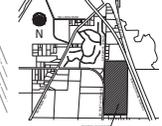
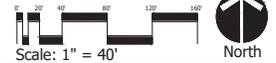


KEY SHEET

LOCATION MAP



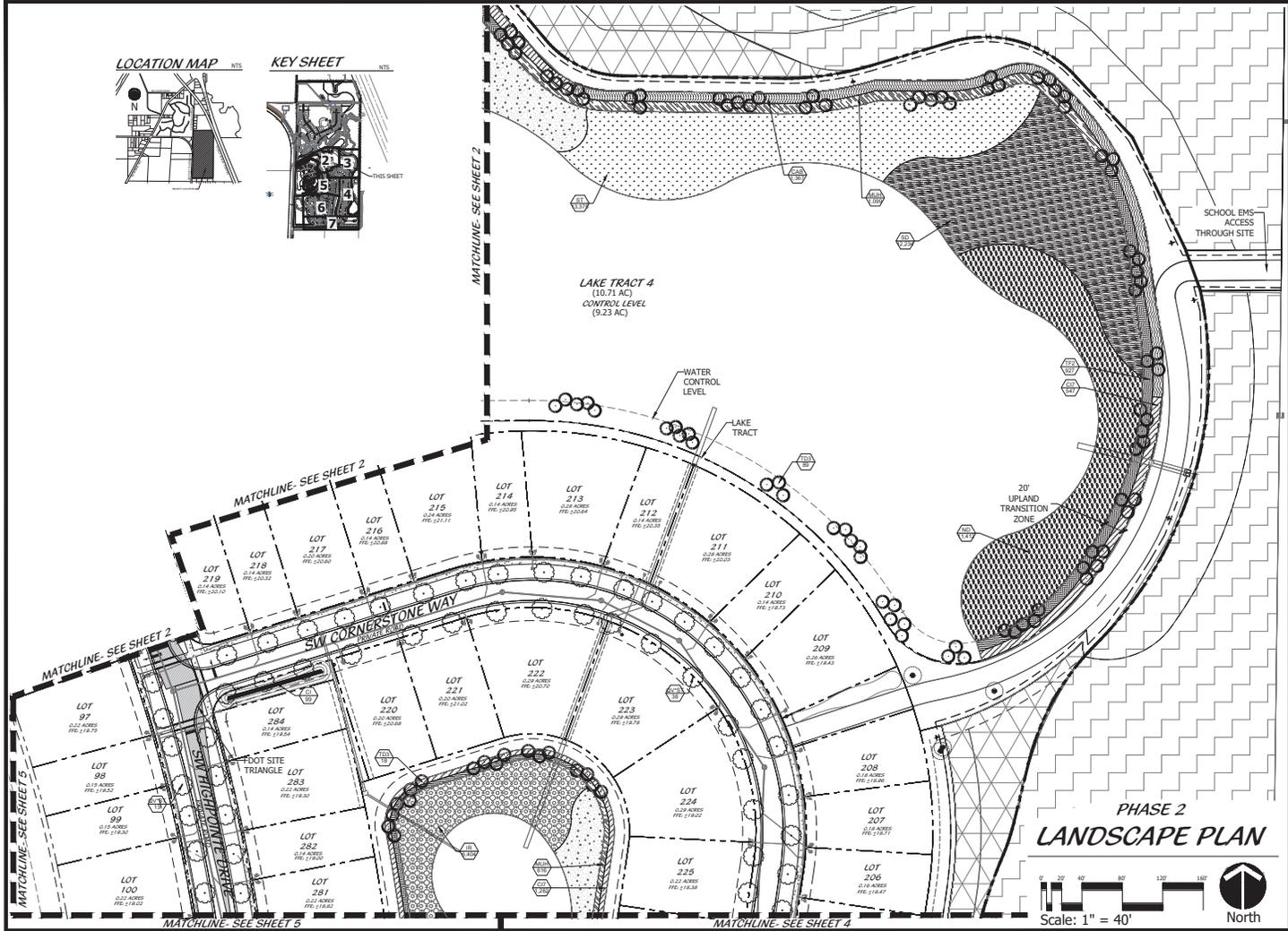
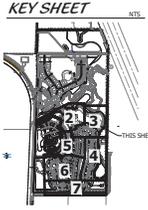
PHASE 2
LANDSCAPE PLAN



Cofeur & Hearing
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Land Planners
Environmental Consultants
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561.747.6336 - Fax 747.1377
www.cofeurandhearing.com
Lic# LC-26000535

HIGHPOINTE PUD- PHASE 2
FINAL SITE PLAN
PULTE GROUP
Martin County, Florida

DESIGNED	LAJ
DRAWN	LAJ
APPROVED	LAJ
JOB NUMBER	19-0177
DATE	05-15-22
REVISIONS	08-20-22
	10-20-22
	10-10-22

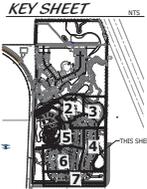
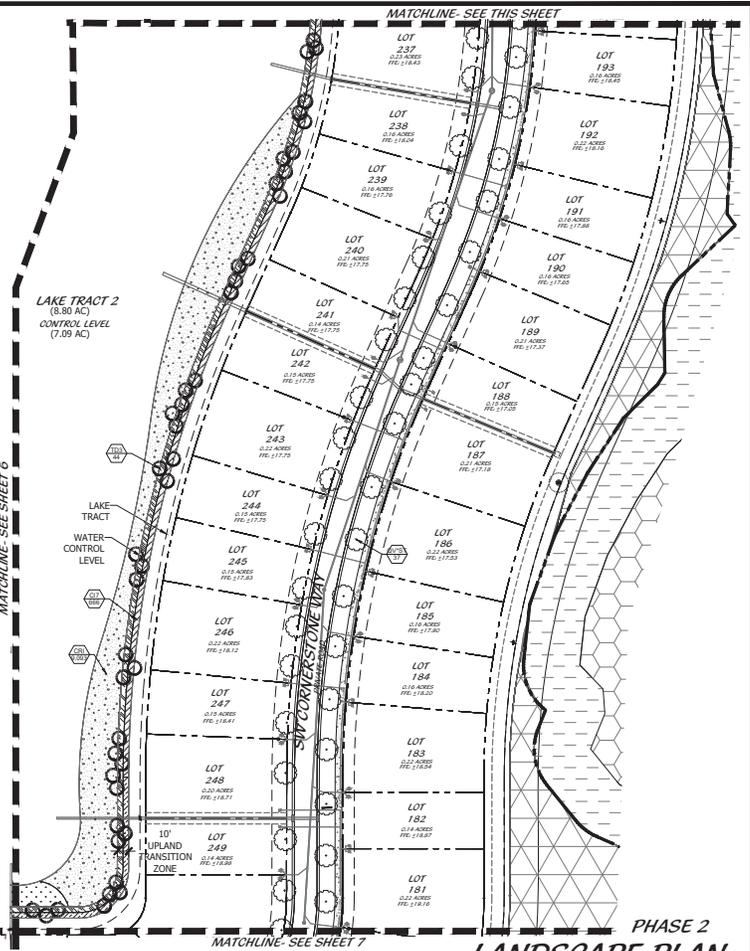
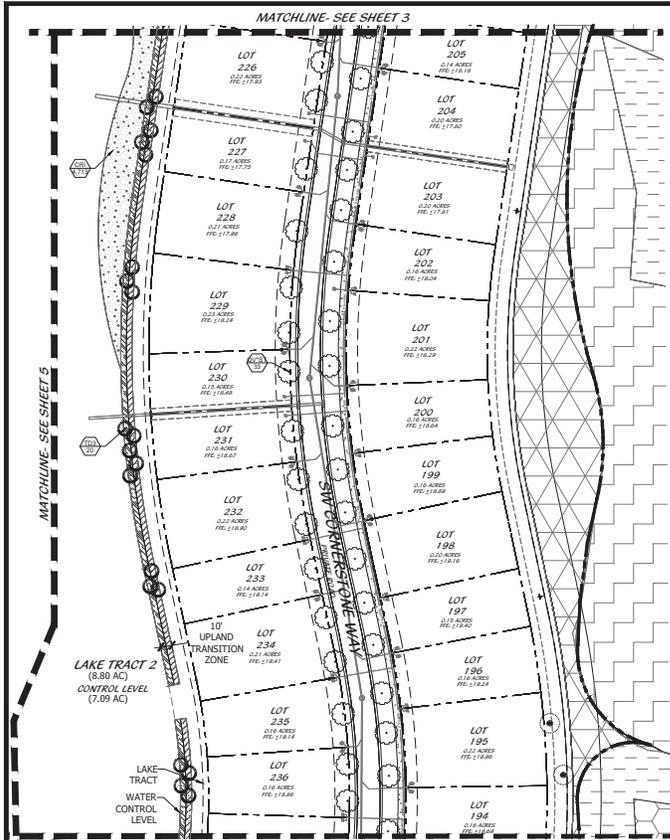


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 Lic# LC-26000535

**HIGHPOINTE PUD- PHASE 2
 FINAL SITE PLAN**
 PULTE GROUP
 Martin County, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	10/18/20
JOB NUMBER	19-0177
DATE	10/18/20
REVISIONS	05-20-20
	08-20-20
	10-20-20
	10-20-20

PAGE 3 OF 9
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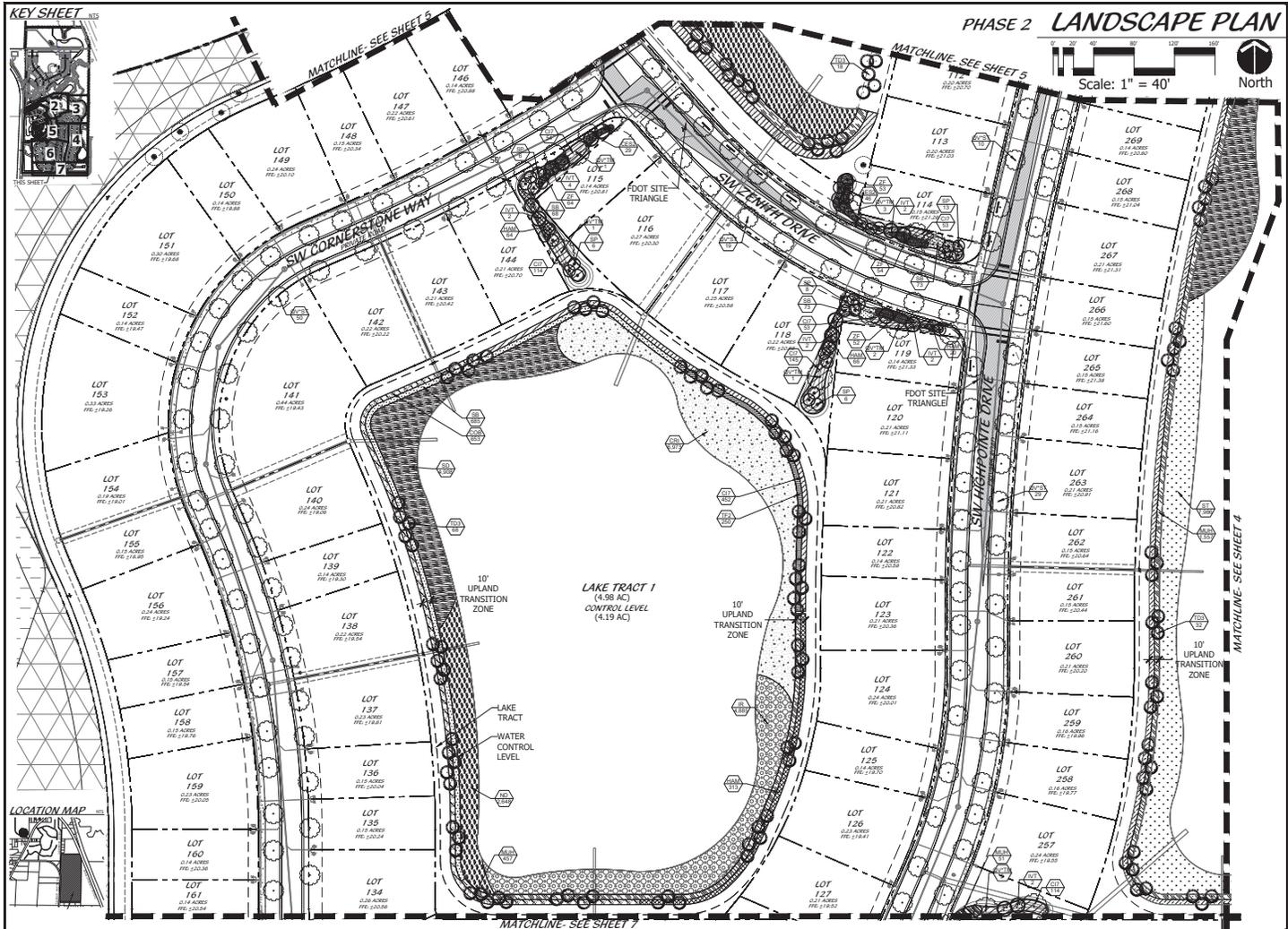
PHASE 2 LANDSCAPE PLAN



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**HIGHPOINTE PUD- PHASE 2
FINAL SITE PLAN**
PULTE GROUP
Martin County, Florida

REVISION	DATE
1	08-10-21
2	08-20-21
3	10-02-21
4	10-10-21



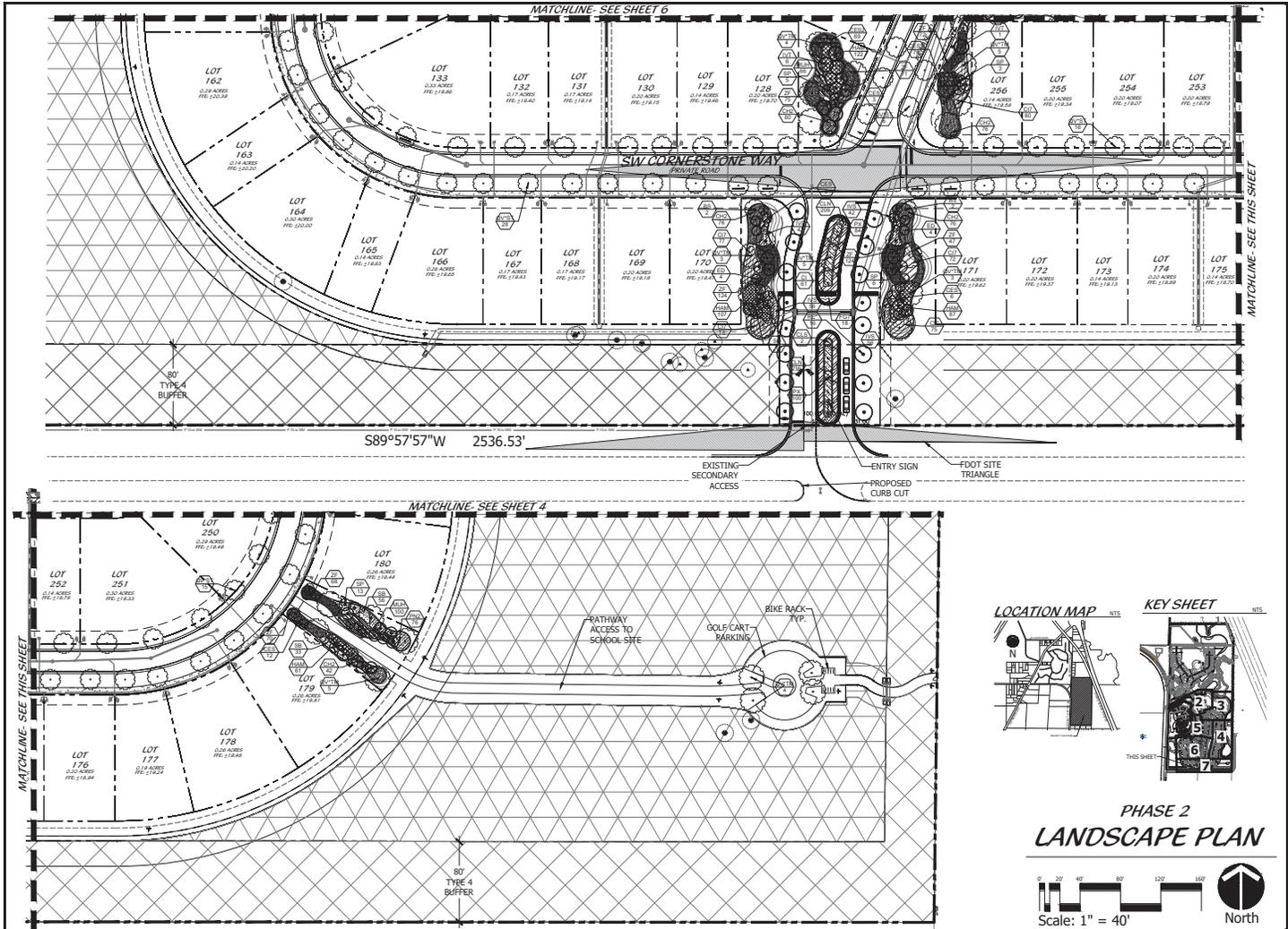


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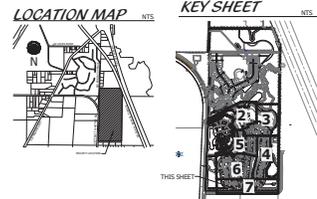
HIGHPOINTE PUD- PHASE 2
FINAL SITE PLAN
 PUITE GROUP
 Martin County, Florida

DESIGNED	LAB
DRAWN	LAB
APPROVED	ETB
JOB NUMBER	180217
DATE	05-18-20
REVISIONS	05-18-20
	05-20-20
	05-20-20
	05-19-20

PHASE 6 of 9
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**HIGHPOINTE PUD- PHASE 2
 FINAL SITE PLAN**
 PULTE GROUP
 Martin County, Florida



**PHASE 2
 LANDSCAPE PLAN**



DESIGNED	LAB
DRAWN	LAB
APPROVED	LAB
JOB NUMBER	180217
DATE	05-18-23
REVISIONS	05-18-23
	05-24-23
	05-24-23
	05-24-23

PHASE 7 of 9
 COFFEY & HEARING, INC.
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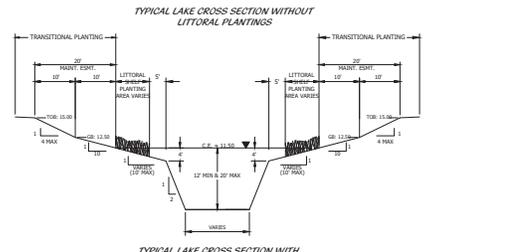
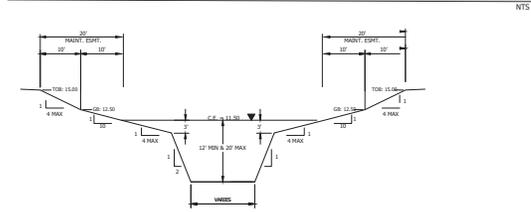
LANDSCAPE SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CA	SP	SIZE	SPACE	NATIVE	REMARKS
CLB	2	CLUBIA ROSEA	ALGHOGRAPH TREE	48 GAL	2' CAL	6.7 FT. 4.5' SPD	12' 14" DA	2' OC	Y	SINGLE TRUNK, STANDARD
CSB	31	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTWOOD	48 GAL	2' CAL	12' 24" HT. 6.4' SPD	12' 14" DA	2' OC	Y	FULL CANOPY, STANDARD, SINGLE TRUNK
ED	19	ELEOCHARIS DECIPENS	JAPANESE BLUEBERRY TREE	48 GAL	2' CAL	12' DA	12' DA	2' OC	N	FULL TO BASE, THICK
IVT	29	ILEX VOMITORIA	YALPON HOLLY	48 GAL	2' CAL	12' 14" DA	12' 14" DA	2' OC	Y	FULL CANOPY, UPRIGHT
JAT	1	JACQUINA STANARDI	JACQUINA	15 GAL	N/A	8' STD	12' 14" DA	2' OC	N	SPRIGS 2.5' CT, TIGHT HEADS
LJ	4	LIQUIDUM JAPONICUM	JAPANESE PRIVET	48 GAL	2' CAL	8' HT. 8' SPD.	12' 14" DA	2' OC	N	FULL CANOPY, 4 CT. MULT. TRUNK
QV7M	23	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	100 GAL	2' CAL	18 - 22' HT	12' 14" DA	2' OC	Y	FLORIDA #1, DOUBLE DUG ROOT BALL, COUNTED TOWARD TREE MITIGATION CREDITS
QV7S	395	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	65 GAL	3' CAL	14-16 DA	12' 14" DA	2' OC	Y	FLORIDA #1, DOUBLE DUG ROOT BALL
RAM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CA	SP	SIZE	SPACE	NATIVE	REMARKS
AS3	2	ADONIS MERILLI TRIPLE	TRIPLE CANOPIES PALM	FIELD GROWN	NA	12' 14" DA	12' 14" DA	2' OC	N	FULL CANOPY, 3 TRUNK MIN
BE	2	BORINIA NOBLE SELECT	BORINIA PALM	FIELD GROWN	NA	12' DA	12' DA	2' OC	N	FULL CANOPY, 1.5' BFT. COUNTR. MIN.
PEA2	2	PHYCOSPHERA ELEGANS	ALEXANDER PALM	FIELD GROWN	NA	14' DA	14' DA	2' OC	N	FULL CANOPY, TRIPLE STEM
PLA1	19	PHYCOSPHERA ELEGANS	ALEXANDER PALM	FIELD GROWN	NA	14' DA	14' DA	2' OC	N	FULL CANOPY, MATCHES FF
RE1	20	ROYSTONIA ELEGATA	ROYAL PALM	NA	NA	12' CT	12' 14" DA	2' OC	Y	FULL CANOPY, FLORIDA FANCY
SE	59	SIN PALMETTO	SIN PALMETTO	B & S	NA	17' 14" 16' STGG	12' 14" DA	2' OC	Y	SUB TRUNK
ASCENT SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CA	SP	SPACE	NATIVE	REMARKS	
AS3	18	ACHEILIA PROT. NOR.	PROT. NOR. JAMELIA	1 GAL	2' X 2'	2' OC	2' OC	2' OC	N	FULL & THICK, SUN GROWN
AP	1	ADONIS MERILLI TRIPLE	TRIPLE CANOPIES PALM	15 GAL	4' 0" DA	AS	12' 14" DA	2' OC	N	FULL & THICK, FLORIDA FANCY
CV7	18	COEALUM VAREGATUM	ORANGE BIRD OF PARADISE	3 GAL	2' X 2'	AS	2' OC	2' OC	N	FULL & THICK, FLORIDA FANCY
SB3	4	STREPTOCARPA	ORANGE BIRD OF PARADISE	7 GAL	2' X 2'	AS	2' OC	2' OC	N	FULL & THICK, FLORIDA FANCY
SHRUB HEDGE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CA	SP	SPACE	NATIVE	REMARKS	
CLD	1262	CHRYSOBALANUS ICADO RED TIP	RED TIP COCCOPLUM	1 GAL	2' X 2'	2' OC	2' OC	2' OC	Y	FULL & THICK
PL7	261	CLUSA GUTTFERA	SMALL LEAF CLUSA	1 GAL	2' X 2'	2' OC	2' OC	2' OC	N	FULL & THICK, FLORIDA FANCY
PL7	156	PODOCARPUS MAKI	PODOCARPUS	1 GAL	2' X 2'	2.5' OC	2' OC	2' OC	N	FULL & THICK
PL7	261	PODOCARPUS MAKI	PODOCARPUS	1 GAL	2' X 2'	2' OC	2' OC	2' OC	N	FULL & THICK
MEDIUM SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CA	SP	SPACE	NATIVE	REMARKS	
CLD	667	CHRYSOBALANUS ICADO RED TIP	RED TIP COCCOPLUM	1 GAL	2' X 2'	2.5' OC	2' OC	2' OC	Y	FULL & THICK
CEB2	465	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTWOOD	1 GAL	2' X 2'	2.5' OC	2' OC	2' OC	Y	FULL & THICK
HAM	527	HAMELIA PATENS	FRESHSH	1 GAL	2' X 2'	2.5' OC	2' OC	2' OC	Y	FULL & THICK
PN2	136	PSYCHOTRIA NERVOSA	WILD COFFEE	1 GAL	2' X 2'	2.5' OC	2' OC	2' OC	Y	FULL & THICK
SMALL SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CA	SP	SPACE	NATIVE	REMARKS	
AS3	207	CHRYSOBALANUS ICADO HORIZONTALIS	HORIZONTAL COCCOPLUM	1 GAL	2' X 2'	2' OC	2' OC	2' OC	Y	FULL & THICK
CLN	667	CLUSA GUTTFERA 'NANA'	DWARF CLUSA	1 GAL	2' X 2'	2' OC	2' OC	2' OC	N	FULL & THICK, FLORIDA FANCY
FD	134	FICUS MACROPHYLLA GREEN ISLAND	GREEN ISLAND FIG	1 GAL	2' X 2'	2' OC	2' OC	2' OC	N	FULL & THICK, FLORIDA FANCY
F07	18	FICUS MACROPHYLLA GREEN ISLAND	GREEN ISLAND FIG	1 GAL	2' X 2'	2' OC	2' OC	2' OC	N	FULL & THICK, FLORIDA FANCY
HS	156	ILEX VOMITORIA 'STONES DWARF'	DWARF YALPON HOLLY	1 GAL	2' X 2'	2' OC	2' OC	2' OC	Y	FULL & THICK
MJH	316	MAHLENBERGIA CAPILLARIS	PINK MILLY GRASS	1 GAL	2' X 2'	2' OC	2' OC	2' OC	Y	FULL & THICK
PL	254	PLECOPTERON SANDEI	KANADI PHELODENDRON	1 GAL	2' X 2'	2' OC	2' OC	2' OC	N	FULL & THICK
SB	463	SPARTINA BAKERI	SAND CORD GRASS	1 GAL	2' X 2'	2.5' OC	2' OC	2' OC	Y	FULL & THICK
ZF	666	ZAMIA FLORIDANA	COUNTIE	1 GAL	2' X 2'	2' OC	2' OC	2' OC	Y	FULL & THICK

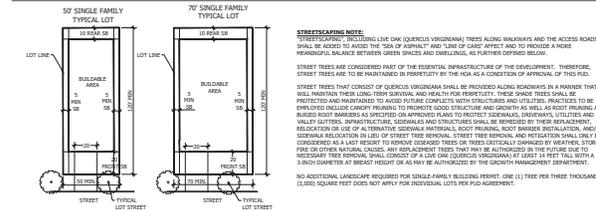
UPLAND/ LITTORAL SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CA	SP	SIZE	SPACE	NATIVE	REMARKS
T03	197	TAXODIUM DISTICHUM	BALD CYPRRESS	30 GAL	2' CAL	8' 15" QA	12' 14" DA	2' OC	Y	FULL CANOPY
LITTORAL PLANTINGS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CA	SP	SPACE	NATIVE	REMARKS	
IR	18,044	IRIS VIRGINICA	BLUE FLAG IRIS	PLUG	1.5' X 1.5'	1.5' OC	1.5' OC	1.5' OC	Y	FULL & THICK
ND	27,544	NIMPACA COONATA	WATER LILY	PLUG	1.5' X 1.5'	1.5' OC	1.5' OC	1.5' OC	Y	FULL PLUGS
SD	26,587	SAGITTARIA LANCEOLATA	DUCK POTATO	PLUG	1.5' X 1.5'	1.5' OC	1.5' OC	1.5' OC	Y	FULL & THICK
ST	31,350	SCIRPUS LASSENIANUS	SOFT STEM BLUEGRASS	PLUG	1.5' X 1.5'	1.5' OC	1.5' OC	1.5' OC	Y	FULL & THICK
MEDIUM SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CA	SP	SPACE	NATIVE	REMARKS	
CSB	1,288	CALYCARRA AMERICANA	AMERICAN BEAUTYBERRY	1 GAL	2' X 2'	2.5' OC	2' OC	2' OC	Y	FULL & THICK
CEB2	663	CERANTHUS OCCIDENTALE	BUTTBUSH	1 GAL	2' X 2'	2.5' OC	2' OC	2' OC	Y	FULL & THICK
CLD	4,785	CHRYSOBALANUS ICADO RED TIP	RED TIP COCCOPLUM	1 GAL	2' X 2'	2.5' OC	2' OC	2' OC	Y	FULL & THICK
HAM	1,429	HAMELIA PATENS	FRESHSH	1 GAL	2' X 2'	2.5' OC	2' OC	2' OC	Y	FULL & THICK
PN2	1,099	PSYCHOTRIA NERVOSA	WILD COFFEE	1 GAL	2' X 2'	2.5' OC	2' OC	2' OC	Y	FULL & THICK
SMALL SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CA	SP	SPACE	NATIVE	REMARKS	
AS3	376	ADONIS MERILLI TRIPLE	TRIPLE CANOPIES PALM	1 GAL	2' X 2'	2' OC	2' OC	2' OC	Y	FULL & THICK
PL7	805	SPARTINA BAKERI	SAND CORD GRASS	1 GAL	2' X 2'	2.5' OC	2' OC	2' OC	Y	FULL & THICK
ZF	3,400	ZAMIA FLORIDANA	DWARF PAVANATREE GRASS	1 GAL	1' X 1'	2.5' OC	2' OC	2' OC	Y	FULL & THICK

LITTORAL SHELF DETAILS



TYPICAL LOT LAYOUTS



STREETSCAPING NOTE:
 "STREETSCAPING" INCLUDING LIVE OAK (QUERCUS VIRGINIANA) TREES ALONG WALKWAYS AND THE ACCESS ROADS, SHALL BE ADOPTED TO AVOID THE "SEA OF ASPHALT" AND LINE OF CARRY EFFECT AND TO PROVIDE A MORE HUMAN-SCALE BALANCE BETWEEN GREEN SPACES AND OPENINGS, AS FURTHER DEFINED BELOW.
 STREET TREES ARE CONSIDERED PART OF THE GENERAL INFRASTRUCTURE OF THE DEVELOPMENT. THEREFORE, STREET TREES ARE TO BE MAINTAINED IN PERPETUITY BY THE HOA AS A CONDITION OF APPROVAL OF THIS PUD.
 STREET TREES THAT CONSIST OF QUERCUS VIRGINIANA SHALL BE PROVIDED ALONG ROADWAYS AS A MANNER THAT WILL MAINTAIN THEIR LONG-TERM SURVIVAL AND HEALTH FOR FUTURE USE. THESE SPACE TREES SHALL BE PROTECTED AND MAINTAINED TO AVOID FUTURE CONFLICTS WITH STRUCTURES AND UTILITIES. PRACTICES TO BE EMPLOYED INCLUDE CANOPY PRUNING TO PROMOTE GOOD STRUCTURE AND GROWTH, AS WELL AS ROOT PRUNING AND BARK ROOT BARBERS AS STRUCTURE OR APPROVED PRACTICES TO PREVENT DISEASES, INJURIES, UTILITIES AND VALLEY GUTTERS. INFRASTRUCTURE, SIDEWALKS AND STRUCTURES SHALL BE REFINISHED BY THEIR REPLACEMENT, REPLACEMENT OR AS A LATTER RESORT TO REMOVE DISEASED TREES OR TREES DISTRICTLY DAMAGED BY HEAVY STORMS OR OTHER NATURAL CAUSES. ANY REPLACEMENT TREES THAT MAY BE AUTHORIZED IN THE FUTURE DUE TO NECESSARY TREE REMOVAL, SHALL CONSIST OF A LIVE OAK (QUERCUS VIRGINIANA) AT LEAST 18 FEET TALL WITH A 3-INCH DIAMETER AT BREAST HEIGHT OR AS PART BE AUTHORIZED BY THE GROWTH MANAGEMENT DEPARTMENT.
 NO ADDITIONAL LANDSCAPE REQUIREMENTS FOR SINGLE-FAMILY RESIDING W/RENT: ONE (1) TREE PER THREE THOUSAND (3,000) SQUARE FEET DOES NOT APPLY FOR INDIVIDUAL LOTS PER PUD AGREEMENT.

LANDSCAPE DETAILS

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HIGHPOINTE PUD - PHASE 2
FINAL SITE PLAN
 PULTE GROUP
 Martin County, Florida

DESIGNED	LJH
DRAWN	LJH
APPROVED	03E
JOB NUMBER	18-0377
DATE	05-13-22
REVISION	05-25-22
	05-25-22
	05-25-22
	05-25-22