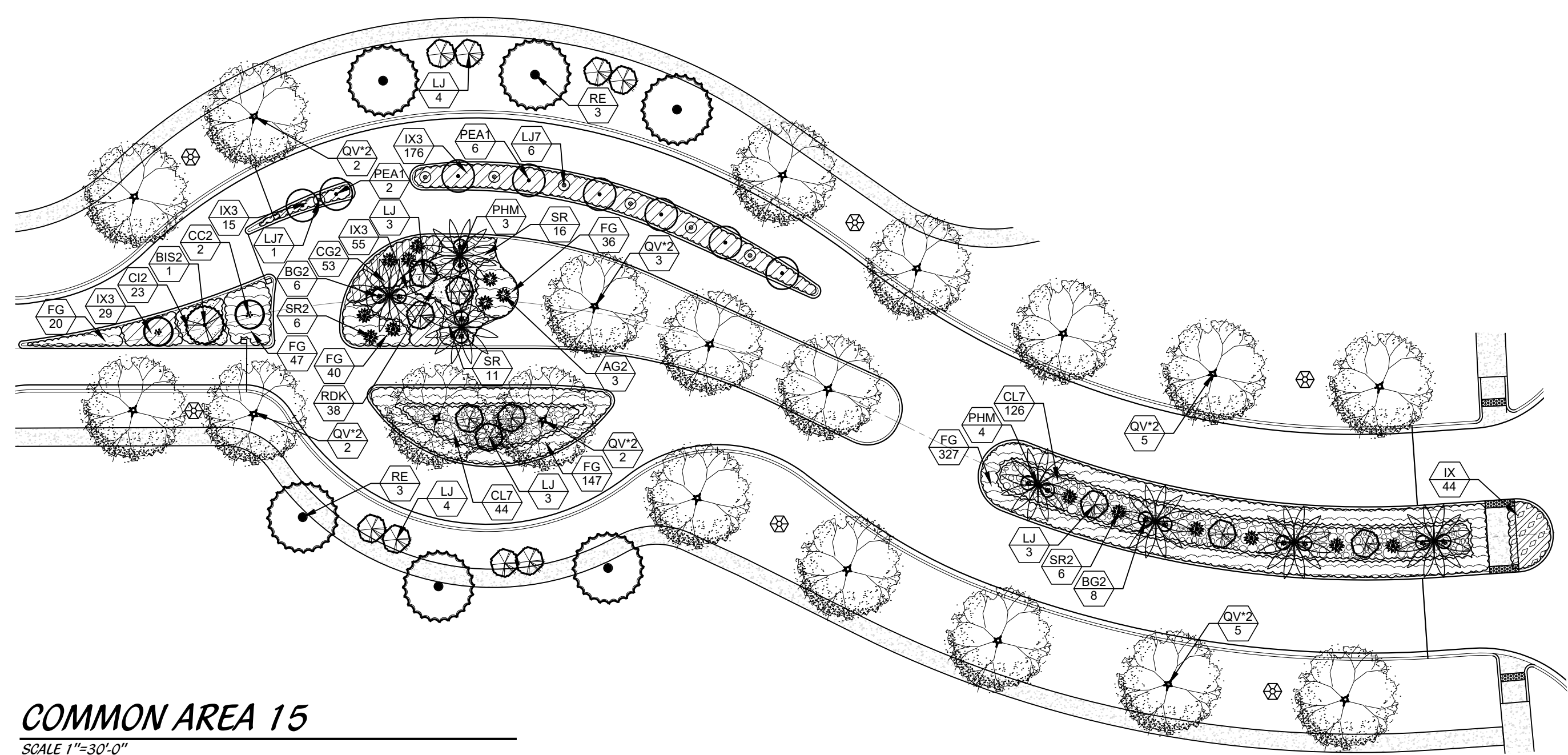


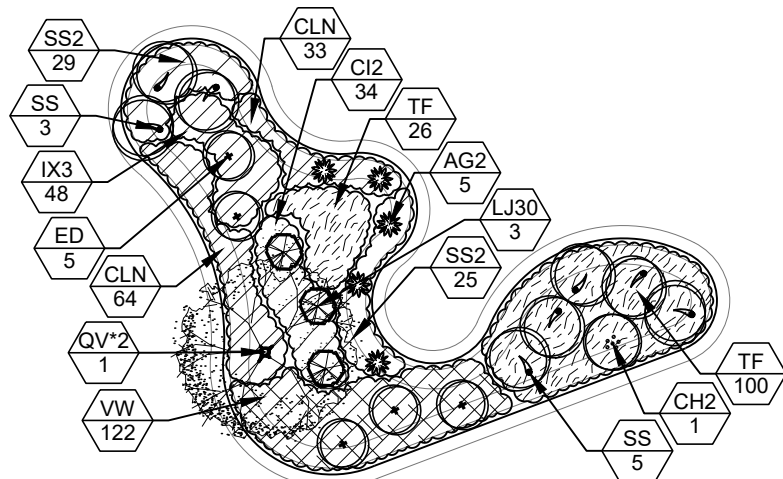
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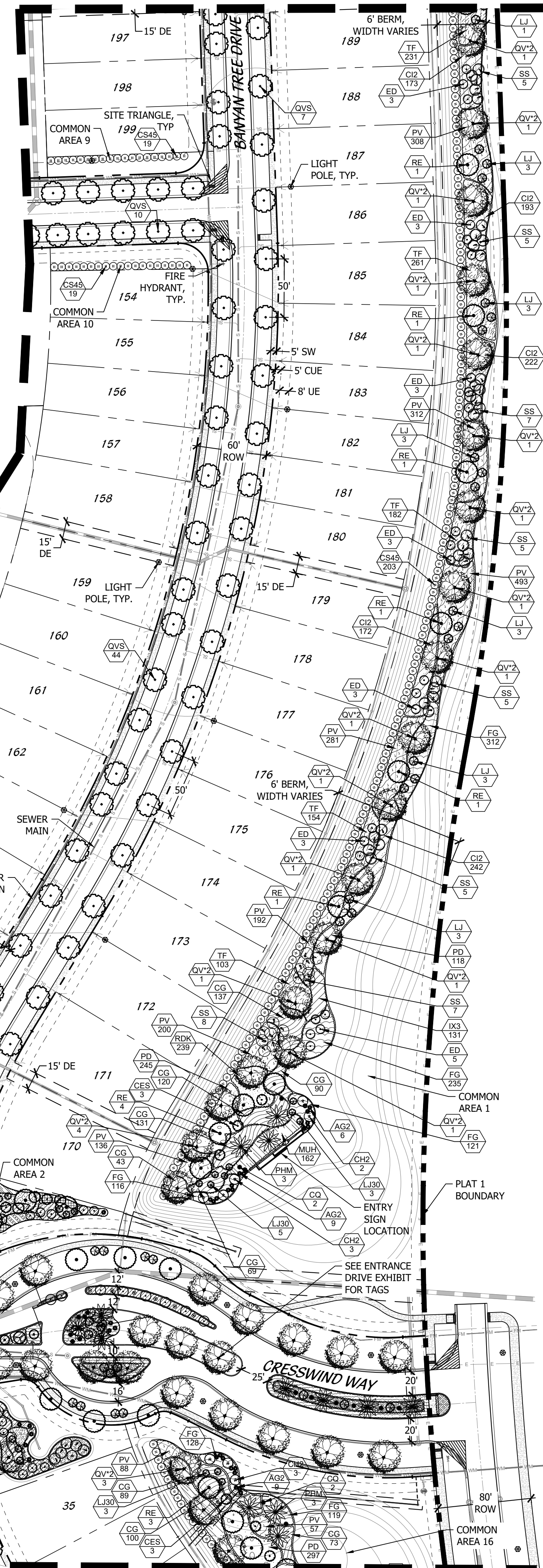


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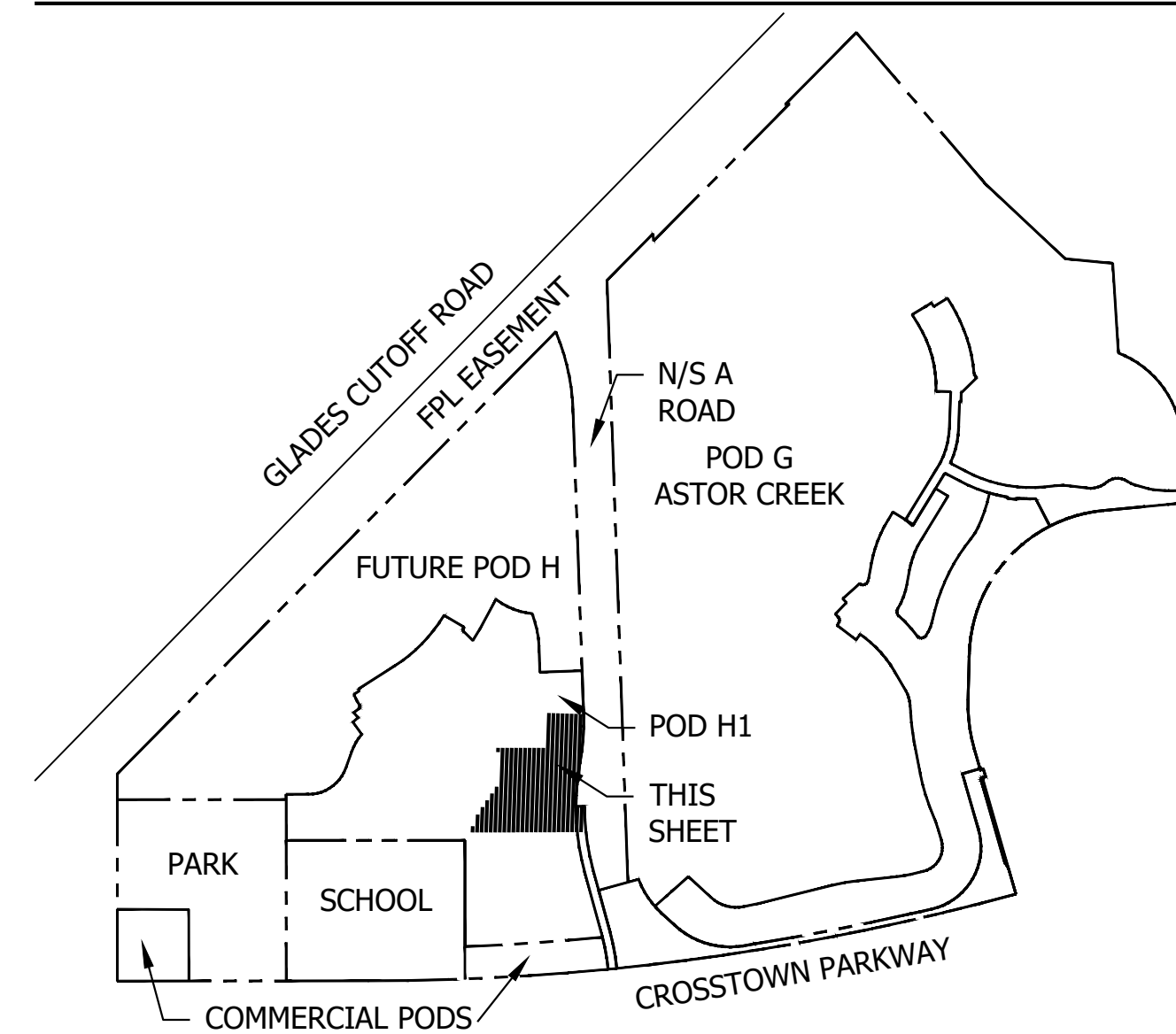
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**MATCHLINE- SEE SHEET 2**



**KEY MAP**



**MATCHLINE- SEE SHEET 2**

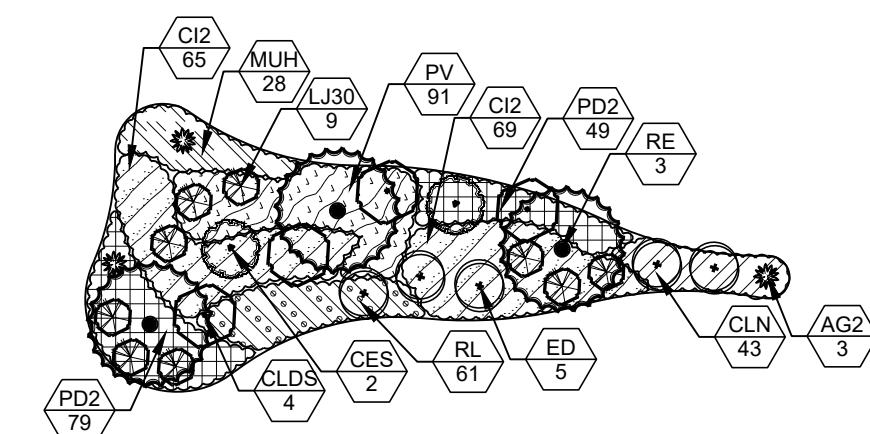
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**MATCHLINE- SEE SHEET 4**

**MATCHLINE- SEE SHEET 5**

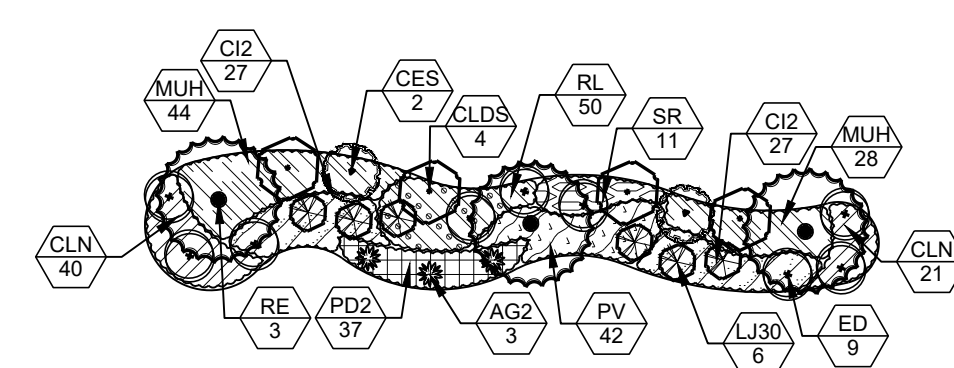
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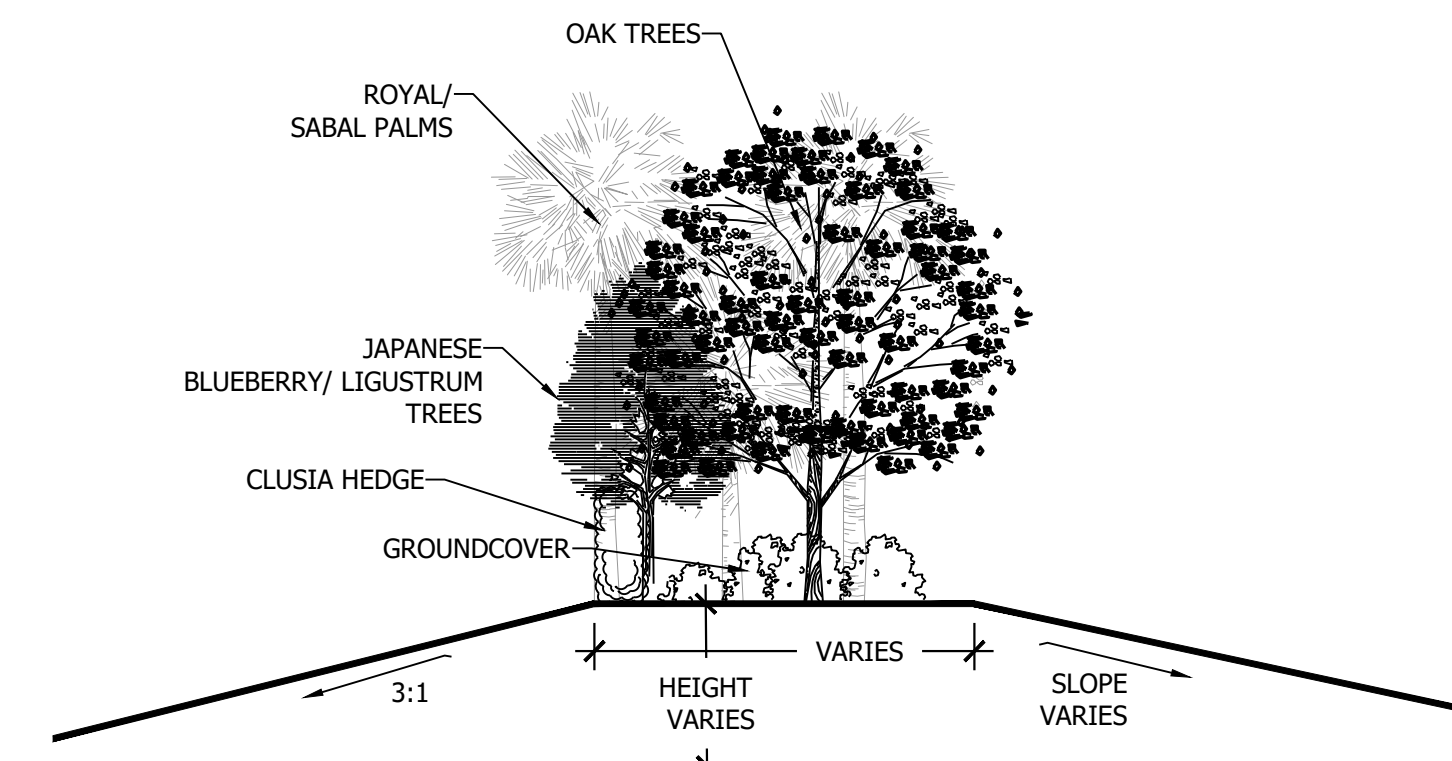
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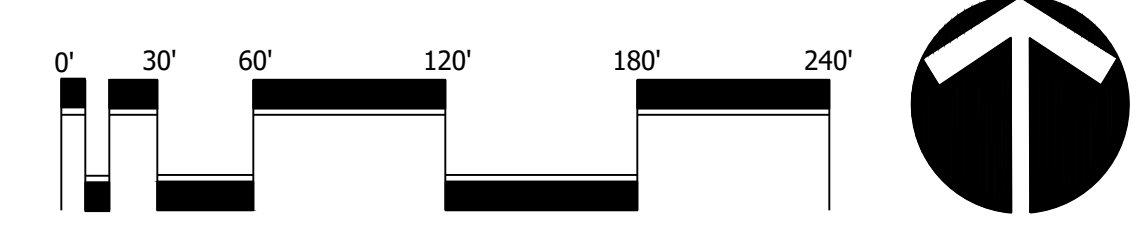


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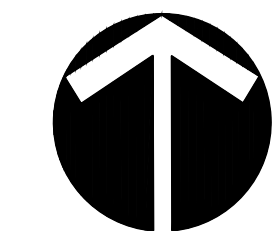
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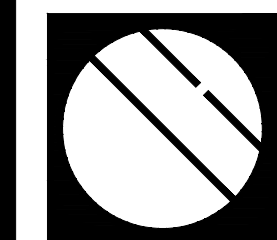
PSLUD # 11-652-37  
 PSL PROJ# 21-264  
**POD H PLAT 1**  
**LANDSCAPE PLANS**



Scale: 1" = 60'-0"



North



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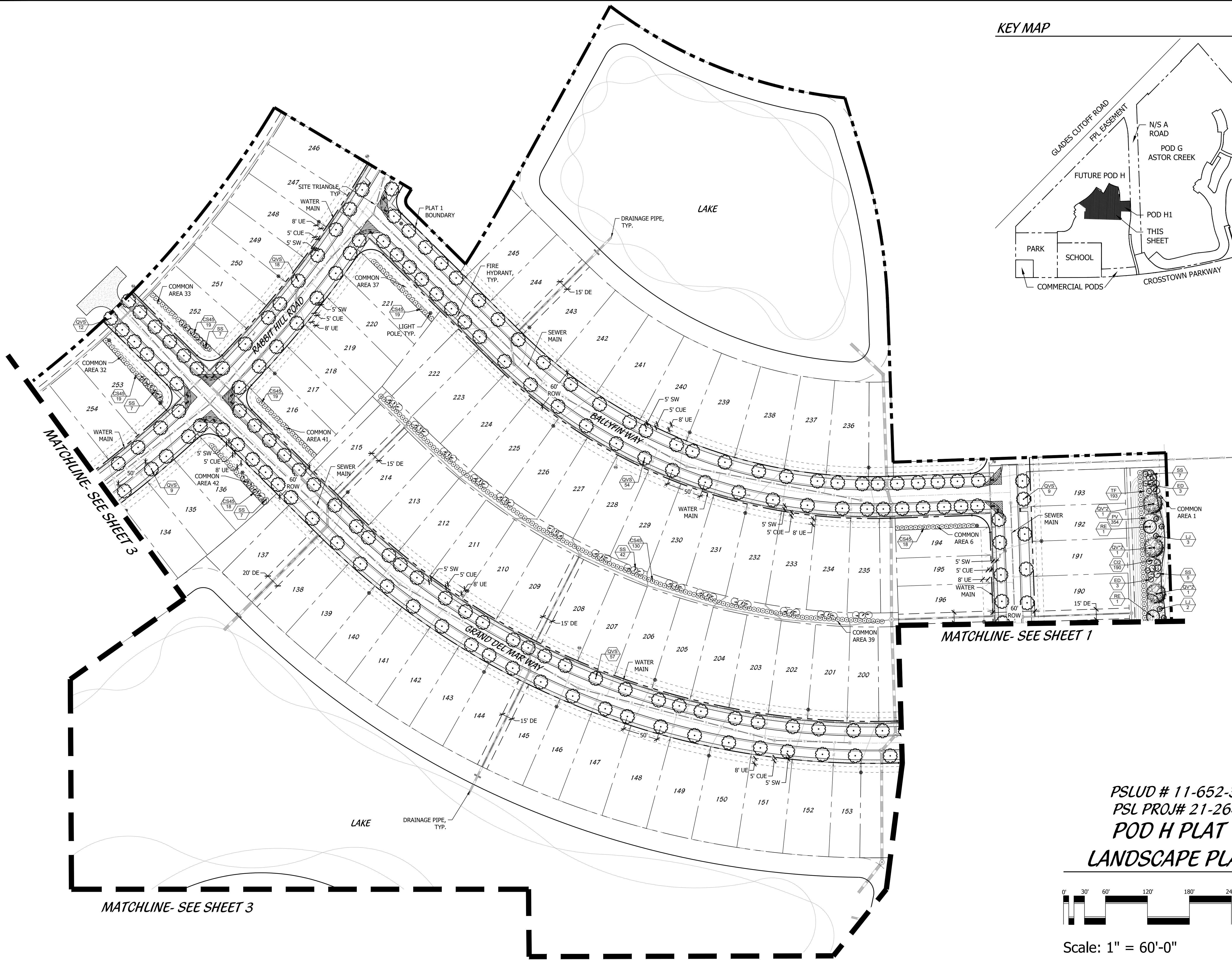
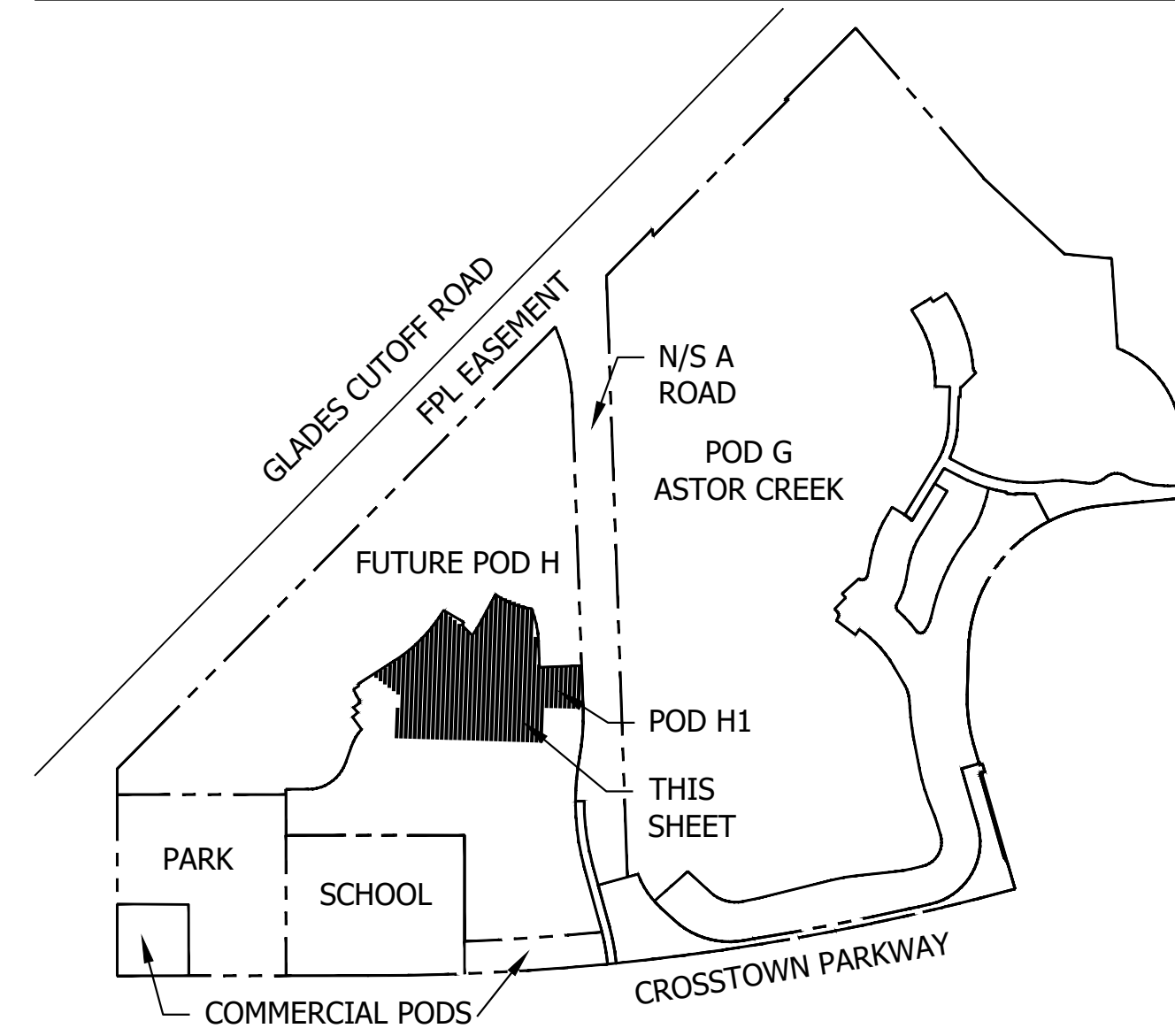
**VERANO SOUTH**

Kolter Homes  
 Port St. Lucie, Florida

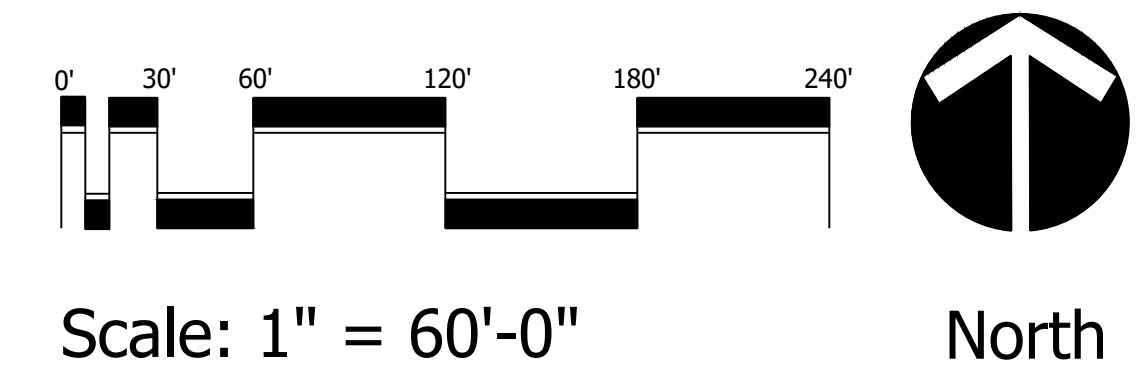
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DRAWN	TJB
DATE	05-01-24
REVISIONS	06-28-24
	08-01-24
	09-19-24
	10-18-24



KEY MAP



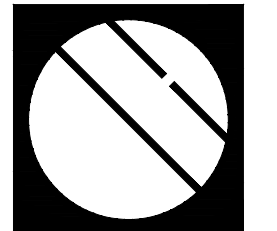
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# Cotleur & Hearing

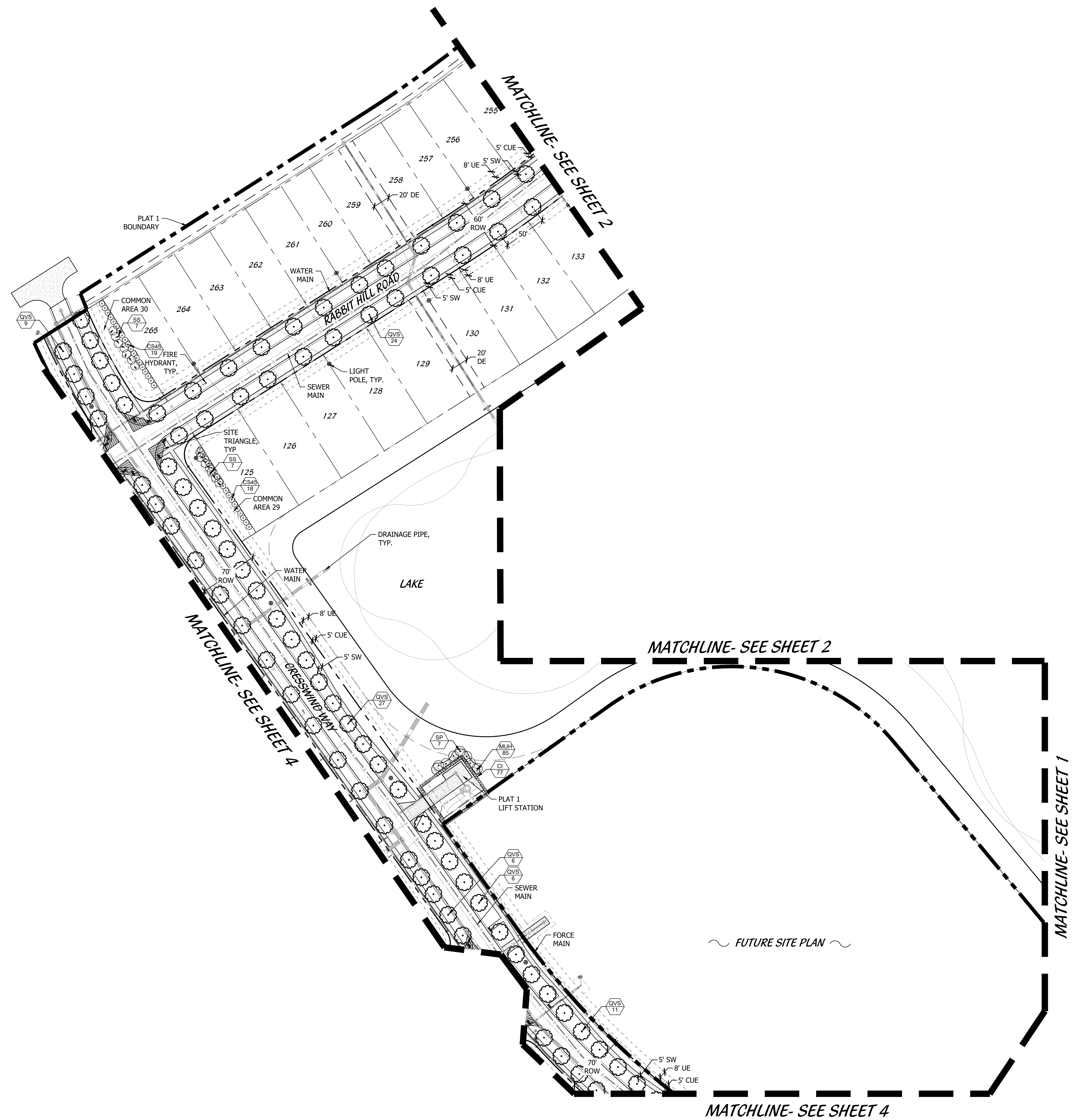
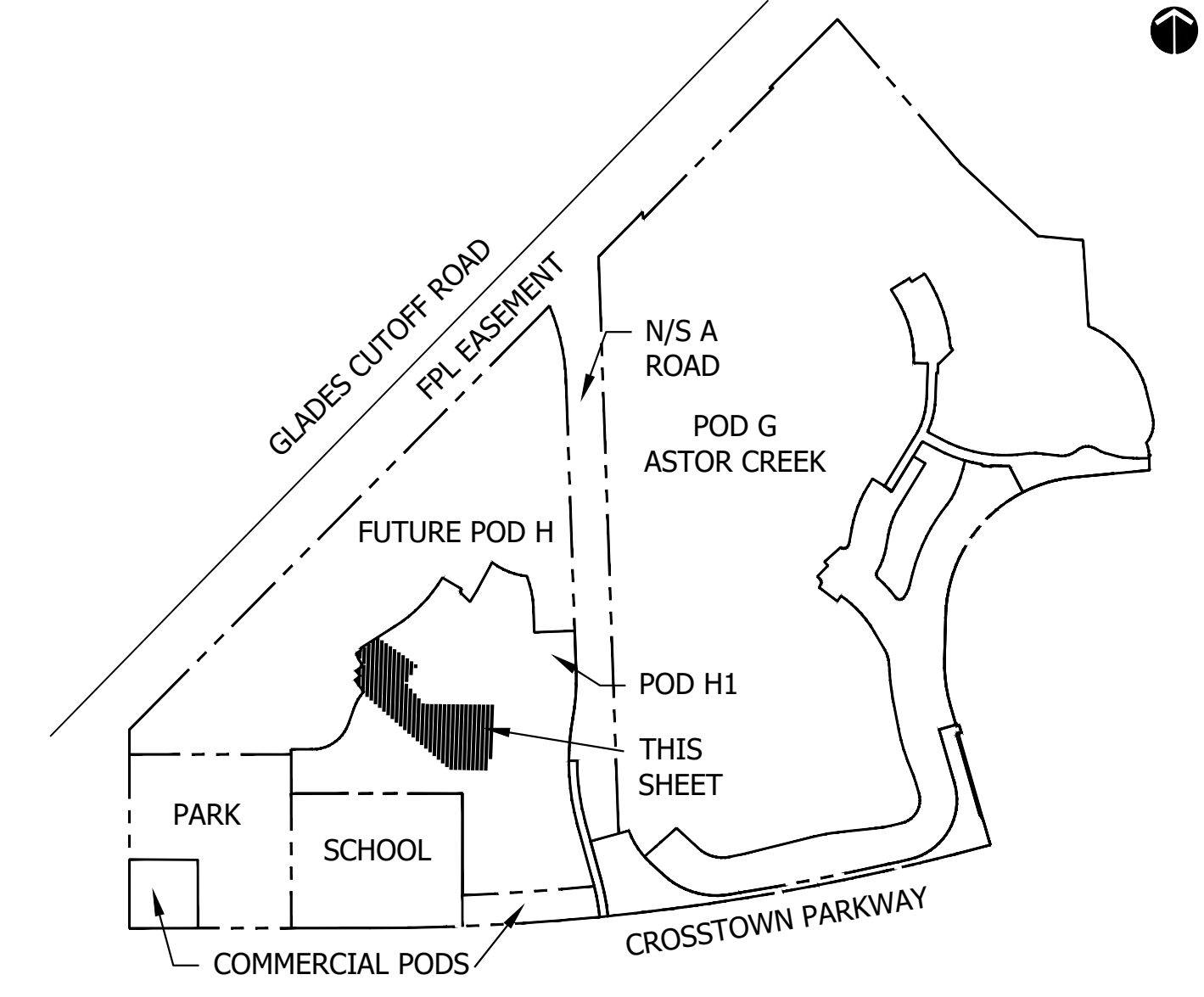
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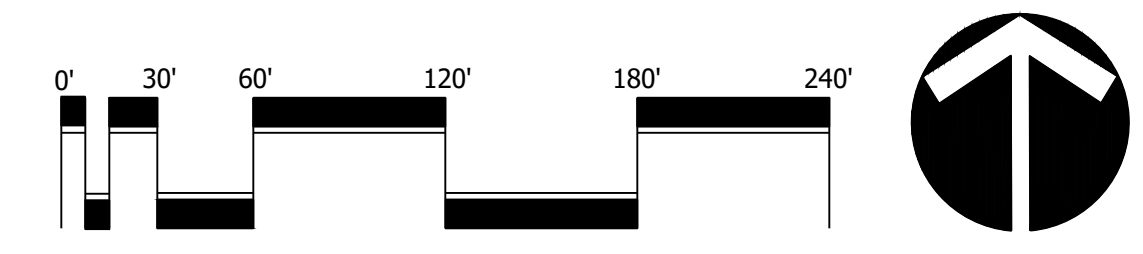
Kolter Homes  
Port St. Lucie, Florida

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DRAWN	TJB
DATE	05-01-24
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### KEY MAP



PSLUD # 11-652-37  
PSL PROJ# 21-264  
POD H PLAT 1  
LANDSCAPE PLANS



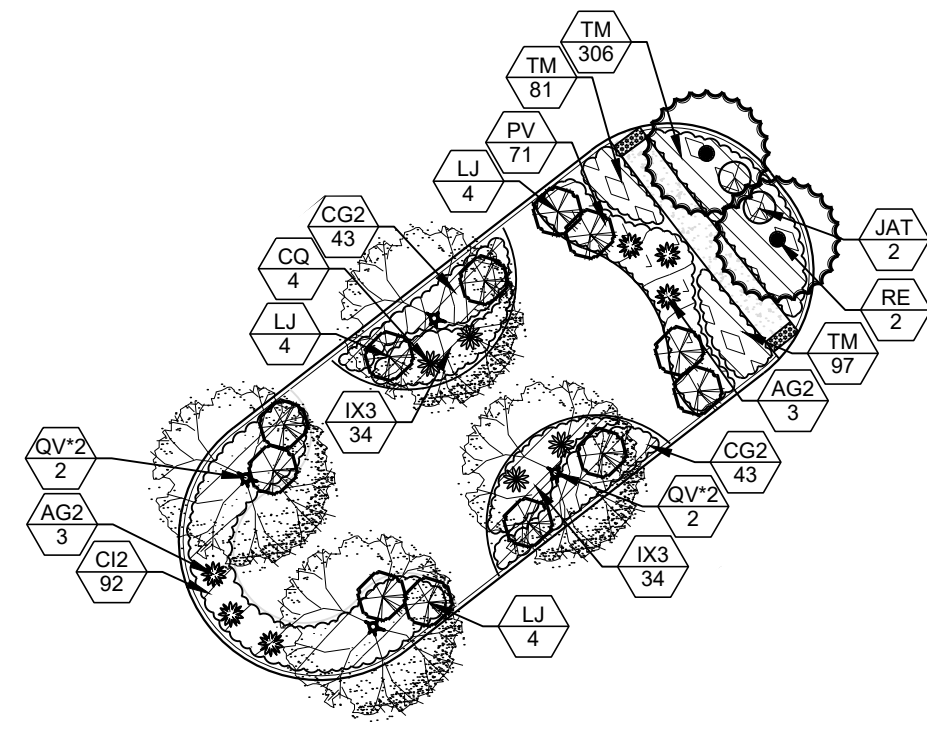
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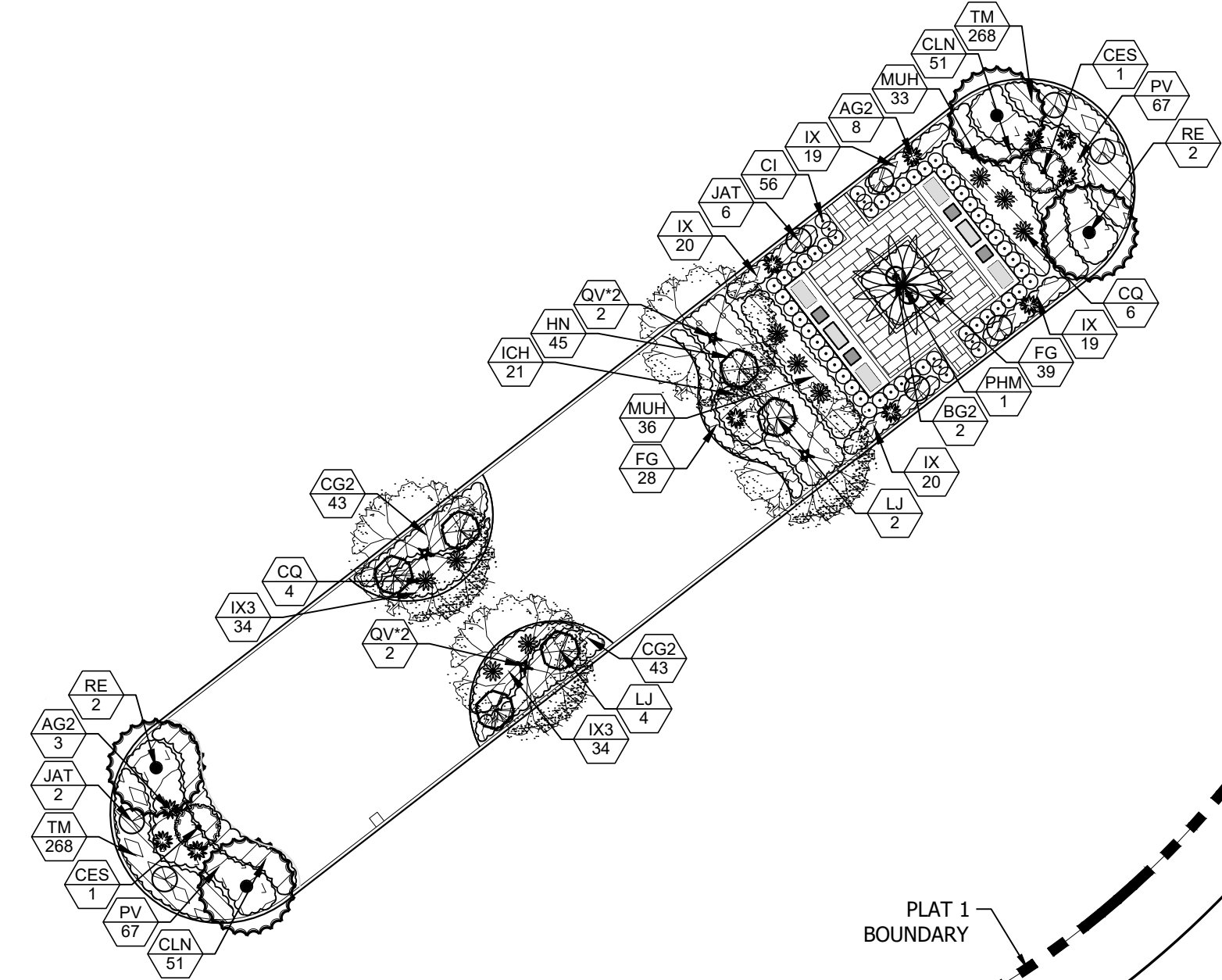
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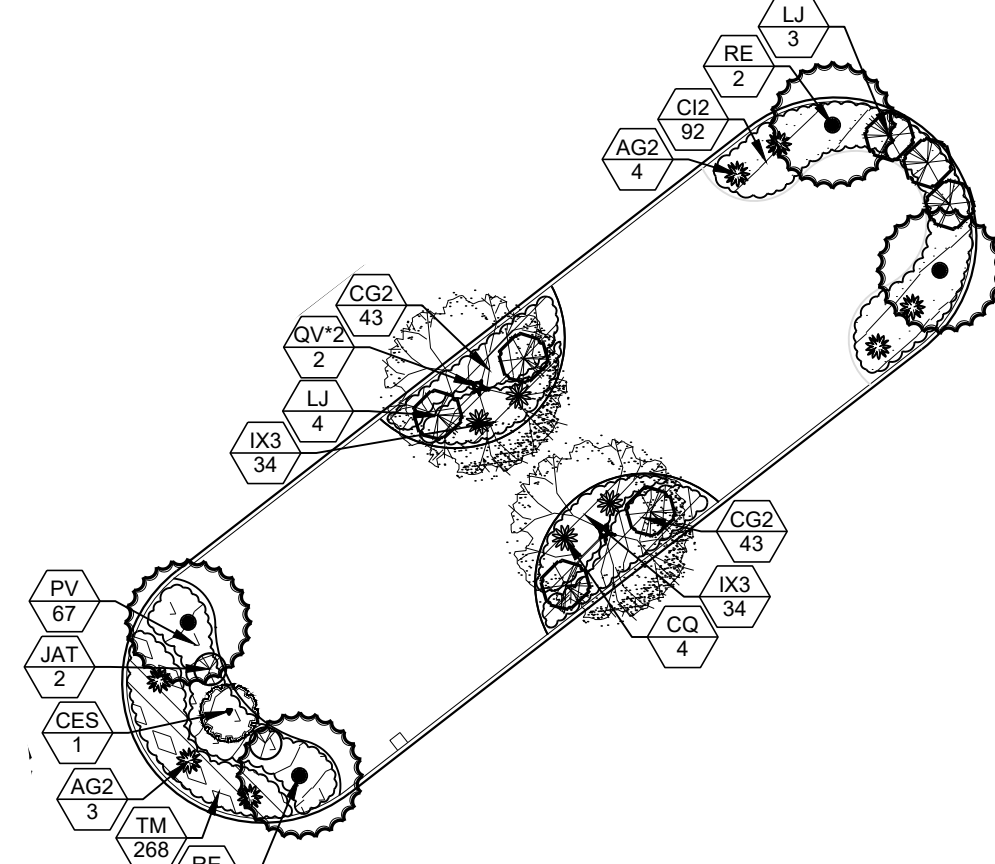
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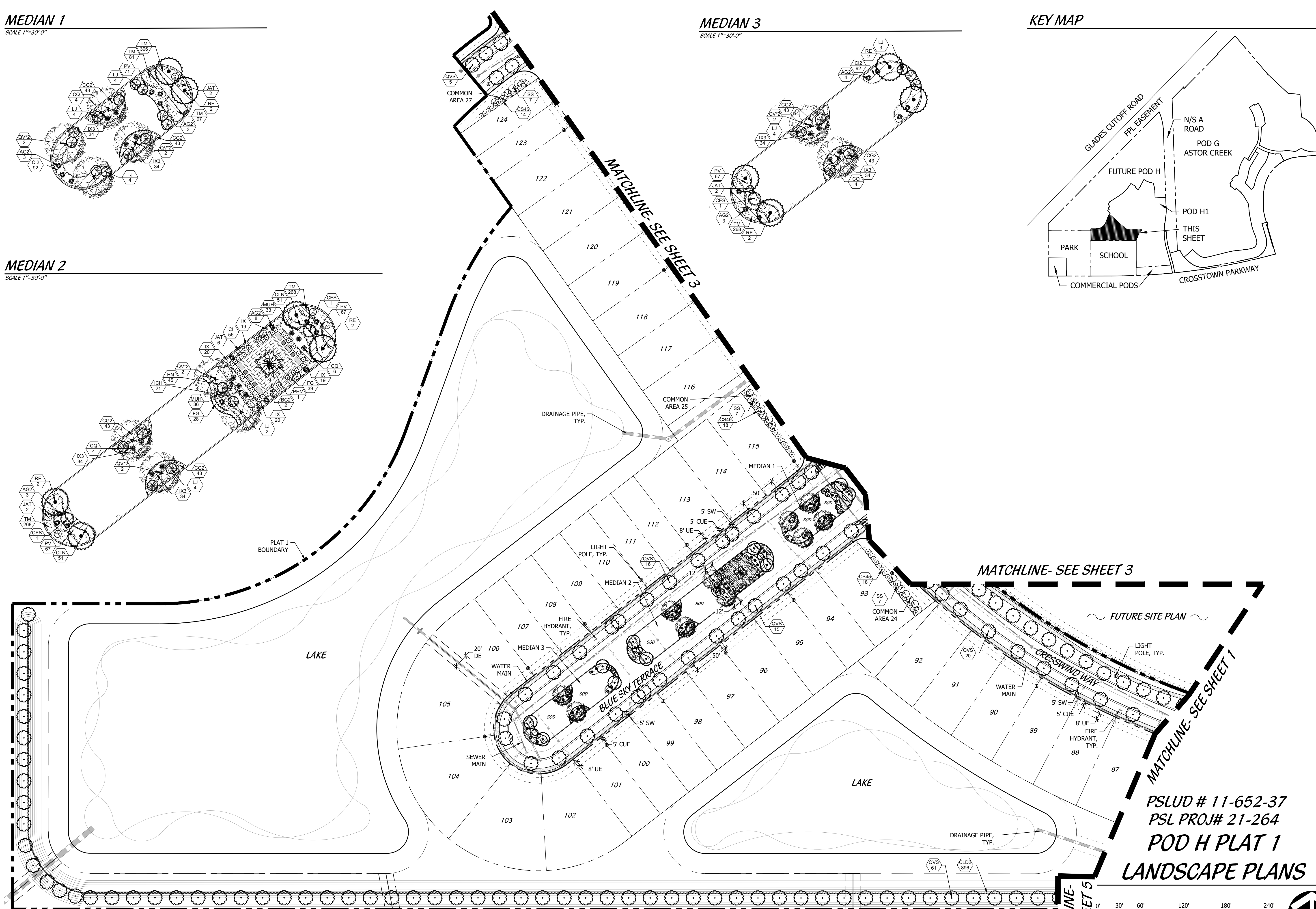
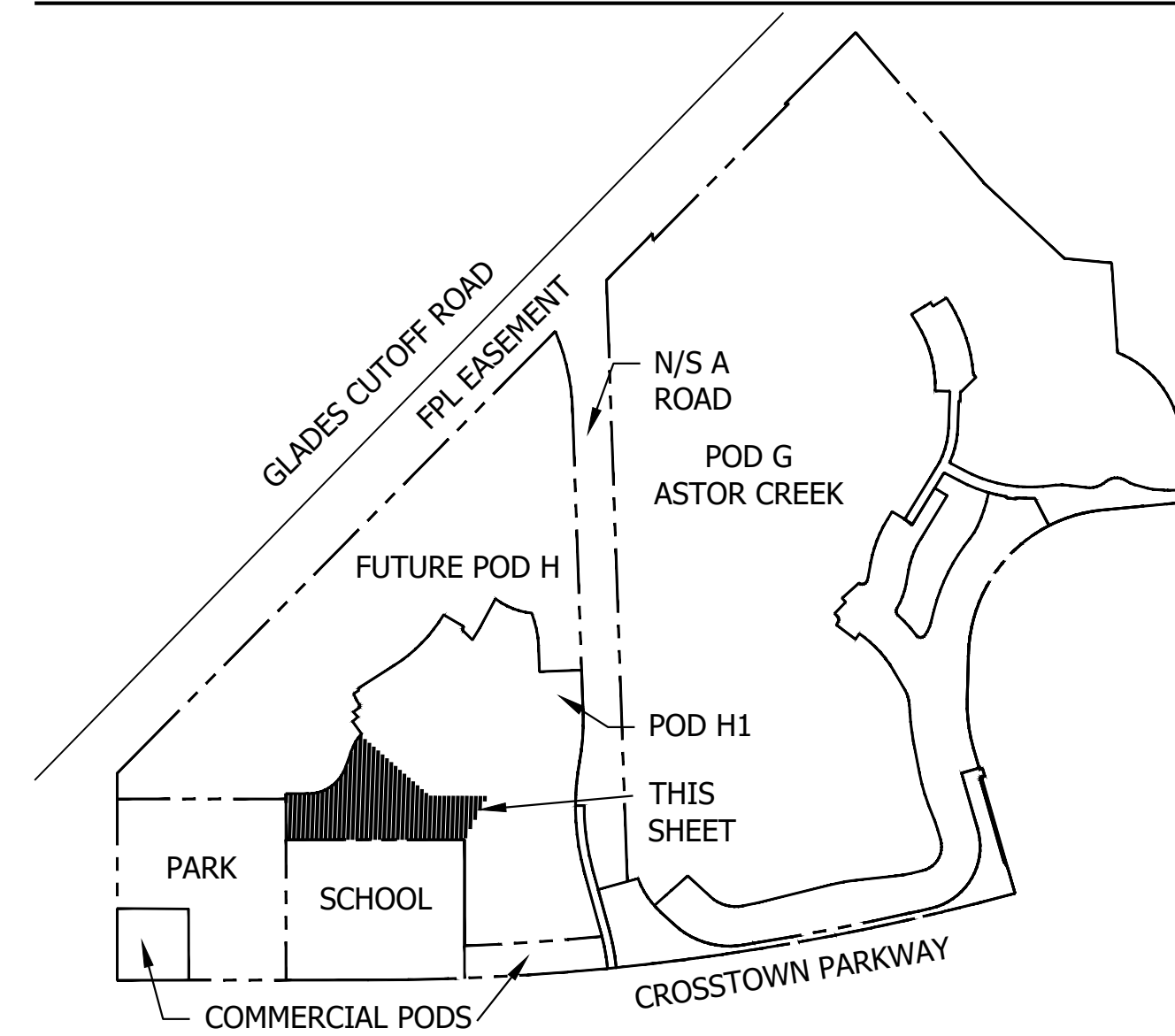


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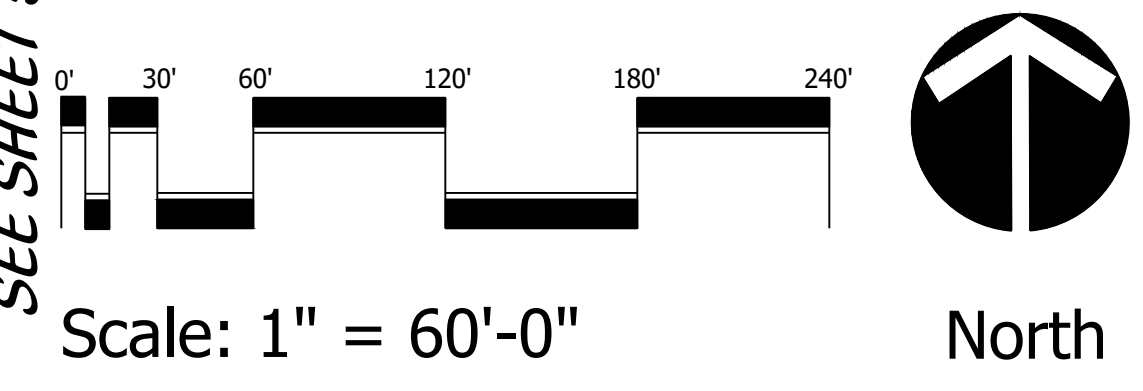
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**KEY MAP**



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 PSL PROJ# 21-264  
 POD H PLAT 1  
**LANDSCAPE PLANS**



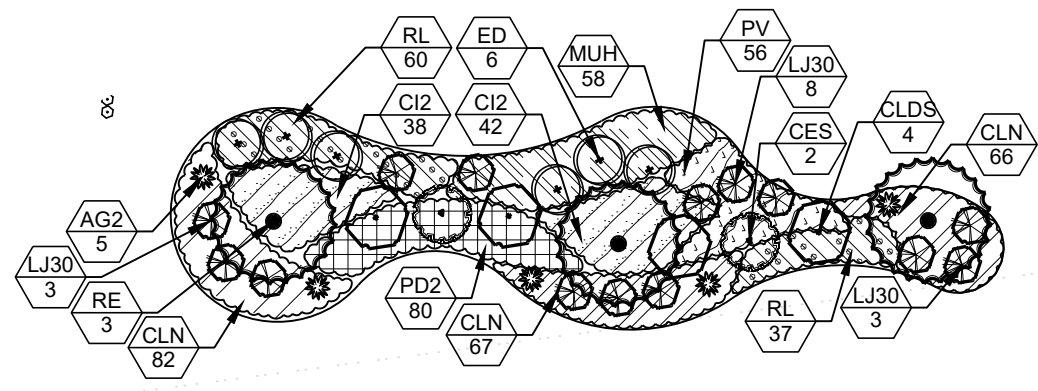
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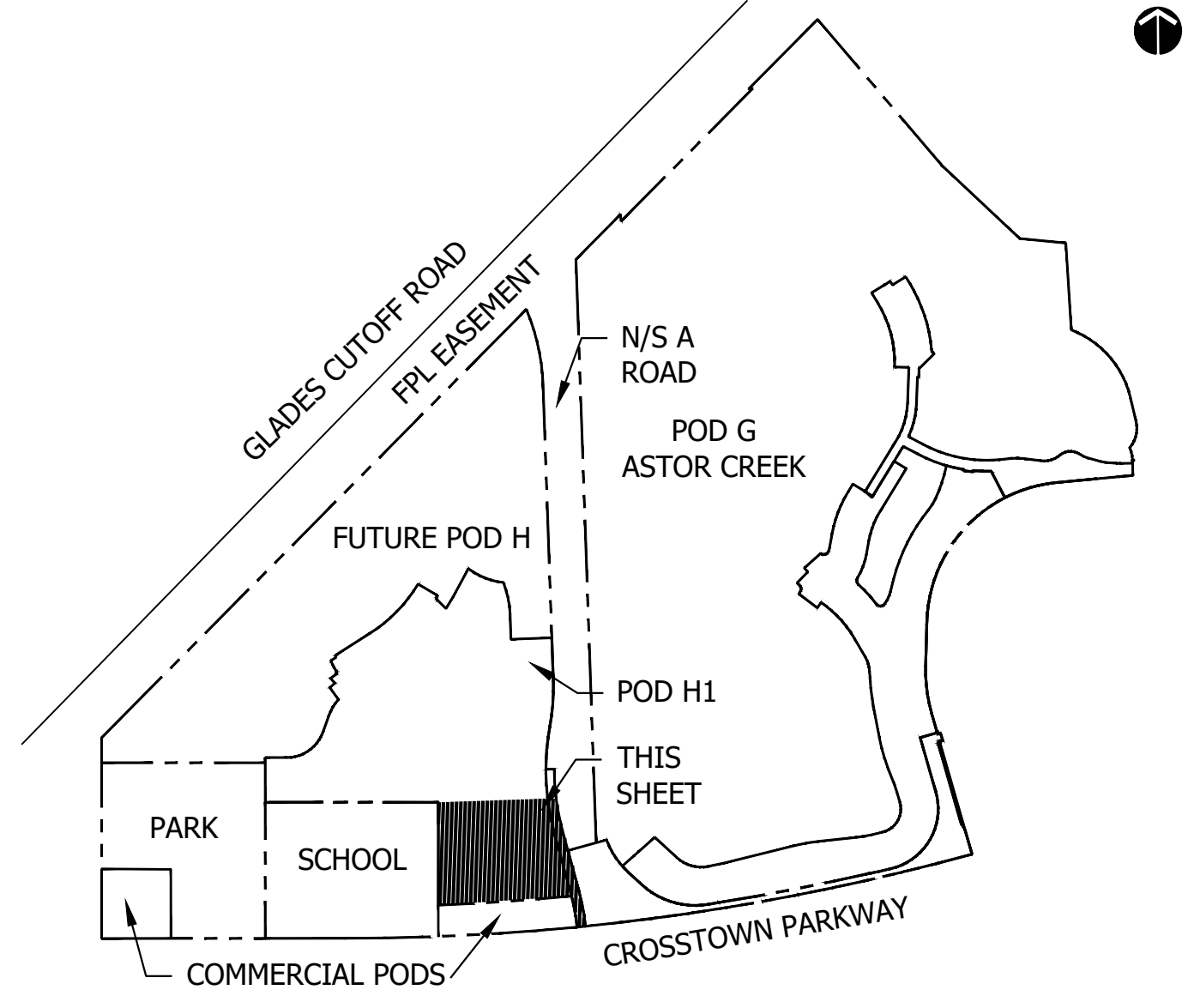
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**SECONDARY ENTRANCE COMMON AREA 17**  
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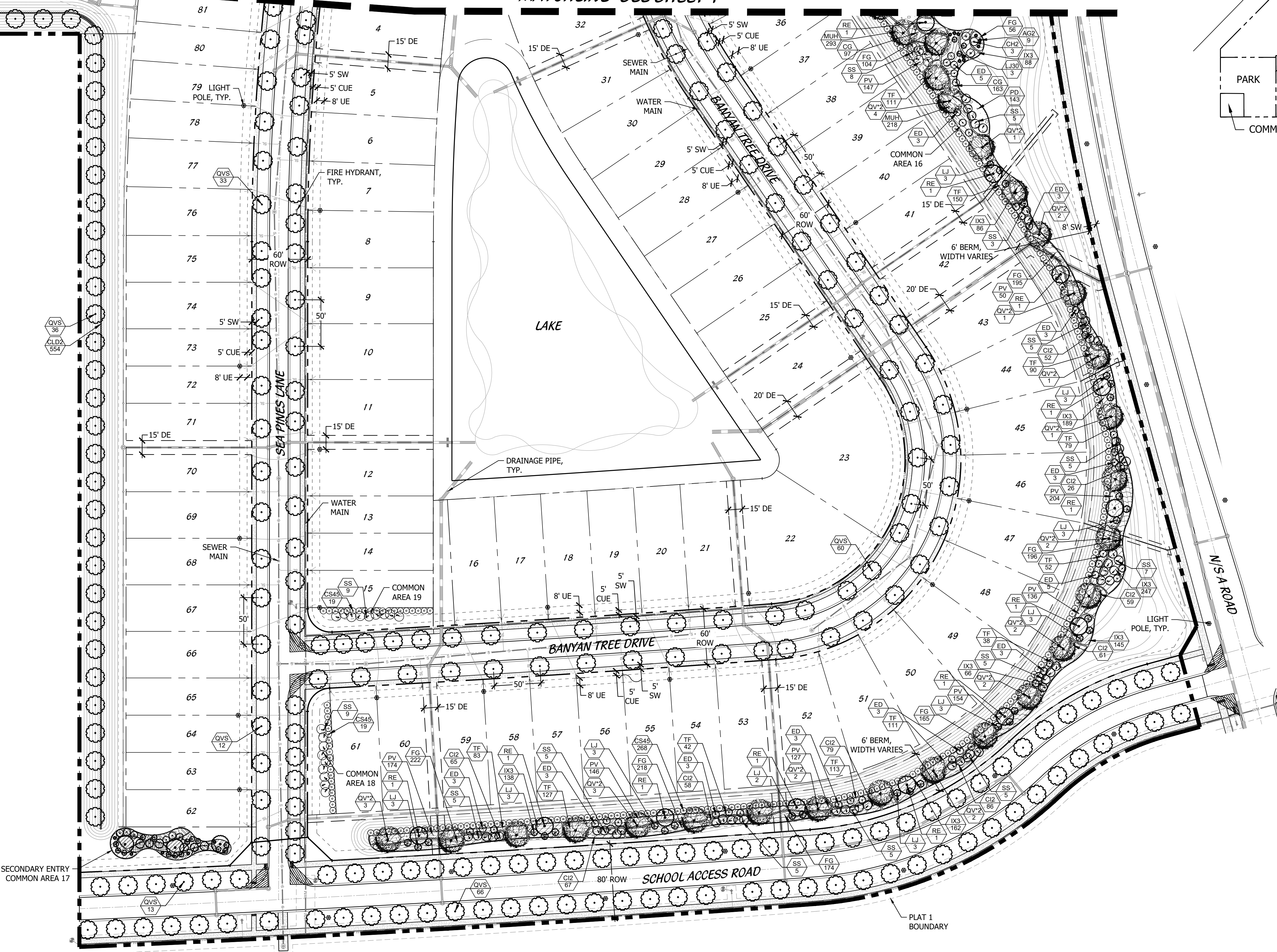


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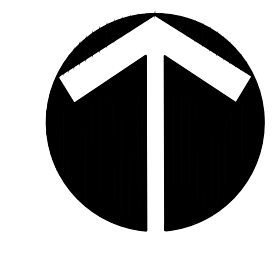
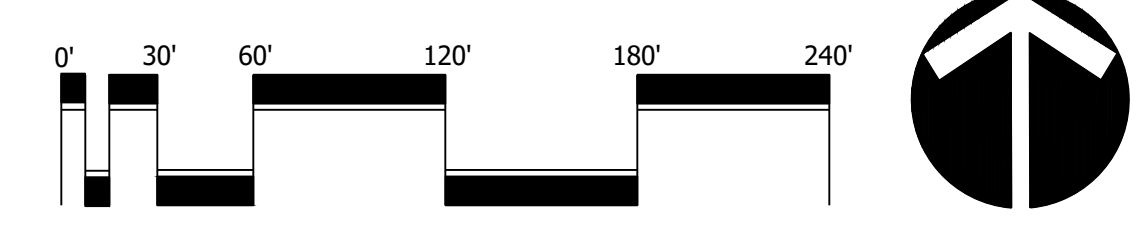


MATCHLINE-  
SEE SHEET 5

MATCHLINE- SEE SHEET 1



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POD H PLAT 1  
**LANDSCAPE PLANS**



Scale: 1" = 60'-0"

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# LANDSCAPE SPECIFICATIONS

## 1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

### PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS: PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1963 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS 1 & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. TIGHTLY KNIT PLANTS, SO TRAINED OR GROWN IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, WELL-BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

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 OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND 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.

MULCH SHALL BE SHREDDED CYPRESS MULCH. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3" EXCEPT FOR THOSE SPECIFIC SITUATIONS SHOWN BELOW IN SECTIONS 2.3 & 4.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANATE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION 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: 15% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

### FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE 16-7-12 AGRIFORM TABLETS\* (21 GRAM)

1 GAL	1/4 LB.	1
3 GAL	1/3 LB.	3
7-15 GAL	1/2 LB.	5
1"Ø CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	10 LBS./1" CALIPER	2 PER 1" CALIPER

\*FLORIDA EAST COAST PALM SPECIAL\* SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF .5 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 3 MONTHS, BUT NOT LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLD DURING PLANTING. TOP DRESSINGS ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOIL UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY THE LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIES THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO COMPLETION OF THE PROJECT PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK DESCRIBED IN THIS PLAN SET.

## 2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS. COMPACT LAYER OF TOPSOIL IN PIT WITH A SLIGHTLY DISHED GRADE TO CENTER.

BACKFILL AROUND BALL WITH TOPSOIL AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD 6" HIGH BERM OF TOPSOIL BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WITH THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

## 3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT FORMER HEIGHT. COMPACT A LAYER OF TOPSOIL IN BOTTOM BEFORE PLACING PLANTS. BACKFILL AROUND PLANTS WITH PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FIRM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

## 4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED. LIFTING PLANT FOLIAGE ABOVE MULCH. PURPLE QUEEN GROUNDCOVER, IF SPECIFIED, SHOULD RECEIVE 1" OF MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

## 5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASSES BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE UNTIL AFTER THE GRASS HAS BEEN ESTABLISHED THROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. BACKFILL SODDING SOIL INTO MINDS CRACKS BETWEEN STRIPS OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

## 6. MISCELLANEOUS LANDSCAPE WORK

**LANDSCAPE MAINTENANCE**  
MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOULDING AND TRIMMING GRASSES, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

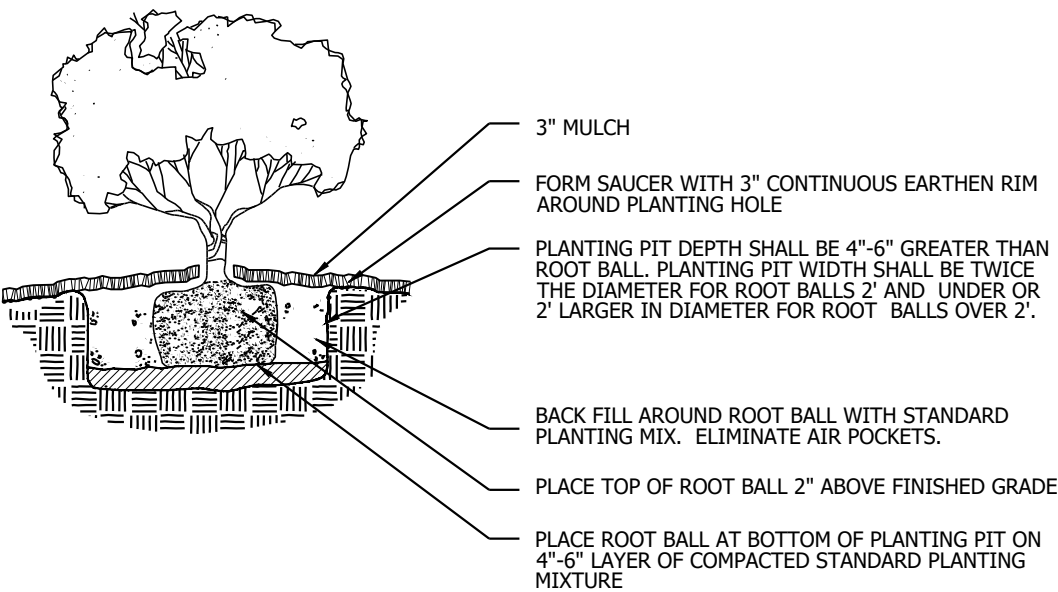
**PLANT MATERIAL SUBSTITUTION**  
NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

**PLANTING BED PREPARATION**  
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING.

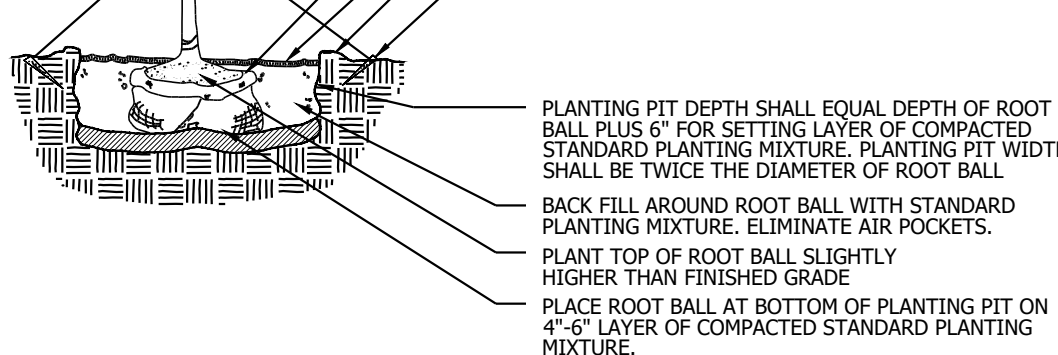
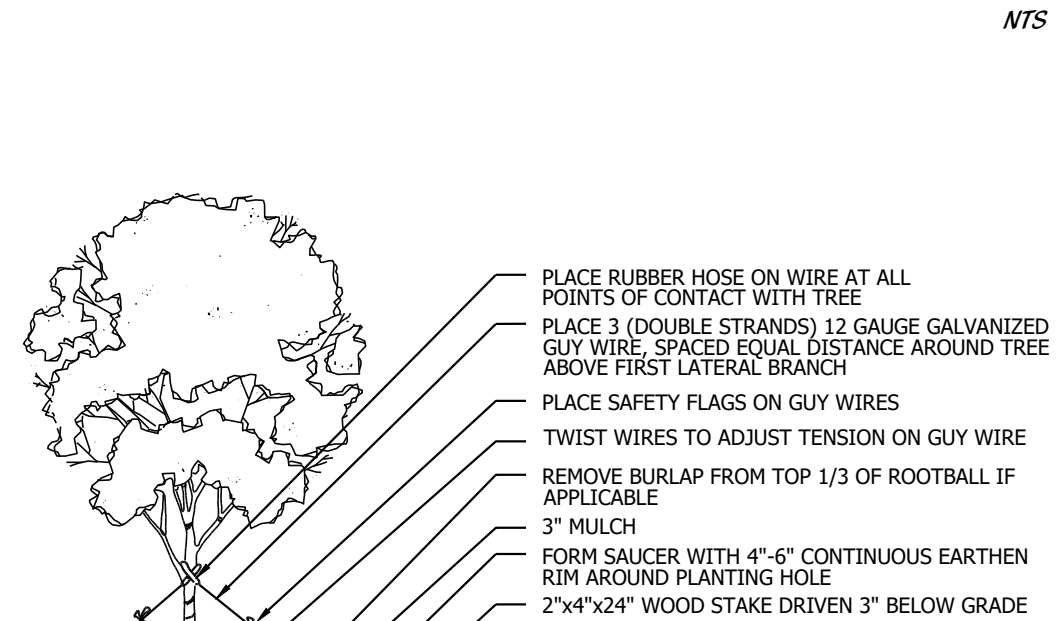
PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (Panicum Repens) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL PLANTING UNLESS AN AGREEMENT IS MADE THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

# PLANTING DETAILS



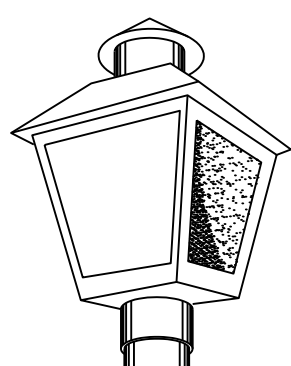
## SHRUB/GROUND COVER PLANTING DETAIL



## LARGE TREE PLANTING DETAIL



## COACH LAMP (STREETLIGHTS)



FPL TRADITIONAL POST TOP FIXTURE  
G.E. TC-100R LUMINARY WITH HIGH PRESSURE  
SODIUM LAMP ROUND, FIBERGLASS POLE, 12"  
HEIGHT (BURY 5' IN DEPTH).

# LANDSCAPE NOTES

ALL LANDSCAPING AND SITE IMPROVEMENTS SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE CITY OF PORT ST. LUCIE'S CHAPTER 153, LANDSCAPE AND LAND CLEARING CODE, CURRENT ADDITION AND ANY OTHER APPLICABLE CITY REGULATIONS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR CHANGES WITHOUT THE AUTHORIZATION OF THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE PLANS AND VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS RELATING TO HIS/HER WORK.

ALL LANDSCAPE PLANTED IN THE RIGHT-OF-WAY AND ON PRIVATE PROPERTY SHALL BE LOCATED SO THAT NO CONFLICT OCCURS WITH VEHICULAR SIGHT DISTANCES AT INTERSECTIONS AND AT DESIGNATED PEDESTRIAN CROSSINGS.

NO FENCE, WALL, HEDGE, OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AND ELEVATIONS BETWEEN TWO (2) AND SIX (6) FEET ABOVE THE CROWN OF THE ROAD SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT IN ANY ZONING DISTRICT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TEN (10) FEET FROM THE EDGE OF A DRIVEWAY OR ALLEY. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN THE ABOVE DESCRIBED LIMITS OF INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT OR ABOVE SIX (6) FEET ABOVE THE ROADWAY INTERSECTION ELEVATION TO PREVENT OBSTRUCTION OF SIGHT LINES.

ALL LANDSCAPING SHALL BE LOCATED IN THE RIGHT-OF-WAY AND OR ON PRIVATE PROPERTY SO THAT NO CONFLICT OCCURS WITH DESIGNATED CITY DRAINAGE AND / OR UTILITY EASEMENTS, OVERHEAD AND UNDERGROUND UTILITY LINES AND OR UTILITY STRUCTURES. NO TREE SHALL BE ALLOWED IN UTILITY EASEMENTS OR CLOSER THAN TEN FEET TO ANY CITY UTILITY LINES.

TREES AT ENTRANCEWAYS SHALL BE LIMBED UP TO MAXIMIZE SITE DISTANCE. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 24" AND 8". TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SITE LIGHTING.

PLANTING ISLANDS WITHIN AND ADJACENT TO PARKING AREAS SHALL BE FREE OF LIME ROCK AND OTHER FOREIGN MATERIALS TO A DEPTH OF 30" IF NECESSARY, RECYCLED PLANTING SOIL MIXTURE SHOULD BE USED TO REPLACE UNSUITABLE SOIL WHICH IS EXCAVATED.

THE SURFACE OF ALL AREAS TO RECEIVE LANDSCAPING WILL BE FINELY GRADED AND SET SO DIPS AND DEPRESSIONS ARE REMOVED AND POSITIVE DRAINAGE IS ACHIEVED. THE FINISHED GRADE OF SOD AND MULCH AREAS SHALL BE SET SO THAT MULCH WASHOUTS DO NOT OCCUR AND THERE IS A SMOOTH TRANSITION FROM PAVED SURFACES TO ADJACENT LAWN AREAS.

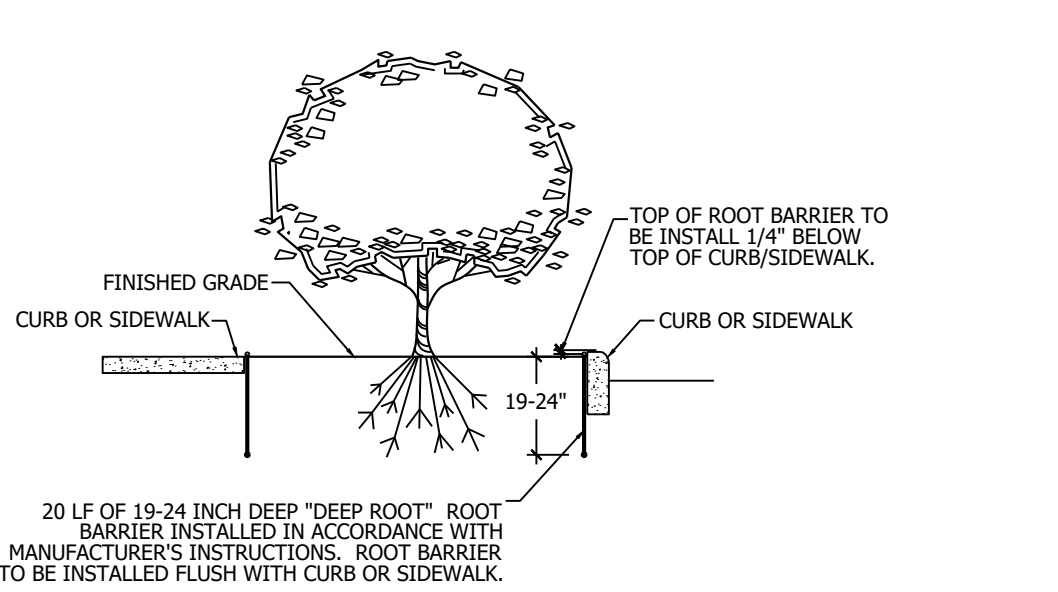
ALL TREE STAKING MATERIALS SHALL BE LOCATED WITHIN MULCH BEDS AND OR RINGS.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PORT ST. LUCIE. IRRIGATION SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

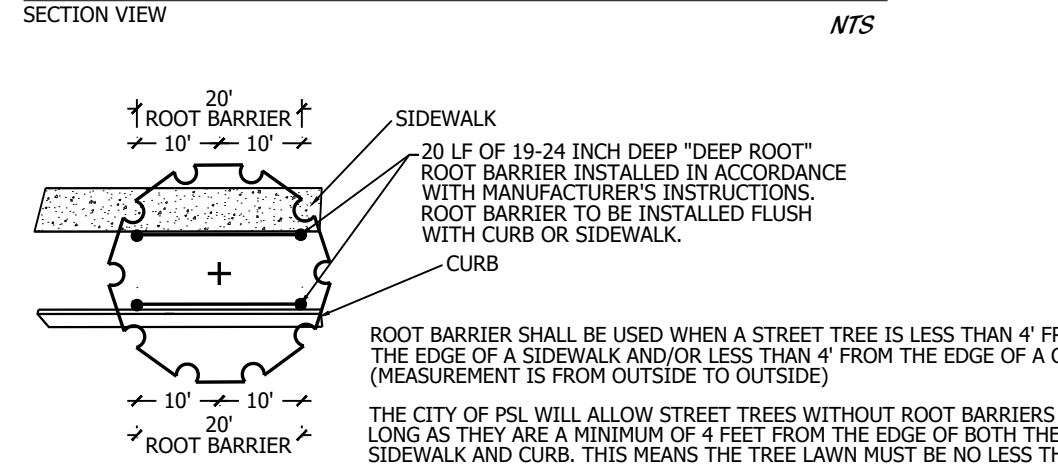
THE IRRIGATION WATER SOURCE SHALL BE WELL WATER OR SUCTON FROM AN ONSITE STORMWATER MANAGEMENT AREA. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

LANDSCAPE IRRIGATION NOTES:  
A. ALL AREAS TO RECEIVE 100% IRRIGATION COVERAGE  
B. ALL ZONES TO BE AUTOMATICALLY CONTROLLED  
C. CLOCKS TO HAVE AUTOMATIC RAIN SENSORS  
D. WATER SOURCE MAY BE POTABLE OR WELL AND SHALL BE DETERMINED AT TIME OF BUILDING PERMIT APPLICATION  
E. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ACCEPT RECLAIMED WASTEWATER ONCE IT BECOMES AVAILABLE TO THE PROPERTY

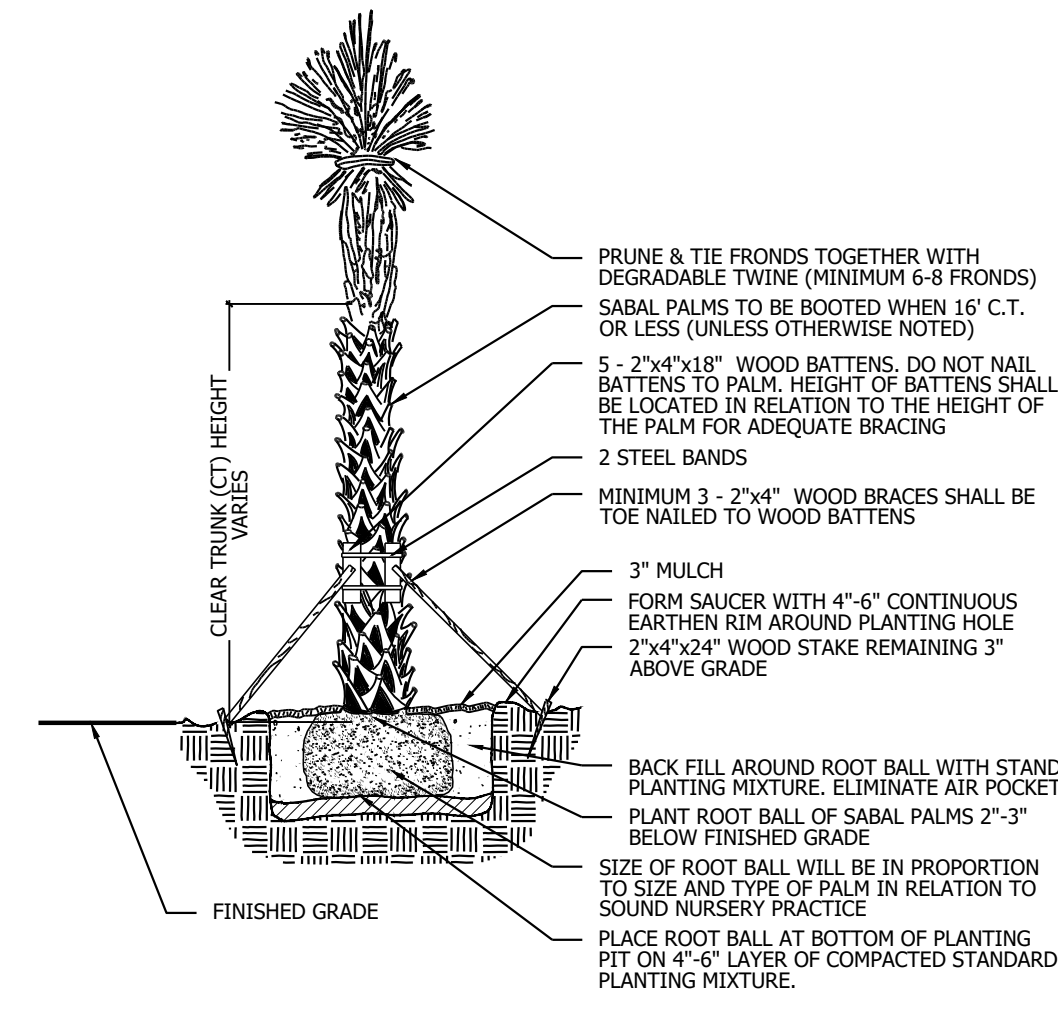
NO LIGHT POLE OR ASSOCIATED CONDUIT SHALL BE LOCATED WITHIN 5' OF A PSLUD FACILITY.



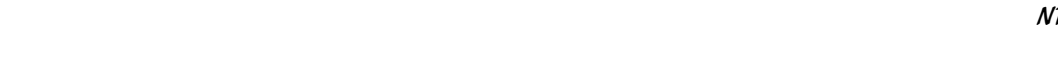
## ROOT BARRIER DETAIL



## ROOT BARRIER DETAIL



## PALM PLANTING DETAIL



# PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE	NATIVE	REMARKS
TREES								
CLDS	12	CLUSIA GUTTIFERA	FULL CANOPY, STANDARD, 4' CT	45	2"	12' HT X 5' SPRD	Y	FULL CANOPY, STANDARD, 4' CT
CES	15	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTWOOD	45	2.5"	12' HT X 5' SPRD	Y	FULL CANOPY
ED	94	ELAEAGNUS DECIPENS	JAPANESE BLUEBERRY TREE	45	2"	12' OA	N	CONICAL, FULL TO BASE, MATCHED
JAT	12	JATROPHA STANDARD	JATROPHA	15	1"	5'-6" OA	N	SPECIMEN, 2.5" C.T. TIGHT HEADS
L30	46	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	30	GAL	MULTI TRUNK	N	FULL CANOPY, MULTI-STEM, LIMB UP
LJ	95	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45	2"	8'-10' HT., 6'-8' SPRD	Y	FULL CANOPY, MULTI TRUNK, LIMB UP 3'
QV2	81	QUEQCUS VIRGINIANA	LIVE OAK	200	GAL	14'-16' HT X 8'-10' SPRD	Y	FULL CANOPY, 5' C.T. MIN.
QV5	694	QUEQCUS VIRGINIANA 'SKY CLIMBER'	SKY CLIMBER LIVE OAK	FG	3"	14' HT	Y	FULL CANOPY, DOUBLE DUG

## PALM TREES

BIS2	1	BISMARCKIA NOBILIS 'SILVER SELECT'	BISMARCK PALM	FG	NA	12'-16" CT	N	FULL CANOPY, 15 LEAF COUNT MIN.
CH2	12	CHAMEROPS HUMILIS	EUROPEAN FAN PALM	FG	NA	5'-6" OA, 2' TRUNK	N	MULTI TRUNK, FULL CANOPY
CC2	2	CICAS CIRCIOLANUS	QUEEN SAGO	30	GAL	8" OA HT X 7' SPRD	N	SPECIMEN, FULL & THICK
PHM	14	PHOENIX DACTYLIFERA 'MEDJOL'	MEDJOL DATE PALM	FG	NA	12' CT	N	FULL, MATCHED, SYMMETRICAL, DIAMOND CUT TRUNK, FLORIDA FANCY
PEA1	8	PTYCHOSPHERA ELEGANS	ALEXANDER PALM	FG	NA	14' CT	N	FULL CANOPY, MATCHED, FF
RE	52	ROYSTONIA ELATA	FLORIDA ROYAL PALM	FG	NA	14' GW	Y	FULL, STRAIGHT TRUNK, MATCHED
SP	7	SABAL PALMETTO	SABAL PALMETTO	8 & B	NA	12', 18', 24' CT, STGG	Y	SLICK TRUNK
SS	267	SABAL PALMETTO	CURVED SABAL PALM	8 & B	NA	8', 12', 18' CT, STGG	Y	SLICK TRUNK, STAGGER HEIGHTS

## SHRUBS

BG2	16	BOUGAINVILLEA 'PALM BEACH PURPLE'	PALM BEACH PURPLE BOUGAINVILLEA VINE	15	GAL	4' X 4'	AS	VINE, FULL & THICK
CI	133	CLUSIA GUTTIFERA 'NANA'	RED TIP COCOPLUM	7	GAL	3' X 2'	2.5" OC	FULL & THICK
CS45	915	CLUSIA GUTTIFERA	CLUSIA	45	GAL	6' X 6'	6" OC	FULL & THICK
CLD2	1,450	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7	GAL	3' X 3'	2" OC	FULL & THICK, FLORIDA FANCY
LJ7	7	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	7	GAL	3' X 3'	3" OC	FULL & THICK

## ACCENT SHRUBS

AG2	76	AGAVE AMERICANA 'GAINESVILLE BLUE'	BLUE AGAVE	15	GAL	3' X 3'	AS	FULL, SPECIMEN
CQ	22	CRINUM AUGUSTUM 'QUEEN EMMA'	'QUEEN EMMA' CRINUM	15	GAL	3'-4" OA	AS	FULL & THICK
SR2	12	STRELTIZIA REGINAE	ORANGE BIRD OF PARADISE	15	GAL	3' X 2'	AS	FULL & THICK

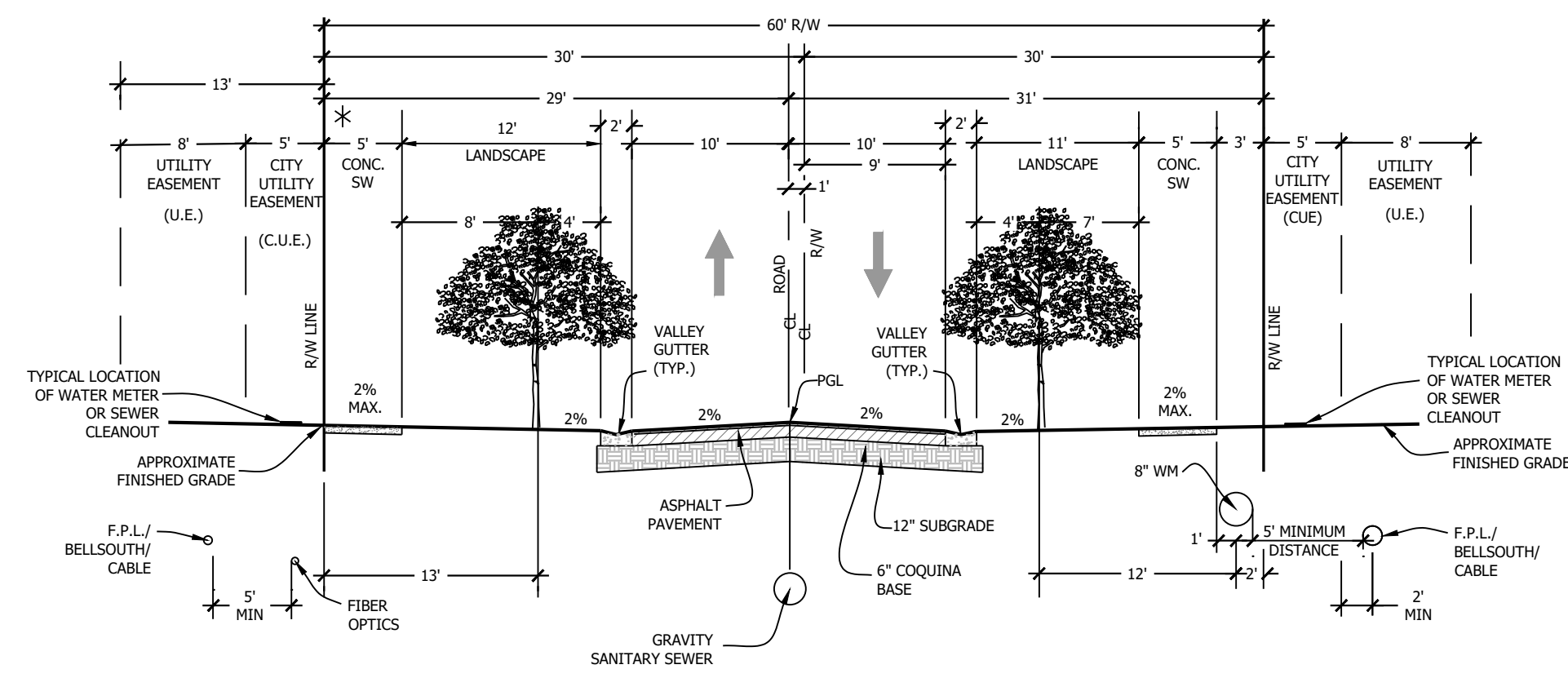
## GROUND COVERS

CG2	211	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	3	GAL	2' X 2'	2" OC	FULL & THICK
CG	1,112	CHRYSOBALANUS ICACO 'GREEN TIP'	COCOPLUM	3	GAL	2.5' X 2.5'	2.5" OC	FULL & THICK
CI2	2,254	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	7	GAL	3' X 2'	2.5" OC	FULL & THICK
CL7	170	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7	GAL	3' X 2'	3" OC	FULL & THICK, FLORIDA FANCY
CLN	518	CLUSIA GUTTIFERA 'NANA'	DWARF CLUSIA	3	GAL	2' X 2'	2" OC	FULL & THICK, FLORIDA FANCY
FG	3,045	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FIGUS	3	GAL	2' X 2'	2" OC	FULL & THICK, FLORIDA FANCY
HN	45	HAMELIA PATENS 'NANA'	DWARF FIREBRUSH	7	GAL	3' X 3'	2.5" OC	FULL & THICK
IOH	21	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH HOLLY	3	GAL	1.5' X 1.5'	2" OC	FULL & THICK
IX3								



**TYPICAL 60' RIGHT-OF-WAY SECTION**

N.T.S.

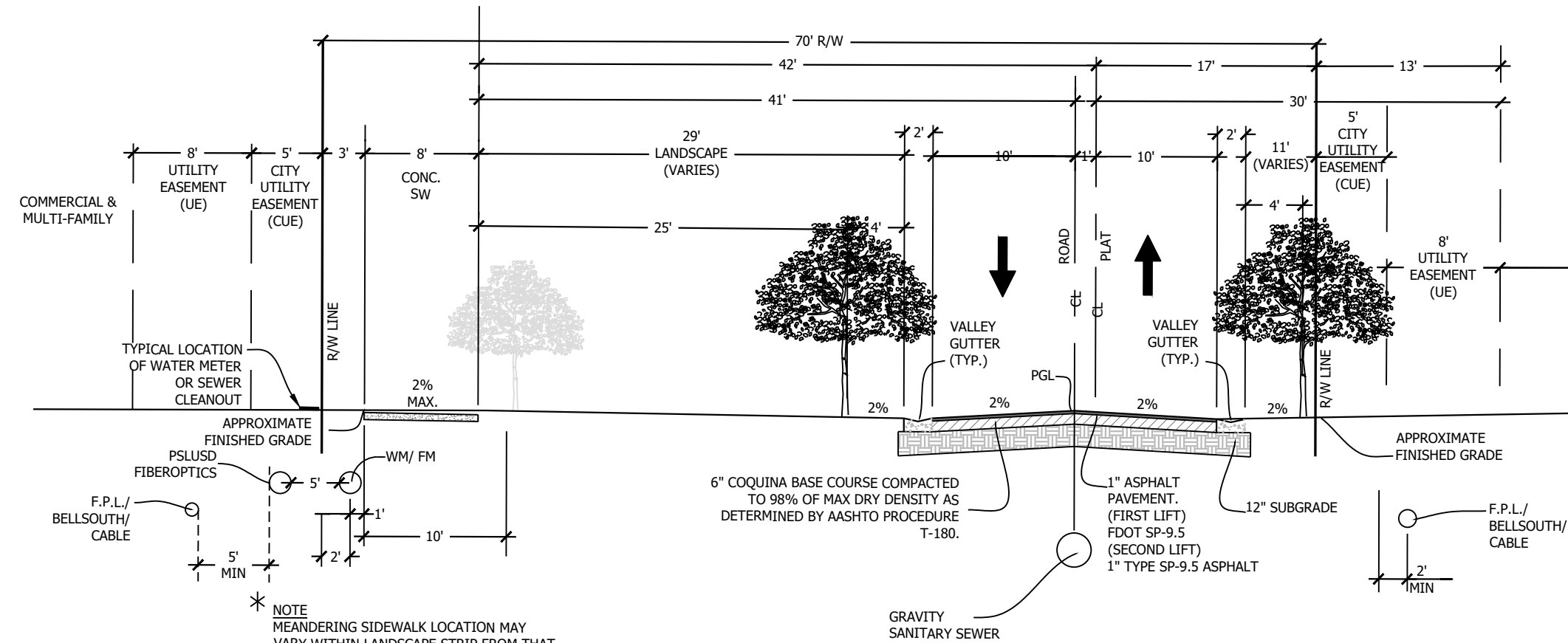


60' RIGHT-OF-WAY  
TYPICAL SECTION  
POSTED SPEED 25 MPH

\* NOTES:  
-3' SIDEWALK OFFSET AND 5' C.U.E. WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET. PSLUSD FIBEROPTICS WILL BE LOCATED IN 5' CUE IF FM IS REQUIRED.  
-ALL LANDSCAPE STRIPS IN RIGHT-OF-WAY TO BE SOD (ST. AUGUSTINE FLORATAM), UNLESS OTHERWISE NOTED

**TYPICAL 70' RIGHT-OF-WAY SECTION A**

N.T.S.

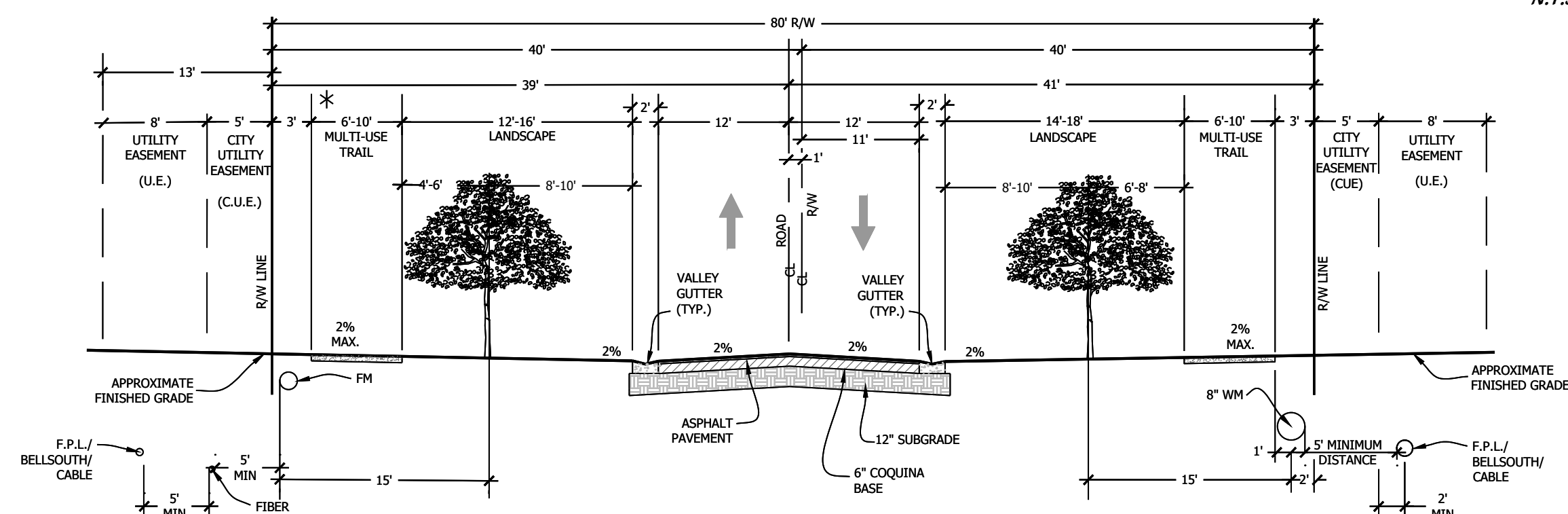


70' RIGHT-OF-WAY  
TYPICAL SECTION  
POSTED SPEED 25 MPH

\* NOTES:  
-3' SIDEWALK OFFSET AND 5' C.U.E. WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET. PSLUSD FIBEROPTICS WILL BE LOCATED IN 5' CUE IF FM IS REQUIRED.  
-ALL LANDSCAPE STRIPS IN RIGHT-OF-WAY TO BE SOD (ST. AUGUSTINE FLORATAM), UNLESS OTHERWISE NOTED

**TYPICAL 80' RIGHT-OF-WAY SECTION**

N.T.S.

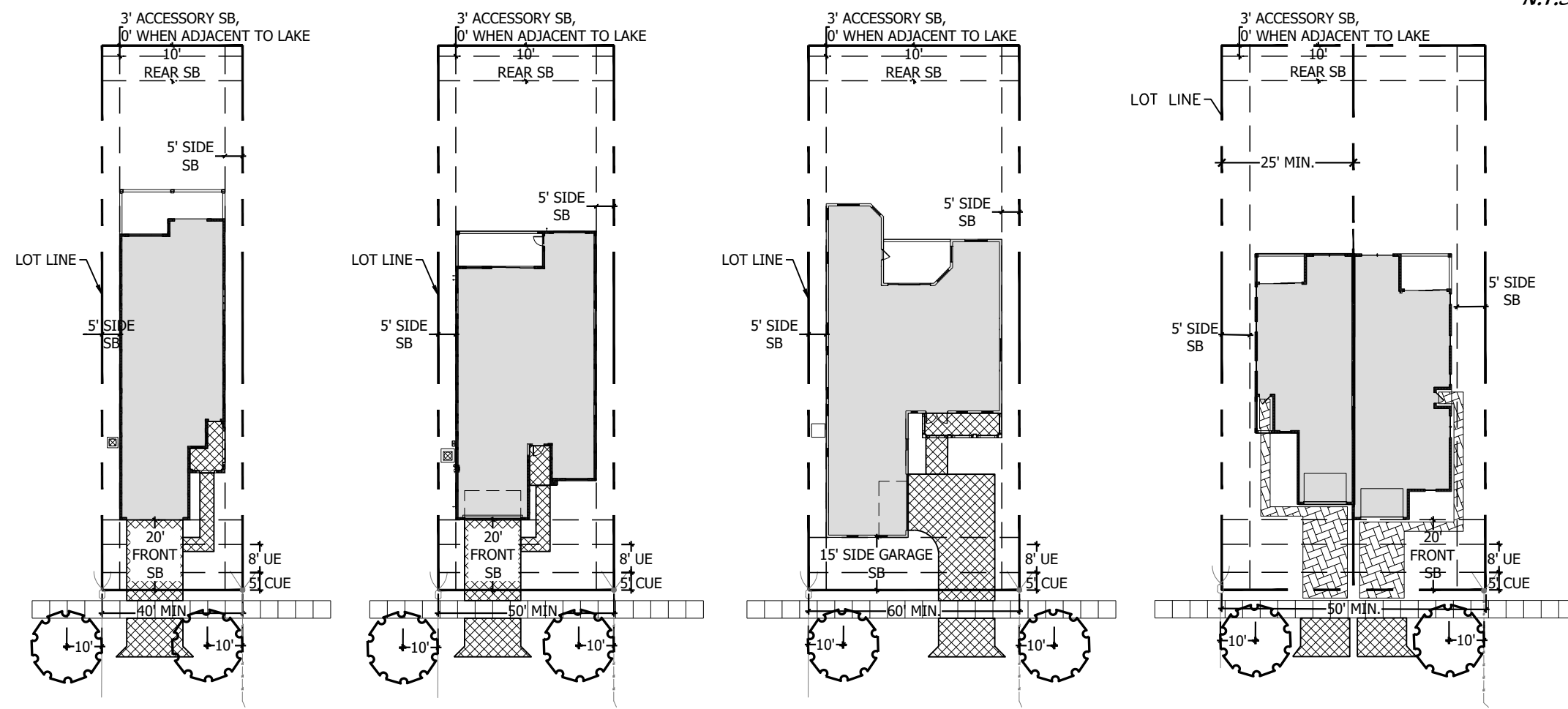


80' RIGHT-OF-WAY  
TYPICAL SECTION

\* NOTES:  
-3' MULTI-USE TRAIL OFFSET AND 5' C.U.E. WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET. PSLUSD FIBEROPTICS WILL BE LOCATED IN 5' CUE IF FM IS REQUIRED.  
-ONE SIDE OF ROAD WILL HAVE 6' MULTI-USE TRAIL, THE OTHER SIDE OF ROAD TO HAVE A 10' MULTI-USE TRAIL.  
-ALL LANDSCAPE STRIPS IN RIGHT-OF-WAY TO BE SOD (ST. AUGUSTINE FLORATAM), UNLESS OTHERWISE NOTED

**LOT TYPICALS**

N.T.S.



\* NOTES:  
1.) DRIVEWAYS CAN ALTERNATE FROM BETWEEN GARAGE RIGHT AND GARAGE LEFT.  
2.) STREET TREE SPACING IS BASED ON PUD REQUIREMENT OF 1 TREE PER 40 LF, WITH A MAXIMUM DISTANCE OF 1 TREE PER 50 LF. THE TYPICALS ABOVE ILLUSTRATE THE REQUIRED SEPARATION FROM UTILITY LINES GRAPHICALLY. PLEASE SEE LANDSCAPE PLAN DRAWINGS FOR THE CORRECT PLACEMENT IN THE FIELD.

**LANDSCAPE DATA**

TOTAL LINEAR FEET OF STREET FRONTAGE:	24,857 LF
REQUIRED STREET TREES:	622
(1 TREE PER 40 LINEAR FEET)	
*24,857 / 40 = 622*	
PROVIDED STREET TREES:	626
QVS (597) + QV*2 (29) = 626	

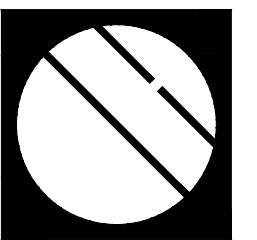
BUFFER ABUTTING FUTURE PARCEL:  
(50' BUFFER WITH BERM) LENGTH = 2,900 LF

	REQUIRED	PROVIDED
TREES:	NA	97
SHRUBS:	NA	1,450

BUFFER ABUTTING N/S A ROAD:  
(50' BUFFER WITH BERM) LENGTH = 3,000 LF

	REQUIRED	PROVIDED
TREES:	NA	328
SHRUBS:	NA	4,760

NOTE: ALL TREES AND SHRUBS PROPOSED TO SATISFY LANDSCAPE REQUIREMENTS ALSO ALL MEET (AND EXCEED) THE NATIVE REQUIREMENTS.



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**VERANO SOUTH**  
Kolter Homes  
Port St. Lucie, Florida

DESIGNED	LAH/TJB
DRAWN	TJB
DATE	05-01-24
REVISIONS	06-28-24
	08-01-24
	09-19-24
	10-18-24

PSLUD # 11-652-37  
PSL PROJ# 21-264  
POD H PLAT 1  
**LANDSCAPE DETAILS**