

General Notes

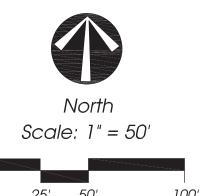
2. All required landscape improvements must be inspected and approved by Martin County prior to the issuance of a Certificate of Occupancy.

check valves shall have a minimum of 7.5' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.

3. Any existing landscaping, sod, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection. 4. All planting areas and St. Augustine sod (if applicable) to be irrigated to provide 100% coverage and provide adequate irrigation of landscape areas for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Shop drawings to be submitted by the irrigation contractor for approval prior

5. Planting adjacent to fire hydrants is to have a minimum clear radius of 7.5' as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants. All fire hydrants and fire

Landscape Plan



Conceptual Design

900 East Ocean Boulevard, Suite 130d Stuart, Florida 34994 (772) 344-2340 LC: 26000198

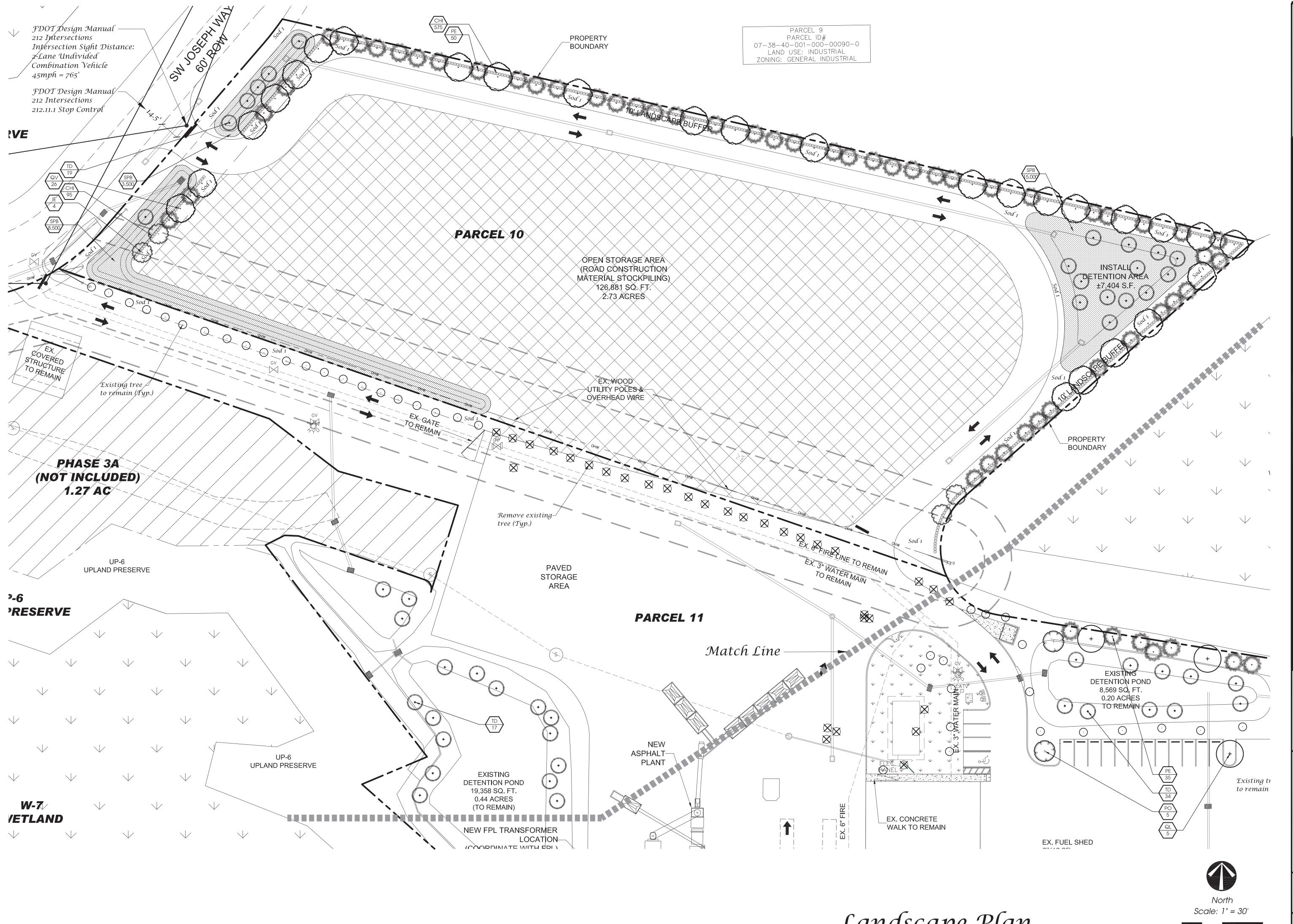
Inc

23-0201 Drawn By 3-16-2023 Submittal Dates_ 8-16-2023

Revision Dates

Comments #1 8-16-2023

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Conceptual Design Landscape Architecture - Site Planning

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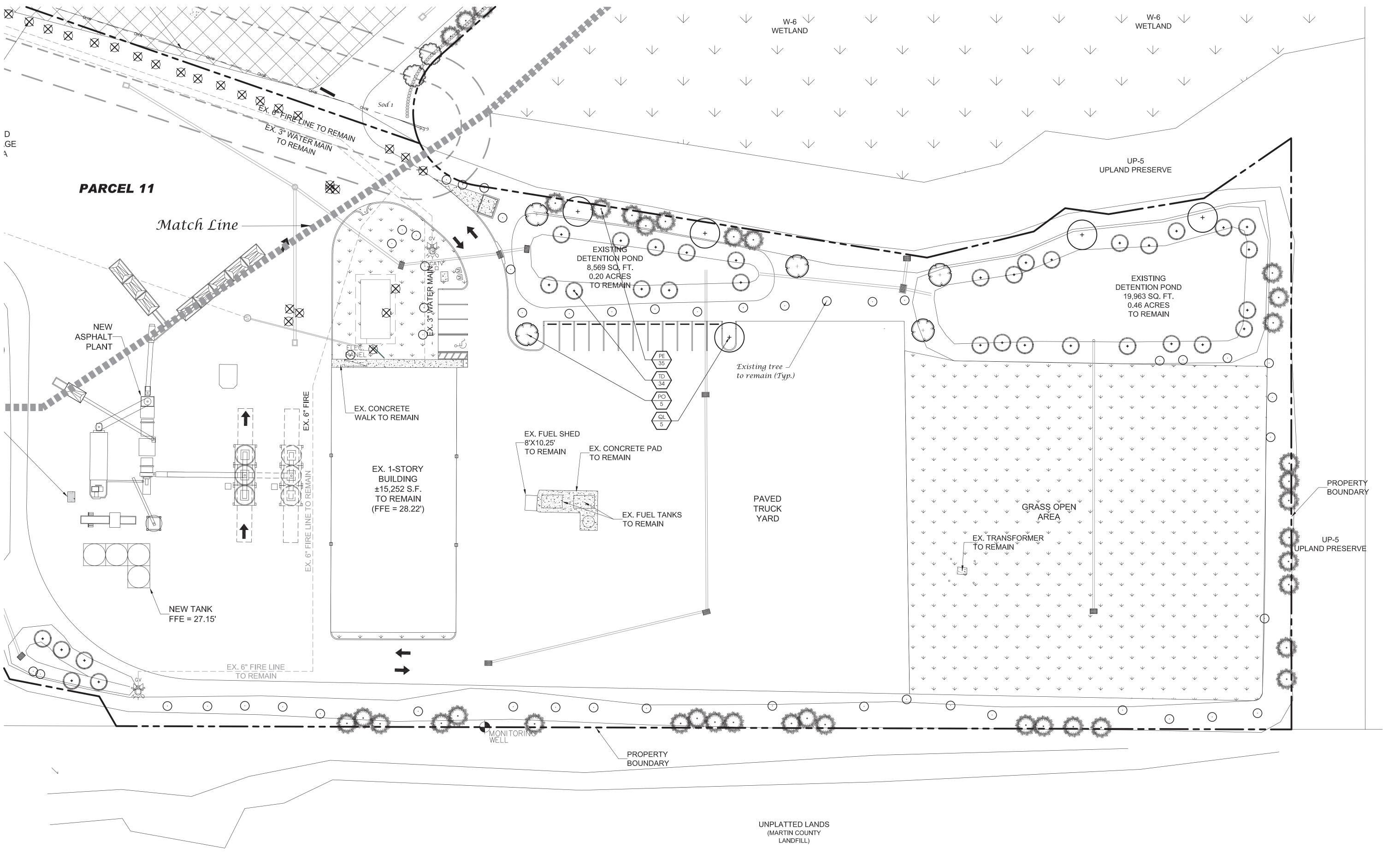
> Inc Contracting,

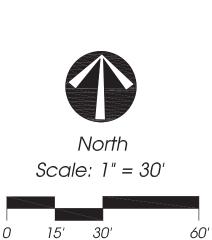
23-0201 Job No. Drawn By . 3-16-2023 Submittal Dates_ 8-16-2023

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Landscape Plan





Landscape Plan

Conceptual
Design
Group, Inc.
Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d Stuart, Florida 34994 (772) 344-2340 LC: 26000198

CRW Contracting, Inc.

 Job No.
 23-0201

 Drawn By
 JWS

 Submittal Dates
 3-16-2023

 8-16-2023

Revision Dates ________ 8-16-2023

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Sheet L-3 of 4

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted

2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect. 3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.

4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.

5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.

6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Environulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area. 7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.

8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill

and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch. 9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)

10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet 3 Gallon 2 Tablets

25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.

12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by County and project is released by the General Contractor to Client. 13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.

14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.

15. Maintain positive drainage, no planting is to block drainage.

16. Drainage Testing Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.

 A) Dig each planting pit to the minimum specified size. B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.

One 500 s.f. planting area for every 5,000 s.f. of V.U.A. plus 2 - 3" trees

(69 Existing Trees to remain and 85 Trees planted)

10' wide landscape strip with 1 Tree / 30 l.f. & continuous hedge

SIZE

LINER

SEE SPECS

12' x 5', 2" CAL. A.S.

12" O.C.

SPACING REMARKS

FULL CANOPY, 4' C.T. MIN.

FULL CANOPY, 4' C.T. MIN. HIGH

382,637 / 5,000 = 76.53 x 500 = 38,265 s.f.

Total trees required = 154

77 x 2(3" trees) = 154 trees

154 Total trees provided

 $\overline{V.U.A.}$ Perímeter Landscape Buffer 1,338'

38,265 s.f.

Shrubs = 669

Provided:

Trees = 45

COMMON NAME/DESCRIPTION

SOUTH FLORIDA SLASH PINE

EAGLESTON HOLLY

SYCAMORE

LAUREL OAK

BALD CYPRESS

BAHIA SOD

SAND CORDGRASS

LIVE OAK

Shrubs = 660

C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail) D) Discard all material removed from the drainage channel.

E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to

1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor

2. All fertilizers shall meet the County's fertilizer ordinance.

Water Efficient Landscaping General Notes

	PC	DINTS
<u>DESIGN OPTIONS</u> (A MINIMUM OF 50 POINTS ARE REQUIRED) 4.663.D.1	REQUIRED	PROVIDED
1. UTILIZATION OF MOISTURE SENSING CONTROLLER OTHER THAN RAIN SENSOR OVERRIDE 2. PLAN SUBMITTED WITH LOW, MODERATE, AND HIGH WATER USAGE ZONES INDICATED 3. GRASS	5 5	5 5
A. 25-50% OF THE GRASS AREAS ARE MADE UP OF NATURAL DROUGHT TOLERANT GRASS SPECIES FROM THE LIST.	5	5
B. 51% OR MORE OF THE GRASS AREAS ARE MADE UP OF NATURAL DROUGHT TOLERANT GRASS SPECIES FROM THE LIST.	10	
4. SHRUBS	_	
A. 25-50% OF THE SHRUBS ARE MADE UP OF NATURAL DROUGHT TOLERANT SPECIES FROM THE LIS		
B. 51% OF THE SHRUBS ARE MADE UP OF NATURAL DROUGHT TOLERANT SPECIES FROM THE LIST.	10	10
5. TREES		
A. 25-50% OF THE TREES ARE MADE UP OF NATURAL DROUGHT TOLERANT SPECIES FROM THE LIST		40
B. 51% OF THE TREES ARE MADE UP OF NATURAL DROUGHT TOLERANT SPECIES FROM THE LIST.	10	10
6. EXTRA SHADE TREES IN VEHICULAR USE AREAS.	_	
A. 25% MORE OF THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREAS.	5 10	
B. 50% MORE OF THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREAS.	10	
7. NATURAL SOD AREAS LESS THAN 50% OF THE LANDSCAPE AREA	10	10
8. UTILIZATION OF COMPACTED MULCH PLANTING BEDS AT LEAST THREE (3) INCHES IN DEPTH IN ALL	10	10
PLANTED AREAS EXCEPT GROUND COVERS.	5	5
9. UTILIZATION OF MULCH		3
10. UTILIZATION OF NATIVE PLANT SPECIES IN STORMWATER RETENTION AREAS, OTHER THAN TURF GRA OR SOD AS PERMITTED IN DIVISION 9, ARTICLE 4, LDR.	155 10	
	<u>T</u>	OTAL: 50
WATER USAGE AREAS:		

<u>WATER USAGE AREAS:</u> I. BAHIA SOD AND PLANTING BEDS WITH NATIVE VEGETATION TO BE CONSIDERED LOW

Landscape Data

2. SOD AREAS OTHER THAN BAHIA TO BE CONSIDERED MODERATE WATER USAGE AREAS 3. THERE ARE NO PROPOSED HIGH WATER USAGE AREAS.

Total Site Area: 579,121.98 s.f. / 13.29 Ac.

Required landscape Area: (20% of developed area)

579,121.98 s.f. x 20% = 115,824.39 s.f.

115,824.39 s.f. / 2,500 s.f. = 46 credits

(1 tree / Terminal Island) = 3 Trees

4.663.A.3.a Required Tree Credits per Developed Area

Provided: 156,380 s.f.

Provided: 46 credits

Províded: 3 Trees

Existing Trees
Total Existing Trees = 96

Existing Trees to remain = 69

Total Trees Required = 267

CANOPY / ORNAMENTAL TREES

Existing Trees to be removed = 27

Previously Approved Landscape Plans

Parcel 10 Trees Required = 152

Parcel 11 Trees Required (Phase I) = 115

Plant List

ILEX x ATTENUATA 'EAGLESTON'

PINUS ELLIOTTI ' DENSA'

PLATANUS OCCIDENTALIS

QUERCUS LAURIFOLIA

QUERCUS VIRGINIANA

TAXODIUM DISTICHUM

* = FLORIDA NATIVE

670 CHI* CHRYSOBALANUS ICACO

SOD-1 PASPALUM NOTATUM

27,000 SPB* SPARTINA BAKERI

4.663.A.4.b.(2) Parking Lot Terminal Islands

1. No plant substitutions can be made without Martin County approval.

submitted by the irrigation contractor for approval prior to installation.

5. The irrigation system shall be continuously maintained in working order.

issuance of a Certificate of Occupancy.

replaced prior to the final inspection.

Florida Fire Prevention Code.

2. All required landscape improvements must be inspected and approved by Martin County prior to the

4. All planting areas and St. Augustine sod (if applicable) to be irrigated to provide 100% coverage and

only as necessary to maintain required vegetation in good and healthy condition. Shop drawings to be

7. Planting adjacent to fire hydrants is to have a minimum clear radius of 7.5' as required by the NFPA

Uniform Fire Code Florida Edition 18.3.4.1 Hydrants. All fire hydrants and fire check valves shall have a minimum of 7.5' from the front and sides with 4' from the rear to all landscape material per the

8. All prohibited species shall be removed from the entire site prior to the issuance of a certificate of

provide adequate irrigation of landscape areas for the first full growing season and continue thereafter

6. An automatic Rain sensor shall be placed on-site as part of the required irrigation system.

75% of all required landscaping to be native

Shrubs: 669 proposed shrubs x 75% = 502 Shrubs

If 41 trees or more are required than 5 species min. is required

(Not including existing species mix in preserve areas)

Previously Approved Landscape Plan Required = 267

Required to be planted to meet previously approved Landscape Plans = 68

Trees: 267 trees required x 75% = 201 Trees

46 Trees required = 5 species min. mix.

VUA Perímeter Landscape Buffer = 45

Trees: 267 = 100%

5 in Developed Area

Tree Species Mix

Provided = 267

DROUGHT TOLERANCE

HIGH

HIGH

VUA = 154

Provided:

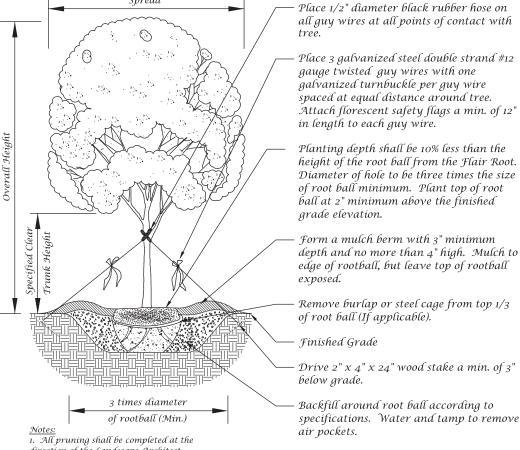
Shrubs: 669 Proposed = 100%

3. Any existing landscaping, sod, or irrigation damaged or destroyed during the construction shall be

Minimum of (3) three 4" x 4" wood braces evenly spaced around tree to be toe nailed to wood battens. Attach florescent safety flags a min. of 12" in length to each wood brace. Planting depth shall be 10% less than the height of the root ball from the Flair Root. Diameter of hole to be three times the size of root ball minimum. Plant top of root ball

Backfill around root ball according to specifications. Water and tamp to remove air pockets.

Large Tree Planting Detail



Tree Planting Detail

2. No nails shall be driven into tree

Place 1/2" diameter black rubber hose on all guy wires at all points of contact with Place 3 galvanized steel double strand #12 gauge twisted guy wires with one galvanized turnbuckle per guy wire spaced at equal distance around tree. Attach florescent safety flags a min. of 12" in length to each guy wire. Planting depth shall be 10% less than the height of the root ball from the Flair Root. Diameter of hole to be three times the size of root ball minimum. Plant top of root ball at 2" minimum above the finished grade elevation. Form a mulch berm with 3" minimum depth and no more than 4" high. Mulch to edge of rootball, but leave top of rootball Remove burlap or steel cage from top 1/3 of root ball (If applicable). - Finished Grade · Dríve 2" x 4" x 24" wood stake a mín. of 3" 3 tímes diameter - Backfill around root ball according to of rootball (Min.) specifications. Water and tamp to remove Notes: 1. All pruning shall be completed at the

2. No nails shall be driven into tree Multi-Trunk Tree Planting Detail

Notes

Protection of required landscaping

1. Encroachment into required buffer yards and landscaped areas by vehicles, boats, mobile homes, trailers, etc. 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.

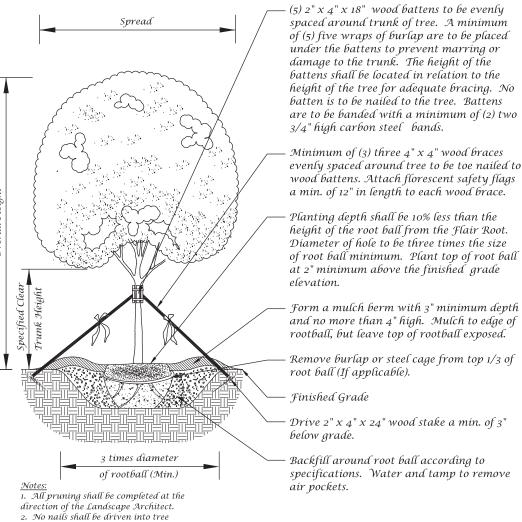
Maintenance of required landscaping.

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

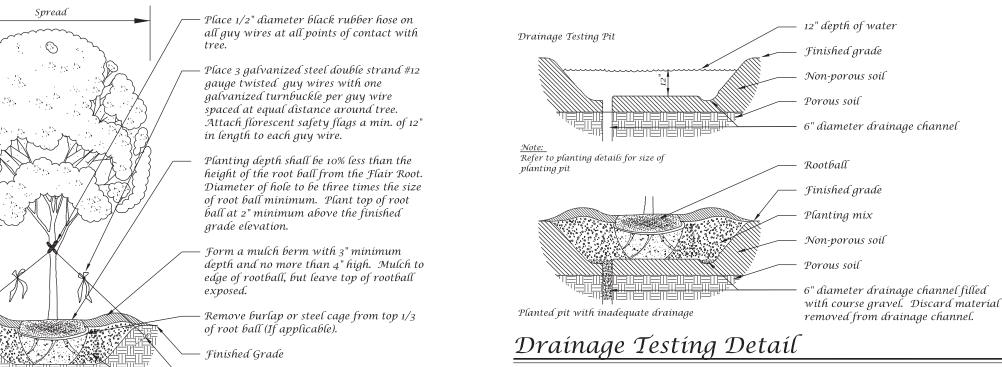
2. All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided 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

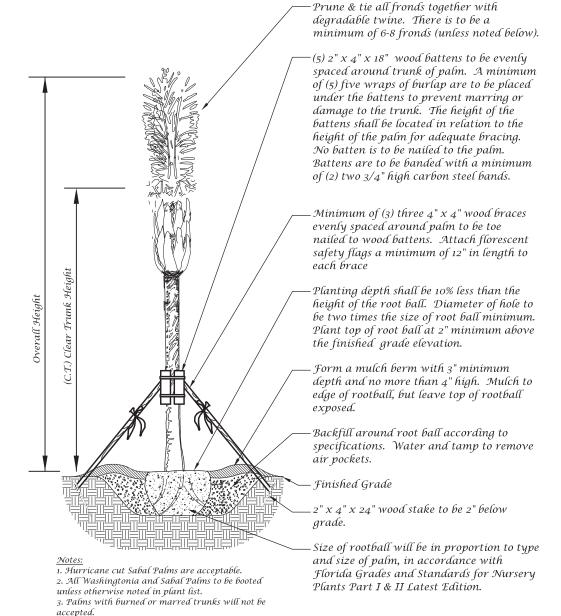
condition as shown on this plan Irrigation System - Proposed Well

Landscape Details



(5" Caliper or Greater)





- Place 1/2" diameter black rubber hose on all

guy wires at all points of contact with tree.

Place 3 galvanized steel double strand #12

turnbuckle per guy wire spaced at equal

of 12" in length to each guy wire.

— 2" x 4" x 24" Long stake

– Guy wire or wood bracing

Guy Wire Attachment Detail

Staking Detail

distance around tree above the first lateral

branch. Attach florescent safety flags a min.

gauge twisted guy wires with one galvanized

Palm Planting Detail

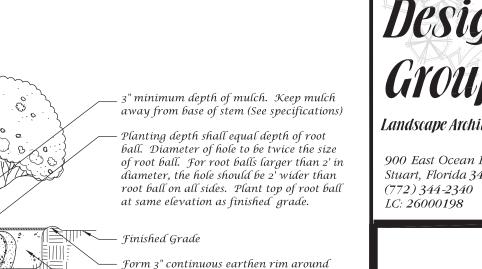
Landscape Plantings, Easements & Preserve Areas Preserve areas are not to be altered without written permission of the Martin County Board of County

All prohibited and invasive vegetation to be removed prior to the issuance of a Certificate of Occupancy No alteration of the Preserve Area is permitted except in compliance with the approved Preserve Area

Management Plan. 4. Native plantings provided in the dry retention easements shall be maintained free of all exotic vegetation. 5. Landscaping shall be permitted in easements only with the written permission of the easement holder. Written mission shall specify the party responsible for replacing disturbed landscape areas and shall be submitted to he County in a form acceptable to the County Attorney. Written permission to plant within easements shall be

filed with the land records applicable to the site. 6. Should any landscaping be placed in any easements, the property owner is responsible for replacing any equired landscaping that may be disturbed by future maintenance 7. The use of Cypress mulch is prohibited in all landscape areas.

Landscape Plan



Backfill around root ball according to

specifications. Water and tamp to remove

Place root ball at bottom of undisturbed

subgrade of planting pit.

planting hole.

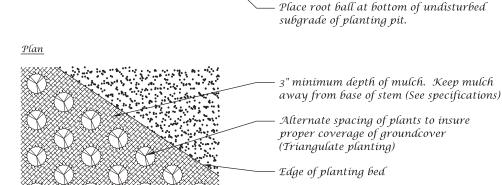
Shrub Detail

. All pruning shall be completed at the

spacing as specified in plant list, or with

direction of the Landscape Architect.
2. Remove any container from around rootbal

- See Plant List for O.C. (on center) spacing " minimum depth of mulch. Keep mulch away from base of stem (See specifications) Planting depth shall equal depth of root ball. Diameter of hole to be twice the size of root ball. Plant top of root ball at same elevation as finished grade. Backfill around root ball according to 2 times diameter specifications. Water and tamp to remove



Ground Cover Detail

Conceptual

Landscape Architecture - Site Planning 900 East Ocean Boulevard, Suite 130d Stuart, Florida 34994

11 "

ob No	23-0201
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