

## Location Map



## Legal Description

LOT 2B HOME SOUND BYS METAL ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18 PAGE 19 PUBLIC RECORDS MARTIN COUNTY FLORIDA

LEGAL DESCRIPTION PER PROPERTY APPRAISER

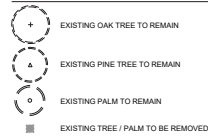
## Site Data

|                                                                                                                                                                                                                                                                               |                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| PON                                                                                                                                                                                                                                                                           | 34-38-42-005-0001-0 |
| EXISTING ZONING                                                                                                                                                                                                                                                               | LOW DENSITY         |
| FUTURE LAND USE                                                                                                                                                                                                                                                               | PUD-A               |
| Purpose: to the provisions for the development of Parcel C-4 in the 1978 Heritage Ridge PUD Zoning Agreement and the 8th Amendment to the PUD Agreement, the land use policies applicable to this parcel should be construed to be those for the General Commercial land use. |                     |
| PERMITTED BUILDING COVERAGE (REG. 80% MAX)                                                                                                                                                                                                                                    | 80.00%              |
| OPEN SPACE REQ. (20% MIN)                                                                                                                                                                                                                                                     | 20.00%              |
| TOTAL SITE AREA                                                                                                                                                                                                                                                               | 100.00%             |
| IMPERVIOUS AREA                                                                                                                                                                                                                                                               | 80.00%              |
| BUILDING LOT COVERAGE                                                                                                                                                                                                                                                         | 80.00%              |
| PERVIOUS AREA                                                                                                                                                                                                                                                                 | 20.00%              |
| LANDSCAPE AREA                                                                                                                                                                                                                                                                | 20.00%              |
| PROPOSED RETENTION                                                                                                                                                                                                                                                            | 20.00%              |
| PARKING                                                                                                                                                                                                                                                                       | 1                   |
| TOTAL SPACES (11,500 SF OF PA) (PARKING RATE ADJUSTMENT: 1 SPACE PER 1,000 SF)                                                                                                                                                                                                | 1                   |
| ADA ACCESSIBLE SPACES                                                                                                                                                                                                                                                         | 1                   |
| BUILDING PLACEMENT                                                                                                                                                                                                                                                            | REQ. PROVIDED       |
| FRONT SETBACK                                                                                                                                                                                                                                                                 | 25' 140'            |
| REAR SETBACK                                                                                                                                                                                                                                                                  | 30' 300'            |
| REAR YARD SETBACK                                                                                                                                                                                                                                                             | 30' 300'            |
| BUILDING HEIGHT                                                                                                                                                                                                                                                               | 40' 30'             |
| PROPOSED TOTAL BUILDING SF (3 STORIES)                                                                                                                                                                                                                                        | 64,280              |
| NOTE: DESIGN AND PLACEMENT OF SIGNS WILL BE REVIEWED VIA SEPARATE BUILDING PERMIT                                                                                                                                                                                             |                     |

## Landscape Data

|                                                                                   |       |                                                                                                                        |            |
|-----------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------|------------|
| NORTH PROPERTY LINE                                                               | REQ.  | PROV.                                                                                                                  | 187' LF    |
| 1 TREE / 30 LF & HEDGE                                                            | 6     | 9 TREES (EXISTING)                                                                                                     |            |
| WEST PROPERTY LINE                                                                | REQ.  | PROV.                                                                                                                  | 221' LF    |
| 1 TREE / 30 LF & HEDGE                                                            | 7     | 7 TREES (EXISTING & PROPOSED)                                                                                          |            |
| SOUTH PROPERTY LINE                                                               | REQ.  | PROV.                                                                                                                  | 203' LF    |
| 1 TREE / 30 LF & HEDGE                                                            | 7     | 7 TREES (EXISTING & PROPOSED)                                                                                          |            |
| EAST PROPERTY LINE (TYPE 3)                                                       | REQ.  | PROV.                                                                                                                  | 14,174' SF |
| 1 TREE / 300 SF                                                                   | 47    | 47 PLANTED TREES (GREEN BUTTWOOD STANDARDS, BALD CYPRESS, LIVE OAKS, RED KAPOLES)                                      |            |
| 34 SHRUBS / 300 SF                                                                | 1808  | 1,810 PLANTED SHRUBS (COCODRUM, SIMPSON'S STOPPER, SAW PALMETTO, DWARF FAKHANTHUS GRASS, SAND CORDONROSE, WILD COFFEE) |            |
| VIA LANDSCAPING                                                                   | REQ.  | PROV.                                                                                                                  |            |
| LANDSCAPE AREA (500 SF PER 1,000 SF OF TOTAL VIA AREA 10,715 SF (5,000'500'))     | 1,072 | 1,100                                                                                                                  |            |
| TREES (1" CAL. TREE / 250 SF OF REQUIRED LANDSCAPE AREA)                          | 4     | 4 PLANTED TREES (LIVE OAK)                                                                                             |            |
| DEVELOPMENT REQUIRED TREES                                                        | REQ.  | PROV.                                                                                                                  |            |
| TREES (1" TREE / 250 SF OF SITE DEVELOPMENT AREA FOR NONRESIDENTIAL DEVELOPMENTS) | 26    | 26 EXISTING & PLANTED TREES & PALMS (CREDITED 5:1)                                                                     |            |

## Existing Tree Key



## Xeriscape Table

|                                                                                                             |         |
|-------------------------------------------------------------------------------------------------------------|---------|
| 6. 5% OR MORE OF THE GRASS AREAS ARE MADE UP OF A DROUGHT TOLERANT SPECIES FROM THE LIST.                   | 10 pts. |
| 7. 5% OR MORE OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST.                 | 10 pts. |
| 8. 5% OR MORE OF THE REQUIRED TREES ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST.                  | 10 pts. |
| 9. 5% OR MORE OF THE REQUIRED TREES ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST.                  | 10 pts. |
| 10. 5% OR MORE OF THE REQUIRED TREES ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST.                 | 10 pts. |
| 11. UTILIZATION OF COMPACTED MULCH BEDS AT LEAST THREE INCHES DEEP IN ALL PLANTED AREAS EXCEPT GROUNDCOVER. | 10 pts. |
| TOTAL PROVIDED POINTS                                                                                       | 50 pts. |

## Preserved Tree Data

|                                                    |    |      |
|----------------------------------------------------|----|------|
| TOTAL PROTECTED TREES ON SITE (NOT INCLUDING ROW)  | 31 | 100% |
| TOTAL PROTECTED TREES ON SITE TO REMAIN (REQ. 10%) | 6  | 19%  |

## Mitigation Data

|                                          |      |                          |
|------------------------------------------|------|--------------------------|
| Proposed Tree Size                       | QTY. | Replacement Tree Credits |
| Total Proposed 2" DBH Trees              | 9    | 9                        |
| Total Proposed 3" DBH Trees              | 30   | 20                       |
| Total Proposed 4" DBH Trees              | 19   | 57                       |
| Total Replacement Tree Credits Provided: |      | 86                       |
| Total Replacement Tree Credits Required: |      | 84                       |
| Total Preserved Tree Credits:            |      | 55                       |
| (110 Total Inches / 2" Per Credit)       |      |                          |
| Total Replacement Sabal Palms Required:  |      | 12                       |
| Total Replacement Sabal Palms Provided:  |      | 12                       |

## Plant List

| Key                                                                                                                                | Qty   | Scientific Name                  | Common Name                | Size                                | Spacing |
|------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------|----------------------------|-------------------------------------|---------|
| SPAL                                                                                                                               | 34    | Sabal palmetto                   | Sabal Palm                 | 10', 14', 18' CT, staggered heights | AS      |
| TPAL                                                                                                                               | 7     | Thrinax parvifolia               | Parrot Palm                | 8' DB, multi-trunk, full            | AS      |
| <b>TREES</b>                                                                                                                       |       |                                  |                            |                                     |         |
| ABAL                                                                                                                               | 5     | Acacia robusta                   | Red Maple                  | 14x 6', 3" DBH min.                 | AS      |
| CBAL                                                                                                                               | 6     | Conocarpus erectus               | Green Buttonwood Standard  | 14x 5', 3" DBH min.                 | AS      |
| CBSP                                                                                                                               | 9     | Conocarpus erectus 'Serotene'    | Silver Buttonwood Standard | 12x 5', 2.5" DBH min.               | AS      |
| FBAL                                                                                                                               | 13    | Ficus elastica 'Monstera'        | South Florida Sheen Tree   | 12x 5', 4" DBH min.                 | AS      |
| QPAL                                                                                                                               | 16    | Quercus virginiana               | Live Oak                   | 18x 6', 4" DBH min.                 | AS      |
| TPAL                                                                                                                               | 40    | Thrinax parvifolia               | Parrot Palm                | 14x 5', 3" DBH min.                 | AS      |
| <b>ACCENTS, SHRUBS &amp; GROUNDCOVERS</b>                                                                                          |       |                                  |                            |                                     |         |
| BLAL                                                                                                                               | 3     | Myrsine laeta                    | Loquat Berry               | 7x 30" x 30"                        | 36" OC  |
| CBAL                                                                                                                               | 338   | Chrysobalanus icaco              | Green Coccoloba            | 7x 30" x 24"                        | 36" OC  |
| CBSP                                                                                                                               | 248   | Chrysobalanus icaco 'Horizontal' | Horizontal Coccoloba       | 7x 15" x 18"                        | 24" OC  |
| CBAL                                                                                                                               | 4     | Stemodia                         | Stemodia                   | 4' x 4' min.                        | AS      |
| FBAL                                                                                                                               | 175   | Ficus elastica                   | Simpson's Stopper          | 7x 30" x 30"                        | 36" OC  |
| FBSP                                                                                                                               | 17    | Ficus elastica 'Serotene'        | Simpson's Stopper          | 48" x 30"                           | 36" OC  |
| FBAL                                                                                                                               | 35    | Myrsine laeta                    | Pink Plantain Grass        | 3x 24" x 24"                        | 36" OC  |
| FBAL                                                                                                                               | 228   | Psychotria laevis                | Redwing Coffee             | 7x 30" x 24"                        | 36" OC  |
| FBAL                                                                                                                               | 1,356 | Sporobolus vaginatus             | Saint Grass                | 16' x 24" x 18" full                | 36" OC  |
| FBAL                                                                                                                               | 35    | Sporobolus vaginatus             | Saint Grass                | 24" full                            | 48" OC  |
| FBAL                                                                                                                               | 35    | Sporobolus vaginatus             | Saint Grass                | 24" full                            | 36" OC  |
| FBAL                                                                                                                               | 440   | Trachypogon daniellii            | Dwarf Palmetto             | 7x 30" x 24"                        | 36" OC  |
| FBAL                                                                                                                               | 40    | Trachypogon daniellii            | Dwarf Palmetto             | 7x 30" x 24"                        | 36" OC  |
| FBAL                                                                                                                               | 40    | Trachypogon daniellii            | Dwarf Palmetto             | 7x 30" x 24"                        | 36" OC  |
| <b>NOTES: FLORIDA NATIVE PLANT MATERIAL</b>                                                                                        |       |                                  |                            |                                     |         |
| <b>IDENTIFY DROUGHT TOLERANT SPECIES</b>                                                                                           |       |                                  |                            |                                     |         |
| <b>ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES &amp; STANDARDS FOR HUNGERY PLANTS 2022 EDITION</b> |       |                                  |                            |                                     |         |
| <b>MIN:</b>                                                                                                                        |       |                                  |                            |                                     |         |
| <b>500 - Paspalum notatum - Bahia Sod - 6000 sqd, 18" high</b>                                                                     |       |                                  |                            |                                     |         |
| <b>300 - Paspalum notatum - Bahia Sod - 6000 sqd, 18" high</b>                                                                     |       |                                  |                            |                                     |         |

SE CONSTITUTION BLVD

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



McCARTY & ASSOCIATES

LAND PLANNING  
AND DESIGN

STUART • FT. PIERCE

772.341.9122  
www.McCartyLandPlanning.com  
Mike@McCartyLandPlanning.com

Storage Place - Hobe Sound

Heritage Ridge PUD, Parcel C-4, Lot 2B  
Martin County, Florida

Landscape Plan



Drawn By DMS  
Checked By MM  
Scale 1"=20'  
Drawing Date 11/15/2023  
7/31/2024 3/11/2025 7/30/2025  
8/6/2025 10/14/2025 11/6/2025

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 Parts 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, lightly knotted plant, so trained or favored in its development, that its appearance is unquestionably and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be heavily dug, sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae, and shall have adequate root systems. For planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect, where any requirements are outlined from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All 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 grown 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

**Trunk:** 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" divisions that could be points of weak, die structure or disease infestation.

**Branches:** 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 crown mass. Measurements are not to include any terminal growth.

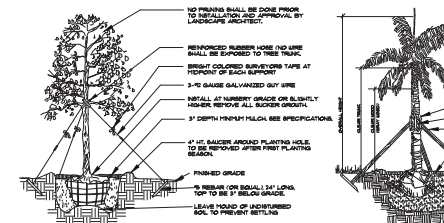
**Palms:** Clear Trunk (C.T.) shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the texture or green portion of the trunk or the head.

Overall height (O.H.) shall be measured from the ground at the time of installation to a point two quarters the length of the unopened bud. Palms with nerved or burned trunk to palm tips are not to be accepted.

SOIL

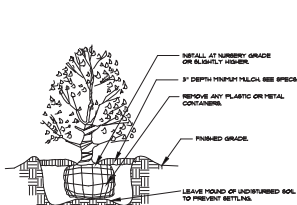
Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable material (topsoil) or loam, character, it shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, foreign materials or noxious grasses (such as Bermuda or nut 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, FERTILIZER AND IRRIGATION. BRACING: SPECIAL SITE CONDITIONS MAY REQUIRE HOISTING TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR SHALL VERIFY ALL TREES TO PREVENT EXCESSIVE TENDRILS & FILLING A VERTICAL POSITION.



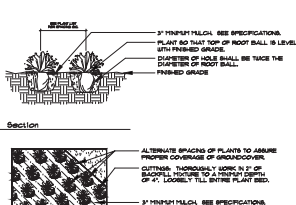
Shrub Planting

SEE SPECIFICATIONS FOR BACKFILL, FERTILIZER AND IRRIGATION.

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA 1-800-432-4770 ITS THE LAW SUNSHINE STATE ONE CALL OF FLORIDA INC.

Palm Planting

APPLIES TO: ROYAL PALM, QUEEN PALM, ALEXANDER PALM, TANGA PALM. SEE SPECIFICATIONS FOR BACKFILL, FERTILIZER AND IRRIGATION. BRACING: SPECIAL SITE CONDITIONS MAY REQUIRE HOISTING TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR SHALL VERIFY ALL TREES TO PREVENT EXCESSIVE TENDRILS & FILLING A VERTICAL POSITION.



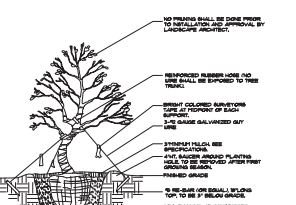
Groundcover Planting

SEE SPECIFICATIONS FOR BACKFILL, FERTILIZER AND IRRIGATION.



Palm Planting

APPLIES TO: SERIAL PALMS, WASHINGTON PALMS, CANARY SLATE PALMS, SERIAL DATE PALMS. SEE SPECIFICATIONS FOR BACKFILL, FERTILIZER AND IRRIGATION.



Irregular 4 Multi-Stem Tree Planting

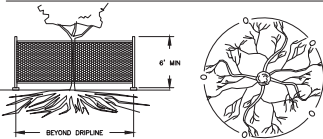
SEE SPECIFICATIONS FOR BACKFILL, FERTILIZER AND IRRIGATION. BRACING: SPECIAL SITE CONDITIONS MAY REQUIRE HOISTING TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR SHALL VERIFY ALL TREES TO PREVENT EXCESSIVE TENDRILS & FILLING A VERTICAL POSITION.



Plant List

| Key                                       | Qty  | Scientific Name               | Common Name              | Size                                | Spacing |
|-------------------------------------------|------|-------------------------------|--------------------------|-------------------------------------|---------|
| <b>PALMS</b>                              |      |                               |                          |                                     |         |
| SPH*                                      | 34   | Sabal palmetto                | Sabal Palm               | 10', 14', 18' CT, staggered heights | AS      |
| THC*                                      | 2    | Thrinax radiata               | Florida Thatch Palm      | 6' OA, multi trunks, full           | AS      |
| <b>TREES</b>                              |      |                               |                          |                                     |         |
| ABH*                                      | 5    | Acer rubrum                   | Red Maple                | 14'x 6", 3" DBH min.                | AS      |
| CEH*                                      | 6    | Cercocarpus erecta            | Green Buttonwood         | 14'x 6", 3" DBH min.                | AS      |
| CEH*                                      | 9    | Cercocarpus erecta 'Spectra'  | Silver Buttonwood        | 12'x 5", 3" DBH min.                | AS      |
| PEH*                                      | 13   | Pinus ekkeii 'Versa'          | South Florida Slash Pine | 12'x 9", 4" DBH min.                | AS      |
| QUH*                                      | 16   | Quercus virginiana            | Live Oak                 | 16'x 6", 4" DBH min.                | AS      |
| THH*                                      | 49   | Thamnia obtusifolia           | Red Cypress              | 14'x 5", 3" DBH min.                | AS      |
| <b>ACCENTS, SHRUBS &amp; GROUNDCOVERS</b> |      |                               |                          |                                     |         |
| BLH*                                      | 3    | Byrsonima koda                | Lacost Berry             | 7x 30'x 30'                         | 30' OC  |
| CHH*                                      | 338  | Chrysobalanus exco            | Green Coccoloba          | 7x 30'x 24'                         | 30' OC  |
| CHH*                                      | 248  | Chrysobalanus exco 'Nortonia' | Horizontal Coccoloba     | 3x 15'x 18'                         | 24' OC  |
| DEH*                                      | 4    | Deon edulis                   | Deon Cystal              | 4' x 4' min.                        | AS      |
| MEH*                                      | 172  | Myrsine fragrans              | Simpson's Shimmer        | 7x 30'x 30'                         | 30' OC  |
| MEH*                                      | 17   | Myrsine fragrans              | Simpson's Shimmer        | 4'x 3'x 3'                          | 30' OC  |
| MUH*                                      | 95   | Muhlenbergia capillaris       | Pink Muhly Grass         | 3x 24'x 24'                         | 30' OC  |
| PLH*                                      | 228  | Portulaca Aquilella           | Beckham Vine Coffee      | 7x 30'x 24'                         | 30' OC  |
| SEH*                                      | 1356 | Sesuvium portulacastrum       | Sand Cress               | 1x 24'x 15', 6'x 6'                 | 30' OC  |
| SEH*                                      | 91   | Sesuvium portulacastrum       | Sand Cress               | 24' H.                              | 48' OC  |
| STH*                                      | 10   | Strobilanthus                 | Needle Pod               | 7x 30'x 24'                         | 30' OC  |
| THH*                                      | 480  | Thamnia obtusifolia           | Red Cypress              | 3x 30'x 24'                         | 30' OC  |
| ZPH*                                      | 49   | Zamia integrifolia            | Cycad                    | 7x 30'x 28'                         | 30' OC  |

Existing Tree Protection Barrier Detail



- A MINIMUM OF ONE CIRCUMFERENCE DIAMETER HOLE SHALL BE YELLOW OR ORANGE IN COLOR AND MADE OF 1/2" WOODEN POLES, 3/4" DIA. OR 1/2" DIA. GALVANIZED STEEL. TWO HOLES OR ONE HOLE WITH TWO 1/2" DIA. GALVANIZED STEEL. APPROVAL OF THE COUNTY MANAGER IS REQUIRED. THE HOLE MUST BE MINIMUM OF 1/2" DIA. OFF THE GROUND AND MAY NOT BE ATTACHED TO ANY VEGETATION.
- DIAMETER OF PROTECTION ZONE SHALL BE ONE FOOT FOR EACH INCH OF TRUNK DIAMETER. HEIGHT OF PROTECTION ZONE SHALL BE 6 FEET MINIMUM. PROTECTION ZONE SHALL BE 6 FEET MINIMUM DIAMETER.
- TEMPORARY FENCING AT 1/2" DIA. SHALL BE PLACED AT THE TOP LINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCLOSE THE TREES, TO INSTALL FENCE PORTS. ALLOW DRIVING PORTS OR STAGES INTO MAJOR ROADS.
- IF A TREE IS TO BE REMOVED, IT SHALL BE REMOVED PRIOR TO THE PROTECTION ZONE. THERE SHALL BE NO PLANTING OF ANY OTHER PLANT IN THE PROTECTION ZONE.
- TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION FOR ROOTS OVER 1/2" INCH IN DIAMETER DAMAGED DURING CONSTRUCTION SHALL BE CLEANED, CUT TO REMAIN DAMAGED PORTION OF ROOT. ALL DAMAGED ROOTS SHALL BE REMOVED. EXPOSED ROOTS SHALL BE COVERED WITH DAMP SAND AND COVERED WITH 1/2" MULCH AS SOON AS POSSIBLE TO PREVENT DRYING.
- NO EXPOSURE OF ROOTS SHALL BE ALLOWED. PROTECTION FENCE SHALL BE 6 FEET MINIMUM DIAMETER.
- NO STORAGE OF MATERIALS, WHEELBARROWS, TRACTORS OR STORAGE OF ALLIED WITHIN THE LIMITS OF THE PROTECTION ZONE.
- NO USE OF CONCRETE, PAINT, CHEMICALS, OR OTHER FOREIGN SUBSTANCES WITHIN TREE PROTECTION ZONE.
- ALL BARRICADES MUST REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

Landscape Notes

- 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.
- Mulch material to a minimum compacted depth of three inches is provided for all planting areas when used to supplement ground cover. Cypress mulch may not be used as a mulching material.
- The use of cypress mulch is prohibited in all landscaped areas.
- All prohibited exotic vegetation to be removed from the entire site prior to issuance of a certificate of occupancy.
- 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.
- Existing trees that are to remain shall be banded according to Martin County Ordinances.
- 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."
- 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 thirty (30) feet] shall be planted no closer than a horizontal distance of thirty (30) feet from the nearest overhead power line [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.
- No tree, shrubs, hedgers 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 foot length plus two (2) feet from overhead power lines.
- Encroachment into required buffer zones 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 of materials or products or the parking of vehicles and equipment.
- 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 which were 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.
- 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 protect 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.
- Stormwater management areas are to be maintained with planted native vegetation, in perpetuity.

- No use shall be made of, and no development activity shall be permitted in, land use buffers and perimeter landscape areas, except for:
  - Planting material approved as part of the landscape plan
  - Completely underground utilities and essential, specifically approved, overhead or above ground utilities which cross these areas and do not interfere with the mature growth of required plant material.
  - Grass ditches, with back slopes no steeper than 3V:1H, which can support the required landscaping materials.
- All required fencing shall be maintained in good repair by the property owner.
- 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

STUART • FT. PIERCE

772.341.9122  
www.McCartyLandPlanning.com  
Mike@McCartyLandPlanning.com

Storage Place - Hobe Sound

Heritage Ridge PUD, Parcel C-4, Lot 2B  
Martin County, Florida

Landscape Details



Daniel  
McRae  
Sugg, PLAT

Drawn By DMS  
Checked By MM  
Scale 1"=20'  
Drawing Date 11/15/2023  
7/31/2024 3/11/2025 7/30/2025  
8/6/2025 10/14/2025 11/6/2025



## Location Map



## Legal Description

LOT 28 HOBSE SOUND B7S RETAIL ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18 PAGE 19 PUBLIC RECORDS MARTIN COUNTY FLORIDA  
LEGAL DESCRIPTION PER PROPERTY APPRAISER

## Existing Tree Chart

| TAG# | DBH | SPECIES    | STATUS | REPLACEMENT<br>TREE CREDITS @ 1"<br>10" OAK - 2" CAL | REPLACEMENT<br>TREE CREDITS @ 10"<br>12" OAK - 2" CAL | REPLACEMENT<br>SABAL PALM | PRESERVED TREE<br>CREDITS |
|------|-----|------------|--------|------------------------------------------------------|-------------------------------------------------------|---------------------------|---------------------------|
| 6    | 18" | OAK        | REMAIN |                                                      |                                                       |                           | 18                        |
| 7    | 22" | OAK        | REMAIN |                                                      |                                                       |                           | 22                        |
| 8    | 10" | SABAL PALM | REMAIN |                                                      |                                                       |                           |                           |
| 9    | 12" | SABAL PALM | REMAIN |                                                      |                                                       |                           |                           |
| 11   | 12" | SABAL PALM | REMAIN |                                                      |                                                       |                           |                           |
| 12   | 16" | OAK        | REMOVE | 4                                                    |                                                       |                           |                           |
| 13   | 10" | OAK        | REMOVE | 3                                                    |                                                       |                           |                           |
| 14   | 14" | OAK        | REMOVE | 4                                                    |                                                       |                           |                           |
| 15   | 8"  | PINE       | REMOVE | 3                                                    |                                                       |                           |                           |
| 28   | 18" | PINE       | REMOVE | 4                                                    |                                                       |                           |                           |
| 37   | 12" | SABAL PALM | REMOVE |                                                      |                                                       | 1                         |                           |
| 38   | 14" | PINE       | REMAIN |                                                      |                                                       |                           | 14                        |
| 47   | 12" | SABAL PALM | REMOVE |                                                      |                                                       | 1                         |                           |
| 49   | 14" | SABAL PALM | REMOVE |                                                      |                                                       | 1                         |                           |
| 50   | 14" | OAK        | REMOVE | 4                                                    |                                                       |                           |                           |
| 54   | 8"  | PINE       | REMOVE | 3                                                    |                                                       |                           |                           |
| 57   | 18" | OAK        | REMOVE | 4                                                    |                                                       |                           |                           |
| 58   | 10" | PINE       | REMOVE | 3                                                    |                                                       |                           |                           |
| 59   | 10" | PINE       | REMOVE | 3                                                    |                                                       |                           |                           |
| 69   | 10" | OAK        | REMOVE | 4                                                    |                                                       |                           |                           |
| 70   | 10" | OAK        | REMOVE | 4                                                    |                                                       |                           |                           |
| 71   | 22" | OAK        | REMOVE |                                                      | 5                                                     |                           |                           |
| 72   | 26" | OAK        | REMOVE |                                                      | 6                                                     |                           |                           |
| 73   | 12" | SABAL PALM | REMAIN |                                                      |                                                       |                           |                           |
| 74   | 12" | SABAL PALM | REMOVE |                                                      |                                                       | 1                         |                           |
| 75   | 20" | OAK        | REMAIN |                                                      |                                                       |                           | 20                        |
| 76   | 10" | OAK        | REMAIN |                                                      |                                                       |                           | 10                        |
| 79   | 26" | OAK        | REMAIN |                                                      |                                                       |                           | 26                        |
| 80   | 12" | SABAL PALM | REMOVE |                                                      |                                                       | 1                         |                           |
| 89   | 12" | SABAL PALM | REMOVE |                                                      |                                                       | 1                         |                           |
| 103  | 8"  | PINE       | REMOVE | 3                                                    |                                                       |                           |                           |
| 104  | 10" | PINE       | REMOVE | 3                                                    |                                                       |                           |                           |
| 111  | 14" | PINE       | REMOVE | 4                                                    |                                                       |                           |                           |
| 124  | 16" | OAK        | REMOVE | 4                                                    |                                                       |                           |                           |
| 125  | 12" | OAK        | REMOVE | 3                                                    |                                                       |                           |                           |
| 126  | 12" | SABAL PALM | REMOVE |                                                      |                                                       | 1                         |                           |
| 127  | 6"  | OAK        | REMOVE | 2                                                    |                                                       |                           |                           |
| 128  | 14" | OAK        | REMOVE | 4                                                    |                                                       |                           |                           |
| 129  | 10" | OAK        | REMOVE | 3                                                    |                                                       |                           |                           |
| 130  | 14" | OAK        | REMOVE | 4                                                    |                                                       |                           |                           |
| 131  | 10" | OAK        | REMOVE | 3                                                    |                                                       |                           |                           |
| 132  | 14" | OAK        | REMOVE | 4                                                    |                                                       |                           |                           |
| 133  | 12" | SABAL PALM | REMOVE |                                                      |                                                       | 1                         |                           |
| 134  | 12" | SABAL PALM | REMOVE |                                                      |                                                       | 1                         |                           |
| 156  | 16" | PINE       | REMOVE | 4                                                    |                                                       |                           |                           |
| 164  | 12" | SABAL PALM | REMOVE |                                                      |                                                       | 1                         |                           |
| 165  | 12" | SABAL PALM | REMOVE |                                                      |                                                       | 1                         |                           |
| 166  | 12" | SABAL PALM | REMOVE |                                                      |                                                       | 1                         |                           |

## Existing Tree Key

- EXISTING OAK TREE TO REMAIN
- EXISTING PINE TREE TO REMAIN
- EXISTING PALM TO REMAIN
- EXISTING TREE / PALM TO BE REMOVED

## Mitigation Data

| Proposed Tree Size                       | QTY | Replacement Tree Credits |
|------------------------------------------|-----|--------------------------|
| Total Proposed 2" DBH Trees              | 7   | 7                        |
| Total Proposed 3" DBH Trees              | 30  | 20                       |
| Total Proposed 4" DBH Trees              | 29  | 57                       |
| Total Replacement Tree Credits Provided: |     | 84                       |
| Total Replacement Tree Credits Required: |     | 84                       |
| Total Preserved Tree Credits:            |     | 95                       |
| (130 Total Inches / 2" Per Credit)       |     |                          |
| Total Replacement Sabal Palms Provided:  |     | 12                       |
| Total Replacement Sabal Palms Required:  |     | 12                       |

## Preserved Tree Data

|                                                    |    |      |
|----------------------------------------------------|----|------|
| TOTAL PROTECTED TREES ON SITE (NOT INCLUDING ROW)  | 31 | 100% |
| TOTAL PROTECTED TREES ON SITE TO REMAIN (REG. 108) | 6  | 19%  |

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



McCARTY & ASSOCIATES

LAND PLANNING  
AND DESIGN

STUART • FT. PIERCE

772.341.9122  
www.McCartyLandPlanning.com  
Mike@McCartyLandPlanning.com

# Storage Place - Hobse Sound

## Heritage Ridge PUD, Parcel C-4, Lot 2B

## Martin County, Florida

## Tree Management Plan



Daniel  
McRae  
Sugg, P.L.A.

Drawn By DMS  
Checked By MM  
Scale 1"=20'  
Drawing Date 11/15/2023  
7/31/2024 3/11/2025 7/30/2025  
8/6/2025 10/14/2025 11/6/2025

L-3