

Existing Tree Chart

ID#	Common Name	Size (DBH)	Protected	Status	Replacement Credits	Preservation Credits
1	Palm	12.00	Yes	Preserve (Shaded)	1	1
2	Palm	12.00	Yes	Preserve (Shaded)	1	1
3	Palm	12.00	Yes	Preserve (Shaded)	1	1
4	Palm	12.00	Yes	Preserve (Shaded)	1	1
5	Palm	12.00	Yes	Preserve (Shaded)	1	1
6	Palm	12.00	Yes	Preserve (Shaded)	1	1
7	Palm	12.00	Yes	Preserve (Shaded)	1	1
8	Palm	12.00	Yes	Preserve (Shaded)	1	1
9	Palm	12.00	Yes	Preserve (Shaded)	1	1
10	Palm	12.00	Yes	Preserve (Shaded)	1	1
11	Palm	12.00	Yes	Preserve (Shaded)	1	1
12	Palm	12.00	Yes	Preserve (Shaded)	1	1
13	Palm	12.00	Yes	Preserve (Shaded)	1	1
14	Palm	12.00	Yes	Preserve (Shaded)	1	1
15	Palm	12.00	Yes	Preserve (Shaded)	1	1
16	Palm	12.00	Yes	Preserve (Shaded)	1	1
17	Palm	12.00	Yes	Preserve (Shaded)	1	1
18	Palm	12.00	Yes	Preserve (Shaded)	1	1
19	Palm	12.00	Yes	Preserve (Shaded)	1	1
20	Palm	12.00	Yes	Preserve (Shaded)	1	1
21	Palm	12.00	Yes	Preserve (Shaded)	1	1
22	Palm	12.00	Yes	Preserve (Shaded)	1	1
23	Palm	12.00	Yes	Preserve (Shaded)	1	1
24	Palm	12.00	Yes	Preserve (Shaded)	1	1
25	Palm	12.00	Yes	Preserve (Shaded)	1	1
26	Palm	12.00	Yes	Preserve (Shaded)	1	1
27	Palm	12.00	Yes	Preserve (Shaded)	1	1
28	Palm	12.00	Yes	Preserve (Shaded)	1	1
29	Palm	12.00	Yes	Preserve (Shaded)	1	1
30	Palm	12.00	Yes	Preserve (Shaded)	1	1
31	Palm	12.00	Yes	Preserve (Shaded)	1	1
32	Palm	12.00	Yes	Preserve (Shaded)	1	1
33	Palm	12.00	Yes	Preserve (Shaded)	1	1
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35	Palm	12.00	Yes	Preserve (Shaded)	1	1
36	Palm	12.00	Yes	Preserve (Shaded)	1	1
37	Palm	12.00	Yes	Preserve (Shaded)	1	1
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39	Palm	12.00	Yes	Preserve (Shaded)	1	1
40	Palm	12.00	Yes	Preserve (Shaded)	1	1
41	Palm	12.00	Yes	Preserve (Shaded)	1	1
42	Palm	12.00	Yes	Preserve (Shaded)	1	1
43	Palm	12.00	Yes	Preserve (Shaded)	1	1
44	Palm	12.00	Yes	Preserve (Shaded)	1	1
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46	Palm	12.00	Yes	Preserve (Shaded)	1	1
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50	Palm	12.00	Yes	Preserve (Shaded)	1	1
51	Palm	12.00	Yes	Preserve (Shaded)	1	1
52	Palm	12.00	Yes	Preserve (Shaded)	1	1
53	Palm	12.00	Yes	Preserve (Shaded)	1	1
54	Palm	12.00	Yes	Preserve (Shaded)	1	1
55	Palm	12.00	Yes	Preserve (Shaded)	1	1
56	Palm	12.00	Yes	Preserve (Shaded)	1	1
57	Palm	12.00	Yes	Preserve (Shaded)	1	1
58	Palm	12.00	Yes	Preserve (Shaded)	1	1
59	Palm	12.00	Yes	Preserve (Shaded)	1	1
60	Palm	12.00	Yes	Preserve (Shaded)	1	1
61	Palm	12.00	Yes	Preserve (Shaded)	1	1
62	Palm	12.00	Yes	Preserve (Shaded)	1	1
63	Palm	12.00	Yes	Preserve (Shaded)	1	1
64	Palm	12.00	Yes	Preserve (Shaded)	1	1
65	Palm	12.00	Yes	Preserve (Shaded)	1	1
66	Palm	12.00	Yes	Preserve (Shaded)	1	1
67	Palm	12.00	Yes	Preserve (Shaded)	1	1
68	Palm	12.00	Yes	Preserve (Shaded)	1	1
69	Palm	12.00	Yes	Preserve (Shaded)	1	1
70	Palm	12.00	Yes	Preserve (Shaded)	1	1
71	Palm	12.00	Yes	Preserve (Shaded)	1	1
72	Palm	12.00	Yes	Preserve (Shaded)	1	1
73	Palm	12.00	Yes	Preserve (Shaded)	1	1
74	Palm	12.00	Yes	Preserve (Shaded)	1	1
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76	Palm	12.00	Yes	Preserve (Shaded)	1	1
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78	Palm	12.00	Yes	Preserve (Shaded)	1	1
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81	Palm	12.00	Yes	Preserve (Shaded)	1	1
82	Palm	12.00	Yes	Preserve (Shaded)	1	1
83	Palm	12.00	Yes	Preserve (Shaded)	1	1
84	Palm	12.00	Yes	Preserve (Shaded)	1	1
85	Palm	12.00	Yes	Preserve (Shaded)	1	1
86	Palm	12.00	Yes	Preserve (Shaded)	1	1
87	Palm	12.00	Yes	Preserve (Shaded)	1	1
88	Palm	12.00	Yes	Preserve (Shaded)	1	1
89	Palm	12.00	Yes	Preserve (Shaded)	1	1
90	Palm	12.00	Yes	Preserve (Shaded)	1	1
91	Palm	12.00	Yes	Preserve (Shaded)	1	1
92	Palm	12.00	Yes	Preserve (Shaded)	1	1
93	Palm	12.00	Yes	Preserve (Shaded)	1	1
94	Palm	12.00	Yes	Preserve (Shaded)	1	1
95	Palm	12.00	Yes	Preserve (Shaded)	1	1
96	Palm	12.00	Yes	Preserve (Shaded)	1	1
97	Palm	12.00	Yes	Preserve (Shaded)	1	1
98	Palm	12.00	Yes	Preserve (Shaded)	1	1
99	Palm	12.00	Yes	Preserve (Shaded)	1	1
100	Palm	12.00	Yes	Preserve (Shaded)	1	1

Existing Tree Chart Summary

Protected Trees to be Removed	
Total Replacement Tree Credits	3 Credits
Protected Trees to be Preserved (Excludes Trees within Preserve Area and Off-site)	
Total Preserved Tree Credits	21 Credits

Notes

- See Sheet LP-3 for applicable details and notes related to Tree Protection Barriercades.
- See Tree Mitigation data on Sheet LP-2 for proposed replacement inches.
- A 666-A Protected trees. The following native trees are protected and shall not be removed or damaged without the approval specified below.
 - Any native hardwood tree four-inch DBH or greater or any native softwood, including pine trees, eight-inch DBH or greater which is located in the perimeter area of any development site.

Legend

#

Existing Trees to be Removed

#

Existing Trees to be Preserved

(15) Light Pole Typ.

22' Max. Height Overall

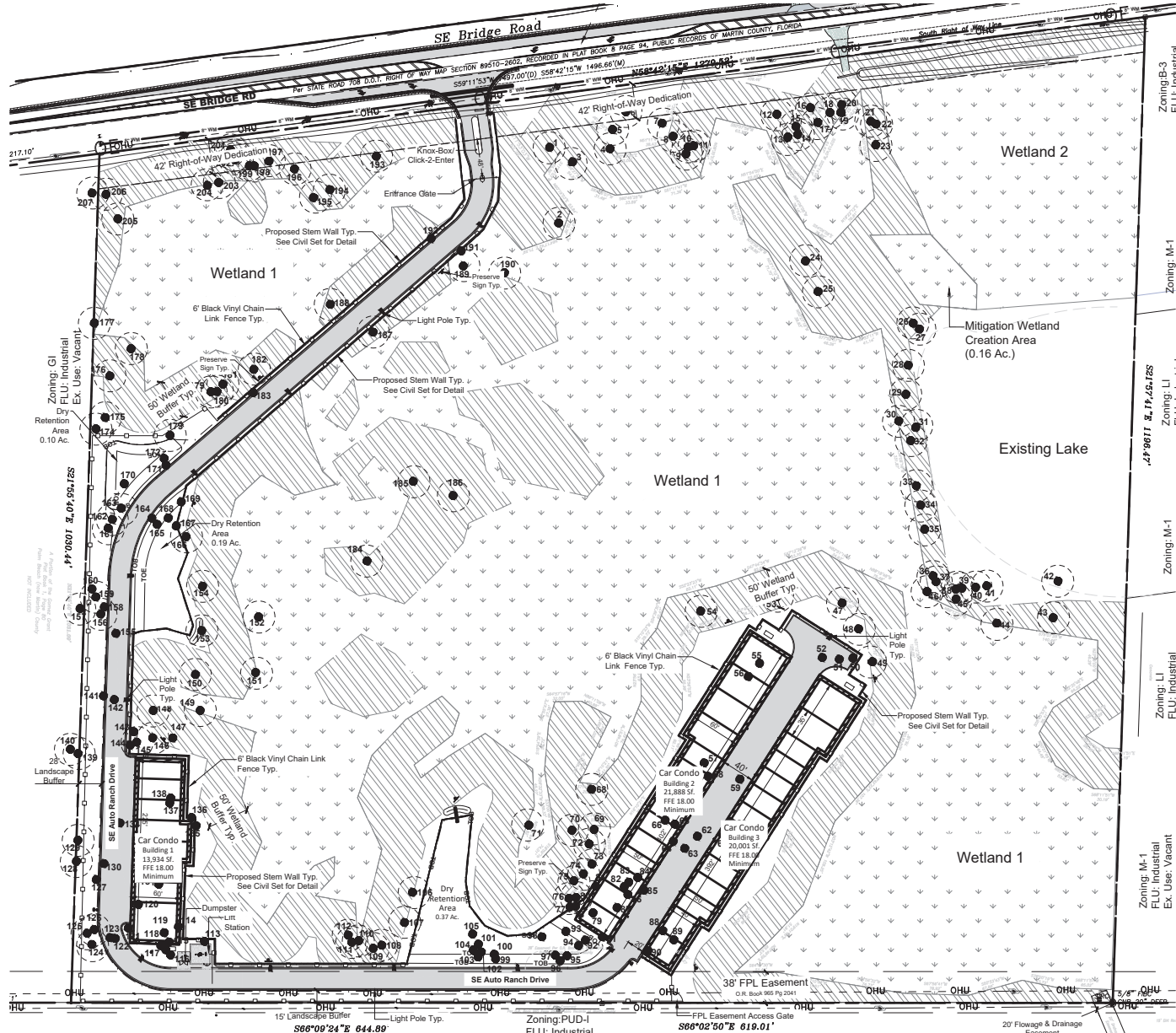
Wetland

50' Wetland Buffer

Scale: 1" = 60'

0' 30' 60' 120' 180'

North



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Landscape Plan

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Job No.

2022-32

Drawn By

EB

Checked By

MH

Approved By

MH

Submittal Dates

07-17-2024

Revision Dates

1st Reissued (01-16-2025)
2nd Reissued (07-25-2025) 3rd Reissued (11-16-2025)

LP-1

Landscape Data / Requirements

1 Tree per 2,500 sf of Site Area

Sec. 4.663.A.3b - "All nonresidential developments shall provide at least one tree per 2,500 square feet of site area (minus preserve areas).

Total Site Area	(1,405,746 Sf) 32.27 Ac.
42' R.O.W. Dedication Area	(53,760 Sf) 1.23 Ac.
Total Site Area (Less R.O.W)	(1,351,986 Sf) 31.03 Ac.
50' Wetland Buffers	(391,653 sf) 8.99 Ac.
Wetland Preserve	(642,102 sf) 14.74 Ac.
Mitigation Wetland Creation Area	(6,970 sf) 0.16 Ac.
Lake Tract	(87,493 sf) 2.01 Ac.

Remaining Site Area (223,708 Sf.) 5.13 Ac.

Overall Site Trees Required: (223,708 Sf / 2,500 sf)	90 Trees
Total Trees Provided:	140 Trees (26 Ex. Trees + 104 Trees)

Required Landscape Area (20% of Developed Area)

Total Developed Area	223,708 Sf
Area Required: (223,708 Sf x 20%)	44,742 Sf
Area Provided:	100,367 Sf

VUA Requirements:

VUA Requirements - West and South 10' Landscape Buffer

Sec. 4.663.A.4, a 2 - A ten-foot wide strip of land exclusive of curbing along the entire side and rear perimeter of a site, located between the side and rear property lines and any vehicular use area, shall be landscaped. The perimeter landscape area shall be determined by using a ratio of one tree for each 30 linear feet of required landscape perimeter area, or one tree for every 300 square feet of planting area or major portion thereof, with no less than 75 percent of said trees being shade trees. Shrubs with 15 to 23 inches of spread shall be planted on three foot centers; shrubs with greater than 23 inches of spread shall be planted on five-foot centers

Total Linear Feet:	1,410 LF
Trees Required: (1,410 LF / 30)	47 Trees
Trees Provided:	84 Trees (13 Ex. Trees + 70 Trees)

Shrubs Required: (1,410 SF / 3' o.c.)	470 Shrubs
Shrubs Provided:	530 Shrubs

Sec. 4.663.B.1 - In vehicular use areas within the interior of a site, one 500-square-foot planting area shall be required for every 5,000 square feet of vehicular use area, or major portion thereof, and at least three two-inch, or two three-inch caliper shade trees together with other landscape material shall be planted within each such planting area.

Total Square Feet of VUA:	67,518 SF
Planting Area Required: (67,518 SF / 5,000 x 500)	6,751 SF
Planting Area Provided:	41,347 SF

Trees Required: (67,518 SF / 5,000 x 2)	27 Trees
Trees Provided:	47 Trees (13 Ex. Trees + 10 Trees + 24 Trees with Dry Retention)

Total Required Trees:	90 Trees
Total Provided Trees:	140 Trees

Existing Trees:	26 Trees
Trees:	104 Trees

Tree Requirements

Species Mix Required:	= 5
Species Mix Provided:	= 7

Native Trees (75% of Required trees)	
Required: (112 trees x 75%)	84 Trees (75%)
Provided:	129 Trees (100%)

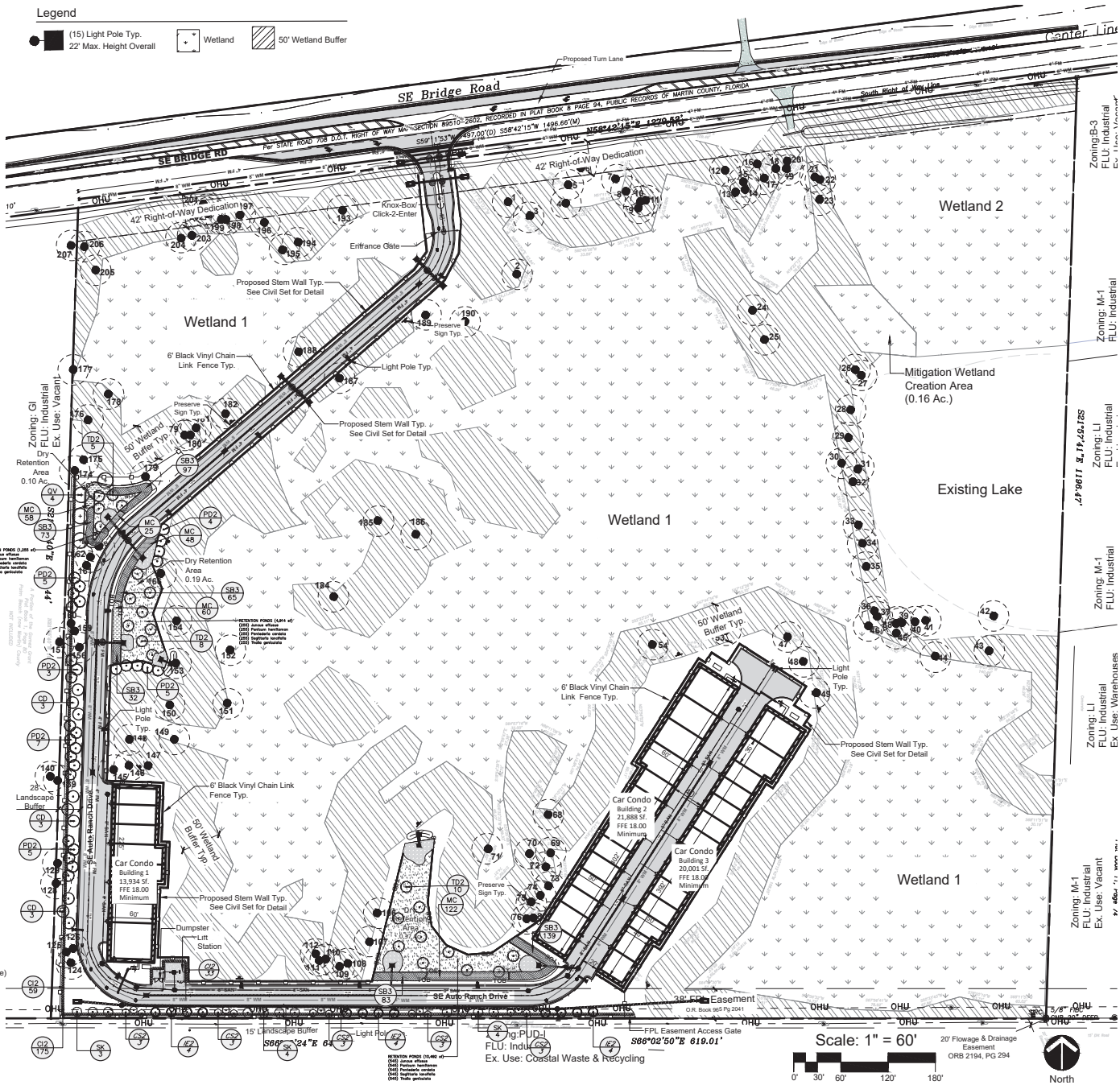
Native Shrubs (75% of Required shrubs) (470 shrubs x 75%)	
Required:	352 Shrubs (75%)
Provided:	530 Shrubs (100%)

Existing Tree Chart Summary

Protected Trees to be Removed	
Total Replacement Tree Credits	3 Credits

Protected Trees to be Preserved (Excludes Trees within Preserve Area and Off-site)	
Total Preserved Tree Credits	23 Credits

- Landscape Notes
- Stormwater management areas are to be maintained with planted native vegetation in perpetuity.
 - Irrigation source will be potable water. All planted vegetation will have a temporary irrigation system until plant material is established.



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Job No. 2022-32
Drawn By EB
Checked By MH
Approved By MH
Submission Dates 07-17-2024

Revision Dates 1st Revision 01-16-2025
2nd Revision 07-08-2025 3rd Revision 11-19-2025

LP-2

Landscape Notes

1. A minimum of 75% of trees and shrubs shall consist of native species and no more than 30% of required trees shall be palms.
2. 4.663 B - Bufferyard requirements - Does not apply
3. Trees planted in Vehicular Use Areas shall be credited towards meeting the number of trees required by Table HS-10.
4. FPL's Right Tree/Right Place Guidelines shall be considered when trees are planted near utilities
5. Much material to a minimum compacted depth of three inches shall be allowed for all planting areas when used to supplement ground cover. Cypress mulch is prohibited.
6. All prohibited species shall be removed from the entire site prior to the issuance of a certificate of occupancy." (Section 4.664, LDR)
12. Stormwater management areas are to be maintained with planted native vegetation in perpetuity.

Maintenance of required landscaping

1. Required landscaping shall be maintained so as to at 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.
2. 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.
3. Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structurally sound condition as shown on this plan.

Sec. 4.663 E.Preserve area interface requirements for landscaping and stormwater management systems. A preserve area interface shall be established between required landscaping and stormwater treatment areas and preservation areas when preservation areas exist on a development site and when preserve areas abut a development site. The preserve area interface shall include a consolidation and connection of landscaping and stormwater treatment areas with preservation areas. Where more than one preservation area exists on a development site or abutting a development site multiple preserve area interfaces shall be created. Within the preserve area interface the use of plant materials shall be restricted to native species.

The following preserve area interface criteria shall be documented and met for all development sites where preservation areas are identified and where preserve areas have been identified adjacent to a development site:

- 1.Stormwater management systems. Plantings within dry retention and detention stormwater areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers. Wet retention and detention stormwater areas abutting preserve areas shall be designed and planted as littoral and upland transition zone areas (preserve area interface) and connected to preserve areas pursuant to Article 4, Division 8, LDR, MCC.
- 2.Perimeter landscaping. Plantings within perimeter vehicular use landscape areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers pursuant to quantity, size and dimension requirements of section 4.663 A.4., LDR, MCC.

Total Required Trees:	90 Trees
Total Provided Trees:	140 Trees
Existing Trees:	26 Trees
Trees:	104 Trees








Tree Requirements


Species Mix Required:	= 5
Species Mix Provided:	= 7
Native Trees (75% of Required trees)	
Required: (112 trees x 75%)	84 Trees (75%)
Provided:	129 Trees (100%)
Native Shrubs (75% of Required shrubs) (470 shrubs x 75%)	
Required:	352 Shrubs (75%)
Provided:	470 Shrubs (100%)

Existing Tree Chart Summary








Protected Trees to be Removed	
Total Replacement Tree Credits	3 Credits
Protected Trees to be Preserved (Excludes Trees within Preserve Area and Off-site)	
Total Preserved Tree Credits	23 Credits

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CAL.	NATIVE	QTY
TREES					
	CD	Coccoloba diversifolia / Pigeon Plum	2.5" Cal., 12' Ht. Min. Std., 4-5' CT	Yes	9
	CS2	Conocarpus erectus sericeus / Silver Button Wood	2" Cal., 10' Ht. Min. Std., 4-5' ct.	Yes	15
	IE2	Ilex x attenuata 'Eagleston' / Eagleston Holly	2" Cal., 10' Ht. Min. Std., 4-5' ct.	Yes	12
	PD2	Pinus elliotii 'Densa' / Slash Pine	3" Cal., 10' Ht. x 4-5' Spr., Std., 4" ct.	Yes	29
	QV	Quercus virginiana / Southern Live Oak	2" Cal., 10' Ht. Min. Std., 4-5' ct.	Yes	4
	SK	Senna surattensis / Glossy Shower Tree	2" Cal., 10' Ht. Min. Std., 4-5' ct.	No	11
	TD2	Taxodium distichum / Bald Cypress	2" Cal., 10' Ht. Min. Std., 4-5' ct.	Yes	23

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	NATIVE	QTY
SHRUBS					
	CI2	Chrysobalanus icaco / 'Red Tip' Coco Plum	7 Gal., 30-36" Ht., Full	Yes	503

Dry Retention Areas

SYMBOL	CODE	BOTANICAL / COMMON NAME	GAL.	NATIVE	SPACING	QTY
SHRUB AREAS						
	MC	Muhlenbergia capillaris / Pink Muhly Grass	1 gal., Full	Yes	36" o.c.	313
	SB3	Spartina bakeri / Sand Cordgrass	1 gal. Full	Yes	36" o.c.	489
BOTTOM OF RETENTION PONDS						
	JE	Juncus effusus / Soft Rush	BR	Yes	20" @ 24" o.c.	865
	PH	Paritum hemitomon / Maidencane	BR	Yes	20" @ 24" o.c.	865
	PC	Pontederia cordata / Pickerel Weed	BR	Yes	20" @ 24" o.c.	865
	SD	Sagittaria lancifolia / Duck Potato	BR	Yes	20" @ 24" o.c.	865
	TG	Thalia geniculata / Fire Flag	BR	Yes	20" @ 24" o.c.	865

Stone / Rock Bed Typ. (See Locations shown on Plan)

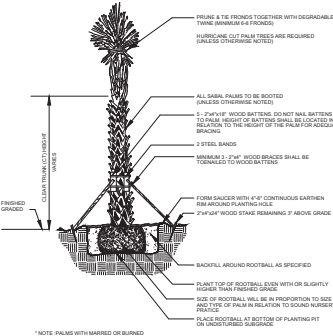
Type: 4" - 6" Riprap Rock

Total Quantity: 2,540 sf

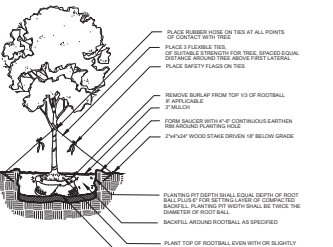
Depth: 8" - 10"

Note: Contractor to provide weed mat

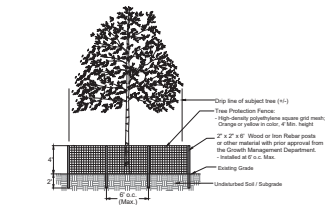
Landscape Details



Palm Planting Detail NTS



Tree Planting Detail NTS



Tree Protection Notes

1. Existing trees that are to be preserved shall be banded according to Martin County regulations.

2. Tree Protection Barriades shall be erected prior to the commencement of any work. All barriades must be maintained intact for the duration of construction.

3. Barriades must be constructed around the critical protection zone of each tree or cluster of trees.

4. During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be:

A. No trenching or cutting of roots;

B. No Bt. compaction or removal of soil; and

C. No use of concrete, steel, chemicals or other foreign substances.

5. Barriades shall be constructed of a yellow or orange high density polyethylene square grid mesh fence with a min. height of 4 feet. Fencing shall be secured to posts with nylon straps tied at the top middle and bottom of each post. Posts shall be a 2\"/>



LITLORAL PLANTING NOTES

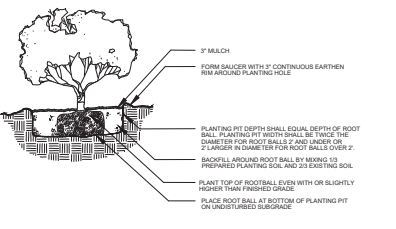
1. ALL PLANT MATERIALS SHALL BE PLANTED AND MAINTAINED IN A NATURAL ARRANGEMENT.

2. LITLORAL PLANTING ESTABLISHMENT SHALL BE COMPLETED ON STABILIZED SLOPES CONFORMING TO GRADES SET FORTH ON CONTROL ELEVATION AND THE APPROVED CONSTRUCTION DRAWINGS.

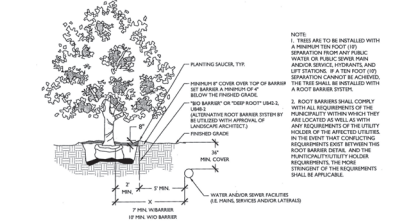
3. PLANT SPECIES MAY BE SUBSTITUTED WITH SIMILAR NATIVE SPECIES INDIGENOUS TO THE REGION BASED ON AVAILABILITY FROM LOCAL NATIVE NURSERIES.

4. THE LITLORAL ZONE SHALL CONSIST OF NATIVE VEGETATION AND SHALL BE MAINTAINED PERMANENTLY AS PART OF THE WATER MANAGEMENT SYSTEM. ALL LANDSCAPING, LITLORAL ZONE REVEGETATION PLANS AND LAKE MANAGEMENT PLANS SHALL COMPLY WITH SOUTH FLORIDA WATER MANAGEMENT DISTRICT RULES AND SHALL BE SUBJECT TO APPROVAL BY THE COUNTY ENGINEER AND THE COMMUNITY DEVELOPMENT DEPARTMENT.

5. THE SLOPES OF CONSTRUCTED LAKE FROM THE TOP OF THE BANK TO THE CONTROL ELEVATION SHALL BE IMMEDIATELY STABILIZED AND / OR SOODED TO THE SATISFACTION OF THE GROWTH MANAGEMENT DEPARTMENT UPON COMPLETION OF THE LAKE CONSTRUCTION.



Shrub/Groundcover Planting Detail NTS



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Landscape Specifications

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Checked By	MH
Approved By	MH
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LP-3

