

Jupiter Hills Village PUD Phase IX

Employee Housing Landscape Plan
Section 19, Township 40S, Range 43E
Martin County, Florida

Client and Property Owner
Jupiter Hills Club, Inc.
11800 SE Hill Terrace
Tequesta, Florida 33469

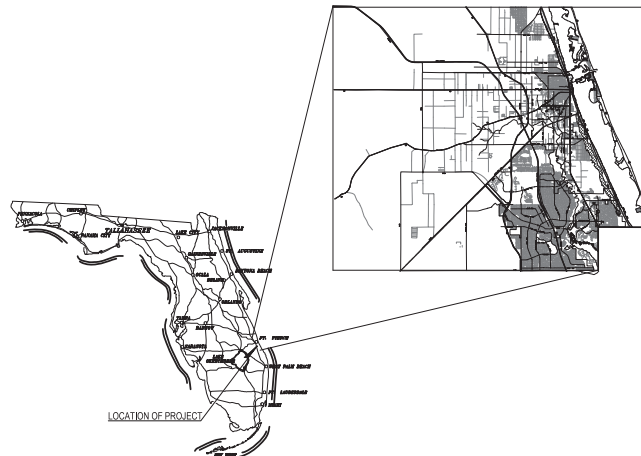
Civil Engineer
Creech Consulting, Inc.
P.O. Box 327
Stuart, Florida 34995

Surveyor
Northstar Geomatics
P.O. Box 2371
Stuart, Florida 34995

Land Planner/Landscape Architect
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994
P: 772.220.2100

Architect
Brent Wood
20 SE Ocean Blvd
Stuart, Florida 34996

Environmental Consultant
Advanced Restoration Ecology
2593 NE Roberta Street
Jensen Beach, Florida 34957



Sheet Index

Cover Sheet	
Employee Housing Landscape Plan	LA-1
Landscape Plan Enlargement	LA-2
Landscape Details	LA-3
Landscape Specifications	LA-4



Key / Location:



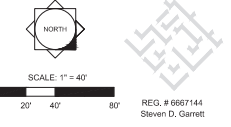
Project Team:

Client & Property Owner:	Jupiter Hills Club, Inc. 11800 SE 14th Avenue Fort Lauderdale, Florida 33304
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Fort Lauderdale, Florida 33304
Engineer:	Crech Construction, Inc. P.O. Box 327 Fort Lauderdale, Florida 33304
Surveyor:	Northstar Consulting P.O. Box 2271 Fort Lauderdale, Florida 33304
Architect:	Bent Wood 20 SE Ocean Blvd. Fort Lauderdale, Florida 33304
Environmental Consultant:	Advanced Restoration Ecology 2500 NE 15th Avenue Fort Lauderdale, Florida 33304

Jupiter Hills Village PUD Phase IX (Employee Housing)

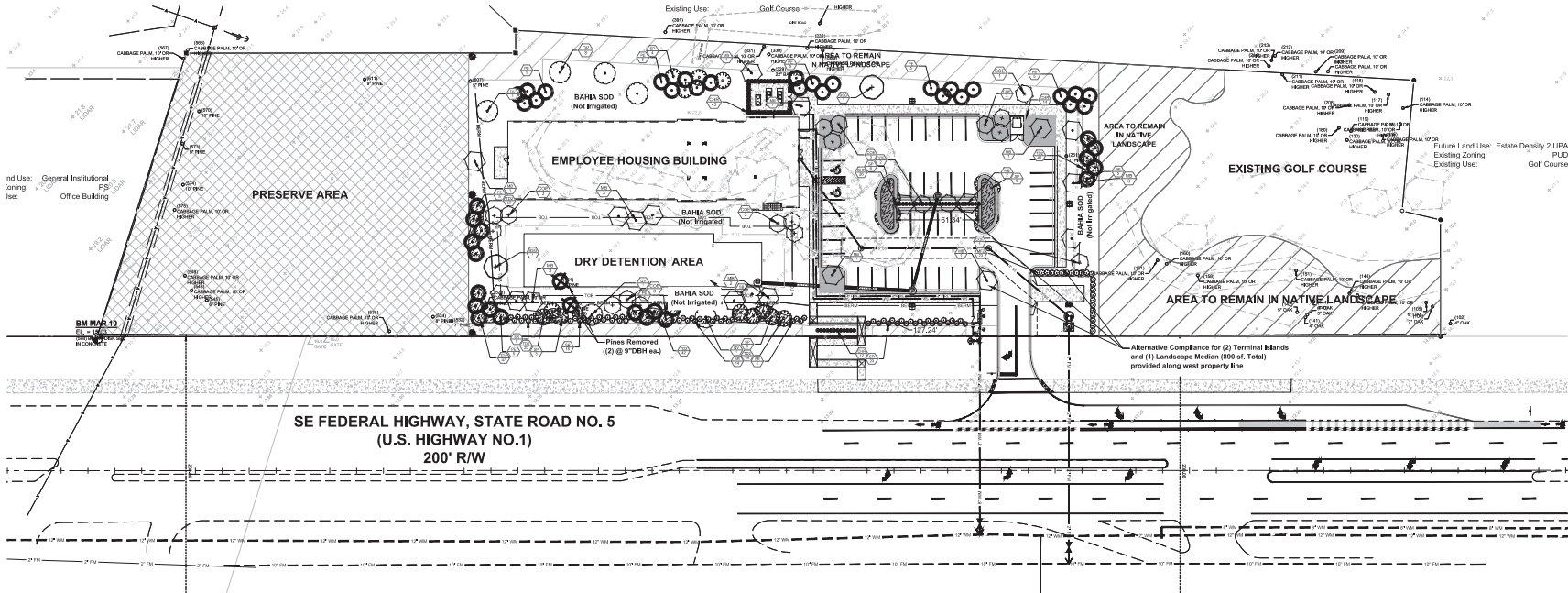
Martin County, Florida
Landscape Plan

Date	By	Description
10.12.23	EFD	Submittal
03.27.24	EFD	Resubmittal #1
06.20.24	EFD	Resubmittal #2
09.03.24	BN	Civil Base Update
09.11.24	BN	Lift Station LA Edits
09.24.24	BN	Resubmittal #3
11.26.24	BN	Resubmittal #4



Designer	EFD	Sheet
Manager	BN	
Project Number	22-190	
Municipal Number	—	
Computer File	22-190 Jupiter Hills Employee Housing Landscape Plan.dwg	

LA 1
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Dumpster Enclosure Screening (Sec. 4.663(A)(6)(a)):

- Trash receptacles to be enclosed within 6' high concrete masonry wall to match architectural treatment of building, with opaque gates for service and shielding of receptacle(s) from public view. A Cocoplum hedge to be planted along north and south side of enclosure; such hedge to be 36" ht. at time of planting, planted 30" on-center. A sidewalk immediately abuts west side of enclosure (not visible to public) with existing native landscape to remain approximately 15' west of the sidewalk; opaque gates are proposed on south side of the enclosure.

Mechanical Enclosure Screening (Sec. 4.663(A)(6)(a)):

- Lift Station to be enclosed within 6' high chain link fence, with gated access for service. A Simpson's Stopper hedge to be to be planted along perimeter of fence (except for the access gate area); such hedge to be 6' ht. at time of planting, planted 48" on-center.
- A/C mechanical equipment to be enclosed within 6' high chain link fence with privacy slats. A Cocoplum hedge to be planted along perimeter of fence (except for access gate area); such hedge to be 36" ht. at time of planting, planted 30" on-center.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WDBL	NOTES	NATIVE	CAL/DBH
TREES										
	BBD	2	Bursaria sinensis	Gumbo Limbo	FG	12' HT	3" 4" SPR	F	Native	3" DBH
	CDE	19	Conocarpus erectus serotinus	Silver Buttonwood	FG	10' HT	3" 4" SPR	F	Native	2.5" DBH
	MB	20	Magnolia grandiflora 'D.D. Blanchard'	D.D. Blanchard Southern Magnolia	FG	12' HT	4" SPR	F	Native	3" DBH
	PE	45	Pinus elliottii var. 'densa'	Slash Pine	FG	12' HT	4" SPR	F	Native	2.5" DBH
	QV	6	Quercus virginiana	Southern Live Oak	FG	12' HT	4" SPR	F	Native	3" DBH
PALMS										
	SP	24	Sabal palmetto	Sabal Palm	FG	10'-18' CT		Booted, Hurricane cut	Native	HVY CAL
	CHR	95	Chrysalidaria lacin 'Red Tip'	Red Tip Cocoplum	7G	36" HT	30"W	FTB	Native	30" OC
	MF2	24	Mycanthes fragrans	Simpson's Stopper	7G	3' HT	3" SPR	FTB	Native	48" OC
	SR	66	Senecio repens	Saw Palmetto	7G	14"-18" HT	12" W	F	Native	
GRASSES										
	SB	1,125	Spartina bakeri	Sand Cordgrass	3G	18" OA		F	Native	30" OC
	T02	324	Tropaeum dichroanthos nana	Dwarf Fakahatchee Grass	3G	18" OA		F	Native	36" OC

Landscape Notes:

- 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 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 is to be used on site. Eucalyptus, Melaleuca or Pine Straw 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 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.
- Encroachments into required buffer areas 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.
- The property owner, or successors in interest, or agent, if any, shall be jointly and severally responsible for the following:
 - a. 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;
 - b. Repair or replacement of required walls, fences, or structures to a structurally sound condition;

- c. Regular maintenance, repair or replacement, where necessary, of any screening or buffering required by this division;
- d. Perpetual maintenance to prohibit the re-establishment of harmful exotic species within landscaping and preservation areas; and
- e. Replacement of any required landscaping in easement areas that may be disturbed by future maintenance.
- Retain all healthy native shrubs and trees where possible
- Shrubs within the landscaped buffer areas shall not be trimmed below 6'
- The stormwater management area is to be maintained with planted native vegetation, in perpetuity.
- Grading along the US1 frontage and within dry detention area will be adjusted, if possible, to preserve existing native landscape. An as-built landscape plan will be submitted to County staff as necessary.

Irrigation Notes:

- Irrigation source shall be well.
- Adequate irrigation of landscaped areas and trees shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition.
- Plantings within proposed dry retention area shall be provided with temporary irrigation.
- Bahia Sod shall not be irrigated.
- Irrigation systems shall conform to the following standards:
 - Irrigation systems shall be continuously maintained in working order and shall be designed not to overlap water zones or to water impervious areas.
 - No irrigation system shall be installed or maintained abutting any public street which causes water from the system to overspray onto the roadway or to strike passing vehicular traffic.

Required Xeriscaping 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 except ground cover.

Landscape Data

Site Area Landscape:	
Total Site Area:	199,884 sq. ft. (4.59 ac.)
*Development Area:	51,306 sq. ft. (2.10 ac.)
Trees Required:	61 Trees
(1 Tree / 500 sq. ft. @ 91,306 sq. ft. = 61 Trees)	
Site Area Trees Provided:	68 Trees
Landscape Area Required:	20,418 sq. ft. (20% of Dev. Area)
Landscape Area Provided:	35,984 sq. ft. (See Site Data (Previous Area on Site Plan))
*Development Area does not include:	
Preserve Area:	50,222 sq. ft. (1.15 ac.)
Area to Remain in Native Landscape:	37,248 sq. ft. (0.85 ac.)
Golf Course:	24,352 sq. ft. (0.56 ac.)
Perimeter Landscape:	
Perimeter Landscape Length:	127.24 LF
Perimeter Trees Required:	4 Trees
(1 Tree / 30 LF)	
Perimeter Trees Provided:	5 Trees

Interior Vehicular Use Area Landscape:

Interior VUA:	20,693 sq. ft. (See Site Data on Site Plan Sheet 1 of 1)
Landscape Area Required:	2,070 sq. ft. (0.05 ac.)
(0.05 ac. / 6,000 sq. ft. of VUA @ 20,693 sq. ft.)	
Landscape Area Provided:	3,155 sq. ft.
Interior Trees Required:	6 Trees (1" Cal.)
(0.2" Cal. Trees / 100 sq. ft. of Landscape Area @ 2,070 sq. ft.)	
Interior Trees Provided:	8 Trees
Median Trees Required:	2 Trees
(1 Tree / 30 LF @ 61 LF)	
Median Trees Provided:	2 Trees
Terminal Island Trees Required:	0 Trees
Terminal Island Trees Provided:	6 Trees
Interior VUA Trees Required:	16 Trees
Interior VUA Trees Provided:	16 Trees
*20' wide Native Landscape buffer along west property line to provide for 360 sq. ft. of Alternative Compliance for (2) Terminal landscape islands that do not meet minimum dimensional and square-footage criteria. Such Native Landscape buffer to also provide 530 sq. ft. of Alternative Compliance for median landscape island that does not meet min. dimensional criteria.	

Tree Disposition:	
Trees to be Removed:	16" DBH (6 Replacement Credits Req'd)
Tree # 441 - 1" Pine (2 Replacement Credits)	
Tree # 451 - 1" Pine (2 Replacement Credits)	
Replacement Trees Required:	(3) 3" Cal. Pine Trees
(1" Cal. = 2 Tree Credits, (3) 3" Cal. Trees = 6 Credits)	
Replacement Trees Provided:	(3) 3" Cal. Pines Trees

Pine to be Removed

Tree Totals:	
Total Trees Required:	97 Canopy Trees
Total Trees Provided:	98 Canopy Trees
(includes 24 Canopy Trees grouped as 8 Canopy Trees)	

Index of Drawings:

Employee Housing Landscape Plan	LA-1
Landscape Plan Enlargement	LA-2
Landscape Details	LA-3
Landscape Specifications	LA-4



Project Team:

Client & Property Owner: Jupiter Hills Club, Inc.
11600 SE 14th Terrace
Jupiter, Florida 34959

Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
Jupiter, Florida 34959

Engineer: Cheek Consulting, Inc.
P.O. Box 357
Jupiter, Florida 34955

Surveyor: Northstar Geomatics
P.O. Box 2271
Jupiter, Florida 34955

Architect: Brent Wood
20 SE Ocean Blvd
Jupiter, Florida 34959

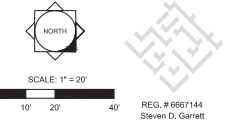
Environmental Consultant: Advanced Restoration Ecology
2500 NE Roberts Street
Jensen Beach, Florida 34957

Jupiter Hills Village PUD Phase IX (Employee Housing)

Martin County, Florida

Landscape Plan Enlargement

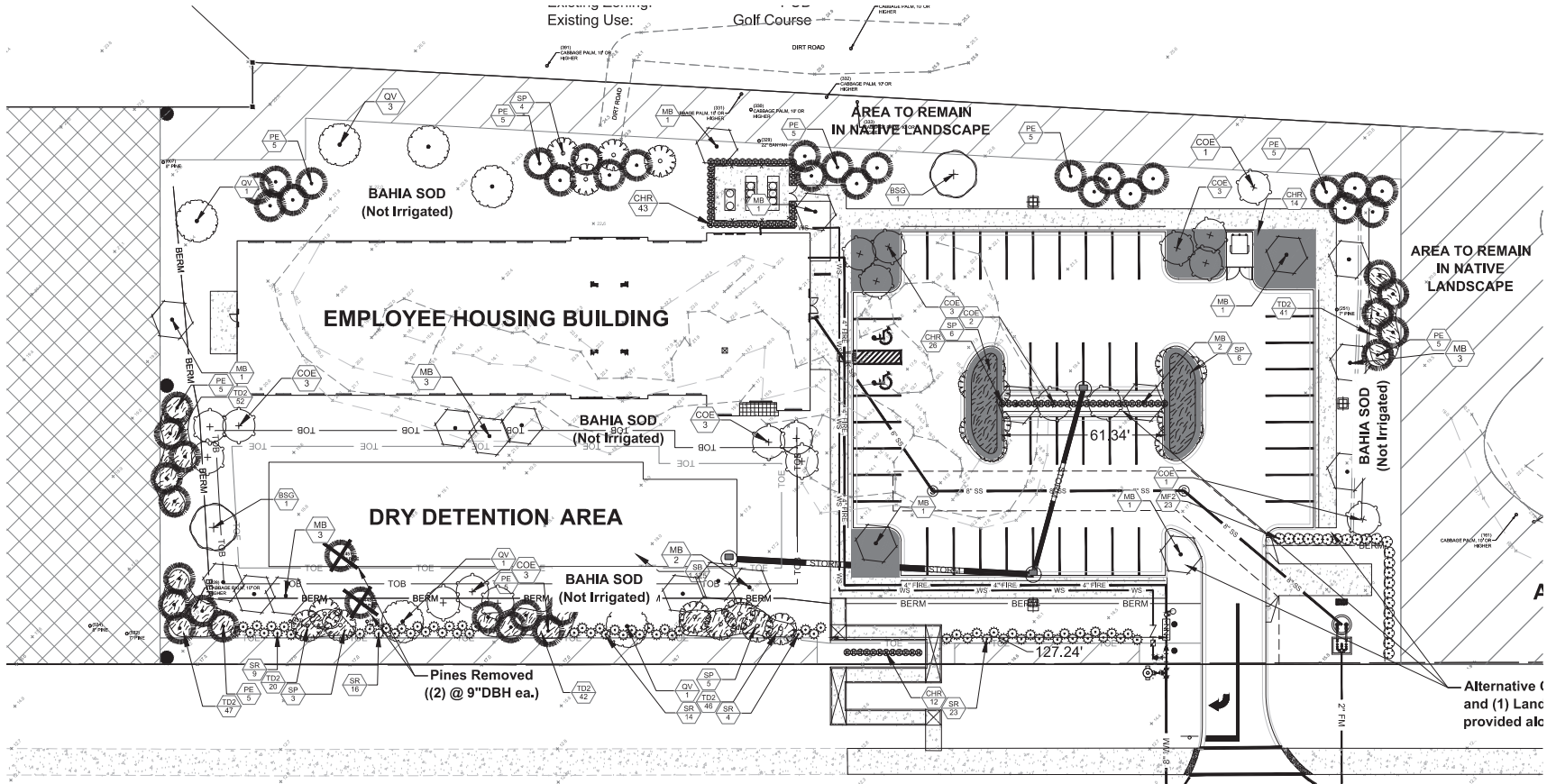
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11.26.24	BN	Resubmittal #4



Design: EFD
Manager: BN
Project Number: 22-190
Municipal Number: —
Computer File: 22-190 Jupiter Hills Employee Housing Landscape Plan.dwg

LA-2

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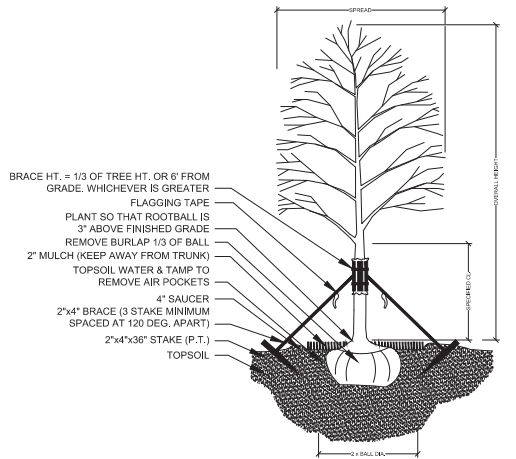
PLANT SCHEDULE

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TREES										
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	COE	19	Conocarpus erectus serotenus	Silver Buttonwood	FG	10' HT	3'-4' SPR	F	Native	2.5" DBH
	MB	20	Magnolia grandiflora 'D.D. Blanchard'	D.D. Blanchard Southern Magnolia	FG	12' HT	4' SPR	F	Native	3" DBH
	PE	45	Pinus elliotii var. 'densa'	Slash Pine	FG	12' HT	4' SPR	F	Native	2.5" DBH
	QV	6	Quercus virginiana	Southern Live Oak	FG	12' HT	4' SPR	F	Native	3" DBH
PALMS										
	SP	24	Sabal palmetto	Sabal Palm	FG	10'-18' CT		Booted, Hurricane cut	Native	HVY CAL
SHRUBS										
	CHR	95	Chrysobalanus icaco 'Red Tip'	Red Tip Coccoloba	7G	36" HT	30"W	FTB	Native	30" OC
	MF2	24	Myrciophora fragrans	Simpson's Stopper	7G	3' HT	3' SPR	FTB	Native	48" OC
	SR	66	Senecio repens	Saw Palmetto	7G	14'-18" HT	12" W	F	Native	
GRASSES										
	SB	1,125	Spartina bakeri	Sand Cordgrass	3G	18" OA		F	Native	30" OC
	TD2	324	Tripsacum dactyloides nana	Dwarf Fakahatchee Grass	3G	18" OA		F	Native	36" OC

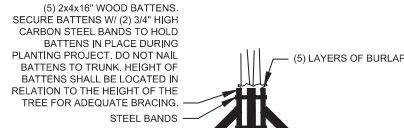


Project Team:

Client & Property Owner:	Jupiter Hills Club, Inc. 11800 SE #4 Terrace Jupiter, Florida 33495
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Jupiter, Florida 33494
Engineer:	Crescent Consulting, Inc. P.O. Box 327 Jupiter, Florida 33495
Surveyor:	Northeast Geomatics P.O. Box 2277 Jupiter, Florida 33495
Architect:	Brent Wood 20 SE Ocean Blvd. Jupiter, Florida 33495
Environmental Consultant:	Advanced Restoration Ecology 2500 NE Roberts Street Jensen Beach, Florida 34957

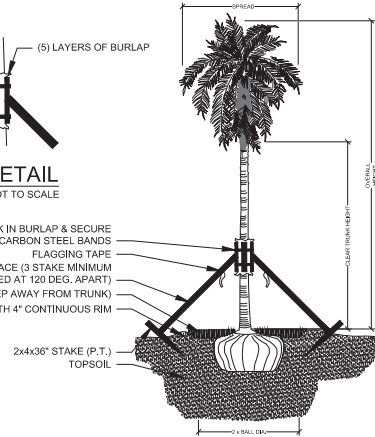


TREE PLANTING & STAKING
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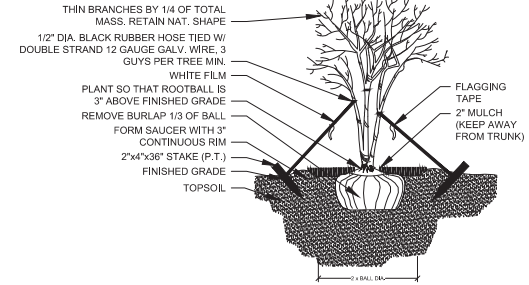


BRACING DETAIL
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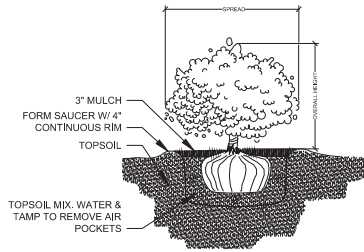
WRAP TRUNK IN BURLAP & SECURE BATTENS W/ 3/4" HIGH CARBON STEEL BANDS
 FLAGGING TAPE
 2"x4" BRACE (3 STAKE MINIMUM SPACED AT 120 DEG. APART)
 2" MULCH (KEEP AWAY FROM TRUNK)
 FORM SAUCER WITH 4" CONTINUOUS RIM
 24x36" STAKE (P.T.)
 TOPSOIL



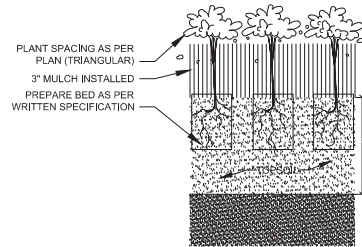
PALM PLANTING - ANGLE STAKE
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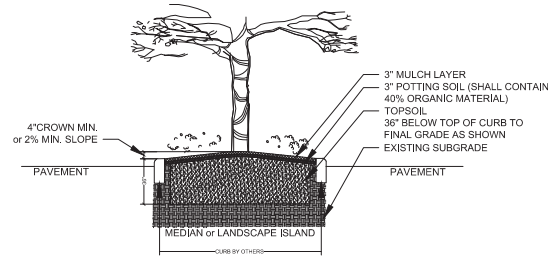
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



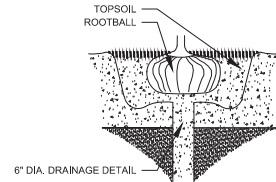
GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



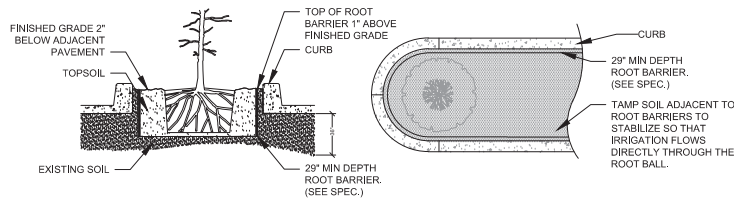
THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY. SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS.

LANDSCAPE AREA PREPARATION DETAIL
NOT TO SCALE

- TOPSOIL SHALL BE NATURAL, 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 SUBSOL, WEEDS, LITTER, SOILS, CLAY, STONES, STUMPS, ROOTS, THIN HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 1% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES).
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING.

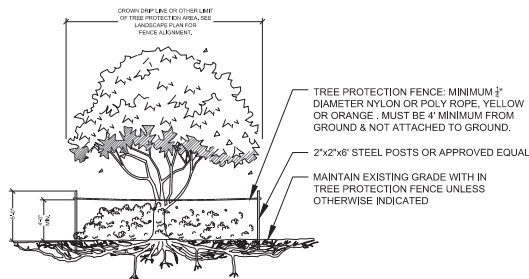


DRAINAGE TESTING DETAIL
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

- NOTES:
- 1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUIV.
 - 2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE
NOT TO SCALE

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

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

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

- 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.

SCALE: 1" = 10.15'	REG. # 6667144 Steven D. Garrett	
Designer: EFD Manager: BN Project Number: 22-190 Municipal Number: Computer File: 22-190 Jupiter Hills Employee Housing Landscape Plan.dwg	Sheet:	LA-3

