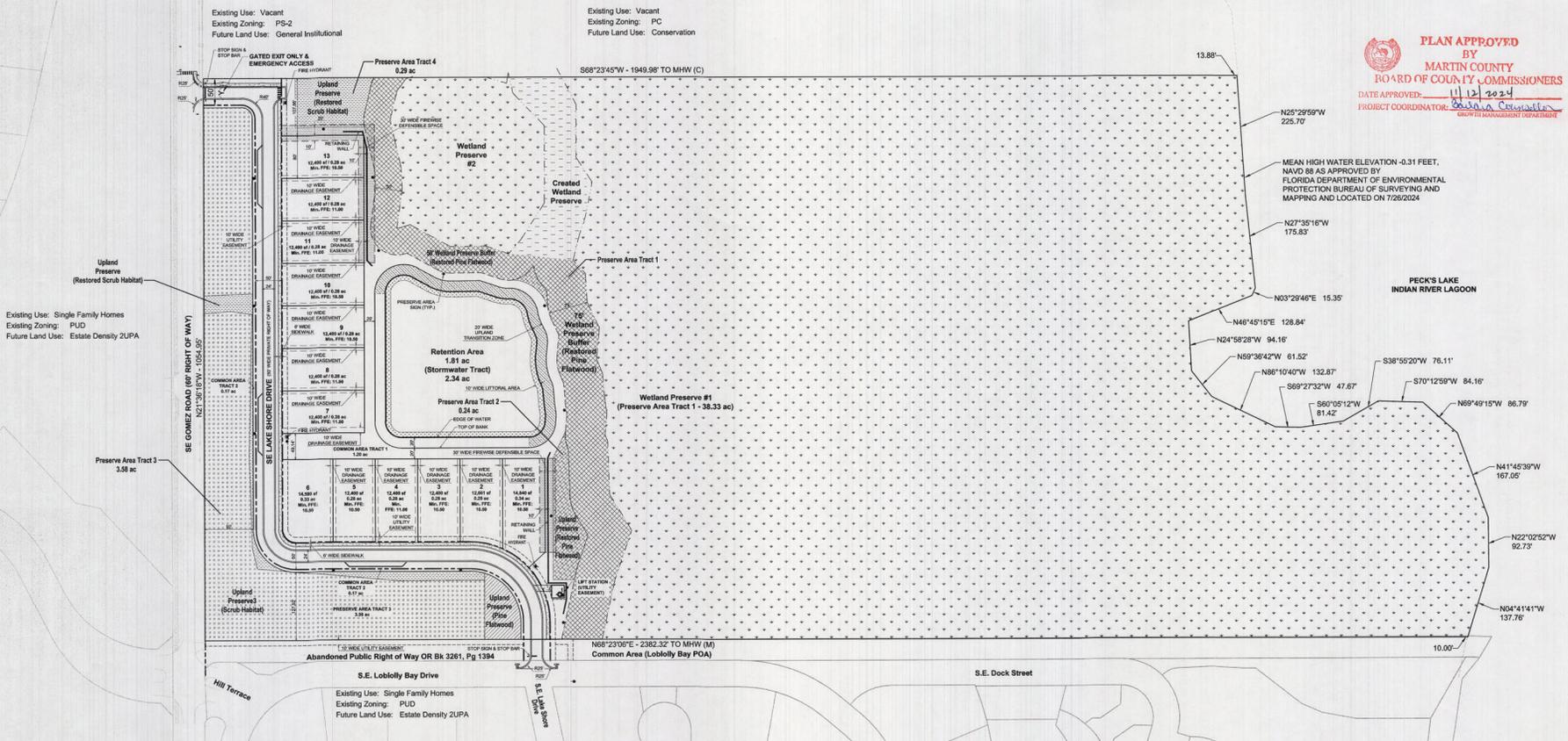


Project Team:

Client & Property Owner:	Loblolly North LLC 7407 SE Hill Terrace Hobe Sound, Florida 33455
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	LaCone Engineering 2440 SE Federal Hwy, Suite W Stuart, Florida 34994
Traffic Engineer:	LaCone Engineering 2440 SE Federal Hwy, Suite W Stuart, Florida 34994
Environmental Consultant:	EW Consultants 1000 SE Monterey Commons Blvd. Stuart, Florida 34996
Surveyor:	NorthStar Geomatics 830 SE 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. Barricades 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 exotic 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 lanes 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 mechanically, 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 Growth Management Department Director, as applicable. It is the responsibility of the owner or property owners association, its successors or assigns to maintain the required runoff and coverage of the reclaimed upland and planted littoral and upland transition areas and to ensure ongoing removal of prohibited and invasive non-native plant species from these areas. (Code 4.343A.13, LDR)

Preserve Area Boundary Markers: A permanent preserve area boundary marker shall be installed at one lot 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 4-inch pressure sign affixed to 4x4-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 its 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 below are private roads that will be owned and maintained by the homeowners association.

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

- Lot 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 landscape to fire resistant species.
- No primary structure or attached secondary structure shall be constructed within the 30' defensible space to preserve areas.
- Homes on lots adjacent to preserve areas shall have Class A asphalt shingles, slate or clay 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 lot owners 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 30-foot defensible space shall be maintained in accordance with the "firewise" principles including removal of trash and debris and restricting landscape to fire resistant species.

Littoral and Upland Transition Zone

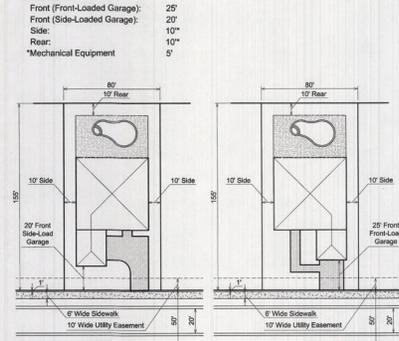
Lake Perimeter (Shoreline): 1,094 linear feet (lf)
 Required Littoral Zone area (10 sf x 1,094 lf): 10,940 (0.25 ac)
 Required Transition Zone area (10 sf x 1,094 lf): 10,940 (0.25 ac)
 Required Littoral/Transition Trees (10,940 / 500): 22 Trees
 Provided Littoral Zone area: 11,036 sf (0.25 ac)
 Provided Transition Zone area: 12,252 sf (0.28 ac)
 Provided Littoral Zone Trees: 44 Trees
 Provided Transition Zone Trees: 44 Trees

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'



Typical Lot
 NTS

Preserve Data

Total Area:	51.33 ac. (100%)
Wetland Preserve:	35.30 ac.
Manmade Wetland:	0.20 ac.*
Total Uplands:	15.83 acres
Unique/Rare (Scrub):	3.30 ac.
Common (Pine Flatwoods):	0.40 ac.
Disturbed:	12.13 ac**

Required Scrub Preserve: 3.30 ac.
 (25% of Uplands or 100% minimum)

Required Pine Flatwoods: 0.10 ac.
 (25% of Existing Pine Flatwoods)

Pine Flatwood Preserve Provided: 2.40 ac.
 Existing Pine Flatwoods: 0.16 ac.
 Restored Wetland Buffers: 1.97 ac.
 Restored Pine Flatwoods: 0.27 ac.

Scrub Preserve Provided: 3.70 ac.
 Existing Scrub: 3.17 ac.***
 Lot: 0.53 ac.

Created Wetland Connection: 0.68 ac.**
Wetland Preserve Area: 35.30 ac.
Upland Preserve Area: 6.10 ac.
Total Preserve Area: 42.08 ac. (82%)

* The 0.20-acre manmade wetland meets the County's criteria, is permitted to be impacted and is now part of the development site. See PAMP for additional information.
 ** The disturbed uplands between Wetland Preserve #1 and #2 were used to create the 0.68-acre wetland connection.
 *** The 0.68 ac manmade wetland meets the Counties criteria, is permitted to be impacted and is now part of the development site.

Open Space

Minimum Open Space:	1,115,136 sf	25.60 ac	50%
Provided Open Space:	2,045,870 sf	47.10 ac	92%
Total Pervious Area:	426,422 sf	9.31 ac	
Lakes:	78,900 sf	1.81 ac	
Wetland Preserve:	1,532,205 sf	35.30 ac	
Created Wetland Preserve:	29,343 sf	0.68 ac	

Site Data

Total Area:	2,235,885 sf	51.33 ac
Existing Use:	Vacant	
Existing Zoning:	RE-1/2A	
Proposed Zoning:	PUD	
Existing Future Land Use:	Estate Density ZUPA	
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	
In pervious Area:	1,830,463 sf	42.02 ac 81.9%
Right of Way:	51,478 sf	1.18 ac
Lot:	152,874 sf	3.05 ac
Lake:	78,900 sf	1.81 ac
Wetland Preserve:	1,537,868 sf	35.30 ac
Created Wetland Preserve:	29,343 sf	0.68 ac
Pervious Area:	405,422 sf	9.31 ac 18.1%
Right of Way:	27,880 sf	0.64 ac
Lot:	39,218 sf	0.76 ac
Common Areas:	78,788 sf	1.81 ac
Upland Preserve Areas:	265,736 sf	6.10 ac

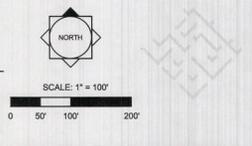
Maximum Density Calculations

Total Site Area:	51.33 ac
Maximum Units:	67 (1.31 upa)
16.03 acres uplands @ 2 upa: 32 units	
35.30 acres wetlands @ 1 upa: 35 units	
Proposed Units:	13 (0.25 upa)

Parking Requirements

Parking Required:	26 Spaces
2 spaces per unit @ 13 units	
Parking Provided:	26 Spaces

Date	By	Description
7.10.2023	S.L.S.	Initial Submittal
3.13.2024	S.L.S.	1st Resubmittal
6.8.2024	S.L.S.	2nd Resubmittal
8.29.2024	S.L.S.	3rd Resubmittal



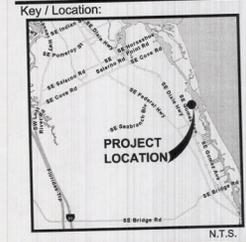
Designer:	S.L.S.	Sheet
Manager:	M.C.	
Project Number:	22-035	
Municipal Number:	—	
Computer File:	The Preserve at Loblolly North - Final Site Plan.rvt	

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

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

PLAN APPROVED
 BY
MARTIN COUNTY
BOARD OF COUNTY COMMISSIONERS
 DATE APPROVED: 11/11/2024
 PROJECT COORDINATOR: *Dr. Sara Gonzalez*
 (SOUTH MANAGEMENT DEPARTMENT)

lucido & associates
 701 E Ocean Blvd., Suite Florida 34994 (978) 220-2100 Fax (978) 223-0220



Project Team:

Client & Property Owner: Loblolly North LLC
 1407 SE Hill Terrace
 Hobe Sound, Florida 33455

Lead Planner / Landscape Architect: Lucido & Associates
 101 East Ocean Boulevard
 Stuart, Florida 34994

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

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

Environmental Consultant: EW Consultants
 1000 SE Monterey Commons Blvd.
 Stuart, Florida 34995

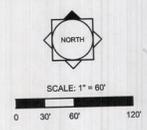
Surveyor: NorthStar Geomatics
 392 SE Central Pkwy
 Stuart, Florida 34994

The Preserve at Loblolly North PUD

Hobe Sound, Florida

Master / Final Site Plan

Date	By	Description
7-10-2023	S.I.S.	Initial Submittal
3-13-2024	S.I.S.	3rd Resubmittal
4-15-2024	S.I.S.	2nd Resubmittal
8-29-2024	S.I.S.	1st Resubmittal
1-17-2025	S.I.S.	MHWL Adjustment

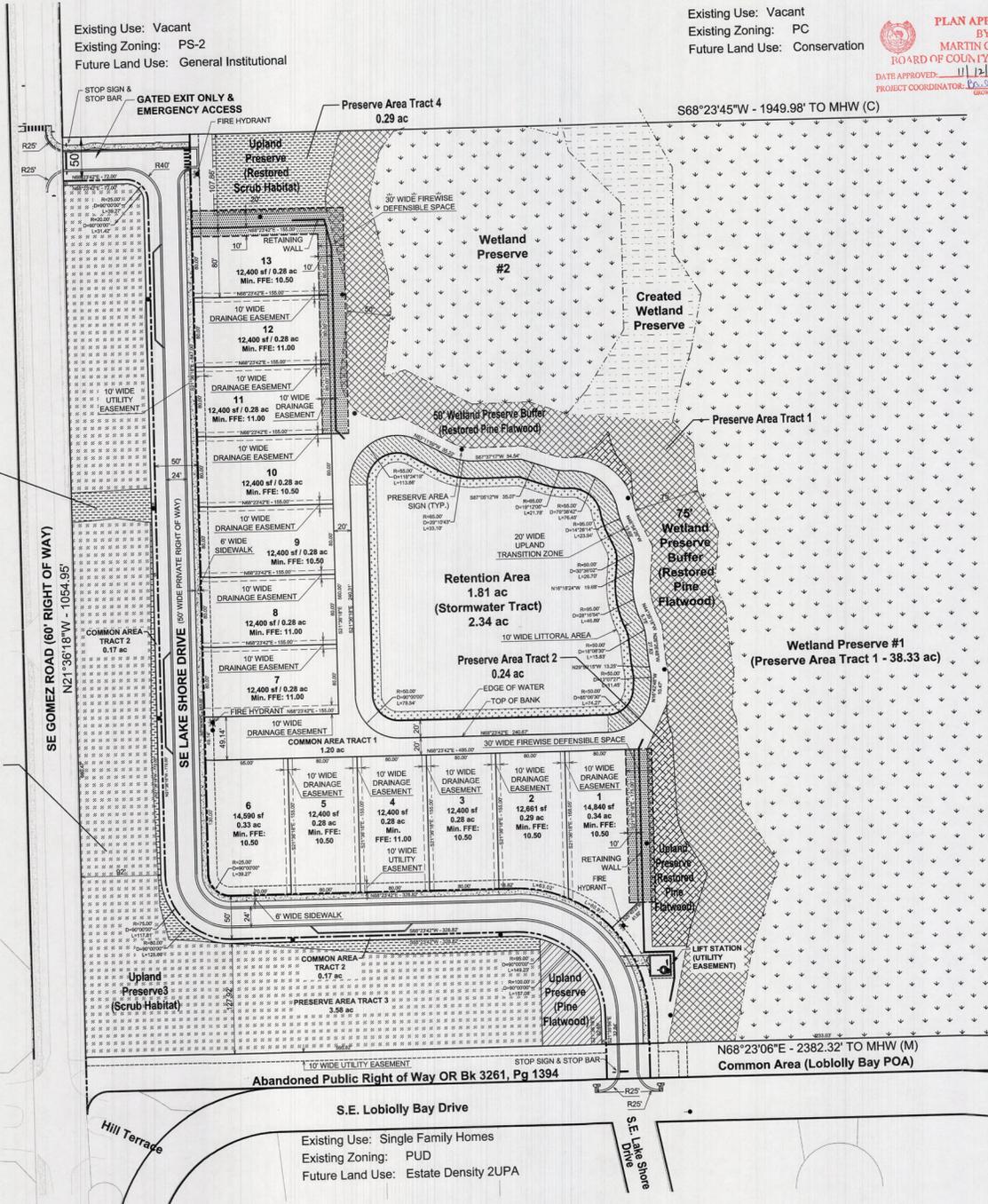


Designer: S.I.S. Sheet: **2 of 2**
 Manager: M.C. 22-035
 Project Number: 22-035
 Municipal Number: ---
 Computer File: The Preserve at Loblolly North - Final Site Plan.dwg

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Existing Use: Single Family Homes
 Existing Zoning: PUD
 Future Land Use: Estate Density ZUPA

- Legend**
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 - Scrub Preserve
138,244 sf / 3.17 ac
 - Restored Wetland Buffer
85,680 sf / 1.97 ac
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23,228 sf / 0.53 ac
 - Created Wetland Preserve
29,343 sf / 0.68 ac



Abandoned Public Right of Way OR Bk 3261, Pg 1394

S.E. Loblolly Bay Drive
 Existing Use: Single Family Homes
 Existing Zoning: PUD
 Future Land Use: Estate Density ZUPA