

CODE MINIMUM LANDSCAPE PLANS FOR

# ESPLANADE AT TRADITION

## PHASE 4

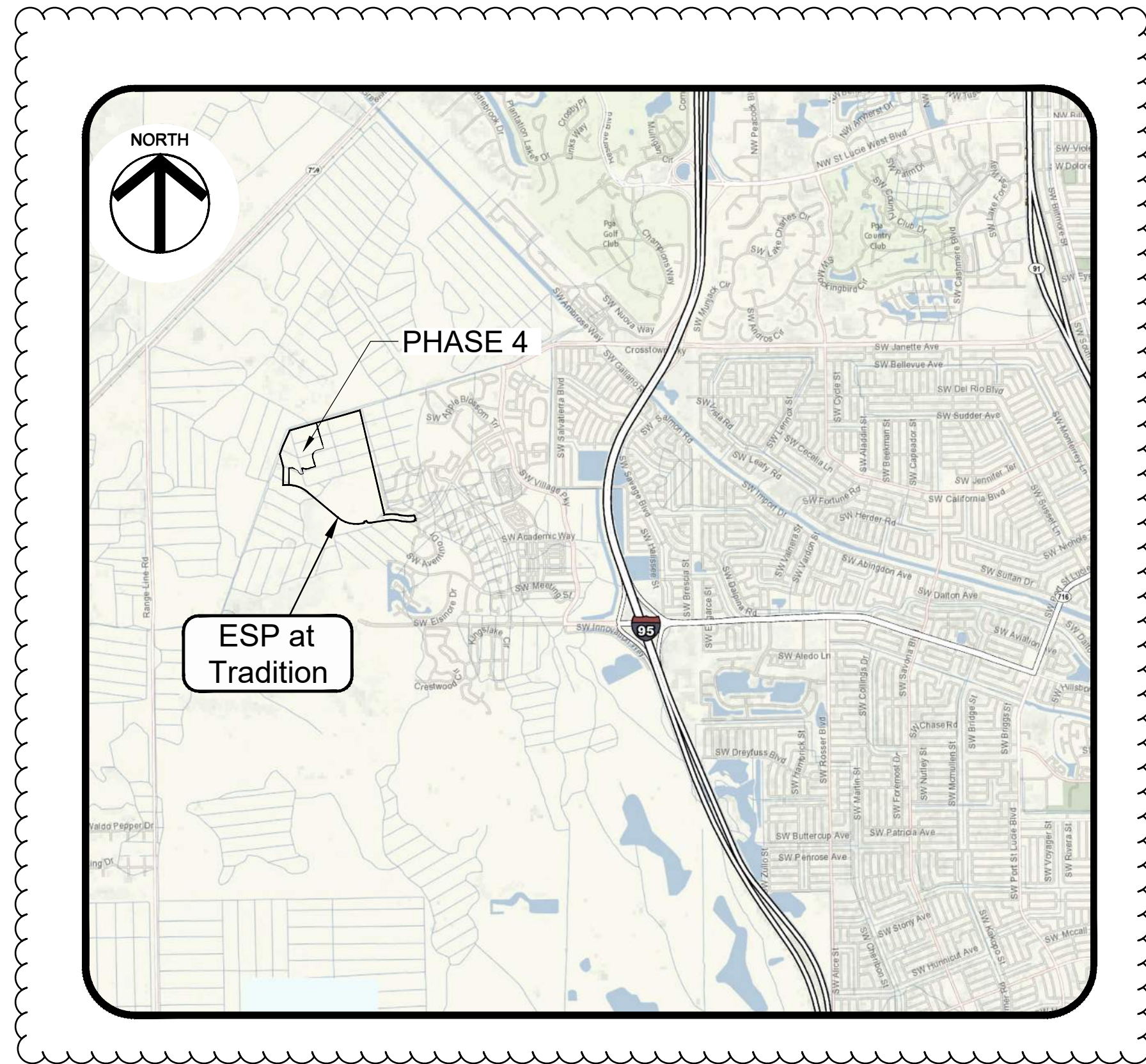
CITY OF PORT ST. LUCIE, FLORIDA



2000 Maitland Center Parkway  
Suite 202  
Maitland, Florida 32751  
Tel: 407.775.6500  
www.rviplanning.com



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!



**PROJECT LOCATION MAP**

NO SCALE

SHEET INDEX	
COVER	COVER SHEET
L-000	GENERAL NOTES & DRAFTING LEGEND
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L-101	LANDSCAPE SITE PLAN
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**PROJECT SITE MAP**

NO SCALE

**ESPLANADE AT TRADITION PHASE 4**

PHASE 4

CITY OF PORT ST. LUCIE, FLORIDA

DEVELOPED BY:

**TAYLOR MORRISON OF FLORIDA, INC.**

2600 LAKE LUCIEN DRIVE - SUITE 300

MAITLAND, FL 32751

PHONE: (321) 397-7245 FAX: (321) 397-7243

PROJECT NO : 89000407  
DATE : 07/18/2022  
DRAWN: CER  
REVIEWED: RAB

- REVISIONS
- ▲ 2023-07-06
  - ▲ 2024-1-22 UPDATE PER COMMENTS
  - ▲ 2024-4-30 UPDATE LOCATION MAP

COVER SHEET

▲ P22-186  
**COVER**

PSLUSD # 5309E

SHEET 1 OF 13

1ST SUBMITTAL

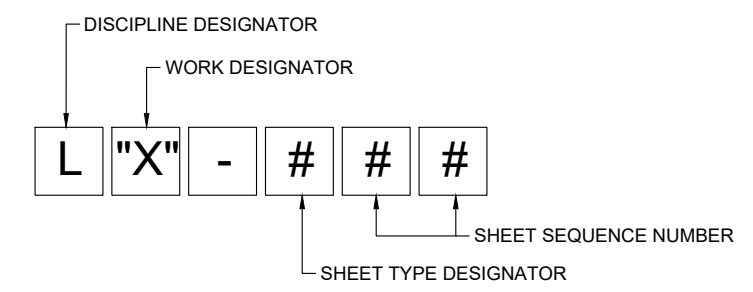
**PLAN SET FORMAT DESCRIPTION:**

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.

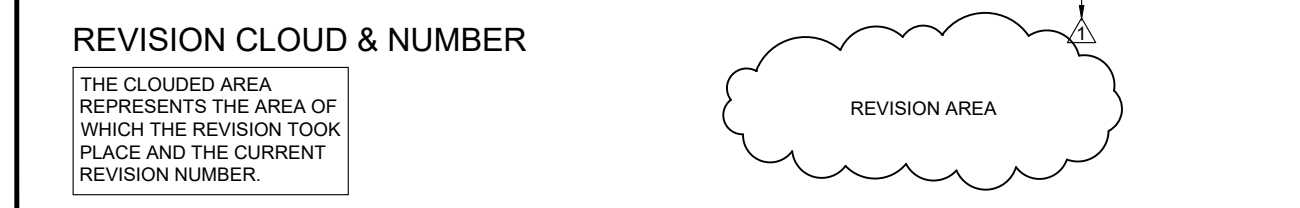
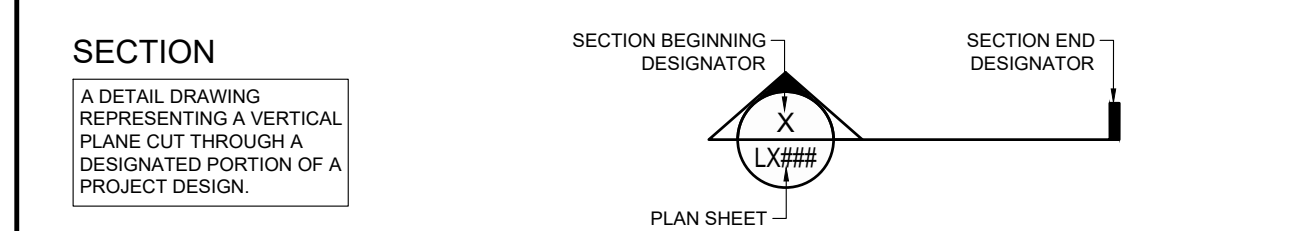
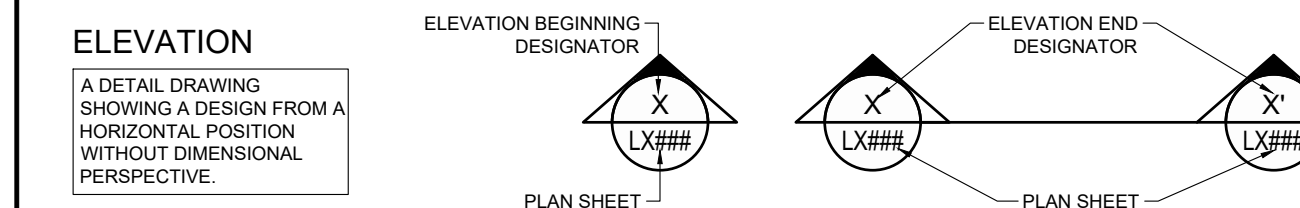
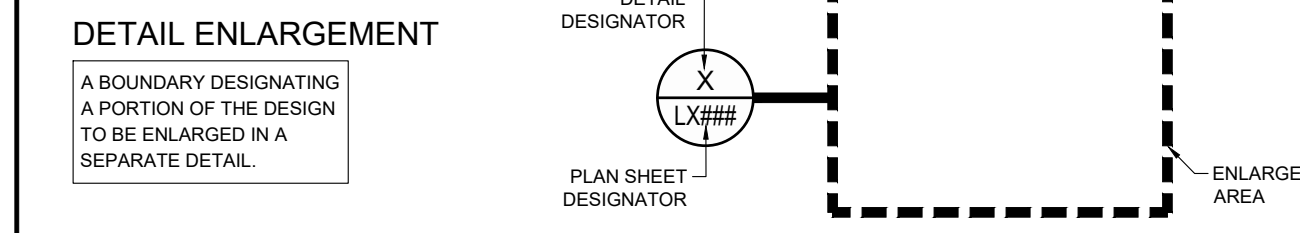
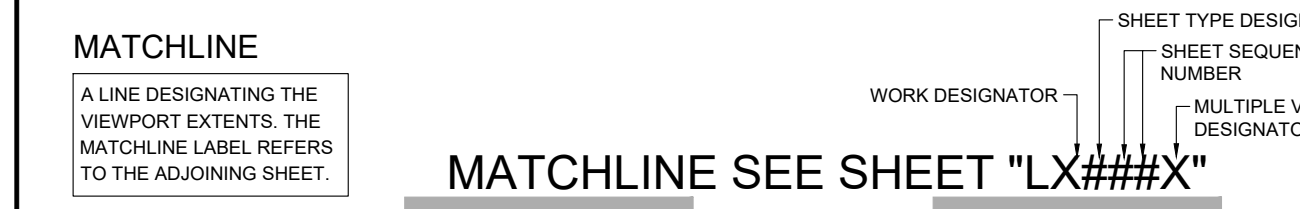
CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS IMMEDIATELY. ALL SUBCONTRACTORS SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY DISCREPANCIES AND DIFFICULTIES. ALL CONSTRUCTION SHALL BE CONSIDERED "TURN-KEY" UNLESS OTHERWISE NOTED - GENERAL/SITE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

**PLAN SHEETS:**



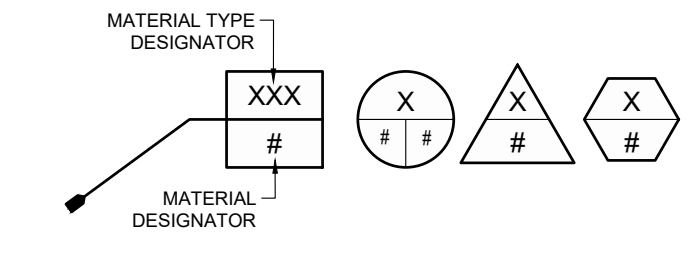
'WORK' DESIGNATOR CODE:	'SHEET TYPE' DESIGNATOR CODE:
D - DEMOLITION	000 - GENERAL
R - RELOCATION	100 - SITE PLANS
S - SITE	200 - ELEVATIONS
G - GRADING	300 - SECTIONS
P - PLANTING	400 - PLAN ENLARGEMENTS
I - IRRIGATION	500 - DETAILS
L - LIGHTING	600 - SCHEDULES / MATERIALS
F - FINISHES / FURNISHINGS	700 - USER DEFINED
	800 - USER DEFINED
	900 - 3D REPRESENTATIONS

**PLAN REFERENCES:**



**MATERIAL CALL-OUTS**

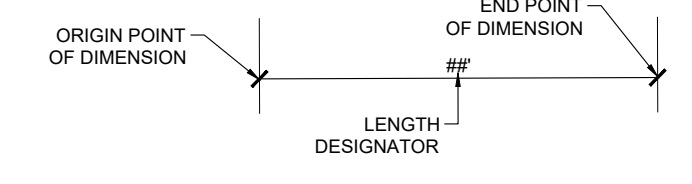
A LABEL DESIGNATING A MATERIAL, FINISH AND/OR FURNISHING TYPE SPECIFIED IN FULL DETAIL ON THE 600 SERIES SHEET.



**'MATERIAL TYPE' ABBR. CODE:**

CONC	- CONCRETE
DOG	- DOG PARK
FINISH	- FINISHES
FXIT	- FIXTURES
FENCE	- FENCES
FURN	- FURNISHINGS
PLAY	- PLAYGROUND EQUIPMENT
PAVE	- PAVING
STONE	- STONE
TILE	- TILE
TRIM	- TRIM
WALL	- WALLS

**DIMENSION**



**LEADER LABEL**



**NOTE CALL-OUT**

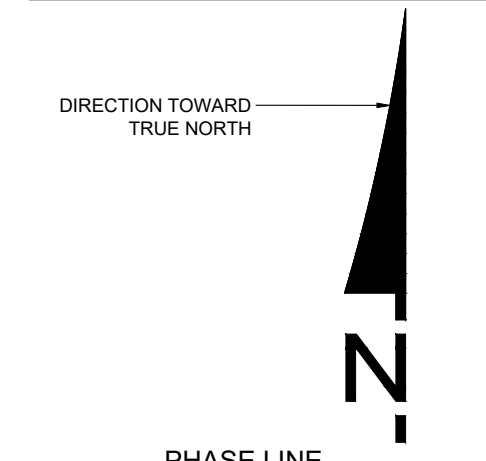
A BOXED AREA CONTAINING A PROJECT SPECIFIC NOTE.

**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**



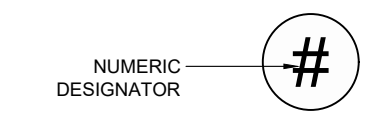
**PROJECT PHASE LINE**

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



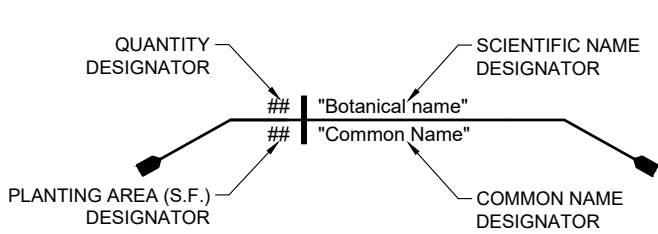
**NUMERIC REFERENCE CALL-OUT**

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



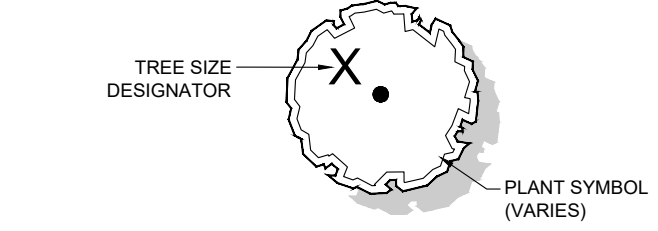
**PLANT LABEL**

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



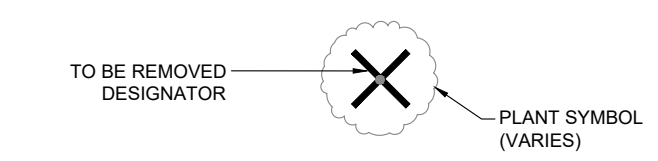
**PLANT SYMBOL**

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



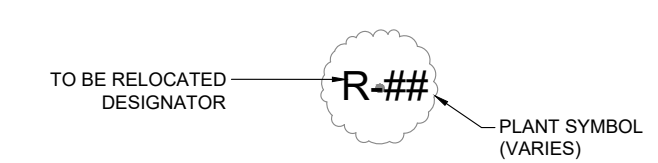
**PLANT TO BE REMOVED**

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



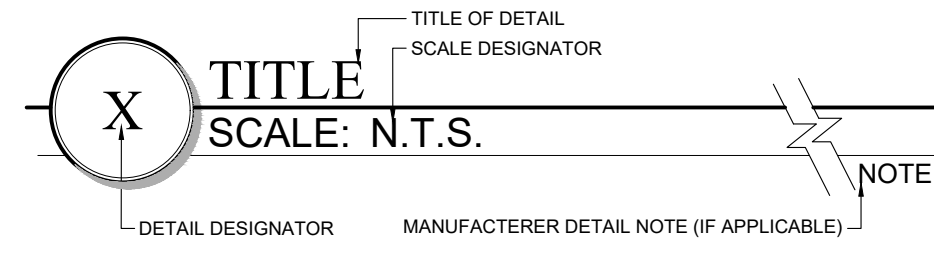
**PLANT TO BE RELOCATED**

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



**DETAIL TITLE BAR**

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



**ABBREVIATION LEGEND:**

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

**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. HE 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 FIELD CONDITIONS AND CONSTRUCTION ARE CONSISTENT. ANY INCONSISTENCIES WITH THESE PLANS NEED TO BE REPORTED TO WALDRUP 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:**

- CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD, PRIOR TO CONSTRUCTION.
- PROPERTY LINE TO BE LOCATED AND FLAGGED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL FIELD DIMENSION DISCREPANCIES TO BE REPORTED TO THE LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE PRIOR TO ANY FIELD ADJUSTMENTS OR COMMENCEMENT OF CONSTRUCTION.
- ALL FIELD ADJUSTMENTS REQUIRE APPROVAL OF LANDSCAPE ARCHITECT AND/OR THE OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- FINISH GRADE TO BE PROVIDED BY OTHERS. CONTRACTOR TO VERIFY THE FINISH GRADE AND OBTAIN THE APPROVAL OF THE LANDSCAPE ARCHITECT AND/OR THE OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 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.
- STAKING OF ALL SITE ELEMENTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE LAYOUT TO INITIATE AT THE ORIGIN POINT/DIMENSION MARK ARE TO BE LOCATED IN THE FIELD BY SURVEY METHOD IF NOT EXISTING.
- ALL REQUIRED REVISIONS, RELOCATIONS, AND/OR RE-STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IF VERIFICATION, FIELD LOCATION AND APPROVAL ARE NOT OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR THE ADHERENCE TO ALL PERMITS, CODES, SETBACKS AND BUILDING RESTRICTIONS OF ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- CONTRACTOR SHALL MAINTAIN AND HAVE IN CURRENT FORCE ALL REQUIRED INSURANCE FOR THE DURATION OF THE PROJECT.
- 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.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY SITE CLEANUP AND FOR FINAL SITE CLEANUP AND HAUL OFF OF THE CONSTRUCTION RELATED DEBRIS.
- 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 BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PERFORMED IN ACCORDANCE WITH THE INSTRUCTIONS OF THE LANDSCAPE ARCHITECT AND/OR THE OWNERS REPRESENTATIVE.
- 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 BE AT THE EXPENSE OF THE CONTRACTOR.
- 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 OWNERS APPROVAL.
- ALL FILL TO BE CLEAN, COMPACTED MATERIAL, FREE OF ALL DEBRIS AT A MINIMUM 96% DENSITY.
- 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.
- 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.



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## ESPLANADE AT TRADITION PHASE 4 PHASE 4 CITY OF PORT ST. LUCIE, FLORIDA



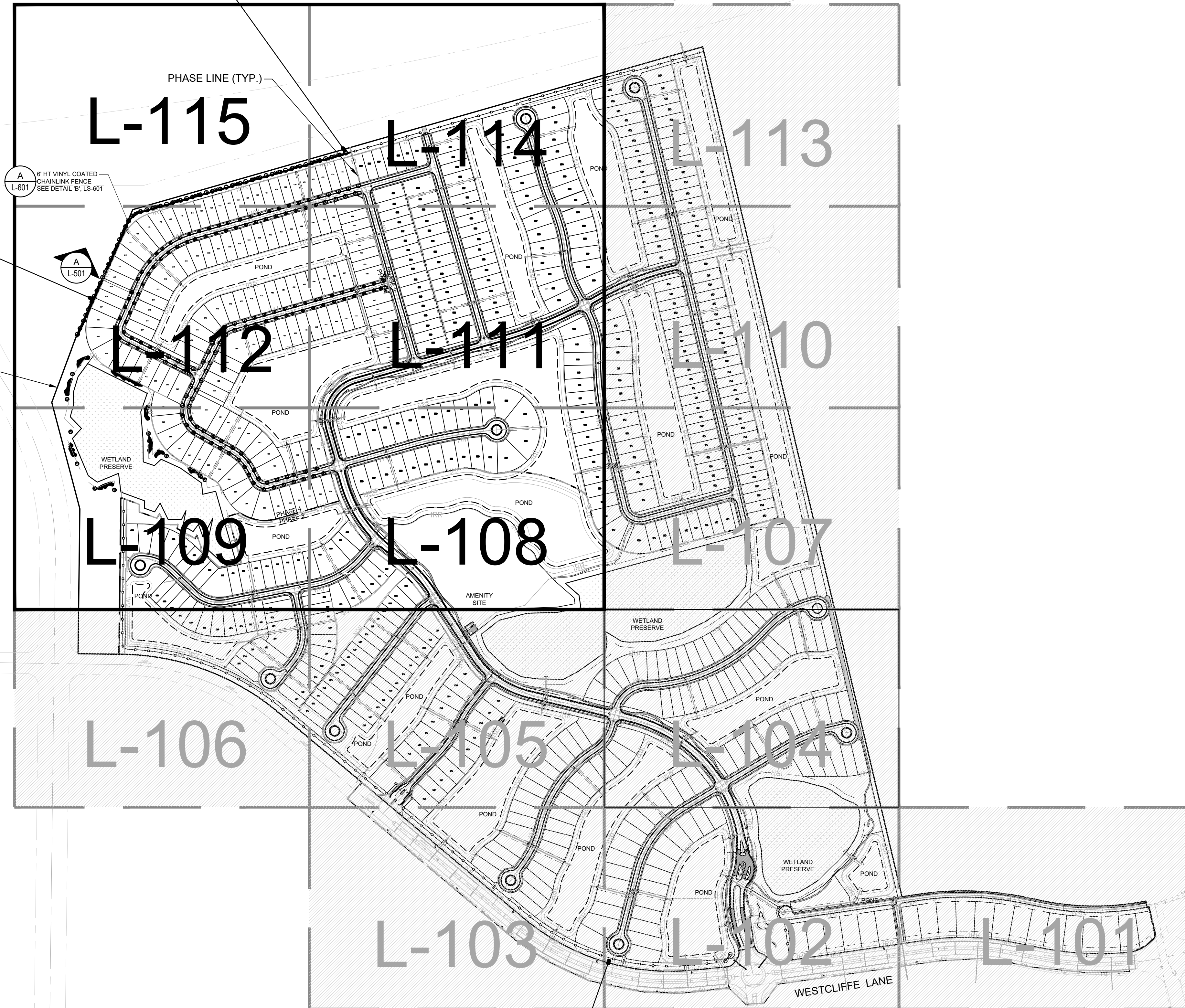
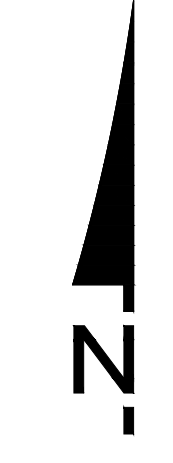
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REVISIONS

▲	2023-07-06
▲	2024-1-22 UPDATE PER COMMENTS
▲	
▲	

LANDSCAPE  
SITE  
REFERENCE  
PLAN

P22-186  
**L-100**



**NORTH BOUNDARY BUFFER**  
Per Port St. Lucie Code of Ordinances, Sec. 154.03. TOTAL LENGTH: 1,101 LF

	Minimum	Provided
Canopy Trees (1/30 LF)	36.5	44
Shrub Hedge - Inside Screen (2' O.C.)	550.5	551
Shrub Hedge - Outside Screen (2' O.C.)	550.5	551

NOTES:  
1. Canopy Trees to be minimum 2.5-inch cal., 14-foot ht., 5-foot spd.  
2. Clusters of Palm Trees (10'-16' C.T. H.) 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: 641 LF

	Minimum	Provided
Canopy Trees (1/30 LF)	21.5	24
Shrub Hedge - Inside Wall or Fence (2' O.C.)	320.5	321
Shrub Hedge - Outside Wall or Fence (2' O.C.)	320.5	322

NOTES:  
1. Canopy Trees to be minimum 2.5-inch cal., 14-foot ht., 5-foot spd.  
2. Clusters of Palm Trees (10'-16' C.T. H.) 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

**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-foot ht., 5-foot spd.  
2. Clusters of Palm Trees (10'-16' C.T. H.) 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

- GENERAL LANDSCAPE NOTES:**
- At least 50% of all required trees shall be of a native species.
  - All plant material to be Florida No. 1 or better.
  - 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.
  - 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.
  - 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.
  - Where applicable, street trees requiring root barriers shall be installed per manufacturer specifications, see detail on sheet L-302.
  - Berm landscape to be field adjusted according to final grading and top of berm locations.
  - Final cut-to-sac street tree locations to be determined on site.
  - See engineer's plans for all utility locations.
  - Street trees to be installed at time of lot construction.

- PSLUSD NOTES FOR LANDSCAPE PLANS:**  
(Sec. 154.03 (f))
- All new landscaping within utility easements and with ten (10) feet of underground utility infrastructure shall comply with PSLUSD technical specifications, policies, and codes.
  - 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.
  - No landscaping shall be planted in such a manner as to adversely affect utility installation, operation, and maintenance.

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**



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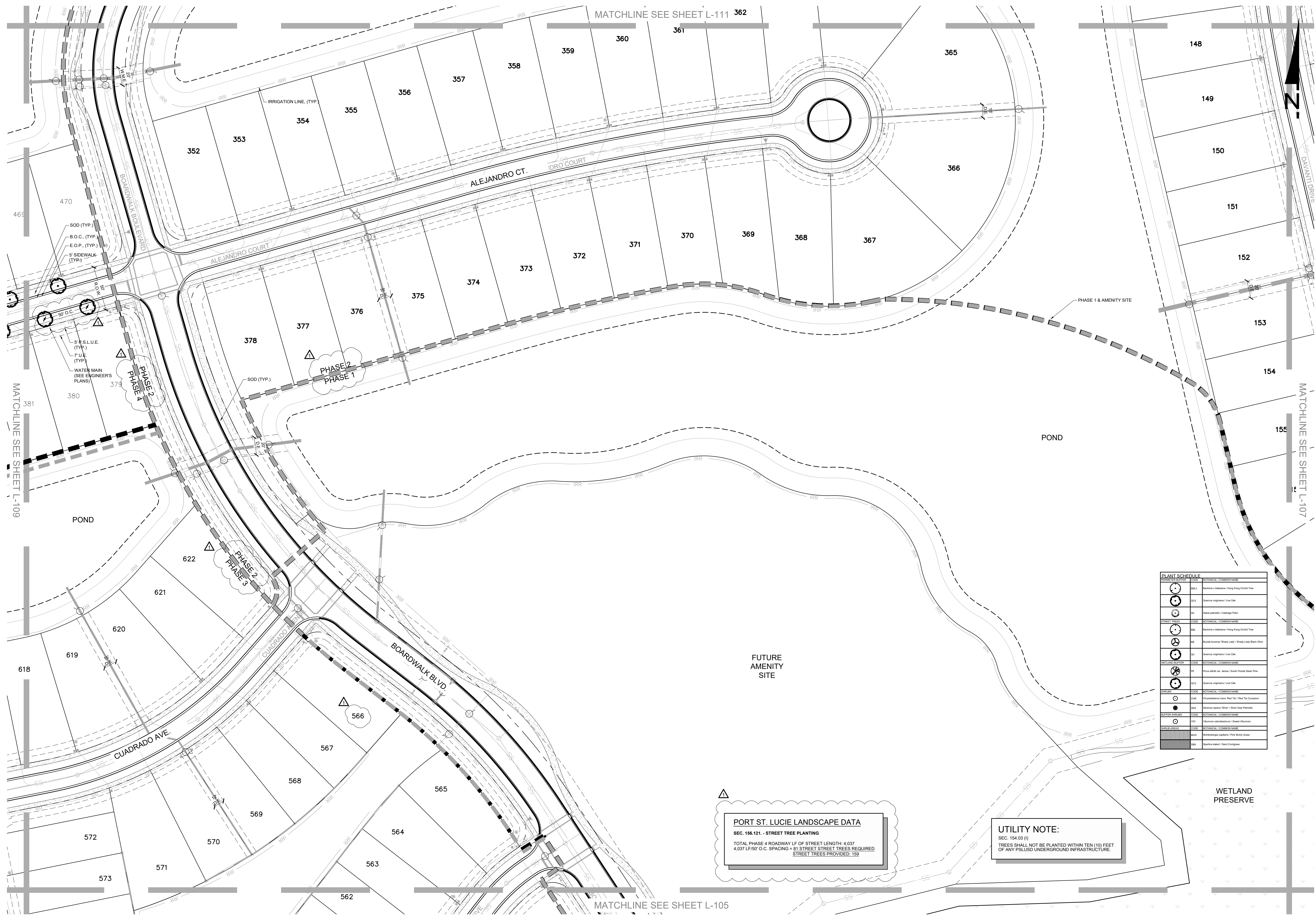
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**LANDSCAPE SITE PLAN**

P22-186  
**L-108**



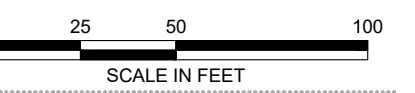
**PORT ST. LUCIE LANDSCAPE DATA**  
SEC. 156.121 - STREET TREE PLANTING  
TOTAL PHASE 4 ROADWAY LF OF STREET LENGTH 4,037  
4,037 LF @ 81' O.C. SPACING = 81 STREET STREET TREES REQUIRED  
STREET TREES PROVIDED: 159

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



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## ESPLANADE AT TRADITION PHASE 4 PHASE 4 CITY OF PORT ST. LUCIE, FLORIDA

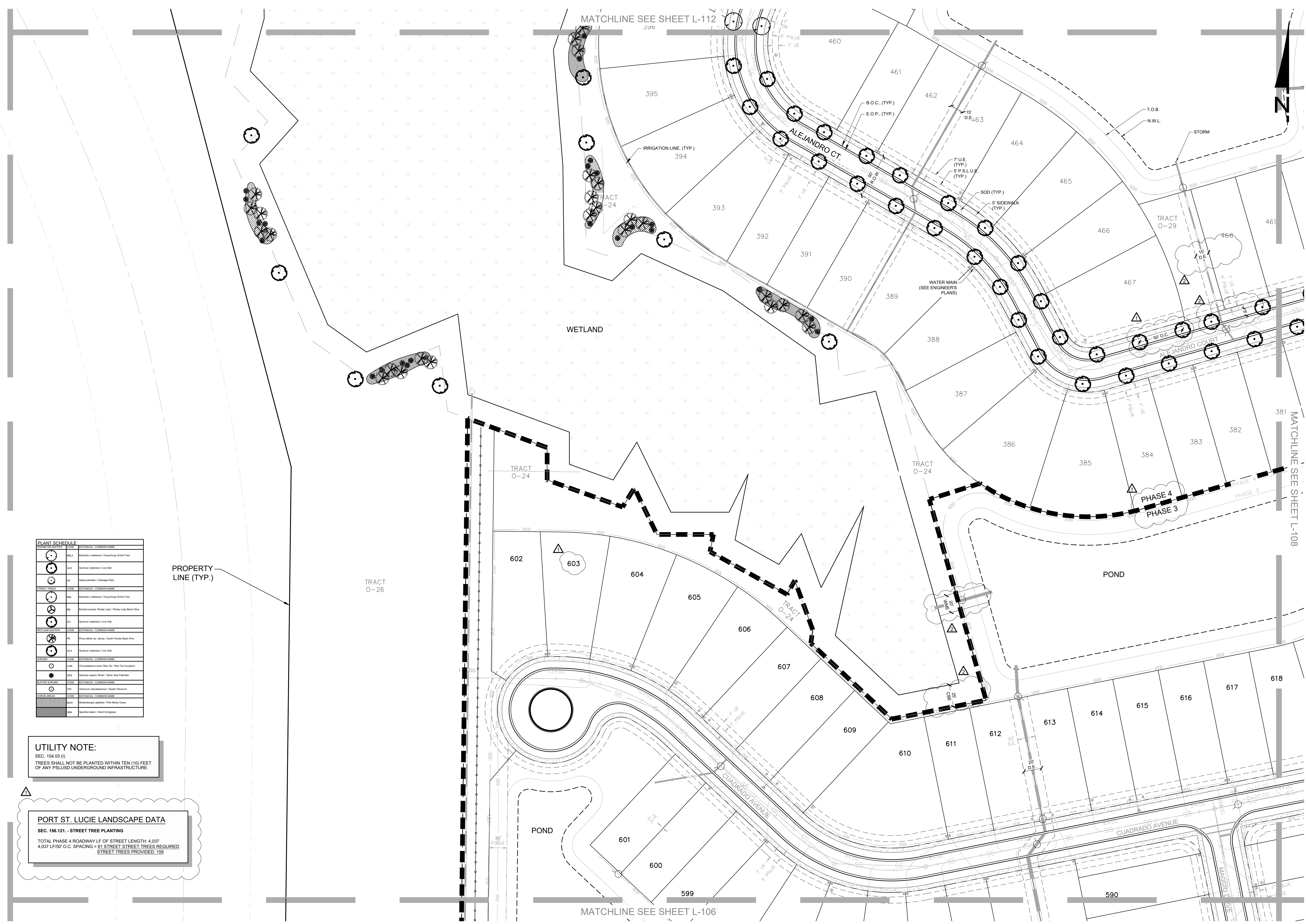


PROJECT NO: 89000407  
DATE: 07/18/2022  
DRAWN: CER  
REVIEWED: RAB

- REVISIONS
- ▲ 2023-07-06
  - ▲ 2024-1-22 UPDATE PER COMMENTS

### LANDSCAPE SITE PLAN

P22-186  
**L-109**



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	882	882	882
(Symbol)	883	883	883
(Symbol)	884	884	884
(Symbol)	885	885	885
(Symbol)	886	886	886
(Symbol)	887	887	887
(Symbol)	888	888	888
(Symbol)	889	889	889
(Symbol)	890	890	890
(Symbol)	891	891	891
(Symbol)	892	892	892
(Symbol)	893	893	893
(Symbol)	894	894	894
(Symbol)	895	895	895
(Symbol)	896	896	896
(Symbol)	897	897	897
(Symbol)	898	898	898
(Symbol)	899	899	899
(Symbol)	900	900	900

**UTILITY NOTE:**  
SEC. 154.03 (1)  
TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.

**PORT ST. LUCIE LANDSCAPE DATA**  
SEC. 156.121 - STREET TREE PLANTING  
TOTAL PHASE 4 ROADWAY LF OF STREET LENGTH= 4,037  
4,037 LF/50' O.C SPACING = 81 STREET STREET TREES REQUIRED  
STREET TREES PROVIDED: 159

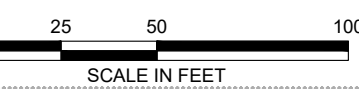
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Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

## ESPLANADE AT TRADITION PHASE 4 LANDSCAPE SITE PLAN PHASE 4

CITY OF PORT ST. LUCIE, FLORIDA



PROJECT NO: 89000407  
DATE: 07/18/2022  
DRAWN: CER  
REVIEWED: RAB

- REVISIONS
- ▲ 2023-07-06
  - ▲ 2024-1-22 UPDATE PER COMMENTS

### LANDSCAPE SITE PLAN

P22-186

# L-111



- 4.56 SOD (TYP.)
- 5 SIDEWALK (TYP.)
- 7 U.E. (TYP.)
- 8 P.S.L.U.E. (TYP.)
- WATER MAIN (SEE ENGINEER'S PLANS)
- B.O.C. (TYP.)
- E.O.P. (TYP.)

PLANT SCHEDULE	SYMBOL	COMMON NAME
STREET TREES	001	Swanwickia & Swinerton / Hong Kong Chestnut Tree
STREET TREES	002	Swanwickia & Swinerton / Low Oak
STREET TREES	003	Swanwickia & Swinerton / Gullwing Palm
STREET TREES	004	Swanwickia & Swinerton / Hong Kong Chestnut Tree
STREET TREES	005	Swanwickia & Swinerton / Lady's / Shady Lady Black Olive
STREET TREES	006	Swanwickia & Swinerton / Low Oak
STREET TREES	007	Swanwickia & Swinerton / South Florida Beach Pine
STREET TREES	008	Swanwickia & Swinerton / Low Oak
STREET TREES	009	Swanwickia & Swinerton / Low Oak
STREET TREES	010	Swanwickia & Swinerton / Red Tip Canna
STREET TREES	011	Swanwickia & Swinerton / Silver Saw Palmetto
STREET TREES	012	Swanwickia & Swinerton / Silver Saw Palmetto
STREET TREES	013	Swanwickia & Swinerton / Silver Saw Palmetto
STREET TREES	014	Swanwickia & Swinerton / Silver Saw Palmetto
STREET TREES	015	Swanwickia & Swinerton / Silver Saw Palmetto
STREET TREES	016	Swanwickia & Swinerton / Silver Saw Palmetto
STREET TREES	017	Swanwickia & Swinerton / Silver Saw Palmetto
STREET TREES	018	Swanwickia & Swinerton / Silver Saw Palmetto
STREET TREES	019	Swanwickia & Swinerton / Silver Saw Palmetto
STREET TREES	020	Swanwickia & Swinerton / Silver Saw Palmetto
STREET TREES	021	Swanwickia & Swinerton / Silver Saw Palmetto
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STREET TREES	026	Swanwickia & Swinerton / Silver Saw Palmetto
STREET TREES	027	Swanwickia & Swinerton / Silver Saw Palmetto
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STREET TREES	070	Swanwickia & Swinerton / Silver Saw Palmetto
STREET TREES	071	Swanwickia & Swinerton / Silver Saw Palmetto
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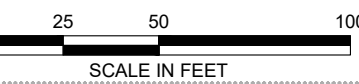
**UTILITY NOTE:**  
SEC. 156.03 (f)  
TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY P.S.L.U. UNDERGROUND INFRASTRUCTURE.

**PORT ST. LUCIE LANDSCAPE DATA**  
SEC. 156.121 - STREET TREE PLANTING  
TOTAL PHASE 4 ROADWAY LF OF STREET LENGTH: 4.037  
4.037 LF/50' O.C. SPACING = 81 STREET STREET TREES REQUIRED  
STREET TREES PROVIDED: 159



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## ESPLANADE AT TRADITION PHASE 4 PHASE 4 CITY OF PORT ST. LUCIE, FLORIDA



PROJECT NO.: 89000407  
DATE: 07/18/2022  
DRAWN: CER  
REVIEWED: RAB

REVISIONS	
▲	2023-07-06
▲	2024-1-22 UPDATE PER COMMENTS
▲	
▲	

### LANDSCAPE SITE PLAN

P22-186  
**L-112**

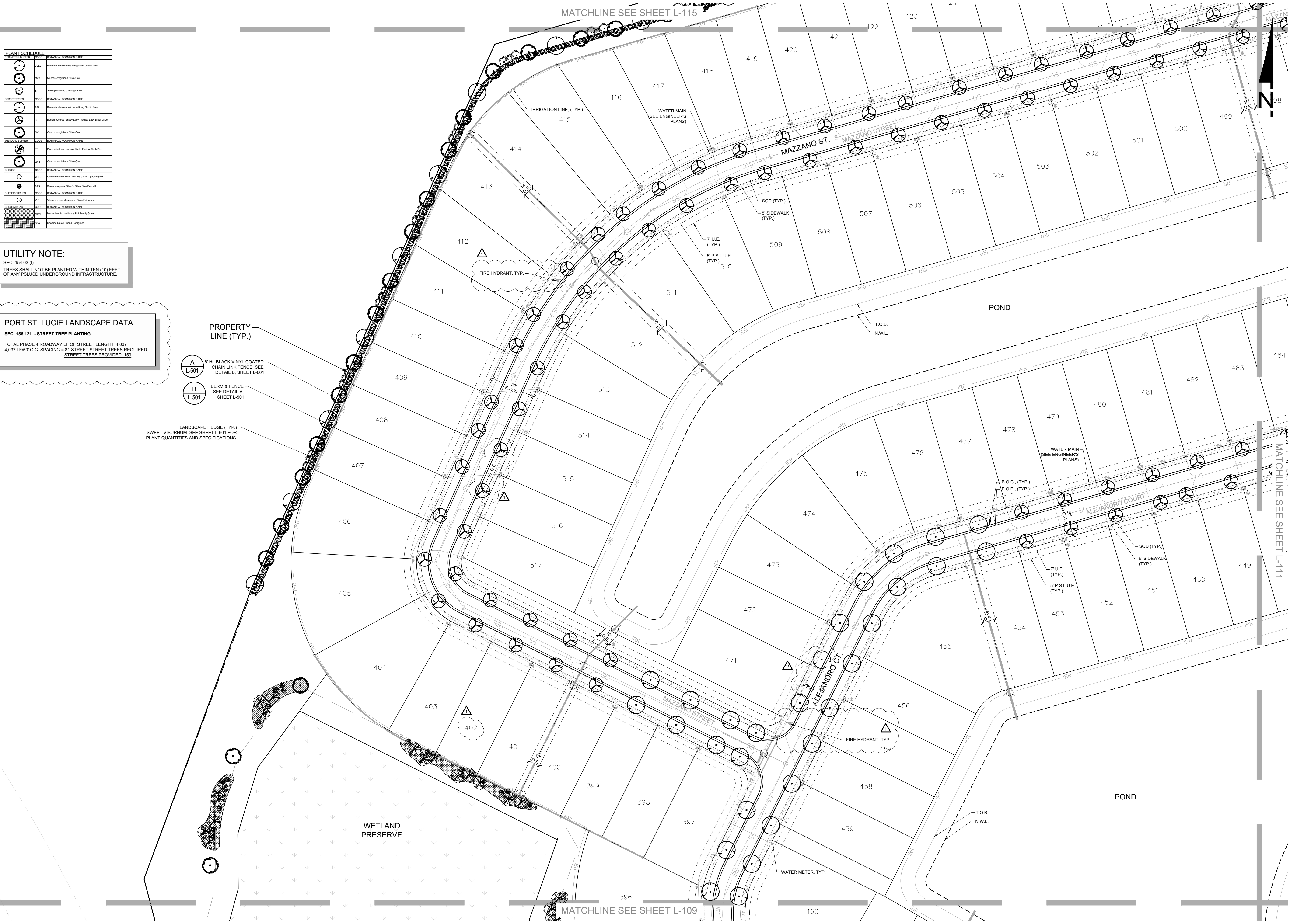
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**UTILITY NOTE:**  
SEC. 154.03 (I)  
TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.

**PORT ST. LUCIE LANDSCAPE DATA**  
SEC. 156.121 - STREET TREE PLANTING  
TOTAL PHASE 4 ROADWAY LF OF STREET LENGTH: 4.037  
4.037 LF/80' O.C. SPACING = 81 STREET STREET TREES REQUIRED  
STREET TREES PROVIDED: 159

- A 6" H. BLACK VINYL COATED CHAIN LINK FENCE. SEE DETAIL B, SHEET L-601
- B BERM & FENCE. SEE DETAIL A, SHEET L-601

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



C:\Projects\8900-007 (Esplanade at Tradition) Phase 4 L.A. Services\Drawings-Esplanade\8900-004-07 Code Min. Landscape Phase 4\Current Plans\89000407L-112.dwg 12/13/2023 juliana hernandez

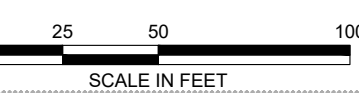






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## ESPLANADE AT TRADITION PHASE 4 PHASE 4 CITY OF PORT ST. LUCIE, FLORIDA



PROJECT NO.: 89000407  
DATE: 07/18/2022  
DRAWN: CER  
REVIEWED: RAB

- REVISIONS
- ▲ 2023-07-06
  - ▲ 2024-1-22 UPDATE PER COMMENTS

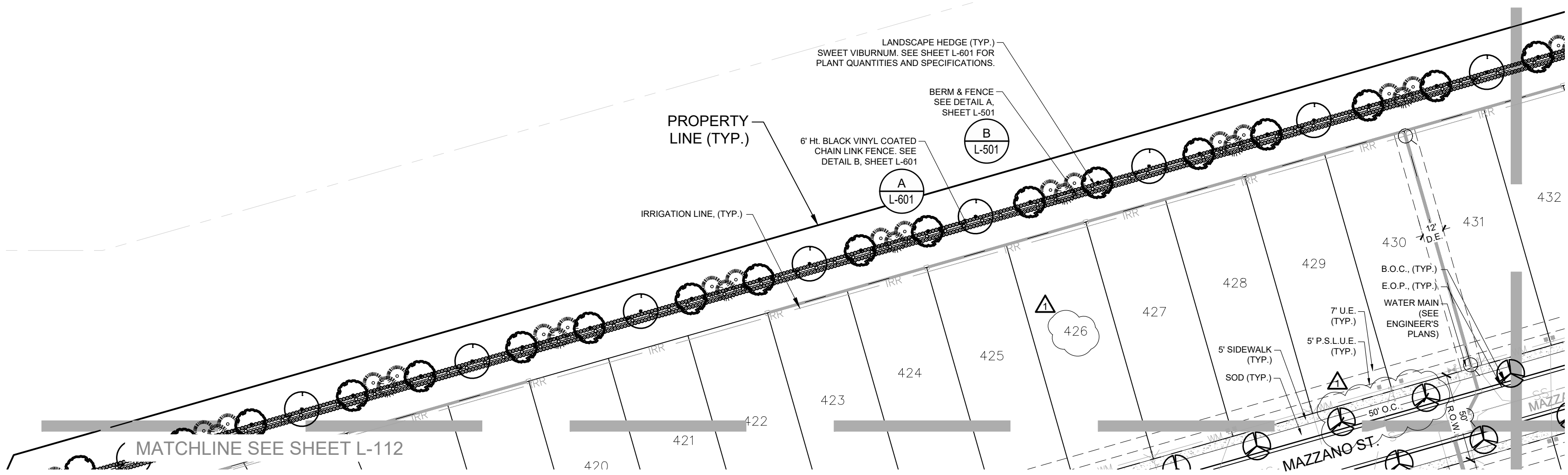
### LANDSCAPE SITE PLAN

P22-186  
**L-115**

PLANT SYMBOL	CODE	SYMBOLICAL COMMON NAME
	RO1	Red Oak - Heavy Duty Tree
	LO1	Live Oak - Heavy Duty Tree
	PA1	Palmetto - Heavy Duty Tree
	MA1	Magnolia - Heavy Duty Tree
	LO2	Live Oak - Medium Duty Tree
	LO3	Live Oak - Light Duty Tree
	LO4	Live Oak - Small Tree
	LO5	Live Oak - Very Small Tree
	LO6	Live Oak - Small Tree
	LO7	Live Oak - Small Tree
	LO8	Live Oak - Small Tree
	LO9	Live Oak - Small Tree
	LO10	Live Oak - Small Tree
	LO11	Live Oak - Small Tree
	LO12	Live Oak - Small Tree
	LO13	Live Oak - Small Tree
	LO14	Live Oak - Small Tree
	LO15	Live Oak - Small Tree
	LO16	Live Oak - Small Tree
	LO17	Live Oak - Small Tree
	LO18	Live Oak - Small Tree
	LO19	Live Oak - Small Tree
	LO20	Live Oak - Small Tree

**UTILITY NOTE:**  
SEC. 154.03 (1)  
TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PLUSUD UNDERGROUND INFRASTRUCTURE.

**PORT ST. LUCIE LANDSCAPE DATA**  
SEC. 156.121 - STREET TREE PLANTING  
TOTAL PHASE 4 ROADWAY LF OF STREET LENGTH: 4.037  
4.037 LF @ 50' O.C. SPACING = 81 STREET STREET TREES REQUIRED  
STREET TREES PROVIDED: 159

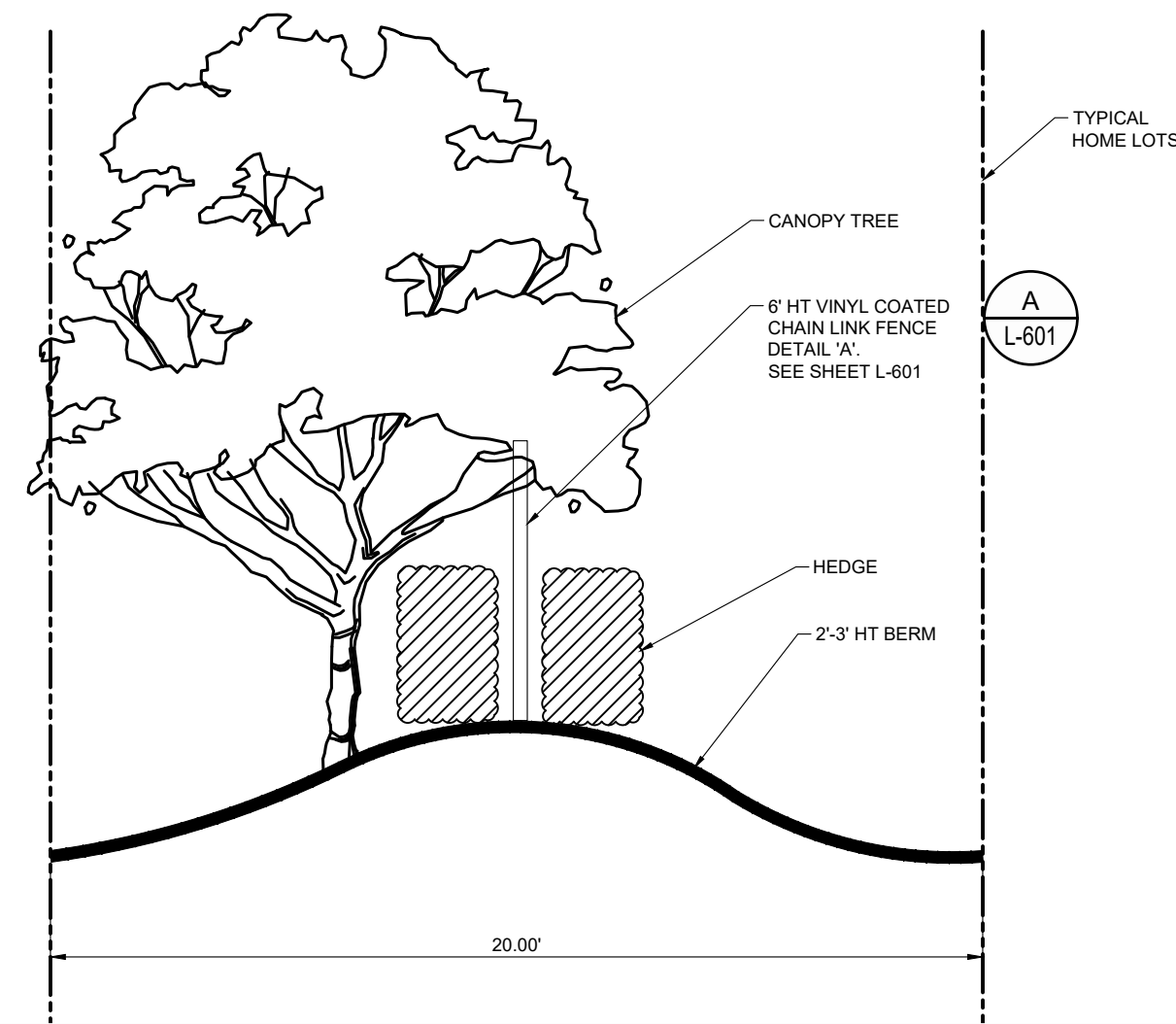


MATCHLINE SEE SHEET L-114

MATCHLINE SEE SHEET L-112

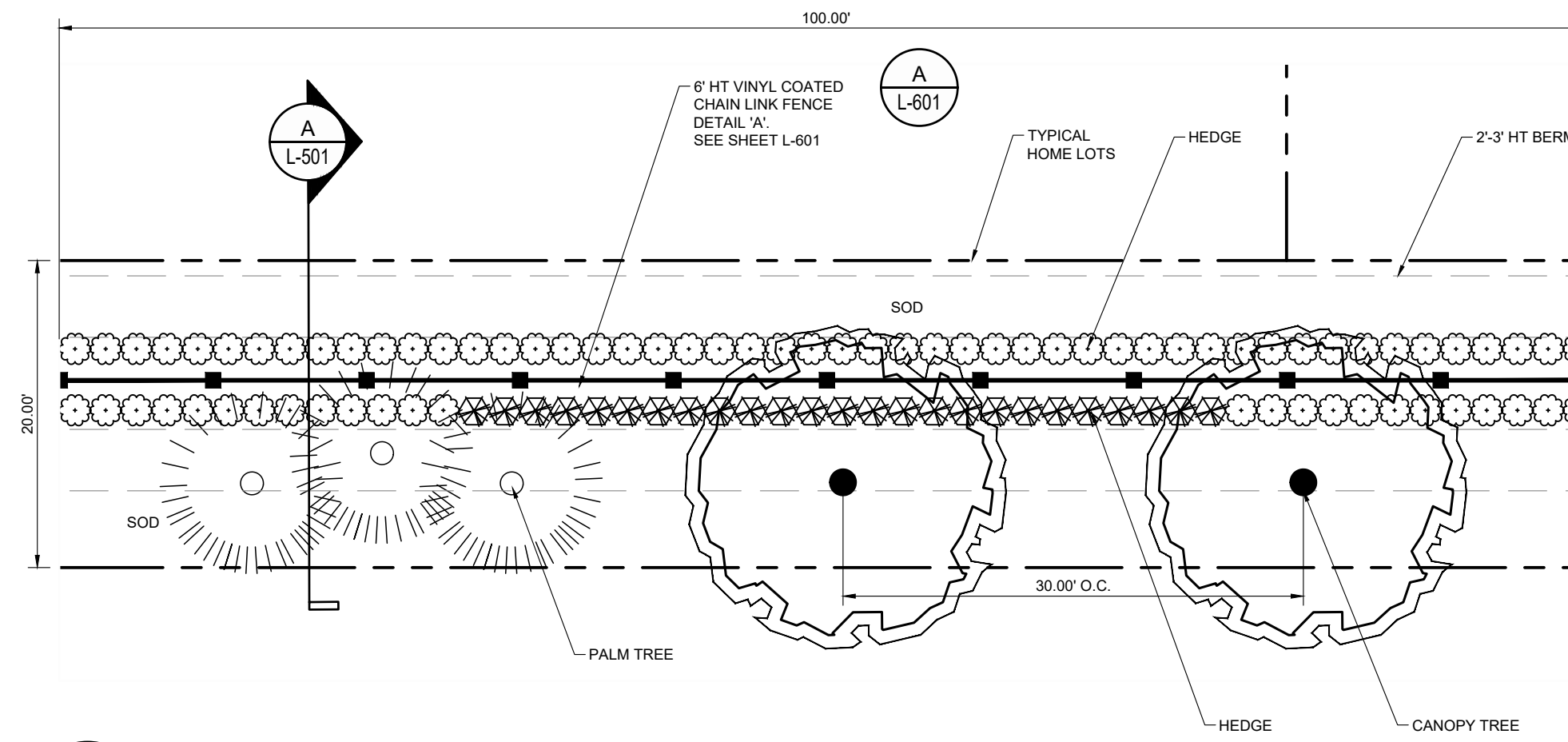


Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!



**A** 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)



**B** 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)

C:\Projects\8900-007 (Esplanade at Tradition) Phase 1 LA Services\Drawings-Esplanade\890-004-07 Code Min. Landscape Phase 4\Comment Plans\89000407L-501.dwg 12/13/2023 Juliana Herrera

**ESPLANADE AT TRADITION PHASE 4**  
PHASE 4  
CITY OF PORT ST. LUCIE, FLORIDA

SCALE AS SHOWN

PROJECT NO : 89000407  
DATE : 07/18/2022  
DRAWN: CER  
REVIEWED: RAB

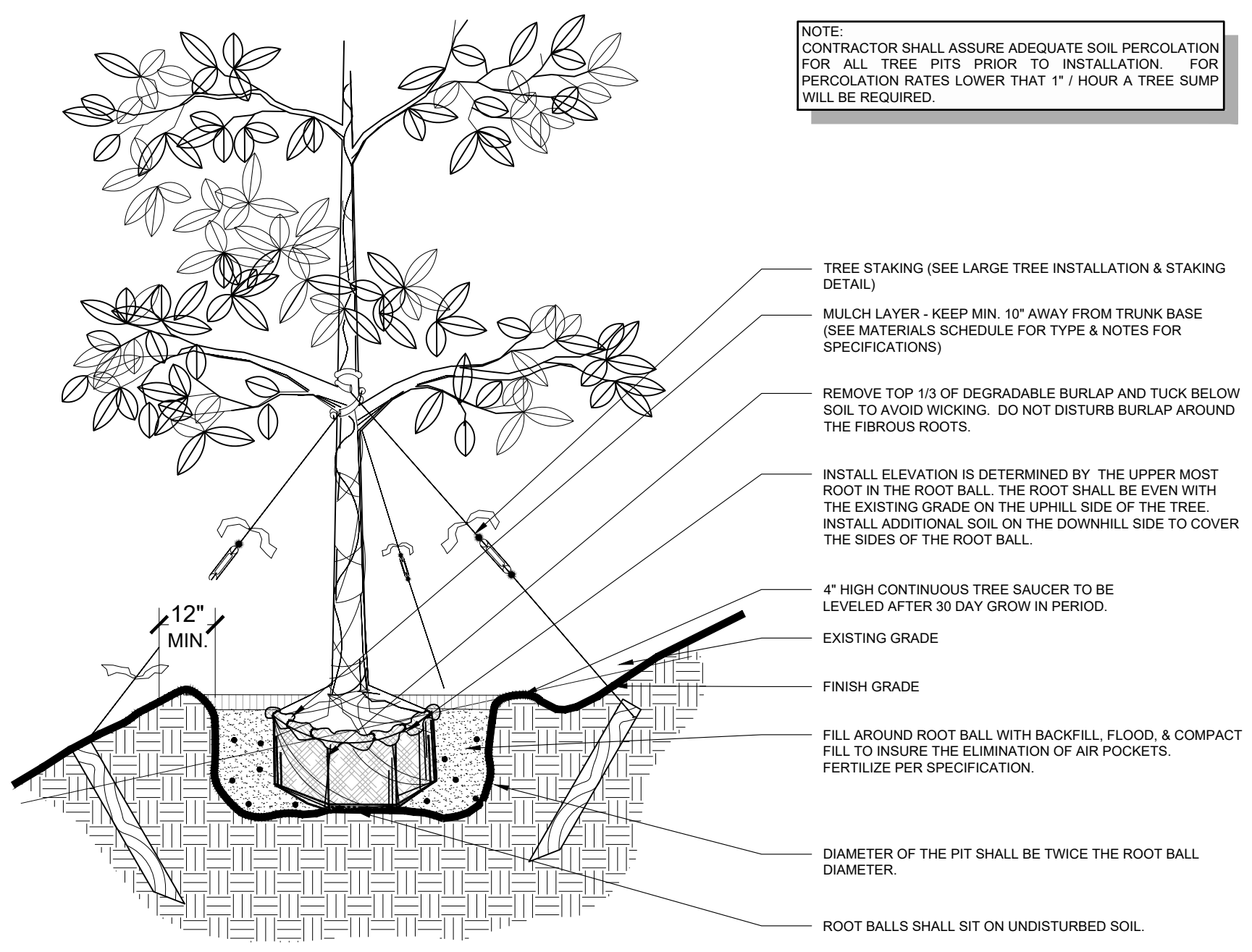
REVISIONS

▲	2023-07-06
▲	2024-1-22 UPDATE PER COMMENTS
▲	
▲	

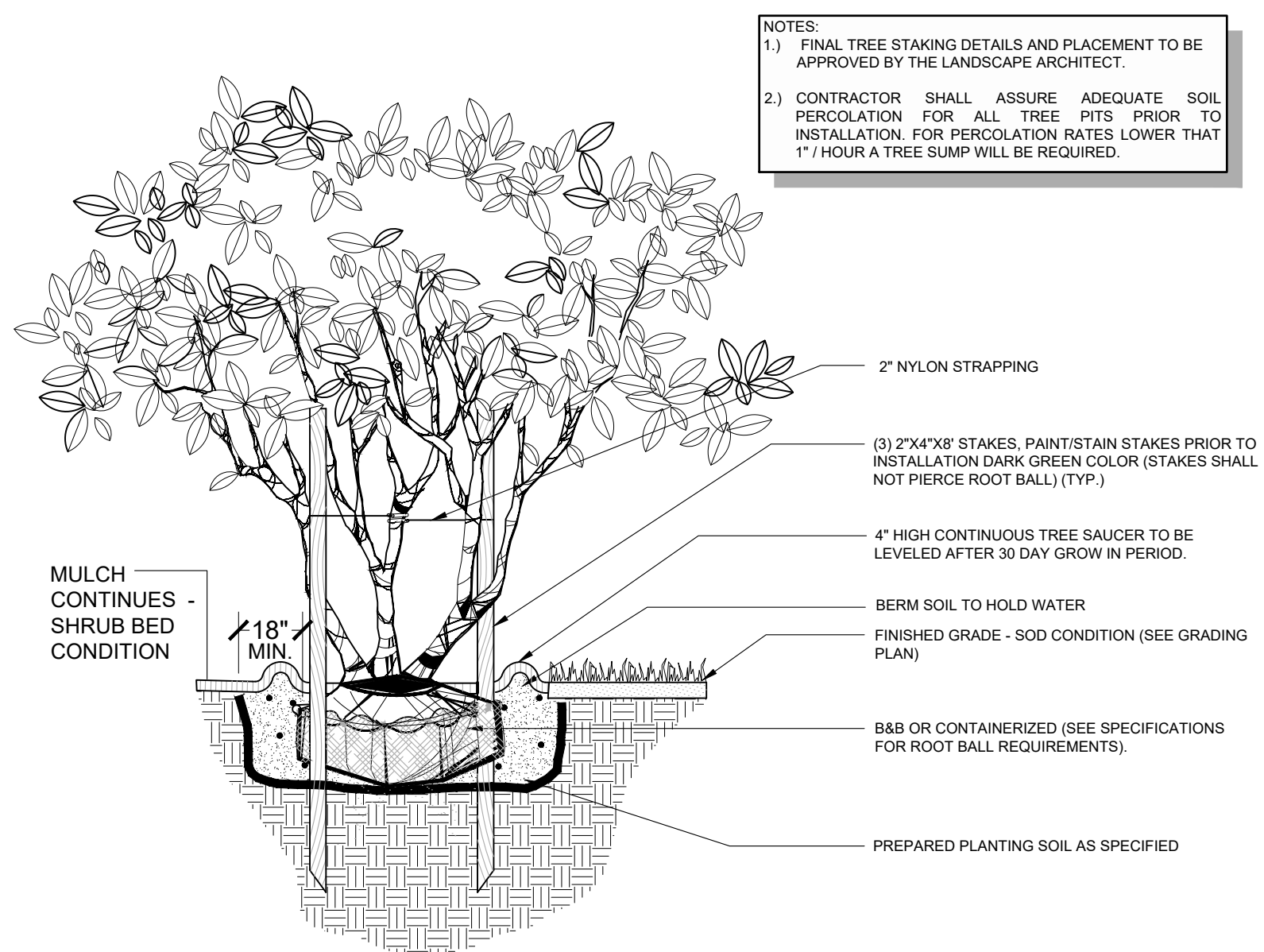
**BUFFER DETAILS**

P22-186

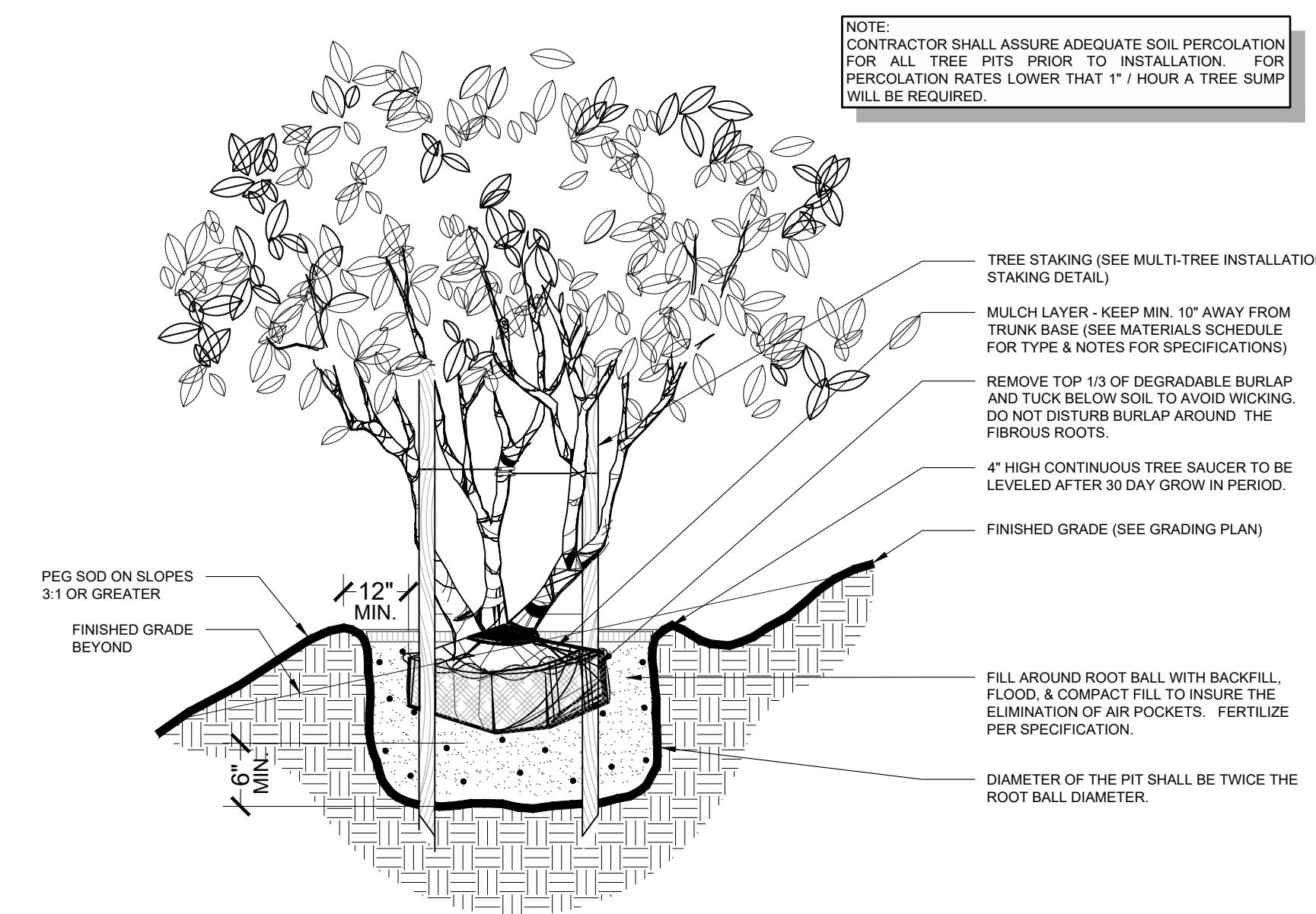
**L-501**



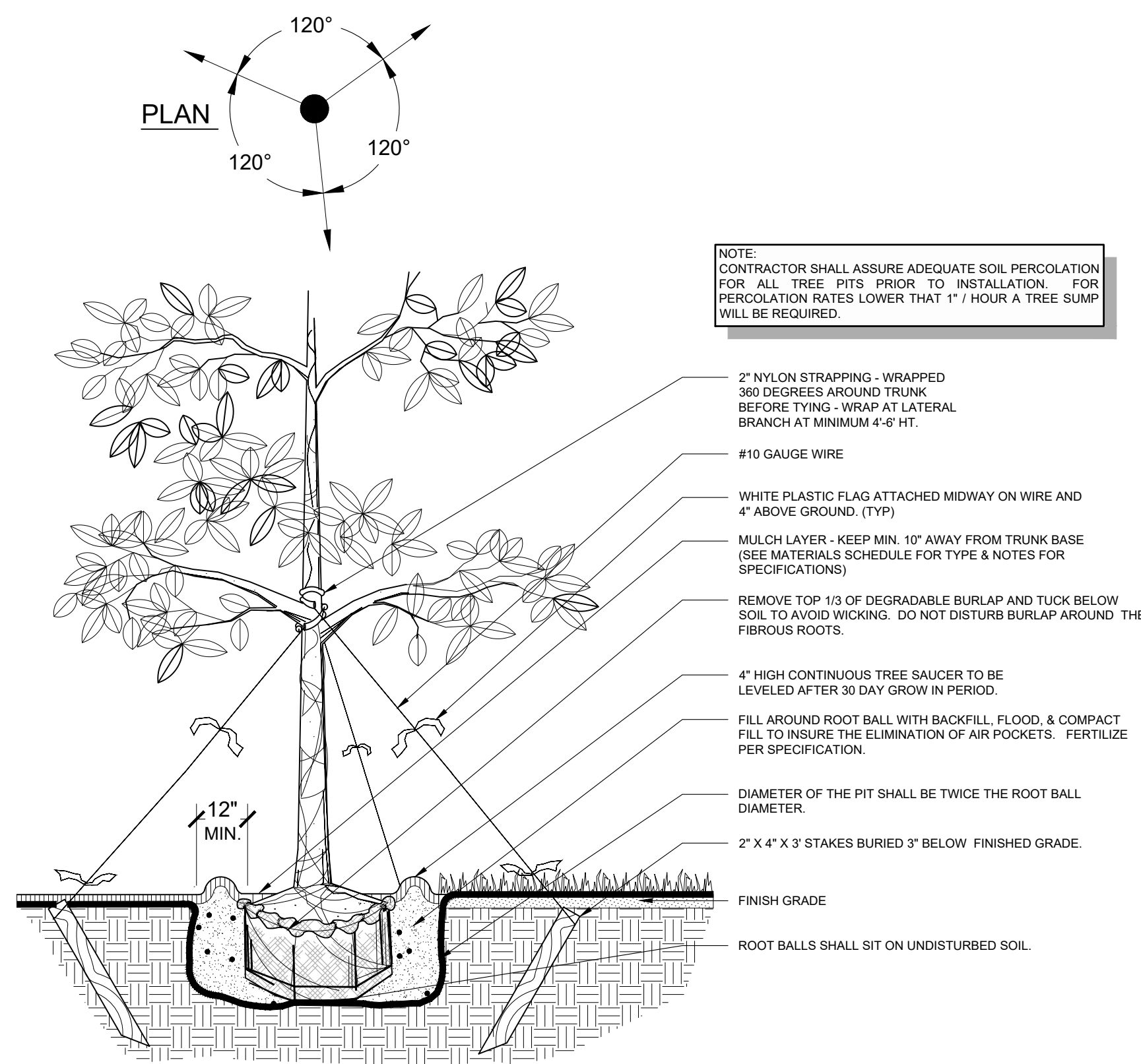
**D** LARGE TREE ON SLOPE  
SCALE: N.T.S.



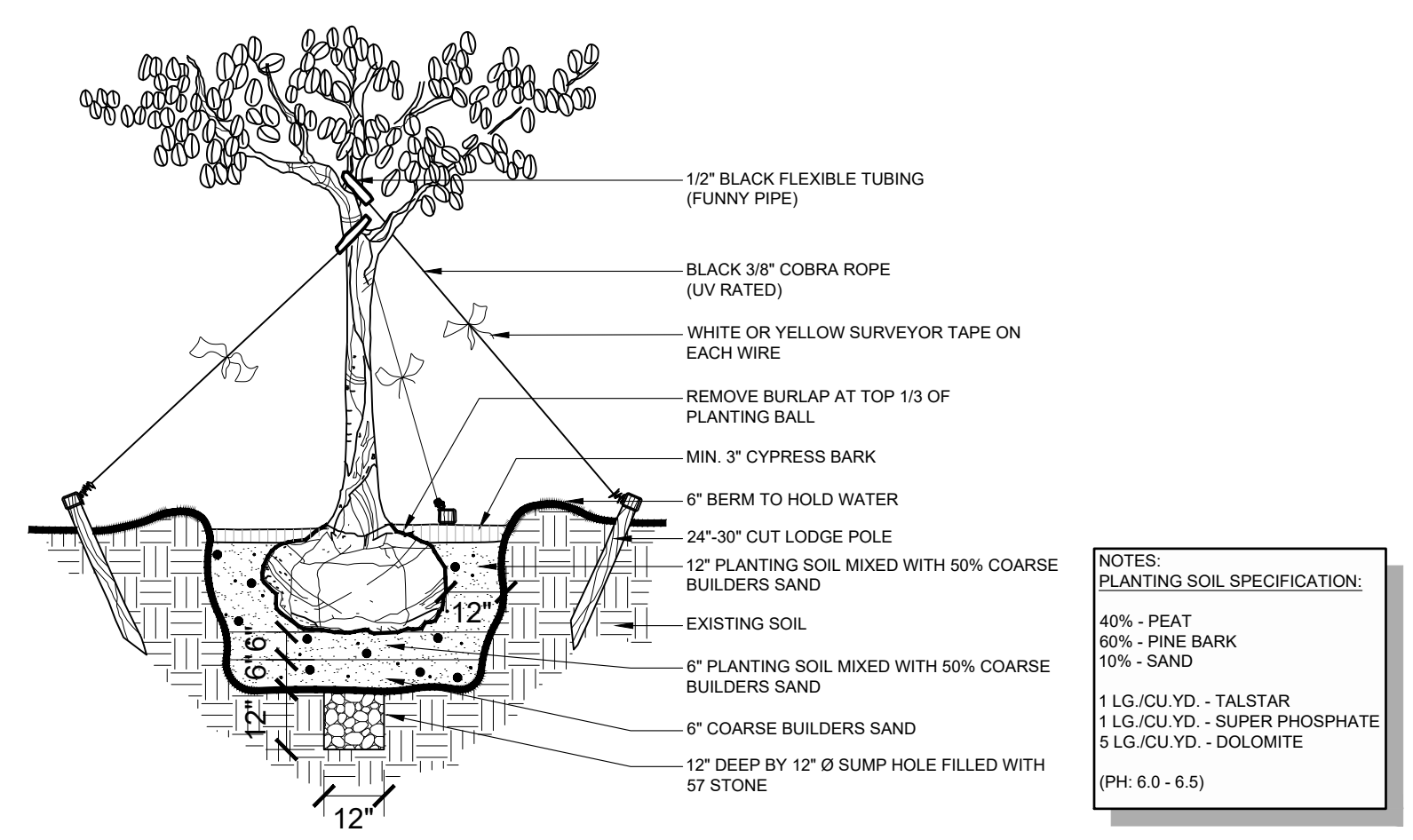
**E** MULTI-TRUNK TREE INSTALLATION & STAKING  
SCALE: N.T.S.



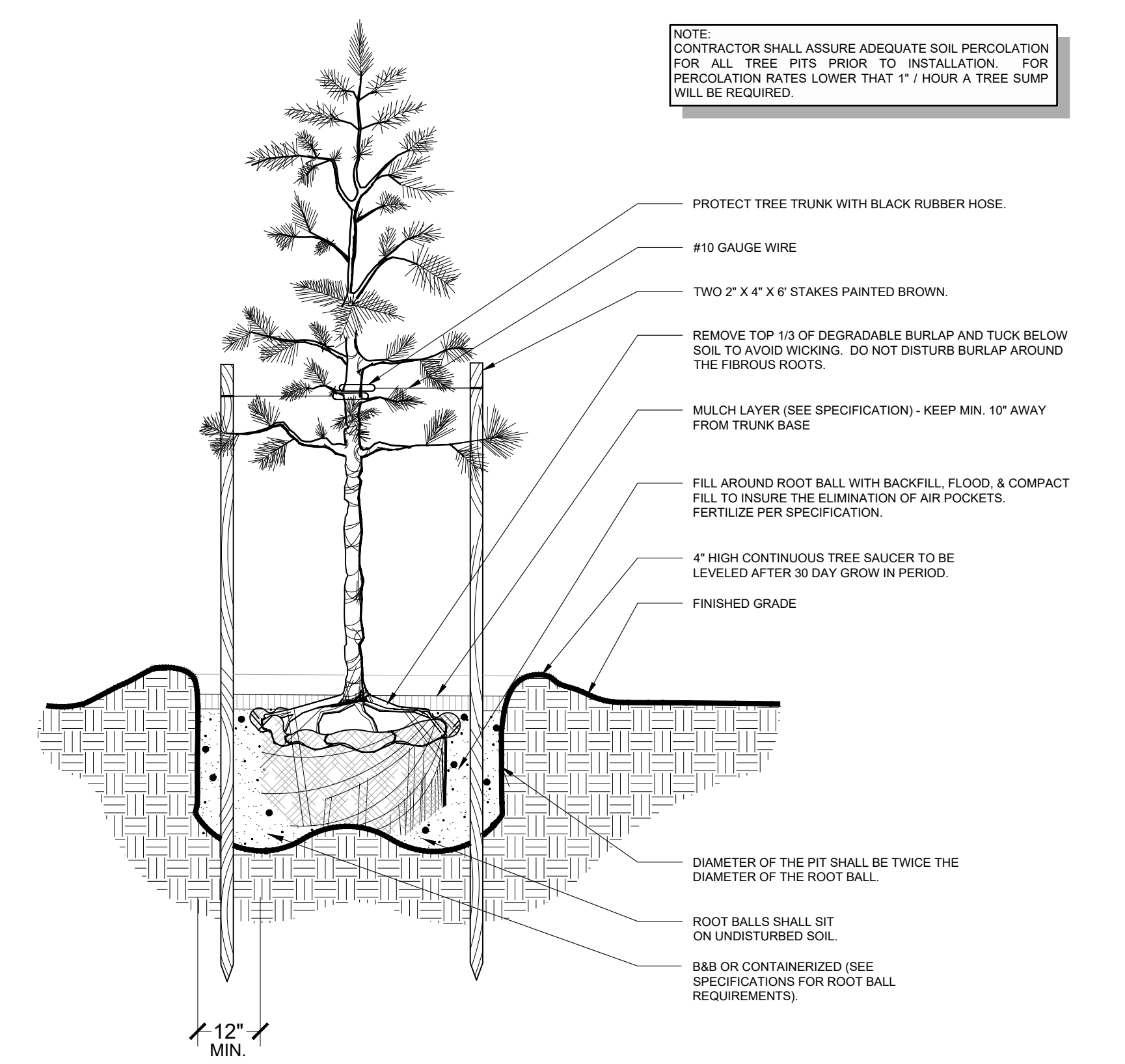
**F** MULTI-TRUNK TREE ON SLOPE  
SCALE: N.T.S.



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

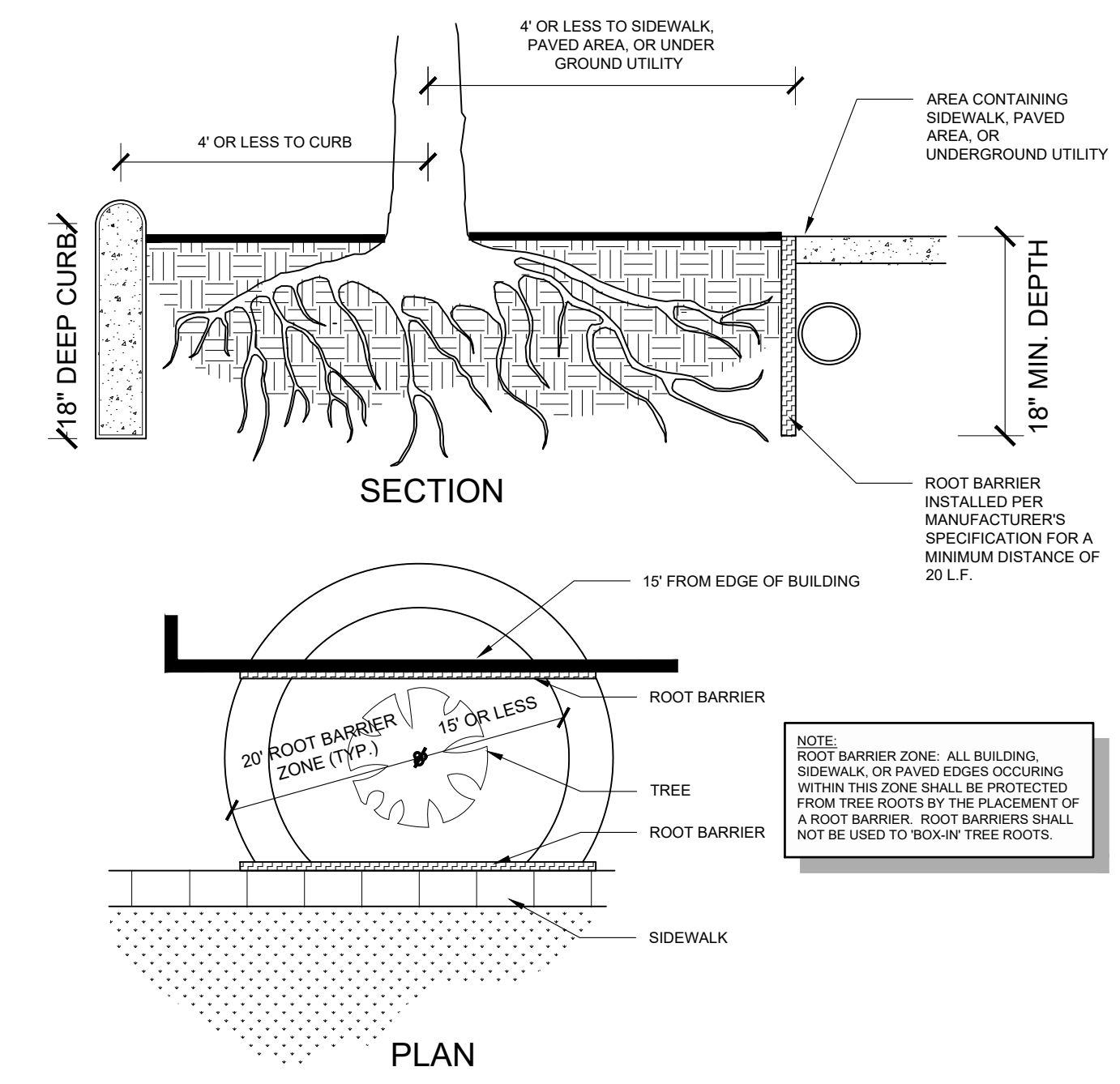


**B** MAGNOLIA TREE  
SCALE: N.T.S.

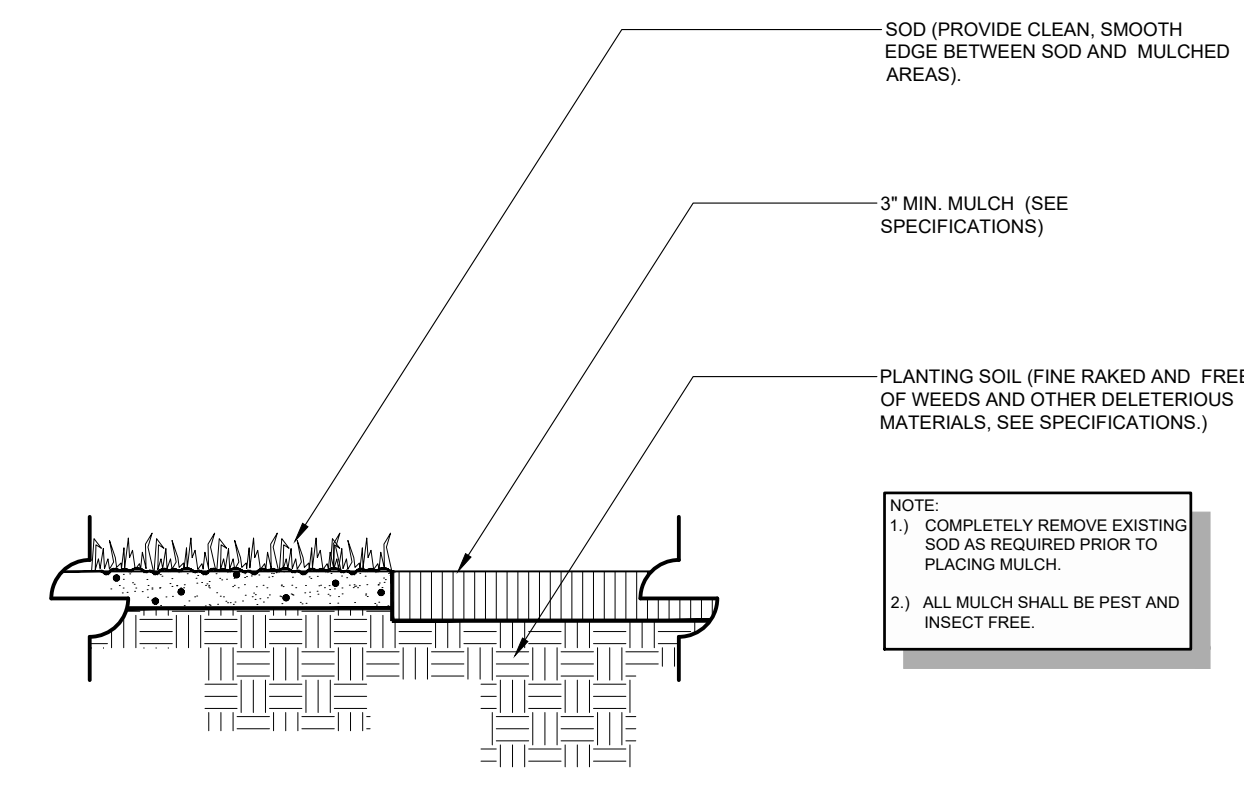


**C** PINE TREE INSTALLATION  
SCALE: N.T.S.

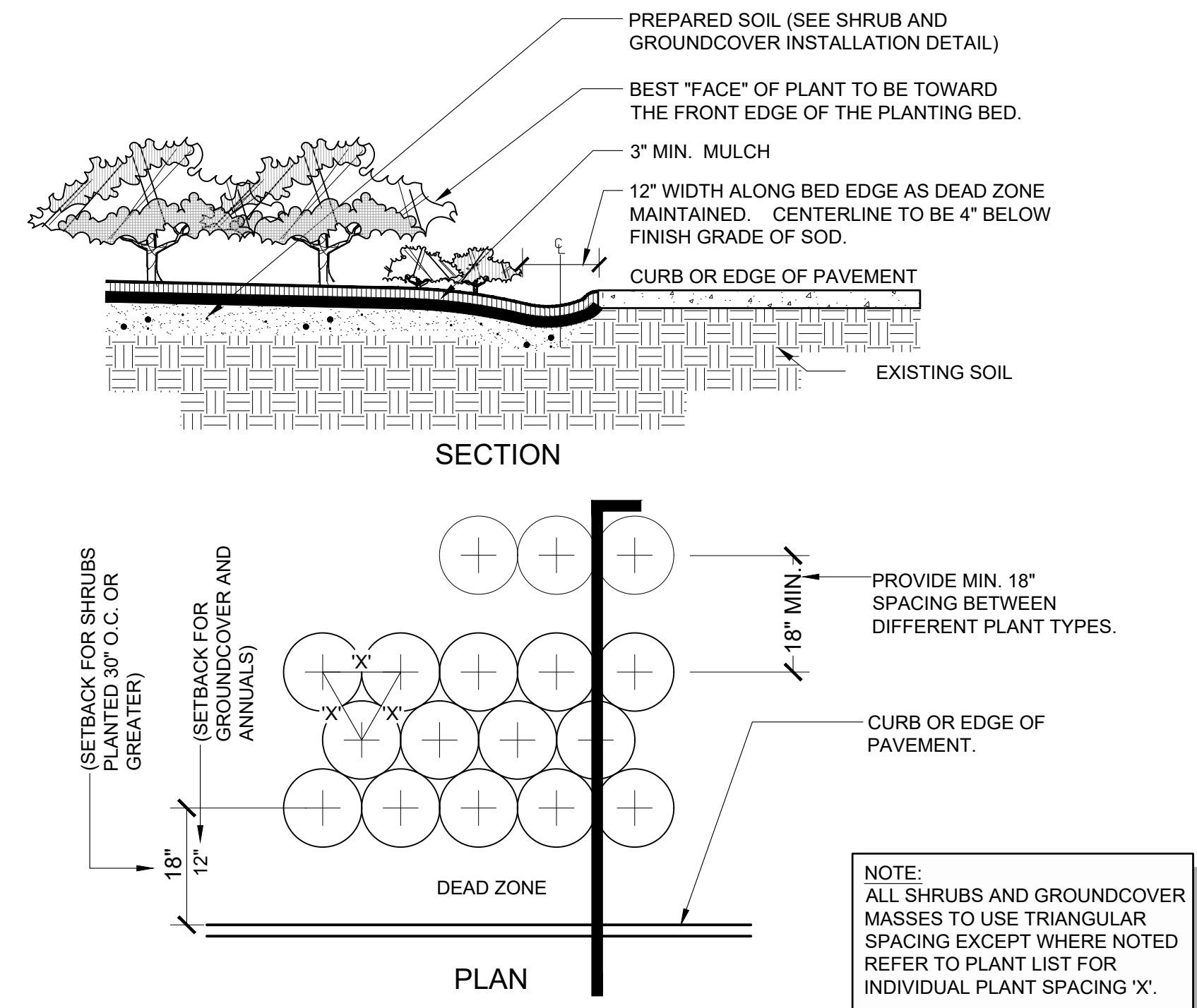
C:\Projects\8900-007 (Esplanade at Tradition) Phase 4 LA Services Drawings-Esplanade\890-004-07 Code Min. Landscape Phase 4\Current Plans\89000407-L-502.dwg 12/13/2023 juliana hernandez



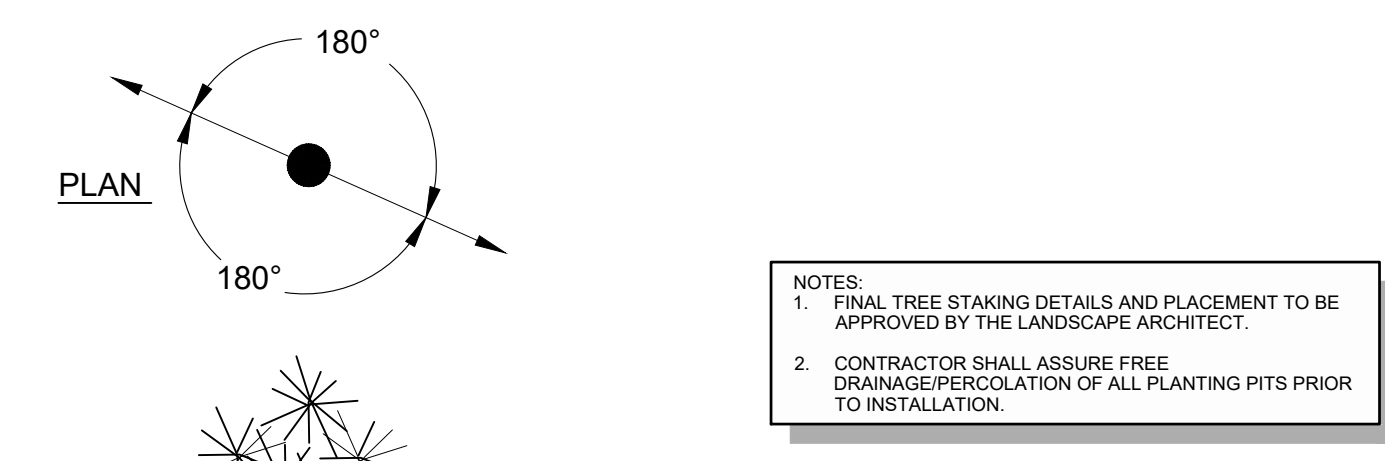
**F** ROOT BARRIER DETAIL  
SCALE: N.T.S.



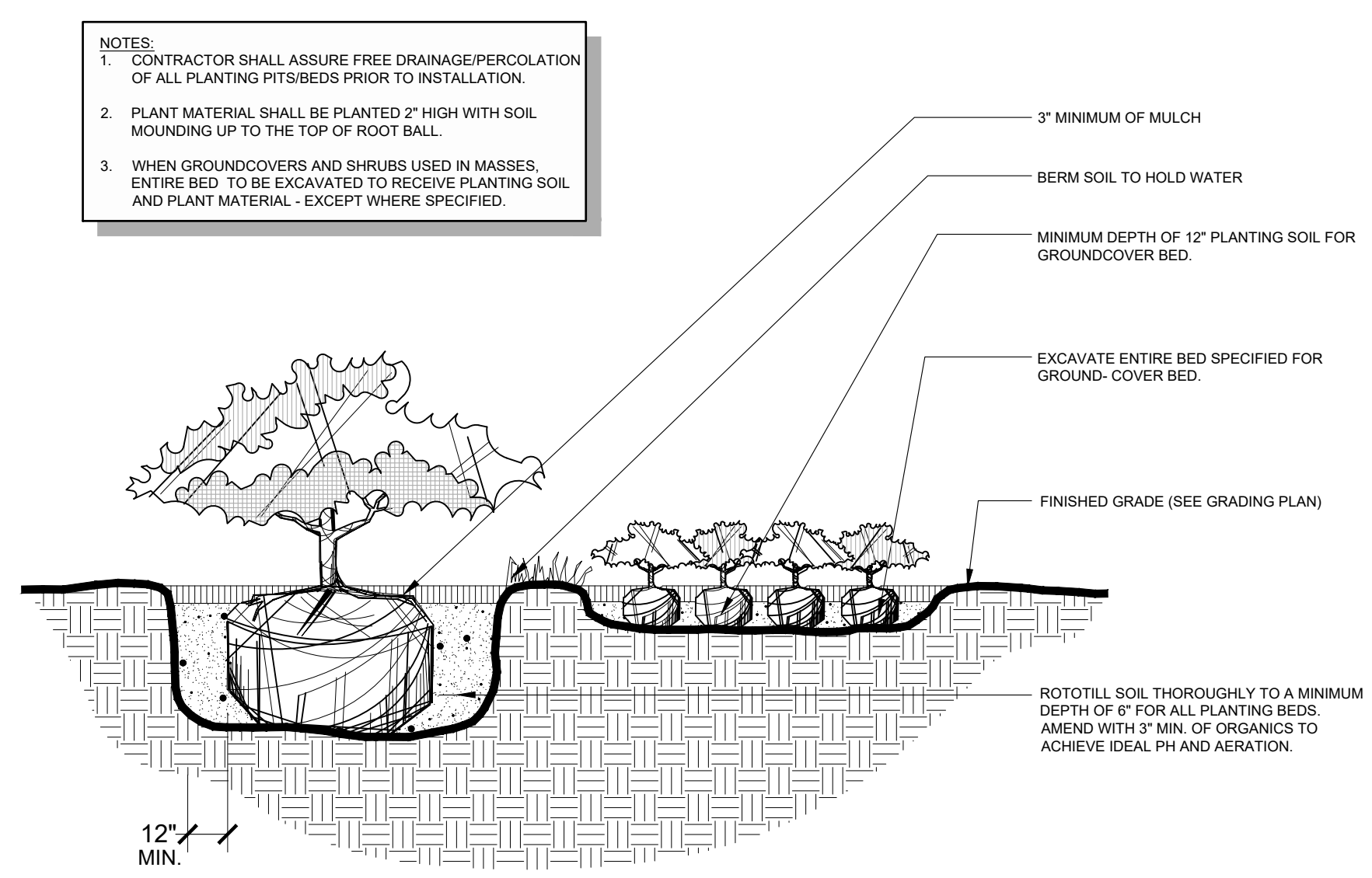
**E** MULCH APPLICATION ~ TYPE 1  
SCALE: N.T.S.



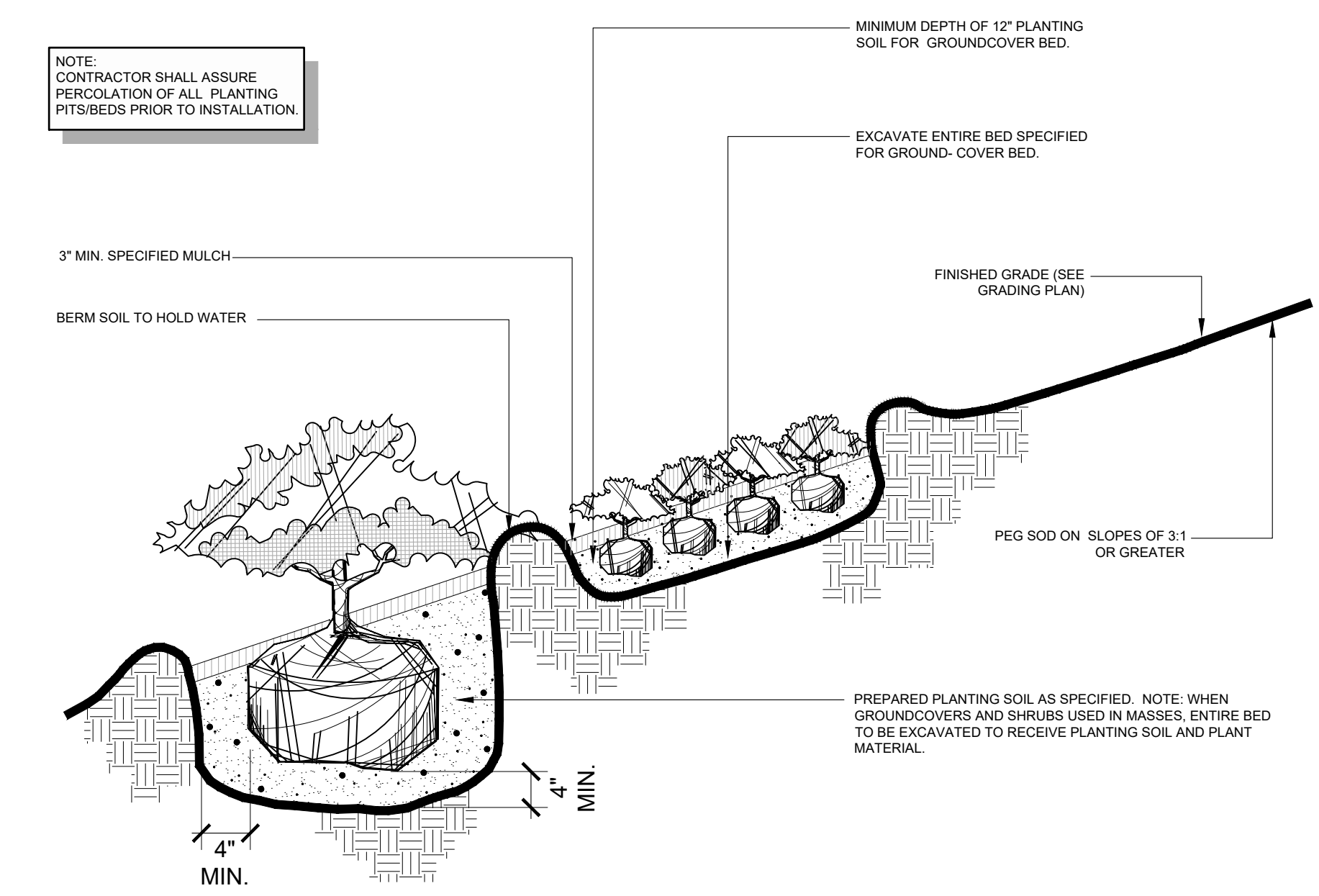
**D** TYPICAL PLANT SPACING DIAGRAM  
SCALE: N.T.S.



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



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



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

C:\Projects\8900-007 (Esplanade at Tradition) Phase 1 LA Services\Drawings-Esplanade\890-004-07 Code Min Landscape Phase 4\Current Plans\89000407-L-503.dwg 12/13/2023 juliana hernandez

## ESPLANADE AT TRADITION PHASE 4

### PHASE 4

### CITY OF PORT ST. LUCIE, FLORIDA

PROJECT NO : 89000407  
DATE : 07/18/2022  
DRAWN: CER  
REVIEWED: RAB

REVISIONS  
 ▲ 2023-07-06  
 ▲ 2024-1-22 UPDATE PER COMMENTS  
 ▲  
 ▲

### LANDSCAPE NOTES & MATERIALS SCHEDULE

P22-186  
**L-601**

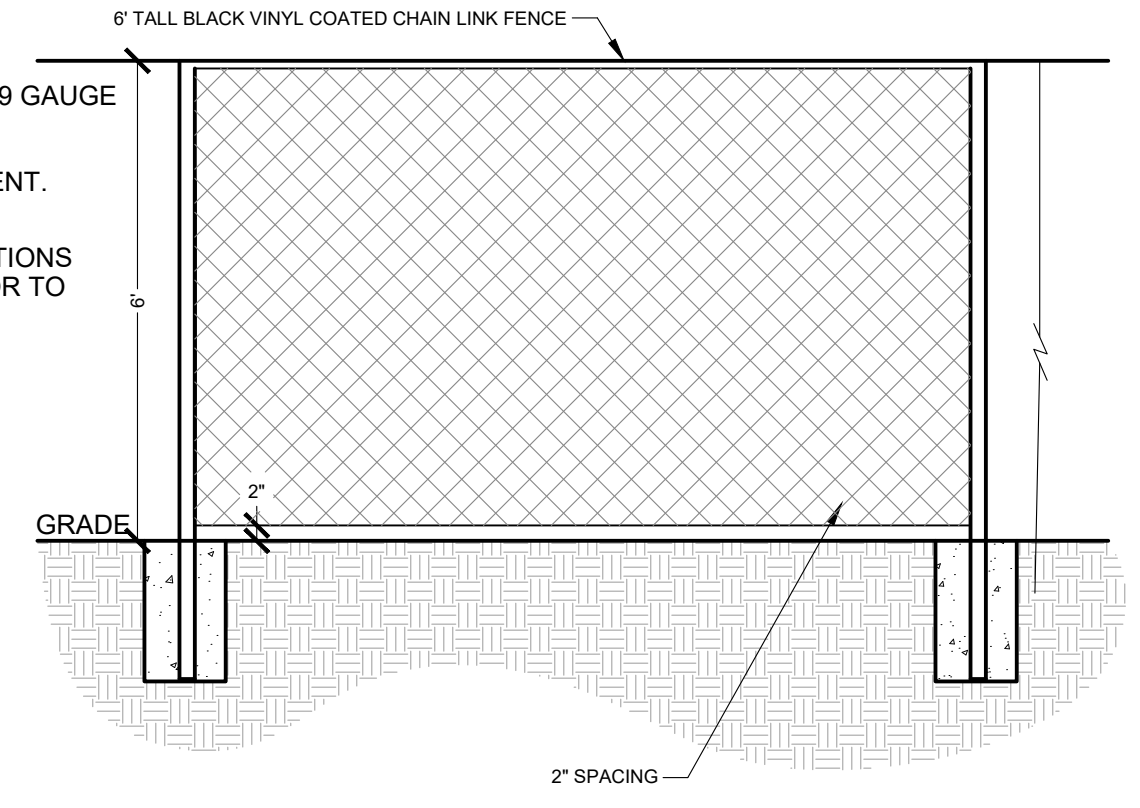
ITEM: PERIMETER FENCE

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



**A** TYPICAL FENCE DETAIL  
SCALE: N.T.S.

**NOTES:**

1. No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 154 of the City of Port St. Lucie Code of Ordinances, PSLUSD technical specifications and policies.
2. All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.
3. All landscaping shall meet the latest PSLUSD Landscape Policy and shall not be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
4. Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
5. No landscaping other than sod grasses shall be located within 5' of a PSLUSD appurtenance such as a water meter assembly, back-flow device, fire hydrant or sewer cleanout, etc.

**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 2'4" 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 cut-in-situ 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.

**IRRIGATION NOTES:**

- Per PSL Code of Ordinances: Sec. 154.03 (H)
- Irrigation System Design Standards.
- Landscape 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-irrigated 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).

▲

**PORT ST. LUCIE LANDSCAPE DATA**

**SEC. 156.121 - STREET TREE PLANTING**

TOTAL PHASE 4 ROADWAY LF OF STREET LENGTH: 4.037  
4.037 LF/50' O.C. SPACING = 81 STREET STREET TREES REQUIRED  
STREET TREES PROVIDED: 159

PLANT SCHEDULE PHASE 4						
PERIMETER BUFFER	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL	CONT
	BBL2	18	Bauhinia x blakeana / Hong Kong Orchid Tree	14'H x 7'S	4" CAL	100G
	QV2	34	Quercus virginiana / Live Oak	15'H x 8'S	4" CAL	100G
	SP	48	Sabal palmetto / Cabbage Palm	10'-16' CT	14"Min CAL	
STREET TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL	CONT
	BBL	37	Bauhinia x blakeana / Hong Kong Orchid Tree	16' H x 8' S MIN., 5' MIN. CLEAR TRUNK	4" CAL	100G
	BB	88	Bucida buceras 'Shady Lady' / Shady Lady Black Olive	16' H x 8' S MIN., 5' MIN. CLEAR TRUNK	4" CAL	100G
	QV	34	Quercus virginiana / Live Oak	16' H x 8' S MIN., 5' MIN. CLEAR TRUNK	4" CAL	100G
WETLAND BUFFER	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL	CONT
	PE	42	Pinus elliotti var. densa / South Florida Slash Pine	12'-14' H x 6'-7' S	3" CAL	45G
	QV3	11	Quercus virginiana / Live Oak	15'H x 8'S	4" CAL	100G
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
	CHR	873	Chrysobalanus icaco 'Red Tip' / Red Tip Coccolup	24"H x 18"S	3G	
	SES	39	Serenoa repens 'Silver' / Silver Saw Palmetto	12"H x 12"S	3G	
BUFFER SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
	VIO	871	Viburnum odoratissimum / Sweet Viburnum	24"H x 18"S	3G	
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
	MUH	336	Muhlenbergia capillaris / Pink Muhly Grass	15"H x 12"S	1G	42" o.c.
	SBA	565	Spartina bakeri / Sand Cordgrass	15"H x 12"S	1G	42" o.c.