

PARKER-YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
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Symbols Legend

- D.E. DRAINAGE EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
- R.O.W. RIGHT OF WAY
- U.E. UTILITY EASEMENT
- U.E.-R.A. UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)
- STM. STORM SEWER LINE WITH MANHOLE
- STM. STORM SEWER LINE WITH CATCH BASIN
- SAN. SANITARY SEWER LINE WITH MANHOLE
- WM. WATER MAIN
- WATER SVC. TO LOT WITH METER W.M.
- SANITARY SVC. TO LOT WITH CLEANOUT C.O.
- O.E. OVERHANG EASEMENT
- G.E. GRADING EASEMENT
- PSL. PORT ST LUCIE
- L.E. LANDSCAPE EASEMENT
- D.S.E. DRAINAGE SWALE EASEMENT
- O.S. OPEN SPACE
- SIGN
- LOT NUMBER
- FIRE HYDRANT

PSLUD Notes:

LANDSCAPE PLANS SHALL BE SUBMITTED FOR THE PROJECT INDICATING THE LOCATION OF LANDSCAPE AREAS, PERMETER WALLS, FOUNDATIONS, BERMS, TREE WELLS, FENCES, GATES, SIGNS, DECORATIVE ROCKS, SCULPTURE, FOUNTAINS, AND ANY OTHER FEATURES THAT MAY AFFECT THE LOCATION OF WATER, WASTEWATER, OR RECLAIMED WATER FACILITIES. ALSO, EXISTING AND PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LOT LINES AND ALL EASEMENT INFORMATION SHOWING OFFICIAL RECORD BOOK AND PAGE NUMBER SHALL BE INCLUDED. THE PLANS SHALL INCLUDE AND CONFORM TO THE FOLLOWING STANDARD NOTES:

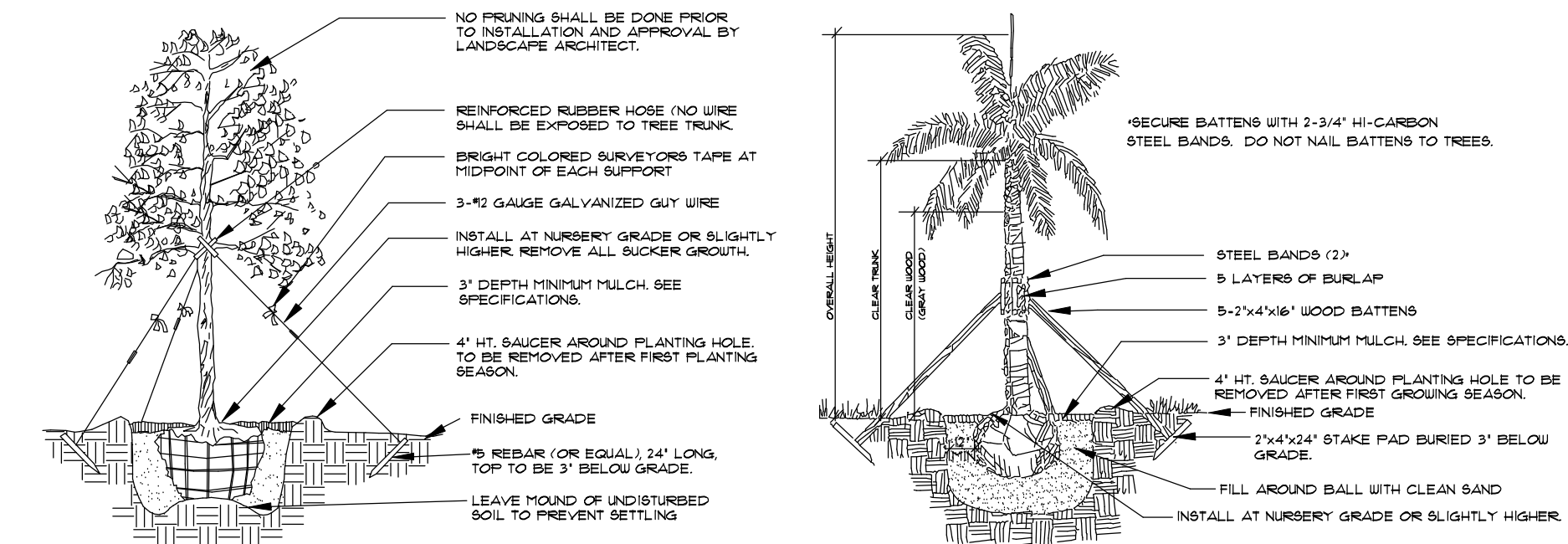
- a) ALL LANDSCAPING WITHIN PSLUD UTILITY EASEMENTS AND WITHIN 10' OF PSLUD INFRASTRUCTURE SHALL COMPLY WITH CHAPTER 94 OF THE CITY'S CODE OF ORDINANCES AND PSLUD UTILITY EASEMENTS.
- b) NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION, OR MAINTENANCE.
- c) NO LANDSCAPING OTHER THAN 800 GRASSES MAY BE PLANTED WITHIN A 9' RADIUS MAINTENANCE AREA OF ANY PSLUD APPURTENANCE SUCH AS WATER METERS, BACKFLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS, MANHOLES, AIR RELEASE VALVES, ETC. WITH THE EXCEPTION OF FOXTAIL PALMS. TREES SHALL NOT BE PLANTED WITHIN 10' OF ANY PSLUD INFRASTRUCTURE. AS SPECIFICALLY APPROVED BY THE PSLUD, FOXTAIL PALMS MAY BE A DISTANCE NOT LESS THAN SEVEN (7) FEET OF ANY PSLUD INFRASTRUCTURE. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE, NOT CENTERLINE TO CENTERLINE. EXCEPT: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.
- d) TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUD MAINS OR APPURTENANCES UNLESS OTHERWISE APPROVED BY PSLUD.
- e) UTILITY & DRAINAGE EASEMENTS TO REMAIN CLEAR OF TREES UNLESS OTHERWISE APPROVED BY THE EASEMENT HOLDER.

General Notes:

- 1) ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER AND SHALL MEET OR EXCEED MINIMUM STANDARDS SET FORTH IN FLORIDA GRASSES AND STANDARDS, CURRENT EDITION.
- 2) A MINIMUM 50% OF ALL REQUIRED TREES (75% OF ALL SHRUBS) SHALL BE NATIVE SPECIES. THIS CRITERIA SHALL NOT APPLY TO REQUIRED STREET TREES.
- 3) A MAXIMUM OF 50% OF REQUIRED TREES MAY BE SUBSTITUTED WITH PALMS.
- 4) TREES ARE TO BE INSTALLED WITH A TEN (10) FOOT (10') MINIMUM SEPARATION FROM ANY UNDERGROUND PIPE (WATER, SEWER OR RECLAIM MAINS) AND/OR SERVICES, HYDRANTS, LIFT STATIONS, AND DRAINAGE CULVERTS OR BASINS. IN NO CASE SHALL A TREE ENCLOSED INTO A PSLUD WITHOUT PRIOR PSLUD APPROVAL. ONLY 500 CAN BE INSTALLED WITHIN 5' OF A FIRE HYDRANT. SEE PSLUD NOTES FOR ADDITIONAL INFORMATION.
- 5) STREET TREES SHOWN HEREON ARE CONCEPTUAL IN NATURE AND MAY BE FIELD ADJUSTED TO MAINTAIN PROPER CLEARANCE FROM REQUIRED IMPROVEMENTS INCLUDING DRIVEWAYS. TREES TO BE INSTALLED WITH A MINIMUM TEN (10) FOOT SEPARATION FROM ANY UNDERGROUND UTILITY UNLESS OTHERWISE APPROVED.
- 6) PER PSLUD CODE OF ORDINANCES SECTION 94.004 PLANTING LOCATED WITHIN THE 20' SAFE SIGHT TRIANGLE AT INTERSECTIONS (OR TEN (10) FEET FROM THE EDGE OF A DRIVEWAY OR ALLEY) MUST MAINTAIN A CLEAR ZONE BETWEEN TWO (2) AND SIX (6) FEET FROM THE CROWN OF ROAD.
- 7) THE HOA AND ITS SUCCESSORS AND ASSIGNS SHALL ENSURE THAT REGULAR MAINTENANCE IS PERFORMED ON ALL ROYAL PALMS AND COCONUT PALMS AS SHOWN HEREON TO A LEVEL THAT SIGNIFICANTLY REDUCES THE LIKELIHOOD OF ANY INDIVIDUAL OR COLLECTIVE PARTY(IES) WHICH MAY CAUSE INJURY OR DAMAGE FROM FALLING INTO A ROAD, RIGHT-OF-WAY OR ONTO ANY PEDESTRIAN OR VEHICLE USE AREA.
- 8) 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 (DU) OF 10.
- 9) ATTENTION LANDSCAPE CONTRACTOR: TREES PLANTED IN LOCATIONS OTHER THAN THOSE SHOWN MAY INTERFERE WITH UNDERGROUND PIPE - BEFORE CHANGING LOCATIONS, VERIFY EXISTING ROOT BARRIERS AS SPECIFIED ON DETAILS SHEET OR ELIMINATE TREE AS DEEMED NECESSARY. CONFLICTS REQUIRING DEVIATION FROM PLANS MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OF RECORD.
- 10) QUANTITIES ON PLANT LIST ARE FOR CONVENIENCE ONLY; THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO OVERRIDE THE PLANT LIST IN ALL CASES.
- 11) ALL LANDSCAPING SHALL BE KEPT IN A HEALTHY GROWING CONDITION AT ALL TIMES.

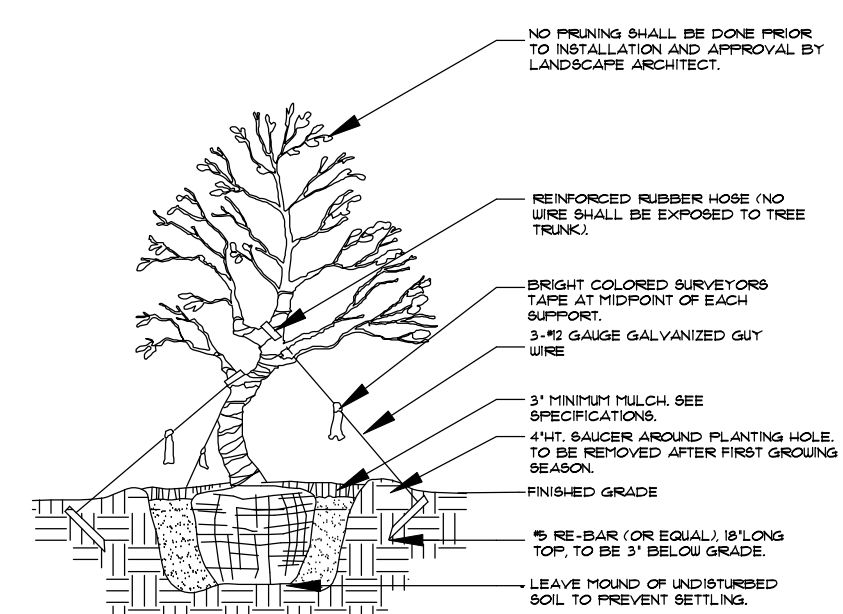
THE LOCATIONS OF TREES AS SHOWN ON THESE PLANS ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE FIELD ADJUSTED TO ACCOMMODATE UNFORSEEN FIELD CONDITIONS TO COMPLY WITH SAFETY SETBACKS, AVOID UTILITIES, OR AS OTHERWISE DIRECTED OR APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL FLAG ALL TREE LOCATIONS FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

Planting Details



Tree Planting

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

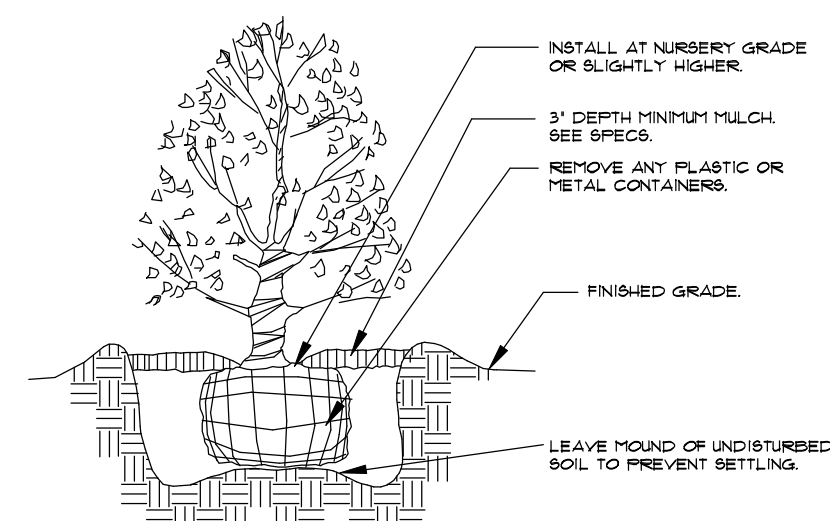


Irregular & Multi-Stem Tree Planting

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

Palm Planting

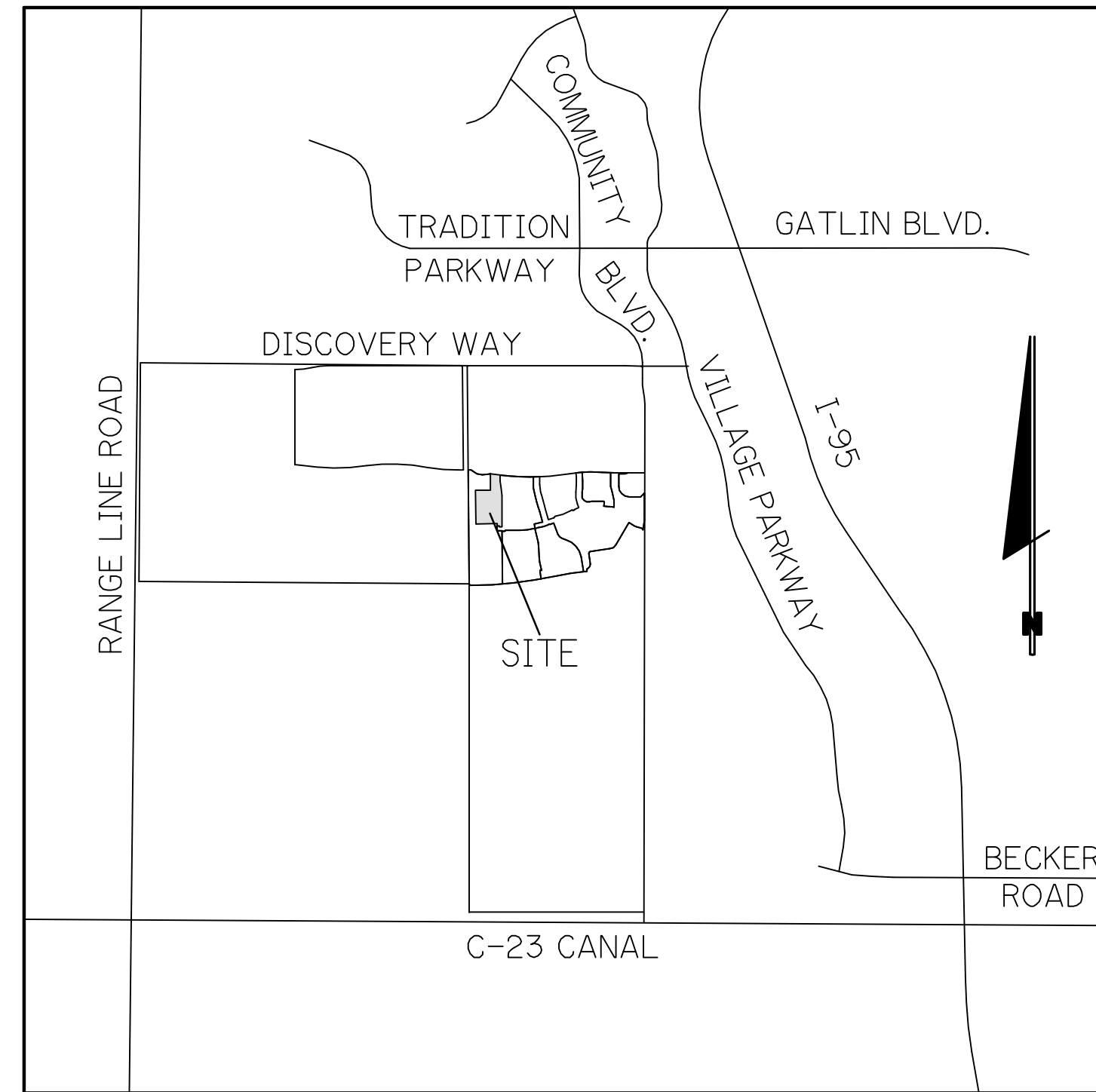
- APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, FOXTAIL PALMS.
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR SHALL ADJUSTIVELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Shrub Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

RIVERLAND - PARCEL 'B' (RIVERLAND MPUD) LANDSCAPE PLANS PLAT EIGHT

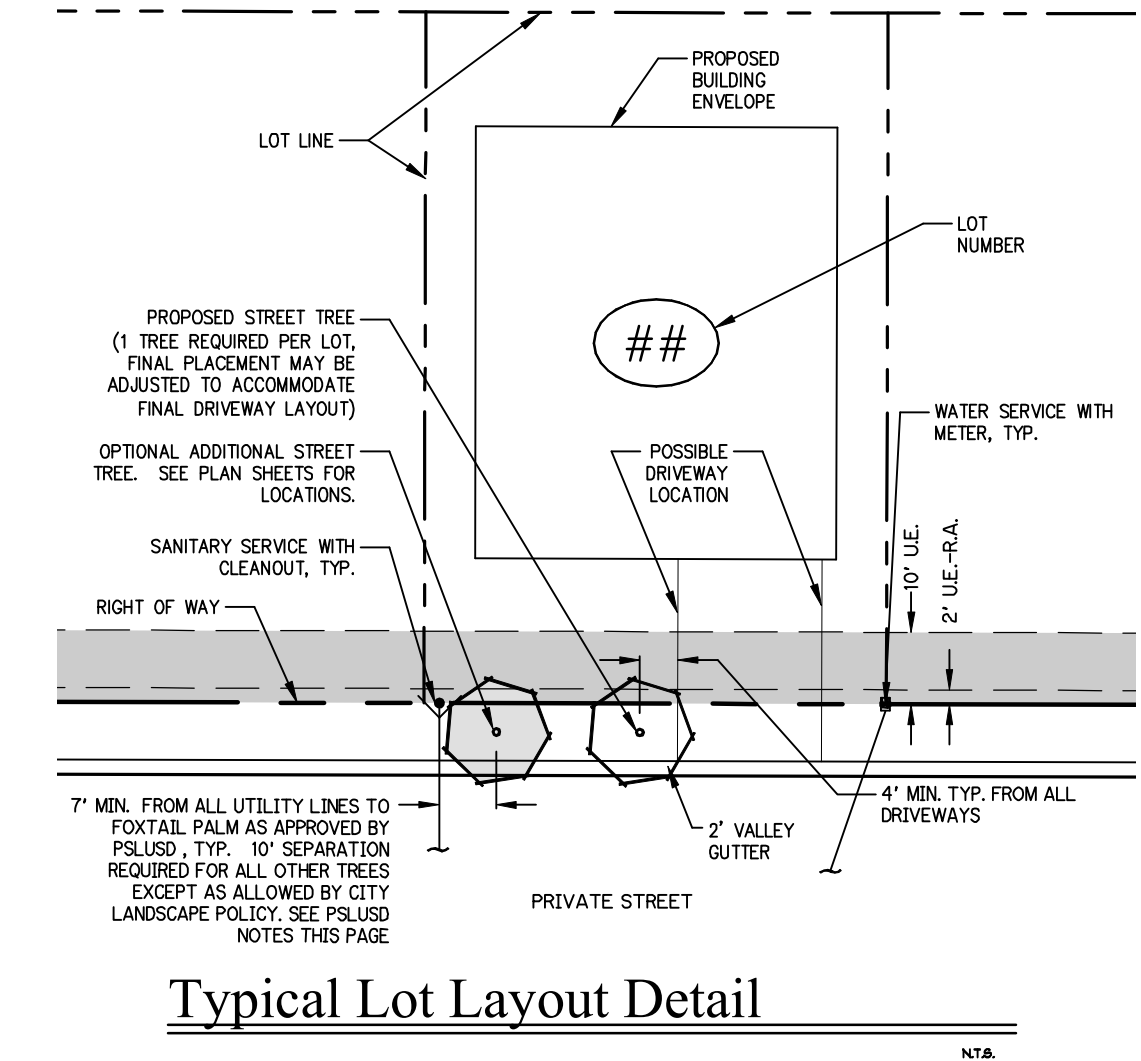


LOCATION MAP

N.T.S.

Sheet Index

- P8-1 Cover Sheet, Index, General Notes, and Planting Details
- P8-2 thru P8-6 Plat Eight Landscape Plans



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 Florida Grades and Standards for Nursery Plants, 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, 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 top most portion of the tree. Small, multi-trunked trees are measured to the top of main body of the crown. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "Y" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (CT), 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 (OH), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with nested or burred trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits 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 ("Agiform" or equal) in 2 1/2 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	16-1-12	"AGIFORM" 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 1/2" caliper
6" and larger	3 lbs./1" caliper	2 1/2" 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 two (2) inches of shredded Class "A" mulch (sterilized and free of seeds), moistened at the time of application to prevent wind displacement. See plant list for specification.

SUBSTITUTIONS

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

RIVERLAND - PARCEL 'B'
Developer: Riverland Associates II, LLLP
PORT ST. LUCIE, FLORIDA
PLAT EIGHT COVER SHEET

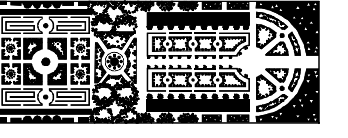
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DRAWN BY: AJO
JOB NO.: 21-081
SCALE: N/A
FILENAME: Rvr Parcel B

REVISIONS:
12/10/21
12/1/22

PLAT EIGHT
COVER SHEET

SHEET:

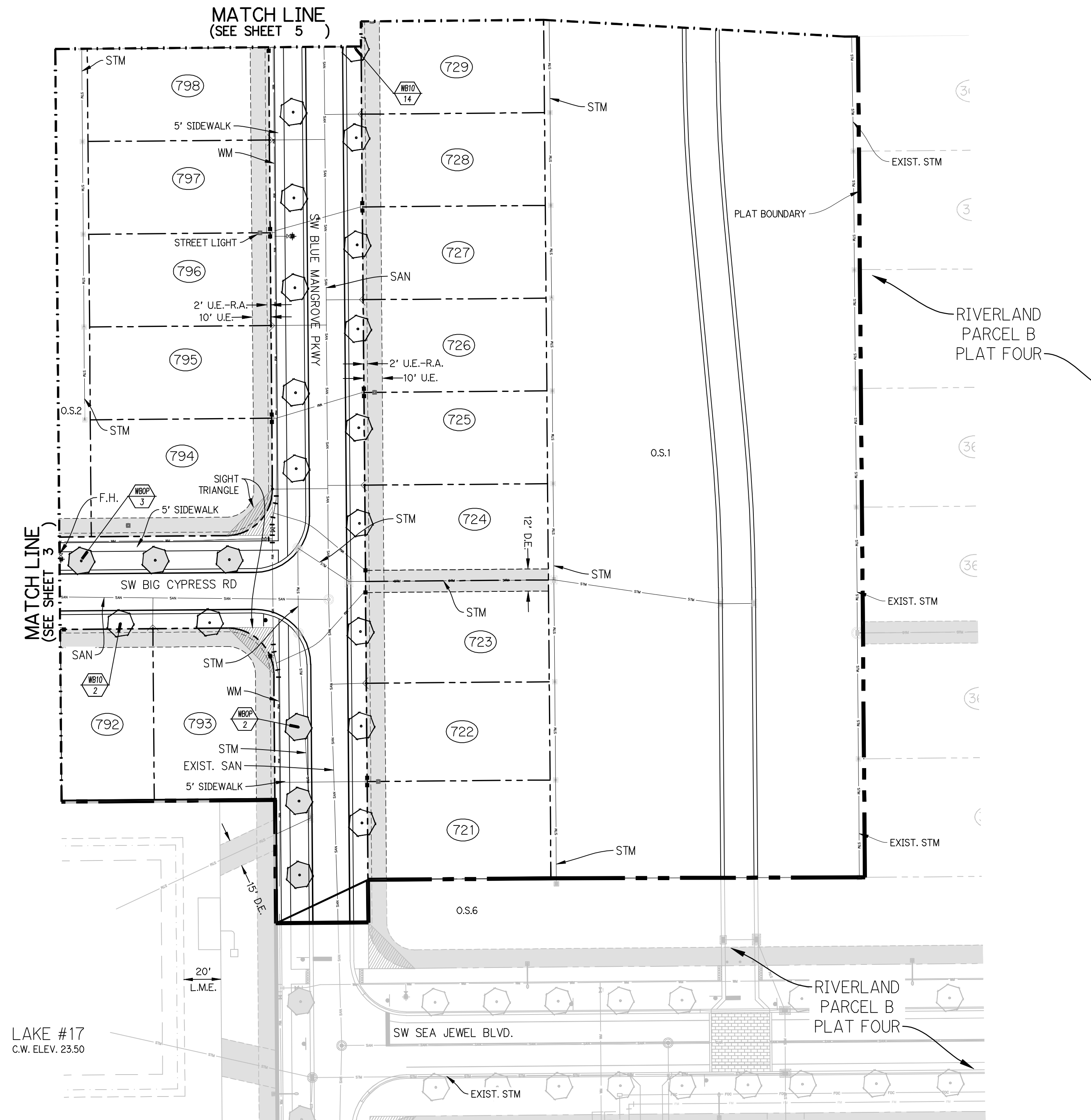
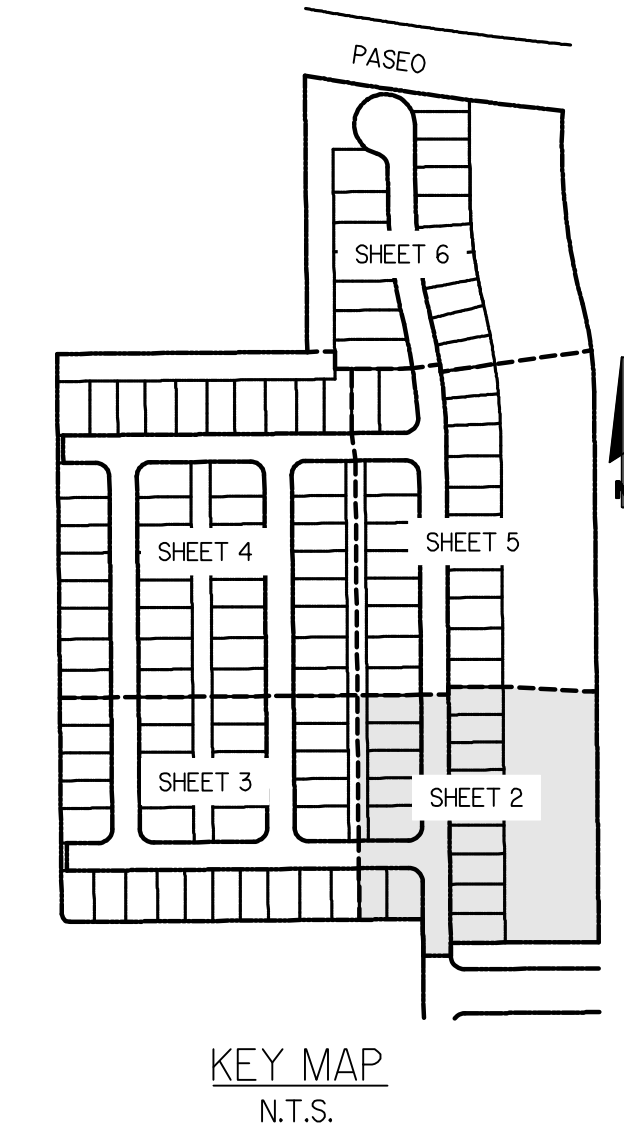
P8-1



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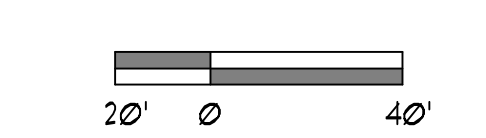
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Plant List (Sheet P8-2 Only)

SYM	QTY	NAME	SPECIFICATIONS
PALMS			
WB10	16	Wodyetia bifurcata / Foxtail Palm	10' c.t., straight trunk, full head, unscarred trunk, intact fronds
WB0P	5	Optional Additional Street Tree - Wodyetia bifurcata / Foxtail Palm	10' c.t., straight trunk, full head, unscarred trunk, intact fronds

NOTE:
ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE AND CONTAINER SPECIFICATIONS IN PLANT LIST. PLANT MATERIALS NOT MEETING SPECIFICATIONS WILL BE REJECTED. CONTRACTOR TO COORDINATE AVAILABILITY ISSUES WITH OWNER PRIOR TO COMMENCING WORK.
* DENOTES NATIVE SPECIES



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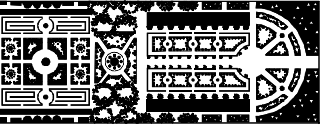
RIVERLAND - PARCEL 'B'
Developer: Riverland Associates II, LLLP
PORT ST. LUCIE, FLORIDA
PLAT EIGHT STREET TREE PLAN

DATE: 11.15.21
DRAWN BY: AJO
JOB NO.: 21-001
SCALE: N/A
FILENAME: Rvr Parcel B

REVISIONS:
12/10/21
12/1/22

PLAT EIGHT
STREET TREE
PLAN

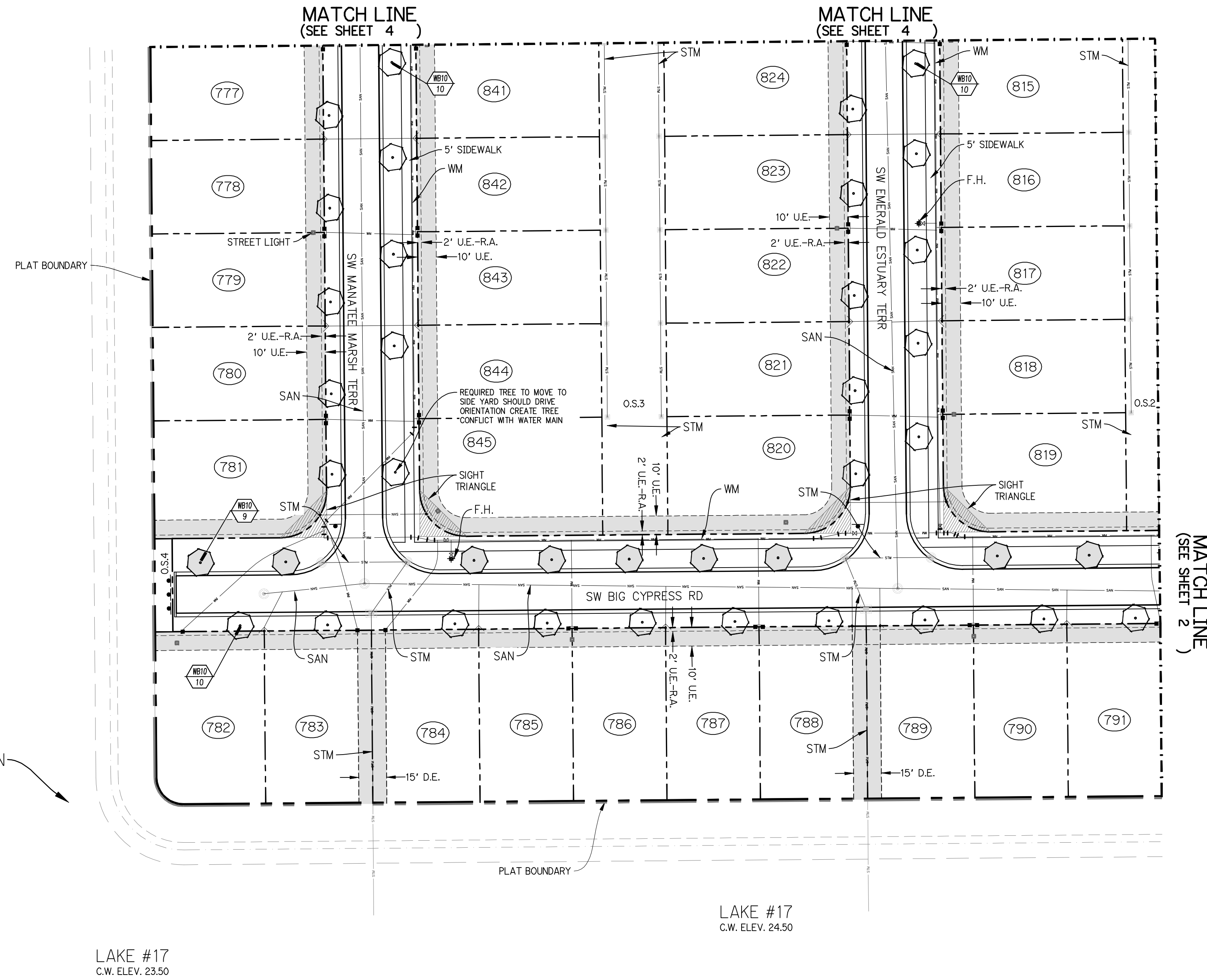
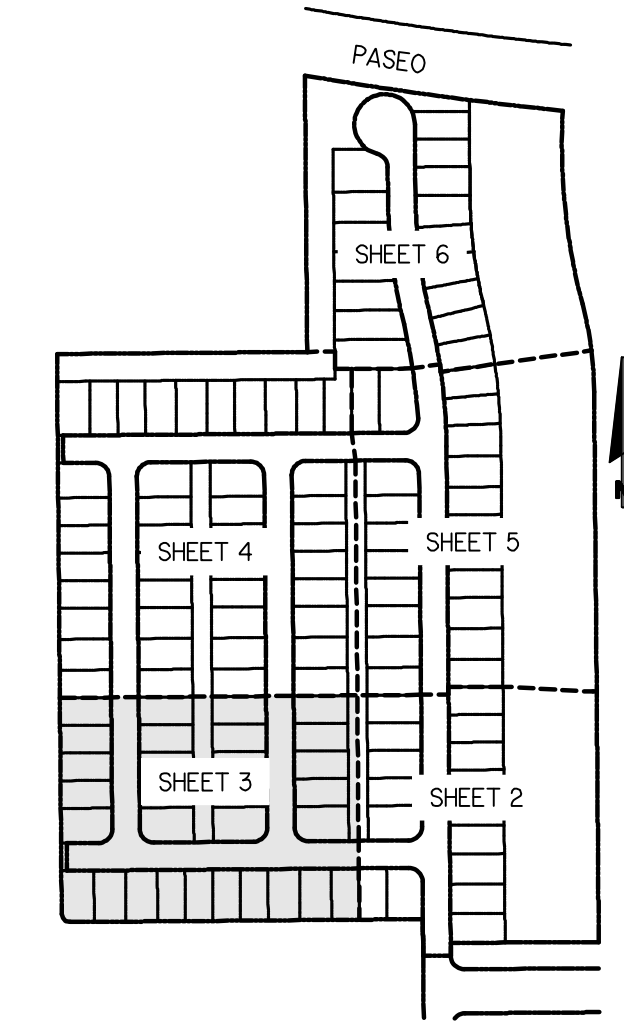
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RIVERLAND
PARCEL B
PLAT SEVEN

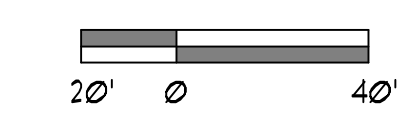
LAKE #17
C.W. ELEV. 23.50

LAKE #17
C.W. ELEV. 24.50

Plant List (Sheet P8-3 Only)

SYM	QTY	NAME	SPECIFICATIONS
PALMS			
WB10	30	Wodyetia bifurcata / Foxtail Palm	10' c.t., straight trunk, full head, unscarred trunk, intact fronds
WB0P	9	Optional Additional Street Tree - Wodyetia bifurcata / Foxtail Palm	10' c.t., straight trunk, full head, unscarred trunk, intact fronds

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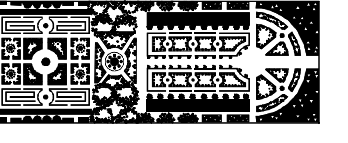
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PLAT EIGHT
STREET TREE
PLAN

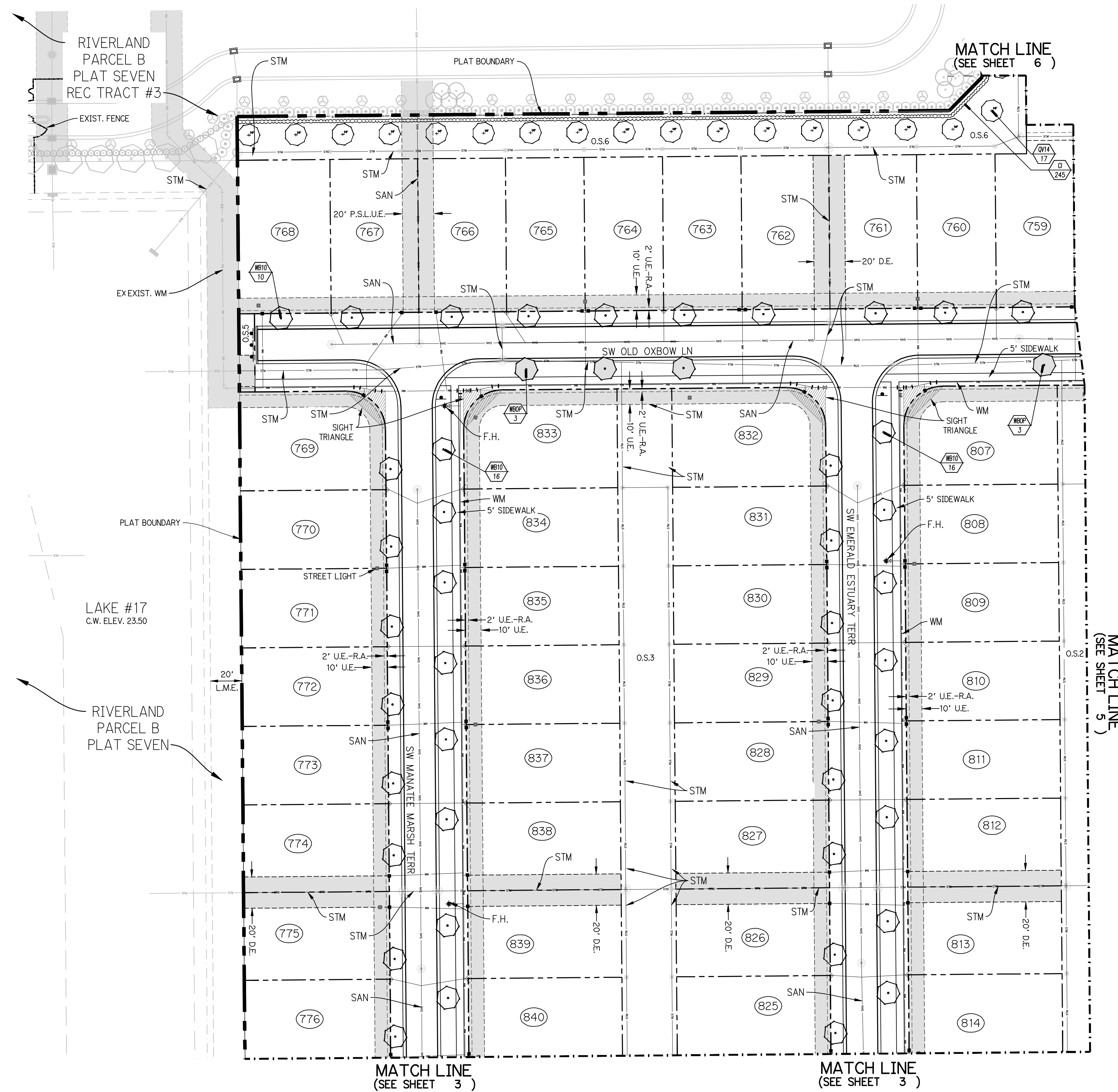
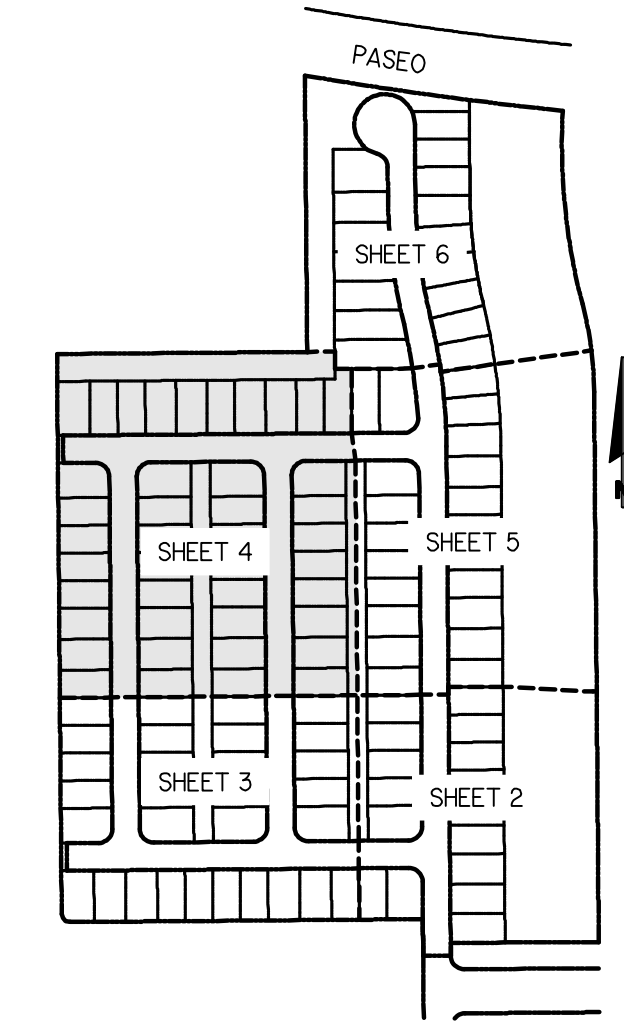
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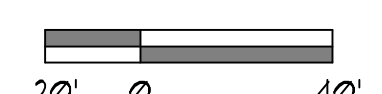


Plant List (Sheet P8-4 Only)

SYM	QTY	NAME	SPECIFICATIONS
TREES			
* QV14	17	Quercus virginiana / Live Oak	14' x 1", 3" cal, straight trunk, full canopy
PALMS			
WE10	42	Wodyetia bifurcata / Foxtail Palm	10' c.t., straight trunk, full head, unscarred trunk, intact fronds
WE0P	4	Optional Additional Street Trees - Wodyetia bifurcata / Foxtail Palm	10' c.t., straight trunk, full head, unscarred trunk, intact fronds
SHRUBS, ACCENTS, AND GROUNDCOVER			
C1	245	Chrysobalanus icaco / Cocoplum	3 gal, 20" x 20", full to base

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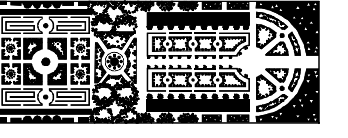
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PLAT EIGHT
STREET TREE
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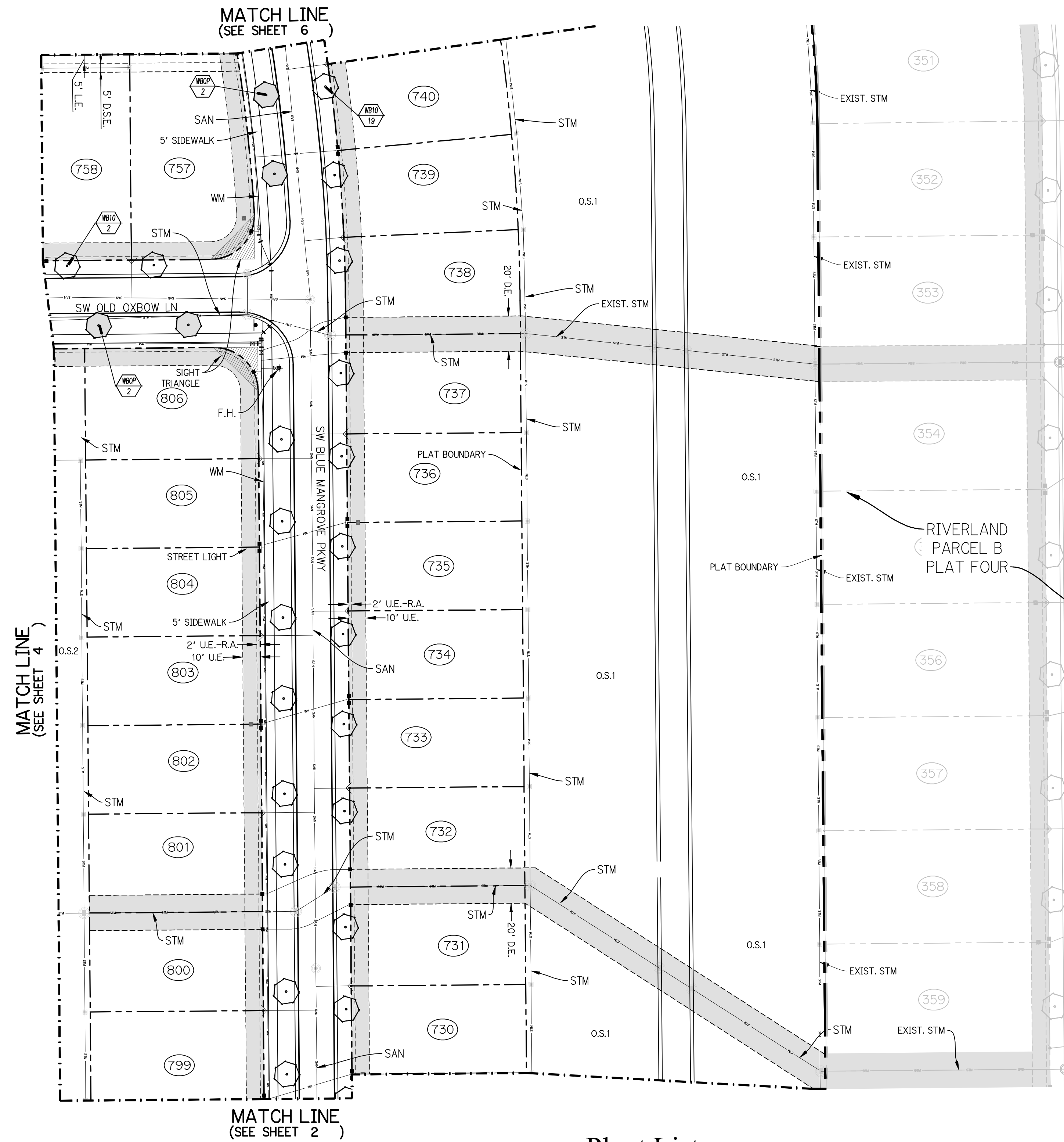
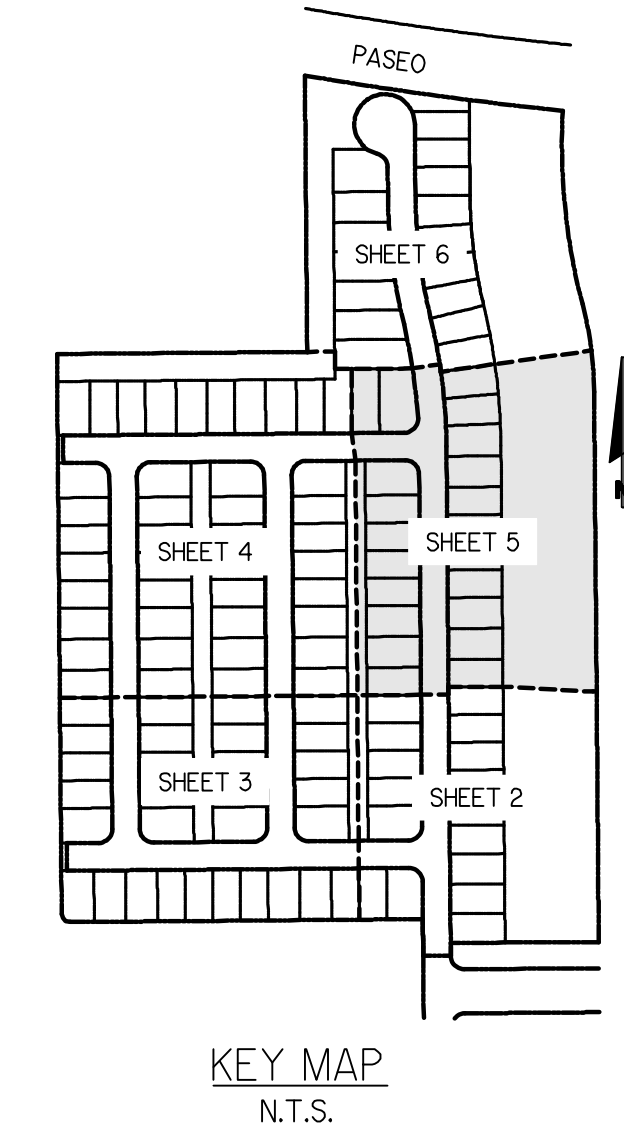
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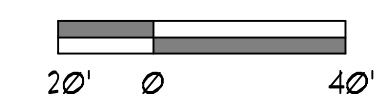
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Plant List (Sheet P8-5 Only)

SYM	QTY	NAME	SPECIFICATIONS
PALMS			
WE10	21	Wodyetia bifurcata / Foxtail Palm	10' c.t., straight trunk, full head, unscarred trunk, intact fronds
WE0P	4	Optional Additional Street Tree - Wodyetia bifurcata / Foxtail Palm	10' c.t., straight trunk, full head, unscarred trunk, intact fronds

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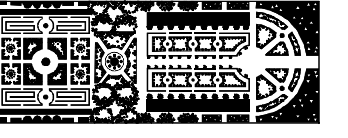
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PLAT EIGHT
STREET TREE
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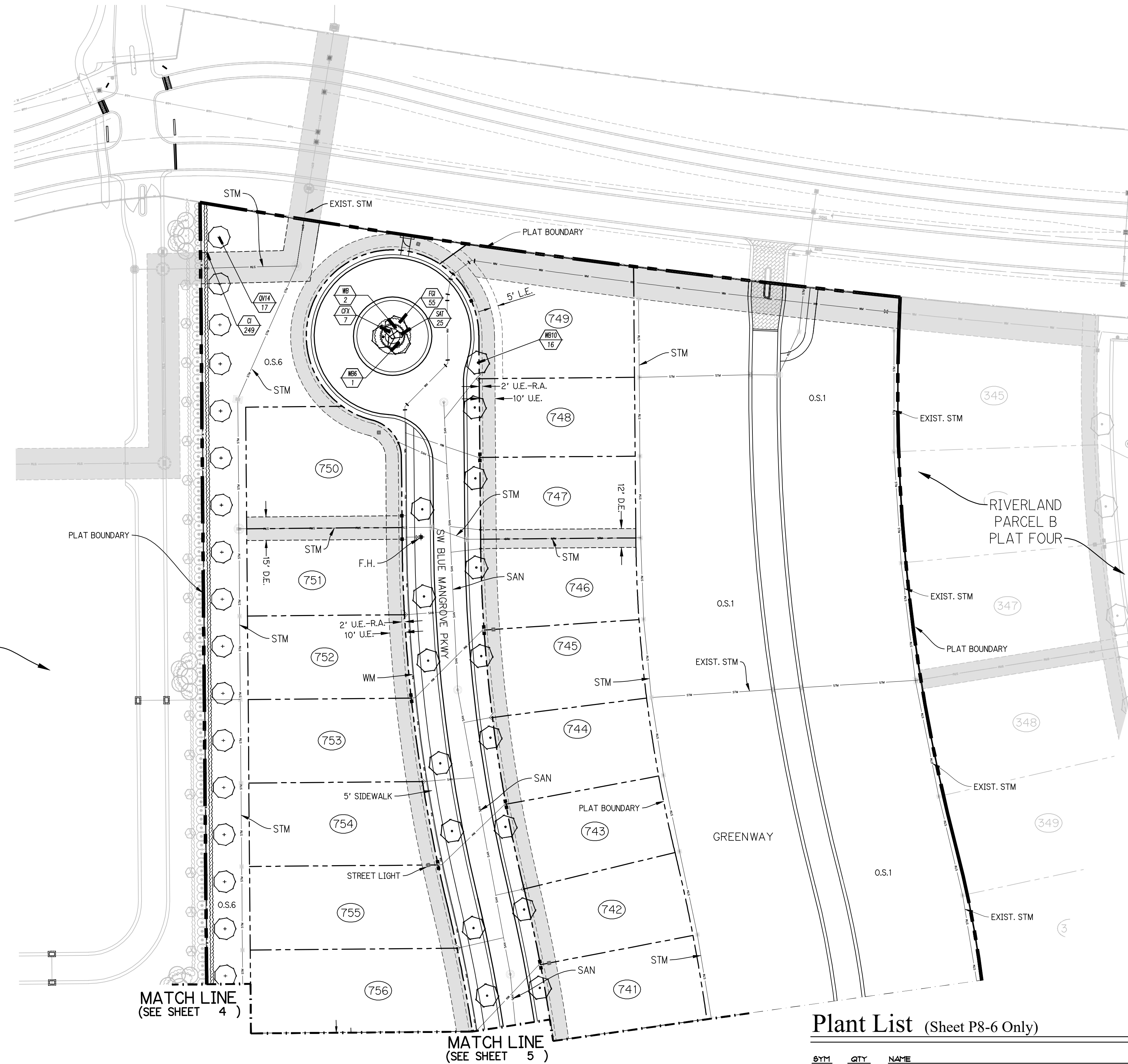
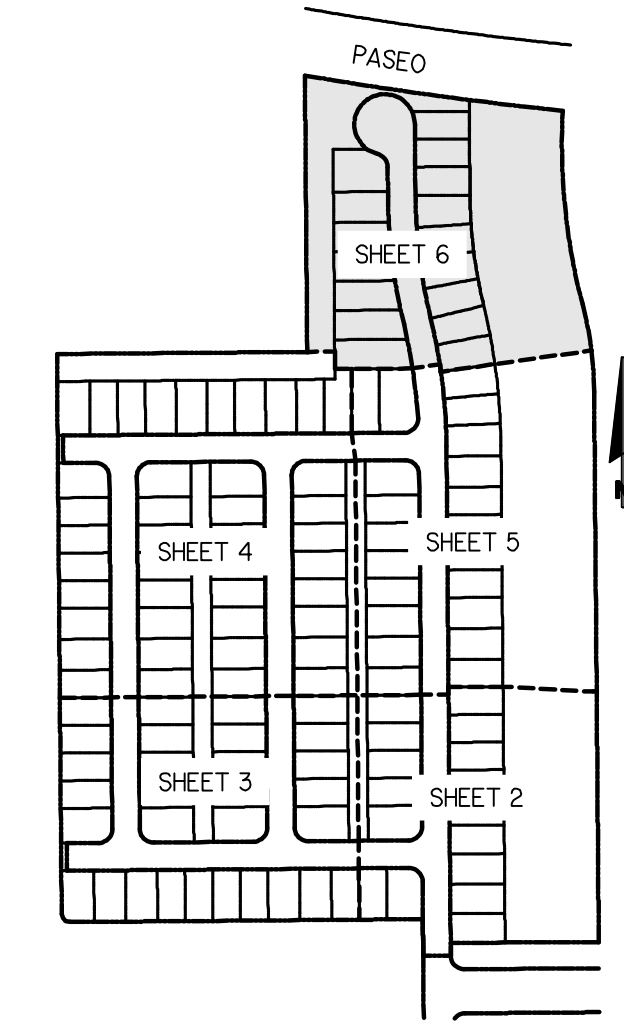
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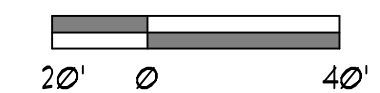
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12/1/22

Plant List (Sheet P8-6 Only)

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TREES			
* QV14	17	Quercus virginiana / Live Oak	14' x 7', 3" cal., straight trunk, full canopy
PALMS			
WB6	1	Wodyetia bifurcata / Foxtail Palm	6' gw., straight trunk, full head, unscarred trunk, intact fronds
WB	2	Wodyetia bifurcata / Foxtail Palm	10' gw., straight trunk, full head, unscarred trunk, intact fronds
WB10	16	Wodyetia bifurcata / Foxtail Palm	10' ct., straight trunk, full head, unscarred trunk, intact fronds
SHRUBS, ACCENTS, AND GROUND COVER			
CFX	1	Cordyline fruticosa 'Xerox' / TI Plant	3 gal., 16" x 18", full
CI	248	Chrysobalanus icaco / Cocoplum	3 gal., 20" x 20", full to base
FGI	55	Ficus 'Green Island' / Green Island Ficus	3 gal., 14" x 18", full, 24" o.c.
SAT	25	Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera	3 gal., 22" x 20", full, 24" o.c.

NOTE:
ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE AND CONTAINER SPECIFICATIONS IN PLANT LIST. PLANT MATERIALS NOT MEETING SPECIFICATIONS WILL BE REJECTED. CONTRACTOR TO COORDINATE AVAILABILITY ISSUES WITH OWNER PRIOR TO COMMENCING WORK.

* DENOTES NATIVE SPECIES



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SHEET:
P8-6

PLAT EIGHT
STREET TREE
PLAN