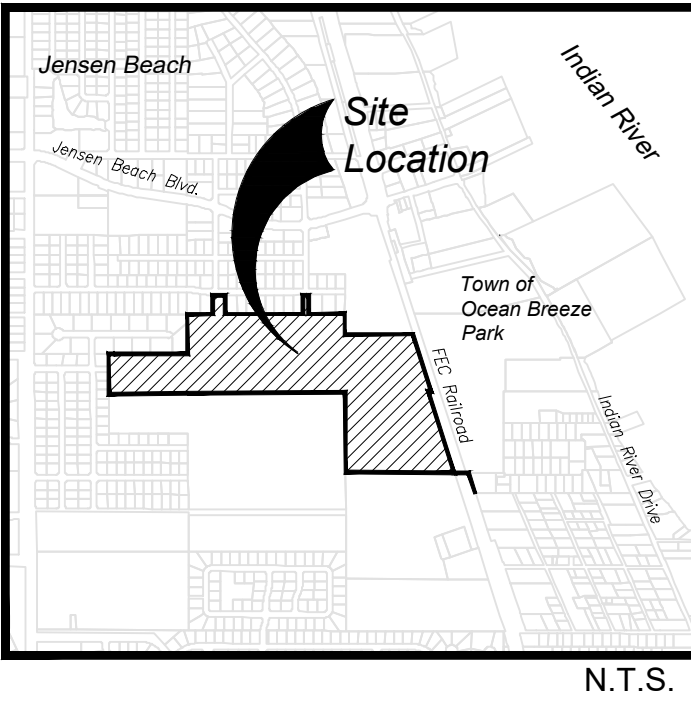
6' OPAQUE FENCE AT DEVELOPERS OPTION

6' OPAQUE FENCE AT DEVELOPERS OPTION



 **VEHICULAR GATE - DESIGN DETAIL**
 SCALE: 1/2" = 1'-0"

Key / Location:



Project Team:

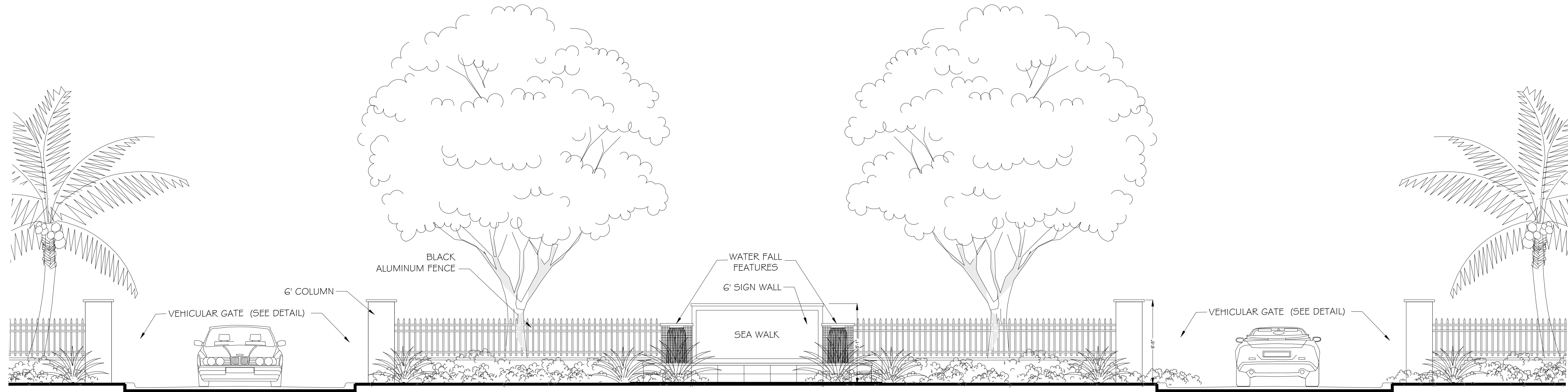
- Client & Property Owner:**
- Planners:** Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994
- Engineer:** Grzelka Engineering, Inc.
 2740 SW Martin Downs Blvd., Suite 418
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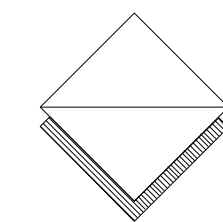
Ocean Breeze West PUD

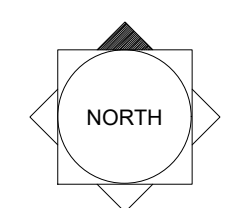
Town of Ocean Breeze
 Martin County, Florida

Revised Entrance Hardscape

Date	By	Description
01.16.18	PG	Amendment Submittal
05.21.18	DC	Updated Per Plat Revisions
07.08.19	BW	Revised Pool / Street Trees



 **SIGN WALL, COLUMNS, & RAIL - DESIGN DETAIL**
 SCALE: 1/4" = 1'-0"



SCALE: 1" = NA
 0 NA NA NA

REG. # 1018
 Thomas P. Lucido

Designer BW Sheet
 Manager DF
 Project Number 16-130
 Municipal Number ---

LA-9

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 blueprints, 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 Superintendent 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 not be compensated for by the Owner at his discretion.
 - 1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR 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 guarantee 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 the following criteria 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 list 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: MATERIALS
- 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 A. PROTECTION OF PLANT MATERIALS:
Baled 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 baled 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 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.
2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened 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. Tableted fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tableted fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

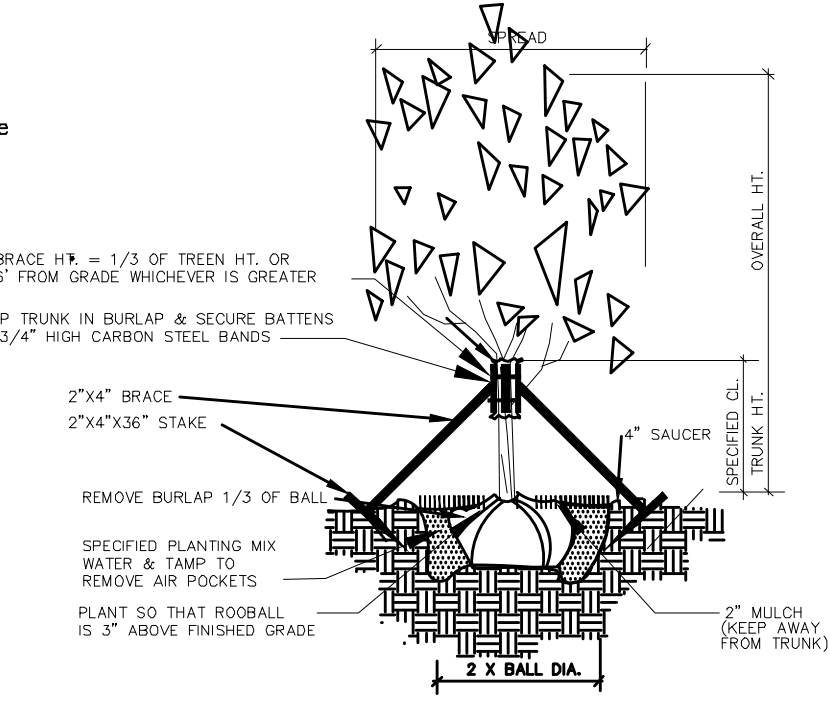
Large tubs, wire baskets, grow bags, and baled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.
- 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 locations 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 planting 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 Plan for complete testing methods and requirements.
F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil:
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lario 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 waterings. 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 trimmings 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 croches apart.
C. Stake & Brace all trees larger than 12" oa. See detail.
D. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.
E. 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. See General Notes of Landscape Plan for water source.
- 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. 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.

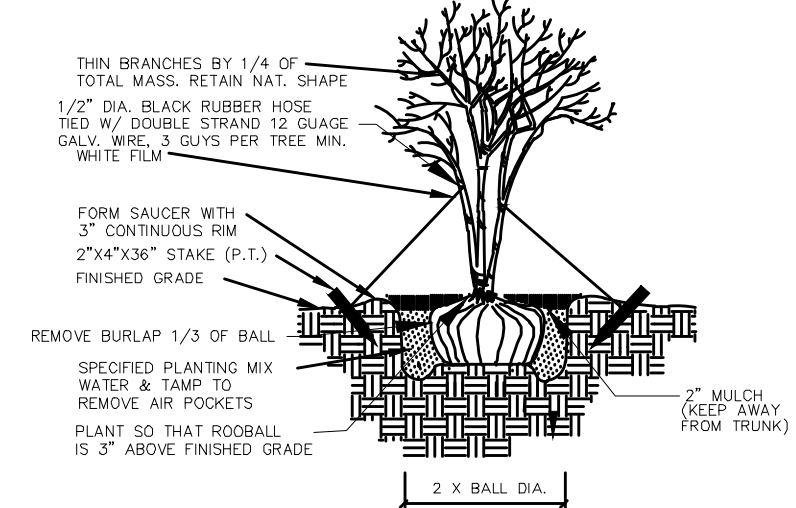
DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

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

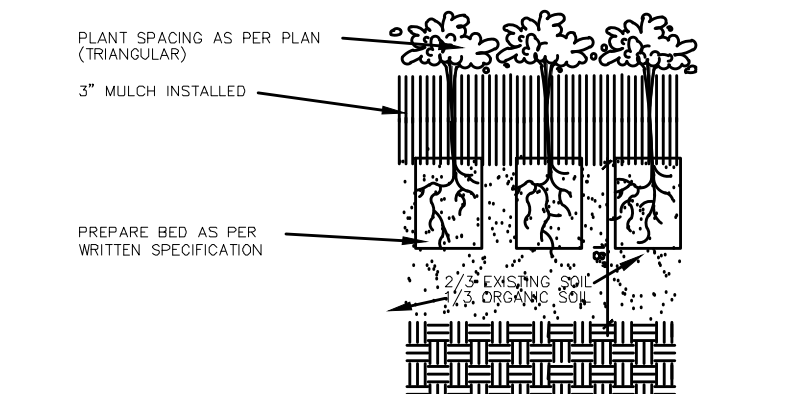
- A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") 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 PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



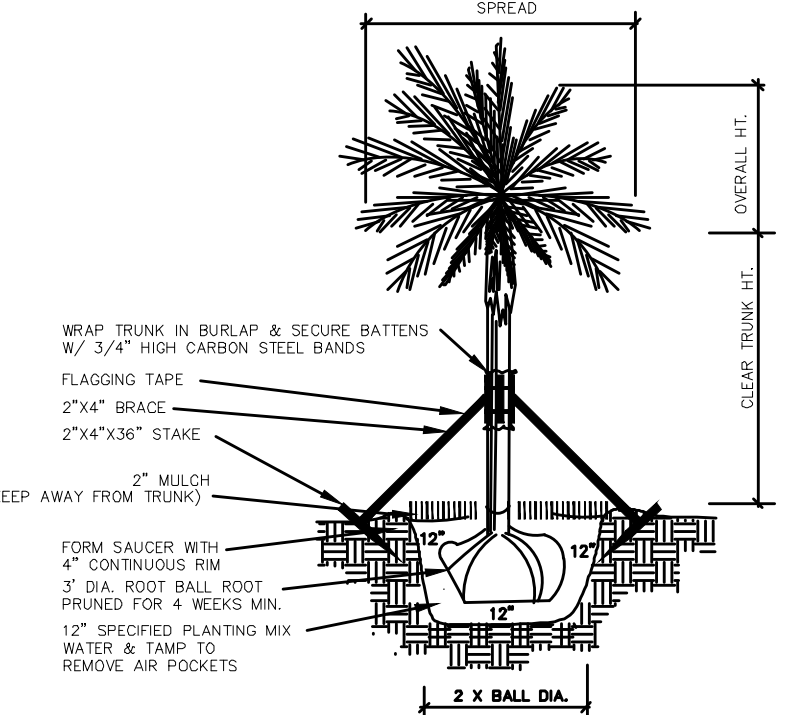
LARGE TREE PLANTING & STAKING
SCALE: NOT TO SCALE



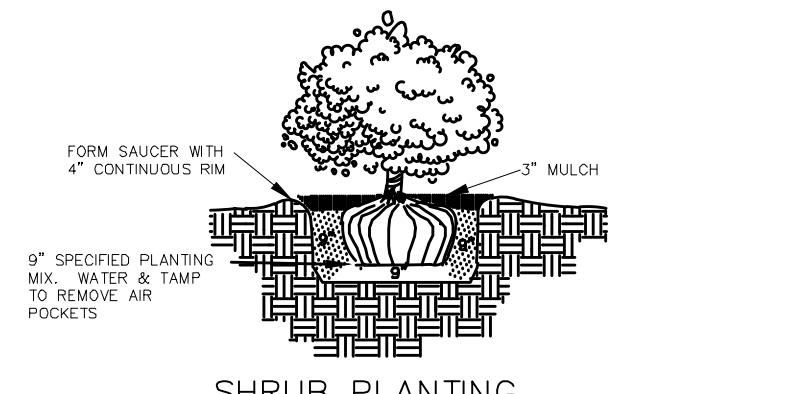
SMALL TREE PLANTING & GUYING
SCALE: NOT TO SCALE



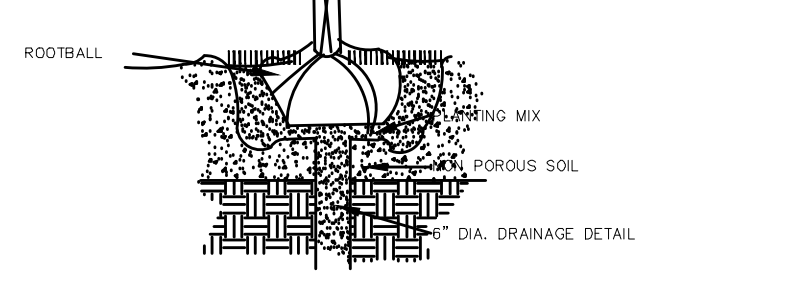
GROUNDCOVER PLANTING DETAIL
SCALE: NOT TO SCALE



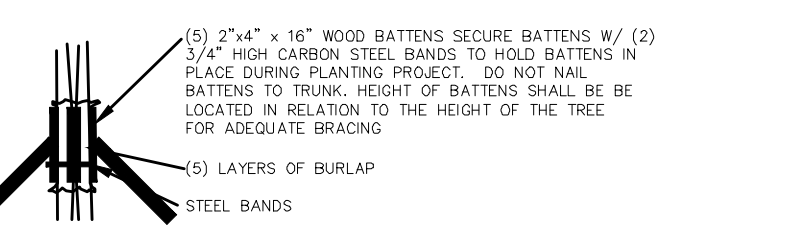
PALM PLANTING - ANGLE STAKE
SCALE: NOT TO SCALE



SHRUB PLANTING
SCALE: NOT TO SCALE



DRAINAGE TESTING DETAIL
SCALE: NOT TO SCALE

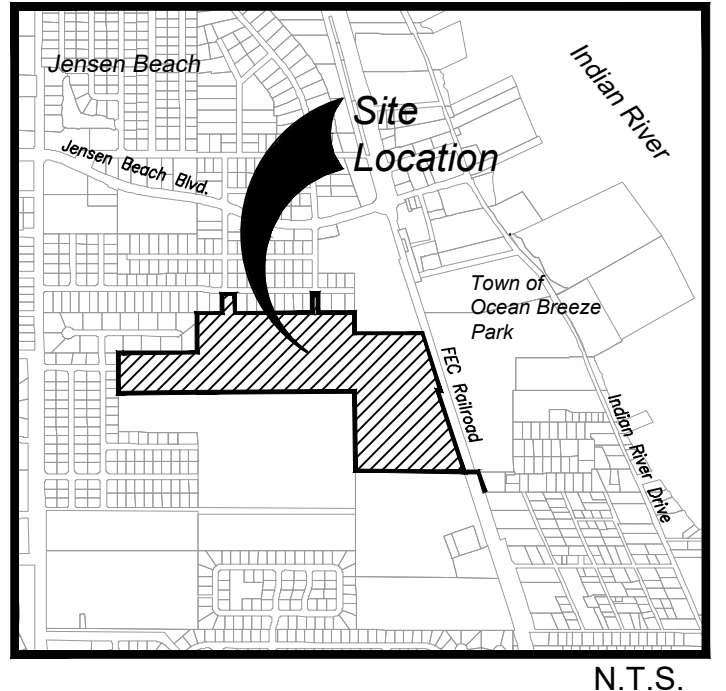


BRACING DETAIL
SCALE: NOT TO SCALE

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701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220
 100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
 827 North Thornton Avenue, Orlando, Florida 32803 (407) 898-9521, Fax (407) 898-9768

Key / Location:



Project Team:

Client & Property Owner:	Design:
Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994	Grzelka Engineering, Inc. 2740 SW Martin Downs Blvd., Suite 418 Palm City, FL 34990
Engineer:	Surveyor:
Environmental Consultant:	

Ocean Breeze West PUD

Town of Ocean Breeze
Martin County, Florida

Landscape Plan Details & Specifications

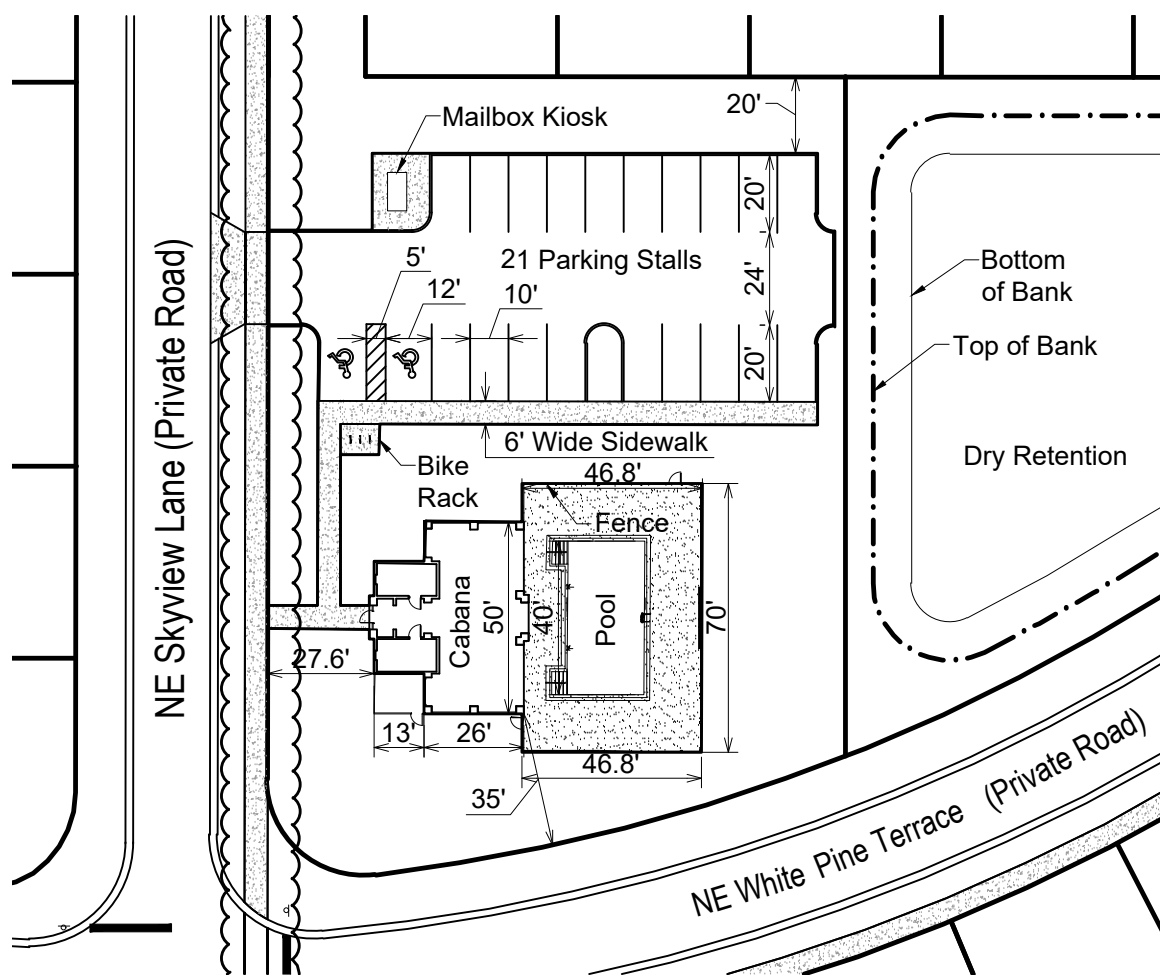
Date	By	Description
01.16.18	PG	Amendment Submittal
05.21.18	DC	Updated Per Plat Revisions
07.08.19	BW	Revised Pool / Street Trees

SCALE: 1" = NA

REG. # 1018
Thomas P. Lucido

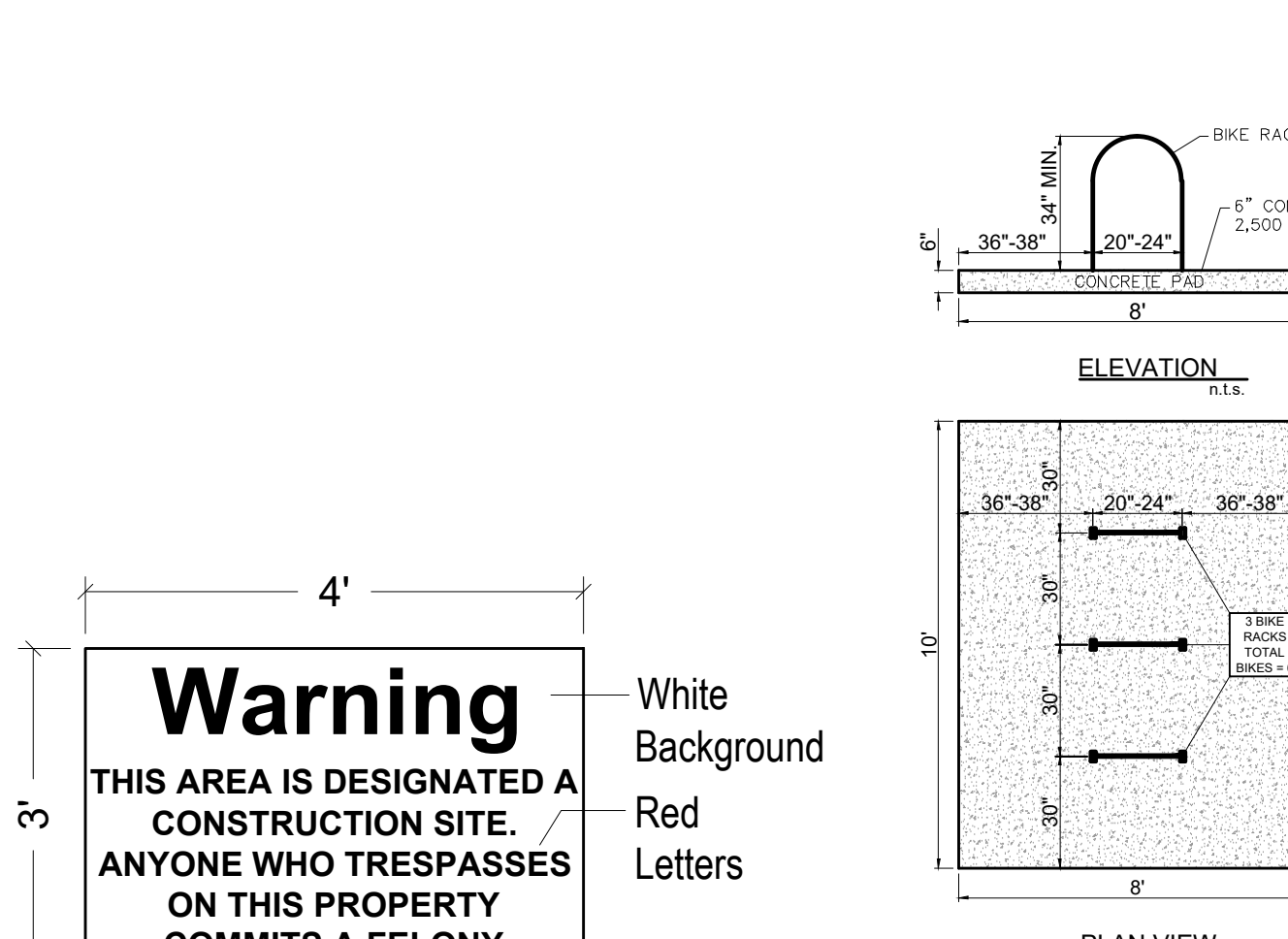
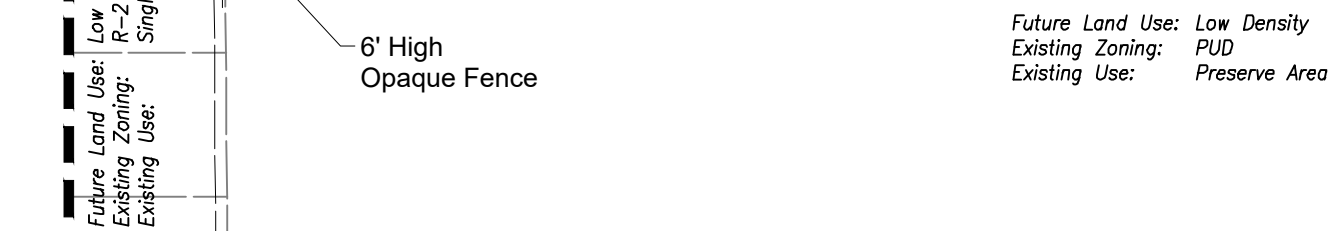
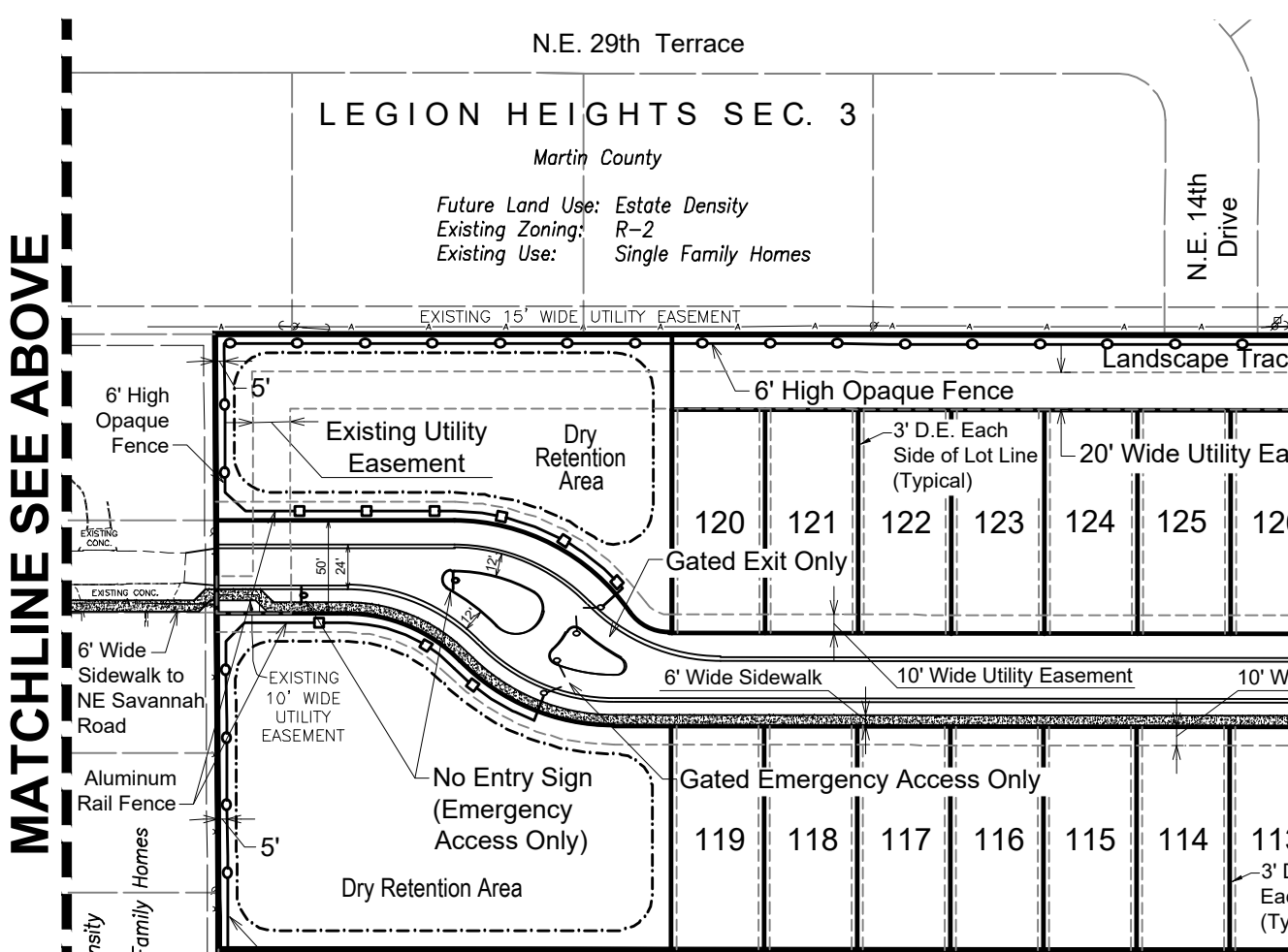
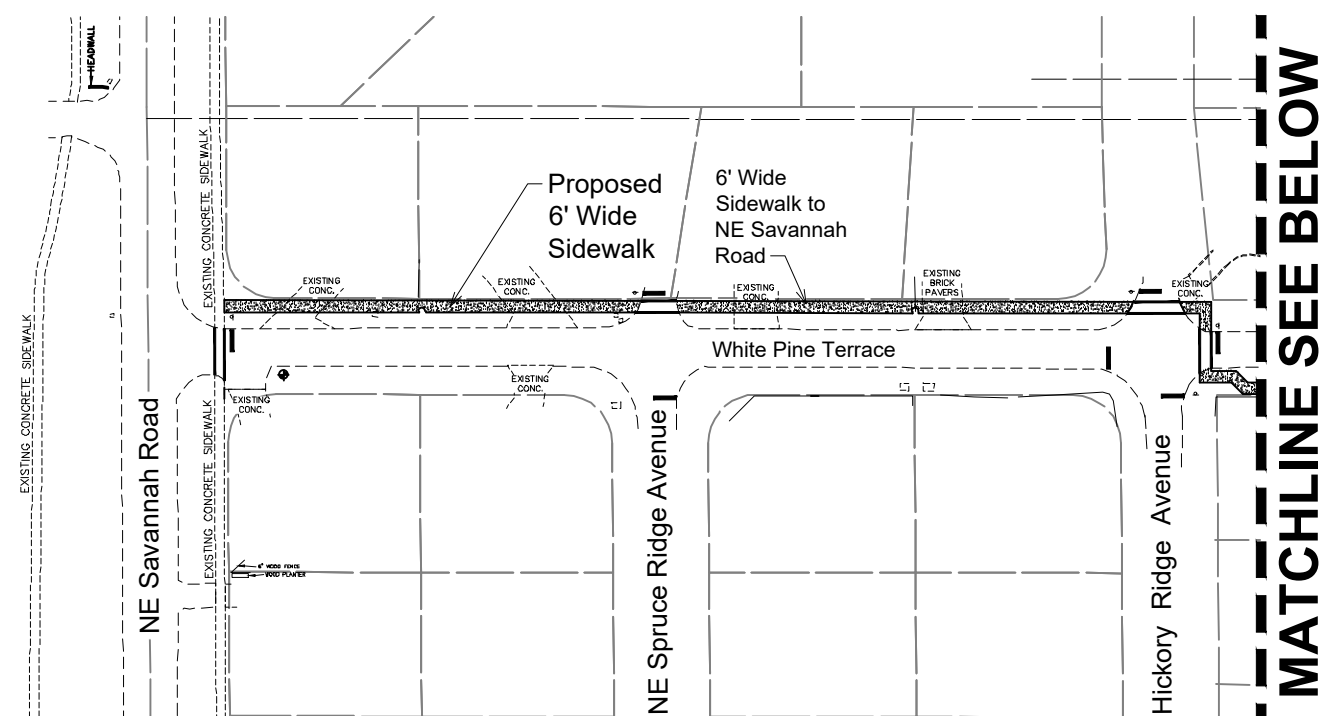
Designer	BW	Sheet
Manager	DF	LA-10
Project Number	16-130	
Municipal Number	---	
Computer File	Ocean Breeze West - Landscape Plan - Final Entrance_BN_6.26.19.dwg	

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Clubhouse and Pool Detail

Scale: 1"=50'



Construction Sign Detail

Not to Scale

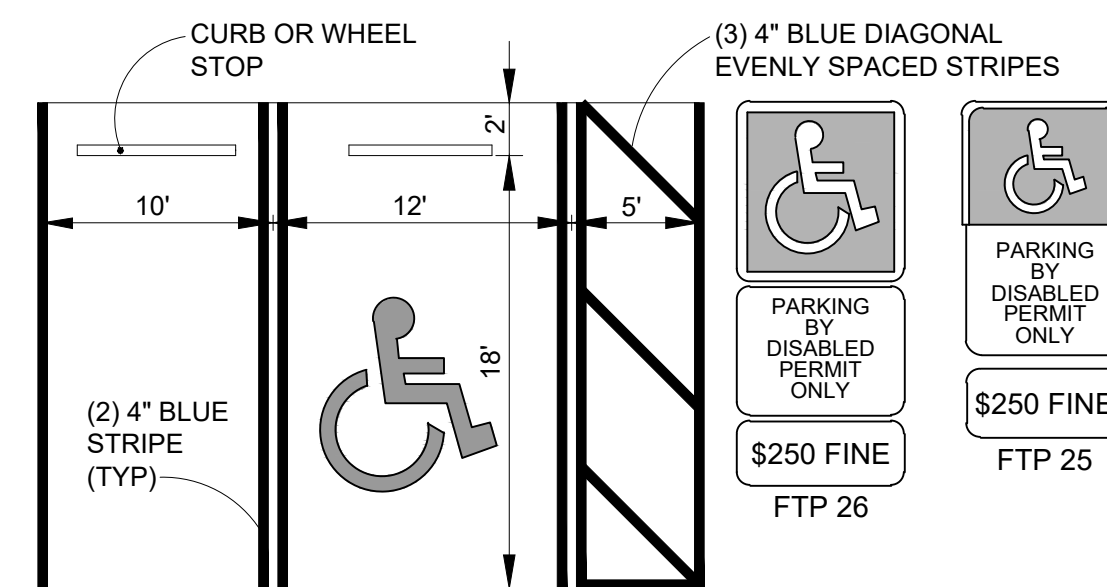
Bike Rack & Concrete Pad Details

Not to Scale

GUIDE SPECIFICATIONS FOR THE HOOP or INVERTED "U" BIKE RACK

- Summary**
 - A. Bikes parked per bike rack unit = 2.
 - B. Style shall be Hoop or sometimes referred as Inverted "U".
- Acceptable Manufacturers**
 - A. American Bicycle Security Company
 - B. Dero Bike Racks
- Materials**
 - A. As per Manufacturer's Specifications.
- Finishes**
 - A. Hot Dipped Galvanized or Powder Coated Color by Manufacturer.
- Dimensions**
 - A. Height - Minimum 34".
 - B. Width - Minimum 20"-24".
 - C. Spacing between Hoops = 30".
 - D. See Concrete Pad Detail for Hoop placement.
- Installation**
 - A. Installation and Anchoring shall be per Manufacturer's Specifications.

- GENERAL NOTES:**
1. Bike rack manufacturer may be substituted with approval of engineer of record but hoop or inverted "u" style must be used.
 2. Bike rack shall be consistent with the design of the principal structures on site and principles found in the "BICYCLE FACILITIES PLANNING AND DESIGN HANDBOOK" (STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, 1997).



- NOTES:**
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
 2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
 4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

Standard & Handicap Parking Space Detail

Not to Scale

Building and Lot Data

- Product Type:** Single Family Homes
Project Open Space: 60%
Minimum Open Space (per lot): 35%
Maximum Height: 2 Stories or 35 ft.
Minimum Lot Size: 5,000 sf
Minimum Lot Width: 50'
Minimum Lot Depth: 100'
Maximum Lot Coverage: 65%
Minimum Parking: 2 Spaces per unit
Building Setbacks*

- Front Loaded Garage: 25'
- Side Loaded Garage: 20'
- Side Building: 5'
- Rear Building: 20'
- Min. Building Separation: 10'
- Side/Corner: 10'

Building and Lot Notes

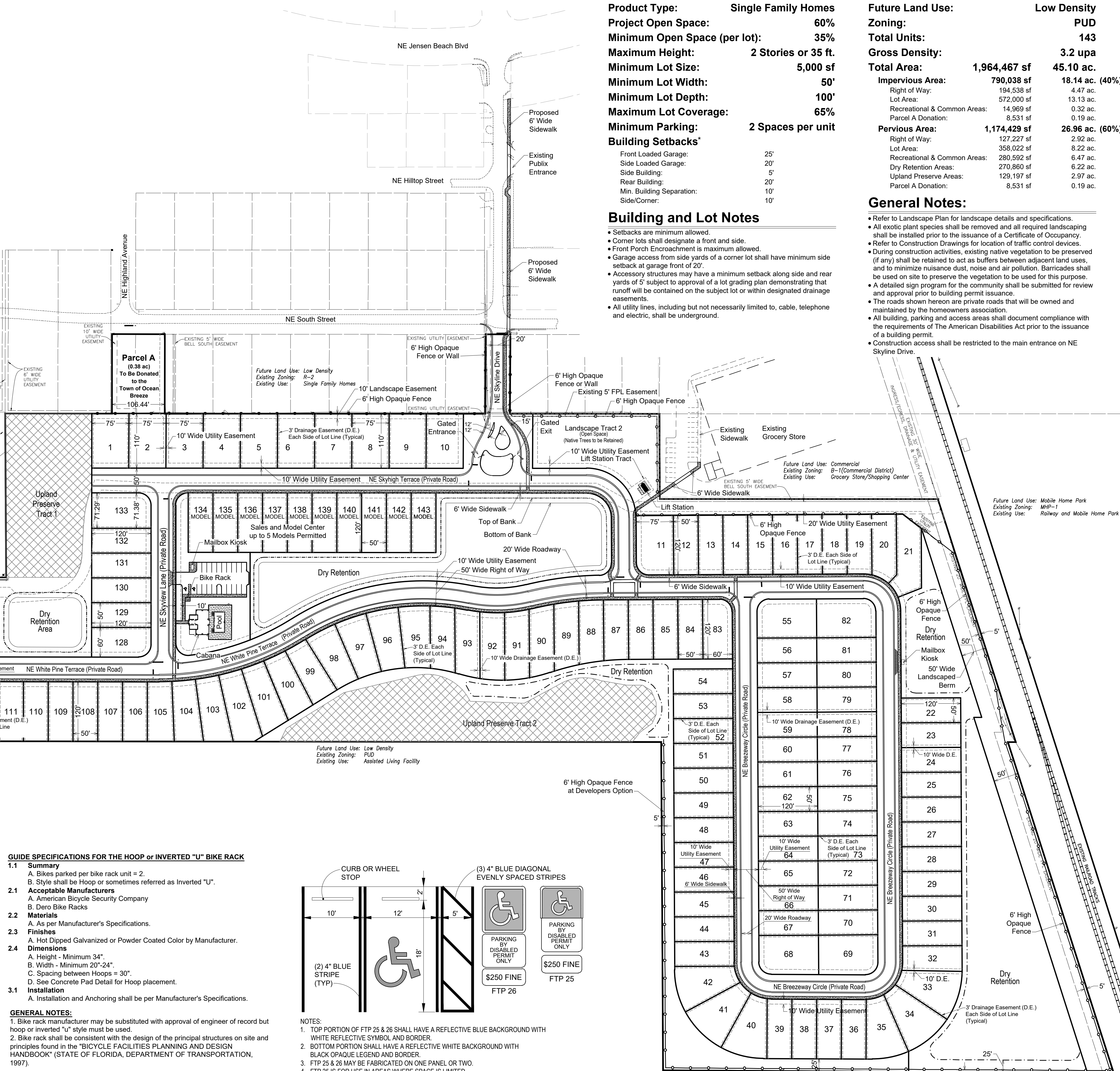
- Setbacks are minimum allowed.
- Corner lots shall designate a front and side.
- Front Porch Encroachment is maximum allowed.
- Garage access from side yards of a corner lot shall have minimum side setback at garage front of 20'.
- Accessory structures may have a minimum setback along side and rear yards of 5' subject to approval of a lot grading plan demonstrating that runoff will be contained on the subject lot or within designated drainage easements.
- All utility lines, including but not necessarily limited to, cable, telephone and electric, shall be underground.

Site Data:

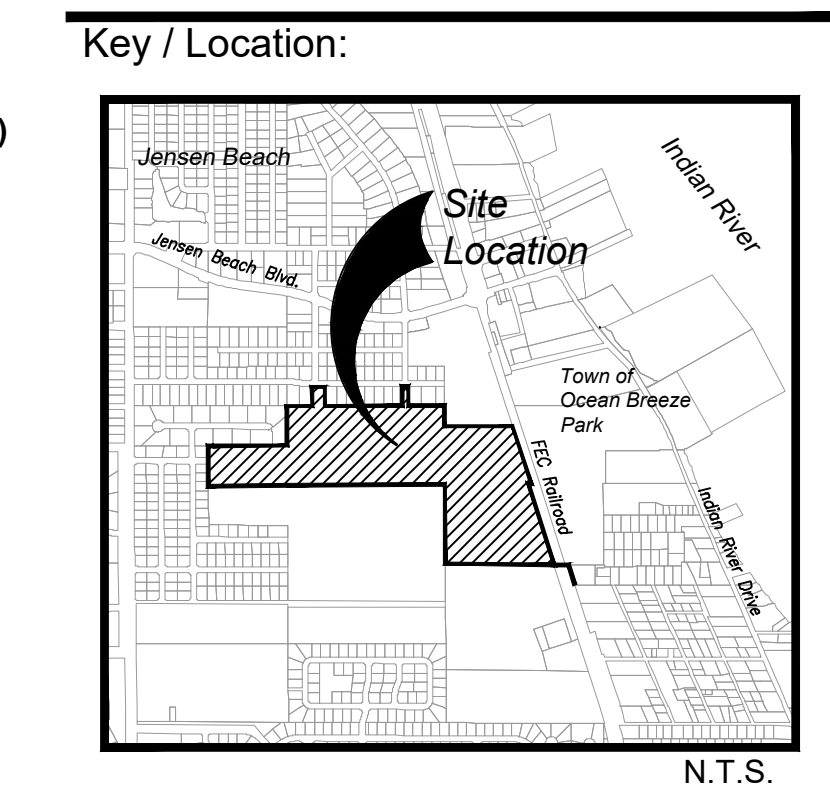
- Future Land Use:** Low Density
Zoning: PUD
Total Units: 143
Gross Density: 3.2 upa
Total Area: 1,964,467 sf 45.10 ac.
Impervious Area: 790,038 sf 18.14 ac. (40%)
 Right of Way: 194,538 sf 4.47 ac.
 Lot Area: 572,000 sf 13.13 ac.
 Recreational & Common Areas: 14,969 sf 0.32 ac.
 Parcel A Donation: 8,531 sf 0.19 ac.
Pervious Area: 1,174,429 sf 26.96 ac. (60%)
 Right of Way: 127,227 sf 2.92 ac.
 Lot Area: 358,022 sf 8.22 ac.
 Recreational & Common Areas: 280,592 sf 6.47 ac.
 Dry Retention Areas: 270,860 sf 6.22 ac.
 Upland Preserve Areas: 129,197 sf 2.97 ac.
 Parcel A Donation: 8,531 sf 0.19 ac.

General Notes:

- Refer to Landscape Plan for landscape details and specifications.
- All exotic plant species shall be removed and all required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- Refer to Construction Drawings for location of traffic control devices.
- During construction activities, existing native vegetation to be preserved (if any) shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust, noise and air pollution. Barricades shall be used on site to preserve the vegetation to be used for this purpose.
- A detailed sign program for the community shall be submitted for review and approval prior to building permit issuance.
- The roads shown hereon are private roads that will be owned and maintained by the homeowners association.
- All building, parking and access areas shall document compliance with the requirements of The American Disabilities Act prior to the issuance of a building permit.
- Construction access shall be restricted to the main entrance on NE Skyline Drive.



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 827 North Thornton Avenue, Orlando, Florida 32803 (407) 898-9521, Fax (407) 898-9788



- Project Team:**
- Property Owner:** OBP West, LLC
5690 Sunshine Farms Rd, Palm City, Florida 34990
 - Planners:** Lucido & Associates
701 East Ocean Boulevard, Stuart, Florida 34994
 - Engineer:** Grzelka Engineering, Inc.
2740 SW Martin Downs Blvd., Suite 418, Palm City, FL 34990
 - Surveyor:** GCY Incorporated
Professional Surveyors and Mappers, Corporate Office, P.O. Box 1469, Palm City, FL 34991
 - Environmental Consultant:** EW Consultants
1000 SE Monterey Commons Blvd., Suite 208, Stuart, FL 34996

Ocean Breeze West PUD
 Town of Ocean Breeze
 Martin County, Florida
 Revised Master / Final Site Plan

Date	By	Description
11-2-17	S.L.S.	PUD Amendment Submittal
05-21-18	S.L.S.	Updated Per Plat Revisions
07-08-19	B.W.	Revised Pool / Street Trees

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer: SLS
 Manager: DF
 Project Number: 16-130
 Municipal Number: ---
 Computer File: Ocean Breeze West - Final Site Plan.dwg

Sheet
1 of 1

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