

**Location Map**



**Legal Description**

LOT 26 HOBE 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

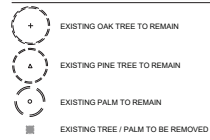
**Site Data**

PCN	34-38-42-000-000-0001.0
EXISTING ZONING	PUD-R
FUTURE LAND USE	LOW DENSITY
Pursuant 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.	
PROVIDED	REQ. AC. %
PERMITTED BUILDING COVERAGE (REG. 80% MAX)	30.581 0.70 48.9%
OPEN SPACE REQ. (20% MIN.)	30.581 0.70 48.9%
TOTAL SITE AREA	62.871 1.60 100.0%
IMPERVIOUS AREA	34.620 0.79 55.10%
BUILDING LOT COVERAGE	21.420 0.49 34.08%
PENICULAR USE AREA	10.710 0.26 16.88%
SIDEWALKS, CONCRETE, PADS, ETC.	2.495 0.06 3.93%
PERVIOUS AREA	28.881 0.702 46.90%
LANDSCAPE AREA	12.307 0.31 20.1%
PROPOSED RETENTION	17.274 0.40 28.44%
PARKING	REQUIRED PROVIDED
TOTAL SPACES (11,300 SF GFA)	43 9'
(PARKING RATE ADJUSTMENT: 1 SPACE PER 1,000 SF)	
ADA ACCESSIBLE SPACES	1
BUILDING PLACEMENT	REQ. PROVIDED
FRONT SETBACK	23' 140'
SIDE AT PROPERTY LINE SETBACK	30' 30'
REAR YARD SETBACK	30' 30'
BUILDING HEIGHT	40' 30'
PROPOSED TOTAL BUILDING SF (3 STORIES)	64,260
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	8 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 MAPLES)	
34 SHRUBS / 200 SF	1808	1,810 PLANTED SHRUBS (COCCOPLUM, SIMPSONS STOPPER, SAW PALMETTO, DWARF FAKAHANTHUS GRASS, SAND CORCORASS, WILD COFFEES)	
VIA LANDSCAPING	REQ.	PROV.	
LANDSCAPE AREA (500 SF PER 1,000 SF OF TOTAL VIA AREA 10,710 SF (5,000'x200'))	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 3:1)	

**Existing Tree Key**



**Xeriscape Table** (A total of 50 pts. are required)

- 6. 61% OR MORE OF THE GRASS AREAS ARE MADE UP OF A DROUGHT TOLERANT SPECIES FROM THE LIST. 10 pts.
- 7. 51% OR MORE OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST. 10 pts.
- 8. 51% OR MORE OF THE REQUIRED TREES ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST. 10 pts.
- 9. 51% OR MORE OF THE REQUIRED TREES ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST. 10 pts.
- 10. UTILIZATION OF COMPACTED MULCH BEDS AT LEAST THREE INCHES DEEP IN ALL PLANTED AREAS EXCEPT GROUNDCOVER. 10 pts.
- 11. TOTAL PROVIDED POINTS 50 pts.

**Preserved Tree Data**

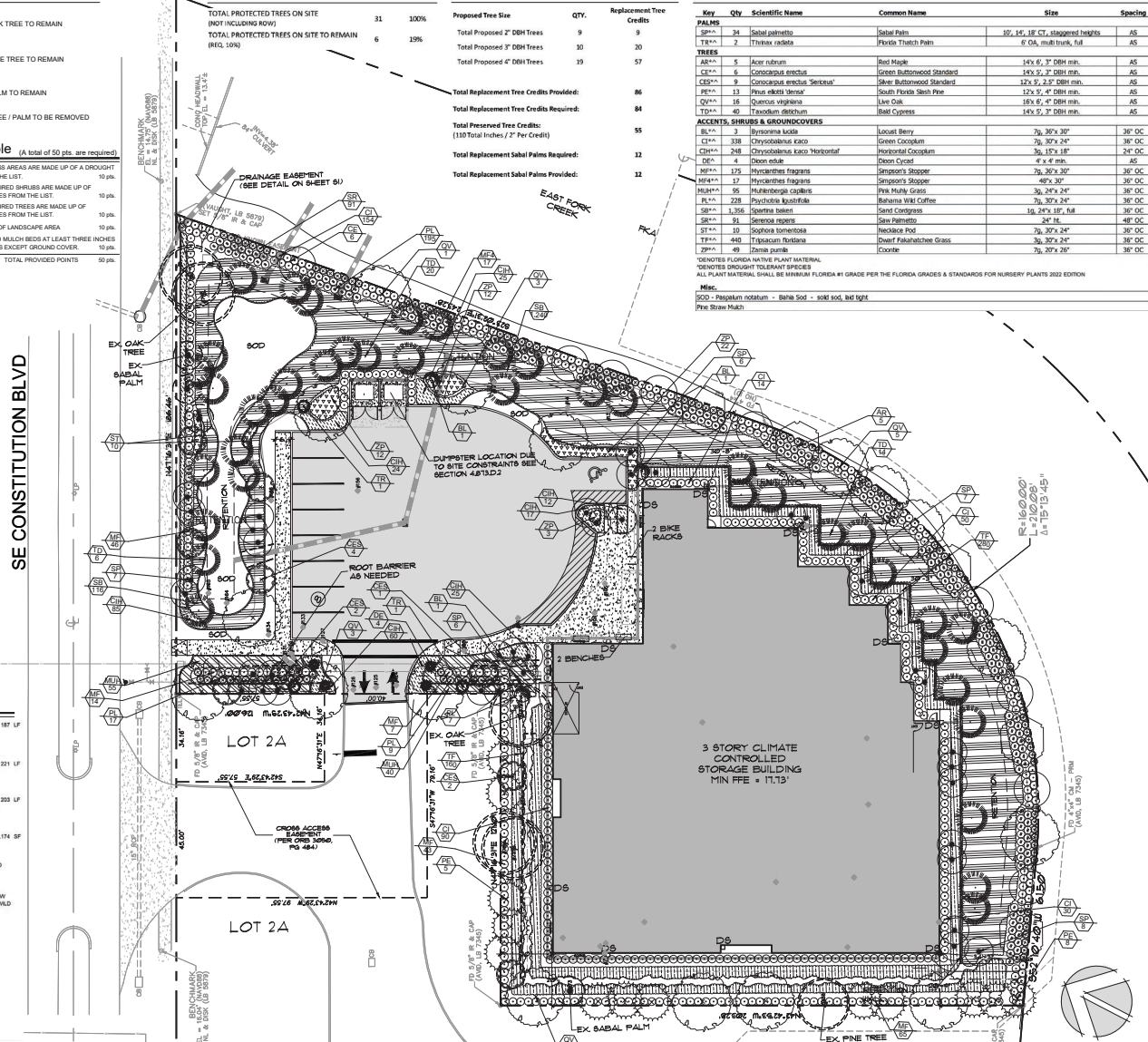
TOTAL PROTECTED TREES ON SITE (NOT INCLUDING ROW)	31	100%
TOTAL PROTECTED TREES ON SITE TO REMAIN (REG. 10%)	6	19%

**Mitigation Data**

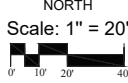
Proposed Tree Size	QTY.	Replacement Tree Credits
Total Proposed 2" DBH Trees	9	9
Total Proposed 3" DBH Trees	30	20
Total Proposed 4" DBH Trees	19	57
<b>Total Replacement Tree Credits Provided:</b>		<b>86</b>
<b>Total Replacement Trees Required:</b>		<b>84</b>
<b>Total Preserved Tree Credits: (110 Total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

**Plant List**

Key	Qty	Scientific Name	Common Name	Size	Spacing
<b>PALMS</b>					
SP2+	34	Sabal palmetto	Sabal Palm	10' 14", 18' CT, staggered heights	AS
TR2+	7	Trachycarpus	Pine Tree Palm	8' DB, multi-trunk, full	AS
<b>TREES</b>					
AD2+	5	Acer rubrum	Red Maple	14x 6', 3" DBH min.	AS
LC2+	6	Coccoloba erectus	Green Buttonwood Standard	14x 6', 3" DBH min.	AS
CS2+	9	Coccoloba erectus 'Serotena'	Silver Buttonwood Standard	12x 5', 2.5" DBH min.	AS
FR2+	13	Fraxinus velutina	White Oak	12x 5', 4" DBH min.	AS
QU2+	16	Quercus virginiana	Live Oak	18x 6', 4" DBH min.	AS
TD2+	40	Taxodium distichum	Bald Cypress	14x 5', 3" DBH min.	AS
<b>ACCENTS, SHRUBS &amp; GROUNDCOVERS</b>					
BL2+	3	Myrica aspera	Looseleaf Berry	7x 30" x 30"	30' OC
CH2+	338	Chrysobalanus icaco	Green Coccoloba	3x 15" x 24"	30' OC
CH2M+	248	Chrysobalanus icaco 'Horizontal'	Horizontal Coccoloba	3x 15" x 18"	24" OC
CO2+	4	Coccoloba	Green Coccoloba	4" x 4" min.	AS
MF2+	175	Myrsine fraxinea	Simpson's Stopper	7x 30" x 30"	30' OC
MF2M+	17	Myrsine fraxinea	Simpson's Stopper	48" x 30"	30' OC
ML2M+	95	Myrsine fraxinea	Pink Mahoe Grass	3x 24" x 24"	30' OC
PL2+	238	Psychotria laevis	Redwing Coffee	7x 30" x 24"	30' OC
SB2+	1,356	Sporobolus vaginatus	Sandgrass	16" x 24" x 18" full	30' OC
SP2+	91	Sporobolus vaginatus	Sandgrass	24" full	48" OC
ST2+	10	Stenandrium	Redwing Coffee	7x 30" x 24"	30' OC
TR2+	440	Trachypogon	Dwarf Bahamian Grass	3x 30" x 24"	30' OC
ZP2+	40	Zinnia	Zinnia	7x 30" x 24"	30' OC
<b>NOTES: FLORIDA NATIVE PLANT MATERIAL</b>					
<b>*DENOTES DROUGHT TOLERANT SPECIES</b>					
<b>*ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRASS &amp; STANDARD FOR NURSERY PLANTS 2022 EDITION</b>					
<b>Misc.</b>					
9000 - Paspalum notatum - Bahá Sod - 9000 sod, 18" high					
Pine Straw Mulch					



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**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 (Part 1 & 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. Specimens means an exceptionally heavy, symmetrical, lightly branched plant, so trained or favored in its development that tree appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

### GENERAL REQUIREMENTS

All plants shall be healthy, dug, sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Plants for planting may be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect, whose any requirements are contained 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 grow 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 tree structure or disease infestation.

**Branches:** Heights shall be measured from the ground to the average points where nature plant growth stops. Spread shall be measured to the end of branching equally around the crown base. 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 nature aged trunk joins the trunk or green portion of the trunk or the head.

Overall height (OH) 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 trunks to a point two quarters the length of the unopened bud. Palms with nerved or burned trunks to a point two quarters the length of the unopened bud.

### 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 ball pits which shall be backfilled with clean sand. Planting soil shall be a fertile, friable material (topsoil) or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, tree stumps or other 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.

### COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the manufacturer's statement of analysis and shall meet the following requirements: sixteen (16) percent nitrogen, seven (7) percent phosphorus, and five (5) percent potassium plus iron. Liquid fertilizer (4:1:1:1:1:1:1:1) or equal) in 2:1 grain size shall meet the following requirements: twenty (20) percent nitrogen, ten (10) percent phosphorus, five (5) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	4-11" AGRIPOINT™ TABLET (21 Grams)
1 gal.	1/4 lb.
3 gal.	1/3 lb.
1-3 gal.	1/2 lb.
1"-6" caliper	2 lbs./7" caliper
6" and larger	3 lbs./7" caliper

"Florida East Coast Palm Spikes" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

### MULCH

Mulch material shall be three (3) inches of shredded natural mulch (sterilized and free of seeds) or approved equal, maintained at the time of application to prevent wind displacement.

### SUBSTITUTIONS

No substitutions of plant material types or sizes will be allowed without written consent of the Landscape Architect. IfBES material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in blue.

### Notes

1. Prior to the installation of any plant material all existing and proposed soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on the plan.

2. All plant materials, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.

3. All plant materials and soil shall have an automatic irrigation system providing 100% coverage.

4. Maintain positive drainage away from building.

5. All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on the plan.

6. Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or undetected obstructions shall be reported immediately to the Landscape Architect.

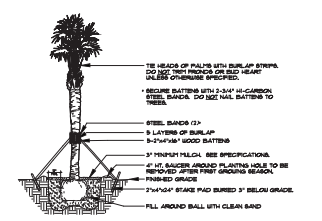
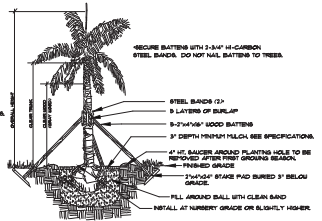
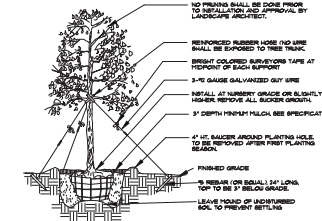
7. Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.

8. Quantities shown on plant list are for convenience only. If a discrepancy occurs between the plan and plant list, the plan shall prevail. 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 death was approved and error subsequently die, shall be replaced by the requisite number of living trees according to the standards established in the Martin County Landscape Code.

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

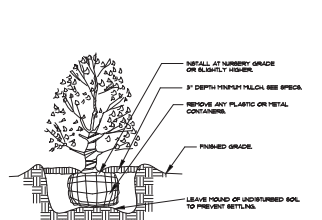
10. Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on the plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structurally sound condition as shown on the plan.

## Planting Details



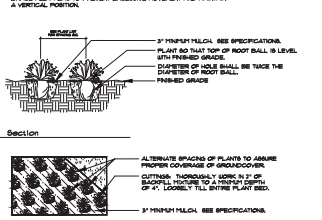
## Tree Planting

SEE SPECIFICATIONS FOR BACKFILL, FERTILIZER AND MULCHING TECHNIQUE. LANDSCAPE CONTRACTOR SHALL MAINTAIN GRASS OR WEED FREE AREAS TO PREVENT EXCESSIVE HOUMENT AND MAINTAIN A HEALTHY APPEARANCE.



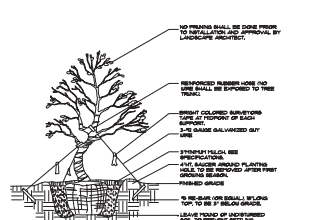
## Palm Planting

APPLIES TO: ROYAL PALM, QUEEN PALM, ALEXANDER PALM, TANGA PALM, BIRCH PALM, DATE PALM. SEE SPECIFICATIONS FOR BACKFILL, FERTILIZER AND MULCHING TECHNIQUE. LANDSCAPE CONTRACTOR SHALL MAINTAIN GRASS OR WEED FREE AREAS TO PREVENT EXCESSIVE HOUMENT AND MAINTAIN A HEALTHY APPEARANCE.



## Palm Planting

APPLIES TO: BIRCH PALM, WASHINGTON PALM, GUYANA BIRCH, DATE PALM, BIRCH PALM. SEE SPECIFICATIONS FOR BACKFILL, FERTILIZER AND MULCHING TECHNIQUE. LANDSCAPE CONTRACTOR SHALL MAINTAIN GRASS OR WEED FREE AREAS TO PREVENT EXCESSIVE HOUMENT AND MAINTAIN A HEALTHY APPEARANCE.



## Shrub Planting

SEE SPECIFICATIONS FOR BACKFILL, FERTILIZER AND MULCHING TECHNIQUE. LANDSCAPE CONTRACTOR SHALL MAINTAIN GRASS OR WEED FREE AREAS TO PREVENT EXCESSIVE HOUMENT AND MAINTAIN A HEALTHY APPEARANCE.



## Groundcover Planting

SEE SPECIFICATIONS FOR BACKFILL, FERTILIZER AND MULCHING TECHNIQUE. LANDSCAPE CONTRACTOR SHALL MAINTAIN GRASS OR WEED FREE AREAS TO PREVENT EXCESSIVE HOUMENT AND MAINTAIN A HEALTHY APPEARANCE.



## Irregular & Multi-Stem Tree Planting

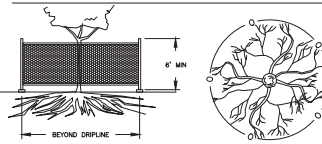
SEE SPECIFICATIONS FOR BACKFILL, FERTILIZER AND MULCHING TECHNIQUE. LANDSCAPE CONTRACTOR SHALL MAINTAIN GRASS OR WEED FREE AREAS TO PREVENT EXCESSIVE HOUMENT AND MAINTAIN A HEALTHY APPEARANCE.



## Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
<b>PALMS</b>					
SPM	34	Sabal palmetto	Sabal Palm	10', 14', 18' CT, staggered heights	AS
TRE	2	Thrinax radiata	Parake Thrush Palm	6' OA, multi trunk, full	AS
<b>TREES</b>					
AR	5	Acer rubrum	Red Maple	14' 6", 4" DBH min.	AS
CR	6	Crataegus cuneata	Green Hawthorn Standard	14' 6", 4" DBH min.	AS
CR	9	Crataegus mollis 'Stevens'	Shaw Hawthorn Standard	12' 6", 3" DBH min.	AS
PE	13	Pinus milleriana	South Florida Slash Pine	12' 6", 4" DBH min.	AS
QU	16	Quercus virginiana	Live Oak	18' 6", 4" DBH min.	AS
TY	45	Taxodium distichum	Live Cypress	14' 6", 5" DBH min.	AS
<b>ACCENTS, SHRUBS &amp; GROUNDCOVERS</b>					
BL	3	Byrsonima lucida	Locust Berry	7 1/2", 30" 24"	30' OC
CO	338	Chrysothamnus eximius	Green Coccoloba	7 1/2", 30" 24"	30' OC
CH	248	Chrysothamnus eximius 'Horizontal'	Horizontal Coccoloba	3 1/2", 15" 18"	24' OC
DE	4	Deon edulis	Deon Cyprip	4" x 4" min.	AS
FR	172	Fraxinus fragrans	Sycamore Shrub	7 1/2", 30" 30"	30' OC
FR	17	Fraxinus fragrans	Sycamore Shrub	4" x 3"	30' OC
GR	99	Grassbergia capillaris	Pink Muffin Grass	3 1/2", 24" 24"	30' OC
PL	228	Psychotria kuetzingii	Reddish Wax Cyprip	7 1/2", 30" 24"	30' OC
SP	136	Sporobolus bahiensis	Sand Cynopsis	1 1/2", 24" 15", 6 1/2"	30' OC
SP	91	Sporobolus bahiensis	Sand Cynopsis	24" H	48' OC
ST	10	Styphelia bartramia	Reddish Wax Cyprip	7 1/2", 30" 24"	30' OC
TR	488	Trichostema nudiflorum	Dead Faint-flowered Grass	3 1/2", 30" 24"	30' OC
ZP	49	Zinnia purpurea	Croton	7 1/2", 30" 24"	30' OC
<b>IDENTIFY FLORIDA NATIVE PLANT MATERIAL. IDENTIFY DROUGHT TOLERANT SPECIES. PLANT MATERIAL SHALL BE MINIMUM 4 1/2 GRADE PER THE FLORIDA GRADES &amp; STANDARDS FOR NURSERY PLANTS 2022 EDITION.</b>					
<b>MOE</b>					
100' - Paspalum notatum - Bahia Sod - 800' sod, 100' bag					
Pine Straw Mulch					

## Existing Tree Protection Barrier Detail



- A MINIMUM OF ONE FOUR-INCH DIAMETER BORE WHICH IS YELLOW OR ORANGE IN COLOR AND MADE OF UNPAINTED GALVANIZED STEEL SHALL BE INSTALLED AT THE POINT OF ENTRY OF THE TREE TO THE PROTECTION ZONE. TWO BORES OF GREATER PILE OR OTHER MATERIAL WITH PILES APPROXIMATELY OF THE SAME SPACING AND DEPTH SHALL BE INSTALLED AT THE POINT OF ENTRY OF THE TREE TO THE PROTECTION ZONE. THE BORES SHALL BE ANCHORED TO THE GROUND AND MAY NOT BE ATTACHED TO ANY VEGETATION.
- DIAMETER OF PROTECTION ZONE SHALL BE ONE FOOT FOR EACH INCH OF TRUNK DIAMETER BREAST.
- HEIGHT OF PROTECTION ZONE SHALL BE ONE FOOT FOR EACH INCH OF TRUNK DIAMETER BREAST.
- PROTECTION ZONE SHALL BE 6 FOOT MINIMUM DIAMETER.
- TEMPORARY EXCISES AT TOPS SHALL BE PLACED AT THE TOP OF THE TREE TO BE SHAVED. EXCISES SHALL COMPLETELY INCISE THE TREES; TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAIN CANOES.
- ALL BARRIERS SHALL BE INSTALLED AT THE POINT OF ENTRY OF THE TREE TO THE PROTECTION ZONE. SOIL SURFACE UNDER THE DEEP LINE OF THE TREES TO BE PRESERVED.
- TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION FOR ROOTS OVER 1 INCH IN DIAMETER DAMAGED DURING CONSTRUCTION SHALL BE CLEAN STRAIGHT CUT TO REMAIN DAMAGED PORTION OF ROOTS.
- ALL EXPOSED ROOTS SHALL BE PROTECTED WITH DAMP SAND AND COVERED WITH 6 IN. OF MULCH AS SOON AS POSSIBLE TO PREVENT DRYING.
- NO STORAGE OF MATERIALS, WAREHOUSE TRAILERS, OR STORAGE IS ALLOWED WITHIN THE LIMITS OF THE PROTECTION ZONE SHALL BE DONE MANUALLY.
- NO STORAGE OF MATERIALS, WAREHOUSE TRAILERS, OR STORAGE IS ALLOWED WITHIN THE LIMITS OF THE PROTECTION ZONE SHALL BE DONE MANUALLY.
- NO USE OF CONCRETE, PAINT, CHEMICALS, OR OTHER FOREIGN SUBSTANCES WITHIN TREE PROTECTION ZONE.
- ALL BARRIERS 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 landscape areas.
- All prohibited excise 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 FFL 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. Medium height 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.
- No tree, shrubs, hedger 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 root length plus two (2) feet from power lines.
- Encroachment into required bufferlands 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.
- 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 death was approved 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 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.
- 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.



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Mike@McCartyLandPlanning.com

Storage Place - Hobe Sound

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

Landscape Details



Daniel  
McRae  
Sugg, P.L.A.

Drawing 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

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Location Map



Legal Description

LOT 28 HOBE 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 TREE CREDITS @ 8" 12" OAK - 2" CAL	REPLACEMENT TREE CREDITS @ 10" 12" OAK - 2" CAL	REPLACEMENT SABAL PALM	PRESERVED TREE 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				
47	12"	SABAL PALM	REMOVE			1	14
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	16"	OAK	REMOVE	4			
70	16"	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

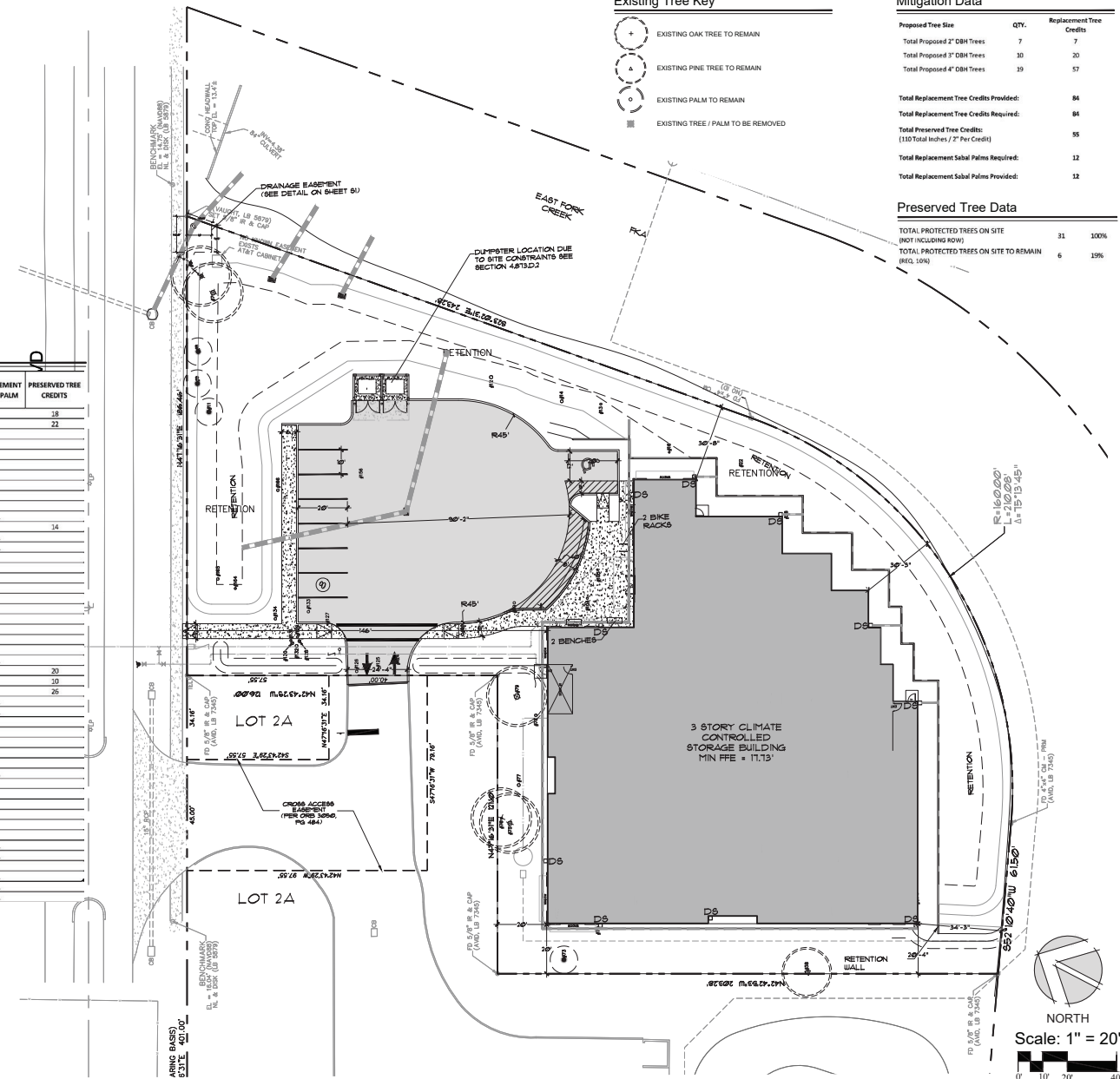
- EXISTING OAK TREE TO REMAIN
- EXISTING PINE TREE TO REMAIN
- EXISTING PALM TO REMAIN
- EXISTING TREE / PALM TO BE REMOVED

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	19	57
<b>Total Replacement Tree Credits Provided:</b>		<b>84</b>
<b>Total Replacement Tree Credits Required:</b>		<b>84</b>
<b>Total Preserved Tree Credits:</b>		<b>55</b>
(110 Total Inches / 2" Per Credit)		
<b>Total Replacement Sabal Palms Required:</b>		<b>12</b>
<b>Total Replacement Sabal Palms Provided:</b>		<b>12</b>

Preserved Tree Data

TOTAL PROTECTED TREES ON SITE (NOT INCLUDING ROW)	31	100%
TOTAL PROTECTED TREES ON SITE TO REMAIN (REG. 106)	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

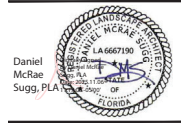
STUART • FT. PIERCE

772.341.9122  
 www.McCartyLandPlanning.com  
 Mike@McCartyLandPlanning.com

Storage Place - Hobe Sound

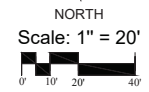
Heritage Ridge PUD, Parcel C-4, Lot 2B  
 Martin County, Florida

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  
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