

Location Map



Legal Description

SOUTHERLY 217.74 FEET OF LOT 3 SUBURBAN HOMES AND GROVES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGE 58 PUBLIC RECORDS MARTIN COUNTY FLORIDA

SUBURBAN HOMES & GROVES LOT 2 (LESS S 600')

SOUTH ONE-HALF OF LOT 103 LESS THE SOUTH 210 FEET OF THE EAST 420 FEET GOMEZ GRANT WEST OF THE INDIAN RIVER ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 62 PUBLIC RECORDS PALM BEACH NOW MARTIN COUNTY BEING MORE PARTICULARLY DESCRIBED IN OR 3038/297

Landscape Data

	REQ.	PROV.	13,140 SF
NORTH PROPERTY LINE			
1 TREE / 300 SF	44	44 PLANTED TREES (20 GUMBO LIMBO, 24 DAHOON HOLLY)	
10 SHRUBS / 300 SF & BERM. DOUBLE ROW HEDGE MAINTAINED AT 6' O.A. HEIGHT MINIMUM	438	816 PLANTED SHRUBS (FAKAHATCHEE GRASS, MUHLY GRASS, SAND CORDGRASS, SAW PALMETTO, GREEN BUTTWOOD, SIMPSONS STOPPER)	
EAST PROPERTY LINE			2,395 SF
1 TREE / 300 SF	8	9 PLANTED TREES (3 GUMBO LIMBO, 6 DAHOON HOLLY)	
10 SHRUBS / 300 SF & BERM. DOUBLE ROW HEDGE MAINTAINED AT 6' O.A. HEIGHT MINIMUM	80	162 PLANTED SHRUBS (FAKAHATCHEE GRASS, MUHLY GRASS, SAW PALMETTO, GREEN BUTTWOOD, SIMPSONS STOPPER)	
EAST PROPERTY LINE (EAGLE AVE)			6,246 SF
1 TREE / 300 SF	21	21 PLANTED TREES (5 GUMBO LIMBO, 6 DAHOON HOLLY, 3 SILVER BUTTWOOD STANDARDS, 2 ORANGE GEBER, & 15 SABAL PALMS CREDITED 3:1)	
28 SHRUBS / 250 SF	700	706 PLANTED SHRUBS (GREEN & SILVER BUTTWOOD, DWARF FAKAHATCHEE GRASS, MUHLY GRASS, DWARF COCOPLUM)	
SOUTH PROPERTY LINE (KIMBERLY WAY)			13,113 SF
1 TREE / 300 SF	44	44 PLANTED TREES (7 PIGEON PLUM, 6 ORANGE GEBER, 10 GUMBO LIMBO, 13 DAHOON HOLLY, & 8 LIVE OAK)	
28 SHRUBS / 250 SF	1469	1,491 PLANTED SHRUBS (GREEN & SILVER BUTTWOOD, DWARF FAKAHATCHEE GRASS, SAND CORDGRASS, DWARF COCOPLUM, DUNE SUNFLOWER)	
SOUTH PROPERTY LINE			1,512 SF
1 TREE / 300 SF	5	6 PLANTED TREES (3 ORANGE GEBER, 3 DAHOON HOLLY)	
10 SHRUBS / 300 SF & BERM. DOUBLE ROW HEDGE MAINTAINED AT 6' O.A. HEIGHT MINIMUM	50	126 PLANTED SHRUBS (FAKAHATCHEE GRASS, MUHLY GRASS, SAW PALMETTO, GREEN BUTTWOOD, SIMPSONS STOPPER)	
WEST PROPERTY LINE (EAGLE AVE)			5,271 SF
1 TREE / 300 SF	18	18 PLANTED TREES (4 PIGEON PLUM, 7 GUMBO LIMBO, 4 DAHOON HOLLY, & 9 SABAL PALMS CREDITED 3:1)	
28 SHRUBS / 250 SF	590	603 PLANTED SHRUBS (GREEN & SILVER BUTTWOOD, DWARF FAKAHATCHEE GRASS, MUHLY GRASS, DWARF COCOPLUM)	
WEST PROPERTY LINE (US 1)			13,170 SF
3 TREE / 300 SF	132	132 PLANTED TREES & PALMS (27 ORANGE GEBER, 35 SILVER BUTTWOOD STANDARDS, 53 BALD CY PRESS, 13 DAHOON HOLLY & 12 SABAL PALMS CREDITED 3:1)	
34 SHRUBS / 300 SF	1493	1,704 PLANTED SHRUBS (COCOPLUM, SIMPSONS STOPPER, SAW PALMETTO, DWARF FAKAHATCHEE GRASS, MUHLY GRASS, GOLDEN BEACH CREEPER, DWARF COCOPLUM)	
VUA LANDSCAPING			
LANDSCAPE AREA (500 SF PER 5,000 SF OF TOTAL VUA AREA 128,610 SF /5,000*500)	12,861	16,961	
TREES ((1) 3" cal. TREE / 250 SF OF REQUIRED LANDSCAPE AREA)	51	51 PLANTED TREES (25 GUMBO LIMBO, 12 DAHOON HOLLY, 14 BALD CY PRESS)	
MULTIFAMILY DEVELOPMENT REQUIRED TREES			
TREES (1 TREE / 1500 SF OF SITE DEVELOPMENT AREA FOR MULTIFAMILY DEVELOPMENTS)	276	387 (322 PLANTED TREES & 196 PALMS CREDITED 3:1)	
MECHANICAL EQUIPMENT & SERVICE FUNCTION AREA LANDSCAPING			
AC UNITS		LANDSCAPE SCREENING PROVIDED	
DUMPSTER ENCLOSURE		COCOPLUM, HIBISCUS, DWARF FAKAHATCHEE GRASS	
TRASH COMPACTOR ENCLOSURE		COCOPLUM	

Site Data

PCN	34-38-42-061-000-00031-0	34-38-42-061-000-00020-3	34-38-42-000-103-00020-9
ZONING		RM-10	HIGH DENSITY VACANT
FUTURE LAND USE			
EXISTING LAND USE			
TOTAL SITE AREA	557,971	12.81	100.0%
IMPERVIOUS AREA	263,127	8.048	47.16%
PROPOSED BUILDING	87,434	2.01	15.7%
RESIDENTIAL BUILDINGS	82,643	1.90	14.8%
MANAGERS RESIDENCE	1,200	0.03	0.2%
CLUBHOUSE	3,591	0.08	0.6%
PARKING / VUA	128,610	2.95	23.0%
CONCRETE WALKS, RAMPS, ETC...	47,083	1.08	8.4%
CAR CANOPY AREA	16,118	0.370	6.13%
OPEN SPACE	294,844	6.769	52.84%
PERVIOUS AREA	294,844	6.769	52.84%
LANDSCAPE BUFFERS / LANDSCAPE AREAS	111,021	2.549	19.9%
PROPOSED RETENTION (BANK & BOTTOM)	40,135	0.921	7.2%
UPLAND PRESERVE	143,688	3.299	25.8%
PARKING	REQ.	PROVIDED	
2 SPACES PER UNIT (177 UNITS)	354	365	
GARAGE PARKING SPACES		29	
DRIVEWAY PARKING SPACES		29	
GENERAL PARKING SPACES		307	
ADA ACCESSIBLE SPACES	8	10	

Xeriscape Table

(A total of 50 pts. are required)

d. 51% OR MORE OF THE GRASS AREAS ARE MADE UP OF A DROUGHT TOLERANT SPECIES FROM THE LIST.	10 pts.
f. 51% OR MORE OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST.	10 pts.
j. 51% OR MORE OF THE REQUIRED TREES ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST.	10 pts.
k. SOD AREA LESS THAN 50% OF LANDSCAPE AREA	10 pts.
l. UTILIZATION OF COMPACTED MULCH BEDS AT LEAST THREE INCHES DEEP IN ALL PLANTED AREAS EXCEPT GROUND COVER.	10 pts.
TOTAL PROVIDED POINTS	50 pts.

Preserve Legend



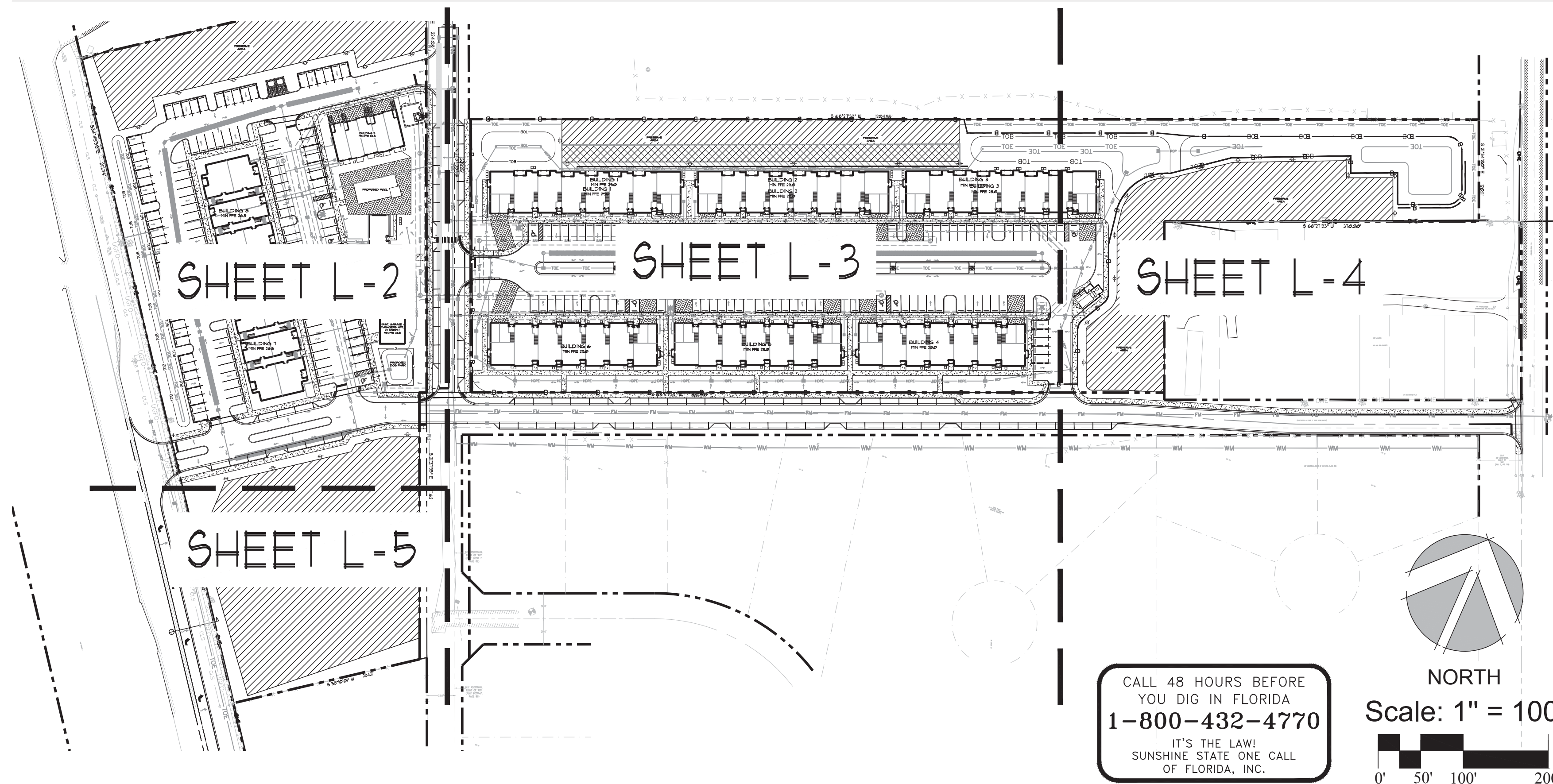
Preserve Data

	SF	AC	%
TOTAL SITE AREA	557,971	12.81	100.0%
PRESERVE AREA - RARE & UNIQUE NATIVE UPLAND HABITAT			
REQUIRED PRESERVED NATIVE UPLAND HABITAT (TOTAL SITE AREA (557,971) * .25)	139,492	3.202	25.0%
PROVIDED PRESERVED NATIVE UPLAND HABITAT	143,688	3.299	25.8%

Landscape Notes

1. PLANT AND LANDSCAPE MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1, AS GIVEN IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, AS PREPARED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES.
2. A 3" THICK LAYER OF ORGANIC, NON-CYPRESS MULCH SHALL BE APPLIED TO ALL LANDSCAPE AND PLANTING AREAS.
3. ALL PROHIBITED VEGETATION SPECIES TO BE REMOVED FROM DEVELOPMENT AREA.
4. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED THAT IS CAPABLE OF PROVIDING 100% COVERAGE TO ALL LANDSCAPE AND PLANTING AREAS AND HAVE AN AUTOMATIC MOISTURE SENSOR.
5. IRRIGATION SOURCE TO BE POTABLE WATER. IRRIGATION PLANS SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. EXISTING TREES THAT ARE TO REMAIN SHALL BE BARRICADED ACCORDING TO THE APPROPRIATE MUNICIPALITY ORDINANCES.
7. THIS PLAN HAS BEEN DESIGNED TO MEET WITH THE TREE PLANTING REQUIREMENTS CONTAINED WITHIN THE FPL DOCUMENT ENTITLED "PLANT THE RIGHT TREE IN THE RIGHT PLACE."
8. 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 THIRTY (30) FEET] SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF THIRTY (30) FEET FROM THE NEAREST OVERHEAD POWER LINE. MEDIUM HEIGHT TREE [HEIGHT AT MATURITY BETWEEN TWENTY (20) AND THIRTY (30) FEET] SHALL BE OFFSET AT LEAST TWENTY (20) FEET AND SMALL TREES [HEIGHT AT MATURITY OF LESS THAN (20) FEET] REQUIRE NO OFFSET.
9. NO TREE, SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY 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 FRONT LENGTH PLUS TWO (2) FEET FROM POWER LINES.
10. ENCROACHMENT INTO REQUIRED BUFFER YARDS AND LANDSCAPED AREAS BY VEHICLES, BOATS, MOBILE HOMES OR TRAILERS 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.
11. THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACING ANY REQUIRED LANDSCAPING IN EASEMENT AREAS THAT MAY BE DISTURBED BY FUTURE MAINTENANCE.
12. STORMWATER MANAGEMENT AREAS ARE TO BE MAINTAINED WITH PLANTED NATIVE VEGETATION, IN PERPETUITY.

Landscape Plan Sheet Key



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Tradewinds of Hobe Sound

Martin County, Florida

Landscape Plan

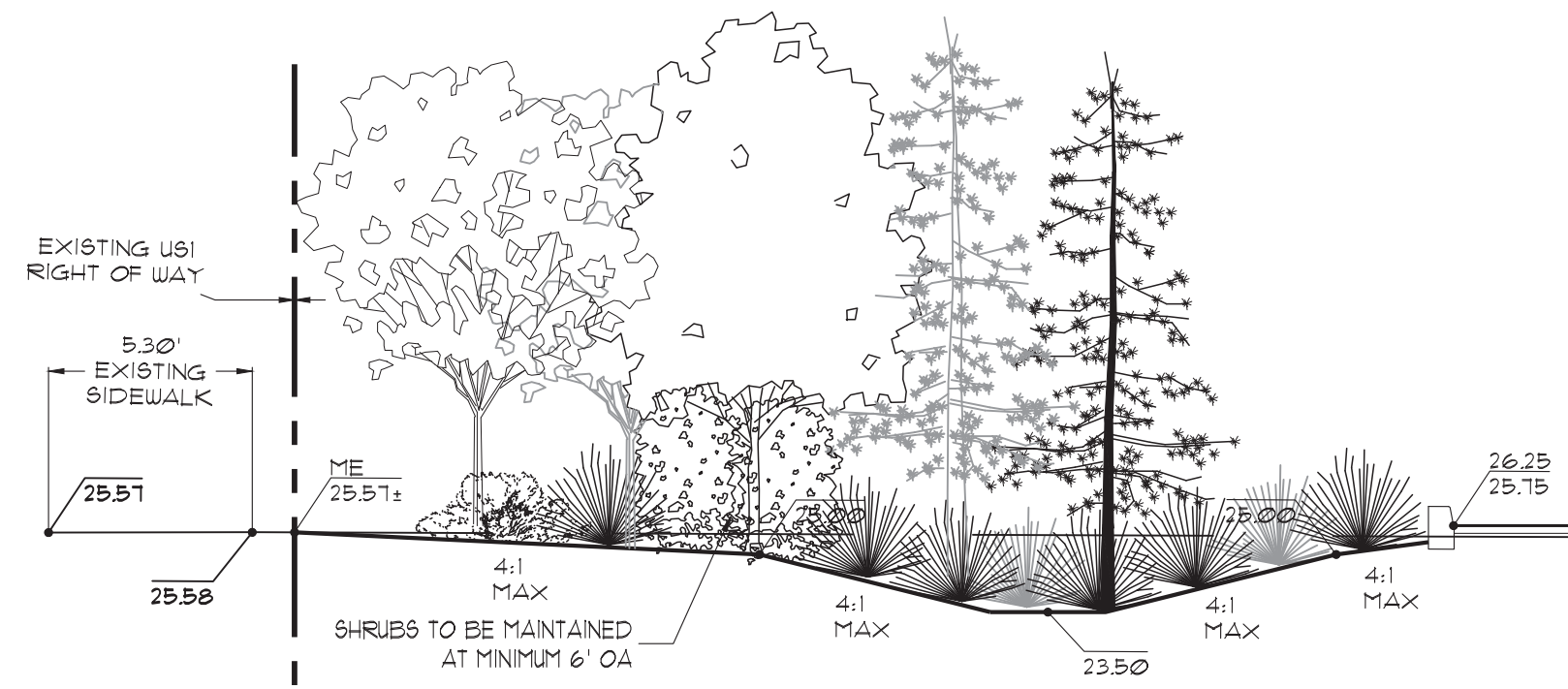


Daniel McRae Sugg, PLA, ASLA

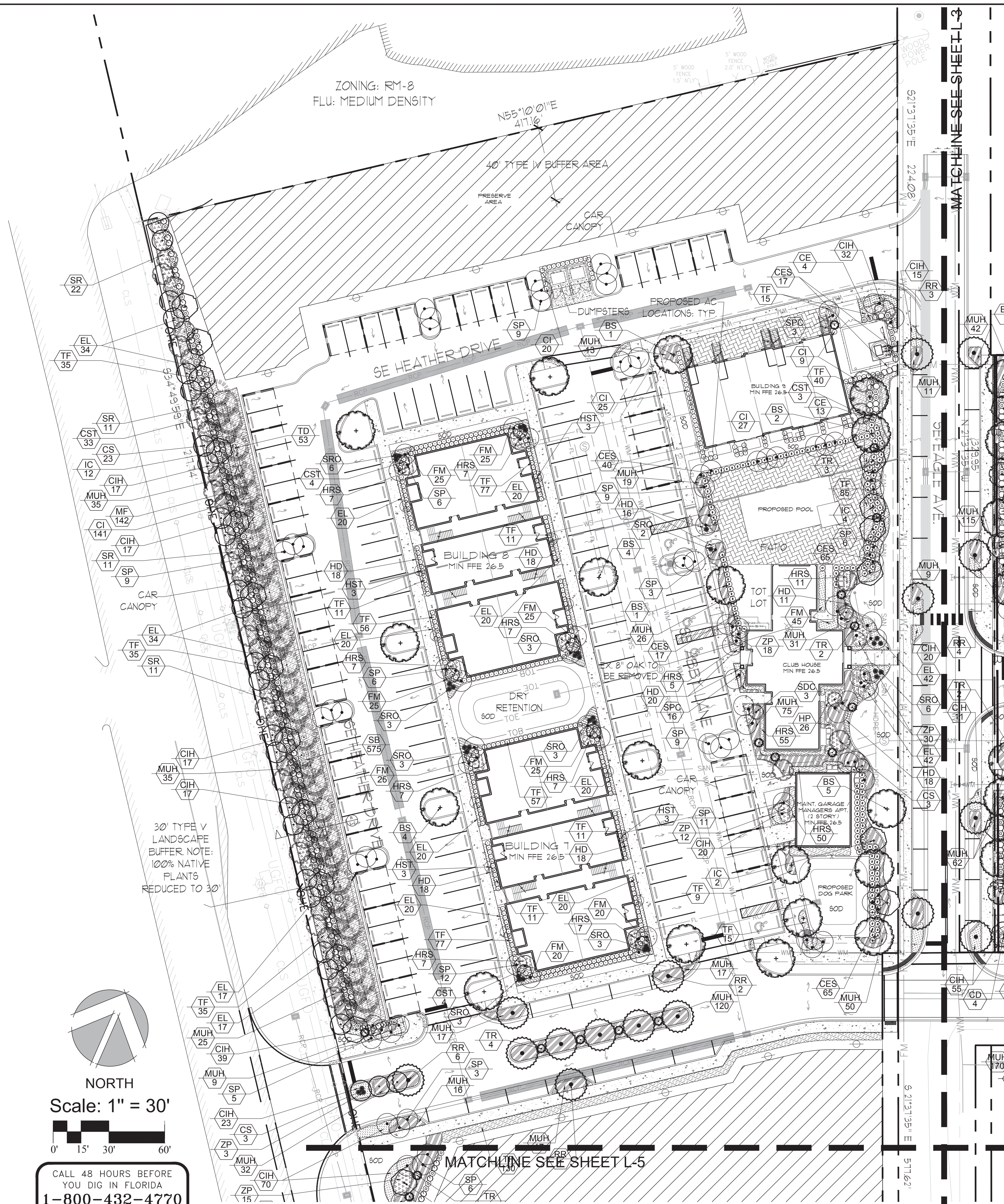
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 Checked By MM
 Scale 1"=60'
 Drawing Date 4/9/2020
10/27/2020 revisions as per comments
12/29/2020 revisions as per comments
2/5/2021 revisions as per comments

L-1



Section B - Type V 30' 100% Native Landscape Buffer

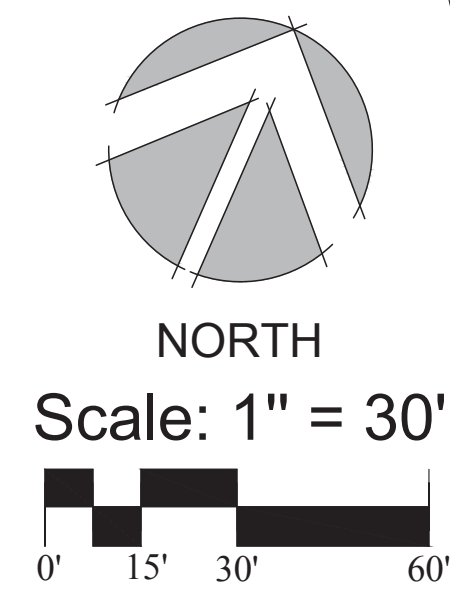


Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
PALMS					
RR [^]	26	Roystonea regia	Royal Palm	10' GW, matching, FF	AS
SP [^]	115	Sabal palmetto	Sabal Palm	10', 14', 18' CT, staggered heights	AS
SPC [^]	56	Sabal palmetto	Curved Sabal Palm	10', 16', 20' CT, staggered heights, curved trunks	AS
TR [^]	15	Thrinax radiata	Florida Thatch Palm	6' OA, multi trunk, full	AS
TREES					
BS [^]	72	Bursera simaruba	Gumbo Limbo	14'x 6', 3" DBH min.	AS
CD [^]	11	Coccoloba diversifolia	Pigeon Plum	12'x 5', 2.5" DBH min.	AS
CS [^]	41	Cordia sebestena	Orange Gelger	12'x 5', 2" DBH min.	AS
CST [^]	48	Conocarpus erectus 'Sericeus'	Silver Buttonwood Standard	12'x 5', 2.5" DBH min.	AS
HST	37	Hibiscus rosa-sinensis 'Standard'	Hibiscus Semihole Pink Standard	5' x 3', full	AS
IC [^]	82	Ilex cassine	Dahoon Holly	14'x 6', 3" DBH min.	AS
QV [^]	8	Quercus virginiana	Live Oak	14'x 6', 3" DBH min.	AS
SDC [^]	19	Senna polyphylla	Desert Cassia	6' x 3', full	AS
TD [^]	75	Taxodium distichum	Bald Cypress	14'x 5', 3" DBH min.	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
CE [^]	511	Conocarpus erectus	Green Buttonwood	7g, 36"x 30"	36" OC
CES [^]	464	Conocarpus erectus 'Sericeus'	Silver Buttonwood	7g, 36"x 30"	36" OC
CI [^]	461	Chrysobalanus icaco	Green Cocoplum	7g, 30"x 24"	30" OC
CIH [^]	864	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	3g, 15"x 18"	24" OC
EL [^]	518	Emodea littoralis	Golden Beach Creeper	3g, 15"x 18"	24" OC
FM [^]	1,092	Ficus microcarpa 'Green Island'	Green Island Ficus	3g, 16"x 18"	24" OC
HD [^]	340	Helianthus debilis	Dune Sunflower	1g, 12"x 18"	24" OC
HP [^]	48	Hamelia patens 'Compacta'	Dwarf Firebush	3g, 24"x 24"	30" OC
HRS	539	Hibiscus rosa-sinensis mix	Hibiscus Mix, Semihole Pink & Double Peac	7g, 30"x 24"	30" OC
MC2 [^]	24	Myrica cerifera	Southern Wax Myrtle	7' OA, multi	AS
MF [^]	571	Mycianthes fragrans	Simpson's Stopper	7g, 36"x 30"	36" OC
MUH [^]	1,263	Muhlenbergia capillaris	Pink Muhly Grass	3g, 24"x 24"	30" OC
PL [^]	101	Psychotria ligustrifolia	Bahama Wild Coffee	7g, 30"x 24"	30" OC
SB [^]	4,838	Spartina bakeri	Sand Cordgrass	1g, 24"x 18", full	36" OC
SR [^]	282	Serenoa repens	Saw Palmetto	30" ht.	36" OC
SRO [^]	46	Streptocarpus reginae	Orange Bird of Paradise	15g, 3"x 3", full clump	AS
TD [^]	900	Tripsacum dactyloides	Fakahatchee Grass	3g, 30"x 24"	36" OC
TF [^]	1,602	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	30" OC
ZP [^]	78	Zamia pumila	Coontie	7g, 20"x 26"	30" OC

[^] DENOTES FLORIDA NATIVE PLANT MATERIAL
[^] DENOTES DROUGHT TOLERANT SPECIES
 ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2015 EDITION

Misc.
 SOD - Paspalum notatum - Bahia Sod - solid sod, laid tight



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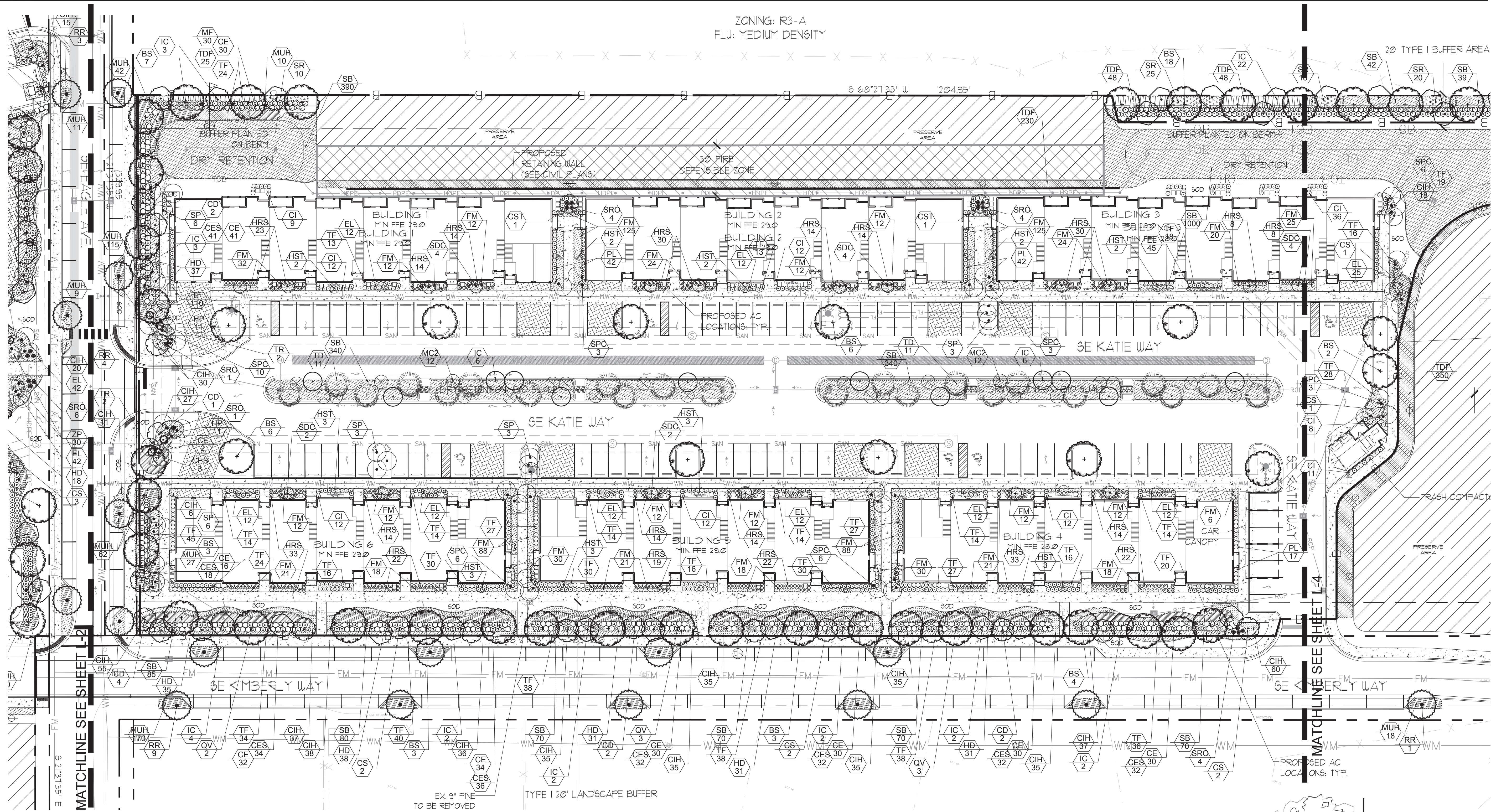
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Tradewinds of Hobe Sound
 Martin County, Florida
 Landscape Plan



Daniel McRae Sugg, PLA, ASLA
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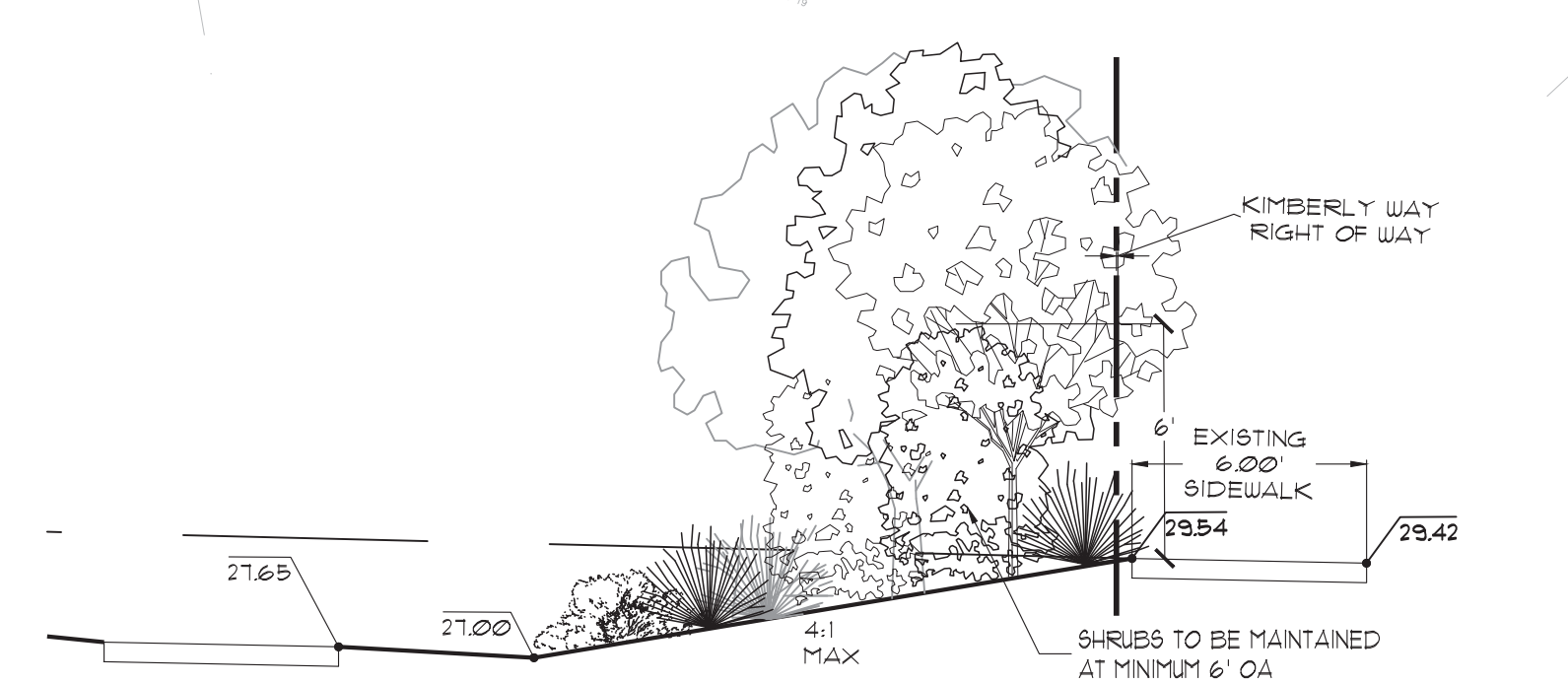
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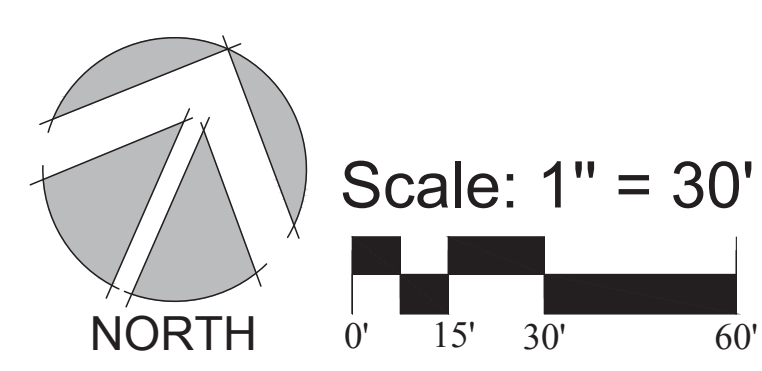
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RR**	26	Roystonea regia	Royal Palm	10' GW, matching, FF	AS	CE**	511	Conocarpus erectus	Green Buttonwood	7g, 36"x 30"	36" OC
SP**	115	Sabal palmetto	Sabal Palm	10', 14', 18' CT, staggered heights	AS	CES**	464	Conocarpus erectus 'Sericeus'	Silver Buttonwood	7g, 36"x 30"	36" OC
SPC**	56	Sabal palmetto	Curved Sabal Palm	10', 16', 20' CT, staggered heights, curved trunks	AS	CI**	461	Chrysobalanus icaco	Green Cocoplum	7g, 30"x 24"	30" OC
TR**	15	Thrinax radiata	Florida Thatch Palm	6' OA, multi trunk, full	AS	CIH**	864	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	3g, 15"x 18"	24" OC
TREES						ACCENTS, SHRUBS & GROUNDCOVERS					
BS**	72	Bursera simaruba	Gumbo Limbo	14"x 6", 3" DBH min.	AS	EL**	518	Emodea littoralis	Golden Beach Creeper	3g, 15"x 18"	24" OC
CD**	11	Coccoloba diversifolia	Pigeon Plum	12"x 5", 2.5" DBH min.	AS	FM**	1,092	Ficus microcarpa 'Green Island'	Green Island Ficus	3g, 16"x 18"	24" OC
CS**	41	Cordia sebestena	Orange Geiger	12"x 5", 2" DBH min.	AS	HD**	340	Helianthus debilis	Dune Sunflower	1g, 12"x 18"	24" OC
CST**	48	Conocarpus erectus 'Sericeus'	Silver Buttonwood Standard	12"x 5", 2.5" DBH min.	AS	HP**	48	Hamelia patens 'Compacta'	Dwarf Firebush	3g, 24"x 24"	30" OC
HST	37	Hibiscus rosa-sinensis 'Standard'	Hibiscus Seminole Pink Standard	5' x 3', full	AS	HRS	539	Hibiscus rosa-sinensis mix	Hibiscus Mix, Seminole Pink & Double Peach	7g, 30"x 24"	30" OC
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						SRO**	46	Strelitzia reginae	Orange Bird of Paradise	15g, 3' x 3', full clump	AS
						TDF**	900	Tripsacum dactyloides	Fakahatchee Grass	3g, 30"x 24"	36" OC
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Section F - Type I 20' Landscape Buffer

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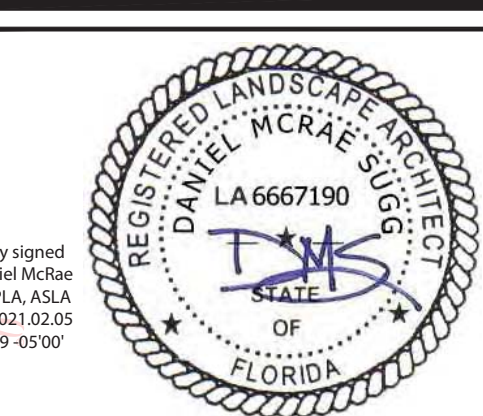
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Martin County, Florida

Landscape Plan



Daniel McRae
 Sugg., PLA, ASLA
 Digitally signed by Daniel McRae
 Sugg., PLA, ASLA
 Date: 2021.07.20
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 Checked By _____ MM
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 12/29/2020 revisions as per comments
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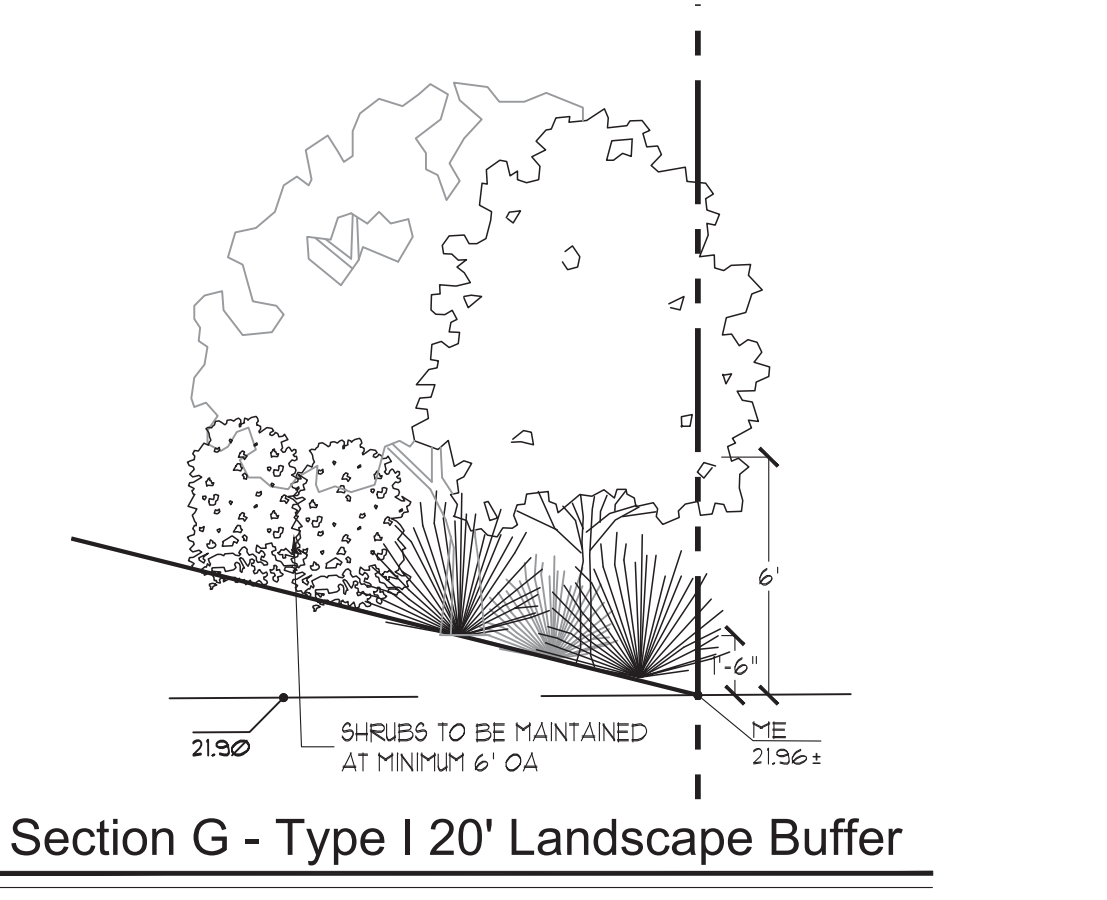
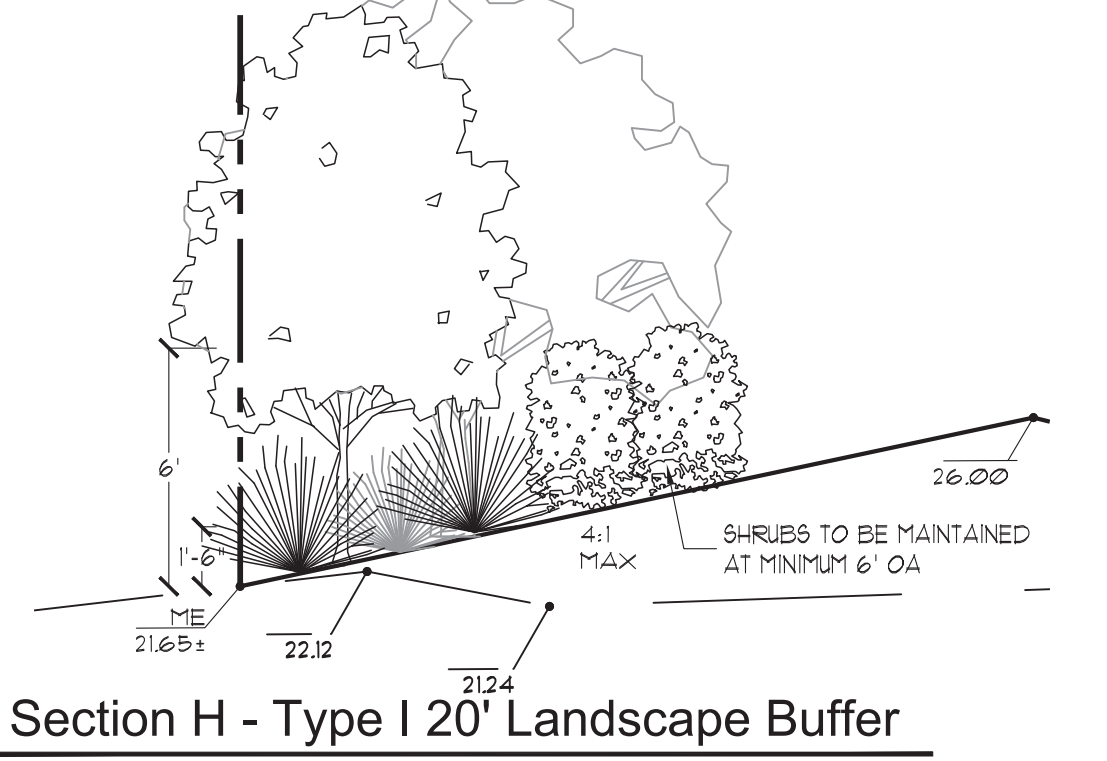
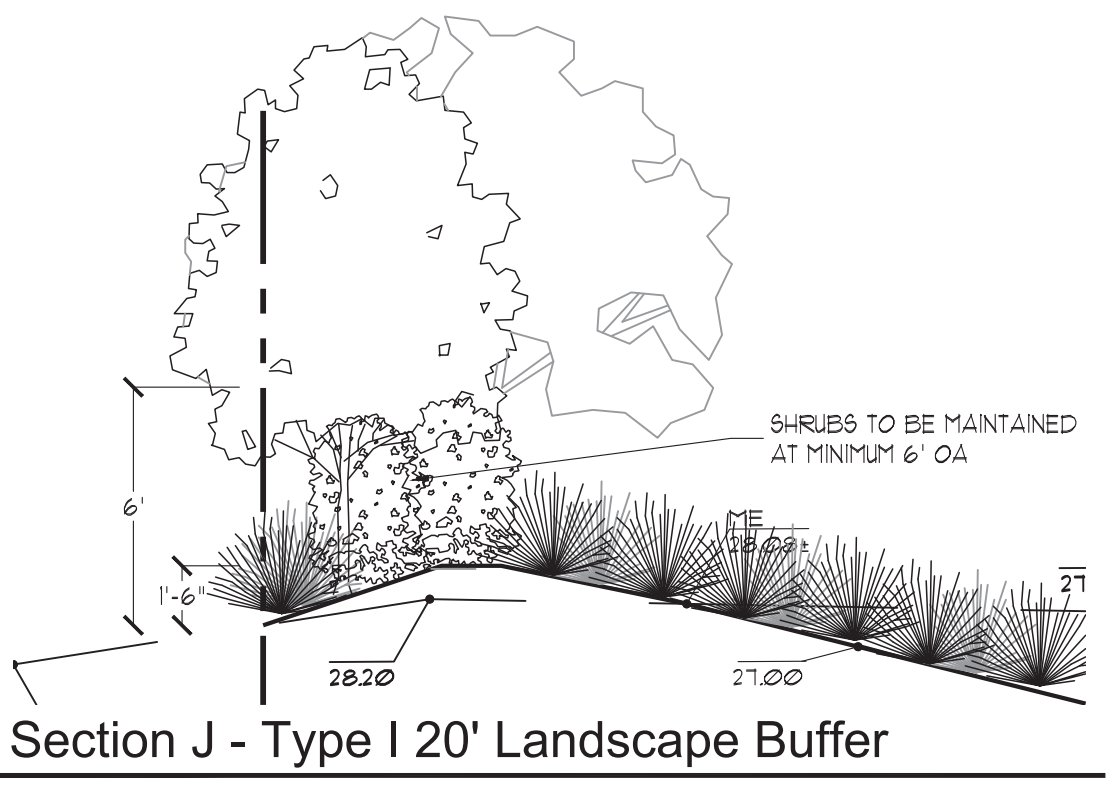
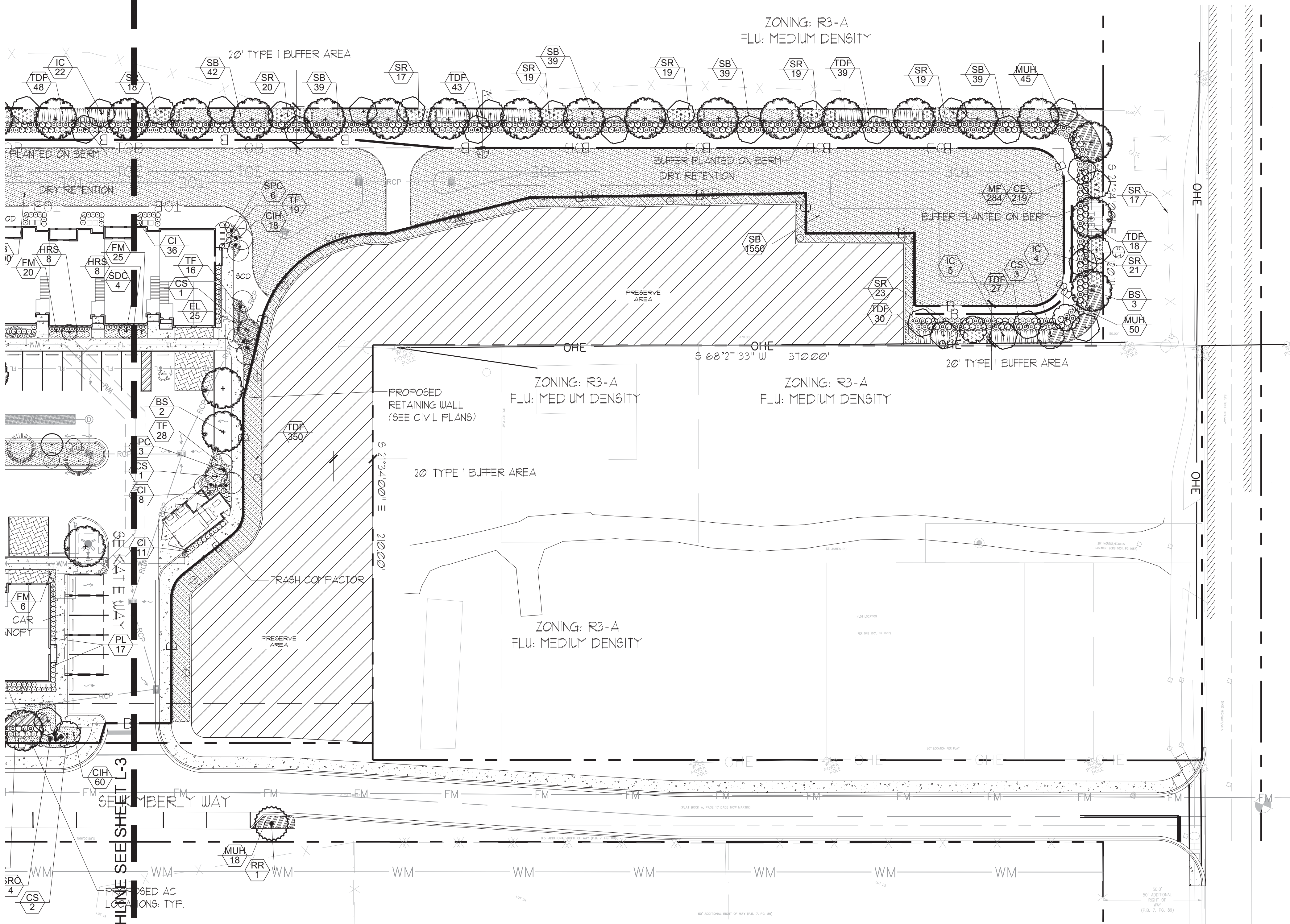
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MATCHLINE SEE SHEET L-3

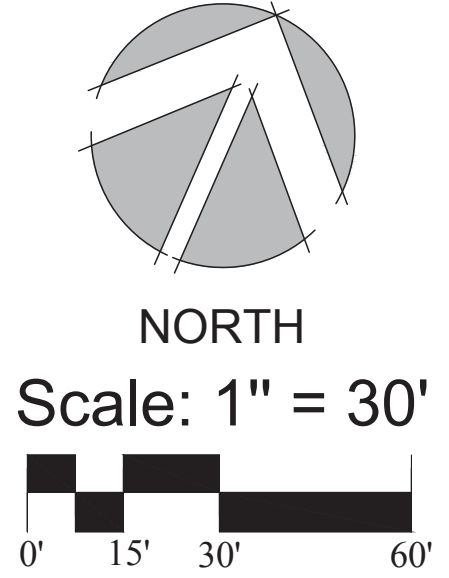
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CS [▲]	41	Cordia sebestena	Orange Geiger	12' x 5', 2" DBH min.	AS	FM [▲]	1,092	Ficus microcarpa 'Green Island'	Green Island Ficus	3g, 16" x 18"	24" OC						
CST [▲]	48	Conocarpus erectus 'Sericeus'	Silver Buttonwood Standard	12' x 5', 2.5" DBH min.	AS	HD [▲]	340	Helianthus debilis	Dune Sunflower	1g, 12" x 18"	24" OC						
HST	37	Hibiscus rosa-sinensis 'Standard'	Hibiscus Seminole Pink Standard	5' x 3', full	AS	HP [▲]	48	Hamelia patens 'Compacta'	Dwarf Firebush	3g, 24" x 24"	30" OC						
IC [▲]	82	Ilex cassine	Dahoon Holly	14' x 6', 3" DBH min.	AS	HRS	539	Hibiscus rosa-sinensis mix	Hibiscus Mix, Seminole Pink & Double Peac	7g, 30" x 24"	30" OC						
QV [▲]	8	Quercus virginiana	Live Oak	14' x 6', 3" DBH min.	AS	MC2 [▲]	24	Myrica cerifera	Southern Wax Myrtle	7' O.A., multi	AS						
SDC [▲]	19	Senna polyphylla	Desert Cassia	6' x 3', full	AS	MF [▲]	571	Myrcianthes fragrans	Simpson's Stopper	7g, 36" x 30"	36" OC						
TD [▲]	75	Taxodium distichum	Bald Cypress	14' x 5', 3" DBH min.	AS	MUH [▲]	1,263	Muhlenbergia capillaris	Pink Muhly Grass	3g, 24" x 24"	30" OC						
						PL [▲]	101	Psychotria lustrifolia	Bahama Wild Coffee	7g, 30" x 24"	30" OC						
						SB [▲]	4,838	Spartina bakeri	Sand Cordgrass	1g, 24" x 18", full	36" OC						
						SR [▲]	282	Serenoa repens	Saw Palmetto	30" ht.	36" OC						
						SRO [▲]	46	Streitzia reginae	Orange Bird of Paradise	15g, 3' x 3', full clump	AS						
						TDF [▲]	900	Tripsacum dactyloides	Fakahatchee Grass	3g, 30" x 24"	36" OC						
						TF [▲]	1,602	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30" x 24"	30" OC						
						ZP [▲]	78	Zamia pumila	Coontie	7g, 20" x 26"	30" OC						

[▲] DENOTES FLORIDA NATIVE PLANT MATERIAL
[○] DENOTES DROUGHT TOLERANT SPECIES
 ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2015 EDITION

Misc.
 SOD - Paspalum notatum - Bahia Sod - sold sod, laid tight

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Daniel
McRae
Sugg,
PLA, ASLA

Digitally signed
by Daniel McRae
Sugg, PLA, ASLA
Date: 2021.02.05
11:35:15 -0500



Drawn By _____ DMS
 Checked By _____ MM
 Scale _____ 1"=30'
 Drawing Date _____ 4/9/2020
 10/27/2020 revisions as per comments
 12/29/2020 revisions as per comments
 2/5/2021 revisions as per comments



McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

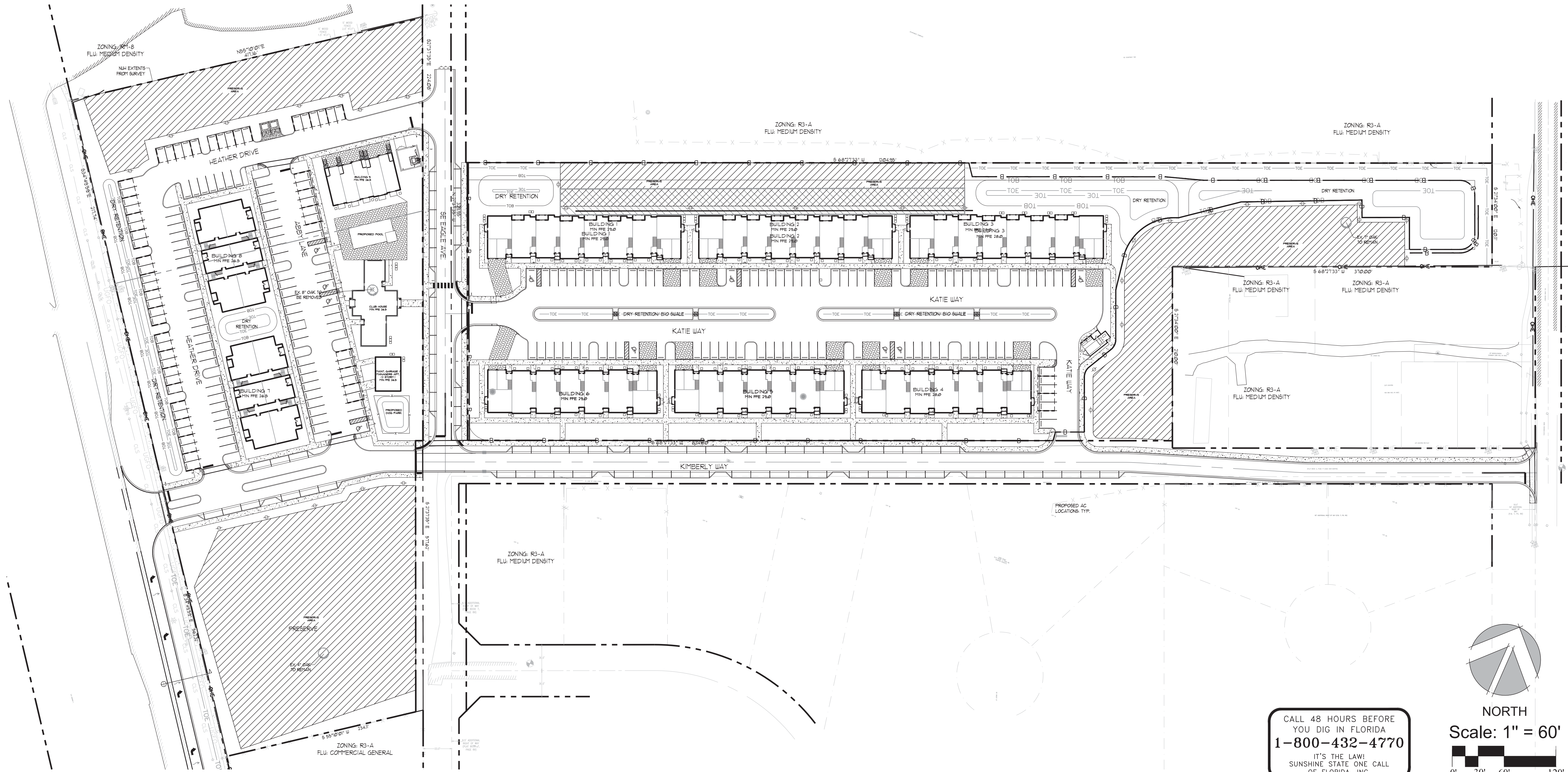
STUART • FT. PIERCE

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Mike@McCartyLandPlanning.com

Protected Tree Data

PROTECTED OAK TREES REMOVED REQUIRING MITIGATION (INCHES)	8
PROTECTED OAK TREES PROPOSED TO BE PRESERVED (INCHES)	11

Preserve Legend



Tradewinds of Hobe Sound
Martin County, Florida
Protected Tree Plan



Daniel
McRae
Sugg,
PLA, ASLA

Drawn By _____ DMS
 Checked By _____ MM
 Scale _____ 1"=60'
 Drawing Date _____ 10/27/2020
 12/29/2020 revisions as per comments
 2/5/2021 revisions as per comments

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