

Location Map



Ex. Tree Legend

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

Site Data

PCN	2408-324-000-000-7		
ZONING	R4		
FUTURE LAND USE	RM		
TOTAL SITE AREA	380,875 SF	8,746 AC	100.0%
IMPERVIOUS AREA	199,289	4,675	52.31%
EX BUILDINGS	34,166	0.784	8.97%
EX PAVEMENT / WALKS	14,372	0.330	3.77%
PROPOSED BUILDINGS	16,755	0.384	4.59%
PROPOSED PAVEMENT / WALKS	134,016	3.077	35.18%
PERVIOUS AREA / OPEN SPACE	181,686	4.171	47.69%
PROPOSED RETENTION	55,170	1.267	14.48%
OTHER PERVIOUS	126,516	2.904	33.21%
PARKING	PROVIDED		
AUTOMOBILE SPACES	251		
BUS SPACES	4		
ADA ACCESSIBLE SPACES	4		
TOTAL	255		

Landscape Data

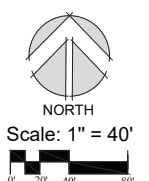
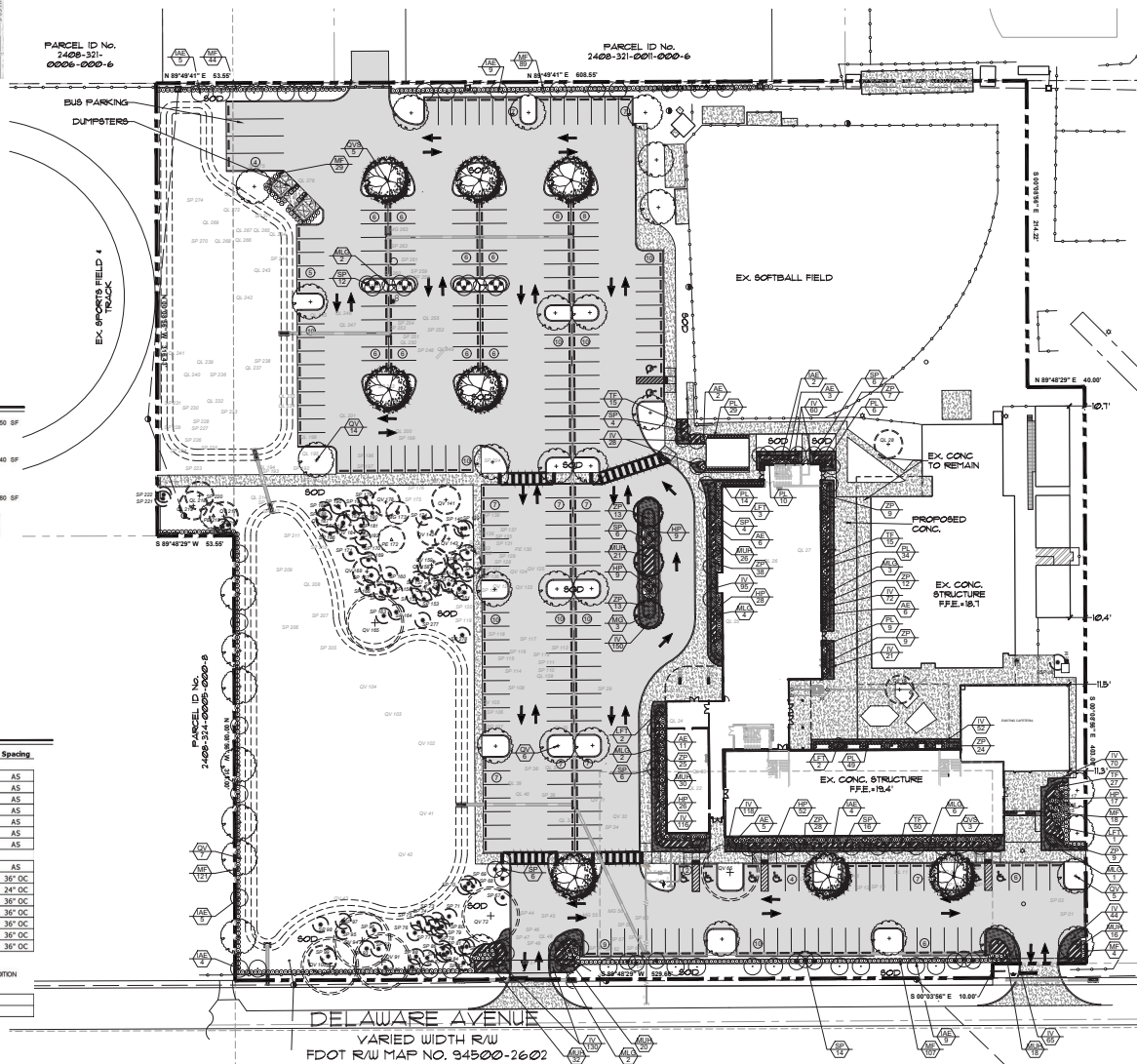
NORTH PROPERTY LINE	REQ. 14	PROV. 14	4,050 SF
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE			14 PLANTED TREES
WEST PROPERTY LINE	REQ. 12	PROV. 12	3,640 SF
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE			12 PLANTED TREES
SOUTH PROPERTY LINE	REQ. 18	PROV. 18	5,380 SF
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE			18 TOTAL TREES: 13 PLANTED TREES, 2 EXISTING TREES, 9 PALM PALMS CREDITED 3:1
VIA LANDSCAPING	REQ. 7,537	PROV. 7,537	7600+
LANDSCAPE AREA (1 SF PER 15 SF OF TOTAL VUA AREA 113,052 SF)			
TREES (1 TREE / 100 SF OF REQUIRED LANDSCAPE AREA)	75	77	77 PLANTED TREES
NATIVE TREE DATA	REQ. 50%	PROV. 100%	
NATIVE TREE PERCENTAGE OF REQUIRED TREES			

Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES					
1AE*	37	<i>Ilex attenuata 'Eagleston'</i>	Eagleston Holly	12' x 5', 2.5" CAL. min.	AS
1JT*	8	<i>Lagotisoomia laurifolia 'Tuskegee'</i>	Tuskegee Grape Myrtle	8' OA, full	AS
1MG*	3	<i>Magnolia grandiflora</i>	Southern Magnolia	12' x 5', 2.5" CAL. min.	AS
1LG*	20	<i>Magnolia grandiflora 'Little Gem'</i>	Little Gem Magnolia	8' OA, full	AS
1QV*	32	<i>Quercus virginiana</i>	Live Oak	12' x 5', 2.5" CAL. min.	AS
1QVCH*	8	<i>Quercus virginiana</i>	Live Oak Specimen	18' x 8', 5" CAL. min.	AS
1SP*	74	<i>Sabal palmetto</i>	Sabal Palm	10', 14', 18' CT, stagger heights	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
1AE*	33	<i>Andeda escobitoles</i>	Marberry	7g, 36" x 36"	AS
1EP*	141	<i>Hemelia patens 'Calypso'</i>	Nuttall Fuchsia	7g, 36" x 36"	36" OC
1V*	1021	<i>Bux vortmioria 'Schilling's'</i>	Dwarf Yaupon Holly	3g, 12" x 14"	24" OC
1EP*	412	<i>Muntheanthus fragrans</i>	Simpson Stopper	36" x 20", full	36" OC
1MS*	163	<i>Muhlenbergia capillaris</i>	Wink Mully Grass	3g, 24" x 24"	36" OC
1PK*	131	<i>Psychotria quadrifida</i>	Bobaha Wet Coffee	7g, 30" x 24"	36" OC
1TP*	107	<i>Tripsacum floridanum</i>	Dwarf Fakahatchee Grass	3g, 30" x 24"	36" OC
1ZP*	187	<i>Zamia pumila</i>	Cootie	7g, 20" x 26"	36" OC

*ORIGINS FLORIDA NATIVE PLANT MATERIAL
 *ORIGINS MODERATELY DROUGHT TOLERANT SPECIES
 ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2022 EDITION

SOD - Paspalum notatum - Bahiá Sod - solid sod, laid tight
 PINE STRAW MULCH



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John Carroll High School
 Bishop of Diocese of Palm Beach
 Fort Pierce, Florida
 Landscape Plan



Drawn By _____ DMS
 Checked By _____ MM
 Scale _____ 1"=40'
 Drawing Date 11/13/2025
 1/30/2026

L1

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, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees 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 omitted 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

Trees: 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 infection.

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 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 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 mired 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 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 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, plants, roots 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 fertilizers 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, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram 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	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" 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 melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

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

Notes

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

- All plant material, 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.

- All plant materials and sod shall have an automatic irrigation system providing 100% coverage.

- Maintain positive drainage away from structures.

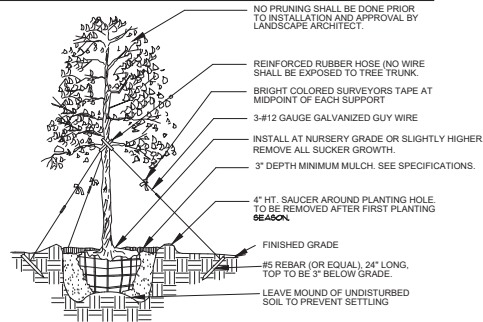
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.

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

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

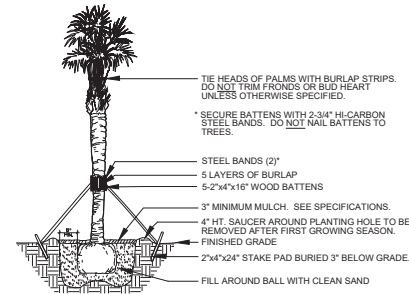
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.

Planting Details



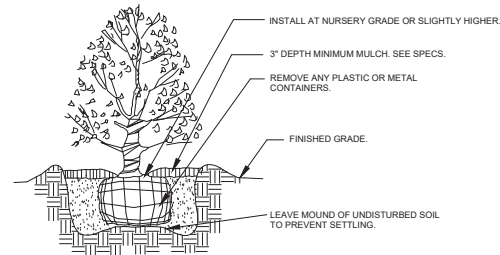
Tree Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION
 * BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE.
 LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEAL DATE PALMS
 * SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



Shrub Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES					
BA1**	37	<i>Ilex attenuata</i> 'Espalton'	Espalton Holly	12'x 5', 2.5' CAL. min.	AS
LE1**	8	<i>Laguncularia flauis</i> 'Tuskegee'	Tuskegee Cape Myrtle	6' O.A. full	AS
MG1**	3	<i>Magnolia grandiflora</i>	Southern Magnolia	12'x 5', 2.5' CAL. min.	AS
MG2**	20	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia	8' O.A. full	AS
QU1**	32	<i>Quercus virginiana</i>	Live Oak	12'x 5', 2.5' CAL. min.	AS
QU2**	8	<i>Quercus virginiana</i>	Live Oak Specimen	18'x 8', 5' CAL. min.	AS
SP1**	74	<i>Sabal palmetto</i>	Sabal Palm	10', 14', 18' CT, stagger heights	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
MB1**	33	<i>Marberry</i>	Marberry	7g, 36"x 36"	AS
HF1**	141	<i>Hamelia patens</i> 'Cavalis'	Native Firebush	7g, 36"x 36"	36" OC
YV1**	1021	<i>Ilex vomitoria</i> 'Schilling'	Dwarf Yaupon Holly	3g, 12"x 14"	24" OC
HP1**	412	<i>Hydrangea filigrans</i>	Seepan Stopper	36"x 26", full	36" OC
HM1**	183	<i>Manisurisandra carolinis</i>	Prick Holly Grass	3g, 24"x 24"	36" OC
PL1**	151	<i>Psychotria ligustrifolia</i>	Bahama WK Coffee	7g, 30"x 24"	36" OC
TR1**	107	<i>Tripsacum floridanum</i>	Dwarf Fakahatchee Grass	3g, 30"x 24"	36" OC
CO1**	187	<i>Cortesia</i>	Courtesia	7g, 20"x 26"	36" OC
*DENOTES FLORIDA NATIVE PLANT MATERIAL *DENOTES MODERATELY DROUGHT TOLERANT SPECIES ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2022 EDITION					
Misc.					
SOD	Paspalum notatum - Bahia Sod - solid sod, bid tight				
PINE STRAW MULCH					



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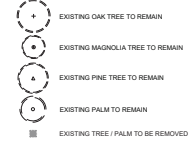
L2

Ex. Tree Chart

NO.	SYM.	SPECIES	SPECIFICATION	STATUS	MITIGATION REQ. (INCHES & PALM)	TREE CREDIT	PALM CREDIT
1	SP	Sabal palmetto	30'-CT	REMANE		1	
2	SP	Sabal palmetto	30'-CT	REMANE		1	
3	OL	Quercus laurifolia	25' DBH	REMANE	25		
4	OL	Quercus laurifolia	25' DBH	REMANE	25		
5	SP	Sabal palmetto	30'-CT	REMANE		1	
6	SP	Sabal palmetto	30'-CT	REMANE		1	
7	SP	Sabal palmetto	30'-CT	REMANE		1	
8	SP	Sabal palmetto	30'-CT	REMANE		1	
9	OL	Quercus laurifolia	25' DBH	REMANE	19		
10	SP	Sabal palmetto	30'-CT	REMANE		1	
11	OL	Quercus laurifolia	25' DBH	REMANE			1
12	OL	Quercus laurifolia	15' DBH	REMANE			1
13	SP	Sabal palmetto	30'-CT	REMANE		1	
14	SP	Sabal palmetto	30'-CT	REMANE		1	
15	SP	Sabal palmetto	30'-CT	REMANE		1	
16	SP	Sabal palmetto	30'-CT	REMANE		1	
17	SP	Sabal palmetto	30'-CT	REMANE		1	
18	SP	Sabal palmetto	30'-CT	REMANE		1	
19	OL	Quercus laurifolia	25' DBH	REMANE	10		
20	OL	Quercus laurifolia	25' DBH	REMANE			1
21	SP	Sabal palmetto	30'-CT	REMANE		1	
22	OL	Quercus laurifolia	25' DBH	REMANE			1
23	OL	Quercus laurifolia	45' DBH	REMANE			1
24	OL	Quercus laurifolia	25' DBH	REMANE			1
25	OL	Quercus laurifolia	15' DBH	REMANE	10		
26	OL	Quercus laurifolia	25' DBH	REMANE			1
27	OL	Quercus laurifolia	25' DBH	REMANE			1
28	OL	Quercus laurifolia	15' DBH	REMANE	17		
29	SP	Sabal palmetto	30'-CT	REMANE		1	
30	OL	Quercus virginiana	25' DBH	REMANE			1
31	OL	Quercus virginiana	30' DBH	REMANE			1
32	OL	Quercus virginiana	74' DBH	REMANE			1
33	OL	Quercus laurifolia	15' DBH	REMANE			1
34	SP	Sabal palmetto	30'-CT	REMANE		1	
35	OL	Quercus virginiana	30' DBH	REMANE	44		
36	SP	Sabal palmetto	30'-CT	REMANE		1	
37	OL	Quercus laurifolia	34' DBH	REMANE	34		
38	OL	Quercus laurifolia	30' DBH	REMANE			1
39	OL	Quercus laurifolia	24' DBH	REMANE			1
40	OL	Quercus virginiana	20' DBH	REMANE			1
41	OL	Quercus virginiana	20' DBH	REMANE			1
42	OL	Quercus virginiana	20' DBH	REMANE			1
43	OL	Quercus virginiana	20' DBH	REMANE			1
44	SP	Sabal palmetto	30'-CT	REMANE		1	
45	SP	Sabal palmetto	30'-CT	REMANE		1	
46	SP	Sabal palmetto	30'-CT	REMANE		1	
47	SP	Sabal palmetto	30'-CT	REMANE		1	
48	OL	Quercus laurifolia	7' DBH	REMANE			1
49	SP	Sabal palmetto	30'-CT	REMANE		1	
50	SP	Sabal palmetto	30'-CT	REMANE		1	
51	SP	Sabal palmetto	30'-CT	REMANE		1	
52	OL	Quercus laurifolia	15' DBH	REMANE			1
53	SP	Sabal palmetto	30'-CT	REMANE		1	
54	SP	Sabal palmetto	30'-CT	REMANE		1	
55	MAG	Magnolia grandiflora	12' DBH	REMANE			1
56	MAG	Magnolia grandiflora	6' DBH	REMANE			1
57	SP	Sabal palmetto	30'-CT	REMANE		1	
58	SP	Sabal palmetto	30'-CT	REMANE		1	
59	SP	Sabal palmetto	30'-CT	REMANE		1	
60	SP	Sabal palmetto	30'-CT	REMANE		1	
61	SP	Sabal palmetto	30'-CT	REMANE		1	
62	SP	Sabal palmetto	30'-CT	REMANE		1	
63	SP	Sabal palmetto	30'-CT	REMANE		1	
64	SP	Sabal palmetto	30'-CT	REMANE		1	
65	OL	Quercus virginiana	31' DBH	REMANE	10		31
66	OL	Quercus laurifolia	15' DBH	REMANE			1
67	SP	Sabal palmetto	30'-CT	REMANE		1	
68	SP	Sabal palmetto	30'-CT	REMANE		1	
69	SP	Sabal palmetto	30'-CT	REMANE		1	
70	SP	Sabal palmetto	30'-CT	REMANE		1	
71	SP	Sabal palmetto	30'-CT	REMANE		1	
72	OL	Quercus virginiana	30' DBH	REMANE	30		
73	SP	Sabal palmetto	30'-CT	REMANE		1	
74	SP	Sabal palmetto	30'-CT	REMANE		1	
75	SP	Sabal palmetto	30'-CT	REMANE		1	
76	SP	Sabal palmetto	30'-CT	REMANE		1	
77	SP	Sabal palmetto	30'-CT	REMANE		1	
78	SP	Sabal palmetto	30'-CT	REMANE		1	
79	SP	Sabal palmetto	30'-CT	REMANE		1	
80	SP	Sabal palmetto	30'-CT	REMANE		1	
81	SP	Sabal palmetto	30'-CT	REMANE		1	
82	SP	Sabal palmetto	30'-CT	REMANE		1	
83	SP	Sabal palmetto	30'-CT	REMANE		1	
84	SP	Sabal palmetto	30'-CT	REMANE		1	
85	SP	Sabal palmetto	30'-CT	REMANE		1	
86	SP	Sabal palmetto	30'-CT	REMANE		1	
87	SP	Sabal palmetto	30'-CT	REMANE		1	
88	SP	Sabal palmetto	30'-CT	REMANE		1	
89	SP	Sabal palmetto	30'-CT	REMANE		1	
90	SP	Sabal palmetto	30'-CT	REMANE		1	
91	OL	Quercus virginiana	12' DBH	REMANE	12		
92	SP	Sabal palmetto	30'-CT	REMANE		1	
93	SP	Sabal palmetto	30'-CT	REMANE		1	
94	OL	Quercus virginiana	25' DBH	REMANE	29		
95	SP	Sabal palmetto	30'-CT	REMANE		1	
96	SP	Sabal palmetto	30'-CT	REMANE		1	
97	SP	Sabal palmetto	30'-CT	REMANE		1	
98	SP	Sabal palmetto	30'-CT	REMANE		1	
99	OL	Quercus virginiana	15' DBH	REMANE			1
100	OL	Quercus virginiana	15' DBH	REMANE			1
101	OL	Quercus virginiana	28' DBH	REMANE	5		
102	OL	Quercus virginiana	45' DBH	REMANE			1
103	OL	Quercus virginiana	34' DBH	REMANE			1
104	OL	Quercus virginiana	30' DBH	REMANE			1
105	OL	Quercus virginiana	25' DBH	REMANE			1
106	SP	Sabal palmetto	30'-CT	REMANE		1	
107	SP	Sabal palmetto	30'-CT	REMANE		1	
108	SP	Sabal palmetto	30'-CT	REMANE		1	
109	OL	Quercus laurifolia	15' DBH	REMANE			1
110	SP	Sabal palmetto	30'-CT	REMANE		1	
111	SP	Sabal palmetto	30'-CT	REMANE		1	
112	SP	Sabal palmetto	30'-CT	REMANE		1	
113	SP	Sabal palmetto	30'-CT	REMANE		1	
114	SP	Sabal palmetto	30'-CT	REMANE		1	
115	SP	Sabal palmetto	30'-CT	REMANE		1	
116	SP	Sabal palmetto	30'-CT	REMANE		1	
117	SP	Sabal palmetto	30'-CT	REMANE		1	
118	SP	Sabal palmetto	30'-CT	REMANE		1	
119	SP	Sabal palmetto	30'-CT	REMANE		1	
120	SP	Sabal palmetto	30'-CT	REMANE		1	
121	SP	Sabal palmetto	30'-CT	REMANE		1	
122	OL	Quercus virginiana	14' DBH	REMANE			1
123	OL	Quercus virginiana	45' DBH	REMANE			1
124	OL	Quercus virginiana	24' DBH	REMANE			1
125	OL	Quercus virginiana	15' DBH	REMANE			1
126	SP	Sabal palmetto	30'-CT	REMANE		1	
127	SP	Sabal palmetto	30'-CT	REMANE		1	
128	SP	Sabal palmetto	30'-CT	REMANE		1	
129	SP	Sabal palmetto	30'-CT	REMANE		1	
130	SP	Sabal palmetto	30'-CT	REMANE		1	
131	SP	Sabal palmetto	30'-CT	REMANE		1	
132	SP	Sabal palmetto	30'-CT	REMANE		1	
133	SP	Sabal palmetto	30'-CT	REMANE		1	
134	SP	Sabal palmetto	30'-CT	REMANE		1	
135	SP	Sabal palmetto	30'-CT	REMANE		1	
136	SP	Sabal palmetto	30'-CT	REMANE		1	
137	SP	Sabal palmetto	30'-CT	REMANE		1	
138	SP	Sabal palmetto	30'-CT	REMANE		1	
139	SP	Sabal palmetto	30'-CT	REMANE		1	
140	SP	Sabal palmetto	30'-CT	REMANE		1	

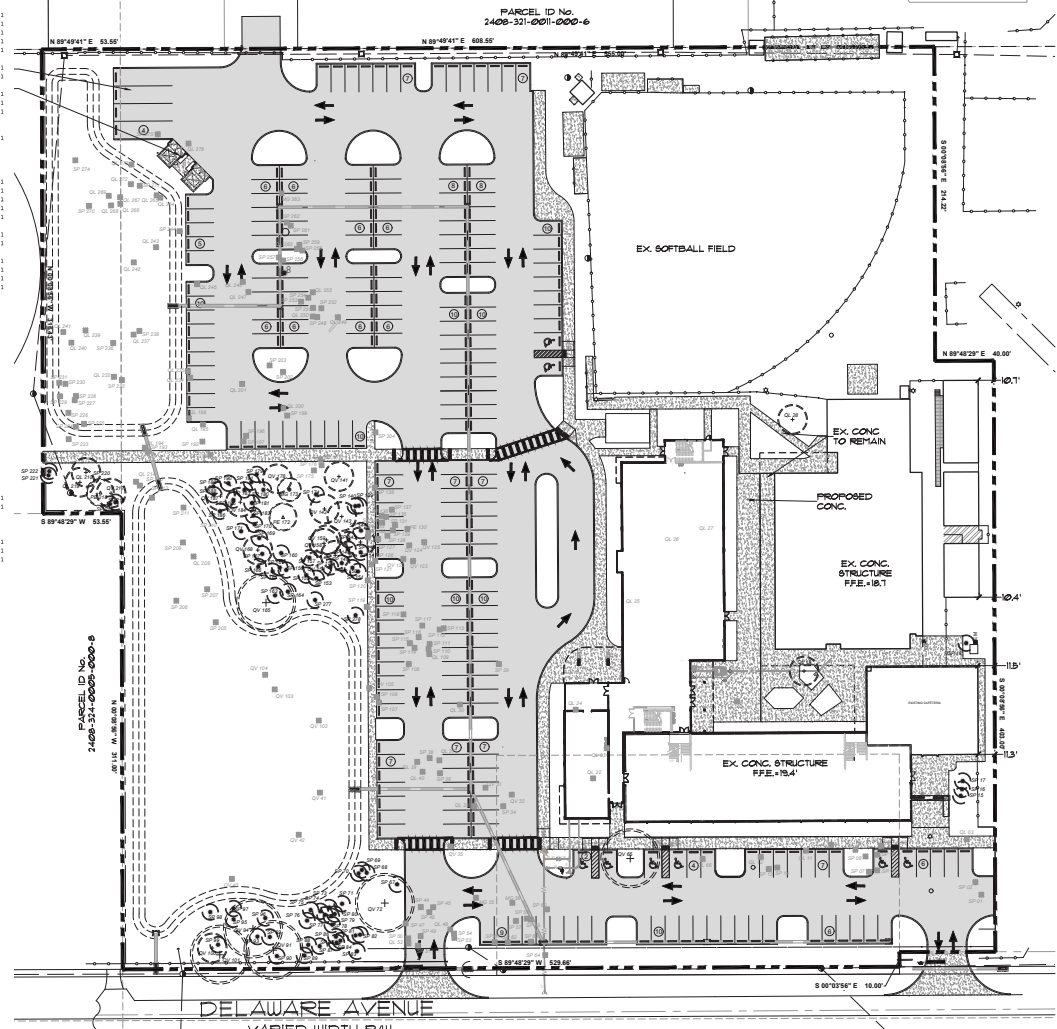
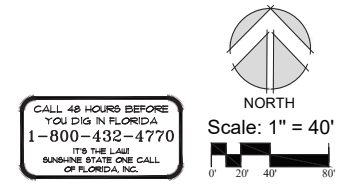
NOTE EXISTING TREES IN DECLINE/ DISEASED/DAMAGED. NOT COUNTED TOWARDS MITIGATION.

Ex. Tree Legend



Tree Mitigation Data

TREES REMOVED REQUIRING MITIGATION (INCHES)	TOTAL
213	213
TREES PRESERVED ONSITE (INCHES) CREDITED PER 1:1 RATIO	214
SABAL PALMS REMOVED REQUIRING MITIGATION	104
SABAL PALMS PRESERVED ONSITE CREDITED PER 1:1 RATIO	79
SABAL PALMS PROPOSED ONSITE CREDITED PER 1:1 RATIO	74



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John Carroll High School
Bishop of Diocese of Palm Beach
Fort Pierce, Florida
Tree Management Plan



Drawn By _____ DMS
Checked By _____ MM
Scale 1"=40'
Drawing Date 11/13/2025
1/30/2026

L3

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