

Parcel Data - Phase 2
 Existing Zoning: PUD
 Future Land Use Designation: Rural Lifestyle
 Existing Use: Golf Course
 Proposed Use: Golf Course Country Club
 Parcel Control Number: 14-39-40-000-000-0010-3

Site Area Data:
 Total Site Area: 138.75 ac (100%)
 Total Development Area: 138.75 ac (100%)
 Golf Facilities: 129.08 ac (93%)
 Lake Area: 9.67 ac (7%)

Landscape Data:
 Developed Area Requirements
 Required Tree Credits: 2,418 credits
 (6,043,950 sf (138.75 ac) / 2,500 = 2,418)

Total Provided Tree Credits: 4,404 credits
 3" Tree - 903 (2 credits/tree): 1,806 credits
 4" Tree - 605 (3 credits/tree): 1,815 credits
 10" Tree - 53 (6 credits/tree): 318 credits
 12" Tree - 10 (7 credits/tree): 70 credits
 Provided Palm Credits (2:1): 110 credits
 (220 Palms / 2 = 110 Palm Credits)
 Provided Sabal Palm Credits (3:1): 285 credits
 (854 Sabals / 3 = 285 Sabal Palm Credits)

Required Native Tree Credits (min 75% of 2,418 = 1,814): 1,814 credits
 Provided Native Tree Credits: 3,939 credits
 3" Tree - 903 (2 credits/tree): 1,806 credits
 4" Tree - 605 (3 credits/tree): 1,815 credits
 10" Tree - 53 (6 credits/tree): 318 credits

Provided Native Sabal Palm Credits (3:1): 285 credits (6%)
 (854 Sabals / 3 = 285 Sabal Palm Credits)
 Required Shrubs Provided: 2,927
 Provided Native Shrubs: 2,927 (100%)

Required Xeriscape Points
 51% or more of the grass areas are made up of drought-tolerant grass species 10 points
 51% or more of the required shrubs are made up of drought-tolerant species 10 points
 51% or more 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

Landscape Notes:

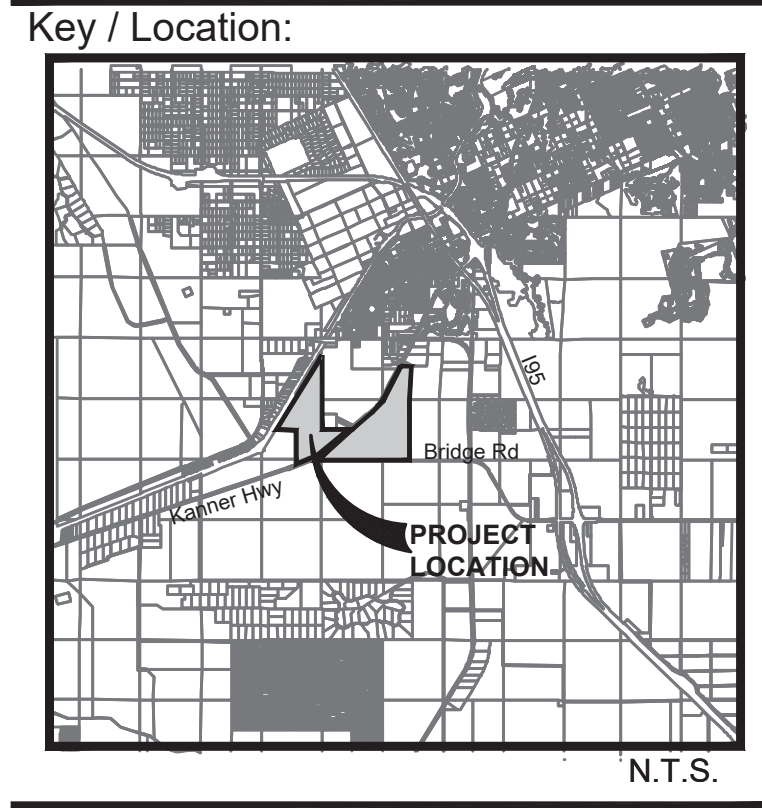
- Encroachment into required buffer areas and landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscaped areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.
- Required landscaping shall be maintained as to all times present a healthy, neat and orderly appearance, free of refuse and debris. If vegetation which is required to be planted dies, it shall be replaced with equivalent vegetation. All trees for which credit was awarded and which subsequently die shall be replaced by the requisite number of living trees according to the standards established in the Martin County Landscape Code.
- All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful exotic species within landscaping and preservation areas.
- Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on this plan.
- Alternative plant species for required landscape may be permitted subject to review and approval by the Martin County Growth Management Department prior to installation.
- All prohibited exotic species must be removed and all required landscape improvements must be inspected and approved by Martin County prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch or Red Mulch is 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 Code. As-built drawings with final species and locations 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 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.
- Trees may vary from plan locations and may be field located during construction within limits of site.
- Stormwater management areas abutting preserve areas shall be maintained with planted native vegetation in perpetuity.
- The 25' setback area may be retained in existing native vegetation, cleared and planted with native grasses, sand, or cleared and retained in native soil and/or partially used as stabilized cart paths. These areas will not contain turf grass, fertilizer, or pesticides as required under Sect. 4.35.A.4, LDR.
- All native grasses planted onsite will not be mowed but allowed to attain natural size and form.

Irrigation Notes:

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 or maintained abutting any public street which causes water from the system to overflow onto the roadway or to strike passing vehicular traffic.
 Irrigation Water Source: St Lucie Canal

PLANT_SCHEDULE_OVERALL_SITE

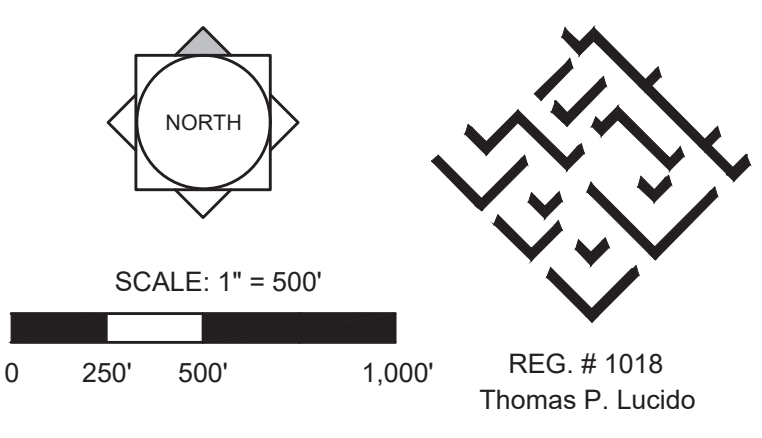
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
BL	53	Buddleia buxifolia 'Shady Lady'	Shady Lady Black Olive	FG	25' HT	18" x 20" SPR	F, SP	Native	10' CAL
ED	213	Elaeagnus argentea	Japanese Silverleaf Tree	25G, 6" HT x 5" SPR, FTB, SP	8' HT	2.5' CAL	F, SP	Native	2.5' CAL
FA	104	Ficus binnendijkii 'Amstel King'	Amstel King Ficus	FG	25-30' HT	25-30" SPR	Specimen	Non-native	12" DBH OR GREATER
IE	213	Ischaemum sp. 'Elegant'	Elegant Holly	CG	12" HT	6" W	5" CT, STD, F, SP	Native	2.5' CAL
PE	903	Pinus strobus 'Dawn'	South Florida Dawn Pine	FG	6' W	6" W	F, SP	Native	3" CAL
QV4	601	Quercus virginiana	Southern Live Oak	FG	18' HT	10" SPR	F, SP	Native	4" CAL
SAB	856	Sabal palmetto	Sabal Palm	FG	10'-16" CT		SGL, SP	Native	HYV CAL
SP	234	Wodyetia bifurcata	Foxtail Palm	FG	16' - 18" HT, 6" CW		Full Head, Str, Specimen	Non-native	HYV CAL
LETT	104	Acer rubrum 'Florida Flame'	Florida Red Maple	FG	10' HT	5" SPR	STD, F, SP	Native	2" DBH
PE-L	107	Pinus elliotii 'Danae'	South Florida Dawn Pine	FG	10' HT	5" SPR	F, SP	Native	2" DBH
TDL	104	Taxodium distichum	Bald Cypress	FG	10' HT	5" SPR	F, SP	Native	2" DBH
CHIR	4,552	Chrysanthemum leucanthemum 'Red Tip'	Red Tip Chrysanthemum	3G	3' x 4" HT	18" W	FTB	Native	30" OC
CLU	208	Clusia guineensis	Small Leaf Clusia	15G	3' HT	4" W	FTB	Non-native	18" OC
GAG	51	Galphimia glauca	Thyris	3G	3" HT	18" W	FTB	Non-native	38" OC
HAC	875	Hamelia patens 'Calico'	Native Fireball	3G	24" HT	24" W	F, SP	Native	18" OC
LTA	220	Tropaeolum	Large Tropical Accent	3G	4' x 8" HT		F, SP	Non-native	18" OC
ES	1,757	Impatiens 'Stokes Dwarf'	Dwarf Impatiens	1G	12" HT	12" W	Full	Native	18" OC
JUP	573	Juniperus chinensis 'Parson'	Parson Juniper	1G	10" HT	15" SPR	Full	Native	24" OC
LS3	1,211	Liriodendron tulipifera 'Super Blue'	Super Blue Liriodendron	1G	12" CA	12" W	Full	Non-native	18" OC
RH	3,827	Rhaphiophorum indicum	Dwarf Indian Hawthorn	1G	10" HT	12" W	Full	Non-native	18" OC
TA	1,029	Trachelospermum asiaticum	Asiatic Jasmine	1G	10" HT	12" W	Full	Non-native	18" OC



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Land Planning
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Three Lakes Golf Club PUD
 Martin County, Florida
Phase 3 Landscape Plan

Date	By	Description
07.15.24	MRY	Initial Submittal



Designer: MRY
 Manager: MC
 Project Number: 21-390
 Municipal Number: ---
 Computer File: Three Lakes Landscape Plan - Phase 3 UPDATE.dwg



Land Use Legend

[Pattern]	Wetland Preserve
[Pattern]	50' Wetland Buffer Preserve
[Pattern]	25' Buffer Setback
[Pattern]	Lake Littoral and Upland Transition Zones
[Pattern]	Upland Preserve
[Pattern]	Irrigated Golf Turf

Undefined areas adjacent to golf course, preserve areas, or lakes have been included as 'undeveloped area' for purposes of calculating required trees, and may be left undisturbed except for the removal of exotic vegetation, or stabilized with grass, native seed, mulch, or planted with native grasses

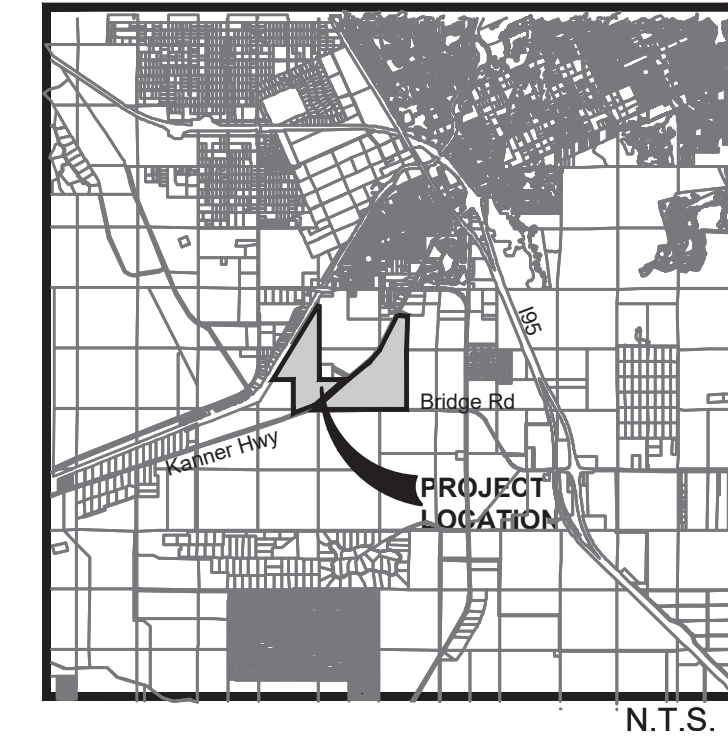
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St Lucie Canal
600' ROW

RIVER ACCESS DOCK
(SUBJECT TO ARMY CORPS
OF ENGINEERS PERMITTING)



Key / Location:



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Three Lakes Golf Club PUD

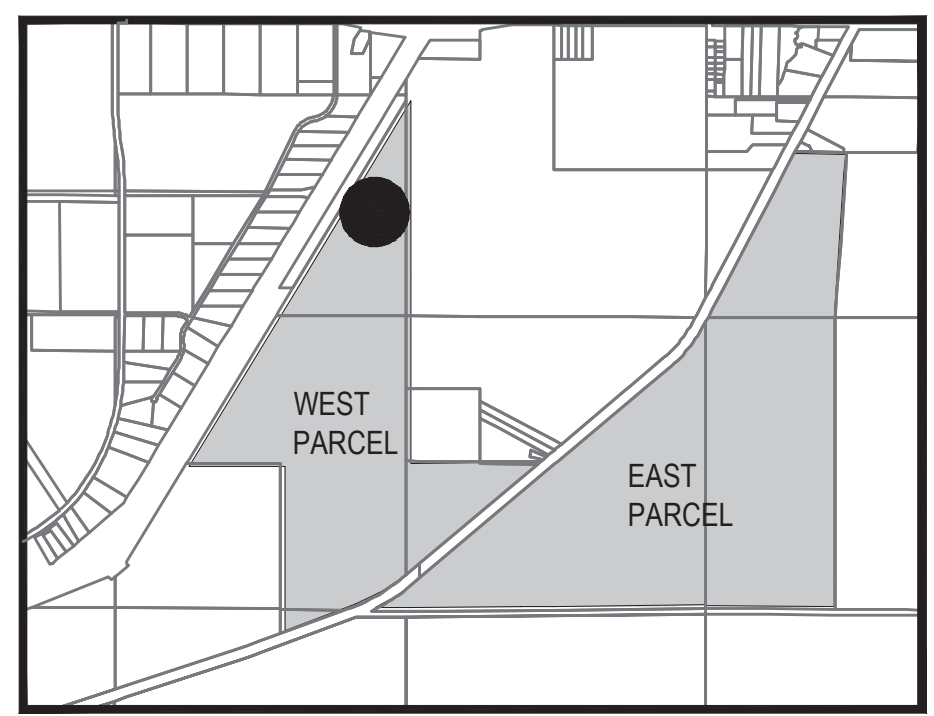
Martin County, Florida
Phase 3
Landscape Plan
Forest Cottage Pod A

Date	By	Description
07.15.24	MRY	Initial Submittal

Land Use Legend

- Wetland Preserve
- 50' Wetland Buffer Preserve
- 25' Buffer Setback
- Lake Littoral and Upland Transition Zones
- Golf Turf Area

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Key Map

PLANT SCHEDULE FOREST COTTAGE POD A

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CAL/DBH
TREES									
ED	23	Elaeocarpus decipiens	Japanese Blueberry Tree	25G, 8' HT x 5' SPR, FTB, SP	8' HT	8' HT		Non-native	2.5" CAL
IE	26	Ilex x attenuata 'Eagleston'	Eagleston Holly	CG	8'-18' HT	6'W	5' CT, STD, F, SP	Native	2.5" Caliper
PE	34	Pinus elliotti 'Densa'	South Florida Slash Pine	FG	6'W	6'W	F	Native	3" Caliper
QV4	38	Quercus virginiana	Southern Live Oak	FG	18' HT	10' SPR	F, SP	Native	4" Caliper
PALMS									
SP	31	Sabal palmetto	Sabal Palm	FG	10'-18' CT		SGL, SP	Native	HVY CAL
WB	14	Wodyetia bifurcata	Foxtail Palm	FG	16' - 18' HT, 6' GW		Full Head, Str, Specimen	Non-native	HVY CAL
SHRUBS									
CHR	590	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	3'-4' HT	18"W	FTB	Native	30" OC
HAC	143	Hamillia patens 'Calusa'	Native Firebush	3G	24" HT	24"W	F, SP	Native	
LTA	28	Tropical Accent	Large Tropical Accent	25G	4'-8' HT		F, SP	Non-native	

Sec. 4.663.A. Landscape Design Standards	Required	Provided
1. Min. 20% of Total Site Area to be Landscape Area: Site Development Area: 341,376 sf	68,275 sf (20%)	222,827 sf (65%)
3.b Non-Residential 1 tree per 2,500 sf:	137 Trees	138 Trees
4.a Vehicular Use Area - 10' Strip Around Perimeter		
3. 1 Tree/30 lf. of VUA (1,260 lf.):	42 Trees	42 Trees
3. Shade Tree Requirement - (75% Shade Trees)	32 Shade Trees (75%)	38 Shade Trees
4. Shrubs 15-23" spread at 3' center; >23" at 5' centers (1,260 lf/3 = 420 Shrubs):	420 Shrubs	590 Shrubs
4.b Vehicular Use Area Interior		
1. 500 sf of planting area/5,000 sf of VUA (12,600/5,000 x 500 = 1,260 sf):	1,260 sf	1,260 sf
1. Shade Trees: Two Three-Inch Caliper Shade Trees (12,600 sf total VUA/5,000 sf. = 2.52 x 2)	5 Trees (100%)	5 Trees
2. Terminal Islands - 1 Tree/Island (24 Islands):	24 Trees	24 Trees

NORTH

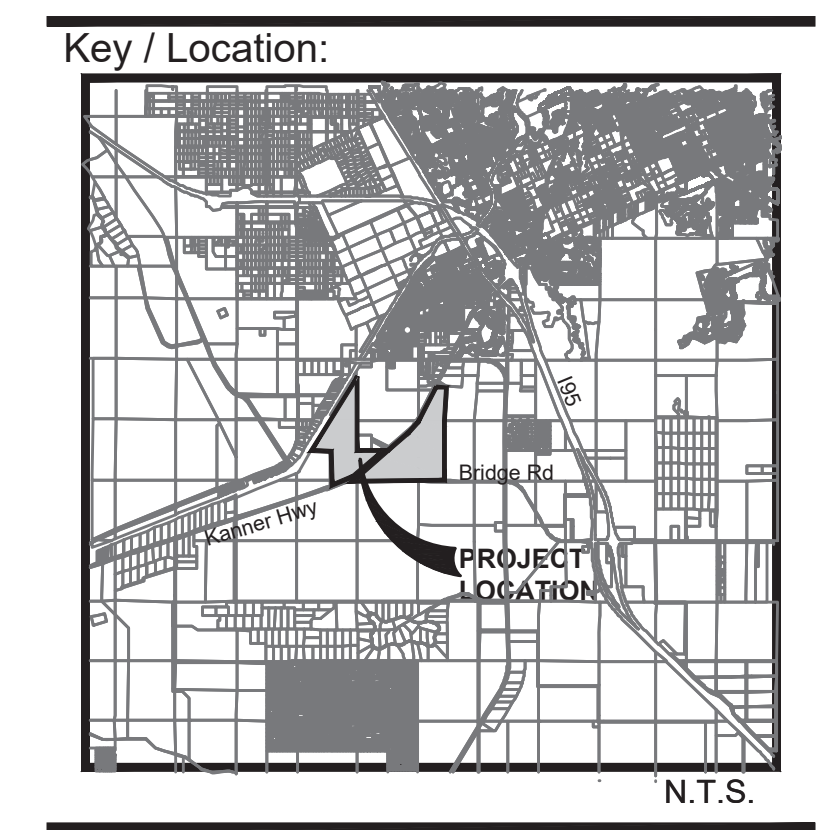
SCALE: 1" = 40'

0 20' 40' 80'

REG. # 1018
Thomas P. Lucido

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Project Team:

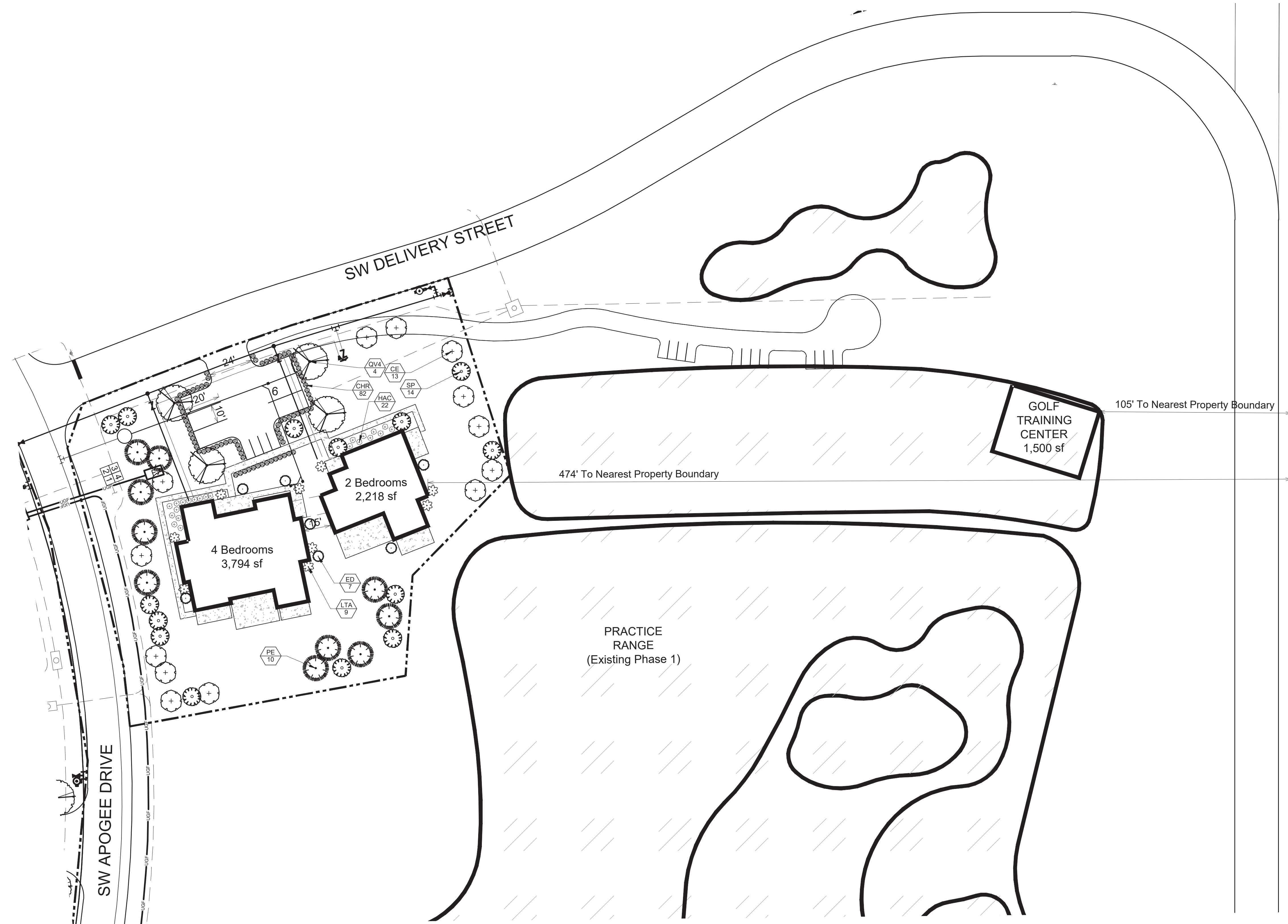
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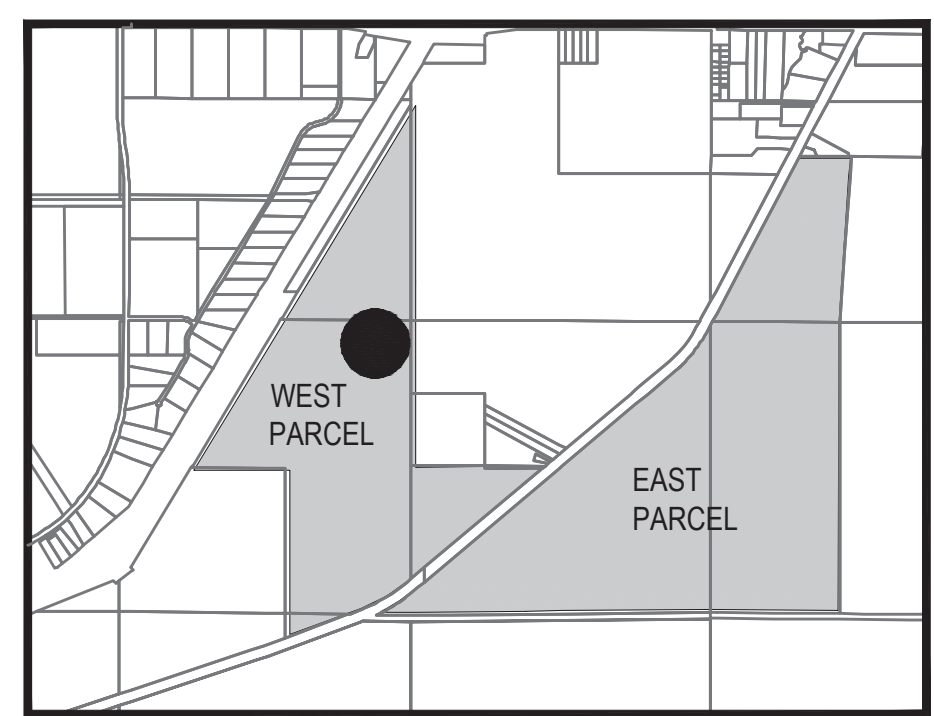
Land Planning
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Land Use Legend

- Wetland Preserve
- 50' Wetland Buffer Preserve
- 25' Buffer Setback
- Lake Littoral and Upland Transition Zones
- Golf Turf Area

Undefined areas adjacent to golf course, preserve areas, or lakes have been included as 'developed area' for purposes of calculating required trees, and may be left undisturbed except for the removal of exotic vegetation, or stabilized with grass, native seed, mulch, or planted with native grasses.

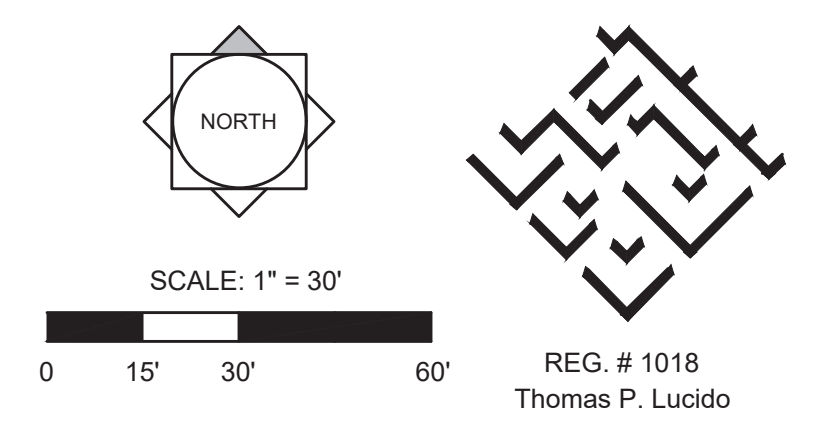


Key Map

PLANT SCHEDULE COTTAGE POD D

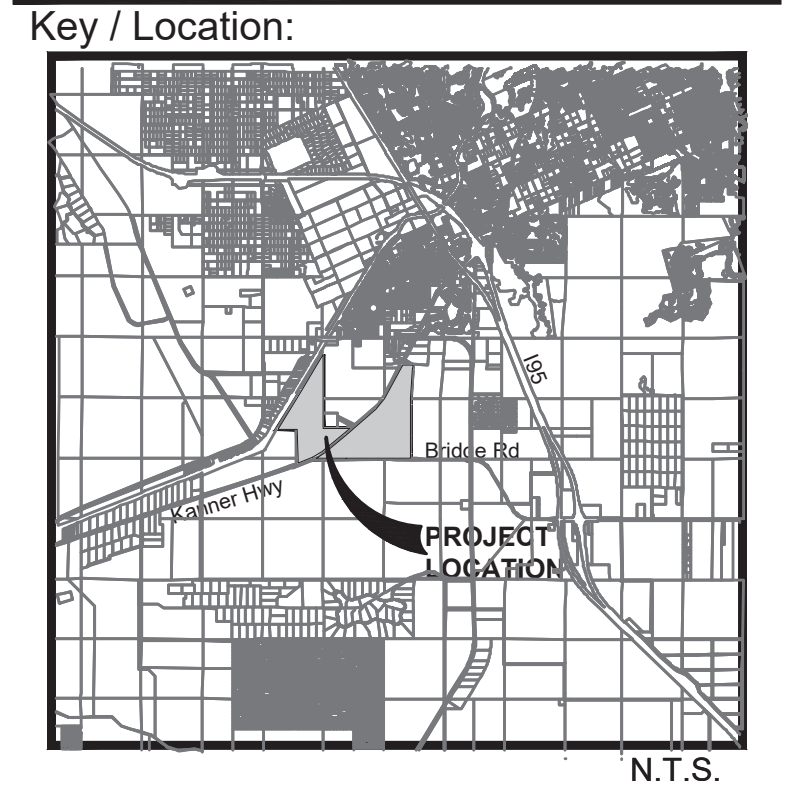
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CAL/DBH
TREES									
ED	7	Elaeocarpus decipiens	Japanese Blueberry Tree	25G, 8' HT x 5' SPR, FTB, SP	8' HT	8' W		Non-native	2.5" CAL
PE	10	Pinus elliotti 'Densa'	South Florida Slash Pine	FG	8'-18' HT	6' W	F	Native	3" Caliper
QV4	4	Quercus virginiana	Southern Live Oak	FG	18' HT	10' SPR	F, SP	Native	4" Caliper
PALMS									
SP	14	Sabal palmetto	Sabal Palm	FG	10'-18' CT		SGL, SP	Native	HVY CAL
SHRUBS									
CHR	82	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	3'-4' HT	18"W	FTB	Native	30" OC
LTA	9	Tropical Accent	Large Tropical Accent	25G	4'-8' HT		F, SP	Non-native	

Sec. 4.663.A. Landscape Design Standards	Required	Provided
1. Min. 20% of Total Site Area to be Landscape Area: Site Development Area: 39,683 sf	7,937 sf (20%)	28,451 sf (71%)
3.b Non-Residential 1 tree per 2,500 sf:	16 Trees	25 Trees
4.a Vehicular Use Area - 10' Strip Around Perimeter		
3. 1 Tree/30 lf. of VUA (165 lf.):	6 Trees	6 Trees
3. Shade Tree Requirement - (75% Shade Trees)	5 Shade Trees (75%)	6 Shade Trees
4. Shrubs 15-23" spread at 3' center; >23" at 5' centers (165 lf/3 = 55 Shrubs):	55 Shrubs	82 Shrubs
4.b Vehicular Use Area Interior		
1. 500 sf of planting area/5,000 sf of VUA (1,650/5,000 x 500 = 165 sf):	165 sf	165 sf
1. Shade Trees: Two Three-Inch Caliper Shade Trees (1,650 sf total VUA/5,000 sf = 0.33 x 2)	1 Trees (100%)	1 Trees
2. Terminal Islands - 1 Tree/Island (4 Islands):	4 Trees	4 Trees



Designer MRY Sheet
 Manager MC
 Project Number 21-390
 Municipal Number ---
 Computer File Three Lakes Landscape Plan - Phase 3 UPDATE.dwg

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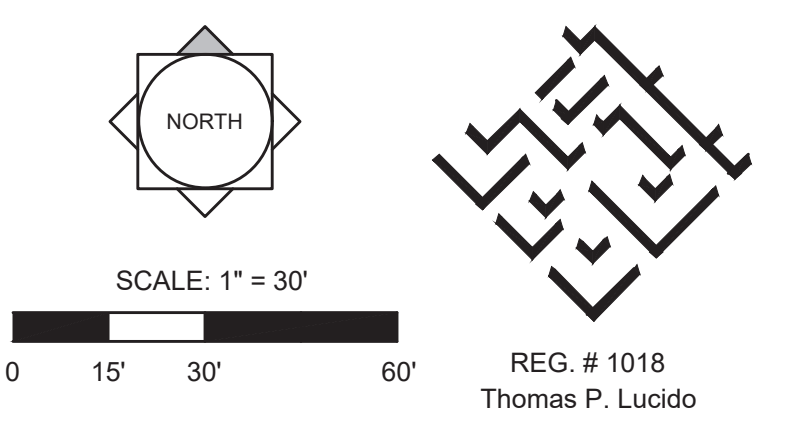
Three Lakes Golf Club PUD

Martin County, Florida

Phase 3 Landscape Plan

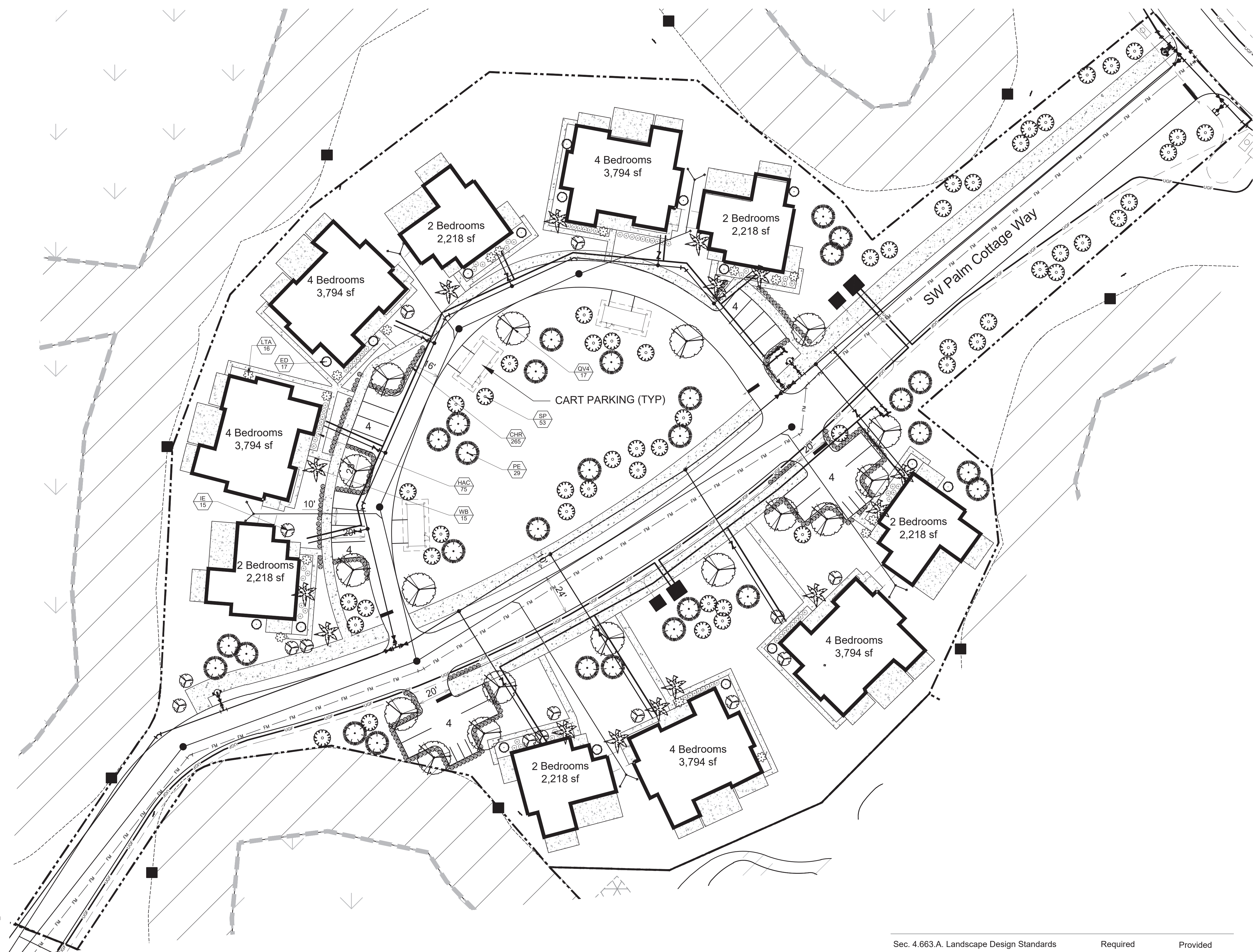
Palm Cottage Pod A

Date	By	Description
07.15.24	MRY	Initial Submittal

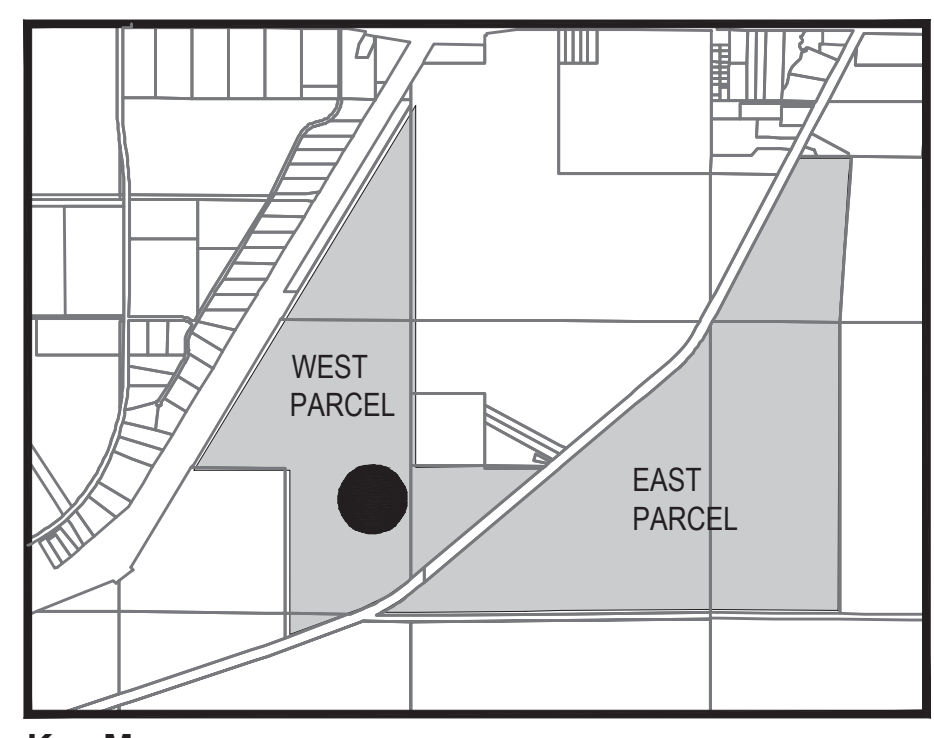


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Sheet
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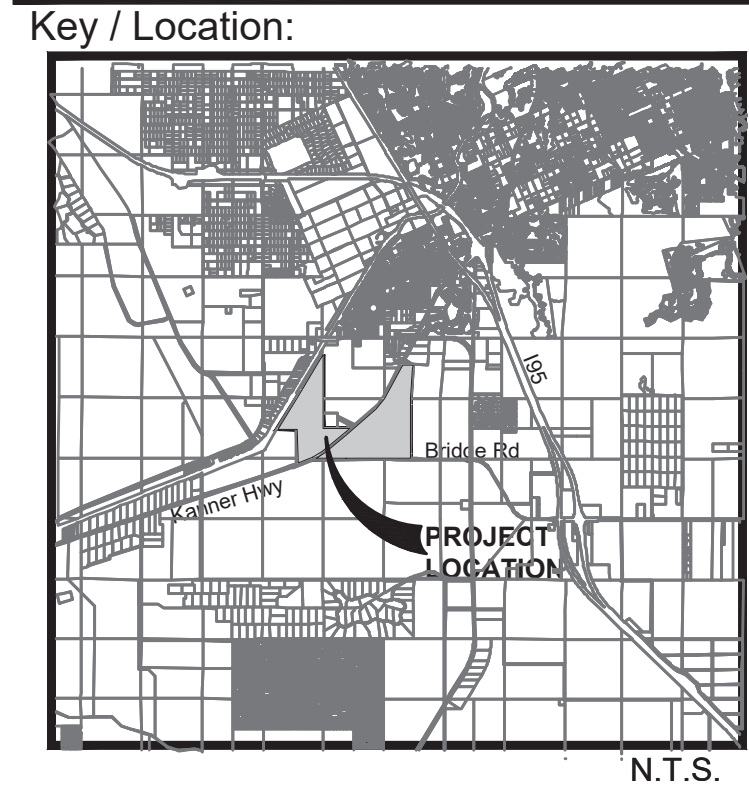


PLANT SCHEDULE PALM COTTAGE POD A

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CAL/DBH
TREES									
ED	17	Elaeocarpus decipiens	Japanese Blueberry Tree	25G, 8' HT x 5' SPR, FTB, SP	8' HT	8' W		Non-native	2.5" CAL
IE	15	Ilex x attenuata 'Eagleston'	Eagleston Holly	CG	12' HT	6' W	5' CT, STD, F, SP	Native	2.5" Caliper
PE	29	Pinus elliotti 'Densa'	South Florida Slash Pine	FG	8'-18' HT	6' W	F	Native	3" Caliper
QV4	17	Quercus virginiana	Southern Live Oak	FG	18' HT	10' SPR	F, SP	Native	4" Caliper
PALMS									
SP	53	Sabal palmetto	Sabal Palm	FG	10'-18' CT		SGL, SP	Native	HVY CAL
WB	15	Wodyetia bifurcata	Foxtail Palm	FG	16' - 18' HT, 6' GW		Full Head, Str, Specimen	Non-native	HVY CAL
SHRUBS									
CHR	265	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	3'-4' HT	18"W	FTB	Native	30" OC
LTA	16	Tropical Accent	Large Tropical Accent	25G	4'-8' HT		F, SP	Non-native	

Sec. 4.663.A. Landscape Design Standards	Required	Provided
1. Min. 20% of Total Site Area to be Landscape Area: Site Development Area: 201,383 sf	40,276 sf (20%)	110,760 sf (54%)
3.b Non-Residential 1 tree per 2,500 sf:	81 Trees	99 Trees
4.a Vehicular Use Area - 10' Strip Around Perimeter		
3. 1 Tree/30 lf. of VUA (532 lf.):	18 Trees	18 Trees
3. Shade Tree Requirement - (75% Shade Trees)	14 Shade Trees (75%)	18 Shade Trees
4. Shrubs 15-23" spread at 3' center; >23" at 5' centers (532 lf/3 = 177 Shrubs):	177 Shrubs	265 Shrubs
4.b Vehicular Use Area Interior		
1. 500 sf of planting area/5,000 sf of VUA (5,320/5,000 x 500 = 532 sf):	532 sf	532 sf
1. Shade Trees: Two Three-Inch Caliper Shade Trees (5,320 sf total VUA/5,000 sf = 1.06 x 2)	2 Trees (100%)	2 Trees
2. Terminal Islands - 1 Tree/Island (13 Islands):	13 Trees	13 Trees

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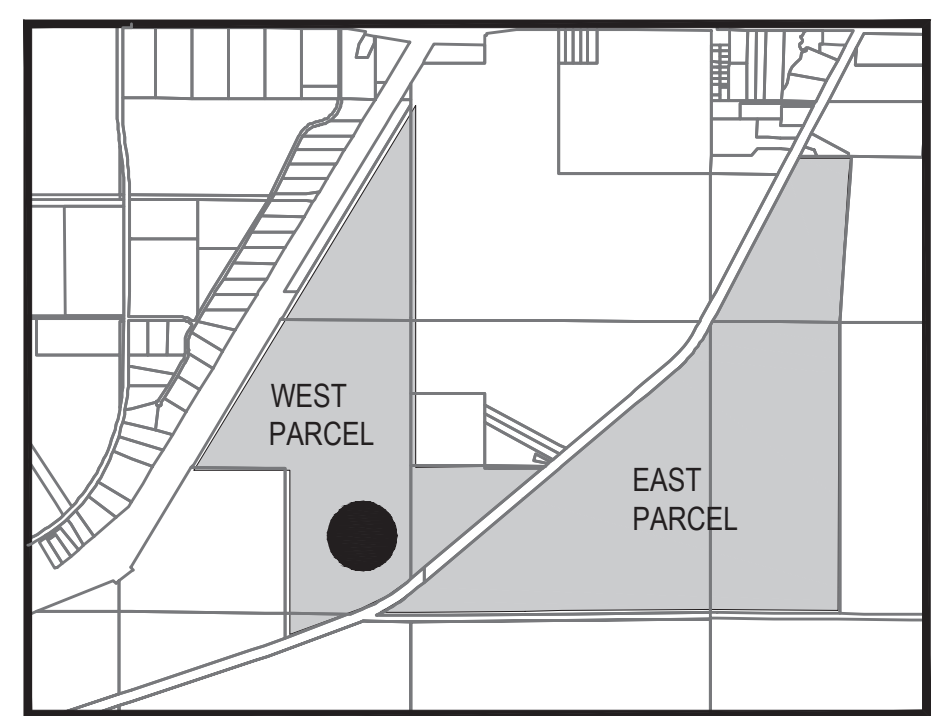
Land Planning
 Lucido and Associates, Inc.
 701 East Ocean Blvd.
 Stuart, FL 34994



Land Use Legend

- Wetland Preserve
- 50' Wetland Buffer Preserve
- 25' Buffer Setback
- Lake Littoral and Upland Transition Zones
- Golf Turf Area

Undefined areas adjacent to golf course, preserve areas, or lakes have been included as 'developed area' for purposes of calculating required trees, and may be left undisturbed except for the removal of exotic vegetation, or stabilized with grass, native seed, mulch, or planted with native grasses.

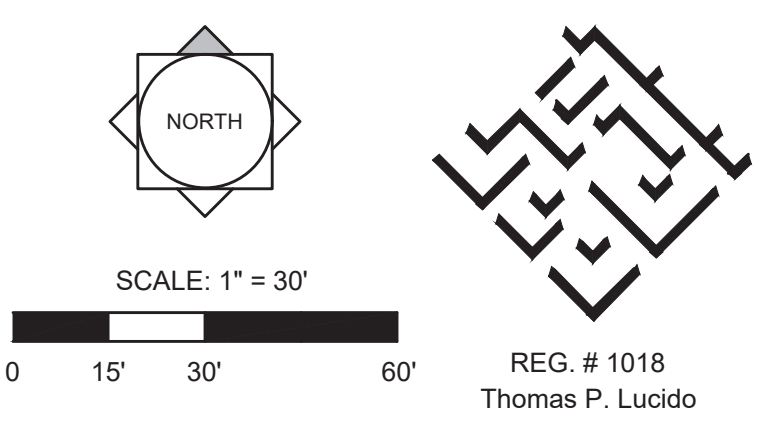


Key Map

PLANT SCHEDULE PALM COTTAGE POD B

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CAL/DBH
TREES									
ED	13	Elaeocarpus decipiens	Japanese Blueberry Tree	25G, 8' HT x 5' SPR, FTB, SP	12' HT	8' HT		Non-native	2.5" CAL
IE	12	Ilex x attenuata 'Eagleston'	Eagleston Holly	CG	8'-18' HT	6'W	5' CT, STD, F, SP	Native	2.5" Caliper
PE	14	Pinus elliotti 'Densa'	South Florida Slash Pine	FG	8'-18' HT	6'W	F	Native	3" Caliper
QV4	9	Quercus virginiana	Southern Live Oak	FG	18' HT	10' SPR	F, SP	Native	4" Caliper
PALMS									
SP	33	Sabal palmetto	Sabal Palm	FG	10'-18' CT		SGL, SP	Native	HVY CAL
WB	4	Wodyetia bifurcata	Foxtail Palm	FG	16' - 18' HT, 6' GW		Full Head, Str, Specimen	Non-native	HVY CAL
SHRUBS									
CHR	167	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	3'-4' HT	18"W	FTB	Native	30" OC
LTA	12	Tropical Accent	Large Tropical Accent	25G	4'-8' HT		F, SP	Non-native	

Sec. 4.663.A. Landscape Design Standards	Required	Provided
1. Min. 20% of Total Site Area to be Landscape Area: Site Development Area: 139,484 sf	27,897 sf (20%)	79,180 sf (56%)
3.b Non-Residential 1 tree per 2,500 sf:	56 Trees	61 Trees
4.a Vehicular Use Area - 10' Strip Around Perimeter		
3. 1 Tree/30 lf. of VUA (391 lf.):	13 Trees	13 Trees
3. Shade Tree Requirement - (75% Shade Trees)	10 Shade Trees (75%)	13 Shade Trees
4. Shrubs 15-23" spread at 3' center; >23" at 5' centers (391 lf/3 = 130 Shrubs):	130 Shrubs	167 Shrubs
4.b Vehicular Use Area Interior		
1. 500 sf of planting area/5,000 sf of VUA (3,910/5,000 x 500 = 391 sf):	391 sf	391 sf
1. Shade Trees: Two Three-Inch Caliper Shade Trees (3,910 sf total VUA/5,000 sf = 0.78 x 2)	2 Trees (100%)	2 Trees
2. Terminal Islands - 1 Tree/Island (8 Islands):	8 Trees	8 Trees



REG. # 1018
 Thomas P. Lucido

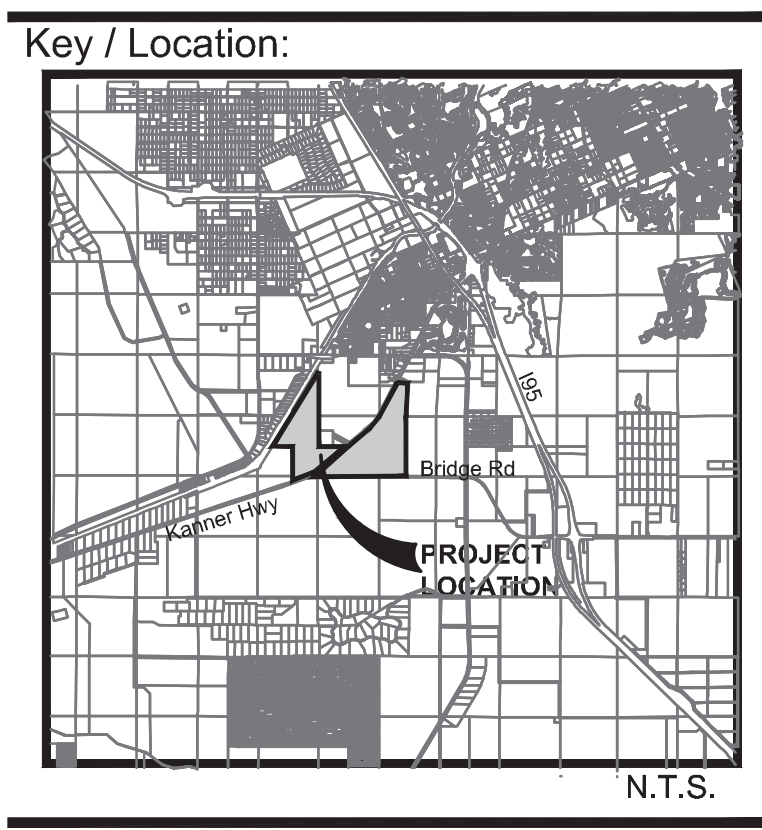
Designer MRY Sheet
 Manager MC
 Project Number 21-390
 Municipal Number ---
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PLANT SCHEDULE RACQUET CLUB

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CAL/DBH
TREES									
IE	3	Ilex x attenuata 'Eagleston'	Eagleston Holly	CG	12' HT	6"W	5' CT, STD, F, SP	Native	2.5" Caliper
PE	21	Pinus elliotti 'Densa'	South Florida Slash Pine	FG	8'-18' HT	6"W	F	Native	3" Caliper
QV4	17	Quercus virginiana	Southern Live Oak	FG	18' HT	10' SPR	F, SP	Native	4" Caliper
PALMS									
SP	36	Sabal palmetto	Sabal Palm	FG	10'-18' CT		SGL, SP	Native	HVY CAL
WB	15	Wodyetia bifurcata	Foxtail Palm	FG	16' - 18' HT. 6' GW		Full Head, Str, Specimen	Non-native	HVY CAL
CODE <th>QTY</th> <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>CONTAINER</th> <th>HEIGHT</th> <th>WIDTH</th> <th>NOTES</th> <th>NATIVE</th> <th>SPACING</th>	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
SHRUBS									
CHR	333	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	3'-4' HT	18"W	FTB	Native	30" OC



Project Team:

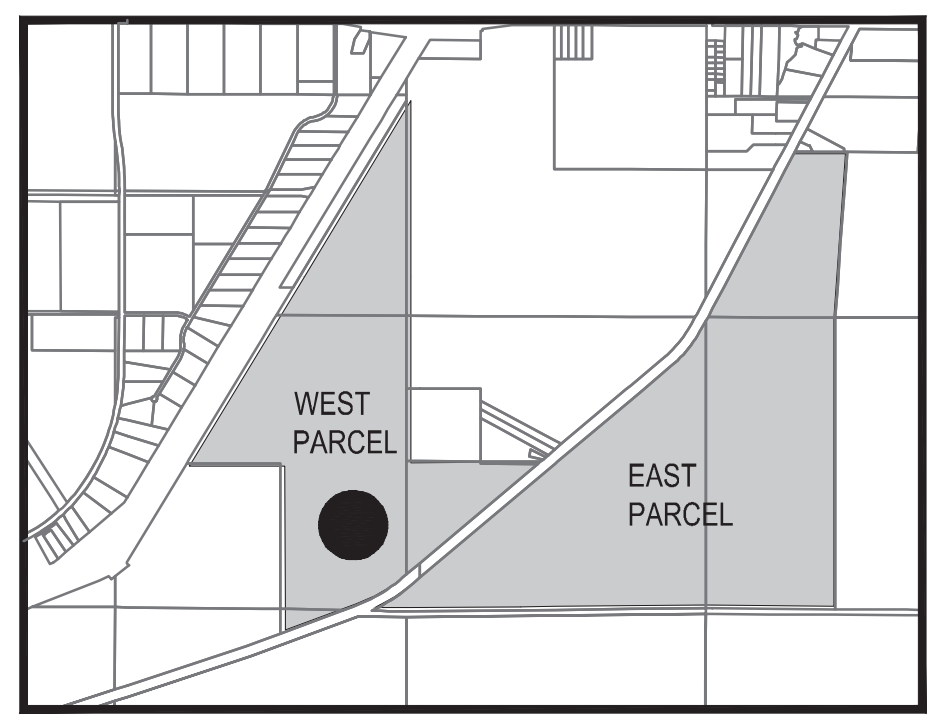
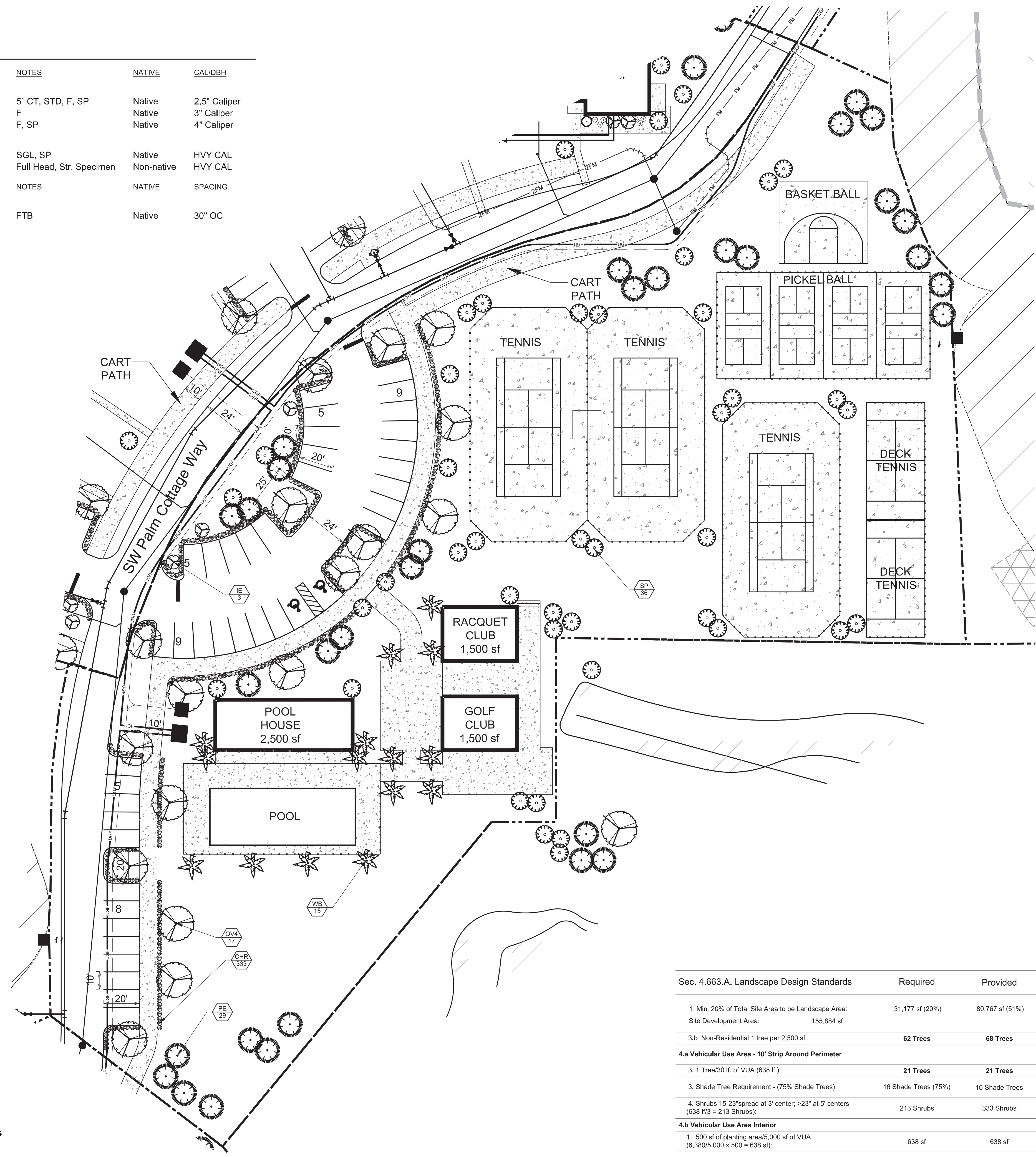
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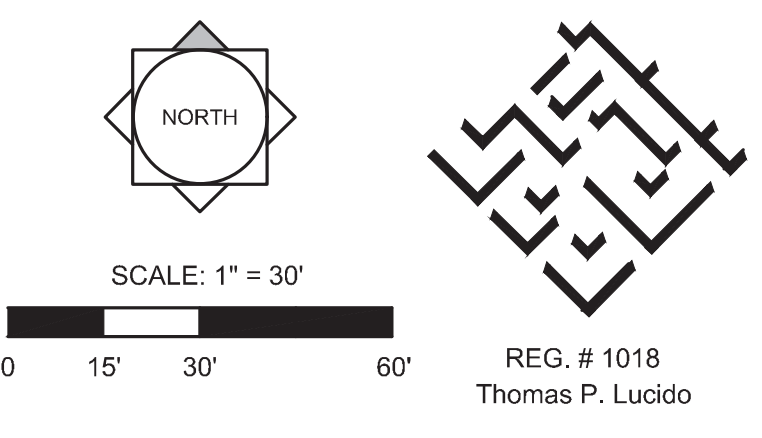


Land Use Legend

	Wetland Preserve
	50' Wetland Buffer Preserve
	25' Buffer Setback
	Lake Littoral and Upland Transition Zones
	Golf Turf Area

Undefined areas adjacent to golf course, preserve areas, or lakes have been included as 'developed area' for purposes of calculating required trees, and may be left undisturbed except for the removal of exotic vegetation, or stabilized with grass, native seed, mulch, or planted with native grasses.

Sec. 4.663.A. Landscape Design Standards	Required	Provided
1. Min. 20% of Total Site Area to be Landscape Area: Site Development Area: 155,884 sf	31,177 sf (20%)	80,767 sf (51%)
3.b Non-Residential 1 tree per 2,500 sf:	62 Trees	68 Trees
4.a Vehicular Use Area - 10' Strip Around Perimeter		
3. 1 Tree/30 lf. of VUA (638 lf.):	21 Trees	21 Trees
3. Shade Tree Requirement - (75% Shade Trees)	16 Shade Trees (75%)	16 Shade Trees
4. Shrubs 15-23" spread at 3' center; >23" at 5' centers (638 lf/3 = 213 Shrubs):	213 Shrubs	333 Shrubs
4.b Vehicular Use Area Interior		
1. 500 sf of planting area/5,000 sf of VUA (6,380/5,000 x 500 = 638 sf):	638 sf	638 sf
1. Shade Trees: Two Three-Inch Caliper Shade Trees (6,380 sf total VUA/5,000 sf = 1.27 x 2)	3 Trees (100%)	3 Trees
2. Terminal Islands - 1 Tree/Island (10 Islands):	10 Trees	10 Trees

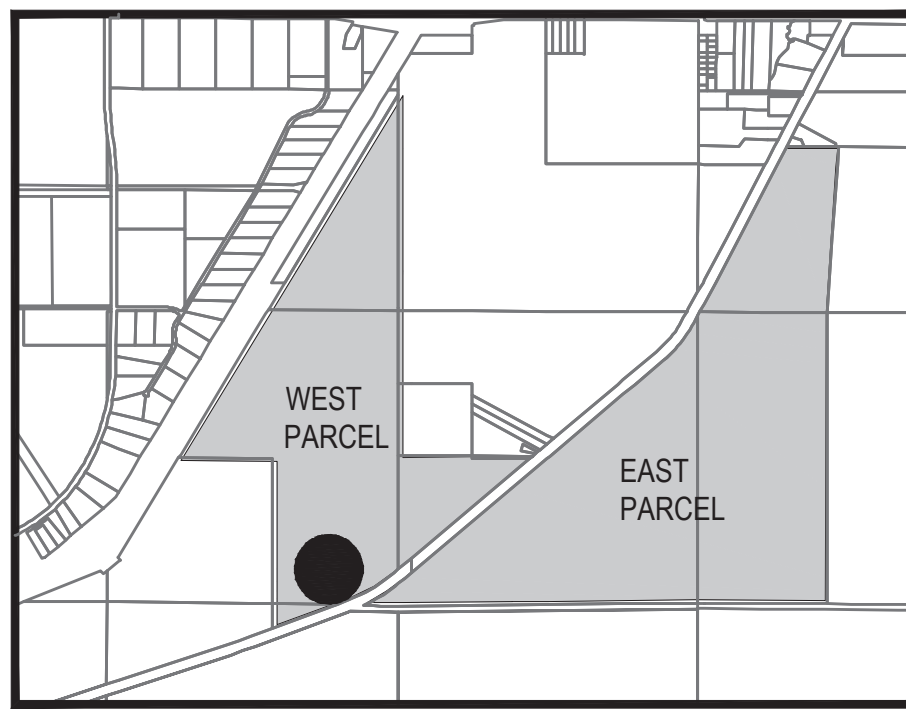


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 Manager MC
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 Municipal Number ---
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Land Use Legend

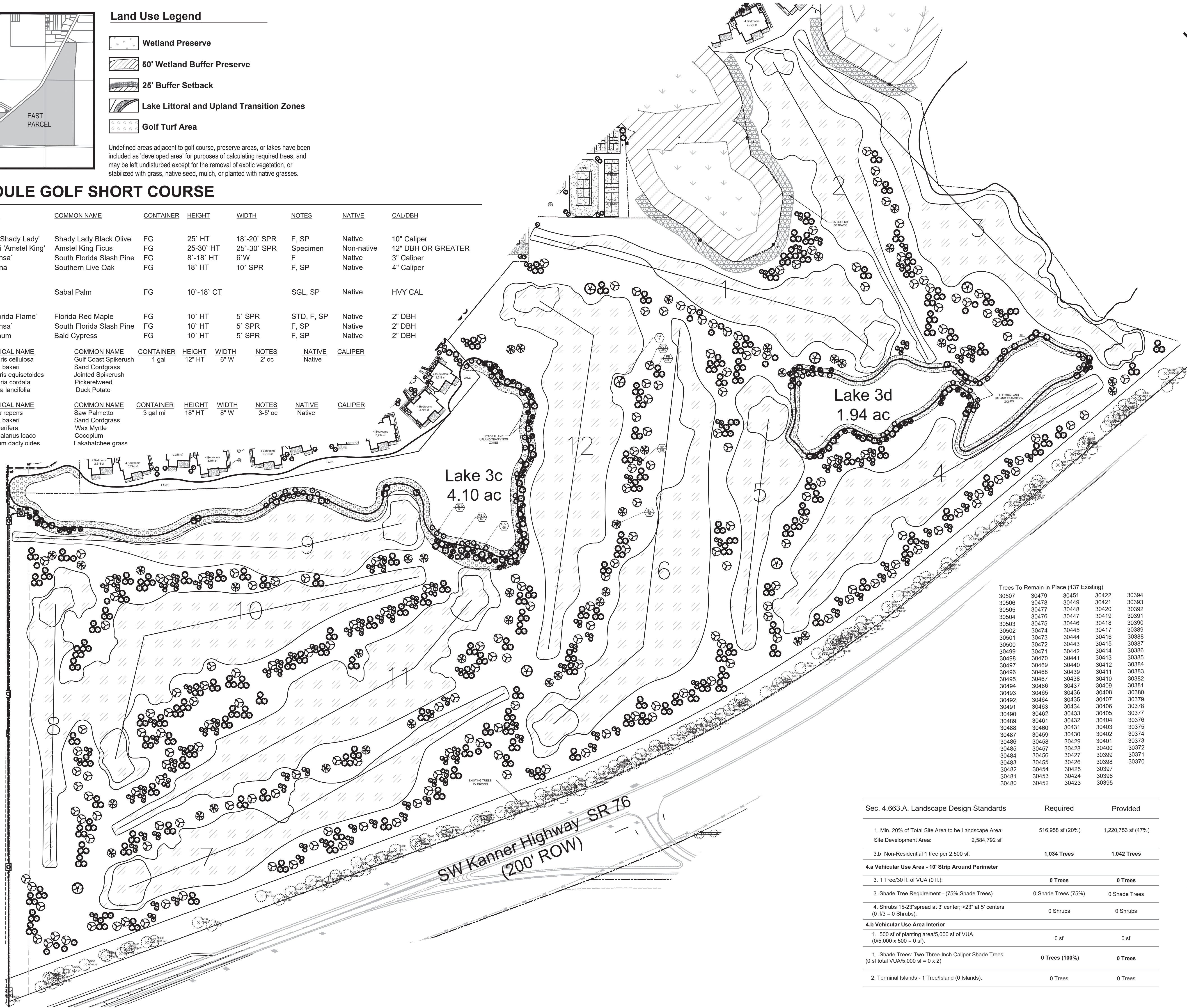
- Wetland Preserve
- 50' Wetland Buffer Preserve
- 25' Buffer Setback
- Lake Littoral and Upland Transition Zones
- Golf Turf Area

Undefined areas adjacent to golf course, preserve areas, or lakes have been included as 'developed area' for purposes of calculating required trees, and may be left undisturbed except for the removal of exotic vegetation, or stabilized with grass, native seed, mulch, or planted with native grasses.

Key Map

PLANT SCHEDULE GOLF SHORT COURSE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CAL/DBH
TREES									
BL	39	Bucida buceras 'Shady Lady'	Shady Lady Black Olive	FG	25' HT	18'-20' SPR	F, SP	Native	10" Caliper
FA	7	Ficus binnendijkii 'Amstel King'	Amstel King Ficus	FG	25-30' HT	25'-30' SPR	Specimen	Non-native	12" DBH OR GREATER
PE	538	Pinus elliotti 'Densa'	South Florida Slash Pine	FG	8'-18' HT	6' W	F	Native	3" Caliper
QV4	203	Quercus virginiana	Southern Live Oak	FG	18' HT	10' SPR	F, SP	Native	4" Caliper
PALMS									
SP	356	Sabal palmetto	Sabal Palm	FG	10'-18' CT		SGL, SP	Native	HVY CAL
LITTORAL TREES									
AR-L	68	Acer rubrum 'Florida Flame'	Florida Red Maple	FG	10' HT	5' SPR	STD, F, SP	Native	2" DBH
PE-L	69	Pinus elliotti 'Densa'	South Florida Slash Pine	FG	10' HT	5' SPR	F, SP	Native	2" DBH
TD-L	68	Taxodium distichum	Bald Cypress	FG	10' HT	5' SPR	F, SP	Native	2" DBH
LITTORAL PLANTS									
QTY	14,777	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
		Eleocharis cellulosa	Gulf Coast Spikerush	1 gal	12" HT	6" W	2' oc	Native	
		Spartina bakeri	Sand Cordgrass						
		Eleocharis equisetoides	Jointed Spikerush						
		Ponederia cordata	Pickersweed						
		Sagittaria lancifolia	Duck Potato						
TRANSITION PLANTS									
QTY	3,682	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
		Serenoa repens	Saw Palmetto	3 gal mi	18" HT	8" W	3-5' oc	Native	
		Spartina bakeri	Sand Cordgrass						
		Myrica cerifera	Wax Myrtle						
		Chrysobalanus icaco	Cocoplum						
		Tripsacum dactyloides	Fakahatchee grass						



Trees To Remain in Place (137 Existing)

30507	30479	30451	30422	30394
30506	30478	30449	30421	30393
30505	30477	30448	30420	30392
30504	30476	30447	30419	30391
30503	30475	30446	30418	30390
30502	30474	30445	30417	30389
30501	30473	30444	30416	30388
30500	30472	30443	30415	30387
30499	30471	30442	30414	30386
30498	30470	30441	30413	30385
30497	30469	30440	30412	30384
30496	30468	30439	30411	30383
30495	30467	30438	30410	30382
30494	30466	30437	30409	30381
30493	30465	30436	30408	30380
30492	30464	30435	30407	30379
30491	30463	30434	30406	30378
30490	30462	30433	30405	30377
30489	30461	30432	30404	30376
30488	30460	30431	30403	30375
30487	30459	30430	30402	30374
30486	30458	30429	30401	30373
30485	30457	30428	30400	30372
30484	30456	30427	30399	30371
30483	30455	30426	30398	30370
30482	30454	30425	30397	
30481	30453	30424	30396	
30480	30452	30423	30395	

Sec. 4.663.A. Landscape Design Standards	Required	Provided
1. Min. 20% of Total Site Area to be Landscape Area: Site Development Area: 2,584,792 sf	516,958 sf (20%)	1,220,753 sf (47%)
3.b Non-Residential 1 tree per 2,500 sf:	1,034 Trees	1,042 Trees
4.a Vehicular Use Area - 10' Strip Around Perimeter		
3. 1 Tree/30 lf. of VUA (0 lf.):	0 Trees	0 Trees
3. Shade Tree Requirement - (75% Shade Trees)	0 Shade Trees (75%)	0 Shade Trees
4. Shrubs 15-23" spread at 3' center; >23" at 5' centers (0 lf/3 = 0 Shrubs):	0 Shrubs	0 Shrubs
4.b Vehicular Use Area Interior		
1. 500 sf of planting area/5,000 sf of VUA (0/5,000 x 500 = 0 sf):	0 sf	0 sf
1. Shade Trees: Two Three-Inch Caliper Shade Trees (0 sf total VUA/5,000 sf = 0 x 2)	0 Trees (100%)	0 Trees
2. Terminal Islands - 1 Tree/Island (0 Islands):	0 Trees	0 Trees

Key / Location:

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Three Lakes Golf Club PUD

Martin County, Florida

Phase 3 Landscape Plan Golf Short Course

Date	By	Description
07.15.24	MRY	Initial Submittal

NORTH

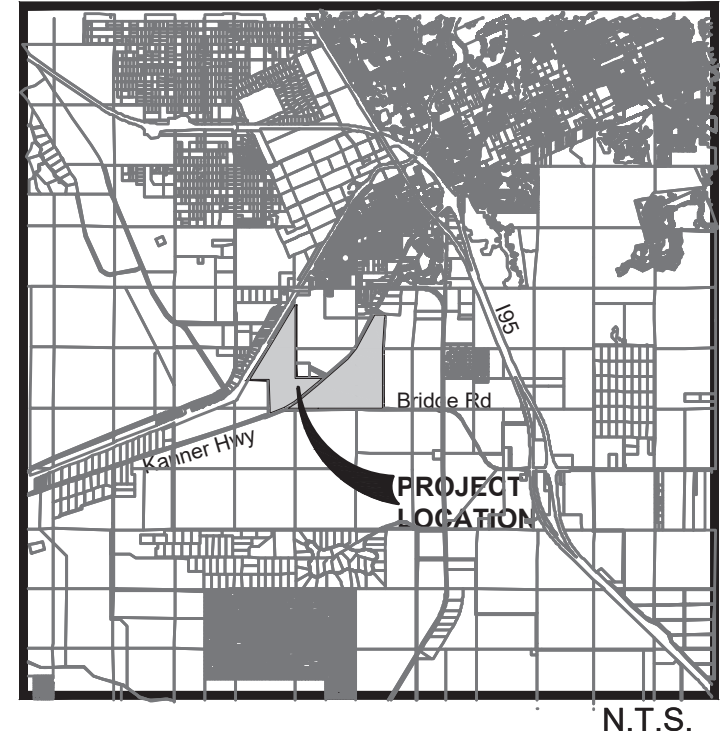
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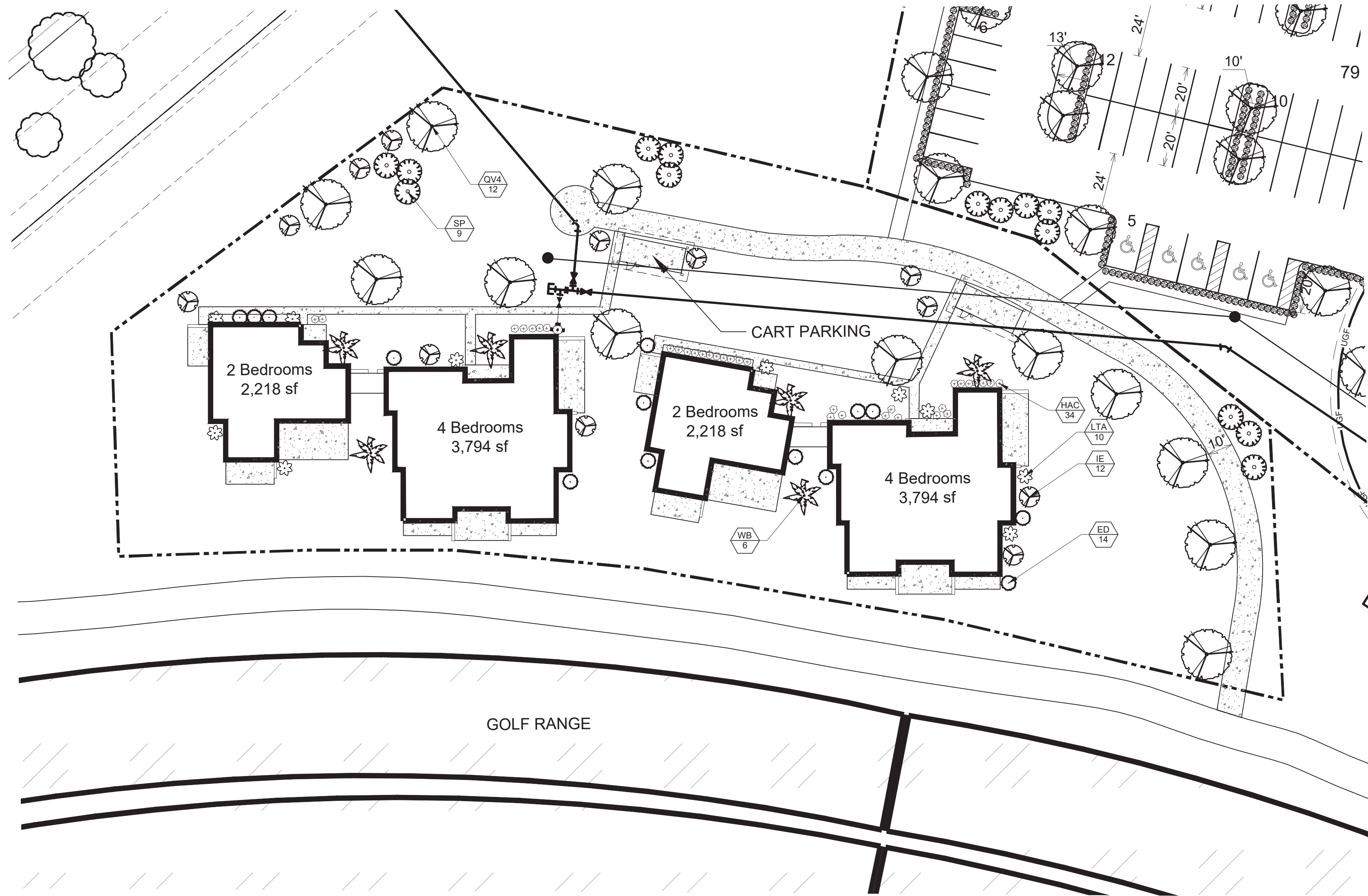
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Key / Location:



Project Team:

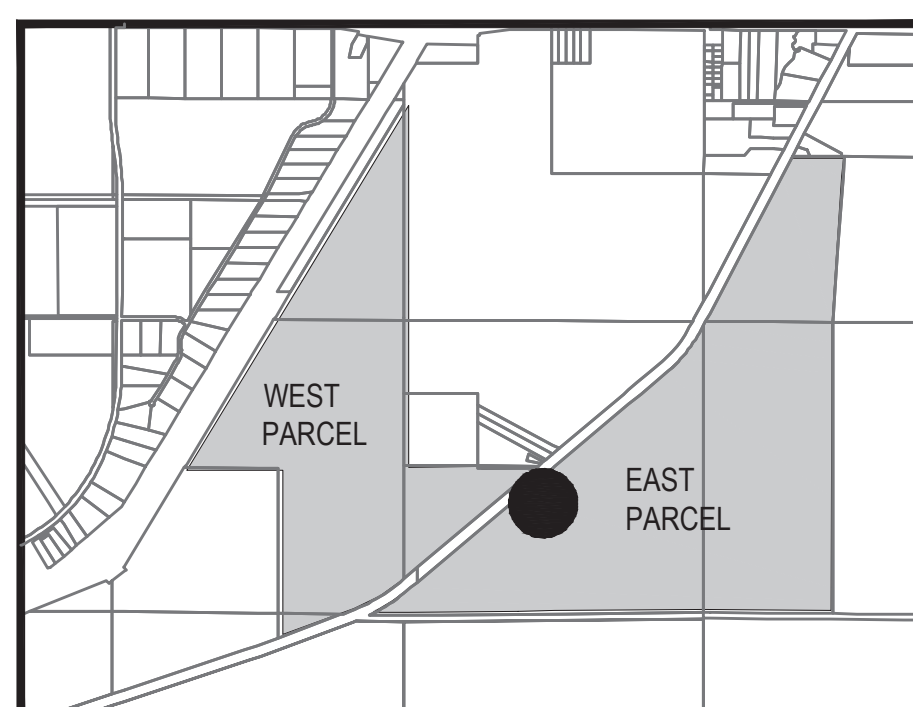
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Land Use Legend

- Wetland Preserve
- 50' Wetland Buffer Preserve
- 25' Buffer Setback
- Lake Littoral and Upland Transition Zones
- Golf Turf Area

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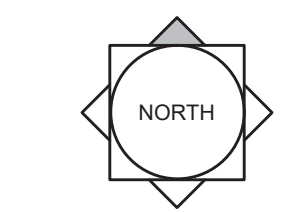


Key Map

PLANT SCHEDULE RANGE COTTAGE POD

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CAL/DBH
TREES									
ED	14	Elaeocarpus decipiens	Japanese Blueberry Tree	25G, 8' HT x 5' SPR, FTB, SP	8' HT	8' W		Non-native	2.5" CAL
IE	12	Ilex x attenuata 'Eagleston'	Eagleston Holly	CG	12' HT	6' W	5' CT, STD, F, SP	Native	2.5" Caliper
QV4	12	Quercus virginiana	Southern Live Oak	FG	18' HT	10' SPR	F, SP	Native	4" Caliper
PALMS									
SP	9	Sabal palmetto	Sabal Palm	FG	10'-18' CT		SGL, SP	Native	HVY CAL
WB	6	Wodyetia bifurcata	Foxtail Palm	FG	16' - 18' HT. 6' GW		Full Head, Str, Specimen	Non-native	HVY CAL
SHRUBS									
LTA	10	Tropical Accent	Large Tropical Accent	25G	4'-8' HT		F, SP	Non-native	SPACING

Sec. 4.663.A. Landscape Design Standards	Required	Provided
1. Min. 20% of Total Site Area to be Landscape Area: Site Development Area: 70,502 sf	14,100 sf (20%)	49,153 sf (69%)
3.b Non-Residential 1 tree per 2,500 sf:	28 Trees	44 Trees
4.a Vehicular Use Area - 10' Strip Around Perimeter		
3. 1 Tree/30 lf. of VUA (0 lf.):	0 Trees	0 Trees
3. Shade Tree Requirement - (75% Shade Trees)	0 Shade Trees (75%)	0 Shade Trees
4. Shrubs 15-23" spread at 3' center; >23" at 5' centers (0 lf/3 = 0 Shrubs):	0 Shrubs	0 Shrubs
4.b Vehicular Use Area Interior		
1. 500 sf of planting area/5,000 sf of VUA (0/5,000 x 500 = 0 sf):	0 sf	0 sf
1. Shade Trees: Two Three-Inch Caliper Shade Trees (0 sf total VUA/5,000 sf = 0 x 2)	0 Trees (100%)	0 Trees
2. Terminal Islands - 1 Tree/Island (0 Islands):	0 Trees	0 Trees

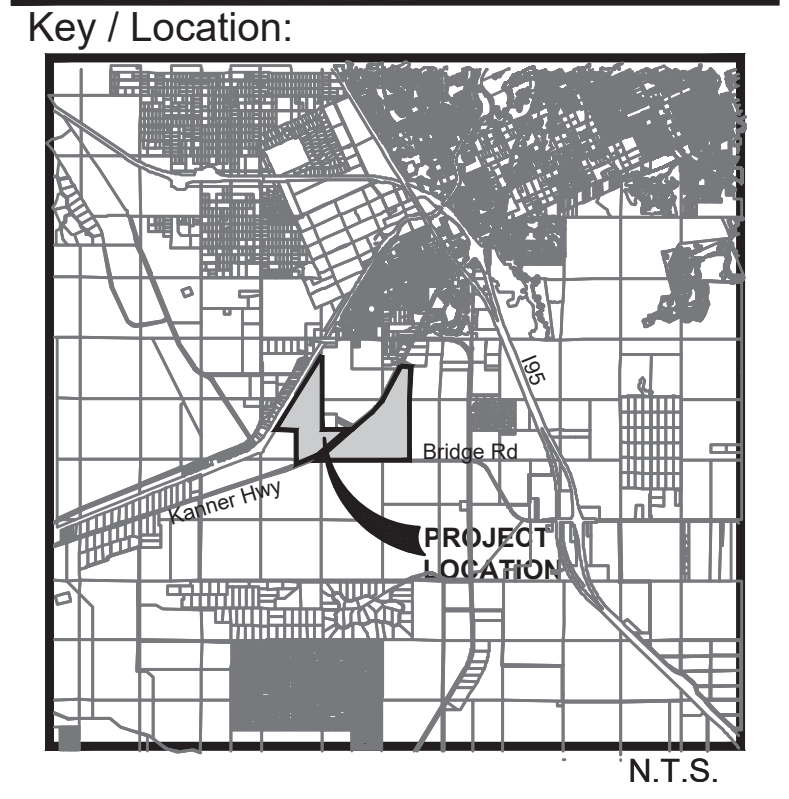


SCALE: 1" = 30'
 0 15' 30' 60'



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 Project Number 21-390
 Municipal Number ---
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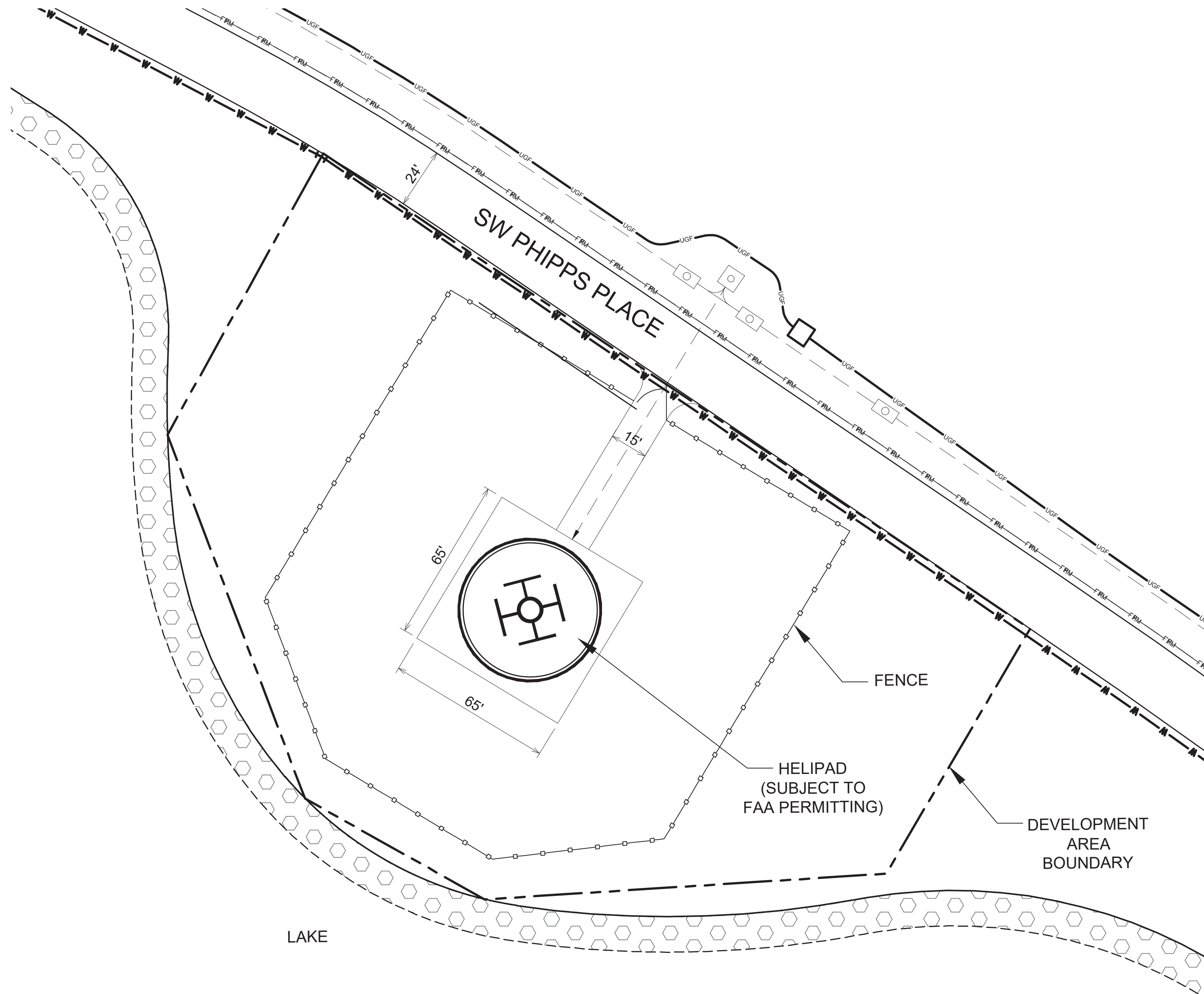
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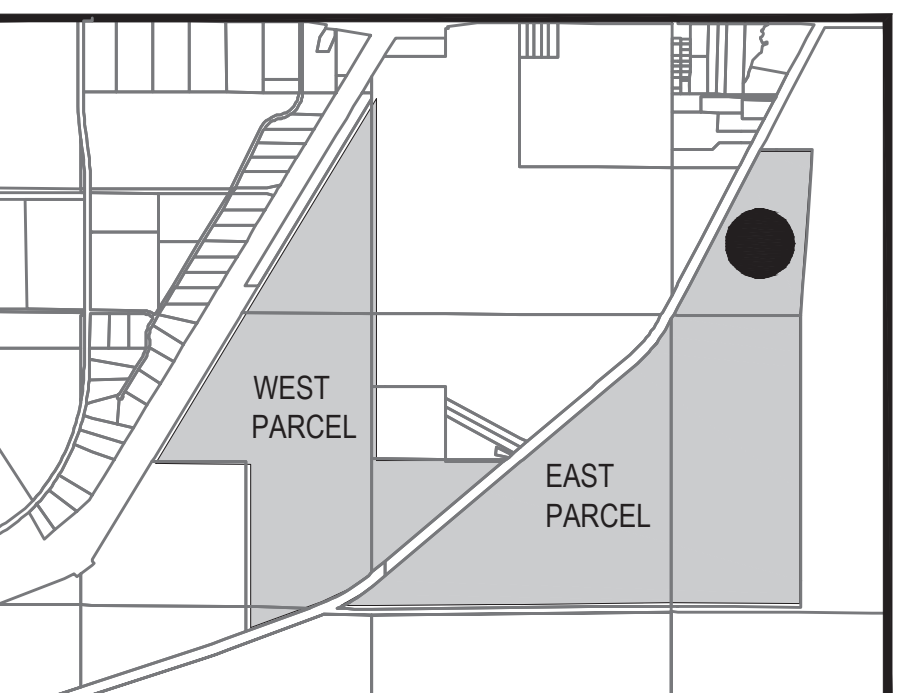
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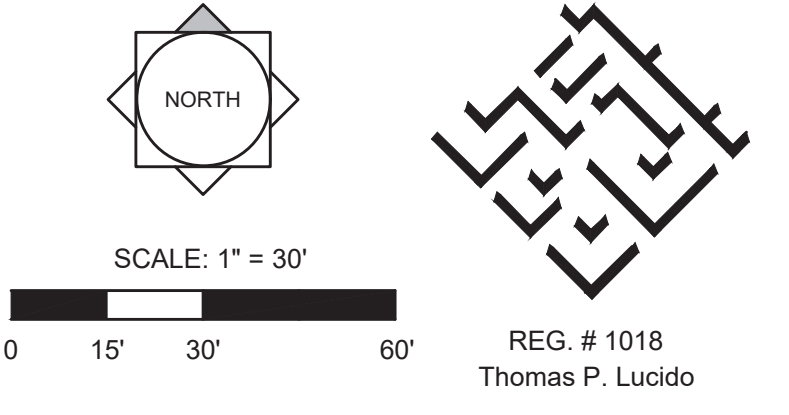
- Land Use Legend**
- Wetland Preserve
 - 50' Wetland Buffer Preserve
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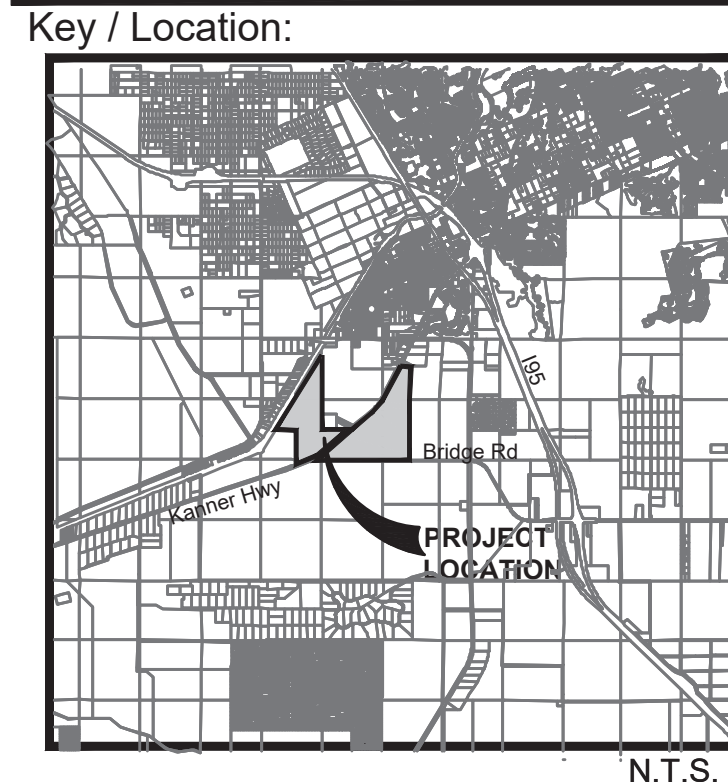
Key Map

Sec. 4.663.A. Landscape Design Standards	Required	Provided
1. Min. 20% of Total Site Area to be Landscape Area: Site Development Area: 29,052 sf	11,810 sf (20%)	53,662 sf (90%)
3.b Non-Residential 1 tree per 2,500 sf:	N/A	0 Trees
4.a Vehicular Use Area - 10' Strip Around Perimeter		
3.1 Tree/30 lf. of VUA (0 lf.):	N/A	0 Trees
3. Shade Tree Requirement - (75% Shade Trees)	N/A	0 Shade Trees
4. Shrubs 15-23" spread at 3' center; >23" at 5' centers (0 lf/3 = 0 Shrubs):	N/A	0 Shrubs
4.b Vehicular Use Area Interior		
1. 500 sf of planting area/5,000 sf of VUA (0 lf/5,000 x 500 = 0 sf):	N/A	0 sf
1. Shade Trees: Two Three-Inch Caliper Shade Trees (0 sf total VUA/5,000 sf = 0 x 2)	N/A	0 Trees
2. Terminal Islands - 1 Tree/Island (0 Islands):	N/A	0 Trees



Designer: _____ Sheet: _____
 Manager: MC
 Project Number: 21-390
 Municipal Number: ---
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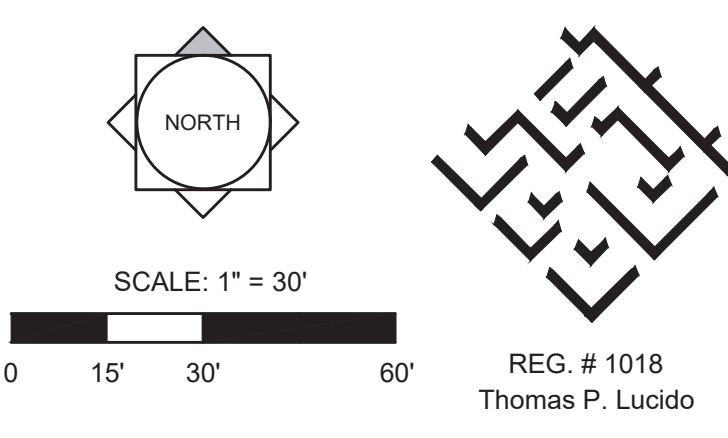
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Three Lakes Golf Club PUD

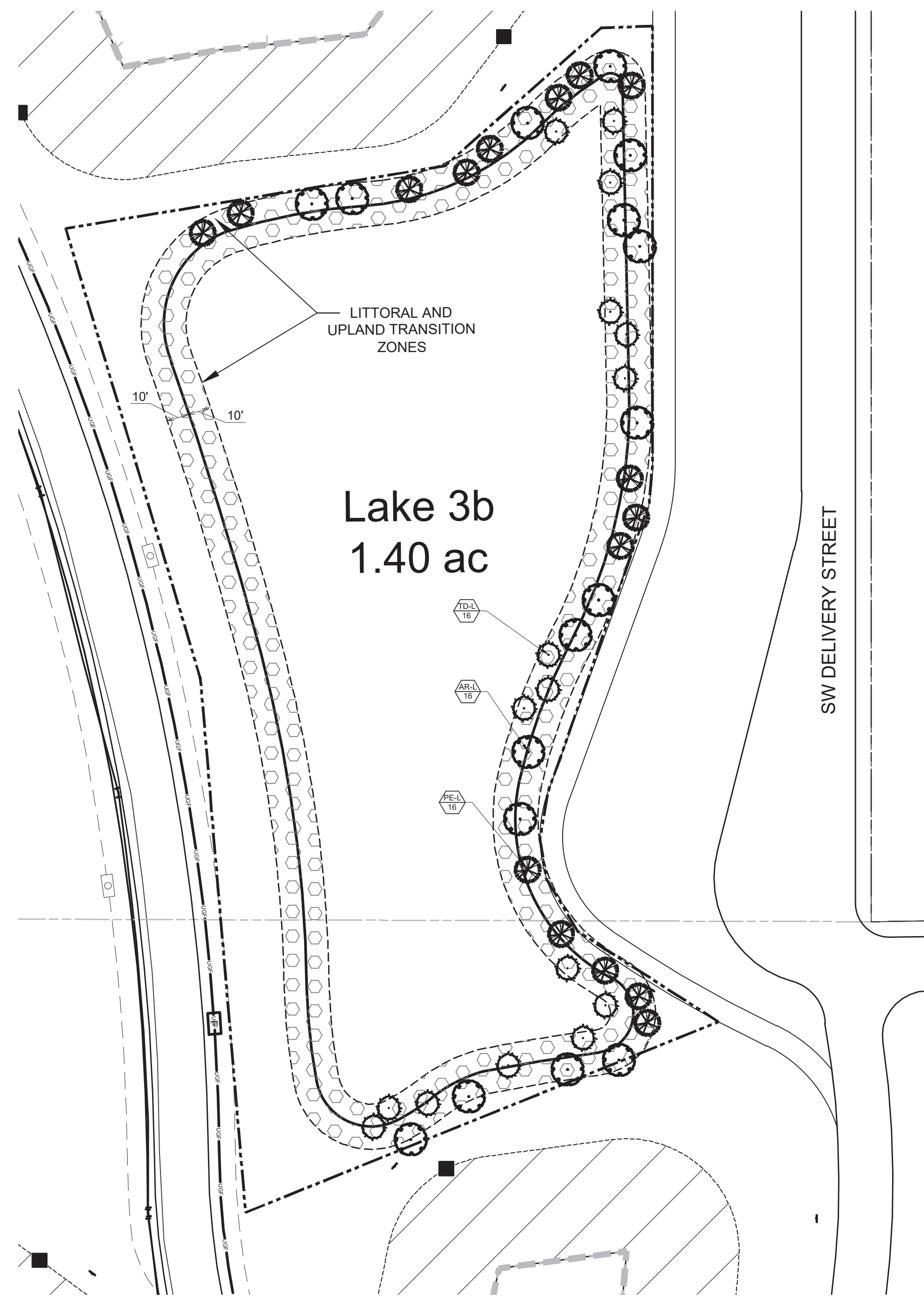
Martin County, Florida

Phase 3 Final Site Plan West Golf Course Lakes

Date	By	Description
07.15.24	MRY	Initial Submittal



Designer: _____ Sheet
 Manager: MC
 Project Number: 21-390
 Municipal Number: ---
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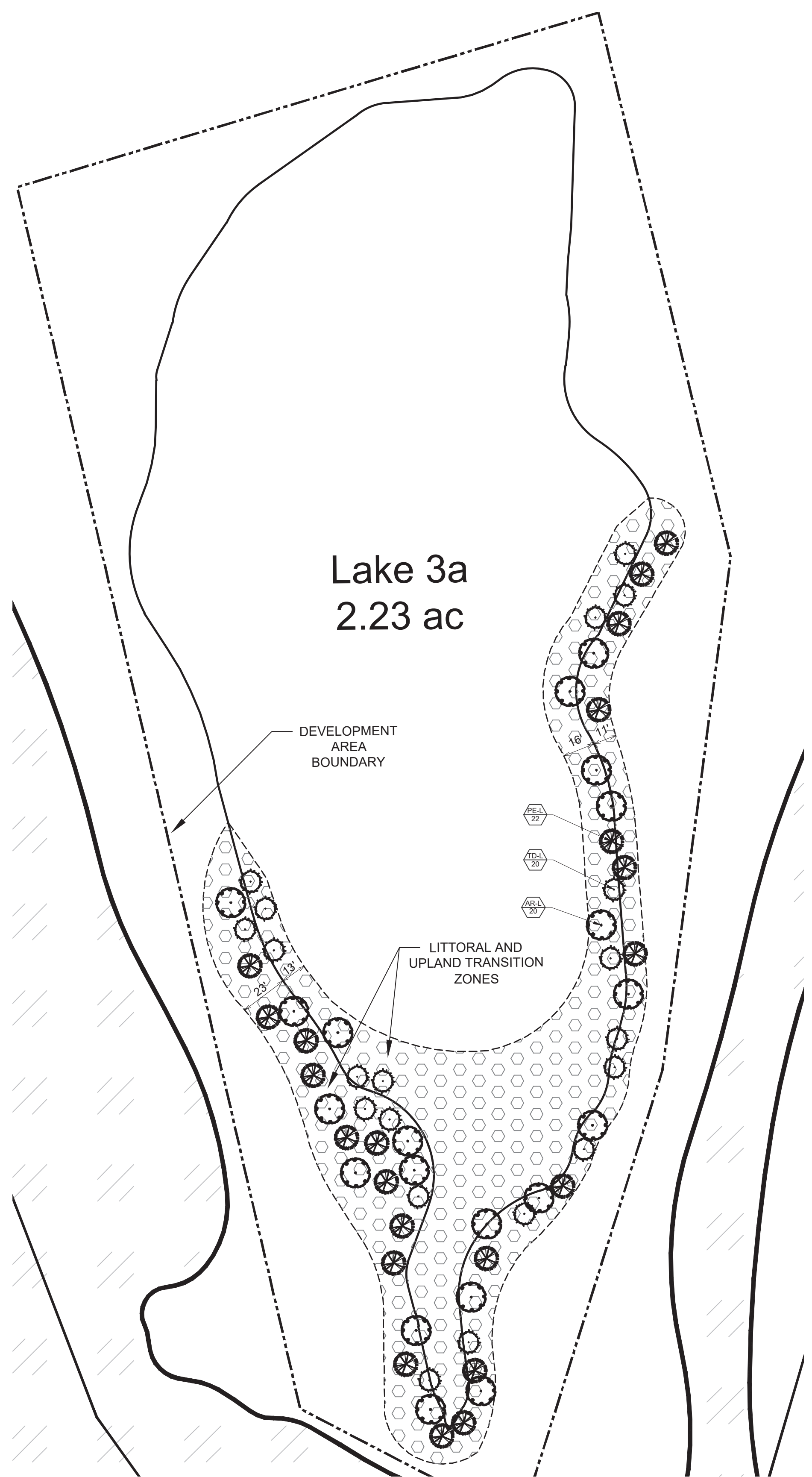


PHASE 3 LITTORAL AND UPLAND TRANSITION ZONE AREA CALCULATIONS

Lake 3a Perimeter (Shoreline):	1,562 linear feet (lf)
Required/Provided littoral zone area (10 sf x 1,562 lf):	15,620 sf (0.35 ac.)
Required/Provided transition zone area (10 sf x 1,562 lf):	15,620 sf (0.35 ac.)
Required/Provided Littoral/Transition Trees (31,240 / 500):	62 Trees
Required/Provided Littoral Zone Plants (15,620 x 0.289):	4,514 Plants (2' oc)
Required/Provided Transition Zone Plants (15,620 x 0.072):	1,125 Plants (3-5' oc)
Lake 3b Perimeter (Shoreline):	1,202 linear feet (lf)
Required/Provided littoral zone area (10 sf x 1,202 lf):	12,020 sf (0.28 ac.)
Required/Provided transition zone area (10 sf x 1,202 lf):	12,020 sf (0.28 ac.)
Required/Provided Littoral/Transition Trees (24,040 / 500):	48 Trees
Required/Provided Littoral Zone Plants (12,020 x 0.289):	3,474 Plants (2' oc)
Required/Provided Transition Zone Plants (12,020 x 0.072):	865 Plants (3-5' oc)
Lake 3c Perimeter (Shoreline):	3,166 linear feet (lf)
Required/Provided littoral zone area (10 sf x 3,166 lf):	31,660 sf (0.72 ac.)
Required/Provided transition zone area (10 sf x 3,166 lf):	31,660 sf (0.72 ac.)
Required/Provided Littoral/Transition Trees (63,320 / 500):	127 Trees
Required/Provided Littoral Zone Plants (31,660 x 0.289):	9,150 Plants (2' oc)
Required/Provided Transition Zone Plants (31,660 x 0.072):	2,280 Plants (3-5' oc)
Lake 3d Perimeter (Shoreline):	1,947 linear feet (lf)
Required/Provided littoral zone area (10 sf x 1,947 lf):	19,470 sf (0.45 ac.)
Required/Provided transition zone area (10 sf x 1,947 lf):	19,470 sf (0.45 ac.)
Required/Provided Littoral/Transition Trees (38,940 / 500):	78 Trees
Required/Provided Littoral Zone Plants (19,470 x 0.289):	5,627 Plants (2' oc)
Required/Provided Transition Zone Plants (19,470 x 0.072):	1,402 Plants (3-5' oc)

Totals:

Required/Provided littoral zone area (10 sf x 7,877 lf):	7,877 linear feet (lf)
Required/Provided transition zone area (10 sf x 7,877 lf):	78,770 sf (1.80 ac.)
Required/Provided Littoral/Transition Trees (157,540 / 500):	315 Trees
Required/Provided Littoral Zone Plants (78,770 x 0.289):	22,765 Plants (2' oc)
Required/Provided Transition Zone Plants (78,770 x 0.072):	5,671 Plants (3-5' oc)



PLANT SCHEDULE LAKE 3A

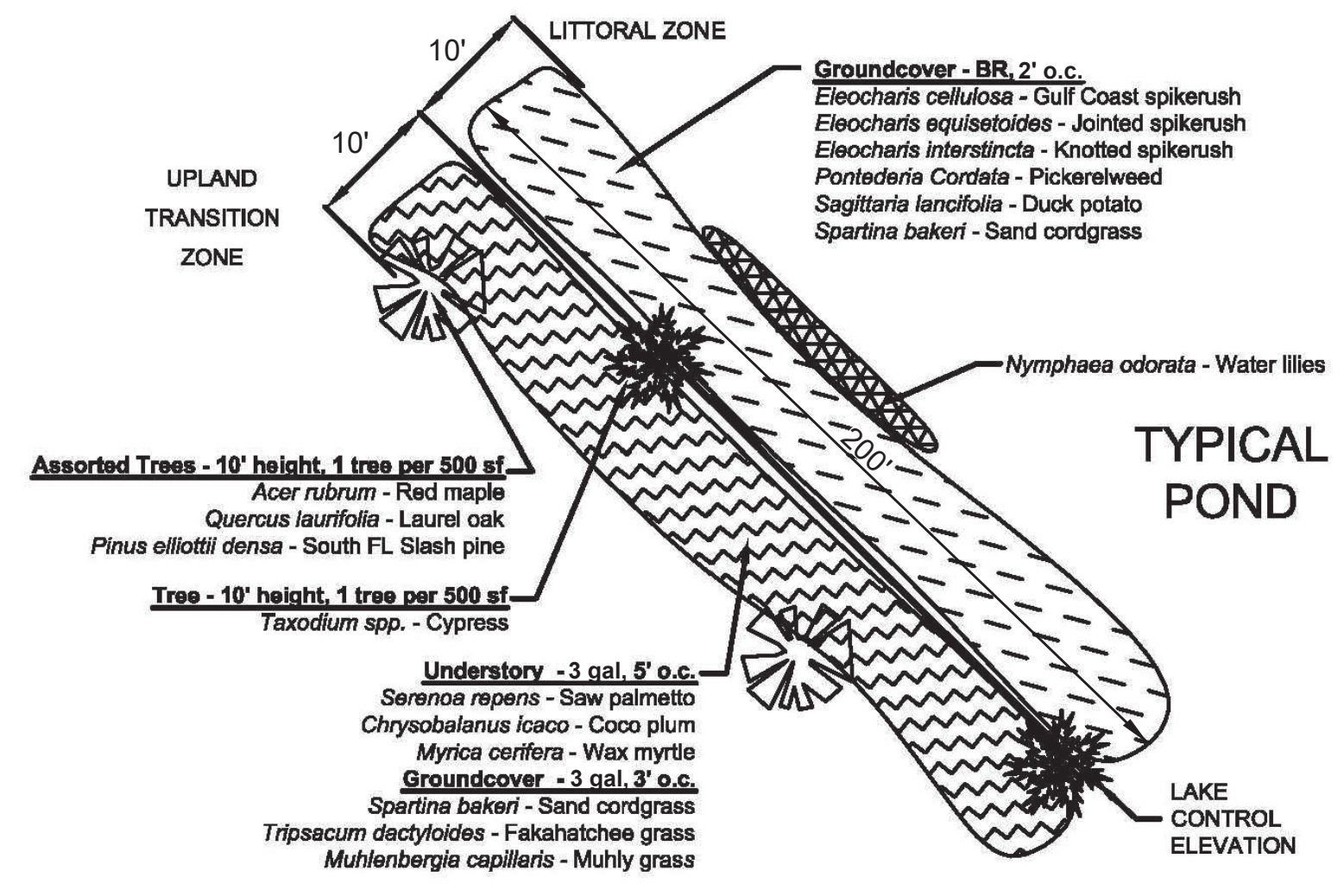
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALDBH
LITTORAL TREES									
AR-L	20	Acer rubrum 'Florida Flame'	Florida Red Maple	FG	10' HT	5' SPR	STD, F, SP	Native	2" DBH
PE-L	22	Pinus elliotti 'Densa'	South Florida Slash Pine	FG	10' HT	5' SPR	F, SP	Native	2" DBH
TD-L	20	Taxodium distichum	Bald Cypress	FG	10' HT	5' SPR	F, SP	Native	2" DBH

PLANT SCHEDULE LAKE 3B

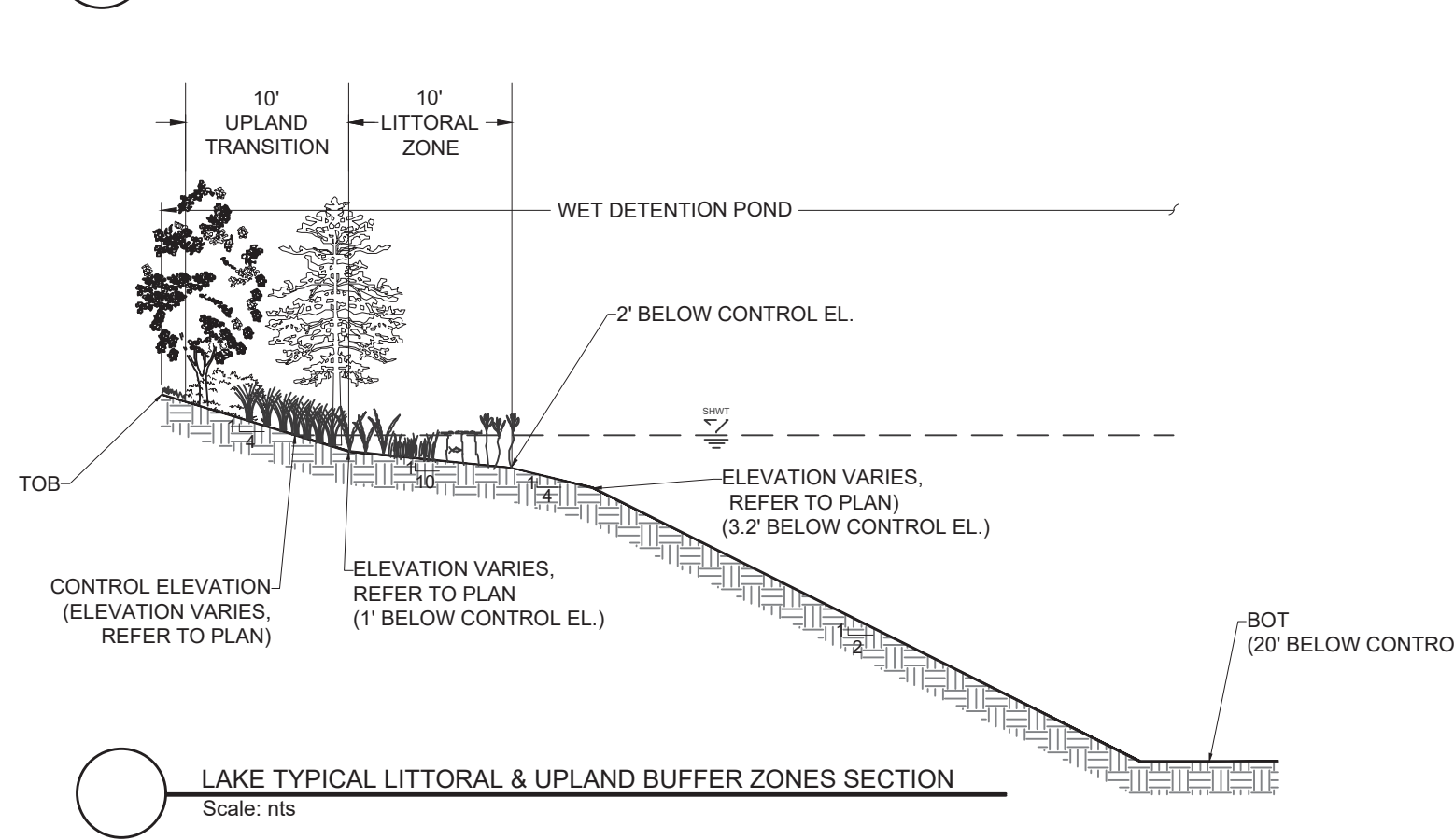
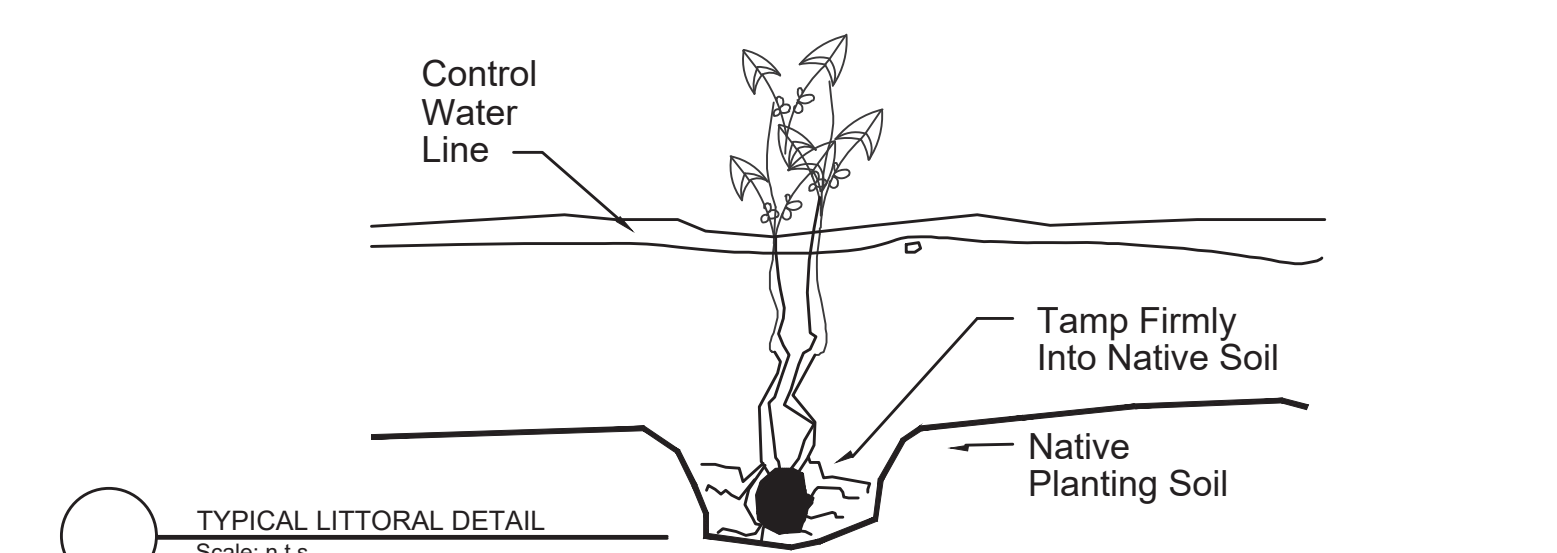
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALDBH
LITTORAL TREES									
AR-L	16	Acer rubrum 'Florida Flame'	Florida Red Maple	FG	10' HT	5' SPR	STD, F, SP	Native	2" DBH
PE-L	18	Pinus elliotti 'Densa'	South Florida Slash Pine	FG	10' HT	5' SPR	F, SP	Native	2" DBH
TD-L	16	Taxodium distichum	Bald Cypress	FG	10' HT	5' SPR	F, SP	Native	2" DBH

LITTORAL PLANTS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	7,868	Eleocharis cellulosa	Gulf Coast Spikerush	1 gal	12" HT	6" W	2' oc	Native	
		Spartina bakeri	Sand Cordgrass					Native	
		Eleocharis equisetoides	Jointed Spikerush					Native	
		Pontederia cordata	Pickereelweed					Native	
		Sagittaria lancifolia	Duck Potato					Native	

TRANSITION PLANTS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	1,990	Serenoa repens	Saw Palmetto	3 gal ml	18" HT	6" W	3-5' oc	Native	
		Spartina bakeri	Sand Cordgrass					Native	
		Myrica cerifera	Wax Myrtle					Native	
		Chrysobalanus icaco	Cocoplum					Native	
		Tripsacum dactyloides	Fakahatchee grass					Native	



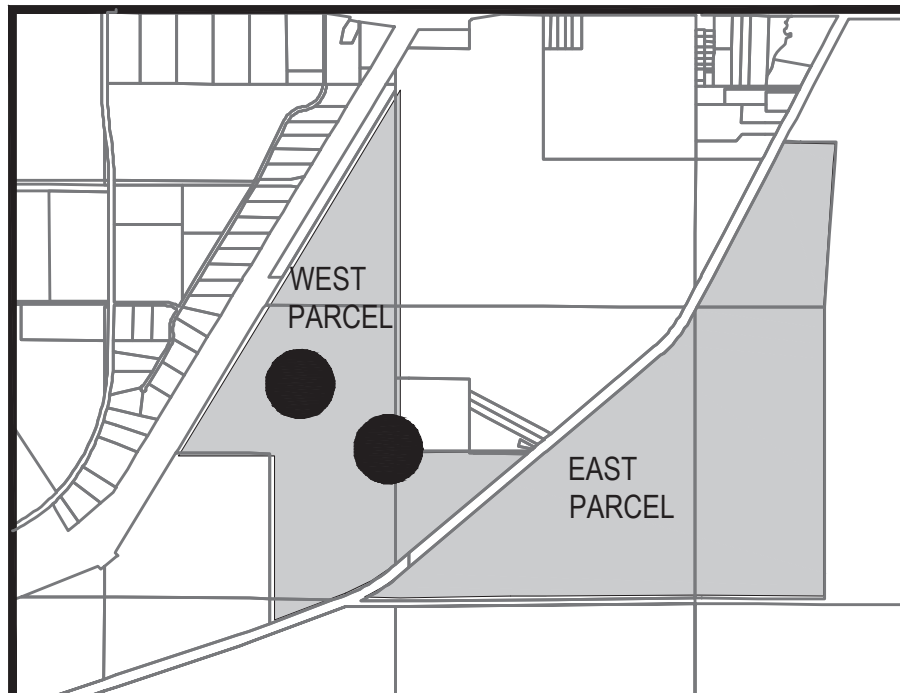
Notes:
 - Plants to be installed as to mimic natural occurrence. Material may be substituted with native-like material.
 - Plant spacing shall obtain 80% coverage within one year after installation. Additional plants shall be installed if the required coverage is not achieved.



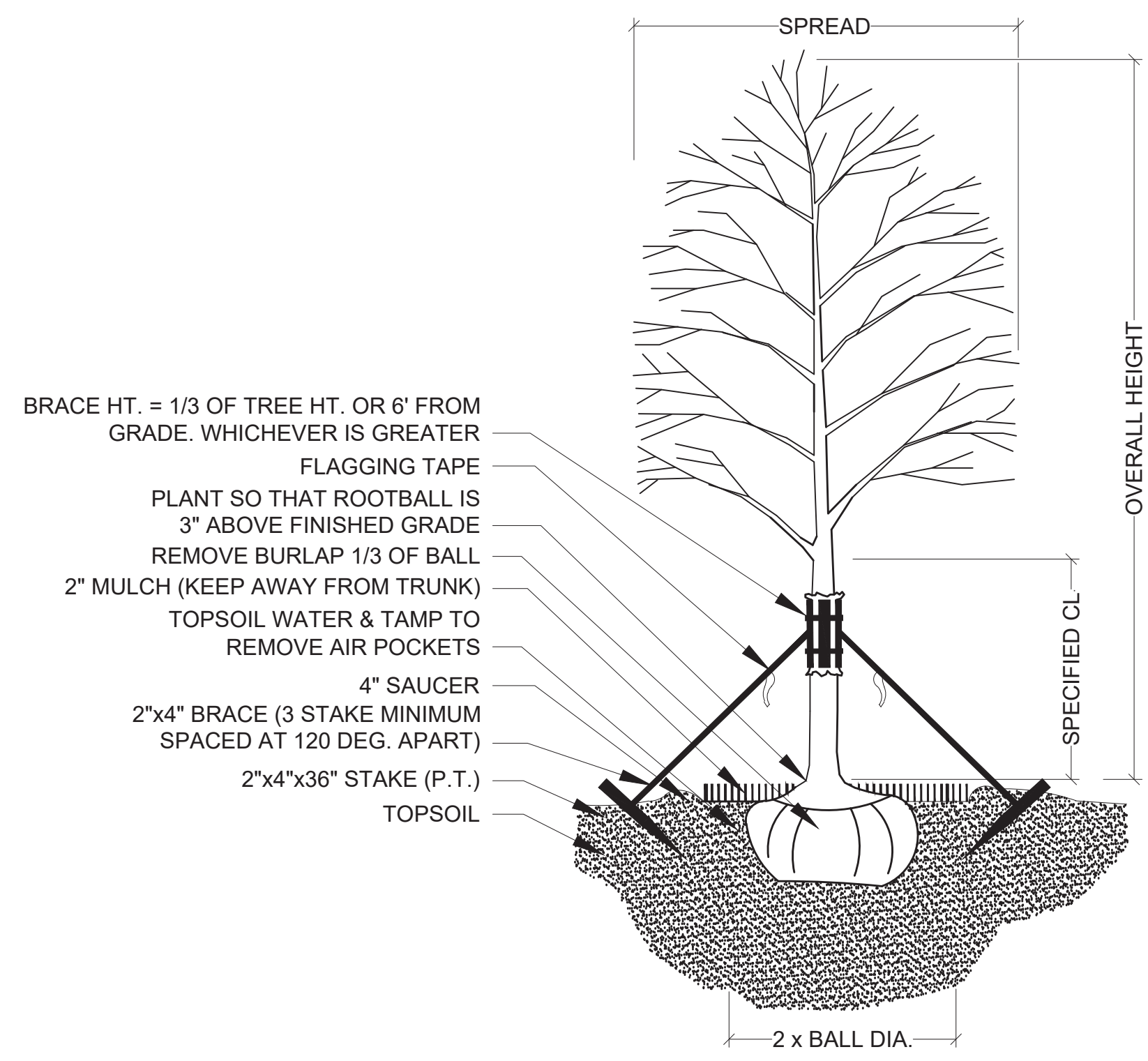
Land Use Legend

- Wetland Preserve
- 50' Wetland Buffer Preserve
- 25' Buffer Setback
- Lake Littoral and Upland Transition Zones
- Golf Turf Area

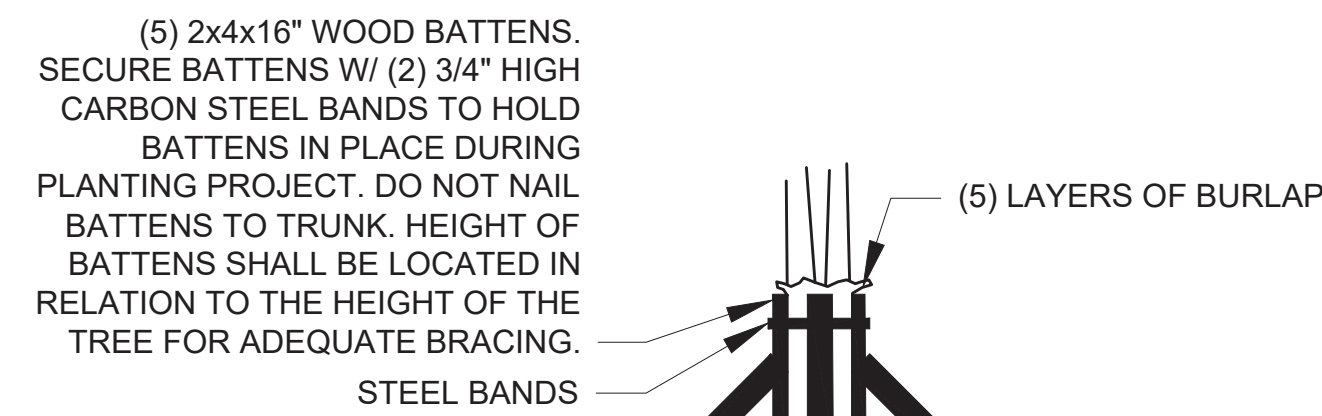
Undefined areas adjacent to golf course, preserve areas, or lakes have been included as 'developed area' for purposes of calculating required trees, and may be left undisturbed except for the removal of exotic vegetation, or stabilized with grass, native seed, mulch, or planted with native grasses.



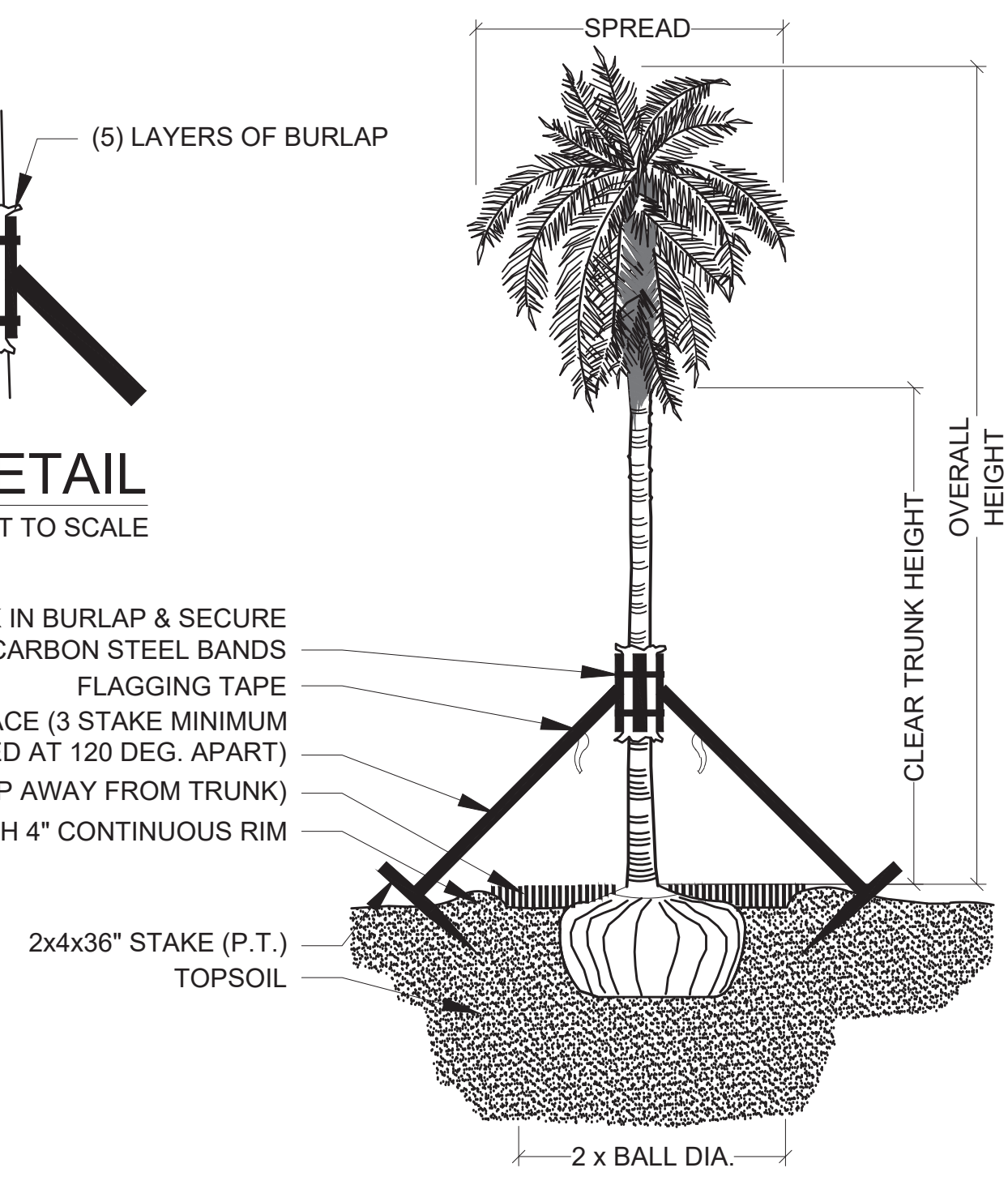
Key Map



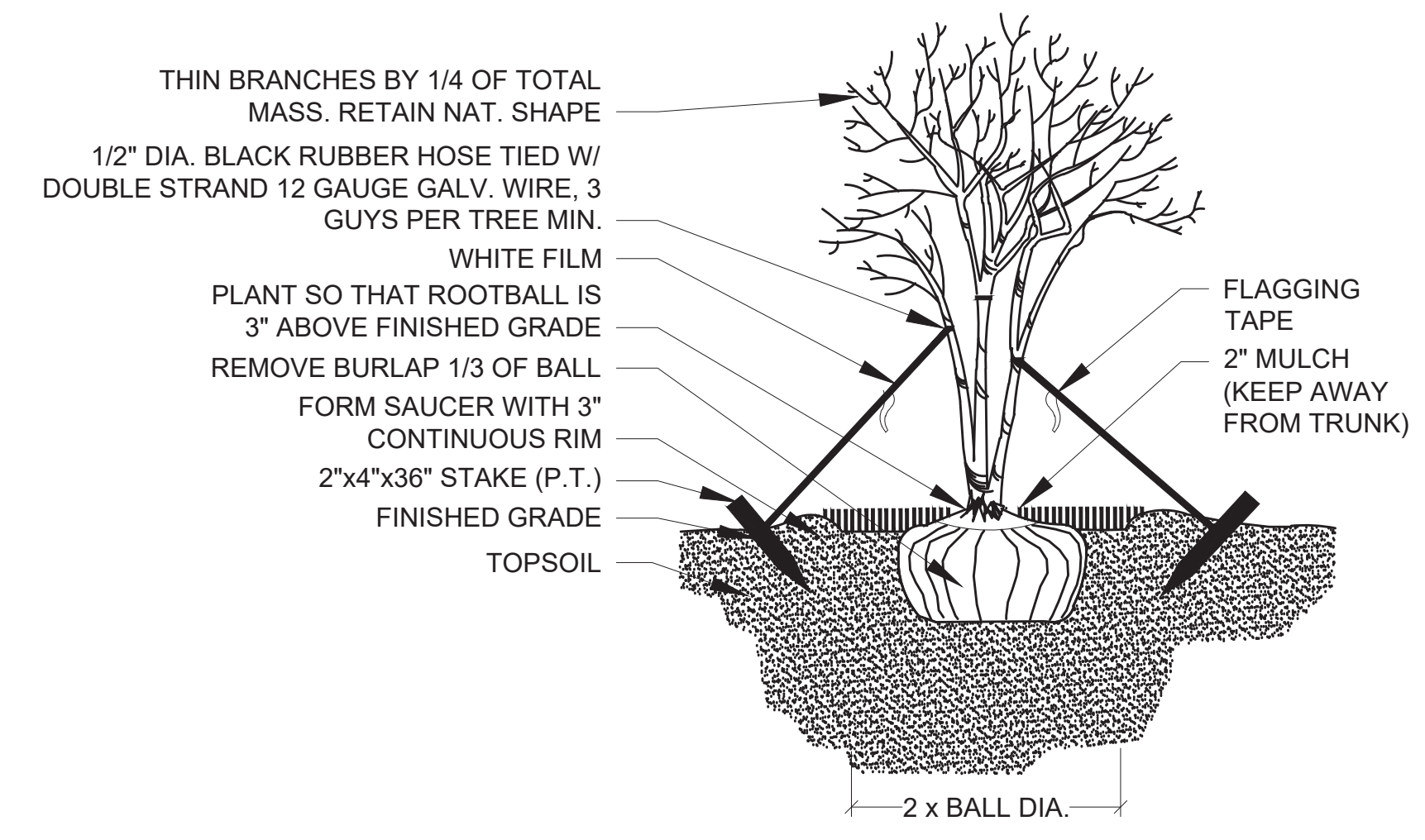
TREE PLANTING & STAKING
NOT TO SCALE



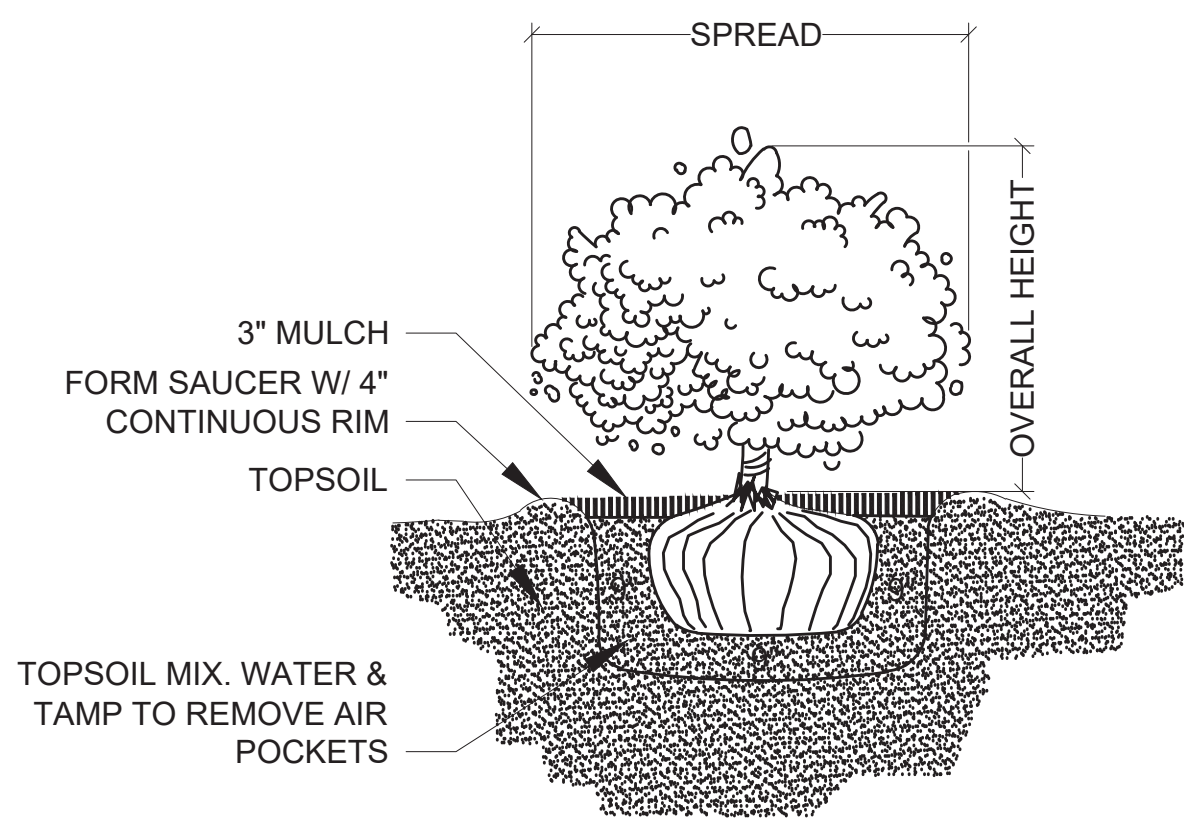
BRACING DETAIL
NOT TO SCALE



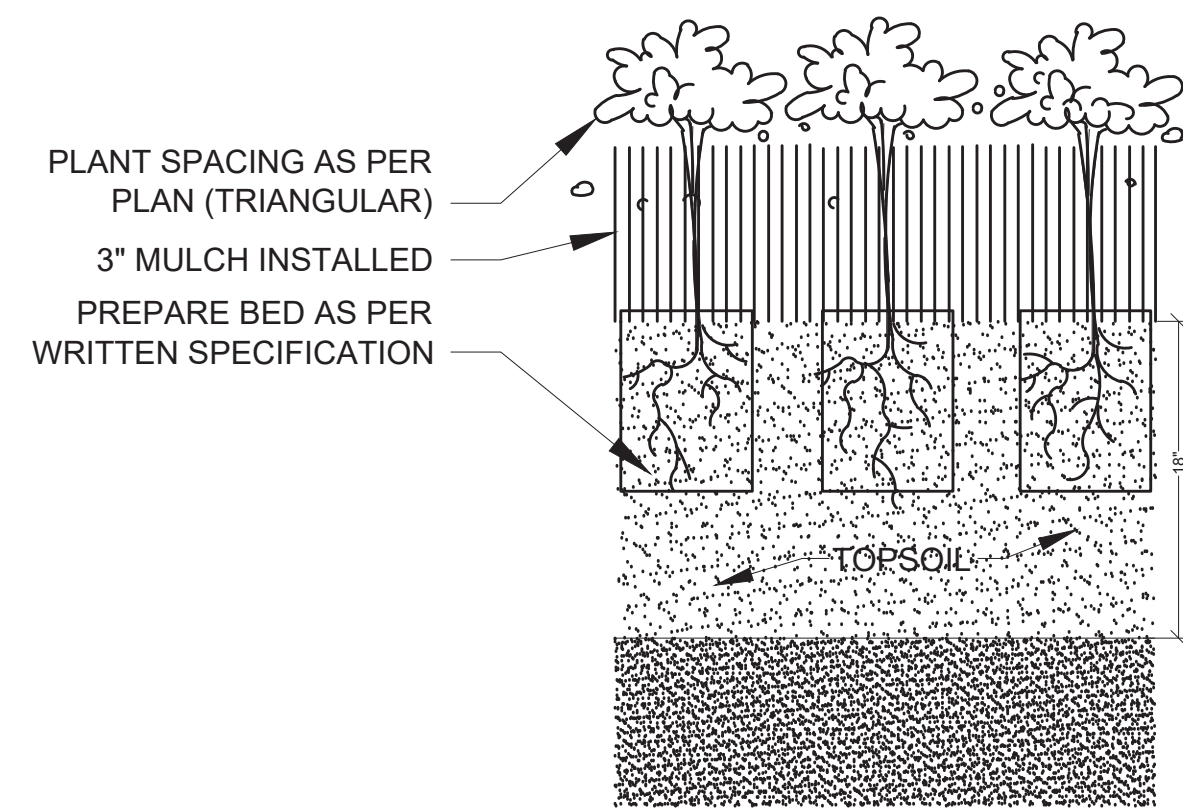
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



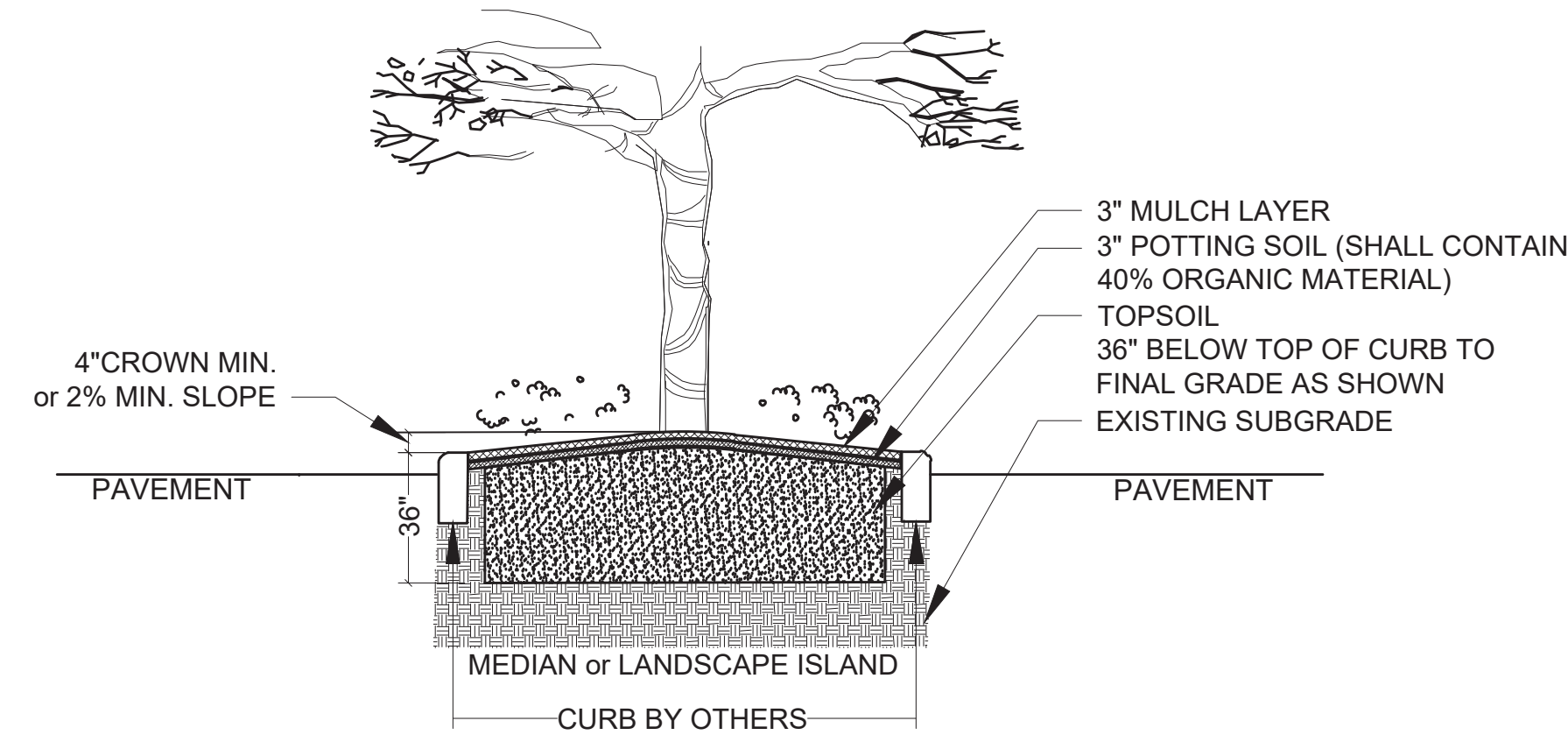
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

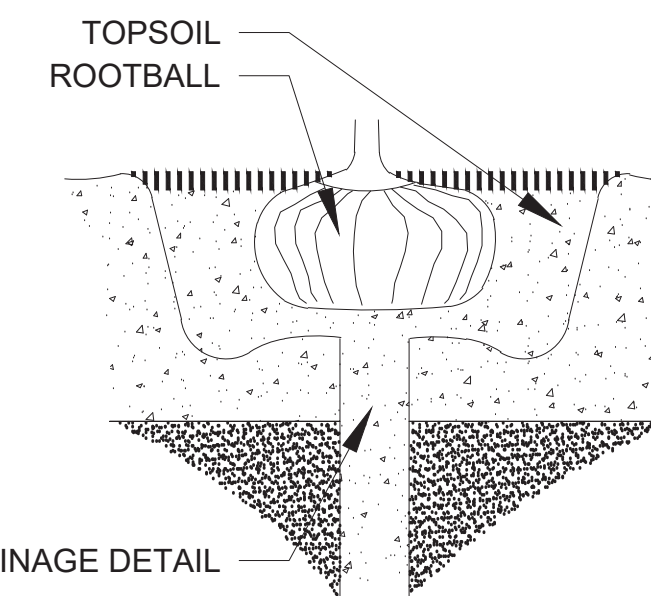


GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

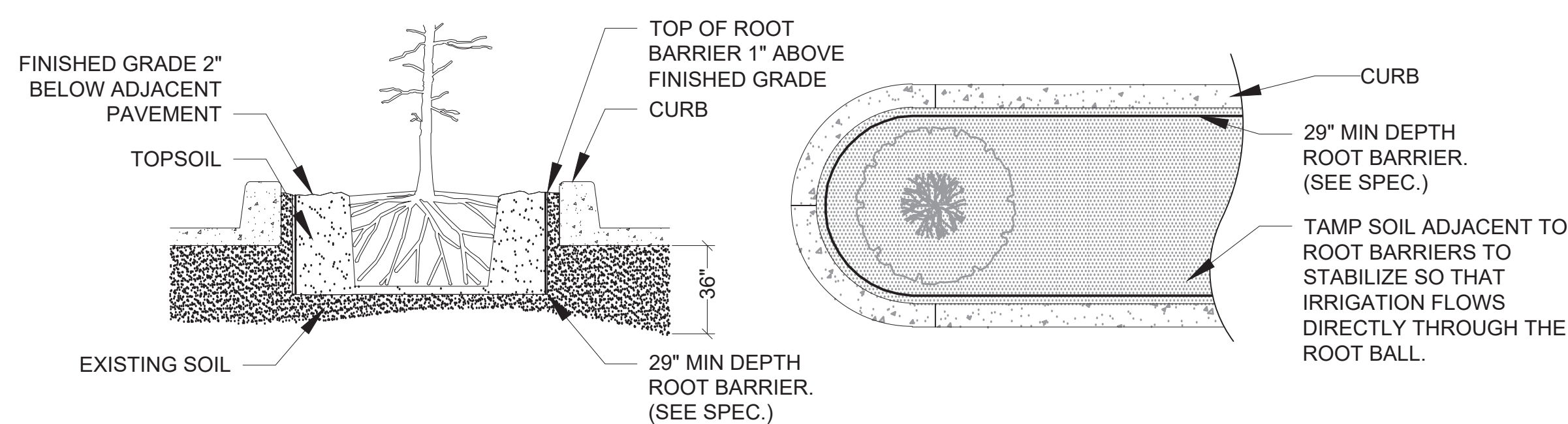


LANDSCAPE AREA PREPARATION DETAIL
NOT TO SCALE

- * 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\"/>

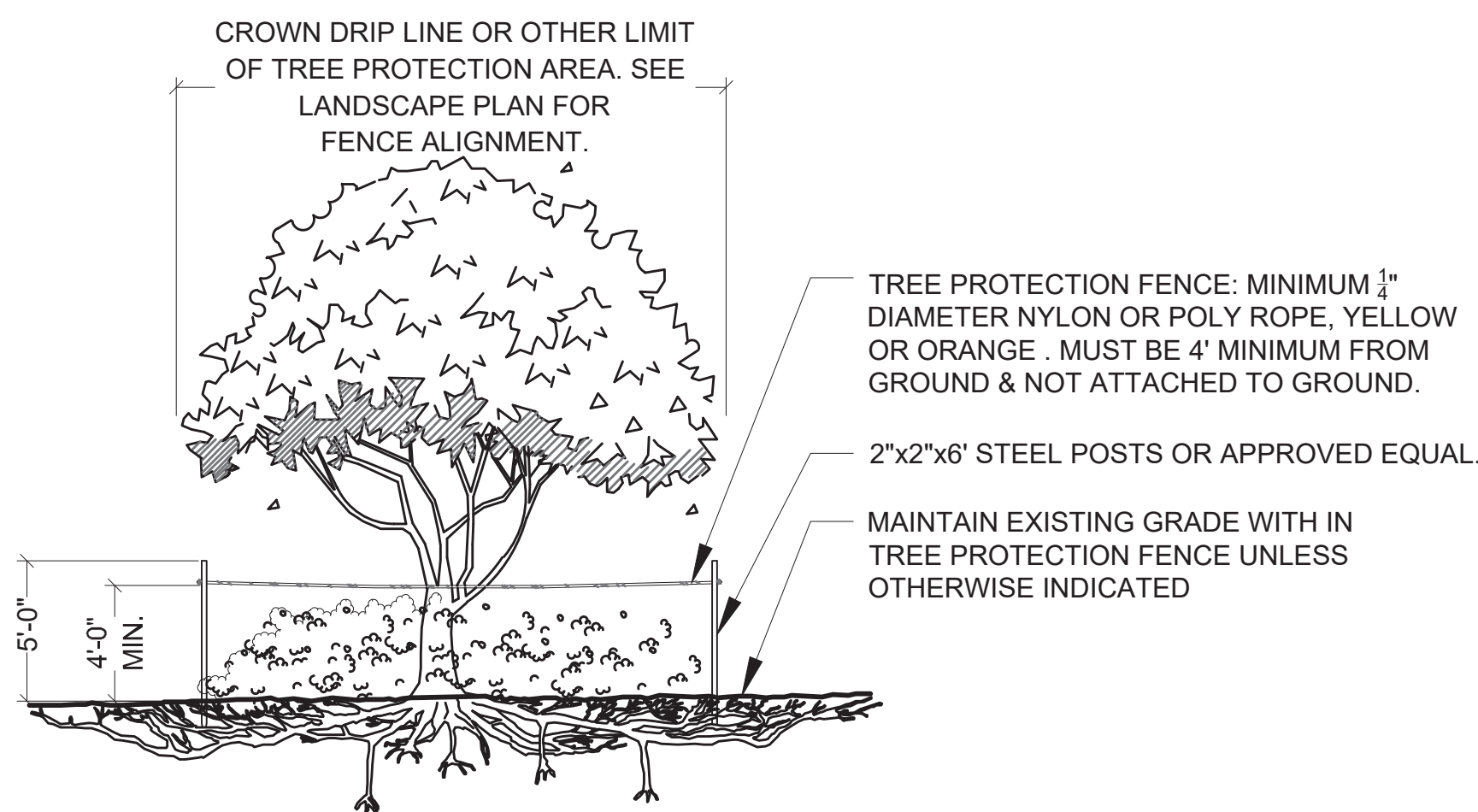


DRAINAGE TESTING DETAIL
NOT TO SCALE



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.
 - 3- ROOT BARRIER SHALL BE UTILIZED WHEN A LARGE TREE IS PLANTED WITHIN 5' OF CONCRETE OR ASPHALT SURFACE, OR STRUCTURE



TREE PROTECTION BARRICADE
NOT TO SCALE

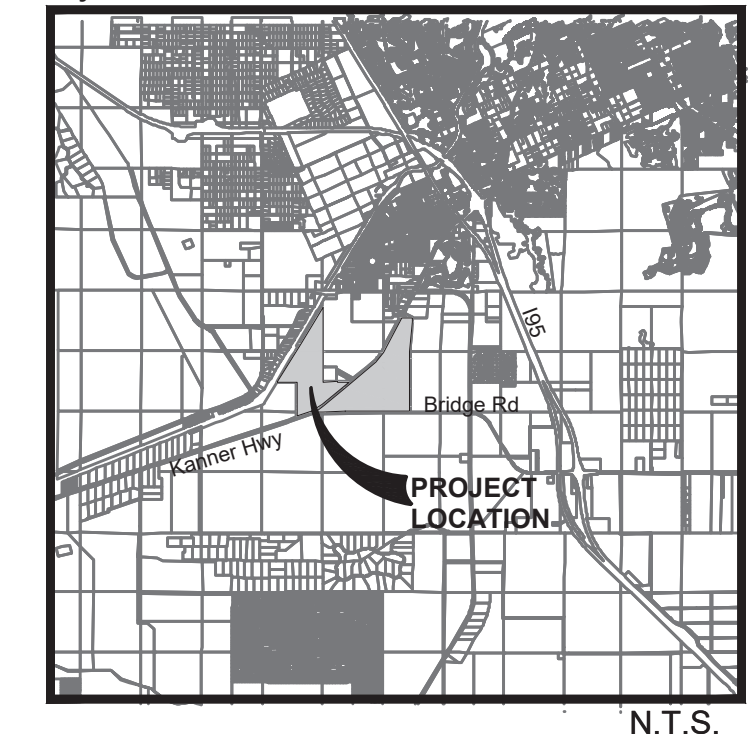
- NOTES:
- 1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
 - 3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 - 4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

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

- 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.

Key / Location:



Project Team:

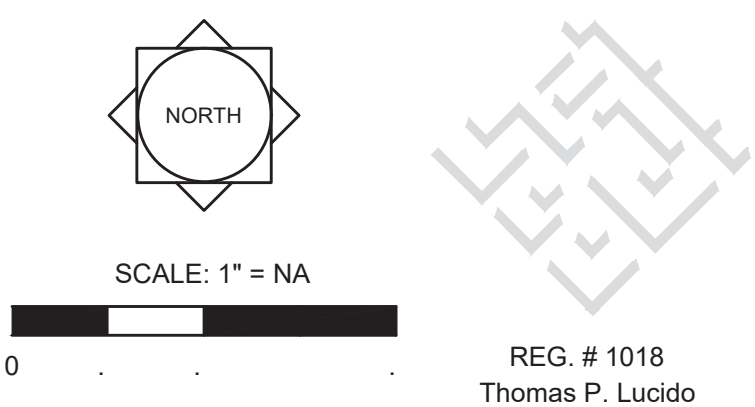
- Civil Engineer / Survey**
Kimley-Horn
477 S Rosemary Ave, Suite 215
West Palm Beach, Florida 33401
- Traffic Engineer**
O'Rourke Engineering and Planning
22 SE Seminole Street
Stuart, FL 34994
- Environmental**
EVI Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996
- Architect**
Hart Howerton
1 Union St
San Francisco, CA 94111
Fazio & Davis Golf Design
- Land Planning**
Lucido and Associates, Inc.
701 East Ocean Blvd.
Stuart, FL 34994

Three Lakes Golf Club PUD

Martin County, Florida

Landscape Details

Date	By	Description
07.15.24	MRY	Initial Submittal



Designer	MRY	Sheet
Manager	MC	LA-D
Project Number	21-390	
Municipal Number	---	
Computer File	Three Lakes Landscape Plan - Phase 3 UPT	

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

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

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately 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:
A. 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: 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 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" (see Landscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. East Coast Recycling Inc. is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of "Topsoil" as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the "Landscape Area Preparation" detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:
1 gallon container 1 tablet
3 gallon container 2 tablets
5 gallon container 3 tablets
7 gallon container 5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail:
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with 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.

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.

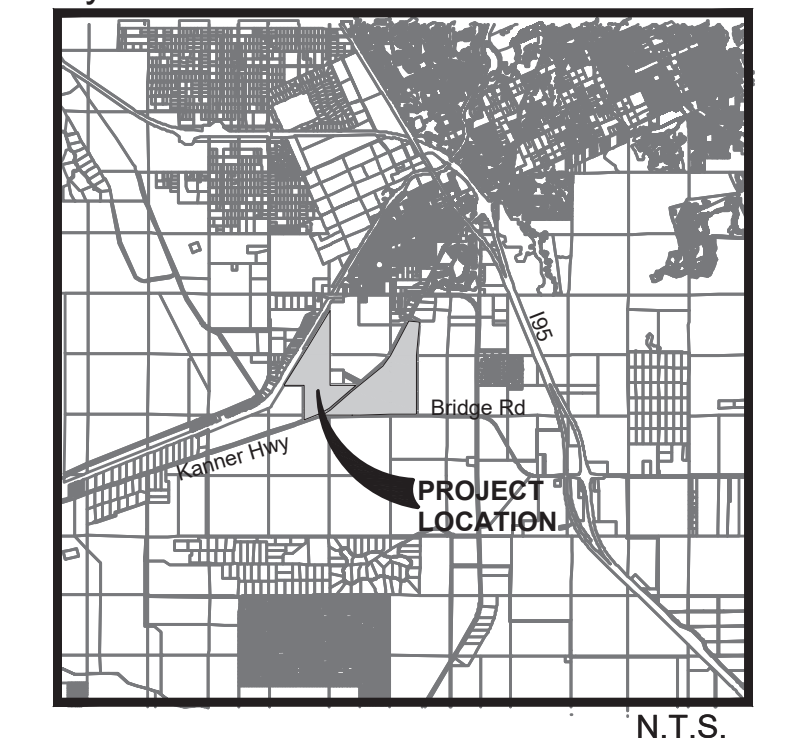
D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

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.



701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100 Fax: (772) 223-9220

Key / Location:



Project Team:

- Civil Engineer / Survey: Kintley-Horn, 477 S Rosemary Ave, Suite 215, West Palm Beach, Florida 33401
Traffic Engineer: O'Rourke Engineering and Planning, 22 SE Seminole Street, Stuart, FL 34994
Environmental: EVM Consultants, Inc., 1000 SE Monterey Commons Blvd., Suite 208, Stuart, FL 34996
Architect: Hart Howerton, 1 Union St, San Francisco, CA 94111
Land Planning: Lucido and Associates, Inc., 701 East Ocean Blvd, Stuart, FL 34994

Three Lakes Golf Club PUD

Martin County, Florida

Landscape Specifications

Table with 3 columns: Date, By, Description. Row 1: 07.15.24, MRY, Initial Submittal



REG. # 1018 Thomas P. Lucido

Table with 3 columns: Designer, Manager, Project Number, Municipal Number, Computer File. Values: MRY, MC, 21-390, ---, Three Lakes Landscape Plan - Phase 3 UPT

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Drawing Name: J:\Projects Active\21-390 Three Lakes Golf Course\Landscapes\Phase 3\ Jul 15, 2024 - 3:24pm Three Lakes Landscape Plan - Phase 3 UPDATE.dwg