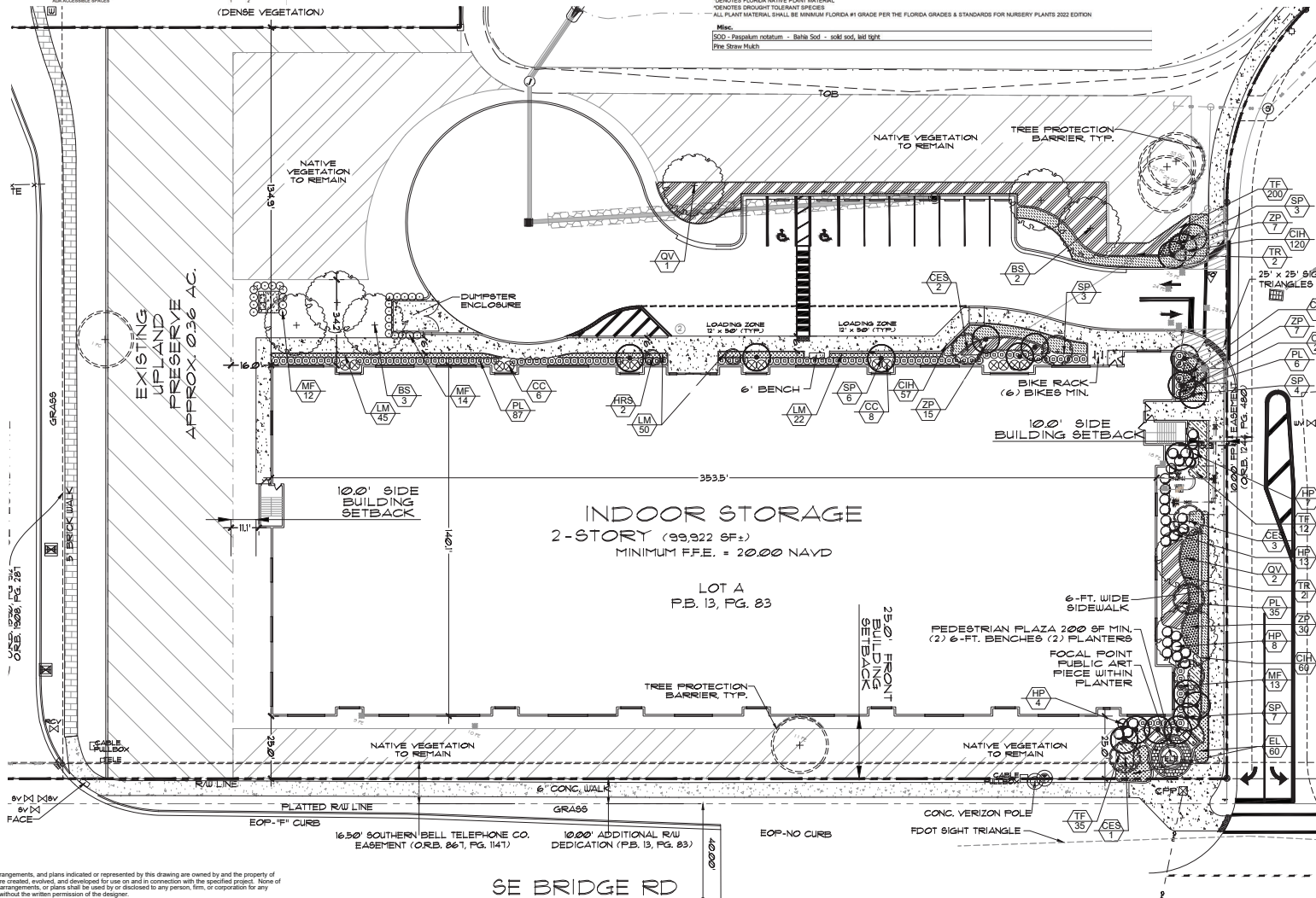


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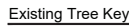
1. UTILIZATION OF MOISTURE SENSING CONTROLLER OTHER THAN RAIN SWITCH.	5 pts.
2. PLAN SUBMITTED WITH LOW, MODERATE, AND HIGH WATER USAGE ZONES INDICATED ON THE LANDSCAPE PLAN.	5 pts.
3. 51% OR MORE OF THE GRASS AREAS ARE MADE UP OF A DROUGHT TOLERANT SPECIES FROM THE LIST.	10 pts.
4. 51% OR MORE OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST.	10 pts.
5. 51% OR MORE OF THE REQUIRED TREES ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST.	10 pts.
8. UTILIZATION OF COMPACTED MULCH BEDS AT LEAST THREE INCHES DEEP IN ALL PLANTED AREAS EXCEPT GROUND COVER.	10 pts.
TOTAL PROVIDED POINTS	50 pts.

Key	Qty	Scientific Name	Common Name	Size	Spacing
PALMS					
SPH-2	20	Sabal palmetto	Sabal Palm	10', 14', 18' CT, staggered heights	AS
TRP-4	4	Thespesia	Flower Peach Palm	6' OAC, multi-trunk, full	AS
TREES					
BPA-5	5	Bursera simaruba	Gumbo Limbo	14x 5', F DBH min.	AS
CEB-7	7	Conocarpus erectus 'Serotinus'	Silver Buttonwood Standard	12x 5', F DBH min.	AS
QUA-9	9	Quercus virginica	Live Oak	14x 6', F DBH min.	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
CCA-14	14	Cajupita corymbiflora	Jamaca Cajeput	7x 30", 24"	48" OC
CTA-254	254	Chrysanthemum coccineum 'Hortorum'	Horizontal Cockscomb	12x 15", 18"	24" OC
ELA-60	60	Erodia coccinea	Golden Beach Creeper	7x 15", 18"	24" OC
HPA-31	31	Hamelia patens	Fireburn	5x 24", 24"	24" OC
IBP-7	7	Ipheion coccineum 'Standard'	Ipheion Seminalle Pink Standard	5' F, 2' tall	24" OC
LMA-117	117	Limonium majus 'Super Red'	Red Sea Purslane	5x 18", 18"	24" OC
MPA-41	41	Myrsine frutescens	Smilodon's Stopper	7x 30", 30"	24" OC
PLA-190	190	Psychotria floridensis	Scarlet Wink Coffee	5x 30", 24"	24" OC
TPA-303	303	Tropaeolum	Scarlet Tumbelweed Grass	5x 24", 24"	36" OC
ZPA-226	226	Zamia pumila	Palmetto	7x 20", 26"	36" OC
*DELETED FLORIDA NATIVE PLANT MATERIAL #1 *DELETED GROUNDROCK TOLERANT SPECIES **ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2022 EDITION					
Misc.					
SOIL - Population medium - Bahia Soil - soil sold, lat. light					
Price Sheet MISC					

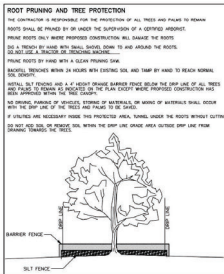


LOT A, PLAT NO. 1 OF ISLAND CROSSINGS, A P.U.D. (C),
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 13, PAGES 83, OF THE PUBLIC RECORDS OF
MARTIN COUNTY, FLORIDA.

Existing Plant Symbol Key



Tree Protection Detail



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L-1

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Part I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, upright plant, so trained or forced in its development that first appearance is unexceptionable and sufficiently superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be healthy, dry, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting must be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be potted prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

Container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be shown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trunks: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "Y" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are to include any terminal growth.

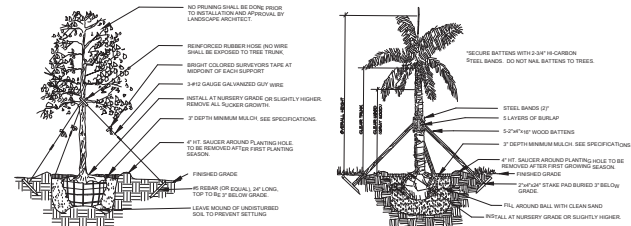
Palms: Clear Trunk (C.T.) shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk, or the head.

Overall height (O.H.) shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with mature or burned trunks will not be accepted.

SOIL

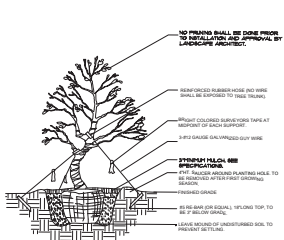
Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to thirty-five (25%) percent eroding soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, slabs, roots or other foreign materials or noxious grasses (such as Bermuda or mil grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

Planting Details



Tree Planting

*SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
*BRACING, SPECIAL SPEC. CONSTRUCTION MAY REQUIRE IDENTIFICATION TO BRACING TECHNIQUE.
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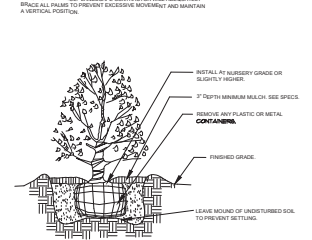
Irregular & Multi-Stem Tree Planting

*SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
*BRACING, SPECIAL SPEC. CONSTRUCTION MAY REQUIRE IDENTIFICATION TO BRACING TECHNIQUE.
*BRACING, SPECIAL SPEC. CONSTRUCTION MAY REQUIRE IDENTIFICATION TO BRACING TECHNIQUE.
*BRACING, SPECIAL SPEC. CONSTRUCTION MAY REQUIRE IDENTIFICATION TO BRACING TECHNIQUE.



Palm Planting

*SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
*BRACING, SPECIAL SPEC. CONSTRUCTION MAY REQUIRE IDENTIFICATION TO BRACING TECHNIQUE.
*BRACING, SPECIAL SPEC. CONSTRUCTION MAY REQUIRE IDENTIFICATION TO BRACING TECHNIQUE.
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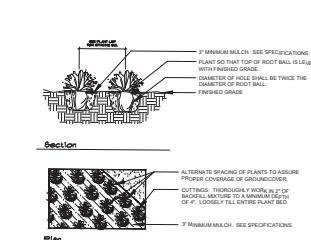
Shrub Planting

*SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



Palm Planting

*SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
*BRACING, SPECIAL SPEC. CONSTRUCTION MAY REQUIRE IDENTIFICATION TO BRACING TECHNIQUE.
*BRACING, SPECIAL SPEC. CONSTRUCTION MAY REQUIRE IDENTIFICATION TO BRACING TECHNIQUE.
*BRACING, SPECIAL SPEC. CONSTRUCTION MAY REQUIRE IDENTIFICATION TO BRACING TECHNIQUE.



Groundcover Planting

*SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



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Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
PALMS					
18P-1	20	Sabal palmetto	Sabal Palm	10', 14', 18' CT, staggered heights	AS
18P-4	4	Thrinax parvifolia	Florida Tidal Palm	6' OA, multi-trunk, full	AS
TREES					
18T-1	5	Bursera simaruba	Gumbo Limbo	14'x 5', 3" DBH min.	AS
18T-2	7	Conocarpus erectus 'Serotinus'	Slender Blackwood Shrub	12'x 5', 2" DBH min.	AS
18T-3	3	Davallia sphegodes	Ice Oak	14'x 6', 3" DBH min.	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
18CA-1	14	Cyperus cyperophyllus	Isamae Caper	7'x 30'x 24"	48" OC
18CA-2	284	Chrysanthemum 'Iceberg'	Island Cocksfoot	3'x 15'x 18"	24" OC
18CA-3	60	Bromelia balansae	Golden Beach Caper	3'x 15'x 18"	24" OC
18CA-4	31	Hamelia patens	Parrotiah	3'x 24'x 24"	36" OC
18CA-5	2	Hibiscus rosa-sinensis 'Standard'	Hibiscus Standard Pink Standard	5' x 3', 1 1/2"	AS
18CA-6	117	Uncas nuda 'Super Star'	Uncas	3'x 18'x 18"	24" OC
18CA-7	41	Myrsine fragrans	Shrimp's Shrimp	7'x 30'x 30"	36" OC
18CA-8	130	Psychotria frutescens	Behrman Wre Coffee	7'x 30'x 24"	36" OC
18CA-9	303	Tropaeolum 'Tropaeum'	Dwarf Fuchsia-like Grass	3'x 30'x 24"	36" OC
18CA-10	59	Passiflora pumila	Coconut	7'x 20'x 28"	36" OC

QUANTITIES LISTED ARE THE PLANT MATERIAL QUANTITIES REQUIRED TO MEET THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2022 EDITION. ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2022 EDITION.

Notes:
1000 - Paspalum notatum - Bahia Soil - sold soil, not light
1000 - Paspalum notatum - Bahia Soil - sold soil, not light
1000 - Paspalum notatum - Bahia Soil - sold soil, not light

Landscape Data

Key	Qty	Scientific Name	Common Name	Size	Spacing
NORTH PROPERTY LINE					
1 TREE / 30 LF & HEDGE	12		PROV.	388 LF	
EAST PROPERTY LINE					
1 TREE / 30 LF & HEDGE	9		PROV.	283 LF	
WEST PROPERTY LINE					
1 TREE / 30 LF & HEDGE	10		PROV.	287 LF	
SOUTH PROPERTY LINE (TYPE II)					
1 TREE / 300 SF	13		PROV.	3,800 SF	
34 SHRUBS / 300 SF	442		PROV.	3,800 SF	
SC ZONING VIA LANDSCAPING					
LANDSCAPE AREA (300 SF PER 1,000 SF OF TOTAL VIA AREA 12,733 SF @ 100 SF)	1,773		PROV.	1,800+ NATIVE VEGETATION AREAS TO REMAIN	
TREES 17' DBH / 250 SF OF REQUIRED (LANDSCAPE AREA)	7		PROV.	7 PLANTED TREES	
SC ZONING DEVELOPMENT REQUIRED TREES					
TREES 17' DBH / 250 SF OF SITE DEVELOPMENT AREA LESS NATIVE VEGETATION TO REMAIN FOR NONRESIDENTIAL DEVELOPMENTS	36		PROV.	42 1' 2" DBH PLANTED TREES 1'x1' DBH CREDITED AS 2.1 1' 2" DBH PLANTED TREES CREDITED 3.1, 4.1 & 5.1 EXISTING TREE CREDITS	

MECHANICAL EQUIPMENT & SERVICE FUNCTION AREA LANDSCAPING
LANDSCAPE SCREENING PROVIDED
AC UNITS
CHILLER/CONDENSER
TRASH COMPACTOR ENCLOSURE
COOLUPAL, HIBISCUS, DAPHNE, FANPACIFIC GRASS, COOLUPAL, COOLUPAL

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 INVASIVE EXOTIC VEGETATION 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. IN ALL EXISTING SCRUB LANDSCAPE AREAS TEMPORARY IRRIGATION WILL BE UTILIZED TO PROVIDE ADEQUATE IRRIGATION OF PLANTED LANDSCAPED AREAS FOR THE FIRST FULL GROWING SEASON AND CONTINUE THEREAFTER ONLY AS NECESSARY TO MAINTAIN REQUIRED VEGETATION IN GOOD AND HEALTHY CONDITION.
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 CITY OF STUART 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 MATURITY 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 TREES (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 FROOT LENGTH PLUS TWO (2) FEET FROM POWER LINES.
10. IF PROTECTED TREES ARE REMOVED WITHOUT A PERMIT OR OTHERWISE IN VIOLATION OF THESE APPROVED PLANS, THE NUMBER OF REQUIRED REPLACEMENT TREE CREDITS IN THE SCHEDULE SHALL BE DOUBLED.
11. IF ANY TREE FOR WHICH CREDIT WAS GIVEN UNDER THIS DIVISION IS NOT ALIVE AND GROWING THREE YEARS AFTER ALL ASSOCIATED DEVELOPMENT ACTIVITY ON THE PROPERTY IS COMPLETED, IT SHALL BE REMOVED AND REPLACED WITH TREES OF AT LEAST THE SAME WHICH ORIGINALLY WOULD HAVE BEEN REQUIRED TO BE PLANTED IF SUCH CREDIT HAD NOT BEEN ALLOWED.
12. ENCROACHMENT INTO REQUIRED BUFFERZONES 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.
13. 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 REQUISITE NUMBER OF LIVING TREES ACCORDING TO THE STANDARDS ESTABLISHED IN THE MARTIN COUNTY LANDSCAPE CODE.
14. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER. MAINTENANCE SHALL INCLUDE WEEDING, WATERING, FERTILIZING, PRUNING, MOULDING, MULCHING OR OTHER MAINTENANCE, AS NECESSARY 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.
15. REGULAR LANDSCAPE MAINTENANCE SHALL BE PROVIDED FOR REPAIR OR REPLACEMENT, WHERE NECESSARY, OF ANY SCREENING OR BUFFERING REQUIRED AS SHOWN ON THIS PLAN. REGULAR 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.
16. THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACING ANY REQUIRED LANDSCAPING IN EASEMENT AREAS THAT MAY BE DISTURBED BY FUTURE MAINTENANCE.



McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

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Mike@McCartyLandPlanning.com

Island Crossings PUD, Outparcel A
Plant List, Planting Details, & Specifications
Bridge Road Self-Storage

Hobe Sound, Florida 33455
Martin County, Florida



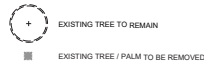
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Scale _____
Drawing Date 2/9/2024
10/31/2024 11/25/2024 1/21/2025
5/29/2025 7/1/2025 10/9/2025

L-2

Location Map



Existing Plant Symbol Key



Existing Tree Key

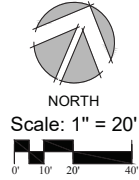
PE = Pinus elliotii / Slash Pine
PC = Pinus clausa / Sand Pine
QO = Quercus sp. / Scrub Oak

Existing Tree Chart

TAG#	DBH	SPECIES	STATUS	REPLACEMENT TREE CREDITS @ 8" 10" OA - 2" CAL.	PRESERVED TREE CREDITS
1	11.5"	SAND PINE	REMAIN		2
9	18.4"	SLASH PINE	REMOVE	5	
10	16.8"	SLASH PINE	REMOVE	4	
11	27"	SLASH PINE	REMAIN		5
17	6.2"	SLASH PINE	REMOVE	n/a	
18	8.8"	SLASH PINE	REMOVE	3	
20	5.2"	SLASH PINE	REMOVE	n/a	
21	5.5"	SLASH PINE	REMOVE	n/a	
22	4.4"	SLASH PINE	REMOVE	n/a	
23	6.1"	SLASH PINE	REMOVE	n/a	
24	7"	SLASH PINE	REMOVE	n/a	
25	4"	SLASH PINE	REMOVE	n/a	
29	4.5"	SCRUB OAK	REMAIN		1
32	5.7"	SAND PINE	REMAIN		1
33	4.3"	SCRUB OAK	REMAIN		1

Tree Mitigation Data

Proposed Tree Size	QTY.	Replacement Tree Credits
Total Proposed 2" DBH Trees	7	7
Total Proposed 3" DBH Trees	8	16
Total Replacement Tree Credits Provided:		23
Total Replacement Tree Credits Required:		12
Total Preserved Tree Credits: (per table 4.664.F.1.)		10



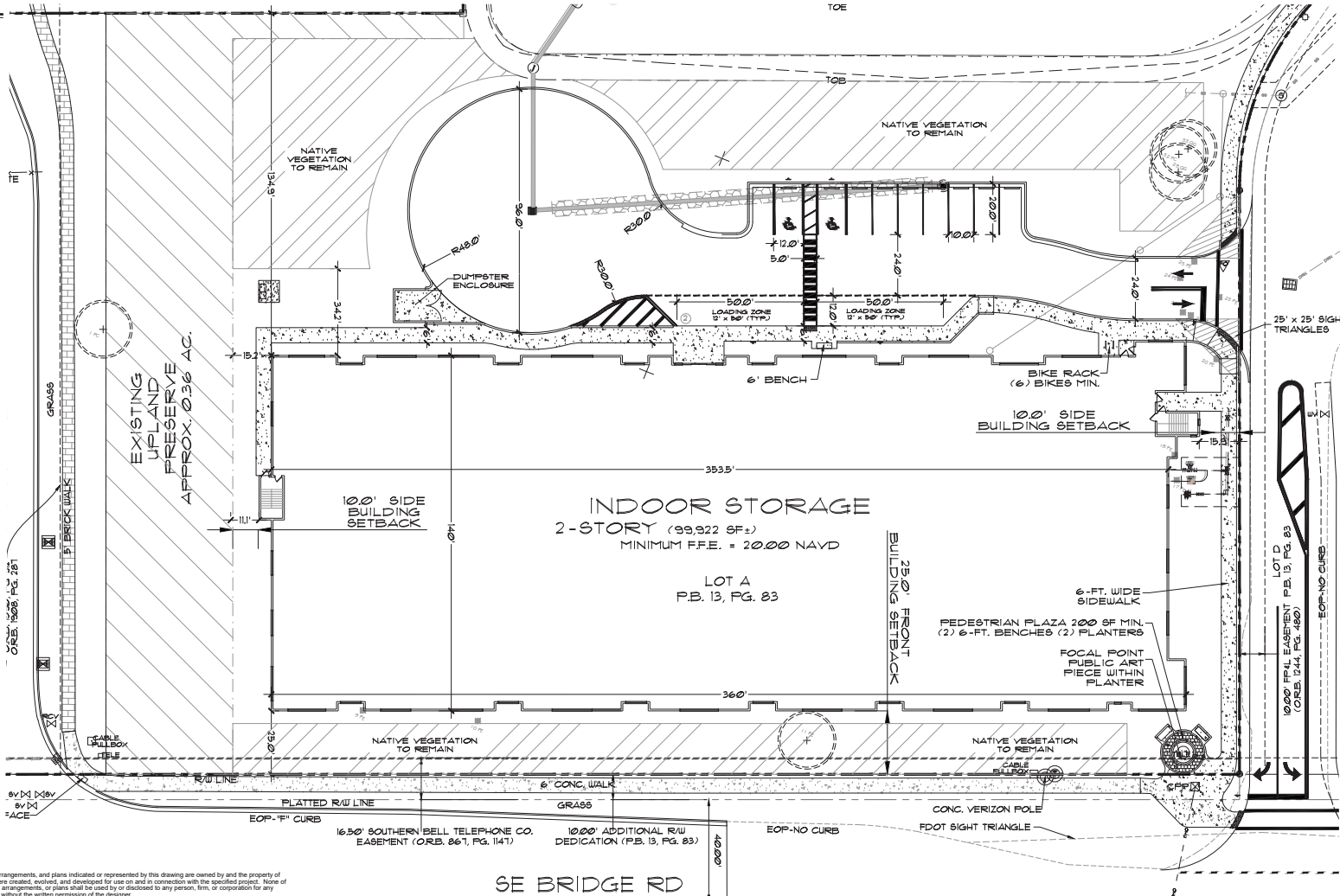
Legal Description

LOT A, PLAT NO. 1 OF ISLAND CROSSINGS, A P.U.D. (C), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 83, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 6.835 ACRES, MORE OR LESS.

Existing Tree Protection Notes

1. LOCATION OF PROTECTED TREES WITH TREE PROTECTION BARRICADES, WHERE WARRANTED, BARRICADES MUST BE CONSTRUCTED AROUND THE CRITICAL PROTECTION ZONE OF EACH TREE OR CLUSTER OF TREES.
2. CONSTRUCTION DETAILS FOR THE INSTALLATION OF EROSION CONTROL DEVICES AND TREE PROTECTION BARRICADES. ALL BARRICADES MUST BE MAINTAINED INTACT FOR THE DURATION OF CONSTRUCTION.
3. CONSTRUCTION STANDARDS/CRITERIA THAT STATES: DURING PERIODS OF DEVELOPMENT AND CONSTRUCTION, THE AREAS WITHIN THE DRAINAGE OF PRESERVED TREES SHALL BE MAINTAINED AT THEIR ORIGINAL GRADE WITH PREVIOUS LANDSCAPE MATERIAL WITHIN THESE AREAS THERE SHALL BE NO TRINCHING OR CUTTING OF ROOTS, NO FILL, COMPACTION OR REMOVAL OF SOIL, AND, NO USE OF CONCRETE, PAINT, CHEMICALS OR OTHER FOREIGN SUBSTANCES.
4. THESE BARRICADES MUST BE CONSTRUCTED OF A MINIMUM OF ONE-FOURTH-INCH DIAMETER ROPE WHICH IS YELLOW OR ORANGE IN COLOR AND MADE OF NYLON OR POLY. THE ROPE IS TO BE ATTACHED TO A MINIMUM OF 2 x 2 WOODEN POLES, IRON REBAR, TWO INCHES OR GREATER PVC PIPE OR OTHER MATERIAL WITH PRIOR APPROVAL OF THE GROWTH MANAGEMENT DEPARTMENT. THE ROPE MUST BE A MINIMUM OF FOUR FEET OFF THE GROUND AND MAY NOT BE ATTACHED TO ANY VEGETATION.



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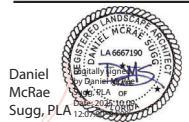
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Island Crossings PUD, Outparcel A Tree Management Plan Bridge Road Self-Storage

Hobe Sound, Florida 33455
Martin County, Florida



Daniel
McRae
Sugg, PLA

Drawn By _____ DMS
Checked By _____ MM
Scale _____ 1"=20'
Drawing Date 2/9/2024
10/31/2024 11/25/2024 1/21/2025
5/29/2025 7/1/2025 10/9/2025

L-3