

Landscape Data

Total Area:	2,230,222 sf	51.20 ac
Total Developed Area	261,123 sf	5.99 ac
(Single family common area-Excludes Preserve)		
Existing Use:	Vacant	
Existing Zoning:	RE-12A	
Proposed Zoning:	PUD	

Required Landscape Area: 52,225 sf 1.20 AC
 (20% of Development Area) 52,225 sf 1.20 ac
 (261,123 s.f./20%)

Provided Landscape Area: 106,468 sf 2.45 AC
 Right of Way 27,680 sf 0.64 ac
 Common Areas 78,788 sf 1.81 ac

Required Trees: 79 Trees
 Common Area & ROW 1/3000 sf (106,468 s.f./3000 s.f)
 Provided: 87 Trees

Upland Transition Zone 22 Trees
 (10,940 s.f./500 s.f)
 Provided: 22 Trees

Littoral Area 22 Trees
 (10,940 s.f./500 s.f)
 Provided: 22 Trees

Provided Trees: 131 Trees
 Total Trees Provided 131 Trees
 (Includes 3 palm credits)
 Palms - Sabal 9/3 = 3

Note: All protected trees have been included in designated preserve areas.

Upland + Littoral Landscape Requirements:

Required Upland Trees	Required Littoral Trees
Required Lake 1: 22 Trees	Required Lake 1: 22 Trees
10,940 sf/500 sf = 22 Trees	10,940 sf/500 sf = 22 Trees
Provid: 22 Trees	Provid: 22 Trees

Required Upland Areas	Required Littoral Areas
Required Lake 1: 10,940 sf	Required Lake 1: 10,940 sf
10 sf / LF of Shoreline @ 1,094 LF	10 sf / LF of Shoreline @ 1,094 LF
Provid: 12,252 sf	Provid: 11,036 sf

Landscape Notes:

- Alternative plant species for required landscaping may be permitted subject to review and approval by the Martin County Growth Management Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the Martin County Landscape Development Regulations. As-built drawings will be submitted to Martin County Growth Management with Certification of Landscaping Installation and Maintenance.
- This plan has been designed to meet 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') shall be planted no closer than a horizontal distance of 30' from the nearest overhead power line.
- Medium height trees (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity 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 front length plus two (2) feet from power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- Encroachments into required bufferlands and landscape areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscape areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.
- Storm water management areas are to be maintained with planted native vegetation, in perpetuity.
- The property owner, or successors in interest, or agent, if any, shall be jointly and severally responsible for the following:
 - Regular maintenance of all landscaping to be kept alive and in good condition and in a way that presents a healthy, neat, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching and other maintenance, as needed and in accordance with acceptable horticultural practices;
 - Repair or replacement of required walls, fences, or structures to a structurally sound condition;
 - Regular maintenance, repair or replacement, where necessary, of any screening or buffering required by this division;
 - Perpetual maintenance to prohibit the re-establishment of harmful exotic species within landscaping and preservation areas; and
 - Replacement of any required landscaping in easement areas that may be disturbed by future maintenance.

Irrigation Notes:

- Irrigation source shall be potable water
- Adequate irrigation of landscaped areas shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition.
- 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 abutting any public street which causes water from the system to overspray onto the roadway or to strike passing vehicular traffic.
- Irrigation Water Source: Permitted Well.
- Irrigation Plans shall be submitted with the certificate of completion prepared by a Landscape Architect prior to Certification of Occupancy is granted.
- The proposed dry retention areas shall be provided with temporary irrigation. All other landscape areas and sodded areas shall be provided with permanent irrigation.

Required Xeriscape Points:

- 51% or more of the grass areas are made up of drought-tolerant grass species.
- 51% or more of the required shrubs are made up of drought-tolerant species.
- 51% or more of the required trees are made up of drought-tolerant species.
- Utilization of moisture sensing controller other than a rain-sensor override device.
- Utilization of mulch other than cypress mulch.
- Utilization of compacted mulch with 3" min. depth in all planted areas expect ground cover.

Sheet Index:

- LA1 Overall Landscape Plan
- LA2 Landscape Details
- LA3 Landscape Specifications

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINERS	HEIGHT	WIDTH	NOTES	NATIVE	CALIBRI
ANR	6	Acer rubrum	Red Maple	65G	14' HT	7' SPR	F	Native	4' Caliper
IC	40	Ilex cassine	Dahoon Holly	FG	12' HT	6' SPR	F	Native	2.5' Caliper
PL	49	Pinus elliotii 'Dames'	Slash Pine	FG	12' HT	6' W	F	Native	4' Caliper
OL	5	Quercus laurifolia	Laurel Oak	45G	12' HT	5' SPR	F	Native	2.5' Caliper
SP	9	Sabal palmetto	Sabal Palm	FG	10'-18' CT			Native	HVY CAL
TD	22	Taxodium distichum	Bald Cypress	FG	14' HT	7' SPR	F	Native	4' Caliper

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
ELC	10,620 sf	MC-LITTORAL ZONE							
ELC	607	Eleocharis cellulosa	Gulf Coast Spikerush	1G	12"HT	6"W		Native	24" OC
ELE	828	Eleocharis equisetoides	Horsetail Spikerush	1G	12"HT	6"W		Native	24" OC
PCZ	607	Potentilla cordata	Pinkstem Weed	1G	12"HT	6"W		Native	24" OC
SGT2	607	Sagittaria latifolia	Duck Potato	1G	12"HT	6"W		Native	24" OC
SBE	414	Spartina bakeri	Sand Cordgrass	1G	12"HT	6"W		Native	15" @ 24" o.c.
MC-UPLAND TRANSITION ZONE	12,252 sf								
CI	368	Chrysothamnus leuco	Coco Plum	1G MINIMUM	18" HT	8" W		Native	36" OC
MCS	354	Myrica cerifera	Wax Myrtle	1G MINIMUM	18" HT	8" W		Native	36" OC
SRS	426	Sierroa repens	Saw Palmetto	3 GALLON MIN.	18" HT	8" W		Native	36" OC
SBS	585	Spartina bakeri	Sand Cordgrass	1G MINIMUM	18" HT	8" W		Native	42" @ 30" o.c.
TF4	585	Tippisium dactyloides	Fakahatchee Grass	1G MINIMUM	18" HT	8" W		Native	36" OC



Project Team:

Client & Property Owner:	Lobolly North LLC 1407 SE 1st Terrace Hobe Sound, Florida 33455
Land Planner / Landscape Architect:	Lucido & Associates 701 East Owan Boulevard Stuart, Florida 34984
Engineer:	LaCorte Engineering 2440 SE Federal Hwy, Suite W Stuart, Florida 34984
Traffic Engineer:	Haley Ward, Inc. 10975 SE Federal Hwy Hobe Sound, Florida 33455
Environmental Consultant:	EW Consultants 1001 SE Haverly Commons Blvd. Stuart, Florida 34999
Surveyor:	Northstar Geomatics 800 SE Central Hwy Stuart, Florida 34994

The Preserve at Loblolly North PUD
 Hobe Sound, Florida
 Landscape Plan

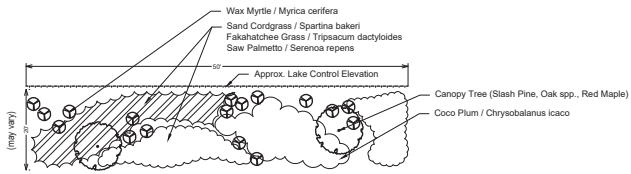
Date	By	Description
07.10.23	EFD	Initial Submittal
02.05.24	AC	1st Resubmittal
08.06.24	EFD	2nd Resubmittal



Designer	EFD	Sheet
Manager	MC	
Project Number	22-035	
Municipal Number	---	
Computer File	The Preserve at Lobolly North - LA Plan.dwg	

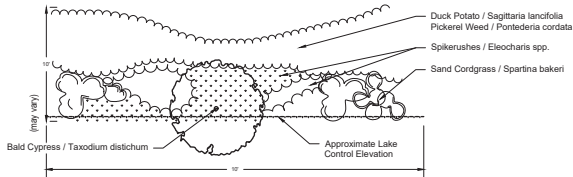
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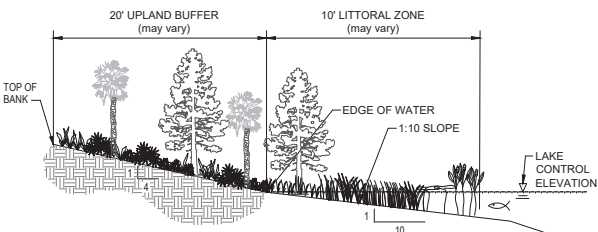
TYPICAL 50' SECTION UPLAND TRANSITION ZONE

N.T.S.



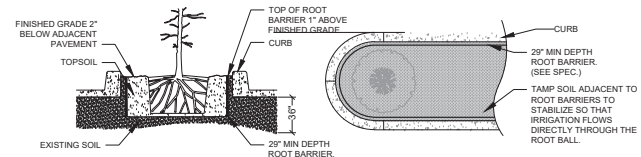
TYPICAL 10' SECTION LITTORAL ZONE

N.T.S.



TYPICAL LAKE SECTION

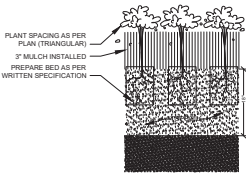
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SPECIAL APPLICATIONS ROOT BARRIER DETAIL

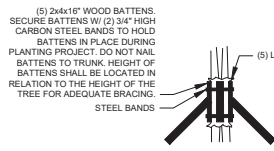
NOT TO SCALE

- NOTES:
1- ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT AND OR CURB.
2- ROOT BARRIER SHALL BE "BIO-BARRIER 20" DEPTH OR APPROVED EQUAL.
3- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS.



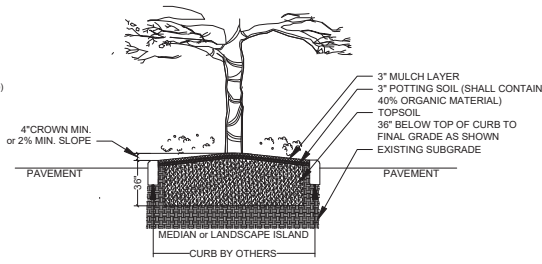
GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



BRACING DETAIL

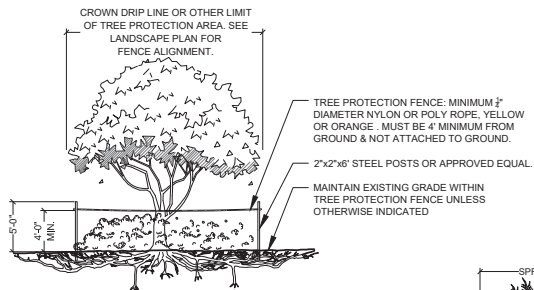
NOT TO SCALE



LANDSCAPE AREA PREPARATION DETAIL

NOT TO SCALE

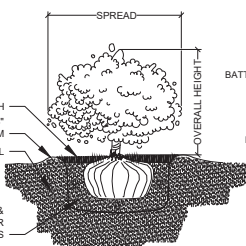
- NOTES:
• TOPSOIL SHALL BE NATURAL, FRABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
• TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM BURIAL, WEEEDS, LITTER, SOIL, CLAY, STONES, STUMPS, ROOTS, TRUNKS, HERBICIDES, TONIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS.
• TOPSOIL SHALL CONTAIN A MINIMUM OF 2% 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



TREE PROTECTION BARRICADE

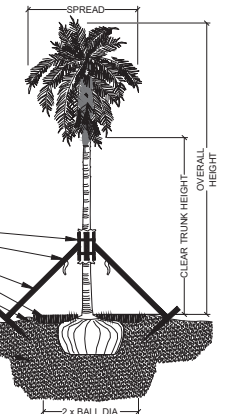
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- NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
2- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
3- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.



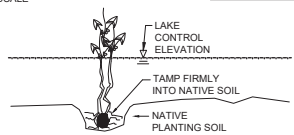
SHRUB PLANTING

NOT TO SCALE



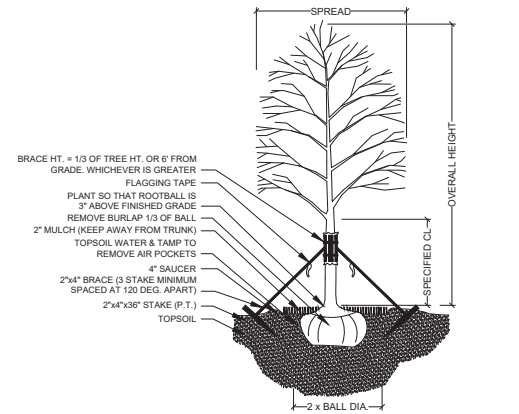
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



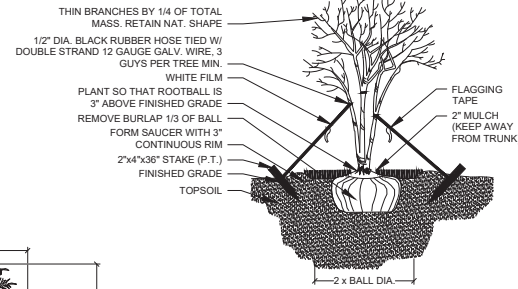
TYPICAL LITTORAL PLANTING DETAIL

N.T.S.



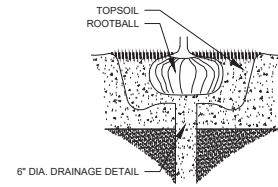
TREE PLANTING & STAKING

NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



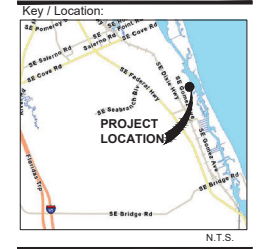
DRAINAGE TESTING DETAIL

NOT TO SCALE

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

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

- DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- 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.
- WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- 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.



Project Team:

Client & Property Owner:	Lobolly North LLC 1407 SE 9th Terrace Hobe Sound, Florida 33455
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Burlington, Florida 34904
Engineer:	LaConite Engineering 2440 SE Federal Hwy, Suite W Burlington, Florida 34904
Traffic Engineer:	Haley Ward, Inc. 10875 SE Federal Hwy Hobe Sound, Florida 33455
Environmental Consultant:	EW Consultants 1001 SE Highway Commons Blvd. Burlington, Florida 34906
Surveyor:	NorthStar Geomatics 800 SE Central Hwy Burlington, Florida 34904

The Preserve at Lobolly North PUD

Hobe Sound, Florida
Landscape Details

Date	By	Description
.07.10.23	EFD	Initial Submittal
.02.05.24	AC	1st Resubmittal
.08.06.24	EFD	2nd Resubmittal



Designer	EFD	Sheet
Manager	MC	
Project Number	22-035	
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