



Project Team:

Client & Property Owner: Loblolly North LLC
 1407 SE Federal Hwy
 Hobe Sound, Florida 33465

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

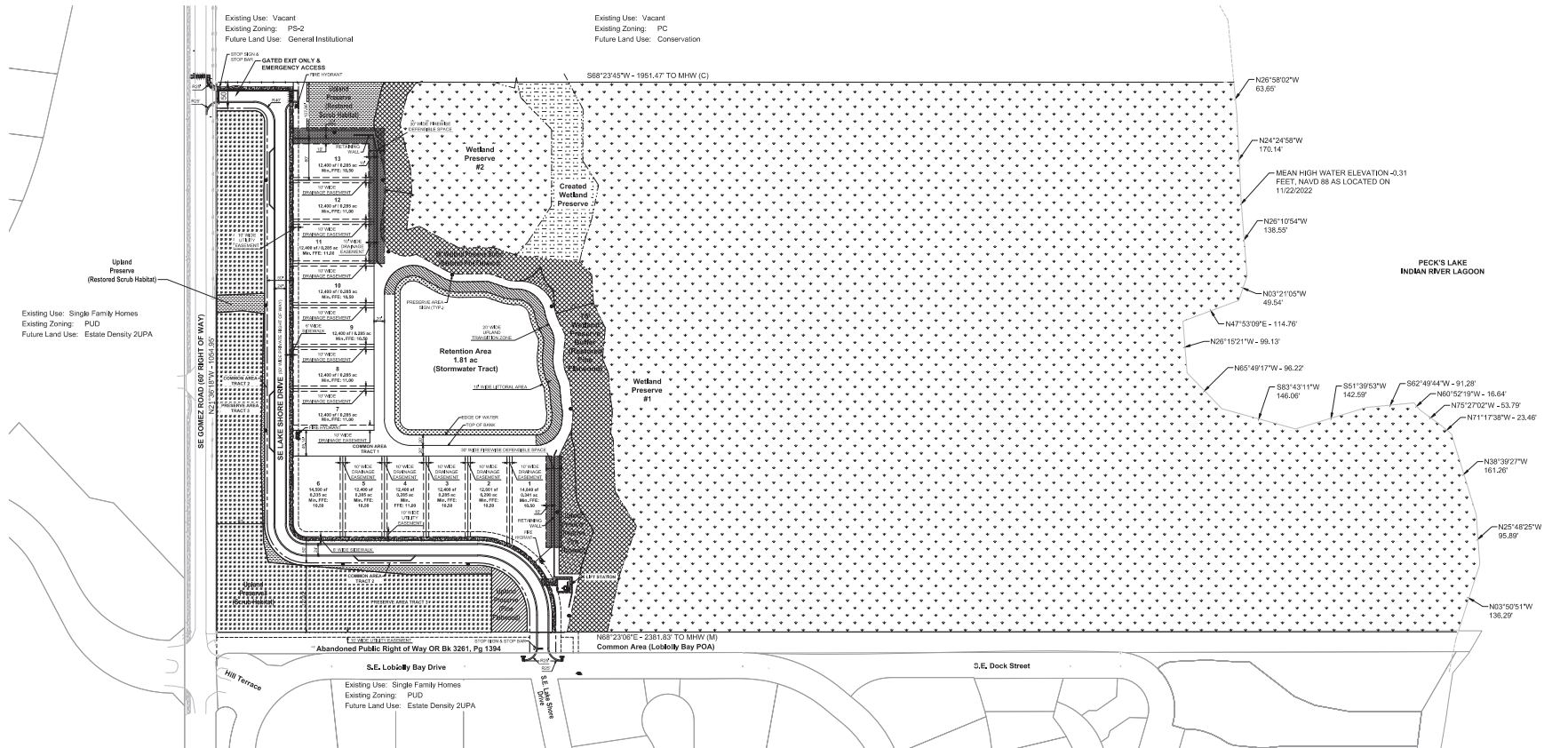
Engineer: LaComa Engineering
 2440 SE Federal Hwy, Suite W
 Stuart, Florida 34994

Traffic Engineer: LaComa Engineering
 2440 SE Federal Hwy, Suite W
 Stuart, Florida 34994

Environmental Consultant: EW Consultants
 1000 SE Military Commons Blvd.
 Stuart, Florida 34996

Surveyor: NorthStar Geomatics
 800 S. Central Hwy
 Stuart, Florida 34994

The Preserve at Loblolly North PUD
 Hobe Sound, Florida
Master / Final Site Plan



General Notes

- During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Baricades shall be used on site to preserve the vegetation to be retained.
- Preserve areas may not be altered except in compliance with the preserve area management plan approved by Martin County.
- All existing plant species shall be removed and all required landscaping for an affected phase shall be installed prior to the issuance of a Certificate of Occupancy.
- Refer to landscape plans for landscape details and specifications.
- Proposed trees within 200' of wetlands must demonstrate no potential wetland impacts or be provided with an impermeable barrier approved by the South Florida Water Management District and the Martin County Engineer.
- All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
- It shall be unlawful to alter the approved slopes, contours, or cross sections or to chemically, mechanically, or manually remove, damage, or destroy any plants in the littoral or upland transition zone buffer areas of constructed lakes except upon the written approval of the County Management Department Director, as applicable. It is the responsibility of the owner or property owners association, its successors or assigns to maintain the required survivorship and coverage of the reclaimed upland and littoral and upland transition areas and to perform ongoing removal of prohibited and invasive non-native plant species from these areas. (Code 4.3.A.14.13, CDR)
- Preserve Area Boundary Markers: A permanent preserve area boundary marker shall be installed at one (1) corner where it abuts the preserve area. The marker shall be installed immediately adjacent to the lot survey pin. If a larger preserve area sign already exists behind this lot, a preserve area boundary marker is not required. An example of an acceptable preserve area boundary marker is a 4x4 inch preserve sign affixed to 6x4 inch pressure treated post, permanently set into the ground. Alternatives to this design may be provided to the Martin County Growth Management Department Environmental Division for approval prior to installation. A County Environmental Inspector will verify marker installation and correct location at the time of the environmental final inspection prior to the Certificate of Occupancy (C.O.).
- Additional Preserve Area signs measuring at least 11 inches by 14 inches in size shall be posted in conspicuous locations along the Preserve Area boundary at a frequency of no less than one (1) sign per 500 feet.
- The roads shown herein are private roads that will be owned and maintained by the homeowners association.

Building and Lot Data

Maximum Height:	35'	(2 Stories)
Minimum Lot Size:	80' x 155'	(12,400 sf)
Minimum Lot Open Space:	30%	
Maximum Building Coverage:	40%	

Setbacks

Front (Front-Loaded Garage):	25'
Front (Side-Loaded Garage):	20'
Side:	10'
Rear:	10'
Mechanical Equipment:	5'

Preserve Data

Total Area:	51.20 ac. (100%)
Wetland Preserve:	35.17 ac.
Managed Wetland:	0.20 ac.**
Total Uplands:	15.83 acres
Unique/Rare (Scrub):	3.30 ac.
Common (Pine Flatwoods):	0.49 ac.
Disturbed:	12.13 ac.**

Required Scrub Preserve:

25% of Uplands or 200% existing	3.30 ac.
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Required Pine Flatwoods:

25% of Uplands or 200% existing	0.10 ac.
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Pine Flatwood Preserve Provided:

Existing Pine Flatwoods:	0.16 ac.
Restored Wetland Buffers:	1.97 ac.
Restored Pine Flatwoods:	0.27 ac.

Scrub Preserve Provided:

Existing Scrub:	3.17 ac.***
Restored Scrub:	0.53 ac.

Created Wetland Connection:

Wetland Preserve Area:	0.68 ac.**
Upland Preserve Area:	35.17 ac.
Total Preserve Area:	41.95 ac. (82%)

* The 0.20-acre managed wetland meets the County's criteria, is permitted to be impacted and is now part of the development site. See PALMP for additional information.
** The 0.68 ac. man-made wetland meets the County's criteria, is permitted to be impacted and is now part of the development site. See PALMP for additional information.
*** Approximately 0.13-acre of existing scrub was impacted to create emergency access and pedestrian connection to SE Gomez Road.

Site Data

Total Area:	2,230,222 sf	51,20 ac
Existing Use:	Vacant	
Existing Zoning:	RE-1/2A	
Proposed Zoning:	PUD	
Existing Future Land Use:	Estate Density 2UPA	
Parcel I.D. Number:	34-38-42-000-034-0000-0	
Product Type:	Single Family Home	
Total Units:	13 Units	
Gross Density:	0.25 DU/ac	
Impervious Area:	1,824,800 sf	41.89 ac 81.8%
Right of Way:	51,478 sf	1.16 ac
Lot:	152,874 sf	3.25 ac
Lake:	78,900 sf	1.81 ac
Wetland Preserve:	1,532,205 sf	35.17 ac
Created Wetland Preserve:	29,343 sf	0.68 ac
Pervious Area:	405,422 sf	9.31 ac 18.2%
Right of Way:	27,650 sf	0.64 ac
Lot:	33,218 sf	0.76 ac
Common Areas:	78,788 sf	1.81 ac
Upland Preserve Areas:	265,738 sf	6.10 ac

Maximum Density Calculations

Total Site Area:	51,20 ac
Maximum Units:	67 (1.31 upa)
16.03 acres uplands @ 2 upa: 32 units	
35.17 acres wetlands @ 1 upa: 35 units	
Proposed Units:	13 (0.25 upa)

Legend

- Pine Flatwood Preserve
6,821 sf / 0.16 ac
- Scrub Preserve
138,244 sf / 3.17 ac
- Restored Wetland Buffer
85,680 sf / 1.97 ac
- Restored Pine Flatwood Preserve
11,763 sf / 0.27 ac
- Restored Scrub Preserve
23,228 sf / 0.53 ac
- Created Wetland Preserve
29,343 sf / 0.68 ac

Firewise Notes

- Lots adjacent to forested preserve areas shall maintain a 30' defensible space that will be maintained in accordance with "firewise" principles including the removal of trash and debris and restricting landscaping to the resistant species.
- No primary structure or attached secondary structure shall be constructed within the 30-foot defensible space to preserve areas.
- Homes on lots adjacent to preserve areas shall have Class A asphalt shingles, single, clay or slate tiles, cement or metal roofing or terra cotta tiles.
- Homes on lots adjacent to preserve areas shall have non-combustible or fire-resistant siding and soffits.
- All deck centers will be allowed to manage the portion of defensible space that exists on the lot.
- The HOA shall be responsible for maintaining the portion of defensible space that exists within the preserve areas.
- The entire 35-foot defensible space shall be maintained in accordance with the "firewise" principles including removal of trash and debris and restricting landscaping to the resistant species.

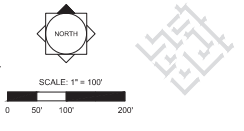
Littoral and Upland Transition Zone

Lake Perimeter (Shoreline): 1,094 linear feet (ft)
Required Littoral Zone area (10 ft x 1,094 ft): 10,940 sf (0.25 ac.)
Required Transition Zone area (10 ft x 1,094 ft): 10,940 sf (0.25 ac.)
Required Littoral/Transition Trees (10,940 / 500): 22 Trees

Provided Littoral Zone area: 11,036 sf (0.25 ac.)
Provided Transition Zone area: 12,252 sf (0.28 ac.)
Provided Littoral Zone Trees: 44 Trees
Provided Transition Zone Trees: 44 Trees

Typical Lot

Date	By	Description
7-10-2023	S.L.S.	Initial Submittal
3-13-2024	S.L.S.	1st Resubmittal
6-6-2024	S.L.S.	2nd Resubmittal
8-29-2024	S.L.S.	3rd Resubmittal



Designer: S.L.S. Sheet
 Manager: M.C.
 Project Number: 22-035
 Municipal Number: —
 Computer File: The Preserve at Loblolly North - Final Site Plan.dwg

Existing Use: Vacant
 Existing Zoning: PS-2
 Future Land Use: General Institutional

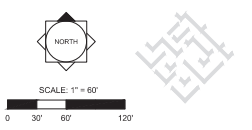
Existing Use: Vacant
 Existing Zoning: PC
 Future Land Use: Conservation



Project Team:
 Client & Property Owner: Lohdy, North LLC
 1407 SE 14th Avenue
 Hobe Sound, Florida 33455
 Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Suite, Florida 33404
 Engineer: L&A Engineering
 2440 SE Federal Hwy, Suite W
 Stuart, Florida 34994
 Traffic Engineer: L&A Engineering
 2440 SE Federal Hwy, Suite W
 Stuart, Florida 34994
 Environmental Consultant: EW Consultants
 1000 SE Military Commons Blvd.
 Stuart, Florida 34996
 Surveyor: NorthStar Geomatics
 800 SE Central Hwy
 Stuart, Florida 34994

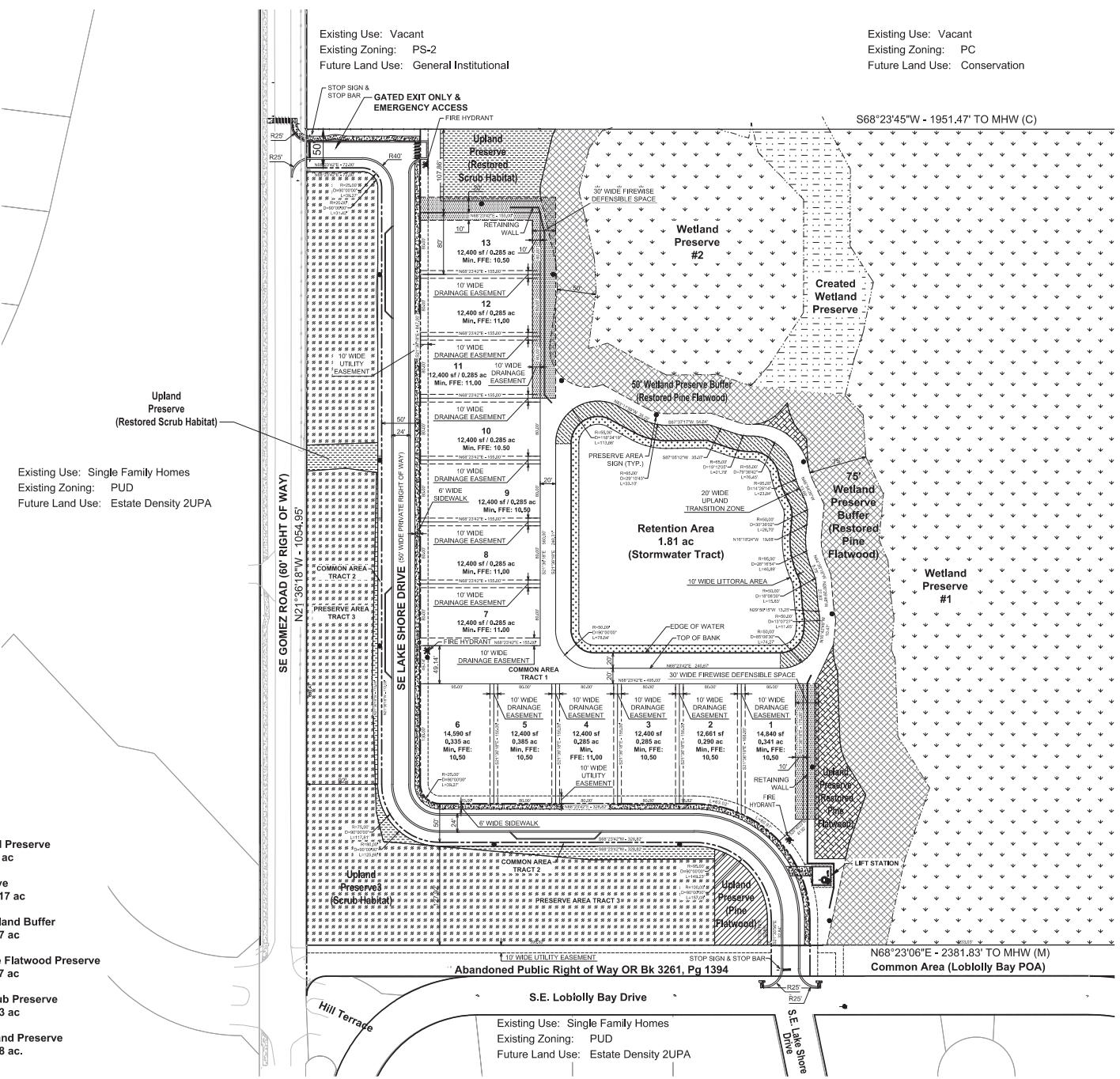
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Designer: S.L.S. Sheet: 2 of 2
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 Existing Zoning: PUD
 Future Land Use: Estate Density ZUPA

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