CODE MINIMUM LANDSCAPE PLANS FOR

ESPLANADE AT TRADITION

PHASE 2

CITY OF PORT ST. LUCIE, FLORIDA

PROJECT LOCATION MAP

NO SCALE

SHEET INDEX

COVER	COVER SHEET
L-000	GENERAL NOTES & DRAFTING LEGEND
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~~L-102~~	~~LANDSCAPE SITE PLAN~~
~~L-103~~	~~LANDSCAPE SITE PLAN~~
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~~L-109~~	~~LANDSCAPE SITE PLAN~~
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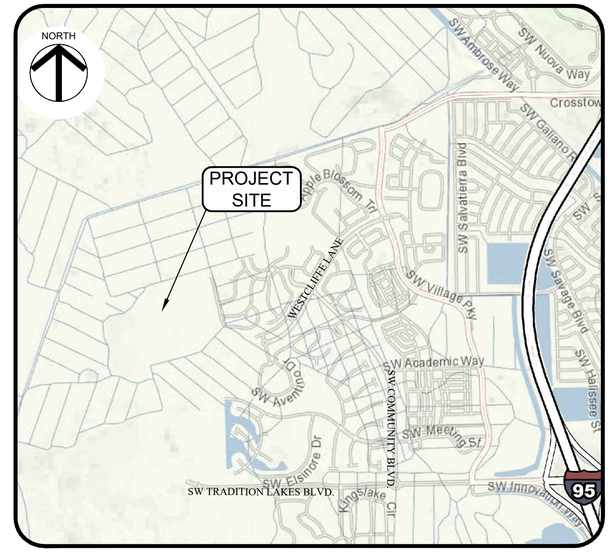

PROJECT SITE MAP

NO SCALE

DEVELOPED BY:

TAYLOR MORRISON OF FLORIDA, INC.

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MAITLAND, FL 32751
PHONE: (321) 397-7245 FAX: (321) 397-7243

PSLUSD # 5309C

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CODE MINIMUM LANDSCAPE PLANS
ESPLANADE AT TRADITION
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
COVER SHEET

No.	DATE	REVISIONS
1	04/26/22	REVISED PER CITY REVIEW COMMENTS
2	10/14/20	REVISED PER CITY REVIEW COMMENTS <SUBMITTED FOR SUBMITTING> - 10/14/2020
3	07/06/19	REVISED PER CITY REVIEW COMMENTS
4	10/28/19	REVISED PER CITY REVIEW COMMENTS
5	12/09/19	REVISED PER CITY REVIEW COMMENTS
6	02/11/20	REVISED PER CITY REVIEW COMMENTS
7	06/12/20	REVISED PER CITY REVIEW COMMENTS
8	07/15/20	REVISED PER ENGINEERING SITE PLAN CHANGES
9	10/14/20	REVISED PER CITY REVIEW COMMENTS
10	12/09/20	REVISED PER CITY REVIEW COMMENTS
11	1/14/22	REVISED PER CITY REVIEW COMMENTS
12	1/14/22	REVISED PER CITY REVIEW COMMENTS
13	3/10/22	REVISED PER CITY REVIEW COMMENTS
14	4/6/22	REVISED PER CITY REVIEW COMMENTS

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000387

REGISTERED LANDSCAPE ARCHITECT
JACK E. CALDWELL
LA 6667214
STATE OF FLORIDA

JACK E. CALDWELL
FL LICENSE NO. LA6667214

CITY OF PORT ST. LUCIE PROJECT #
P21-173

SET NUMBER: 890-004-01

SHEET : COVER

o:\Projects\890-004 (esplanade at tradition) phase 1 la services\drawings-exhibits\890-004-06 code min landscape phase 2 layout\current plans\890004011COVER.dwg
4/26/2022 3:27:47 PM

PLAN SET FORMAT DESCRIPTION:

THE CONSTRUCTION DATA INCLUDED IN THIS PLAN SET CONFORMS TO THE UNITED STATES NATIONAL CAD STANDARD (*NCS*) - "MODIFIED FORMAT". PLEASE REFERENCE THIS SHEET(L000) AS A DETAILED LEGEND OF INCLUDED PLAN REFERENCES, LABELS, CALL-OUTS, NOTES, ETC. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT WITH ANY CONFLICTS IN COMPREHENSION OF PLAN SET FOR RESOLUTION.

THIS PLAN SET IS ORGANIZED BY STARTING WITH AN OVERVIEW, OR 'BIG PICTURE', OF CONSTRUCTION DATA INCLUDED IN THE DOCUMENT; AND PROCEEDS TO INTRODUCE FURTHER DETAIL THROUGHOUT THE PLAN SET.

CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS IMMEDIATELY. ALL SUBCONTRACTORS SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY DISCREPANCIES AND DIFFICULTIES. ALL CONSTRUCTION SHALL BE CONSIDERED "TURN-KEY" UNLESS OTHERWISE NOTED - GENERAL/SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTOR WORK.

PLAN SHEETS:

DISCIPLINE DESIGNATOR
WORK DESIGNATOR
L "X" - # # #
SHEET SEQUENCE NUMBER
SHEET TYPE DESIGNATOR

'WORK' DESIGNATOR CODE:	
D	- DEMOLITION
R	- RELOCATION
S	- SITE
G	- GRADING
P	- PLANTING
I	- IRRIGATION
L	- LIGHTING
F	- FINISHES / FURNISHINGS

'SHEET TYPE' DESIGNATOR CODE:	
000	- GENERAL
100	- SITE PLANS
200	- ELEVATIONS
300	- SECTIONS
400	- PLAN ENLARGEMENTS
500	- DETAILS
600	- SCHEDULES / MATERIALS
700	- USER DEFINED
800	- USER DEFINED
900	- 3D REPRESENTATIONS

PLAN REFERENCES:

VIEWPORT:

A POLYGON VIEWING REGION USED TO DISPLAY A DESIGNATED PORTION OF THE PROJECT.

PLAN SHEET DESIGNATOR
ENLARGEMENT SHEET DESIGNATOR
"LX1##" 100 SERIES
"LX4##" 400 SERIES

MATCHLINE

A LINE DESIGNATING THE VIEWPORT EXTENTS. THE MATCHLINE LABEL REFERS TO THE ADJOINING SHEET.

SHEET TYPE DESIGNATOR
SHEET SEQUENCE NUMBER
WORK DESIGNATOR
MULTIPLE VIEWPORT DESIGNATOR
MATCHLINE SEE SHEET "LX###X"
MATCHLINE DESIGNATOR

DETAIL ENLARGEMENT

A BOUNDARY DESIGNATING A PORTION OF THE DESIGN TO BE ENLARGED IN A SEPARATE DETAIL.

DETAIL DESIGNATOR
X
LX###
PLAN SHEET DESIGNATOR
ENLARGEMENT AREA

ELEVATION

A DETAIL DRAWING SHOWING A DESIGN FROM A HORIZONTAL POSITION WITHOUT DIMENSIONAL PERSPECTIVE.

ELEVATION BEGINNING DESIGNATOR
ELEVATION END DESIGNATOR
X LX###
X LX### X' LX###
PLAN SHEET DESIGNATOR
PLAN SHEET DESIGNATOR

SECTION

A DETAIL DRAWING REPRESENTING A VERTICAL PLANE CUT THROUGH A DESIGNATED PORTION OF A PROJECT DESIGN.

SECTION BEGINNING DESIGNATOR
SECTION END DESIGNATOR
X LX###
PLAN SHEET DESIGNATOR

DETAIL CALL-OUTS

A DESIGNATION GIVEN TO AN ELEMENT OF THE DRAWING REQUIRING FURTHER DETAIL.

DETAIL DESIGNATOR
X XX###
PLAN SHEET DESIGNATOR

REVISION CLOUD & NUMBER

THE CLOUDED AREA REPRESENTS THE AREA OF WHICH THE REVISION TOOK PLACE AND THE CURRENT REVISION NUMBER.

REVISION NUMBER
REVISION AREA

GRAPHIC SCALE

VIEWPORT SCALE
0 ## ## ##
SCALE IN FEET

MATERIAL CALL-OUTS

A LABEL DESIGNATING A MATERIAL, FINISH AND/OR FURNISHING TYPE SPECIFIED IN FULL DETAIL ON THE 600 SERIES SHEET.

MATERIAL TYPE DESIGNATOR
XXX #
MATERIAL DESIGNATOR
X # #
X #
X #

'MATERIAL TYPE' ABBR. CODE:	
CONC	- CONCRETE
DOG	- DOG PARK
FINISH	- FINISHES
FIXT	- FIXTURES
FENCE	- FENCES
FURN	- FURNISHINGS
PLAY	- PLAYGROUND EQUIPMENT
PAVE	- PAVING
STONE	- STONE
TILE	- TILE
TRIM	- TRIM
WALL	- WALLS

DIMENSION

ORIGIN POINT OF DIMENSION
END POINT OF DIMENSION
##'
LENGTH DESIGNATOR

LEADER LABEL

"TEXT"

NOTE CALL-OUT

A BOXED AREA CONTAINING A PROJECT SPECIFIC NOTE.

NOTE: / IMPORTANT!!
"NOTE TEXT "

SITE TABLE/CALCULATIONS CALL-OUT

A BOXED AREA CONTAINING PROJECT SPECIFIC TABLES, NOTES AND / OR CALCULATIONS PER CODE REQUIREMENTS.

TITLE / HEADING TEXT		
	Required	Provided
Calculation/Note text	#	#
Calculation/Note text	#	#
NOTES:		

NORTH ARROW

DIRECTION TOWARD TRUE NORTH
N

PROJECT PHASE LINE

A LINE REPRESENTING THE START/END OF A PROJECT PHASE.

PHASE LINE

NUMERIC REFERENCE CALL-OUT

A CIRCLE CONTAINING A NUMBER SYSTEM FOR ELEMENTS WITHIN A DRAWING.

NUMERIC DESIGNATOR
#

PLANT LABEL

A LABEL GIVEN TO ALL PROPOSED LANDSCAPE ELEMENT FOR SPECIES, QUANTITY AND SQUARE FOOTAGE INFORMATION.

QUANTITY DESIGNATOR
SCIENTIFIC NAME DESIGNATOR
"Botanical name"
"Common Name"
PLANTING AREA (S.F.) DESIGNATOR
COMMON NAME DESIGNATOR

PLANT SYMBOL

A SYMBOL REPRESENTING EACH SPECIES OF PLANT PROPOSED IN A DRAWING WITH OPTION TO DESIGNATE MULTIPLE SIZES OF THE SAME SPECIES.

TREE SIZE DESIGNATOR
X
PLANT SYMBOL (VARIES)

PLANT TO BE REMOVED

A SYMBOL REPRESENTING AN EXISTING PLANT TO BE REMOVED FROM THE SITE.

TO BE REMOVED DESIGNATOR
PLANT SYMBOL (VARIES)

PLANT TO BE RELOCATED

A SYMBOL REPRESENTING AN EXISTING PLANT TO BE RELOCATED ON SITE.

TO BE RELOCATED DESIGNATOR
R-##
PLANT SYMBOL (VARIES)

DETAIL TITLE BAR

A DETAIL TITLE BAR IS PROVIDED FOR ALL DETAILS ON A SHEET IN ORDER TO LOCATE SPECIFIC DETAIL INFORMATION.

TITLE OF DETAIL
SCALE DESIGNATOR
X
TITLE
SCALE: N.T.S.
NOTE
DETAIL DESIGNATOR
MANUFACTERER DETAIL NOTE (IF APPLICABLE)

ABBREVIATION LEGEND:

A.	ANGLE
B&B	BALLED & BURLAPPED
B.R.	BARE ROOT
B.S.	BOTTOM OF STAIRS
B.O.C.	BACK OF CURB
BTD.	BOOTED TRUNK (SABALS)
CAL.	CALIPER
C.B.S.	CONCRETE BLOCK STRUCTURE
C.I.P.	CAST IN PLACE
C.L.	CENTER LINE
C.M.U.	CONCRETE MASONRY UNIT
C.Y.	CUBIC YARD
C.T.	CLEAR TRUNK
D.B.H.	DIAMETER BREAST HEIGHT
DBL.	DOUBLE TRUNK
D.E.	DRAINAGE EASEMENT
DIA.	DIAMETER
D.I.	DRAIN INLET
DWF.	DWARF
E.O.P.	EDGE OF PAVEMENT
ESP.	ESPALIER
F.F.	FLORIDA FANCY(GRADES & STDS.)
F.F.E.	FINISH FLOOR ELEVATION
F.G.	FINISH GRADE
FL.#1	FLORIDA NO. 1 (GRADES & STDS.)
FL.#2	FLORIDA NO. 2 (GRADES & STDS.)
FT.	FOOT
GAL.	GALLON
G.W.	GREY WOOD
H.P.	HIGH POINT
INT.	INTERPOLATED SPOT ELEV.
INV.	INVERT
LAN.	LANDING
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.F.	LINEAL FOOT
LN.	LINER
L.O.W.	LIMIT OF WORK
L.P.	LOW POINT
MAX.	MAXIMUM
MIN.	MINIMUM
ML.	MULTIPLE LIMBS/TRUNKS
N.T.S.	NOT TO SCALE
OA.	OVERALL HEIGHT
O.C.	ON CENTER
OH.	OVERHEAD
P.B.	POINT OF BEGINNING
PH.	PHASE
P.H.	PLANTED HEIGHT
P.R.	POINT OF REFERENCE
P.U.E.	PUBLIC UTILITY EASEMENT
P.V.C.	POLYVINYL CHLORIDE
R.	RADIUS
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FOOT
SGL.	SINGLE TRUNK
SPECS.	SPECIFICATIONS
SPRD.	SPREAD
STD.	STANDARD
T.B.	TOP OF BEAM
T.C.	TOP OF COPING
T.COL.	TOP OF COLUMN
T.P.	TOP OF PEDESTAL
T.O.B.	TOP OF BERM/BANK
T.O.S.	TOE OF SLOPE
TRP.	TRIPLE TRUNK
TYP.	TYPICAL
T.W.	TOP OF WALL
T.S.	TOP OF STAIRS
WD.	WOOD

SYMBOL LEGEND:

PROPERTY BOUNDARY, TYP.
EASEMENT (P.U.E., D.E., A.E., P.E., L.M.E., L.B.E)
RIGHT OF WAY (R.O.W.)
LIMIT OF WORK — LIMIT OF WORK (L.O.W.)
CENTER LINE — CENTER LINE (C.L.) DETAILS
CENTER LINE (C.L.)
PROPOSED STREET LIGHT
PROPOSED CHAIN LINK FENCE
PROPOSED DECORATIVE FENCE
PROPOSED WALL
EXISTING CHAIN LINK FENCE
EXISTING DECORATIVE FENCE
GATE VALVE
YARD DRAIN
CATCH BASIN
SLEEVE/CONDUIT
SECONDARY DRAINAGE PIPE
JUNCTION BOX
FIRE HYDRANT
CONTOUR INTERVAL = 1 FOOT (1')
— EXISTING CONTOUR LINE (INDEX)
— EXISTING CONTOUR LINE (INTERMEDIATE)
— PROPOSED CONTOUR LINE (INDEX)
— PROPOSED CONTOUR LINE (INTERMEDIATE)
#.#% — DIRECTION/PERCENTAGE OF DRAINAGE FLOW
CONTROL POINT
##.## — EXISTING SPOT ELEVATION
##.## — PROPOSED SPOT ELEVATION - HARDSCAPE
##.# — PROPOSED SPOT ELEVATION - LANDSCAPE
##×## — SURVEYED SPOT ELEVATION
#.## — AS BUILT SPOT ELEVATION

BASE PLAN & SURVEY DATA:

THE LANDSCAPE ARCHITECTURAL PLANS ARE PREPARED BASED ON THE DATA AND/OR PLANS PROVIDED BY THE PROJECT SURVEY, ENGINEER AND/OR ARCHITECT AND ARE SUBJECT TO THE ACCURACY OF THESE DOCUMENTS. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR FIELD DISCREPANCIES OCCURRING DUE TO ERRORS, INACCURACIES AND/OR OMISSIONS IN THE BASE INFORMATION PROVIDED TO HIS OFFICE; OR CANNOT BE HELD RESPONSIBLE FOR SAME DUE TO BASE INFORMATION NOT BEING PROVIDED PRIOR TO THE PREPARATION OF THE LANDSCAPE ARCHITECTURAL PLANS IN A TIMELY MANNER IN ORDER TO MEET THE CONSTRUCTION SCHEDULE OF THE PROJECT.

CONTRACTOR TO VERIFY PROPERTY LINES AND SETBACKS BEFORE CONSTRUCTION. CONTRACTOR MUST HAVE PROPERTY LINES STAKED AND LOCATED, AND MUST VERIFY PLAN DIMENSIONS AND FIELD CONDITIONS ARE CONSISTENT. ANY INCONSISTENCIES WITH THESE PLANS NEED TO BE REPORTED TO WALDROP ENGINEERING, P.A. AND THE OWNER,. CONTRACTOR SHALL VERIFY THAT HE HAS THE MOST UP TO DATE PLANS, AND THAT THEY HAVE BEEN APPROVED AND ACCEPTED BY THE OWNER BEFORE COMMENCING CONSTRUCTION.

IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT ALL UTILITY SERVICE PROVIDERS HAVE BEEN NOTIFIED TO THE CONSTRUCTION ACTIVITIES PRIOR TO CONSTRUCTION.

Call Before You Dig

Call Sunshine State One Call, at **811** or **800-432-4770**, two full days before digging in any easement, right-of-way or permitted use area.

CONSTRUCTION INSTALLATION NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD, PRIOR TO CONSTRUCTION.
2. PROPERTY LINE TO BE LOCATED AND FLAGGED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY WORK.
3. ALL FIELD DIMENSION DISCREPANCIES TO BE REPORTED TO THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO ANY FIELD ADJUSTMENTS OR COMMENCEMENT OF CONSTRUCTION.
4. ALL FIELD ADJUSTMENTS REQUIRE APPROVAL OF LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
5. FINISH GRADE TO BE PROVIDED BY OTHERS. CONTRACTOR TO VERIFY THE FINISH GRADE AND OBTAIN THE APPROVAL OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
6. FINISH GRADE IS TO BE WITHIN .1' OF THAT INDICATED ON DESIGN PLANS UNLESS OTHERWISE INDICATED. CONTRACTOR RESPONSIBLE FOR RETURNING ALL GRADES TO THE FINISH GRADE REQUIRED AND IS RESPONSIBLE FOR PROPER DRAINAGE.
7. STAKING OF ALL SITE ELEMENTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. THE LAYOUT TO INITIATE AT THE ORIGIN PINT/DIMENSION MARK ARE TO BE LOCATED IN THE FIELD BY SURVEY METHOD IF NOT EXISTING.
9. ALL REQUIRED REVISIONS, RELOCATIONS, AND/OR RE-STAKING SHALL BY THE RESPONSIBILITY OF THE CONTRACTOR IF VERIFICATION, FIELD LOCATION AND APPROVAL ARE NOT OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. CONTRACTOR RESPONSIBLE FOR THE ADHERENCE TO ALL PERMITS, CODES, SETBACKS AND BUILDING RESTRICTIONS OF ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
11. CONTRACTOR SHALL MAINTAIN AND HAVE IN CURRENT FORCE ALL REQUIRED INSURANCE FOR THE DURATION OF THE PROJECT.
12. THE SCOPE OF WORK SHALL GENERALLY CONSIST OR, BUT NOT BE LIMITED TO, ALL LABOR, MATERIALS, SUPPLIES, AND EQUIPMENT NECESSARY TO BUILD THE DESCRIBED ELEMENTS AS PER, AND/OR INFERRED BY, THESE PLANS, DETAILS AND SPECIFICATIONS.
13. CONTRACTOR TO PROVIDE A MINIMUM GUARANTEE AS OUTLINED IN THE SPECIFICATIONS AND A FINAL RELEASE OF LIEN FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY SITE CLEANUP AND FOR FINAL SITE CLEANUP AND HAUL OFF OF THE CONSTRUCTION RELATED DEBRIS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND LOCATION FOR ALL UNDERGROUND UTILITIES. DAMAGE TO AND/OR CAUSED BY BROKEN UNDERGROUND UTILITIES AND THE REPAIR OF THESE UTILITIES SHALL BY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PERFORMED IN ACCORDANCE WITH THE INSTRUCTIONS OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SITE ELEMENTS AND SYSTEM. REPAIR OF ANY DAMAGE TO ANY OF THESE ELEMENTS SHALL BY AT THE EXPENSE OFF THE CONTRACTOR.
17. THE CONTRACTOR SHALL SUPPLY ALL SHOP DRAWINGS, TEST, SPEC SHEETS, STRUCTURAL DATA AND ASSEMBLY TECHNIQUES FOR ALL FENCE PANELS, SIGNAGE, PLAQUES, DECORATIVE WALL TRIM, LIGHTING FIXTURES, FINISHES AND COLORS FOR OWNER'S APPROVAL.
18. ALL FILL TO BE CLEAN, COMPACTED MATERIAL, FREE OF ALL DEBRIS AT A MINIMUM 96% DENSITY.
19. ALL SOIL BEARING, STEEL REINFORCEMENT, CONCRETE STRENGTH, WIND LOADS, OTHER STRUCTURAL CALCULATIONS, HYDRAULIC AND/OR PLUMBING CALCULATIONS, ETC. TO BE VERIFIED BY ENGINEER AND COORDINATED BY OWNER.
20. PROVISIONS FOR ELECTRICAL POWER ARE NOT INCLUDED IN THIS PLAN, BEYOND ANY EXISTING INFRASTRUCTURE SUPPORTING THE PROPOSED WORK. FIXTURES TO BE AS SPECIFIED OR APPROVED EQUAL.

PSLUSD # 5309C

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
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CODE MINIMUM LANDSCAPE PLANS
ESPLANADE AT TRADITION
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
GENERAL NOTES & DRAFTING LEGEND

PLAN REVISIONS

No.	Date	Description
1	10/04/19	REVISED PER CITY REVIEW COMMENTS
2	10/28/19	REVISED PER CITY REVIEW COMMENTS
3	12/09/19	REVISED PER CITY REVIEW COMMENTS
4	02/11/20	REVISED PER CITY REVIEW COMMENTS
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11	3/10/22	REVISED PER CITY REVIEW COMMENTS
12	4/6/22	REVISED PER CITY REVIEW COMMENTS
13	04/26/22	REVISED PER CITY REVIEW COMMENTS

<<SUBMITTED / PERMITTING>> 10/14/2020

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

REGISTERED LANDSCAPE ARCHITECT JACK E. CALDWELL LA 6667214 STATE OF FLORIDA

JACK E. CALDWELL
FL LICENSE NO. LA6667214

CITY OF PORT ST. LUCIE PROJECT #
P21-173

SET NUMBER: 890-004-01
SHEET : L-000

o:\Projects\890-004 (esplanade at tradition) phase 1 la services\drawings-exhibits\890-004-06 code min landscape phase 2 layout\current plans\89000404L-000.dwg
4/28/2022 3:27:55 PM

NORTH BOUNDARY BUFFER

Per Port St. Lucie Code of Ordinances, Sec. 154.03. TOTAL LENGTH: 2,875 LF

	Minimum	Provided
Canopy Trees (1/30 LF)	95	113
Shrub Hedge - Inside Screen (2' O.C.)	1,437	1,442
Shrub Hedge - Outside Screen (2' O.C.)	1,437	1,442

NOTES:
1. Canopy Trees to be minimum: 2.5-inch cal., 14-feet ht., 5-feet spd.
2. Clusters of Palm Trees (10'-16' C.T. Ht.) may substitute for canopy trees at a ratio of 3:1
3. Buffer Shrubs to be minimum: 3-gallon container, 24-inch ht., 24-inch spd.
4. No more than 25% of trees may be palm trees

WEST BOUNDARY BUFFER

Per Port St. Lucie Code of Ordinances, Sec. 154.03. TOTAL LENGTH: 1,455 LF

	Minimum	Provided
Canopy Trees (1/30 LF)	48.5	49
Shrub Hedge - Inside Wall or Fence (2' O.C.)	727.5	732
Shrub Hedge - Outside Wall or Fence (2' O.C.)	727.5	732

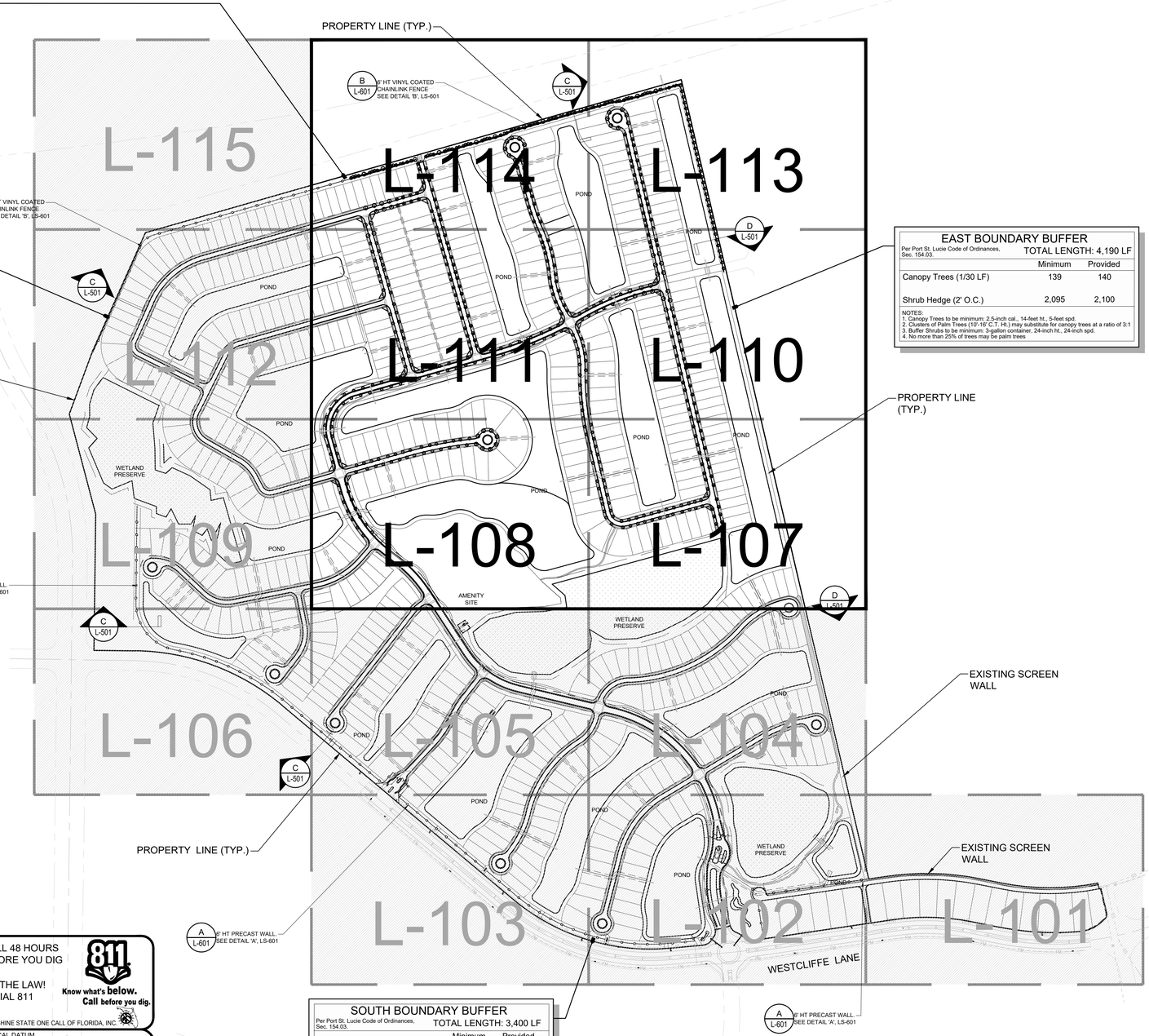
NOTES:
1. Canopy Trees to be minimum: 2.5-inch cal., 14-feet ht., 5-feet spd.
2. Clusters of Palm Trees (10'-16' C.T. Ht.) may substitute for canopy trees at a ratio of 3:1
3. Buffer Shrubs to be minimum: 3-gallon container, 24-inch ht., 24-inch spd.
4. No more than 25% of trees may be palm trees

EAST BOUNDARY BUFFER

Per Port St. Lucie Code of Ordinances, Sec. 154.03. TOTAL LENGTH: 4,190 LF

	Minimum	Provided
Canopy Trees (1/30 LF)	139	140
Shrub Hedge (2' O.C.)	2,095	2,100

NOTES:
1. Canopy Trees to be minimum: 2.5-inch cal., 14-feet ht., 5-feet spd.
2. Clusters of Palm Trees (10'-16' C.T. Ht.) may substitute for canopy trees at a ratio of 3:1
3. Buffer Shrubs to be minimum: 3-gallon container, 24-inch ht., 24-inch spd.
4. No more than 25% of trees may be palm trees



GENERAL LANDSCAPE NOTES:

1. At least 50% of all required trees shall be of a native species.
2. All plant material to be Florida No. 1 or better.
3. All landscape & sod areas to be irrigated by an automated system that provides 100% coverage with 100% overlap with a minimum d.u. of 70.
4. All landscaping at intersections and corners complies with Section 158.204 of the Port St. Lucie Code of Ordinances to provide a clear sight zone between 2'-6' above the final road crown elevation. All hedges and shrubs within the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the foliage line of any tree within the 25' sight triangle will be maintained at a height no less than 6' above the road crown elevation.
5. Street tree locations will occur within the 5' Landscape Easement as shown on the civil engineering plans and can be adjusted based on final utility, sidewalk, and driveway locations.
6. Where applicable, street trees requiring root barriers shall be installed per manufacturer specifications, see detail on sheet L-502.
7. Berm landscape to be field adjusted according to final grading and top of berm locations.
8. Final cul-de-sac street tree locations to be determined on site.
9. See engineer's plans for all utility locations.
10. Street trees to be installed at time of lot construction.

PSLUSD NOTES FOR LANDSCAPE PLANS:

(Sec. 154.03 (I))

1. All new landscaping within utility easements and with ten (10) feet of underground utility infrastructure shall comply with PSLUSD technical specifications, policies, and codes.
2. No landscaping other than sod grasses may be planted within a 5' radius maintenance area of any utility appurtenances such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, manholes, air release valves, etc. Trees shall not be planted within ten (10) feet of any underground infrastructure.
3. NO landscaping shall be planted in such a manner as to adversely affect utility installation, operation, and maintenance.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

811 Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88). SUBTRACT 1.47' FROM NGVD '29 ELEVATION TO GET THE NAVD '88 ELEVATION.

CITY OF PORT ST. LUCIE PROJECT #
P21-043

SOUTH BOUNDARY BUFFER

Per Port St. Lucie Code of Ordinances, Sec. 154.03. TOTAL LENGTH: 3,400 LF

	Minimum	Provided
Canopy Trees (1/30 LF)	113.3	115
Shrub Hedge - Inside Screen (2' O.C.)	1,700	1,715
Shrub Hedge - Outside Screen (2' O.C.)	1,700	1,717

NOTES:
1. Canopy Trees to be minimum: 3-inch cal., 14-feet ht., 5-feet spd.
2. Clusters of Palm Trees (10'-16' C.T. Ht.) may substitute for canopy trees at a ratio of 3:1
3. Buffer Shrubs to be minimum: 3-gallon container, 24-inch ht., 24-inch spd.
4. Additional landscape trees and shrubs that exceed the P.S.L. Code Minimum requirements will be provided along the Westcliff Lake perimeter buffer to conform to the TDRC landscape design guidelines.
5. No more than 25% of trees may be palm trees

PSLUSD # 5309C

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CODE MINIMUM LANDSCAPE PLANS
ESPLANADE AT TRADITION
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
LANDSCAPE SITE REFERENCE PLAN

5	04/26/22	REVISED PER CITY REVIEW COMMENTS
4	PLAN REVISIONS	<<SUBMITTED / PERMITTING>> 10/14/2020
3	10/28/19	REVISED PER CITY REVIEW COMMENTS
2	11/26/19	REVISED PER CITY REVIEW COMMENTS
1	12/28/19	REVISED PER CITY REVIEW COMMENTS
0	02/11/20	REVISED PER CITY REVIEW COMMENTS
6	05/12/20	REVISED PER CITY REVIEW COMMENTS
7	07/15/20	REVISED PER ENGINEERING SITE PLAN CHANGES
8	10/14/20	REVISED PER CITY REVIEW COMMENTS
9	12/28/20	REVISED PER CITY REVIEW COMMENTS
10	1/14/22	REVISED PER CITY REVIEW COMMENTS
11	1/14/22	REVISED PER CITY REVIEW COMMENTS
12	3/10/22	REVISED PER CITY REVIEW COMMENTS
13	4/6/22	REVISED PER CITY REVIEW COMMENTS

0 150 300 600
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000383

REGISTERED LANDSCAPE ARCHITECT JACK E. CALDWELL LA 6667214 STATE OF FLORIDA

JACK E. CALDWELL
FL LICENSE NO. LA6667214

CITY OF PORT ST. LUCIE PROJECT #
P21-173

SET NUMBER: 890-004-01

SHEET : L-100

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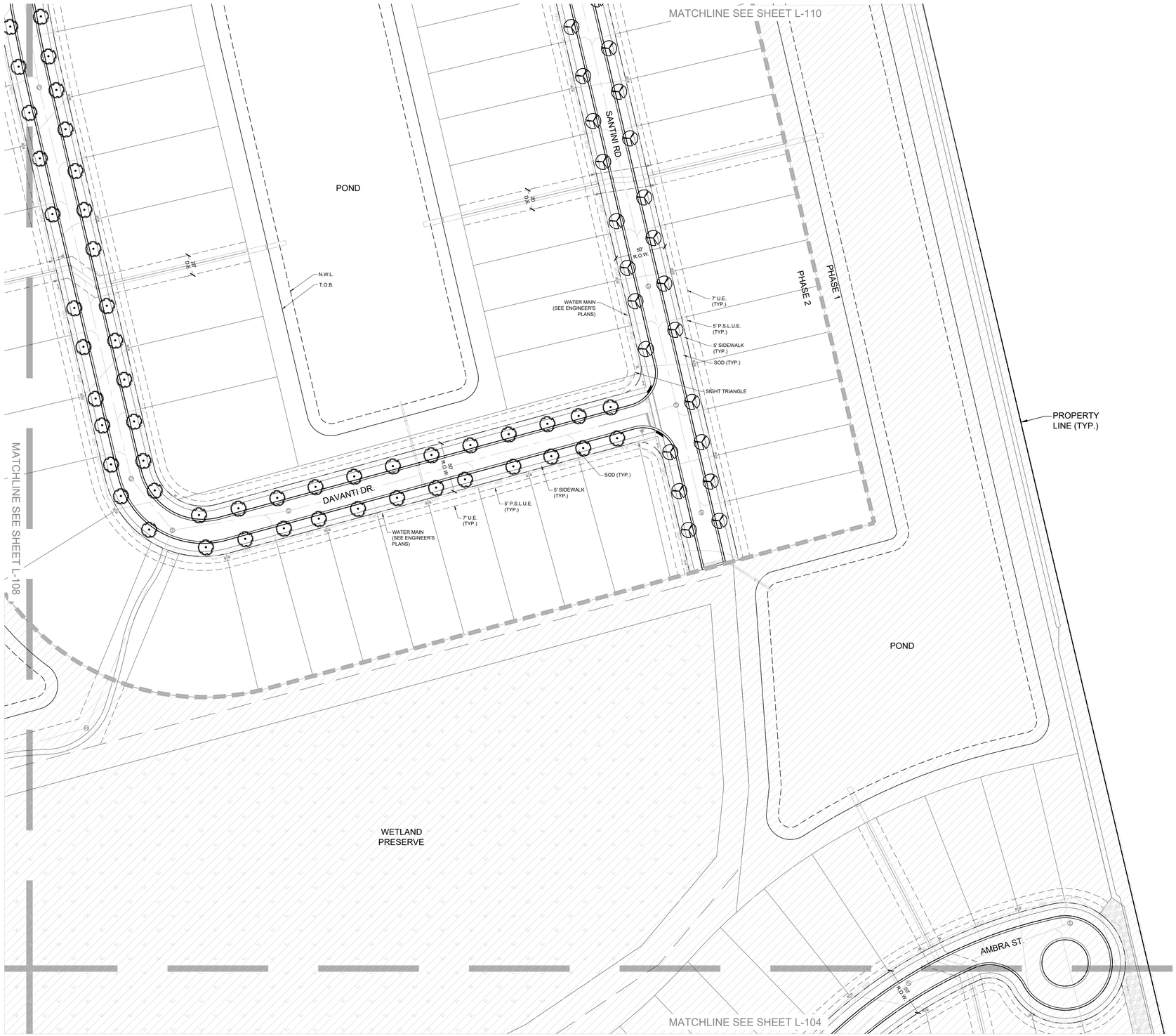

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UTILITY NOTE:
SEC. 154.03 (I)
TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.

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PSLUSD # 5309C

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CODE MINIMUM LANDSCAPE PLANS

ESPLANADE AT TRADITION

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

LANDSCAPE SITE PLAN

7	04/26/22	REVISED PER CITY REVIEW COMMENTS
	PLAN REVISIONS	<<SUBMITTED FOR PERMITTING>> 10/14/2020
6	10/04/19	REVISED PER CITY REVIEW COMMENTS
5	10/28/19	REVISED PER CITY REVIEW COMMENTS
4	12/09/19	REVISED PER CITY REVIEW COMMENTS
3	02/11/20	REVISED PER CITY REVIEW COMMENTS
2	06/12/20	REVISED PER CITY REVIEW COMMENTS
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9	1/14/22	REVISED PER CITY REVIEW COMMENTS
10	1/14/22	REVISED PER CITY REVIEW COMMENTS
11	3/10/22	REVISED PER CITY REVIEW COMMENTS
12	4/6/22	REVISED PER CITY REVIEW COMMENTS

0 25 50 100
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

REGISTERED LANDSCAPE ARCHITECT
JACK E. CALDWELL
LA 6667214
STATE OF FLORIDA

JACK E. CALDWELL
FL LICENSE NO. LA6667214

CITY OF PORT ST. LUCIE PROJECT #
P21-173

SET NUMBER: 890-004-01

SHEET : L-107

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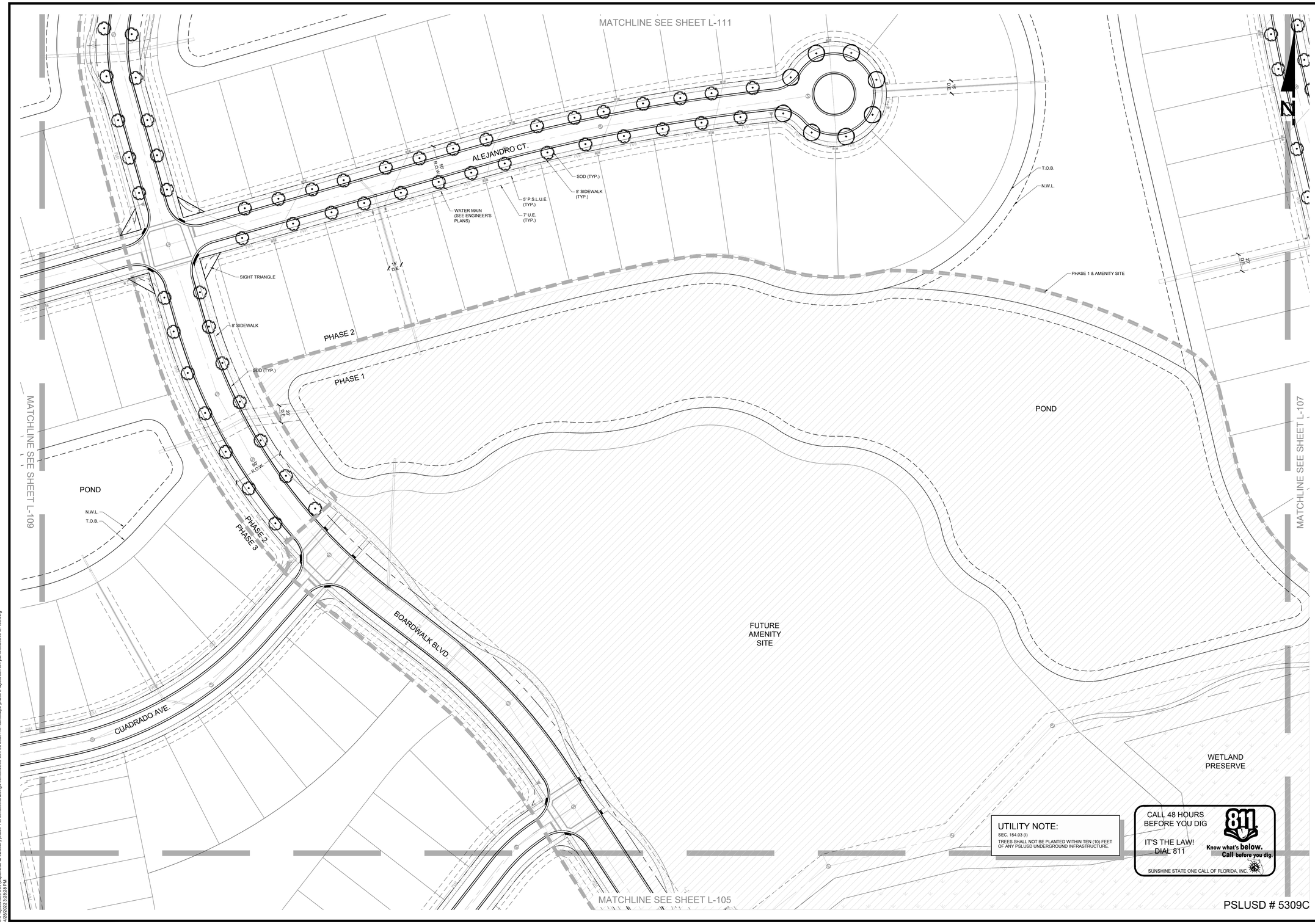

UTILITY NOTE:
SEC. 154.03 (I)
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CODE MINIMUM LANDSCAPE PLANS

ESPLANADE AT TRADITION

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

LANDSCAPE SITE PLAN

13	04/06/22	REVISED PER CITY REVIEW COMMENTS
12	10/14/20	REVISED PER CITY REVIEW COMMENTS <=SUBMITTED FOR PERMIT TWICE=> 10/14/2020
11	10/28/19	REVISED PER CITY REVIEW COMMENTS
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3	1/14/22	REVISED PER CITY REVIEW COMMENTS
2	3/10/22	REVISED PER CITY REVIEW COMMENTS
1	4/6/22	REVISED PER CITY REVIEW COMMENTS

PLAN REVISIONS

0 25 50 100
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000383

REGISTERED LANDSCAPE ARCHITECT
JACK E. CALDWELL
LA 6667214
STATE OF FLORIDA

JACK E. CALDWELL
FL LICENSE NO. LA6667214

CITY OF PORT ST. LUCIE PROJECT #
P21-173

SET NUMBER: 890-004-01

SHEET : L-108

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UTILITY NOTE:
SEC. 154.03 (I)
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P: 407-754-6500 F: 407-754-6599 EMAIL: info@waldropengineering.com

CODE MINIMUM LANDSCAPE PLANS

ESPLANADE AT TRADITION

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

LANDSCAPE SITE PLAN

7	04/26/22	REVISED PER CITY REVIEW COMMENTS
6	10/14/20	REVISED PER CITY REVIEW COMMENTS <=SUBMITTING/> 10/14/2020
5	10/28/19	REVISED PER CITY REVIEW COMMENTS
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9	1/14/22	REVISED PER CITY REVIEW COMMENTS
10	1/14/22	REVISED PER CITY REVIEW COMMENTS
11	3/10/22	REVISED PER CITY REVIEW COMMENTS
12	4/6/22	REVISED PER CITY REVIEW COMMENTS

PLAN REVISIONS

0 25 50 100
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000383

REGISTERED LANDSCAPE ARCHITECT JACK E. CALDWELL LA 6667214 STATE OF FLORIDA

JACK E. CALDWELL
FL LICENSE NO. LA6667214

CITY OF PORT ST. LUCIE PROJECT #
P21-173

SET NUMBER: 890-004-01

SHEET : L-110

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UTILITY NOTE:
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CODE MINIMUM LANDSCAPE PLANS

ESPLANADE AT TRADITION

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

LANDSCAPE SITE PLAN

10	04/26/22	REVISED PER CITY REVIEW COMMENTS
	PLAN REVISIONS	<<SUBMITTING>> 10/14/2020
9	10/28/19	REVISED PER CITY REVIEW COMMENTS
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2	1/14/22	REVISED PER CITY REVIEW COMMENTS
1	1/14/22	REVISED PER CITY REVIEW COMMENTS
0	3/10/22	REVISED PER CITY REVIEW COMMENTS
	4/8/22	REVISED PER CITY REVIEW COMMENTS

0 25 50 100
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000383

REGISTERED LANDSCAPE ARCHITECT
JACK E. CALDWELL
LA 6667214
STATE OF FLORIDA

JACK E. CALDWELL
FL LICENSE NO. LA6667214

CITY OF PORT ST. LUCIE PROJECT #
P21-173

SET NUMBER: 890-004-01

SHEET : L-111

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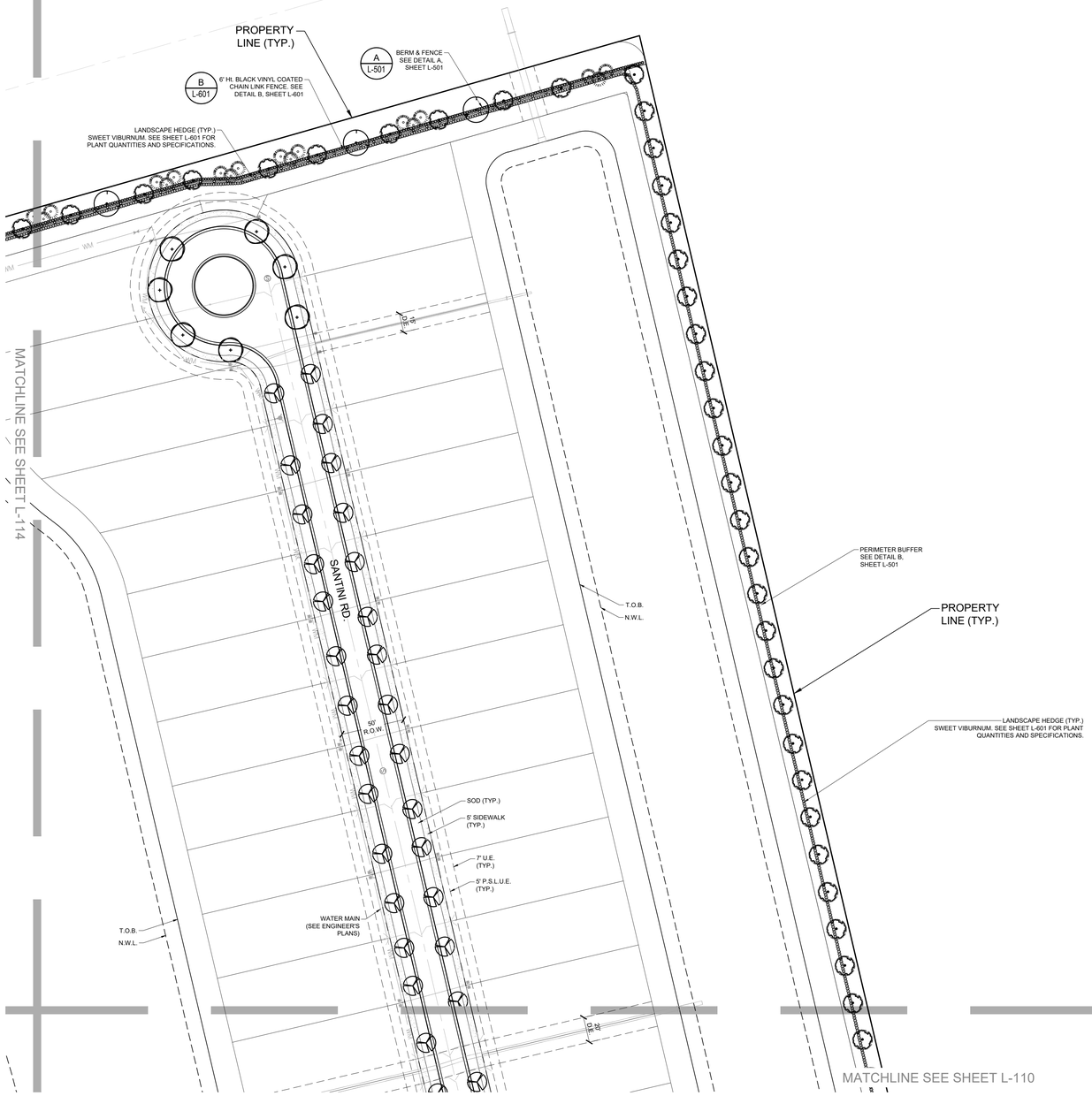

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UTILITY NOTE:
SEC. 154.03 (I)
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CODE MINIMUM LANDSCAPE PLANS

ESPLANADE AT TRADITION

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

LANDSCAPE SITE PLAN

10	04/26/22	REVISED PER CITY REVIEW COMMENTS
9	03/04/19	REVISED PER CITY REVIEW COMMENTS <SUBMITTED TO SUBMITTING> - 10/14/2020
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3	10/14/20	REVISED PER CITY REVIEW COMMENTS
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1	1/14/22	REVISED PER CITY REVIEW COMMENTS
0	1/14/22	REVISED PER CITY REVIEW COMMENTS
1	3/10/22	REVISED PER CITY REVIEW COMMENTS
0	4/8/22	REVISED PER CITY REVIEW COMMENTS

PLAN REVISIONS

0 25 50 100
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000387

REGISTERED LANDSCAPE ARCHITECT
JACK E. CALDWELL
LA 6667214
STATE OF FLORIDA

JACK E. CALDWELL
FL LICENSE NO. LA6667214

CITY OF PORT ST. LUCIE PROJECT #
P21-173

SET NUMBER: 890-004-01

SHEET : L-113

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UTILITY NOTE:
SEC. 154.03 (I)
TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.

N

MATCHLINE SEE SHEET L-115

MATCHLINE SEE SHEET L-113

MATCHLINE SEE SHEET L-111

PROPERTY LINE (TYP.)

LANDSCAPE HEDGE (TYP.) SWEET VIBURNUM. SEE SHEET L-601 FOR PLANT QUANTITIES AND SPECIFICATIONS.

6' Ht. BLACK VINYL COATED CHAIN LINK FENCE. SEE DETAIL B, SHEET L-601

A L-501 BERM & FENCE SEE DETAIL A, SHEET L-501

B L-601

SIGHT TRIANGLE

PHASE 2

PHASE 4

7' U.E. (TYP.)

5' P.S.L.U.E. (TYP.)

5' SIDEWALK (TYP.)

WATER MAIN (SEE ENGINEER'S PLANS)

SOD (TYP.)

60' R.O.W.

MAZZANO ST.

AREZZO RD.

CLOISTER DR.

WALL/ FENCE EASEMENT

WALL SEE DETAIL A, SHEET L-601

A L-601

T.O.B.

N.W.L.

POND

DAVANTI DR.

SOD (TYP.)

5' SIDEWALK (TYP.)

7' U.E. (TYP.)

5' P.S.L.U.E. (TYP.)

WM

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PSLUSD # 5309C

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CODE MINIMUM LANDSCAPE PLANS

ESPLANADE AT TRADITION

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

LANDSCAPE SITE PLAN

A	04/26/22	REVISED PER CITY REVIEW COMMENTS
A	10/14/2021	REVISED PER CITY REVIEW COMMENTS <-SUBMITTED FOR PERMITTING-> 10/14/2021
A	10/28/19	REVISED PER CITY REVIEW COMMENTS
A	12/09/19	REVISED PER CITY REVIEW COMMENTS
A	02/11/20	REVISED PER CITY REVIEW COMMENTS
A	06/12/20	REVISED PER CITY REVIEW COMMENTS
A	07/15/20	REVISED PER ENGINEERING SITE PLAN CHANGES
A	10/14/20	REVISED PER CITY REVIEW COMMENTS
A	12/09/20	REVISED PER CITY REVIEW COMMENTS
A	1/14/22	REVISED PER CITY REVIEW COMMENTS
A	1/14/22	REVISED PER CITY REVIEW COMMENTS
A	3/10/22	REVISED PER CITY REVIEW COMMENTS
A	4/6/22	REVISED PER CITY REVIEW COMMENTS

LAND REVISIONS

0 25 50 100
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000387

REGISTERED LANDSCAPE ARCHITECT
JACK E. CALDWELL
LA 6667214
STATE OF FLORIDA

JACK E. CALDWELL
FL LICENSE NO. LA6667214

CITY OF PORT ST. LUCIE PROJECT #
P21-173

SET NUMBER: 890-004-01

SHEET : L-114

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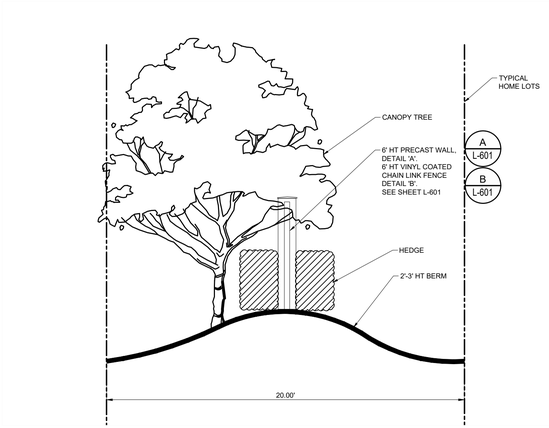
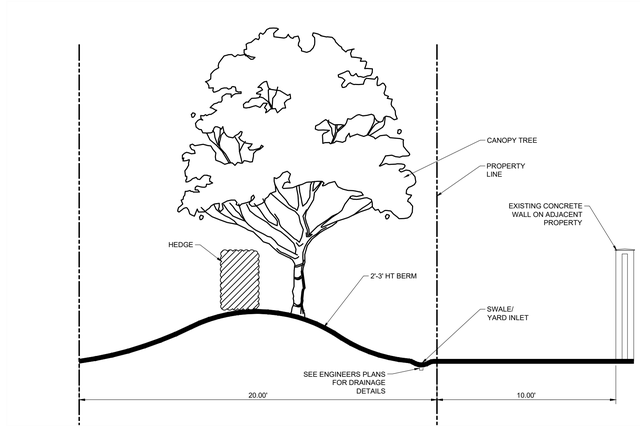


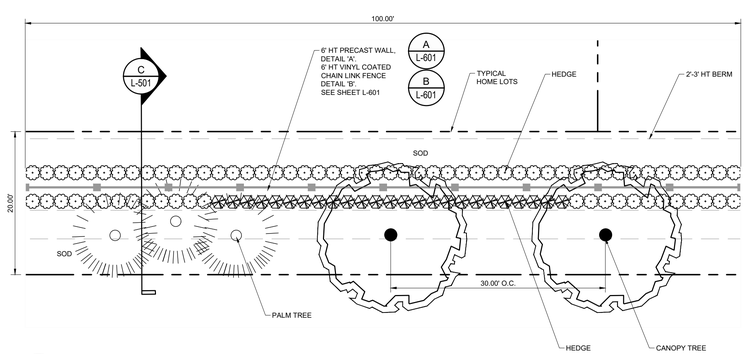
C 20' WIDE BUFFER (TYPICAL BOUNDARY) SECTION
SCALE: 1/4" = 1'

(GRAPHIC IS REPRESENTATIVE OF CODE MINIMUM LANDSCAPE, CITY OF PORT ST. LUCIE: CH. 154 - Sec. 154.03)



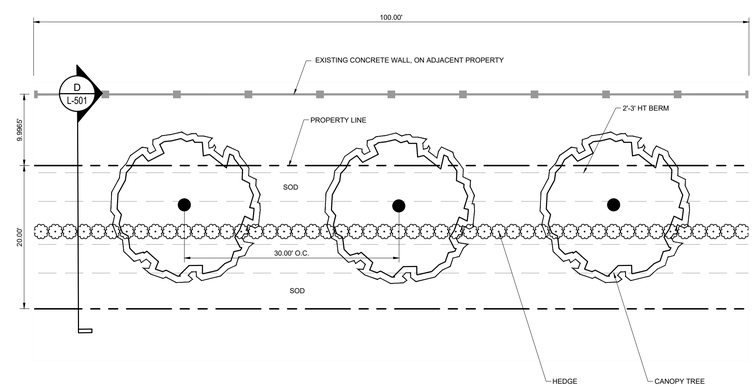
D 20' WIDE BUFFER (EAST BOUNDARY)
SCALE: 1/4" = 1'

(GRAPHIC IS REPRESENTATIVE OF CODE MINIMUM LANDSCAPE, CITY OF PORT ST. LUCIE: CH. 154 - Sec. 154.03)



A 20' WIDE BUFFER (TYPICAL BOUNDARY)
SCALE: 1" = 10'

(GRAPHIC IS REPRESENTATIVE OF CODE MINIMUM LANDSCAPE, CITY OF PORT ST. LUCIE: CH. 154 - Sec. 154.03)



B 20' WIDE BUFFER (EAST BOUNDARY)
SCALE: 1" = 10'

(GRAPHIC IS REPRESENTATIVE OF CODE MINIMUM LANDSCAPE, CITY OF PORT ST. LUCIE: CH. 154 - Sec. 154.03)

PSLUSD # 5309C

N

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
2600 MAITLAND CENTER PKWY - SUITE 262 MAITLAND, FL 32751
P: 407-775-6500 F: 407-775-6599 EMAIL: info@waldropengineering.com

CODE MINIMUM LANDSCAPE PLANS
ESPLANADE AT TRADITION
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
BUFFER DETAILS

04/26/22	REVISED PER CITY REVIEW COMMENTS	
PLAN REVISIONS		
10/14/2020	REVISED PER CITY REVIEW COMMENTS <SUBMITTED ITEMS SUBMITTING>	
10/28/19	REVISED PER CITY REVIEW COMMENTS	
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1/14/22	REVISED PER CITY REVIEW COMMENTS	
3/10/22	REVISED PER CITY REVIEW COMMENTS	
4/6/22	REVISED PER CITY REVIEW COMMENTS	

SCALE AS SHOWN

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000387

REGISTERED LANDSCAPE ARCHITECT JACK E. CALDWELL LA 6667214 STATE OF FLORIDA

JACK E. CALDWELL
FL LICENSE NO. LA6667214

CITY OF PORT ST. LUCIE PROJECT #
P21-173

SET NUMBER: 890-004-01
SHEET : L-501

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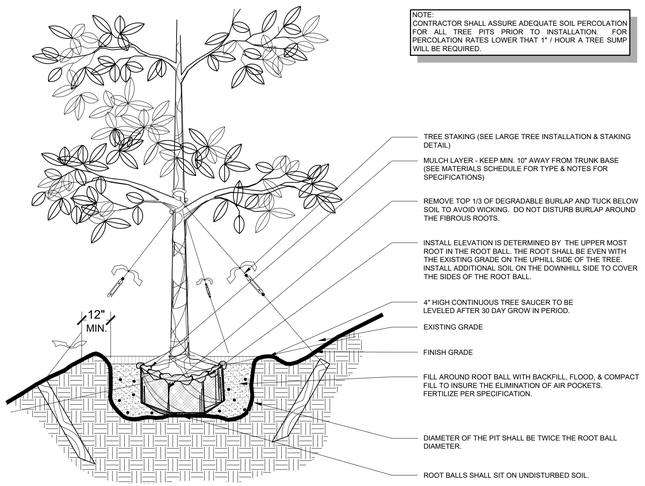
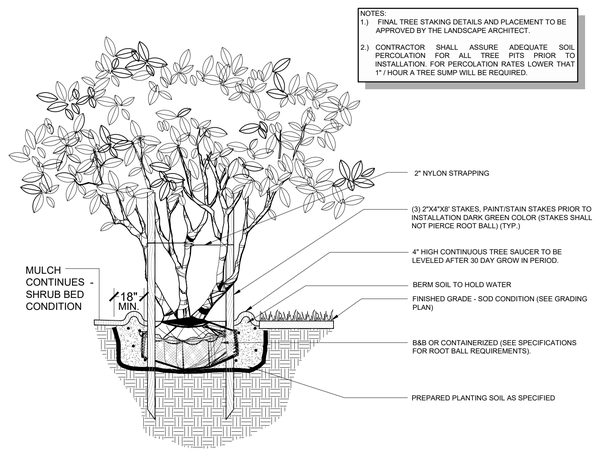
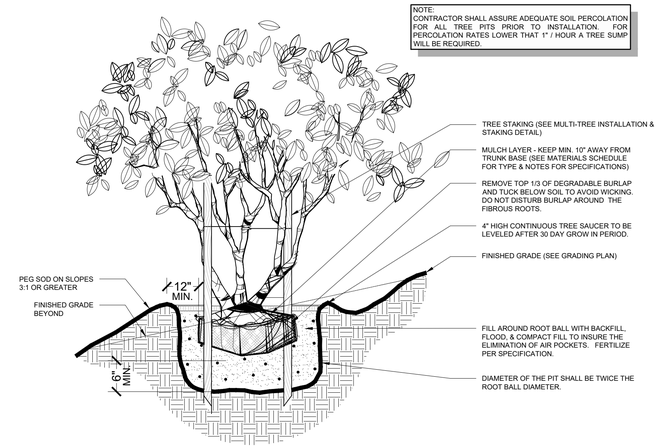


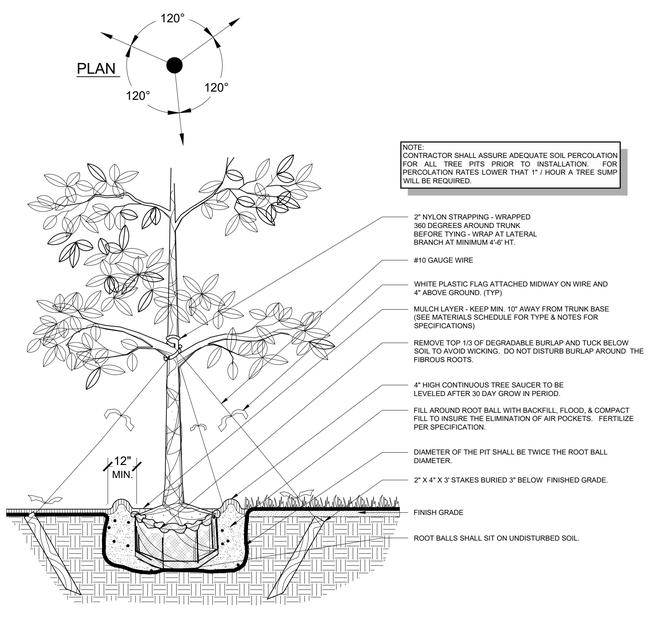
D LARGE TREE ON SLOPE
SCALE: N.T.S.



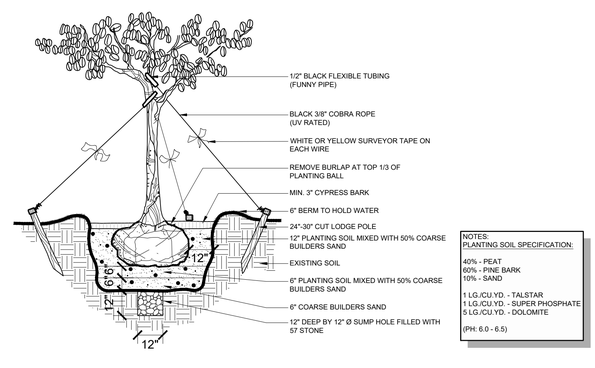
E MULTI-TRUNK TREE INSTALLATION & STAKING
SCALE: N.T.S.



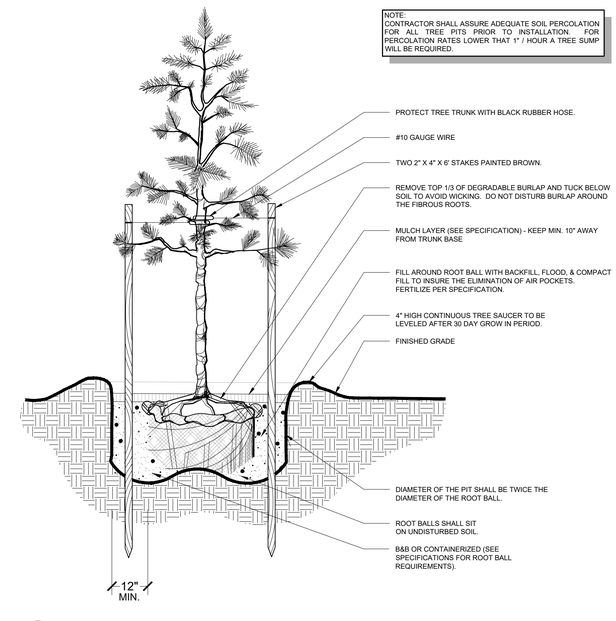
F MULTI-TRUNK TREE ON SLOPE
SCALE: N.T.S.



A LARGE TREE INSTALLATION & STAKING
SCALE: N.T.S.



B MAGNOLIA TREE
SCALE: N.T.S.



C PINE TREE INSTALLATION
SCALE: N.T.S.

PSLUSD # 5309C

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
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P: 407-775-6500 F: 407-775-6599 EMAIL: info@waldropengineering.com

CODE MINIMUM LANDSCAPE PLANS
ESPLANADE AT TRADITION
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
LANDSCAPE DETAILS

7	04/26/22	REVISED PER CITY REVIEW COMMENTS
	PLAN REVISIONS	<PERMIT SUBMITTED> <PERMITTING> - 10/14/2020
A	10/14/20	REVISED PER CITY REVIEW COMMENTS
A	10/28/19	REVISED PER CITY REVIEW COMMENTS
A	12/09/19	REVISED PER CITY REVIEW COMMENTS
A	02/11/20	REVISED PER CITY REVIEW COMMENTS
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A	4/6/22	REVISED PER CITY REVIEW COMMENTS

NOT TO SCALE

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

REGISTERED LANDSCAPE ARCHITECT
JACK E. CALDWELL
LA 6667214
STATE OF FLORIDA

JACK E. CALDWELL
FL LICENSE NO. LA6667214

CITY OF PORT ST. LUCIE PROJECT #
P21-173

SET NUMBER: 890-004-01
SHEET : L-502

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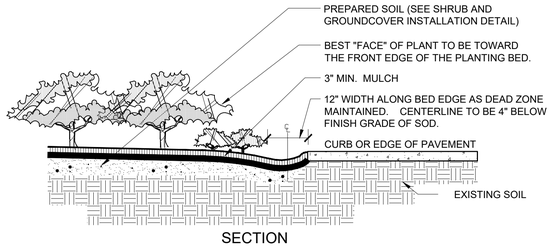
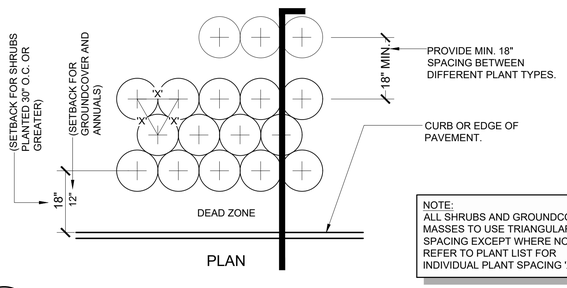
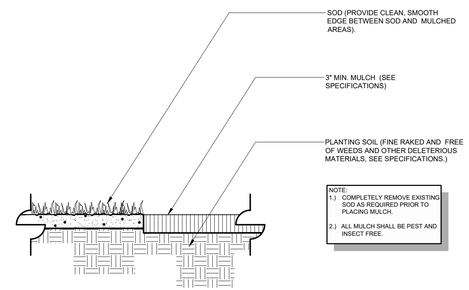




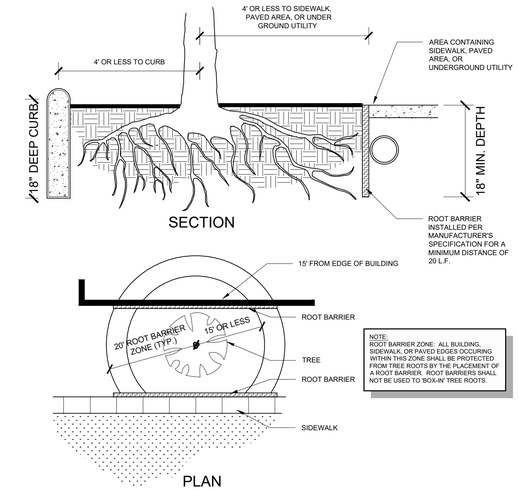
NOTE:
ALL SHRUBS AND GROUNDCOVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING 'X'.

D TYPICAL PLANT SPACING DIAGRAM
SCALE: N.T.S.



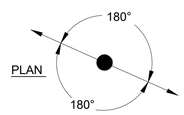
NOTE:
1.) COMPLETELY REMOVE EXISTING SOD AS REQUIRED PRIOR TO PLACING MULCH.
2.) ALL MULCH SHALL BE PEST AND INSECT FREE.

E MULCH APPLICATION ~ TYPE 1
SCALE: N.T.S.

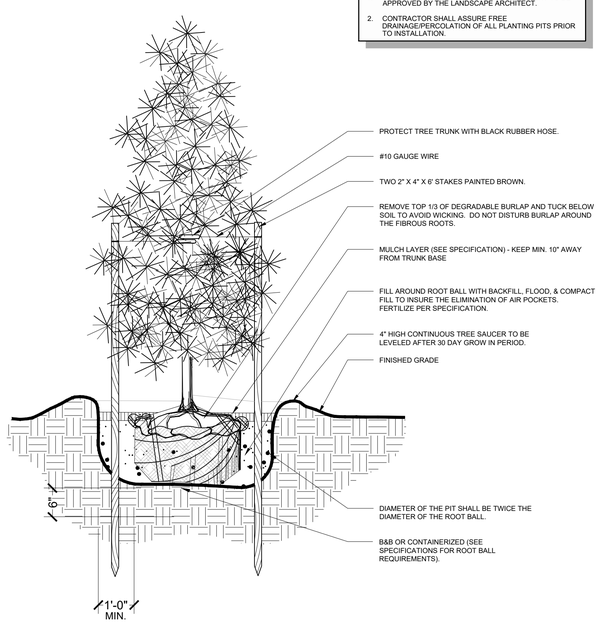


NOTE:
ROOT BARRIER ZONE: ALL BUILDING, SIDEWALK, OR PAVED EDGES OCCURING WITHIN THIS ZONE SHALL BE PROTECTED FROM TREE ROOTS BY THE PLACEMENT OF A ROOT BARRIER. ROOT BARRIERS SHALL NOT BE USED TO 'BOX-IN' TREE ROOTS.

F ROOT BARRIER DETAIL
SCALE: N.T.S.

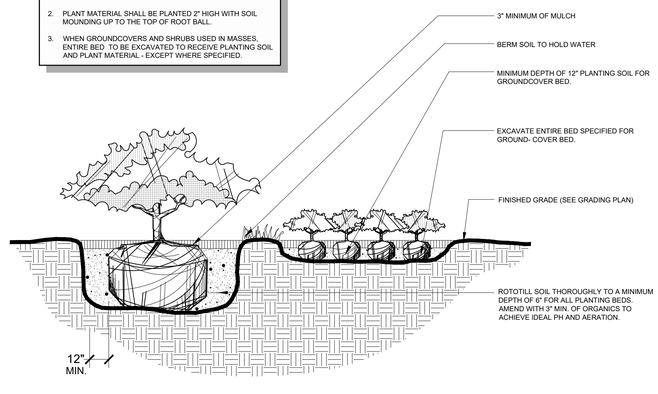


NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL ASSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



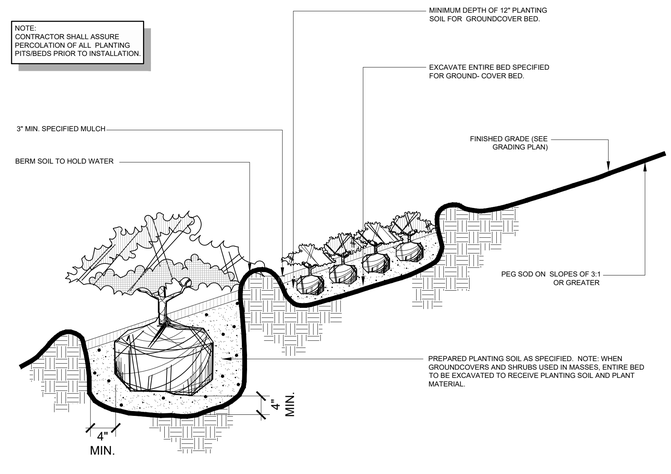
A SMALL TREE INSTALLATION
SCALE: N.T.S.

NOTES:
1. CONTRACTOR SHALL ASSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.
2. PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
3. WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL - EXCEPT WHERE SPECIFIED.



B SHRUB AND GROUNDCOVER INSTALLATION
SCALE: N.T.S.

NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.



C SHRUB AND GROUNDCOVER ON SLOPE
SCALE: N.T.S.

PSLUSD # 5309C

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ESPLANADE AT TRADITION
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
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STATE OF FLORIDA

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FL LICENSE NO. LA6667214

CITY OF PORT ST. LUCIE PROJECT #
P21-173

SET NUMBER: 890-004-01
SHEET : L-503

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ITEM: PRECAST WALL

TYPE: 6' HT. POST & PANEL WALL SYSTEM

COLOR: TRIM COLOR: SW7100 SHERWIN WILLIAMS - ARCADE WHITE
BODY COLOR SW7050 SHERWIN WILLIAMS - USEFUL GREY

NOTES: INSTALL PER MANUFACTURER'S SPECIFICATIONS AND FLORIDA BUILDING CODE. SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER/ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR TO PROVIDE ALL REQUIRED HARDWARE. POSTS TO BE 10' O.C.

SUPPLIER: BY CONTRACTOR

A PRECAST WALL DETAIL
SCALE: N.T.S.

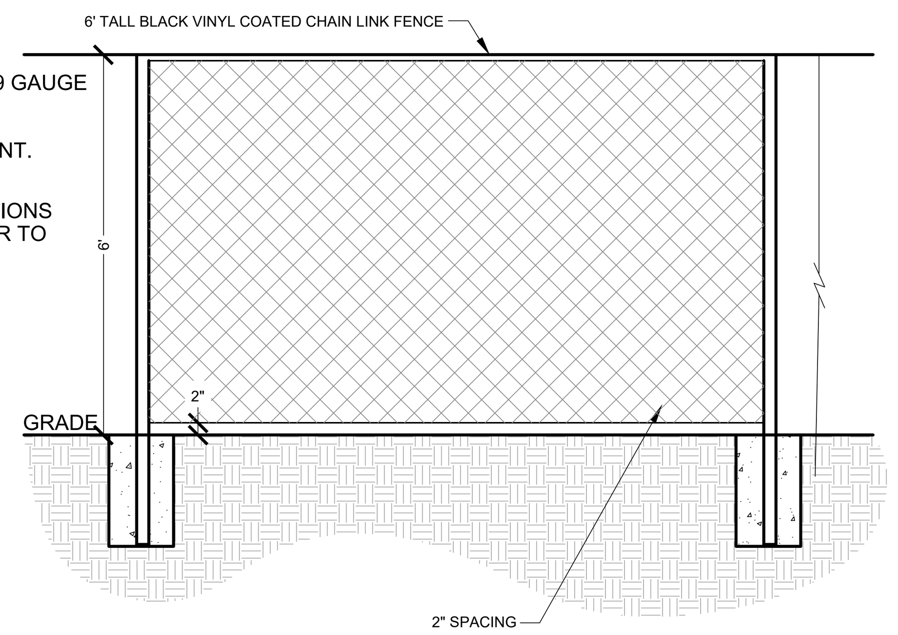
ITEM: PERIMETER WALL

TYPE: 6' HT. VINYL COATED CHAIN LINK FENCE, 2" 9 GAUGE MESH, K&K [OR EQUIVALENT]

COLOR: BLACK (CONTRACTOR TO VERIFY WITH CLIENT.

NOTES: INSTALL PER MANUFACTURER'S SPECIFICATIONS AND FLORIDA BUILDING CODE. CONTRACTOR TO PROVIDE ALL REQUIRED HARDWARE.

SUPPLIER: BY CONTRACTOR



B TYPICAL FENCE DETAIL
SCALE: N.T.S.

GENERAL LANDSCAPE NOTES:

1. At least 50% of all required trees shall be of a native species.
2. All plant material to be Florida No. 1 or better.
3. All landscape & sod areas to be irrigated by an automated system that provides 100% coverage with 100% overlap with a minimum d.u. of 70.
4. All landscaping at intersections and corners complies with Section 158.204 of the Port St. Lucie Code of Ordinances to provide a clear sight zone between 2'-6' above the final road crown elevation. All hedges and shrubs within the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the foliage line of any tree within the 25' sight triangle will be maintained at a height no less than 6' above the road crown elevation.
5. Street tree locations will occur within the 5' Landscape Easement as shown on the civil engineering plans and can be adjusted based on final utility, sidewalk, and driveway locations.
6. Where applicable, street trees requiring root barriers shall be installed per manufacturer specifications, see detail on sheet L-501.
7. Berm landscape to be field adjusted according to final grading and top of berm locations.
8. Final cul-de-sac street tree locations to be determined on site.
9. See engineer's plans for all utility locations.
10. Street trees to be installed at time of lot construction.

PSLUSD NOTES FOR LANDSCAPE PLANS:
Per PSL Code of Ordinances: Sec. 154.03 (I)

1. All new landscaping within utility easements and with ten (10) feet of underground utility infrastructure shall comply with PSLUSD technical specifications, policies, and codes.
2. No landscaping other than sod grasses may be planted within a 5' radius maintenance area of any utility appurtenances such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, manholes, air release valves, etc. Trees shall not be planted within ten (10) feet of any underground infrastructure.
3. NO landscaping shall be planted in such a manner as to adversely affect utility installation, operation, and maintenance.

IRRIGATION NOTES:
Per PSL Code of Ordinances: Sec. 154.03 (H)

Irrigation System Design Standards.
Landscaped areas shall be irrigated to maintain required plant materials in good and healthy condition. Florida Friendly or Xeriscape areas must have a readily available water supply to provide temporary irrigation until plantings are established. Natural areas and native vegetation left undisturbed by development may be excluded from the irrigation system. The design plans for the irrigation system shall be submitted with the required landscape plan for review and approval by the Site Plan Review Committee. The required irrigation plan shall be prepared by or under the landscape architect's authority and demonstrate compliance with the following irrigation standards:

a.) All landscaped areas requiring irrigation shall be provided with a fully automated irrigation system that provides 100 percent coverage with 100 percent overlap with a minimum design distribution uniformity (D.U.) of .70. Temporary or minimal irrigation systems acceptable to Florida Friendly or Xeriscape practices may be used when a Florida Friendly or Xeriscape plan has been approved by the Site Plan Review Committee. These temporary systems must comply with the same efficiency and design requirements as permanent systems.

b.) All non-single-family residential irrigation systems shall consider the use of a non-potable water supply such as reclaimed water, storm water, ground water, or surface water, if such supply is available.

c.) Automatic irrigation systems shall incorporate the following criteria:

i. Zoning - Irrigation systems shall be designed to ensure turf and landscape areas are irrigated on separate zones. In addition, all spray, rotor, and drip zones shall be zoned separately.

ii. Pressure compensating bubblers shall be installed for all new trees. A minimum of one (1) bubbler per tree is required. The bubblers shall be zoned separately, when possible.

iii. Moisture sensor or rain gauge equipment shall be required and installed on automatic irrigation systems to avoid irrigation during periods of sufficient rainfall and/or soil moisture - one per controller.

iv. Irrigation systems shall be designed to minimize overspray and runoff onto paved surfaces, structures, and non-vegetated areas.

v. Continuously maintained and in good working order.

vi. Hydraulics - All irrigation designs must ensure mainline and lateral line piping shall be sized to limit velocities to 5 feet per second (fps), or less, and a maximum pressure variation with each zone and within all mainline piping of ten (10) percent via the friction factor method.

vii. All spray heads and drip emitters must be pressure regulating and have check valves. All rotors must have check valves and pressure regulation is to be utilized, as required, to ensure proper coverage and minimize misting.

viii. Water windows - all irrigation systems must be designed to be able to irrigate the entire site in one ten (10) hour day, or less.

ix. Irrigation systems must be designed to be able to apply a peak daily irrigation demand of .3 inches of water to each zone.

x. All irrigation system designs must meet or exceed those requirements outlined as best design and/or management practices by the Florida Irrigation Society (FIS), American Society of Irrigation Consultants (ASIC), and the Irrigation Association (IA).

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IT'S THE LAW! DIAL 811

811 Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ESPLANADE AT TRADITION FULL SITE PLANT SCHEDULE

Symbol	Name	Quantity	Native	Drought Tolerance	Flowering	Plant Type	Percentage
SHADE TREES							
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 14' Ht., 6' spd., Full, 65 Gal.	742	Yes	High	No	Evergreen	42.7%
	Botanical: Bucida buceras 'Shady Lady' Common: Shady Lady Black Olive Specifications: Min 2.5" Cal., 14' Ht., 5' spd., Full, 65 Gal.	473	No	High	No	Evergreen	27.2%
	Botanical: Bauhinia x blakeana Common: Hong Kong Orchid Specifications: Min 2.5" Cal., 12' Ht., 5' spd., Full, 45 Gal.	126	No	High	Yes	Evergreen	7.2%
	Botanical: Delonix regia Common: Royal Poinciana Specifications: Min 2.5" Cal., 14' Ht., 5' spd., Full, 45 Gal.	61	No	High	Yes	Deciduous	3.5%
PALM TREES							
	Botanical: Sabal palmetto Common: Cabbage Palm Specifications: 12', 16' C.T. Mixed, H.C., Slick Trunk	135	Yes	High	No	NA	7.8%
SHRUBS							
	Botanical: Chrysobalanus icaco 'Red Tip' Common: Red Tip Cocoplum Specifications: 3 gal., 24" Ht. x 24" Sprd.	2,616	Yes	High	NA	NA	26%
	Botanical: Ligustrum japonicum Common: Japanese Privet Specifications: 3 gal., 24" Ht. x 24" Sprd.	5,207	No	Meduim	NA	NA	24%
	Botanical: Viburnum odoratissimum Common: Sweet Viburnum Specifications: 3 gal., 24" Ht. x 24" Sprd.	5,255	No	Medium	NA	NA	50%
MULCH							
	Specifications: Mini Pine Bark Nugget Mulch, 3" Min Depth	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.
WETLAND BUFFER LANDSCAPE PLANTS							
	Botanical: Quercus virginiana Common: Live Oak Specifications: Min 2" Cal., 10' Ht., 4' spd., Full, 30 Gal.	41	Yes	High	No	Evergreen	2.4%
	Botanical: Pinus elliottii Common: Slash Pine Specifications: 8'-10' O.A. Ht., Full, 15 Gal.	161	Yes	High	No	Evergreen	9.3%
	Botanical: Serenoa repens Common: Saw Palmetto Specifications: 3 gal., 12" Ht., Full	135	Yes	High	NA	NA	NA
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 12" Ht., Full	1,420	Yes	High	NA	NA	NA
	Botanical: Spartina bakeri Common: Sand Cord Grass Specifications: 1 gal., 12" Ht., Full	1,670	Yes	High	NA	NA	NA

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LANDSCAPE NOTES & MATERIALS SCHEDULE

PLAN REVISIONS

No.	Date	Description
1	10/04/19	REVISED PER CITY REVIEW COMMENTS
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<<SUBMITTED / PERMITTING>> 10/14/2020

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REGISTERED LANDSCAPE ARCHITECT JACK E. CALDWELL LA 6667214 STATE OF FLORIDA

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CITY OF PORT ST. LUCIE PROJECT #
P21-173

SET NUMBER: 890-004-01

SHEET : L-601

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