

LANDSCAPE NOTES

ALL LANDSCAPE MATERIAL TO BE FLA. #1 OR BETTER
BAHA SOD AS REQUIRED
MALAEUCA OR EUCALYPTUS MULCH (NO CYPRESS) AS REQUIRED TO 5" THICKNESS MINIMUM IN ALL PLANT BEDS
ALL PROHIBITED, EXOTIC AND INVASIVE SPECIES SHALL BE REMOVED FROM ENTIRE SITE PRIOR TO
ISSUANCE OF CERTIFICATE OF OCCUPANCY (CODE 4.664, LDR)
LANDSCAPE MATERIAL STANDARDS SHALL BE FOLLOWED AS SPECIFIED IN SECTION 4.665, LDR,
MARTIN COUNTY CODES.

CYPRESS MULCH MAY NOT BE USED AS A MULCHING MATERIAL. (CODE 4.665-C, LDR)
IF NECESSARY TO OBTAIN REQUIRED CAPACITY ALONG PERIMETER BUFFERS SUPPLEMENTARY UNDERSTORY
AND / OR TREES MAY BE REQUIRED, PLEASE REFER TO SUPPLEMENTAL SPECIES LIST.

IRRIGATION NOTES

FULLY AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE IN 1/2 MPH WIND
INSTALL PLENUMS ON ALL TREES + LOW WATER USAGE
INSTALL RAIN SENSOR COVER-RODE DEVICE AT IRRIGATION TIME CLOCK
WATER SOURCE TO BE ON-SITE WELL

TREE PROTECTION INSIDE OF PHASE I ONLY

TYPE	SIZE	QUANTITY
PINE	2	1
PINE	7	1
PINE	8	64
PINE	9	16
PINE	10	84
PINE	11	8
PINE	12	47
PINE	13	32
PINE	14	9
PINE	15	31
PINE	16	8
PINE	17	1
PINE	18	14
PINE	20	5
PINE	22	2
PINE	24	10
PINE	25	1
PINE	26	1
PINE	28	1
PINE	30	4
PINE	32	1
TOTAL		341

TYPE	SIZE	QUANTITY
OAK	4	5
OAK	5	5
OAK	6	16
OAK	8	3
OAK	10	4
OAK	11	1
OAK	12	2
OAK	13	1
OAK	15	4
OAK	18	2
OAK	20	1
OAK	30	1

TYPE	SIZE	QUANTITY
PALM	7	1
PALM	8	2
PALM	9	5
PALM	10	2
PALM	11	1
PALM	12	2
PALM	13	1
PALM	15	5
PALM	18	2
PALM	20	1

TOAL	45
TOTAL EXISTING & PROPOSED TREE SUMMARY	
TOTAL EXISTING PINE, PALM & OAK TREES =	
920 DBH TREE CREDITS	
EXISTING TREES = 393	
EXISTING PALMS (3 FOR 1) = 7	
PROPOSED TREES = 284	
TOTAL EXISTING & PROPOSED TREES =	
393 + 7 + 284 = 684 TREES	

NOTE: ALTERNATIVE COMPLIANCE --
NATIVE GRASSING TO BE USED ON FILLED AREA.

20-25' WIDTH BUFFER --
SUPPLEMENTAL NATIVE TREES AND SHRUBS SHALL BE ADDED TO MEET
REQUIREMENTS OF OPACITY -- LIST TO INCLUDE ELLIOT PINES, LIVE OAKS, DAHOON HOLLIES

PHASE I = 80.53 AC. - (MINUS) DEDICATED AREA (11.09 AC.) = 69.44 AC.
(PHASE I LANDSCAPE AREA)
1 TREE PER 2500 SF. = 1210 TREES (3,024,806 SF. DIV. BY 2500)
1210 - 284 = 926 TREES
EXIST. DBH TREES TOTAL (837 + 76 + 7) = 920 CREDITS
284 PROP. TREES TOTAL = 284 CREDITS

NATIVE SEEDING

Soil in all disturbed area shall be prepared per seed provider prior to installation.
Native seed shall come from Central or South Florida and be harvested from a Flatwoods
Ecosystem. The bulk of the harvest material should be wiregrass and contain Andropogons and
other species that would be conducive to the anticipated soil moisture of the recipient site.
Application rate is generally 15-20# seed per acre. One source for the seeding is The Natives,
Inc. at 863-422-6664 or paul@thenatives.net. Seed species to be from the following list:

SCIENTIFIC NAME	COMMON NAME
Andropogon brachystachyus	Short-spike bluestem
Andropogon glomeratus	Bluestem
Andropogon glomeratus var. glaucopsis	Chalky bluestem
Andropogon ternarius	Splitbeard bluestem
Andropogon virginicus	Bluestem
Andropogon virginicus var. glauca	Chalky bluestem
Aristida stricta	Wiregrass
Coreopsis leavenworthii	Leavenworth's goldenrod
Elephantopus elatus	Elephant's foot
Eragrostis elliotti	Elliott's lovegrass
Eragrostis spectabilis	Purple lovegrass
Eragrostis virginica	Coastal lovegrass
Liatris sp.	Blazing star
Panicum anceps	Beaked panicum
Pitropsis graminifolia var. tracyi	Grass-leaved aster
Rudbeckia hirta	Black-eyed susan
Solidago sp.	Goldenrod
Sorghastrum secundum	Lopsided indiagrass

XERISCAPE REQUIREMENTS

Plan submitted with low, medium, and high water usage indicated on the landscape plan
51% or more of the grass areas are made up of drought tolerant species from the list
51% or more of the required shrubs are made up of drought tolerant species from the list
51% or more of the required trees are made up of drought tolerant species from the list
Utilization of compacted mulch beds at least three inches deep in all planted areas except groundcover
Utilization of mulch other than cypress

PTS

TOTAL POINTS 50

PROTECTION OF REQUIRED LANDSCAPING.

- ENCROACHMENT INTO REQUIRED BUFFERYARDS 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.
- TREE PROTECTION SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION. TREE PROTECTION MUST BE INSPECTED WEEKLY, WITH REPAIRS AND MAINTENANCE. UPON FAILURE OF THE SILT FENCE, IT SHALL BE NECESSARY TO REPLACE.

MAINTENANCE OF REQUIRED LANDSCAPING.

- 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 REQUESTED NUMBER OF LIVING TREES ACCORDING TO THE STANDARDS ESTABLISHED IN THE MARTIN COUNTY LANDSCAPE CODE.
- 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.
- 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.
- THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACING ANY REQUIRED LANDSCAPING IN EASEMENT AREAS THAT MAY BE DISTURBED BY FUTURE MAINTENANCE.

PLANT & MATERIAL SCHEDULE

% TOTAL	KEY	NATIVE	DROUGHT TOL.	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE (HT. x SPR.)	CONTAINER
17%	IC	Y	MOD.	47	ILKEX CASSINE	DAHOON HOLLY	10' O.A., 2" CAL. MIN.	B & B
95%	PE	Y	VERY	95	PINUS ELLIOTTI (PENSA)	SLASH PINE	10' O.A., 2" CAL. MIN.	B & B
95%	QV	Y	VERY	95	QUERCUS VIRGINIANA	LIVE OAK	10' O.A., 2" CAL. MIN.	B & B
17%	SM	Y	MOD.	47	SWIENTENIA MADAGONI	MAHOGANY	10' O.A., 2" CAL. MIN.	B & B
100%	-	-	-	-	-	-	-	-
284 TREES TOTAL								

TREES SHOWN ARE ILLUSTRATIVE ONLY AND DO NOT REPRESENT ACTUAL
CANOPY COVERAGE.

PROPOSED TREES SHOWN SHALL BE INSTALLED IN A NATURAL PATTERN

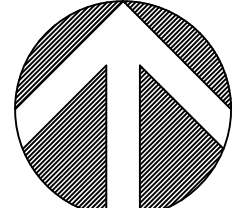
LEGEND

	WETLAND
	FILLED LAKE
	UPLAND PRESERVE
	EXISTING LAKE
	PHASE LIMITS

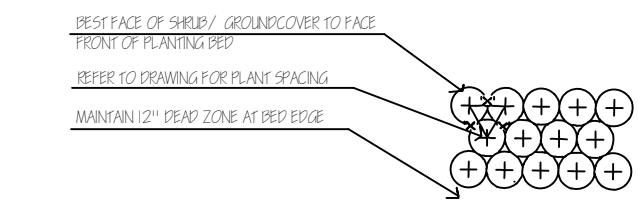
UNDISTURBED AREA /
SILT FENCE
PROPOSED
TREES
EXISTING
TREES

Dedication Area	Area (SF)	Area (AC)	% of Total Area
Wetland	52,054	1.19	1.08%
Upland Preserve	369,824	8.49	7.66%
Greenspace	61,210	1.41	1.27%
Total Dedication Area	483,088	11.09	100.00%

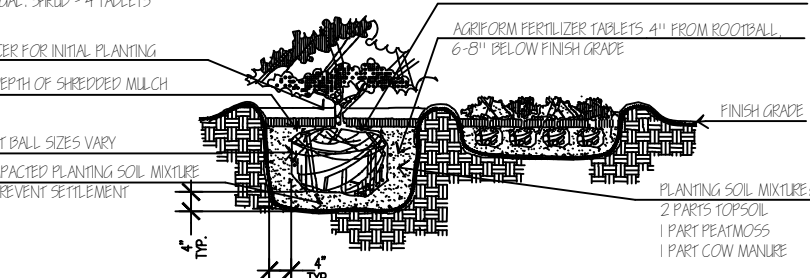
CALL 48 HOURS
BEFORE YOU DIG
IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



TREE PLANTING DETAIL



SHRUB / GROUND COVER PLANTING DETAIL



APPROXIMATE FILLING SCHEDULE

ITEM/DESCRIPTION
DURATION OF PROJECT (PHASE I)
RESTORATION FILL (MATERIAL HAULED TO SITE) COMPACTED IN PLACE 1,422,185 CY*

3 YEARS

ELECTRONIC SEAL AFFIXED
BY AUTHOR 4.8.2019

HAT 200

* BASED ON 28.51 ACRE LAKE (PHASE I) WITH AN AVERAGE DEPTH OF 27 FEET WITH A 30% LOSS FOR COMPACTION.

Date	Revision
2.26.2018 (PM)	
2.28.2018 (WET)	
5.10.2018	
7.8.2018	
8.14.2018	
9.28.2018	
4.5.2019	

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CREATIVE LAND MANAGEMENT DEVELOPMENT
GREEN FARM ROAD
MARTIN COUNTY, FL

DATE: 2.2.2018
DRAWN: WAF
CHECKED:
SCALE: 1" = 200'
PROJECT NO. 18-016

SEAL
WILLIAM A. FLINT
STATE OF FLORIDA
#941
CREATIVE LANDSCAPE ARCHITECT

LAKE FILL IN - LANDSCAPE PLAN