

SHEET: SA-L-200 - SE OSPREY STREET & SE DIXIE HIGHWAY LANDSCAPE PLAN - March 03, 2024, 11:25:17 AM  
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**PLANTING NOTES:**

- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
- PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
- PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
- ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
- CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
- ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THE PROPERTY OWNER SHALL, AT THEIR OWN EXPENSE, REPLACE ANY REQUIRED LANDSCAPING IN FUTURE DEVELOPMENT AREAS, OR ADJACENT AREAS, THAT MAY BE DISTURBED, DAMAGED, OR REMOVED DURING THE INSTALLATION OF SITE IMPROVEMENTS OR FUTURE MAINTENANCE ACTIVITIES. ALL REPLACED MATERIALS SHALL BE OF LIKE-KIND AND SIZE OR AS APPROVED BY THE MUNICIPALITY/COUNTY, TO MAINTAIN THE INTEGRITY OF THE APPROVED LANDSCAPE PLAN. ANY CHANGES TO THE LANDSCAPING AS A RESULT OF FUTURE SITE IMPROVEMENTS WILL BE DOCUMENTED ON A REVISED LANDSCAPE PLAN.

**BAHIA SEED MIXTURE NOTES:**

**1. SEED MIX:**

- 75% BAHIA (PASPALUM NOTUM 'ARGENTENIE')
- 25% BROWNTOP MILLET (PANICUM RAHOSUM)

ALL SEE TO HAVE A PURITY OF 90% OR HIGHER AND A GERMINATION RATE OF 85% OR HIGHER. PROVIDE SEED TAGS/LABELS FOR APPROVAL PRIOR TO SEEDING OPERATIONS COMMENCING.

FOR PLANTING IN FALL/WINTER MONTHS (OCTOBER 15 - MARCH 15), SUBSTITUTE ANNUAL RYEGRASS IN LIEU OF BROWNTOP MILLET.

**2. SEED APPLICATION RATE:**

- 5 LBS / 1,000 SF (ESTIMATED QUANTITY: 46 LBS)

**3. SEEDING PROCEDURE:**

- PREPARE SEED BED BY LIGHTLY TILLING TOP SURFACE AND RAKING SMOOTH.
- APPLY 16-4-8 SLOW RELEASE FERTILIZER AT HALF MANUFACTURER RECOMMENDED APPLICATION RATE.
- APPLY SEED MIX AT APPLICATION RATE NOTED ABOVE.
- LIGHTLY RAKE SEED BED (OR LIGHTLY ROLL) TO COVER SEEDS NO DEEPER THAN 1/4".
- APPLY SEED AND WEED-FREE STRAW TO THE SEED BED TO PROVIDE 50%-75% COVERAGE. (1 HAY BALE PER 1000 SF)
- MOISTEN THE ENTIRE SEED BED WITH A FINE SPRAY TWICE PER DAY FOR TWO WEEKS OR UNTIL SEEDS HAVE GERMINATED. DO NOT OVER-WATER THE SEED BED OR ALLOW THE SEEDS TO DRY OUT OVER THE FIRST TWO WEEKS.

**SOUTH MARTIN REGIONAL UTILITIES FUTURE EASEMENT NOTE:**

PLEASE NOTE THAT THE SOUTH MARTIN REGIONAL UTILITIES (SMRU) FUTURE UTILITY EASEMENT HAS NOT BEEN FINALIZED OR RECORDED WITH MARTIN COUNTY AND REMAINS SUBJECT TO CHANGE PENDING FINAL DETERMINATION BY THE UTILITY DIVISION. SHOULD THE UTILITY EASEMENT BE RECORDED IN ITS CURRENT CONFIGURATION OR BE MODIFIED IN A MANNER THAT IMPACTS PROPOSED LANDSCAPE IMPROVEMENTS, A REVISION TO THE APPROVED LANDSCAPE PLANTING PLAN SHALL BE PREPARED AND SUBMITTED TO MARTIN COUNTY TO ADDRESS THE RELOCATION OF AFFECTED TREE SPECIMENS, AS REQUIRED. IF MARTIN COUNTY DETERMINES THAT THE PROPOSED RELOCATION DOES NOT WARRANT A FORMAL PLAN REVISION, SUCH CHANGES SHALL BE DOCUMENTED ON THE FINAL AS-BUILT PLANS. IN THE EVENT THE UTILITY EASEMENT IS NOT RECORDED, MARTIN COUNTY SHALL BE NOTIFIED AND THE APPROVED LANDSCAPE PLAN SHALL REMAIN AS SHOWN.

**NATIVE SPECIES PRESERVATION NOTE:**

THE BELOW NATIVE SPECIES LIST INCLUDES, BUT IS NOT LIMITED TO, EXISTING NATIVE VEGETATION THAT IS TO BE PROTECTED AND PRESERVED (WHERE POSSIBLE) WITHIN THE SOUTHEAST PROPERTY BUFFER UNLESS NOTED OTHERWISE ON THE PLAN DRAWINGS. THIS LIST IS PROVIDED FOR CONVENIENCE PURPOSES ONLY. CONTRACTOR SHALL VERIFY WITH OWNERSHIP AND PROJECT LANDSCAPE ARCHITECT FOR VEGETATION DISPOSITION (REMOVE OR REMAIN) PRIOR TO THE COMMENCEMENT OF DEMOLITION ACTIVITIES.

- SOUTHERN LIVE OAK
- SLASH PINE
- SABAL PALM
- BAM PALMETTO
- COCCOPLUM

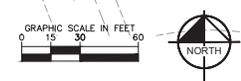
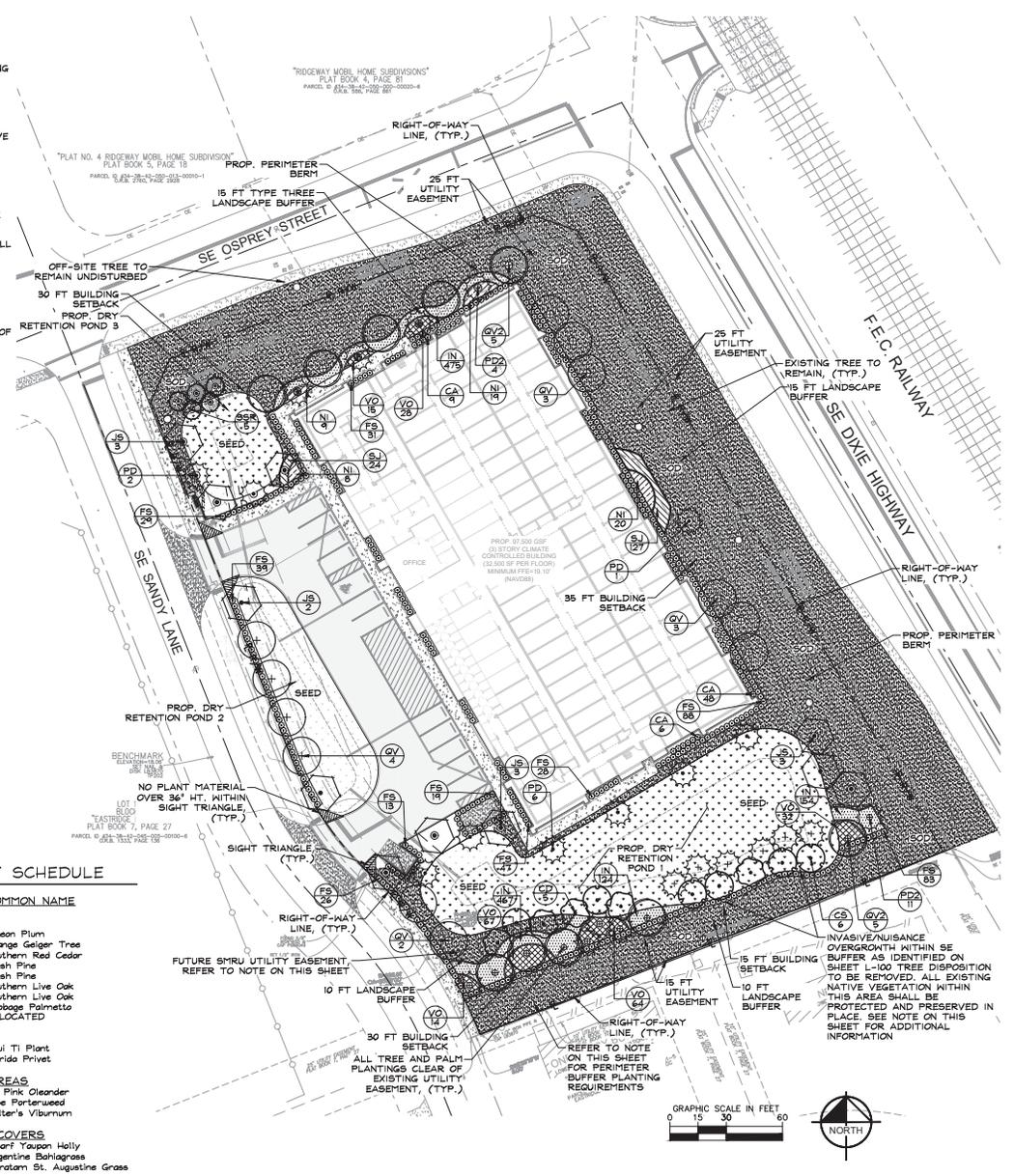
**PERIMETER BUFFER PLANTING NOTE:**

PLANTING DESIGN IDENTIFIED ON SHEET L-200 MAY REQUIRE FIELD MODIFICATION(S) BASED ON THE QUANTITY, LOCATION, AND SIZE(S) OF ANY EXISTING NATIVE MATERIAL PRESENT WITHIN THE 'INVASIVE/OVERGROWTH' AREA IDENTIFIED ON SHEET L-100. CONTRACTOR TO COORDINATE WITH OWNER AND PROJECT LANDSCAPE ARCHITECT FOR ANY FIELD-MODIFICATIONS REQUIRED.

**PLANT SCHEDULE**

**CODE COMMON NAME**

- TREES**
- CD Pigeon Plum
  - CA Orange Geliger Tree
  - JS Southern Red Cedar
  - PD Slash Pine
  - QV1 Southern Live Oak
  - QV2 Southern Live Oak
  - SSR Cabbage Palmetto RELOCATED
- SHRUBS**
- SH Klau Ti Plant
  - FS Florida Privet
- SHRUB AREAS**
- NI Ice Pink Oleander
  - SJ Blue Porterweed
  - VJ Walter's Viburnum
- GROUND COVERS**
- IN Dwarf Yaupon Holly
  - SEED Argentine Bahiagrass
  - SOD Floratam St. Augustine Grass



NO.	REVISIONS	DATE	BY

**Kimley-Horn**

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 WWW.KIMLEY-HORN.COM REGISTRATION NO. 12007

LICENSED PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 12007  
 EXPIRES 12/31/2026

KHA PROJECT	143358006
DATE	3/27/26
SCALE	AS SHOWN
DESIGNED BY	JTW
DRAWN BY	RAM
CHECKED BY	ARM
DATE	3/23/2026

**LANDSCAPE PLAN**

EASTRIDGE ESTATES PUD  
 LOT 21 BLOCK 1  
 STORAGE RENTALS OF AMERICA  
 PUD FINAL SITE PLAN  
 MARTIN COUNTY, FLORIDA  
 HOBE SOUND

SHEET NUMBER  
**L-200**





