

Landscape Data

Site Area: 2.0 Acres (87,129 s.f.)
 Developed Area Required Trees : 87,129/1500 = 58 Trees
 Landscape Area Required: 87,129 x 20% = 17,426 s.f.; Provided 21,000 s.f.
 Perimeter Landscaping/Buffer: Type 1 Buffer adjacent to Low Density Residential (north PL), 86.96 l.f.
 86.96 x 20' = 1,739.20 s.f./250 = 6.96 x 28 Shrubs = 195 Shrubs required. 1,739.20/300 = 6 Trees Required

Hardwood Trees to be Preserved Pines to be Preserved Existing Pine to be Removed*
 1-12" Oak=2 Credits 1-12" = 2 Credits 1-12" = 3 Credits
 Total Developed Area Trees = 58 Trees = 116" Total DBH @ 2" minimum required;
 Tree Credit = 4 preserve credits - 3 removed credits = +1 Credit
 *12" Pine at west perimeter, remaining Interior Pines not required to be mitigated
 Proposed Trees 57 + 6 = 63 Trees; 5 species @ 10' ht. x 2" caliper = 114 Inches
 Live Oak, Gumbo Limbo, Green Buttonwood, Dahoon Holly, Crape Myrtle
 Perimeter Shrubs Type 1 Buffer = Total Shrubs = 195

Required Xeriscape Points

51% or more of the grass areas are made up of drought-tolerant grass species 10 points
 51% or more of the required shrubs are made up of drought-tolerant species 10 points
 51% or more of the required trees are made up of drought-tolerant species 10 points
 Utilization of moisture sensing controller other than a rain-sensor override device 5 points
 Utilization of mulch other than cypress mulch 5 points
 Utilization of compacted mulch with a 3" min. depth in all planted areas except ground cover. 10 points
 50 Total Points

Irrigation:

Adequate irrigation of landscape areas shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition.

Irrigation systems shall conform to the following standards: Irrigation systems shall be continuously maintained in working order and shall be designed not to overlap water zones or to water impervious areas.

No irrigation system shall be installed or maintained abutting any public street which causes water from the system to overspray onto the roadway or to strike passing vehicular traffic.

Irrigation Water Source:

Potable water until such time as IQ water becomes available.

Landscape Notes:

Alternative plant species for required landscape may be permitted subject to review and approval by the Martin County Growth Management Department prior to installation.

All exotic species must be removed and all required landscape improvements must be inspected and approved by Martin County prior to the issuance of a Certificate of Occupancy.

No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.

Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the Martin County Landscape Code; Ordinance #601 As-built drawings will be submitted to Martin County Growth Management with Certification of Landscaping installation and Maintenance.

This plan has been designed to meet the tree planting requirements contained within the FPL document entitled "Plant the right tree in the Right Place".

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 30') shall be planted no closer than a horizontal distance of 30' from the nearest overhead power line.

Medium height trees (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.

No tree shrubs, hedges or vines shall be planted within 5' of an 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 frond length plus two (2) feet from power lines.

Tree species shall be selected as to minimize conflicts with existing or proposed utilities.

Any tree that is not alive and growing 3 years after all development activity on the site is completed shall be removed and replaced with trees as would originally be required.

Required landscaping shall be maintained 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 dies, shall be replaced by the requisite number of living trees according to the standards established in the Martin County Landscape Code.

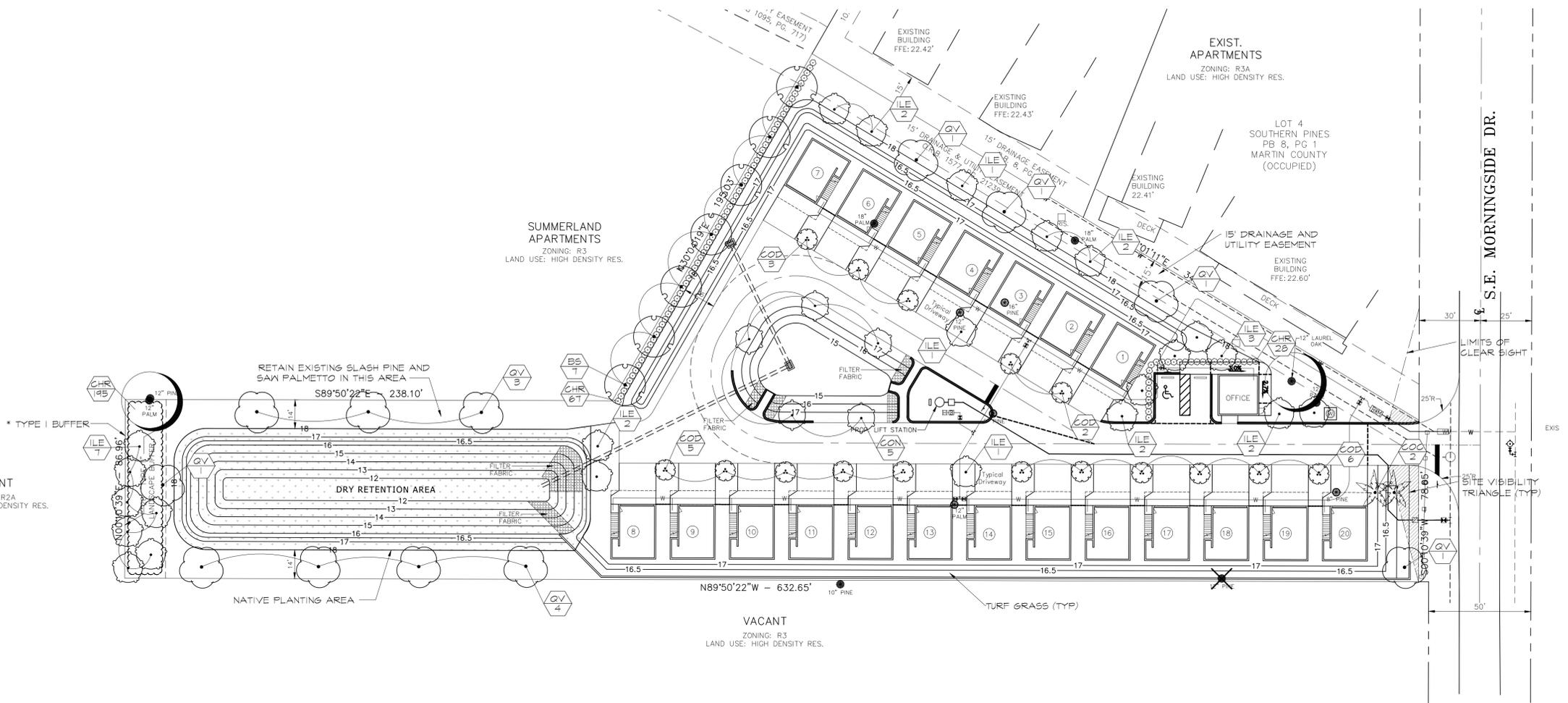
All landscaping shall be maintained free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or other maintenance, as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful exotic species within landscaping and preserve 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.

Stormwater area to be maintained with planted native vegetation in perpetuity.

* Shrubs in Type 1 Buffer shall not be trimmed below a height of 6'.



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
BS	Bursera simaruba / Gumbo Limbo	45 gal	2.5" DBH	12" HT x 5" Spr	7
COC	Cocos nucifera / Coconut Palm	B & B		10" CT, Matching	2
COD	Coccoloba diversifolia / Pigeon Plum	45 gal	2.5" DBH	12" - 14" Ht	16
CON	Conocarpus erectus / Green Buttonwood	45 gal	2.5" DBH	12" - 14" Ht	5
ILE	Ilex cassine / Dahoon Holly	30 gal	2.5" DBH	12" - 14" Ht	23
QV	Quercus virginiana / Live Oak	45 gal	2.5" DBH	12" - 14" Ht	12
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE		QTY	
CHR	Chrysobalanus icaco "Red Tip" / Red Tipped Cocoplum	3 gal		290	
SOD	Argentine Bahia				
NATIVE PLANTING AREA					
NOTE: Landscape Architect to field coordinate with landscape contractor on dry detention area native re-vegetation planting area.					
SPB	Spartina bakeri / Spartina	SIZE		QTY	
		Liner		448	
MUH	Muhlenbergia capillans / Muhley Grass	4" Pot		492	
TAX	Taxodium distichum / Bald Cypress	10' HT, 2" DBH		10	



COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
 PLANNING + LANDSCAPE ARCHITECTURE
 100 AVENUE A SUITE 2E
 FORT PIERCE, FLORIDA 34950

- REVISIONS -		BY	DATE

	BY	DATE

COCONUT CAY
LANDSCAPE PLAN

DATE: 05-26-21
HORIZ. SCALE: 1" = 30'
VERT. SCALE: N/A
JOB No.
SHEET 1 of 1