

Sawgrass Lakes

Residential Zoning District (P.U.D.)

A. THE PURPOSE of the Sawgrass Lakes P.U.D. zoning district shall be to establish uses and use standards for the development of a low density, single-family community, attendant recreational uses, neighborhood convenience commercial, and to establish development standards and provisions as are appropriate to ensure proper development.

B. PERMITTED PRINCIPAL USES and STRUCTURES are as follows:

- a. Single-family dwellings
- b. Single-family dwellings (zero lot line)
- c. Open Space Recreational for the Sawgrass Lakes POA storage of its member's recreational vehicles, utility vehicles, boats on trailers, and all other permitted uses as set forth in the City's Open Space Recreational Zoning District 158.100.
 - The Sawgrass Lakes OSR will be adhered to all other conditions as set forth in the Open Space Recreational Zoning District 158,100.
- d. A 4.9-acre commercial center will meet all conditions as set forth in the City's Neighborhood Convenience Commercial (CN) 158.120.

C. MINIMUM LOT REQUIREMENTS are as follows:

- a. Single-family dwellings shall be 8,500 square feet and width of 72 feet.
- b. Single-family (zero lot line) dwellings shall be 5,850 square feet and width of 50 feet.

D. MAXIMUM BUILDING COVERAGE is as follows:

- a. Single-family dwellings will be 35% of lot area with a maximum impervious surface area not to exceed 50% of lot area.
- b. Single-family-(zero lot line) dwellings will be 45% of lot area with a maximum impervious surface area not to exceed 60% of lot area.
- E. MAXIMUM BUILDING HEIGHT in the Sawgrass Lakes P.U.D. shall be 35 feet.

F. MINIMUM LIVING AREAS are as follows:

- a. Single-family dwellings shall have a minimum living area of 1,400 sq. ft. with a two-car garage (ground floor area 1,800 sq. ft.)
- b. Single-family (zero lot line) dwellings shall have a minimum living area of 1,200 sq. ft. with a two-car garage (ground floor area 1,600 sq. ft.)

G. YARD REQUIREMENTS and BUFFERINGS are as follows:

Front Yard:

- a. Single-family dwellings shall have a minimum building setback of 20 feet (front load garage) and 14 feet (side load garage).
- b. Single-family (zero lot line) dwellings shall have a minimum building setback of 14 feet (side load garage unit) and 20 feet (front load garage unit).
- c. No accessory structures (herein defines as "accessory structures" in the City of Port St. Lucie Land Development Regulations) shall be permitted within any front yard setback.

Side Yards:

- a. Single-family dwellings shall have a minimum building and accessory structure setback of 6 feet. Any corner lot shall have a minimum side setback of 6 feet.
- b. Single-family (zero lot line) dwellings minimum building setbacks may vary as long as the combined setback of both side yards totals a minimum of 12 feet and when combined with the building setback on the adjoining lots will have a minimum of 12 feet of building separation; i.e., side setbacks could be 0 feet and 12 feet, 2 feet and 10 feet, 6 feet and 6 feet, etc. Any corner lot shall have a minimum side setback of 6 feet. Accessory structure setbacks may vary as long as the combined setback of both side yards total a minimum of 3 feet.

Rear Yards:

*Rear yards (all lots that abut the lakes and/or the 30-foot access and maintenance easement granted to the City will add 30 feet to all rear yard setbacks).

- a. Single-family dwellings shall have a minimum building setback of 10 feet and 6 feet for accessory structures.
- b. Single-family (zero lot line) units shall have a minimum building setback of 10 feet and 3 feet for accessory structures.
- c. A perimeter fence or wall will be allowed on the rear property line of any units.

Perimeter Fences or Walls:

Perimeter fences or walls will be allowed on the rear property line and side property lines up to the front building setback with the exception that all lots that abut the lakes and/or the 30-foot access and maintenance easement granted to the City, will not be allowed to put a fence in the rear 30 feet of their yards.

Wetlands

Wetlands shall have a minimum setback of 15 feet and an average of 50 feet along the jurisdictional wetland lines.

- H. DRIVEWAYS on all lots shall be concrete and a minimum of 8 feet wide.
- I. PARKING STANDARDS on all lots shall be capable of accommodating two parked cars on a minimum concrete pad of 16'x20'.
- J. PRIVATE BOAT HOUSES or DOCKS are not permitted on any lots.
- K. PHASING SCHEDULE is as follows:

Phase 1 - 200 units

1997 - 1998

 Phase II 200 units
 1999 - 2000

 Phase III
 200 units
 2003 - 2004

 Phase IV balance of units
 2003 - 2004

Exhibit A - 1

Being a parcel of land lying in Sectles 20, Township 37 South, Range 40 East, and being a portion of Tracts "D" and "F", according to the Flat of PCRT ST. LUCIE SECTION THIRTY SEVEN, as recorded in plat book 15, page 16, public records of St. Lucie County, Florida, and being more particularly described as follows:

Commence at the southeast corner of said Section 20; thence N 00°02'47" W, along the East line of said Section 20, a distance of 1705.97 feet to the intersection with the westerly right—of—way line of Paar Drive, as shown on the said Plot of PART ST. LUCIE SECTION THIRTY SEVEN, and being the POINT OF BEGINNING of the following described parcel:

Thence southeasterly along the said westerly right—of—way line of Poor Drive, by the following courses and distances:

Thence S 68'00'00" E a distance of 261.34 feet to the beginning of a curve concave to the southwest having a radius of 1150.00 feet; thence southeasterly along the arc of said curve a distance of 1103.92 feet, through a central angle of 55'00'00"; thence S 13'00'00" E a distance of 316.02 feet to the beginning of a curve concave to the northeast having a radius of 2050.00 feet; thence southeasterly along the arc of said curve a distance of 572.47 feet, through a central angle of 16'00'00"; thence S 29'00'00" E a distance of 628.48 feet to the beginning of a curve concave to the southwest having a radius of 1150.00 feet, the chord of which bears S 26'15'04" E; thence southeasterly along the arc of said curve a distance of 110.35 feet, through a langle of 05'29'52" to a point in the easterly boundary of that parcel of land

central angle of 05°29'52" to a point in the easterly boundary of that parcel of land described in O.R. Book 745, Page 845, public records of St. Lucie County, Florida; thence departing said westerly right—of—way line of Paar Drive, and along the said

easterly boundary by the following courses and distances:

Thence S 69'56'52" W, non-radial to last described curve, a distance of 178.71 feet; thence N 20'03'08" W a distance of 72.50 feet to the beginning of a curve concave to the southwest having a radius of 200 00 feet; thence northwesterly, westerly and southwesterly along the arc of said curve a distance of 314.16 feet, through a central angle of 90'00'00"; thence S 69'56'52" W a distance of 74.31 feet to the beginning of a curve concave to the southeast having a radius of 400.00 feet; thence southwesterly along the arc of said curve a distance of 130.02 feet, through a central angle of 1837'24"; thence S 5179'27" Wa distance of 328.08 feet to the beginning of a curve concave to the northeast having a radius of 100.00 feet; thence southwesterly, westerly, northwesterly, and northerly along the arc of said curve a distance of 223.80 feet, through a central angle of 12873'42"; thence N 00'26'50" W a distance of 1270.61 feet to the beginning of a curve concove to the southwest having a radius of 200.00 feet; thence northerly and northwesterly along the arc of sald curve a distance of 194.04 feet, through a central angle of 55°35'13"; thence N 56"02"03" Will distance of 1011.28 feet to the beginning of a curve concave to the northeast having a radius of 200,00 feet; thence northwesterly along the are of said curve a distance of 137.78 feet, through a central angle of 39°28'15"; thence N 16°33'47" W a distance of 243.45 feet to the beginning of a curve concave to the northeast having a radius of 196.24 feet: thence northwesterly, northerly, and mortheasterly along the arc of said curve a distance of 184.97 feet, through a central angle of 54'00'15"; thence N 3726'28" E a distance of 190.31 feet to a point in a nontangent curve concave to the northeast having a radius of 1550.00 feet, the chord of which bears S 64'48'02'E and being the said westerly right-of-way line of Pour Drive: thence southeasterly along the arc of said curve, and westerly right-of-way line of Paar Drive, a distance of 173.10 feet, through a central angle of 06"23"56"; thence continuing along said westerly right—of way line, S 68'00'00" E a distance of 292.34 feet to the POINT OF BEGINNING.

Order No: O-021115-L

Reference No:

Exhibit "A" -2

A parcel of land lying in Section 28 and Section 29, Township 37 South, Range 40 East, St. Lucie County, Florida, and being a portion of Tract "F" and Tract "G", PORT ST. LUCIE SECTION THIRTY SEVEN, according to the Plat thereof, recorded in Plat Book 15, page 16, Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of Tract "G" of said plat of Port St. Lucie Section Thirty Seven (also being the Southwest corner of Tract "R" of said Plat of Port St. Lucie Section Thirty Seven), said comer also lying on the arc of a circular curve to the right with a radial bearing of S 03 degrees 04'57" W and having a radius of 1,350.00 feet and being the Point of Beginning of the herein described parcel; thence run Westerly along the Northerly right-of-way line of Paar Drive as shown on said Plat of Port St. Lucie Section Thirty Seven and the arc, of said curve through a central angle of 04 degrees 54'06" for a distance of 115.49 feet to the point of tangency of said curve; thence N 82 degrees 00'57" W continuing along said Northerly right-of-way line of Paur Drive a distance of 177.90 feet; thence N 07 degrees 59'03" E departing said Northerly right-of-way line of Paar Drive a distance of 41.01 feet to a point lying on the boundary line of those lands as described in Official Records Book 754, pages 845 through 849, Public Records of St. Lucie County, Florida; thence S 82 degrees 00'01" E along said boundary line a distance of 59.22 feet to the point of curvature of a circular curve to the left having a radius of 50.00 feet, thence run Northwesterly continuing along said boundary line and the arc of said curve through a central angle of 85 degrees 21'18" for a distance of 74.49 feet to the point of tangency of said curve; thence N 12 degrees 38'41" B continuing along said boundary line a distance of 914,21 feet to the point of Curvature of a circular curve to the right having a radius of 1,000.00 feet; thence run Northeasterly continuing along said boundary line and the arc of said curve through a central angle of 33 degrees 12'10" for a distance of 579.50 feet to the point of tangency of said curve; thence N 45 degrees 50'51" E continuing along said boundary line a distance of 194.11 feet to the point of curvature of a circular curve to the right having a radius of 915.91 feet; thence run Easterly continuing along said boundary line and the arc of said curve through a central angle of 29 degrees 51'43" for a distance of 477.36 feet to the point of compound curvature of a circular curve to the right having a radius of 281.26 feet; thence run Southeasterly continuing along said boundary line and the arc of said curve through a central angle of 81 degrees 41'52" for a distance of 401.05 feet to the point of reverse curvature of a circular curve to the left having a radius of 220.00 feet; thence run Southeasterly continuing along said boundary line and the arc of said curve through a central angle of 36 degrees 26'43" for a distance of 139.94 feet to the point of compound curvature of a circular curve to the left having a radius of 140.00 feet; thence run Southeasterly continuing along said boundary line and the arc of said curve through a central angle of 20 degrees 34'23" for a distance of 50.27 feet; thence S 10 degrees 23'20" W departing said boundary line of those lands as described in said Official Records Book 754, pages 845 through 849 and the arc of said curve on a radial line to said curve for a distance of 179.38 feet to a point on the arc of a circular curve to the right with a radial bearing of N 56 degrees 45'15" B and having a radius of 350.00 feet; thence run Southerly along the arc of said curve through a central angle of 68 degrees 14'24" for a distance of 416.85 feet to the point of tangency; thence S 55 degrees 00'21" E departing said curve along a radial line to said curve for a distance of 140.00 feet; thence N 34 degrees 59'39" E a distance of 50.00 feet to the point of curvature of a circular curve to the left having a radius of 1,130.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 54 degrees 42'33" for a distance of 1,078.99 feet to a point lying on the boundary line of those lands as described in Official Records Book 754, pages 845 through 849; thence N 69 degrees 56'51" E along said boundary line a distance of 20.00 feet to the Westerly right-of-way line of Paar Drive and a point on the arc of a circular curve to the right with a radial bearing of N 70 degrees 16'45" B and having a radius of 1,150.00 feet; thence run Southerly along said right-of-way line of Paar Drive and the arc of said curve through a central angle of 54 degrees 42'54" for a distance of 1,098.20 feet to the point of tangency of said curve; thence S 34 degrees 59'39" W continuing along said right-of-way line of Past Drive, a distance of 467.61 feet to the point of curvature of a circular curve to the right having a radius of 1,350,00 feet; thence run Southwesterly continuing along said right-of-way line of Paar Drive and the arc of said curve through a central angle of 58 degrees 05'18" for a distance of 13,68.67 feet returning to the Point of Beginning of said parcel.

SAWGRASS LAKES ESTATES - PHASE 3 PUD MINOR AMENDMENT

SECTION 20, 21 & 28, TOWNSHIP 37S, RANGE 40E CITY OF PORT ST. LUCIE, FLORIDA **JUNE 2020**

OWNER / APPLICANT

ELIZABETH MILARDO, PRESIDENT PAAR ESTATES AT SAWGRASS LAKES PROPERTY OWNERS ASSOCIATION, INC. C/O SIGNATURE PROPERTY 3232 SE DIXIE HIGHWAY UNIT B STUART, FL 34997 PH: (772) 219-4474

DEVELOPER

MR. DAVE STELLATO SAWGRASS LAKES MASTER ASSOCIATION, INC. C / O SIGNATURE PROPERTY 3232 SE OLD DIXIE HWY., UNIT B STUART, FL 34997 PH: (772) 219-4474

ENGINEER



CIVIL - STRUCTURAL - SURVEYING - ENVIRONMENTAL 1835 20TH STREET VERO BEACH, FL 32960 PH: (772) 569-0035 MELBOURNE, FL - PH: (321) 253-1510 FT. PIERCE, FL - PH: (772) 468-9055 PALM CITY, FL - PH: (772) 426-9959

INDEX OF DRAWINGS

- **COVER SHEET**
- CONCEPTUAL DEVELOPMENT NOTES
- CONCEPTUAL DEVELOPMENT PLAN
- TREE RELOCATION PLAN
- LANDSCAPE REVISION DETAILS AND GENERAL NOTES

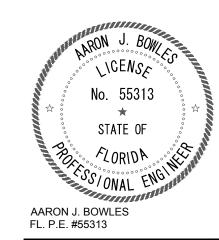
VICINITY MAP

LOCATION MAP

L PROJECT

LOCATION

This item has been digitally signed & sealed by Aaron Bowles, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed & sealed and the signature must be verified on any electronic copies.

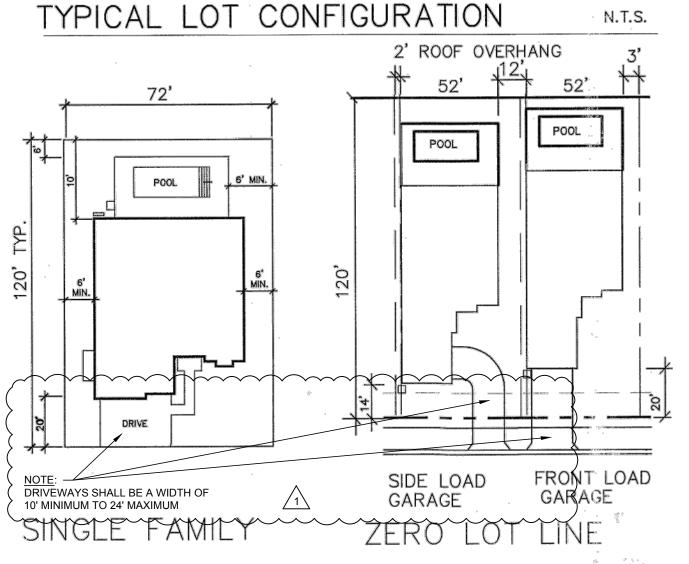


DATE: 10/14/2020 PROJECT: 19-2009

SHEET



TYPICAL 50' R.O.W. SECTION N.T.S.



	TYPICAL LOT CONFIGURA	ATION		9, 8 0 8 8 0
0		SINGLE FAMILY	ZERO LOTS	
	FRONT YARD SETBBACK	20'	20',14'	SIDE LOA
	REAR YARD SETBACK	10'	10'	TO 7 18
	SIDE YARD SET BACK	6'	**0'-6';	6'-12'
	SIDE CORNER SET BACK	6'	6'	
	POOL SETBACK FROM SIDE			
	REAR & STRUCTURE	6'	****3'	
	DECK & SCREEN ENCLOSURE	6'	3'	
	MINIMUM LOT SIZE	8500 S.F.	5850 S.F.	
	MINIMUM LOT WIDTH	72'	50'	
	MAXIMUM GROUND FLOOR AREA	35%	45%	
	MAXIMUM IMPERVIOUSE AREA	50%	60%	

*MINIMUM LOT WIDTH FOR RADIAL LOTS MAY BE REDUCED, HOWEVER MUST BE MINIMUM WIDTH @ BUILDING SETBACK LINE

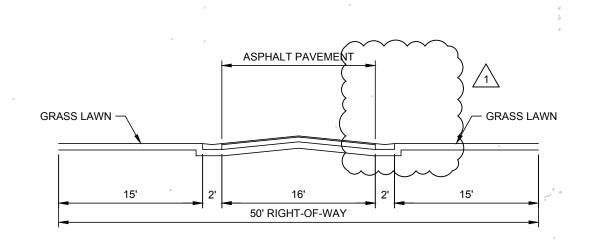
MAXIMUM BUILDING HEIGHT

**ZERO LOT LINE SIDE SET BACKS MAY VARY HOWEVER BUILDING SEPARATION SHALL BE 12' MIN.

***REAR YARDS (ALL LOTS THAT ABUT THE LAKES AND / OR THE 30 FOOT ACCESS EASEMENT GRANTED TO THE CITY WILL ADD 30 FEET TO ALL REAR YARD SETBACK

35'

****ACCESSORY STRUCTURE SETBACKS MAY VARY FOR ZERO LOT LINE LOTS AS LONG AS THE COMBINED SETBACK OF BOTH SIDE YARDS TOTAL A MINIMUM OF 3 FEET.



PHASE 3 TYPICAL 50' R.O.W. SECTION N.T.S.

LEGAL DESCRIPTION

All Tracts "D", "F" and "G" PORT ST. LUCIE, SECTION THIRTY SEVEN, a Subdivision according to the plat thereof, recorded in Plat Book 15, Page 16, Public records of St. Lucie, County, Florida.

That portion of Section 20. Township 37 South, Range 40 East, bounded as follows: On the North by the Southerly right of way of Tulip Boulevard shown on the plat entitled FIRST REPLAT IN PORT ST. LUCIE, SECTION FORTY TWO, a Subdivision according to the plat thereof, recorded in Plat Book 18, Page 18, Public Records of St. Lucie County, Florida.

On the Northeast by the Southwest right of way line of Parr Drive shown on the aforementioned plat of PORT ST. LUCIE, SECTION THIRTY SEVEN,

On the East by the East section line of section 20, Township 37 South, Range 40 East, also being the West line of Tract D, shown on the aforementioned plat of PORT ST. LUCIE, SECTION THIRTY SEVEN

On the South by the South section line of section 20, Township 37 South, Range 40 East, also being the North line of Tract G, shown on the aforementioned plat of PORT ST. LUCIE, SECTION THIRTY SEVEN and

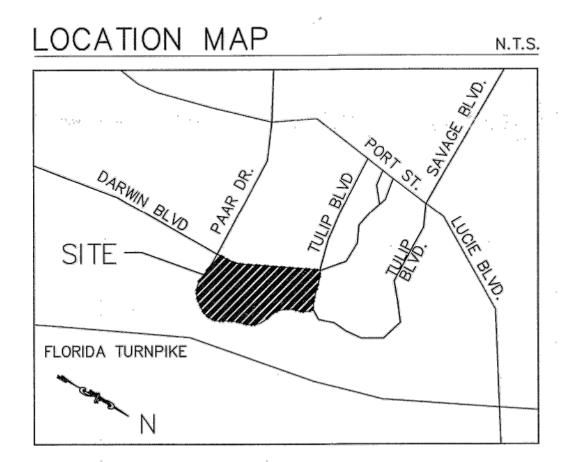
On the Southwest by the Northeast right of way of Darwin Boulevard, shown on the plat entitled PORT ST. LUCIE, SECTION TWENTY TWO, a Subdivision according to the plat of thereof, recorded in Plat Book 13, Page 28, Public Records of St. Lucie County, Florida.

LESS AND EXCEPT:

That Portion conveyed in that certain Special Warranty Deed from General Development Corporation, a Delaware corporation, as debtor—in—possesion under U.S. Bankruptcy Court Case No. 90-12231-BKC-AJC, to the City of Port St. Lucie, a Florida municipality corporation, recorded in the Official Records Book 754, Page 807, (more specifically Exhibit C-19 of that document at page 845). Public Records of St. Lucie county, Florida.

That portion conveyed in that certain Deed from St. Lucie County, Florida a political subdivision of the State of Florida, to the City of Port St. Lucie, a municipality organized under the laws of the State of Florida, recorded in Official Record Book 922, Page 11 (more specifically Page 1167 of that document), Public Records of St. Lucie County, Florida.

That portion contained in the Stipulated Order of Taking recorded in Official Record Book 817, Page 2091 (more specifically page 2164 of that document), amended in Amended Order of Taking recorded in Official Record Book 1013, Page 2229 (more specifically pages 2252 and 2253 of that document), Public Records of St. Lucie County, Florida.



SITE DATA

HOUSING TYPES

GROSS DENSITY

EXISTING LAND USE

LAND USE CALCULATIONS

RESIDENTIAL LOT AREA

OPEN SPACE SUMMARY

COMMERCIAL PARCEL

TOTAL

SUBTOTAL

INTERNAL RIGHT OF WAYS

WATER MANAGEMENT TRACTS/LAKES

BUFFERS/PRESERVE/OPEN SPACE

DWELLING UNITS (see Unit Data)

SITE AREA

BUILDING AREA 0.70 ACRES PAVED AREA OPEN SPACE

DEVELOPMENT TEAM

		2000			
0		OWNER	DEVELOPER	PLANNER	ENGINEER
	PHASE 1	SAWGRASS LAKES, INC 298 SW PANTHER TRACE PORT ST. LUCIE, FLORIDA 34953 CONTACT: MR. BRET SOVEREL (772) 879-1080	SAWGRASS LAKES, INC 298 SW PANTHER TRACE PORT ST. LUCIE, FLORIDA 34953 CONTACT: MR. BRET SOVEREL (772) 879-1080	COTLEUR HEARING 1070 EAST INDIANTOWN ROAD SUITE 402 JUPITER, FLORIDA 33477 CONTACT: MR. DONALDSON HEARING (772)747-6336 FAX(772)747-1377	CREECH ENGINEERING 203 WEST 3RD ST. PALM CITY, FL 34994 CONTACT: MR. RICHARD CREECH (772)283-1413
	PHASE 2	SAWGRASS LAKES, INC 298 SW PANTHER TRACE PORT ST. LUCIE, FLORIDA 34953 CONTACT: MR. BRET SOVEREL (772) 879-1080	SAWGRASS LAKES, INC 298 SW PANTHER TRACE PORT ST. LUCIE, FEORIDA 34953 CONTACT: MR. BRET SOVEREL (772) 879-1080	COTLEUR HEARING 1070 EAST INDIANTOWN ROAD SUITE 402 JUPITER, FLORIDA 33477 CONTACT: MR. DONALDSON HEARING (772)747-6336 FAX(772)747-1377	CULPEPPER & TERPENING INC. 2980 S. 25TH STREET FT. PIERCE, FLORIDA 34982 CONTACT: MR. ERIC ZEISS, P.E. (772) 464–3537
D	PHASE 3	PAAR ESTATES PROPERTY OWNERS ASSOCIATION, INC. C/O SIGNATURE PROPERTY 3232 SE DIXIE HIGHWAY UNIT B STUART FL 34997 CONTACT: MS. ELIZABETH MILARDO (772) 219-4474	SAWGRASS LAKES MASTER ASSOCIATION, INC. C/O SIGNATURE PROPERTY 3232 SE DIXIE HIGHWAY UNIT B STUART FL 34997 CONTACT: MR. DAVE STELLATO (772) 219-4474	MBV ENGINEERING, INC. 1835 20TH STREET VERO BEACH, FLORIDA 32960 CONTACT: MS. REBECCA GROHALL AICP (772) 569-0035	MBV ENGINEERING, INC. 1835 20TH STREET VERO BEACH, FLORIDA 32960 CONTACT: MR. AARON J. BOWLES (772) 569-0035
	PHASE 4	MAX M. FARASH 919 S. WINTON ROAD ROCHESTER, NY. CONTACT: MR. MAX M. FARASH	ROYAL PROFFESIONAL BUILDINGS, INC. 300 ROYAL COMMERCE ROAD ROYAL PALM BEACH, FL. 33411 CONTACT: MR. WALLY SANGER (561) 798-0901	COTLEUR HEARING 1070 EAST INDIANTOWN ROAD SUITE 402 JUPITER, FLORIDA 33477 CONTACT: MR. DONALDSON HEARING (772)747-6336 FAX(772)747-1377	CULPEPPER & TERPENING INC. 2980 S. 25TH STREET FT. PIERCE, FLORIDA 34982 CONTACT: MR. ERIC ZEISS, P.E. (772) 464–3537
	PHASE 5	SAWGRASS LAKES, INC 298 SW PANTHER TRACE PORT ST. LUCIE, FLORIDA 34953 CONTACT: MR. BRET SOVEREL (772) 879-1080	SAWGRASS LAKES, INC 298 SW PANTHER TRACE PORT ST. LUCIE, FLORIDA 34953 CONTACT: MR. BRET SOVEREL (772) 879-1080	COTLEUR HEARING 1070 EAST-INDIANTOWN ROAD SUITE 402 JUPITER, FLORIDA 33477 CONTACT: MR. DONALDSON HEARING (772)747-6336 FAX(772)747-1377	CULPEPPER & TERPENING INC. 2980 S. 25TH STREET FT. PIERCE, FLORIDA 34982 CONTACT: MR. ERIC ZEISS, P.E. (772) 464-3537

PRESERVATION ANALYSIS	ACRES	%
WETLAND AREA UPLAND HABITAT AREA	20.81 265.80	6% 85%
DISTURBED UPLAND AREA	29.19	9%
TOTAL SITE AREA	315.80	100%
WETLAND PRESERVATION		a 27 or alkalass vasovim tr
EXISTING	20.81	
WETLAND IMPACT REQUIRED MITIGATION (1.5:1)	13.20 19.80	
MITIGATION PROVIDED		
ENHANCEMENT/RESTORATION PURCHASED AND ENHANCED @ OSPREY RIDGE	7.61 16.20	
TOTAL PROVIDED	23.81	
UPLAND PRESERVATION ANALYSIS		
REQUIRED (25% OF EXISTING)	66.45 AC	
PROVIDED	54.04 AC	
MIT GATION REQUIRED 12.41 AC. X 1.5 =	18.62 AC	
OFFSITE PROVIDED (OSPREY RIDGE)	16.53 AC	
MONETARY CONTRIBUTION	2.09 AC	
TOTAL PROVIDED	66.45 AC	
UPLAND PRESERVATION ACREAGE BY PHASE	٠,	
PHASE		
1	9.34 AC.	
2	4.49 AC.	
3	7.70 AC.	0
4	7.01.40	

NOTE: FINAL UPLAND MITIGATION TO BE BASED ON RECORDED PLATS

GENERAL NOTES

OTHER

TOTAL

1. MAIL DISTRIBUTION HAS BEEN DESIGNED FOR CLUSTER MAILBOXES 8 MIN. & 16 MAX IN ZERO LOT LINE LAYOUTS.

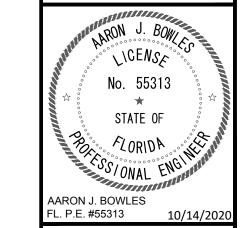
3.21 AC.

10.00 AC.

19.30 AC.

54.04 AC.

- 2. ALL MATERIAL QUALITY SHALL BE FLORIA NO. 1 OR BETTER.
- 3. ALL PLANT MATERIAL TO TO RECEIVE 2" THICK CYPRESS BARK MULCH.
- 4. ALL PLANTING & SODDED AREAS TO BE IRRIGATED WITH 100% COVERAGE & SUPPLIED BY A FULLY AUTOMATED SYSTEM.
- 5. LANDSCAPE REQUIREMENTS SHALL MEET CITY OF PORT ST. LUCIE ENGINEERING REGULATIONS FOR VISIBLE TRIANGLES.
- 6. TREES SHALL BE 10' MIN. HEIGHT AT INSTALLATION.
- 7. SITE LANDSCAPE SHALL CONFORM TO PORT ST. LUCIE ORDINANCE SECTIONS WHERE APPLICABLE.
- 8. WETLAND AND UPLAND PRESERVE AREAS SHALL NOT BE ALTERED EXCEPT THOSE ALLOWED BY THE CITY OF PORT ST. LUCIE.
- 9. ALL WETLANDS TO HAVE A 15' MIN. (50' AVG.) PERIMETER UPLAND TRANSITION ZONE NO ALTERATIONS WITHOUT PERMISSION OF CITY OF PORT ST. LUCIE.
- 10. MAXIMUM HEIGHT OF STRUCTURE IS 35' ABOVE FINISHED FLOOR ELEVATION.
- 11. LAKE PERIMETER (NO LESS THAN 60%) SHALL HAVE A 30' LAKE MAINTENANCE EASEMENT.
- 12. REFER TO ENGINEERING SURVEY FOR EXISTING RIGHTS OF WAY.
- 13. ALL CUL-DE-SACS SHALL HAVE A 100' DIAMETER TURNAROUND CIRCLE.
- 14. ALL LOT LINES ARE CONCEPTUAL AND SUBJECT TO ENGINEERING REVISIONS.
- 15. ALL AREAS OUTSIDE INDIVIDUAL LOT LIMITS TO BE CONSIDERED "COMMON AREA"
- 16. EXISTING 53.21 ACRE UTILITY PLANT NOT INCLUDED WITH SITE CALCULATIONS.



19-2009

8 2 3 4 5 2 -

OPMENT

DEVEL TES

PSLUSD PROJECT NO. 11-176-05 CITY OF PORT ST. LUCIE PROJECT NO. P20-152

72 HOURS BEFORE DIGGING CALL TOLL FREE Know what's below.

Call before you dig.

PERVIOUS AREA WATER MANAGEMENT TRACTS/LAKES 58.81 17,30 RESIDENTIAL LOT AREA (PERVIOUS AREA) RIGHT OF WAYS (PERVIOUS AREA) 101.59 **BUFFERS & OPEN SPACE** 4.90 COMMERCIAL PARCEL 224.68 IMPERVIOUS AREA TYPICAL BUILDING FOOTPRINTS

315.80 AC.

1.95 DU./AC.

15%

42%

10%

32%

2%

15%

19% 5% 32% 2%

73%

100%

RL, OSC, OSR, CL.

SINGLE FAMILY. & ZERO LOTS

ACRES

46.37

134.11 28.83

101.59

4.90 315.80

PAVED AREA (ROADS, WALKS & DRIVES) SUBTOTAL TOTAL 100% 315.80

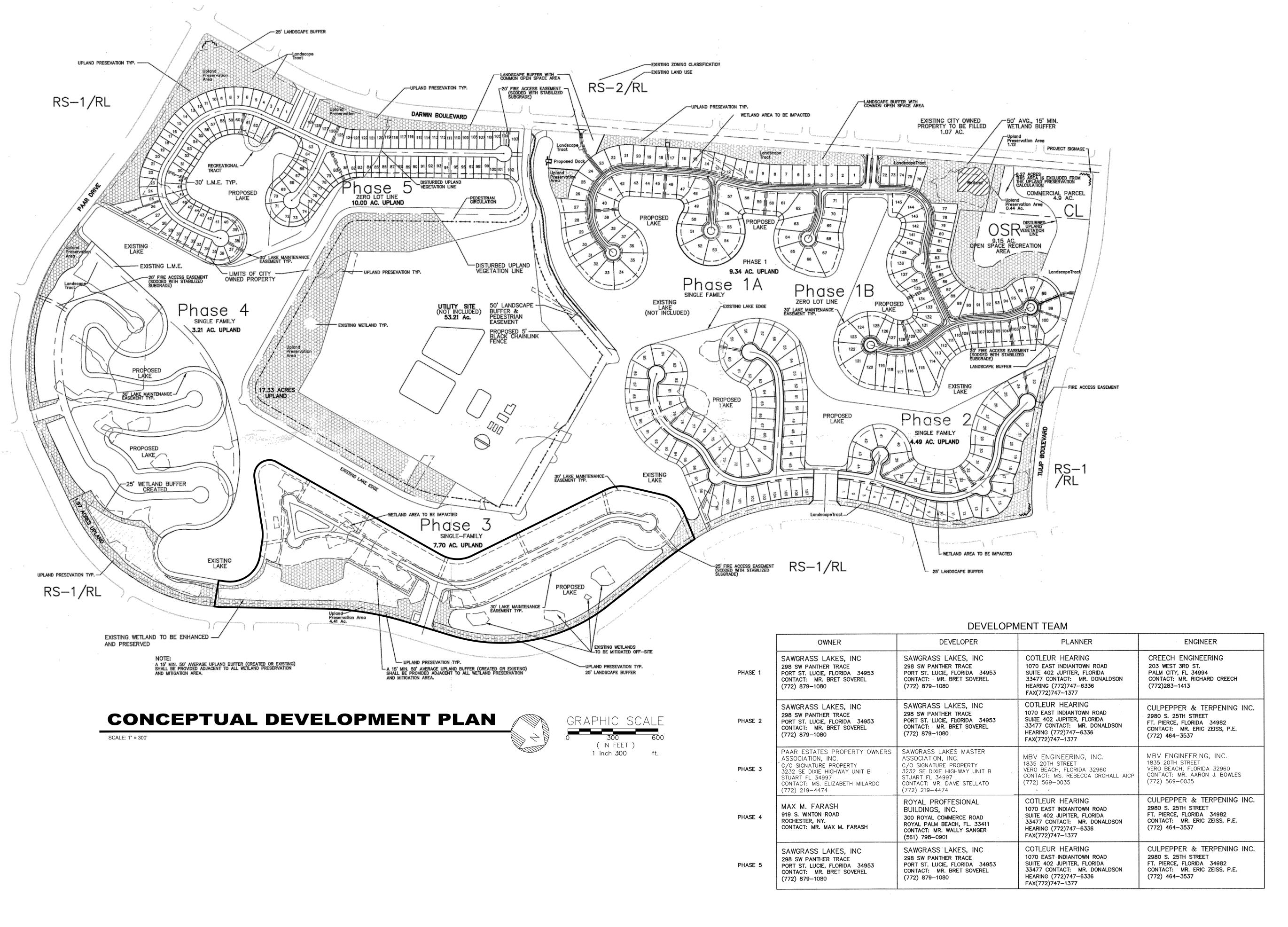
UNIT DATA

INIT	QUANTITY/UNIT TYPE	AREA
HASE 1A	71 SINGLE FAMILY UNITS	19.88 Ac.
HASE 1B	74 ZERO LOT LINE UNITS	17.56 Ac.
HASE 2	108 SINGLE FAMILY UNITS	31.77 Ac.
HASE 3	108 SINGLE FAMILY UNITS	18.91 Ac.
HASE 4	115 SINGLE FAMILY UNITS	22.91 Ac.
HASE 5	141 ZERO LOT LINE UNITS	23.08 Ac.
	OAT TOTAL DIMENSIANO LINES	4-444

134.11 Ac. 617 TOTAL DWELLING UNITS

COMMERCIAL PARCEL

2.99 ACRES 1.21 ACRES 4.90 ACRES TOTAL





PSLUSD PROJECT NO. 11-176-05

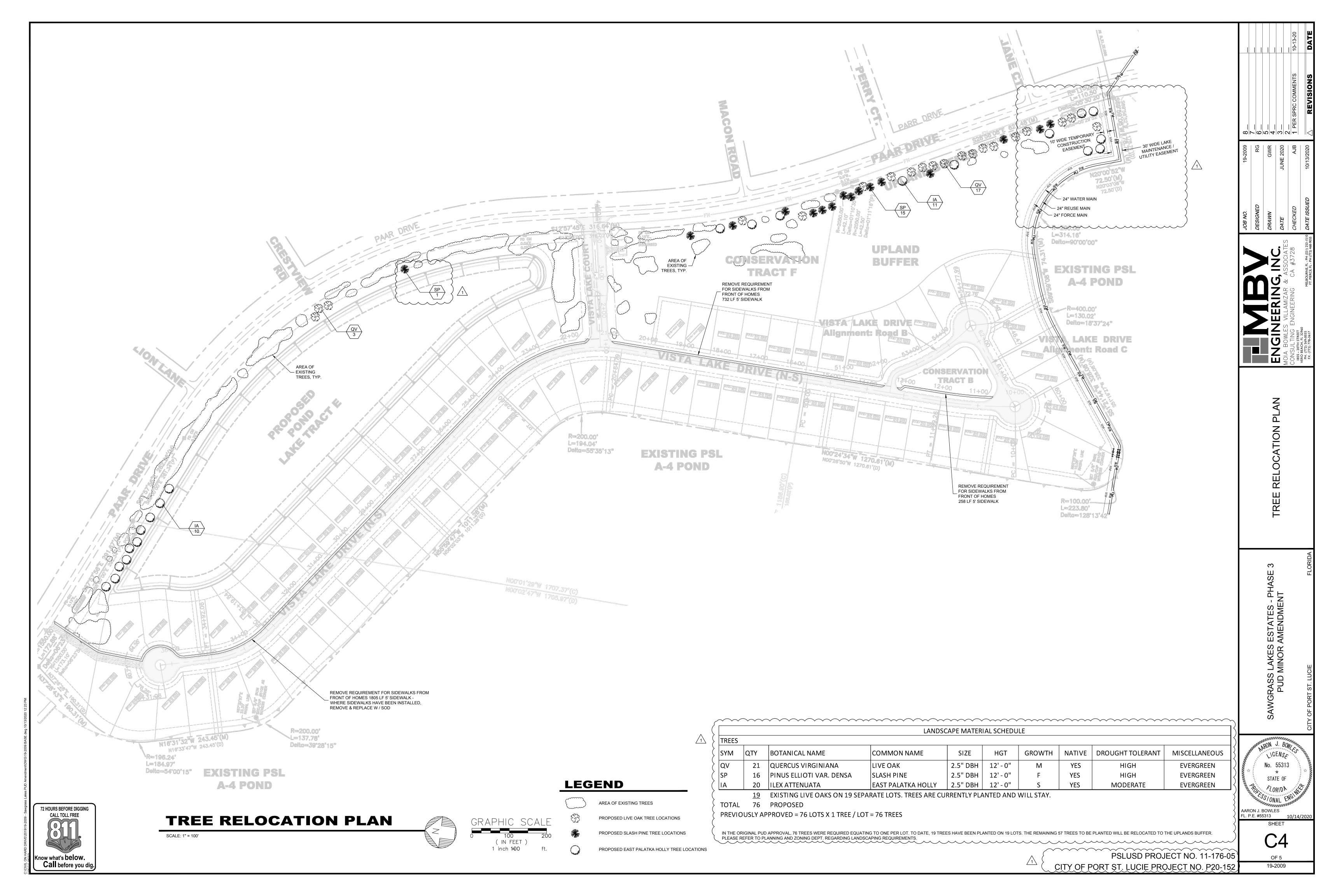
CITY OF PORT ST. LUCIE PROJECT NO. P20-152

8/0/2/4/8/7/-

 \mathcal{C} LAKES MINOR /

[°]℃\CE*NS*≿°° STATE OF AARON J. BOWLES FL. P.E. #55313

19-2009



A. SCOPE OF WORK

- 1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED
- 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

TOPSOIL MIX ONE (1) CUBIC FOOT

THE OWNER'S REPRESENTATIVE

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE

D. MATERIALS

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON SAMPLES' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE. ONE (1) CUBIC FOOT

ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY) PI ANTS

- 2. PLANT MATERIALS a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. 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 WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM
- b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION
- c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE. AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY: SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX) 1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE

TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE. IND OF A LOAMY CHARACTER: REASONABLY FREE OF SUBSOIL. CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER: FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT

DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS

- 3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE
- 4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE AT WHICH POINT THE CONTRACTOR SHALL CONTACT ENGINEER TO DISCUSS ALTERNATE RECOMMENDATION
- 5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL. NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE. AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS. HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. *WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED. APPLICATION IS TO BE IN ACCORDANCE WITH FLORIDA GREEN INDUSTRIES BEST *FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). SEE PLANT LIST FOR TYPE OF MATERIAL ("FLORIMULCH," EUCALYPTUS MULCH, OR PINE STRAW) AND GRADE.

I. DIGGING AND HANDLING

- 1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
- 2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
- 3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING
- 4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM
- 5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-

J. CONTAINER GROWN STOCK

- 1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. FLORIDA #1 OR BETTER.
- 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG 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. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS
- 4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE

K. COLLECTED STOCK

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE ENGINEER OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY. THE ENGINEER SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

- 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. UNLESS OTHERWISE NOTED. 2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH
- 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

- 1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO
- 3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE
- 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING
- 5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY. AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED
- 6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
- 7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A
- QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED 8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
- 9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS. 10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
- 11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO
- 12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
- 13.PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300. 14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND
- AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION. 15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO
- INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE ENGINEER IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE ENGINEER IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY 16.MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH
- 17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER. "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

P. LAWN SODDING

- 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER
- 2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
- 3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
- a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS. ABSOLUTELY
- TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, FUNGI, INSECTS AND DISEASES OF ANY KIND. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS ADJACENT TO BUILDINGS A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE
- 5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS. THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN, ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND 6. LAWN MAINTENANCE:

SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY

- a. WITHIN THE CONTRACT LIMITS. THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED. SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RF-GRADING IF NECESSARY)
- b. CONTRACTOR RESPONSIBLÉ FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK, ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

PROPERTY'S JURISDICTIONAL AUTHORITY.

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM) CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

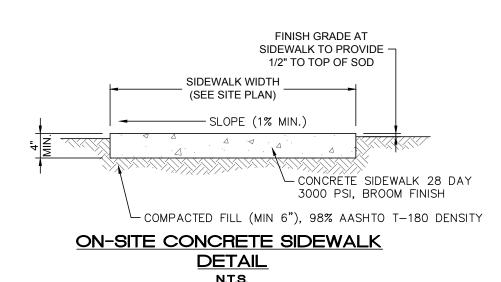
FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE ENGINEER OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

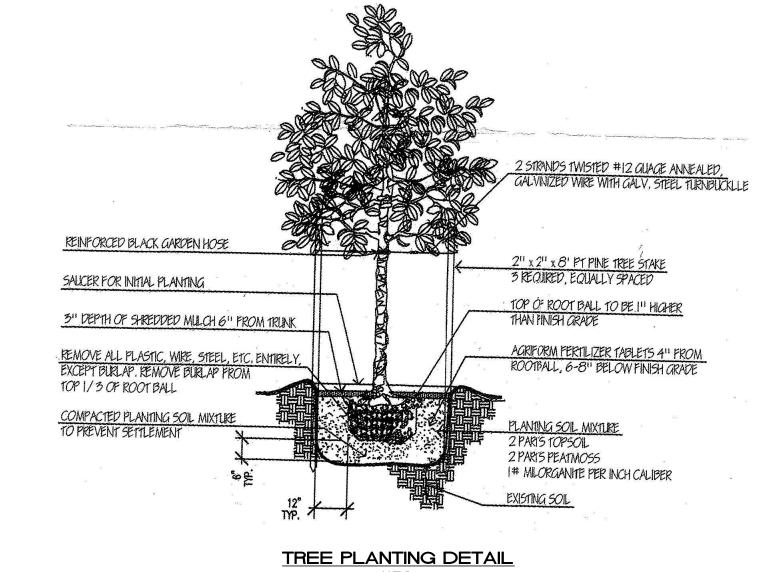
- 1. THE LIFE AND SATISFACTORY CONDITION OF ALL 7 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S
- 2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
- 3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING". AT NO ADDITIONAL COST TO THE OWNER, WARRANTY IS TO EXCLUDE DAMAGE CAUSED BY FLOODS, LIGHTING STRIKES, FREEZING, WINDS OVER 45 MPH, FIRE, VANDALISM, HERBIVORE ANIMALS, DISEASE, INSECTS, WATER RESTRICTIONS,
- GOVERNMENT ACTIONS OR ACTS OF NEGLIGENCE BY THE OWNER OR OTHERS. 4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF

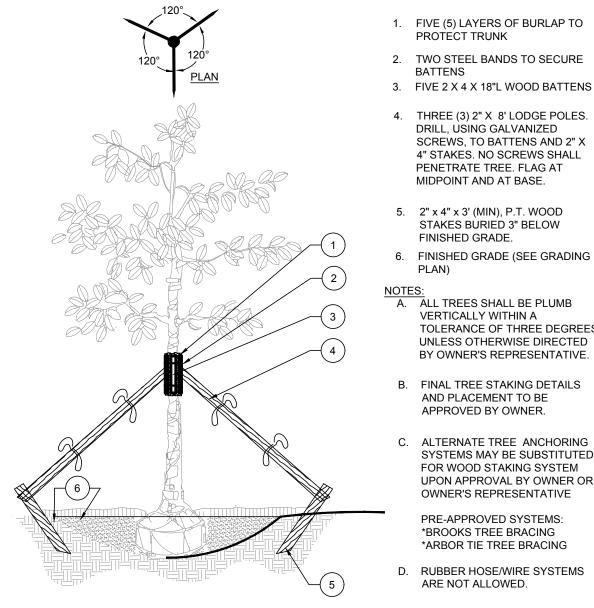
V. SUBMITTALS

- 1. FOR ALL LANDSCAPE INSTALLATIONS, THE CONTRACTOR SHALL SUBMIT PRODUCT DATA IN THE FORM OF MANUFACTURERS' CUT SHEETS AND CATALOG DATA FOR ALL PRODUCTS, MATERIAL AND EQUIPMENT CLEARLY INDICATING THE SPECIFIC PART OR PRODUCT CATALOG NUMBER(S) FOR APPROVAL AND SUBMIT A MATERIALS LIST INDICATING ALL PLANT SPECIES, QUALITY AND SIZE.
- 2 SUBMIT 6 COPIES OF REQUESTED INFORMATION NEATLY BOUND AND INDEXED PER CATEGORY 3. THE CONTRACTOR SHALL SUBMIT A LANDSCAPE COORDINATION DRAWING, INDICATING CONTRACTOR'S PROPOSED LOCATION OF TREES, SHRUBS, GROUNDCOVERS AND MULCH.THIS DRAWING SHOULD BE PREPARED ON A COPY OF THE LANDSCAPE PLAN PROVIDED IN THESE DRAWINGS AND SHALL CLEARLY DEPICT ADJUSTMENTS OR CHANGES THE CONTRACTOR PROPOSES TO THE PLANT SPECIES, SIZE OR LOCATION. THE DRAWINGS SHALL INDICATE ALL PROPOSED SUBSTITUTIONS OF SIZE, AND/OR MATERIA
- 4. ALLOW TWO WEEKS FOR THE ENGINEER TO COMPLETE REVIEW AND APPROVAL OF PRODUCT DATA, AND COORDINATION DRAWINGS. ENGINEER WILL NOT BE RESPONSIBLE FOR PROJECT DELAYS RELATED TO DELIVERY AND TRANSMISSION OF THE INFORMATION AND DOCUMENTATION ONCE INFORMATION HAS LEFT ENGINEER'S OFFICE. ITEMS REQUIRING A LONG LEAD TIME SHOULD BE SUBMITTED AS SOON AS POSSIBLE.
- 5. WARRANTY: CONTRACTOR SHALL SUBMIT A WARRANTY LETTER TO OWNER, INDICATING THE WARRANTY PERIOD, WARRANTY REQUIREMENTS (AS SPECIFIED IN THESE DRAWING AND SPECIFICATIONS), AND DATES OF WARRANTY PERIOD, WHICH SHALL BEGIN AT THE DATE OF ISSUANCE OF PROJECT CERTIFICATE OF OCCUPANCY, AND END TWELVE (12) MONTHS AFTER.
- 6. CERTIFICATION: CONTRACTOR SHALL SUBMIT CERTIFICATION STATING THAT: PLANT SPECIES AND SIZE CONFORM TO THOSE INDICATED ON THE DRAWINGS: ALL NURSERY STOCK IS IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES; ALL PLANTS ARE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY; ALL PLANTS ARE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND HAVE ADEQUATE ROOT SYSTEMS; TREES FOR PLANTING IN ROWS ARE UNIFORM IN SIZE AND SHAPE. THIS CERTIFICATION IS









- FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK
- 3. FIVE 2 X 4 X 18"L WOOD BATTENS 4. THREE (3) 2" X 8' LODGE POLES. DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES, NO SCREWS SHALL PENETRATE TREE. FLAG AT
- 5. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3" BELOW
- FINISHED GRADE. 6. FINISHED GRADE (SEE GRADING PLAN)
- A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE PRE-APPROVED SYSTEMS: BROOKS TREE BRACING

ARBOR TIE TREE BRACING D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

PSLUSD PROJECT NO. 11-176-05 CITY OF PORT ST. LUCIE PROJECT NO. P20-152

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19-2009

10/14/202

AARON J. BOWLES FL. P.E. #55313

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