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 Port St Lucie, FL 34984
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 Landscape Architect/Land Planner:
 Lucido & Associates
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Capstone Community

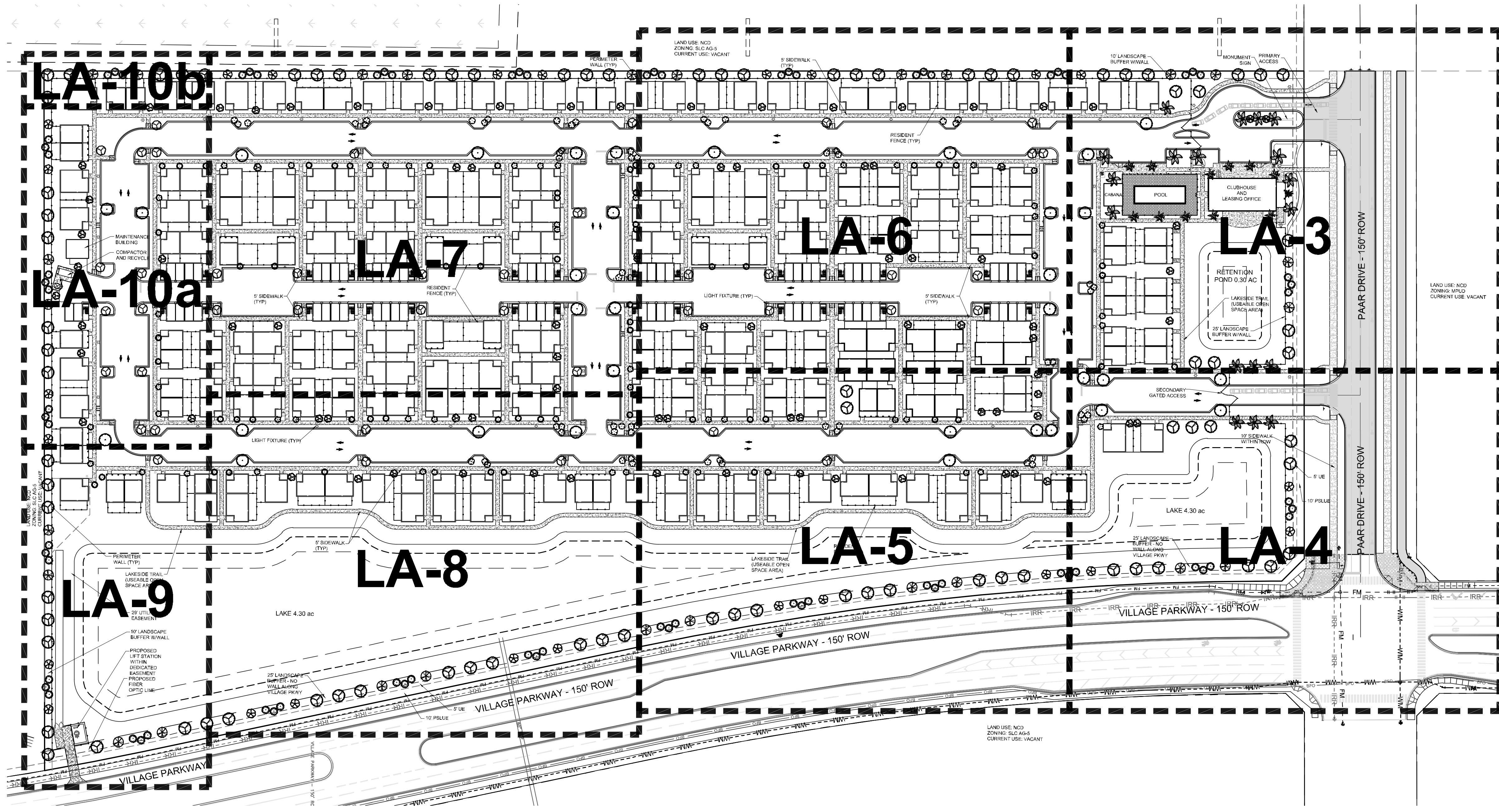
Port St. Lucie, Florida

Conceptual Landscape Plan

March 10, 2021

City of Port St. Lucie P# 20-141
 PSLUSD No. 5367

Date	By	Description
3.10.21	BW	Initial Submittal



Required Trees:

	Native%	# of Species	Flowering%	Drought Tolerant%	Palm%
Perimeter: (4,816/30)	161	50% = 81			25% = 40 (Max)
Building(s) Foundation Perimeter: (6,647/30)	222	50% = 111			100% = 222 (Max)
Parking Lot Terminal Landscape Islands: 100	75% = 75				25% = 25 (Max)
Total:	483	267	5	20% = 97	50% = 242

Provided Trees:

	Native	# of Species	Flowering	Drought Tolerant	Palm
Total:	483	267	9	130	483

Required Shrubs:

	Native%	Drought Tolerant%
Perimeter: (4,816/2)	2,408	25% = 602
Building(s) Foundation Perimeter: (6,647/1.5)	4,431	25% = 1,108
Total:	6,839	1,710

Provided Shrubs:

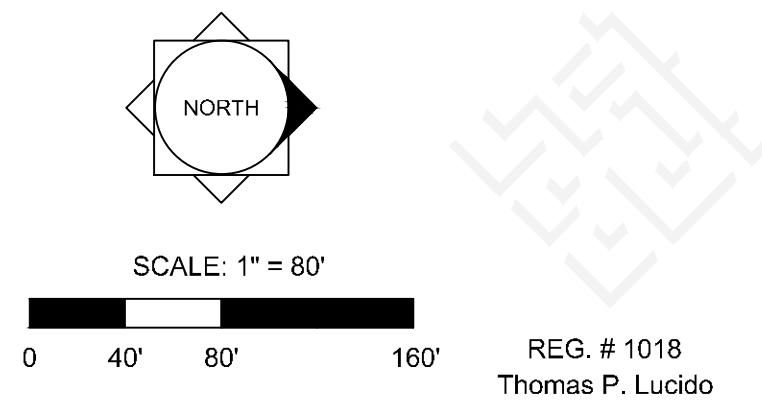
	Native	Drought Tolerant
Total:	7,290	2,354

- 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 intersection 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 any tree within the 25' sight triangle will be maintained at a height of no less than 6' above the road crown.
 - Existing landscape material noted for relocation may be substituted with new planting if construction schedule inhibits relocation.

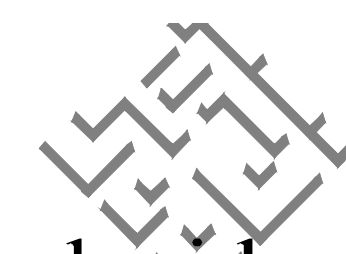
- PSLUSD Notes for Landscape Plans**
- All new landscaping within utility easements and within ten (10) feet of underground utility infrastructure shall comply with PSLUSD technical specifications, policies, and codes.
 - No landscaping other than sod grasses may be planted within a 5' radius maintenance area of any utility appurtenances such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and 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.

Index of Drawings:

Landscape Data	LA-1
Plant Schedule	LA-2
Landscape Plans	LA-2 - LA-10
Landscape Details	LA-11
Landscape Specifications	LA-12



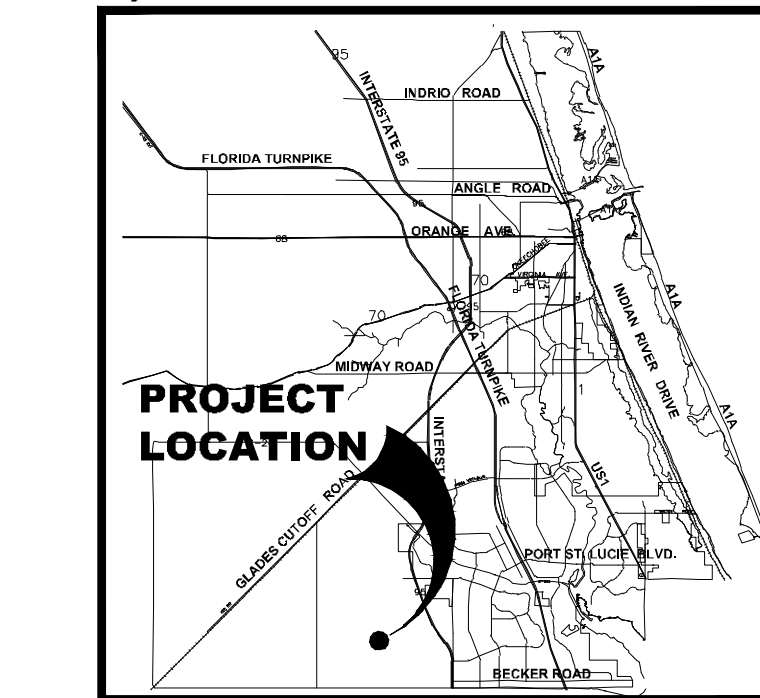
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PLANT SCHEDULE

ACCENTS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	CS	2	Calliandra surinamensis	Pink Powderpuff	45G	12' HT	8' SPR	STD, F, SP	Non-native	2" Caliper
	PM2	1	Phoenix roebelenii	Pigmy Date Palm Multi-Trunk	FG	8' OA		Triple, Full Heads, SP	Non-native	
FOUNDATION PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	LI	54	Livistona decora	Ribbon Palm	FG	16'-24' CT		SLK, SP	Non-native	
	RR	14	Roystonea regia	Royal Palm	FG	12' GW		F, SP, No Scars	Native	
	SP2	63	Sabal palmetto	Sabal Palm	FG	12'-16' CT		HVY CAL., SLK, SP	Native	
	WB	11	Wodyetia bifurcata	Foxtail Palm	FG	16' - 18' HT. 6' GW		Full Head, Str. Specimen	Non-native	
FOUNDATION TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	LM	80	Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	FG	14' HT	7' W		Non-native	
PARKING LOT PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	LD2	63	Livistona decora	Ribbon Palm	FG	16'-24' OA		SLK, SP	Non-native	
	RR2	4	Roystonea regia	Royal Palm	FG	12' GW		F, SP, No Scars	Native	
PARKING LOT TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	ILE	42	Ilex x attenuata 'Eagleston'	Eagleston Holly	65G	14' HT	5' SPR		Native	3" Caliper
	QV	33	Quercus virginiana	Southern Live Oak	FG	14'-16' HT	8' SPR	F, SP	Native	4" Caliper
PERIMETER PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	SP	75	Sabal palmetto	Sabal Palm	FG	10'-18' CT		HVY CAL., SP	Native	
PERIMETER TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	BAU	26	Bauhinia x blakeana	Hong Kong Orchid Tree	65G	14' OA	7' W		Non-native	4" Caliper
	QV2	86	Quercus virginiana	Southern Live Oak	FG	14'-16' HT	8' SPR	F, SP	Native	4" Caliper
	TC	24	Tabebuia caraiba	Yellow Tabebuia	45G	14' HT	7' W	F, SP	Non-native	3" Caliper
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	AOO	5	Alcantarea odorata	Giant Silver Bromeliad	7G	30" OA		SP	Non-native	
	CC	4	Chamaedorea cataractarum	Cat Palm	15G	5' OA			Non-native	
	CHR	1,439	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native	
	CLU	77	Clusia guttifera	Small-Leaf Clusia	7G	3' HT	2' W	FTB	Non-native	
	CDD	12	Codiaeum variegatum 'Eleanor Roosevelt'	Eleanor Roosevelt Croton	7G	4' OA	3' W	F	Non-native	
	COM	1,230	Codiaeum variegatum 'Petra'	Bravo Croton	3G	24" HT	18"W	F	Non-native	
	CE2	915	Conocarpus erectus	Buttonwood	3G	24" HT	24"W	FTB, SP	Native	
	CTB2	7	Cordyline terminalis 'Auntie Lou'	Auntie Lou Ti	7G	4' HT	3' W	F, SP	Non-native	
	CAQ	6	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	7G	36" HT	36" W	F, SP	Non-native	
	CRI	4	Crinum sp.	Green Crinum	7G	24" HT	24"W	F, SP	Non-native	
	GAG	16	Galphimia glauca	Thryallis	3G	24" HT	18"W	F	Non-native	
	IXN	775	Ixora coccinea 'Nora Grant'	Red Ixora	3G	24" OA		FTB	Non-native	
	IXT	42	Ixora taiwanensis	Dwarf Ixora	3G	2' HT	2' W	F, SP	Non-native	
	JAT	9	Jatropha integerrima	Jatropha	15G	4' HT	3' W	STD, SP	Non-native	
	PSW	34	Pennisetum setaceum 'White'	White Fountain Grass	3G	24" OA		F	Non-native	
	SAR	2,774	Schefflera arboricola	Green Schefflera	3G	24" HT	24"W	F	Non-native	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	GIF	120	Ficus microcarpa 'Green Island'	Green Island Ficus	1G	12" HT	12"W	Full	Non-native	18" o.c.
	JUP	384	Juniperus chinensis 'Parsonii'	Parsonii Juniper	1G	10" HT	15" SPR	Full	Non-native	24" o.c.

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Port St. Lucie, Florida

Plant Schedule

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NORTH

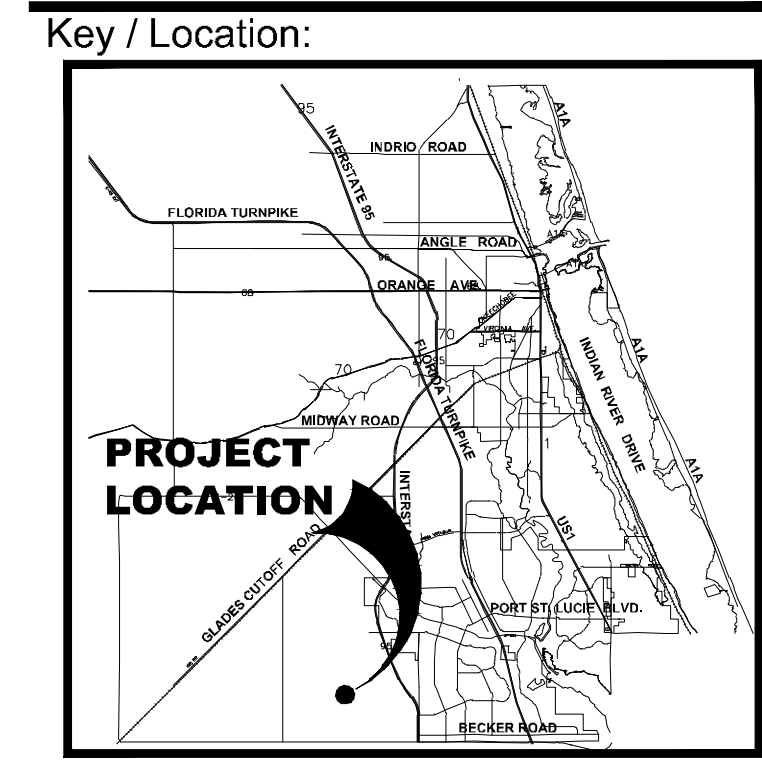
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REG. # 1018
 Thomas P. Lucido

Designer: _____ Sheet: _____
 Manager: _____
 Project Number: LA 20-370
 Municipal Number: P20-141
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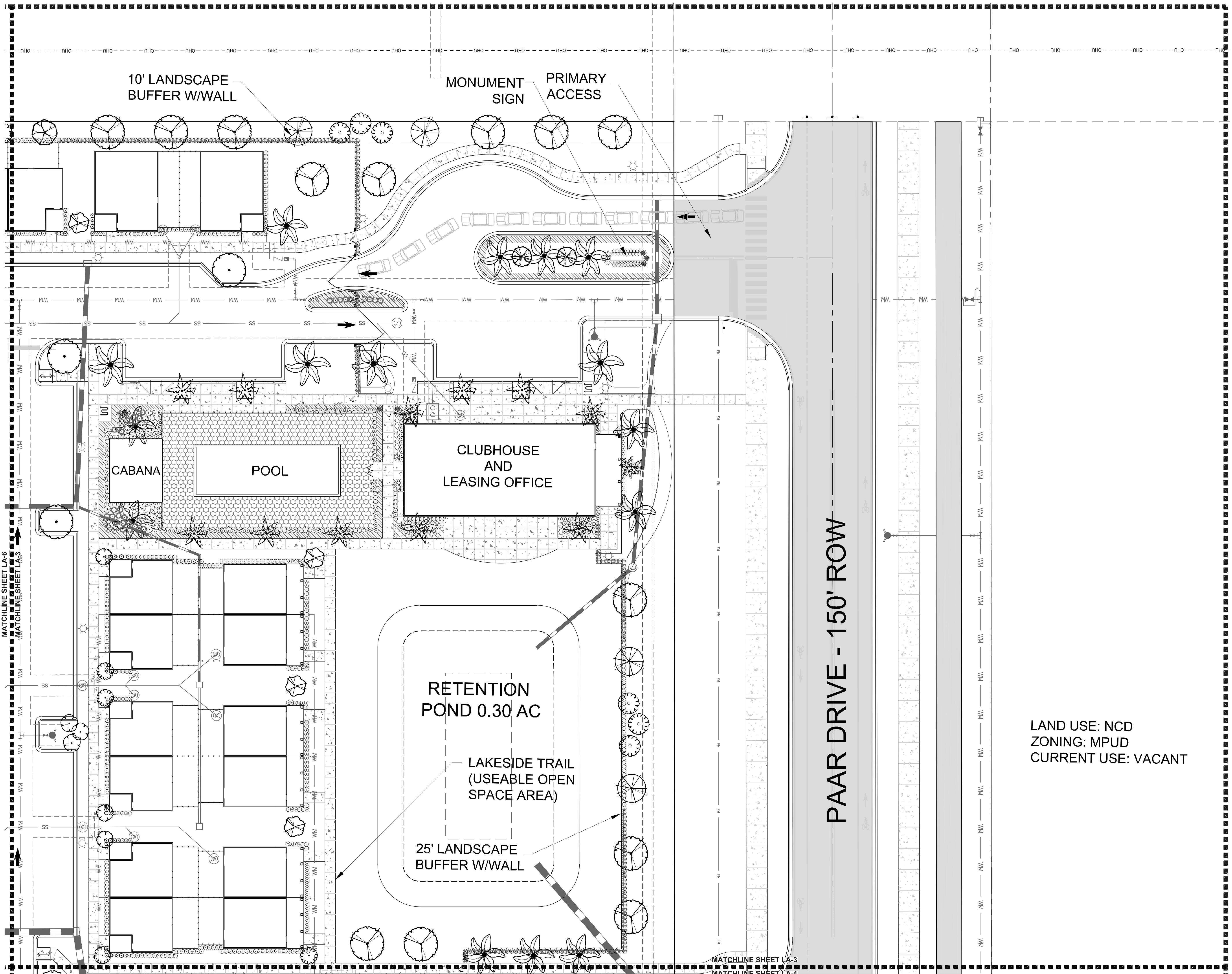
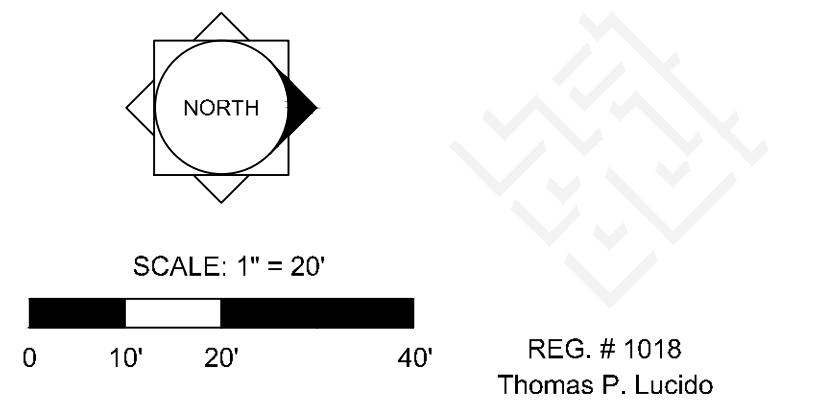
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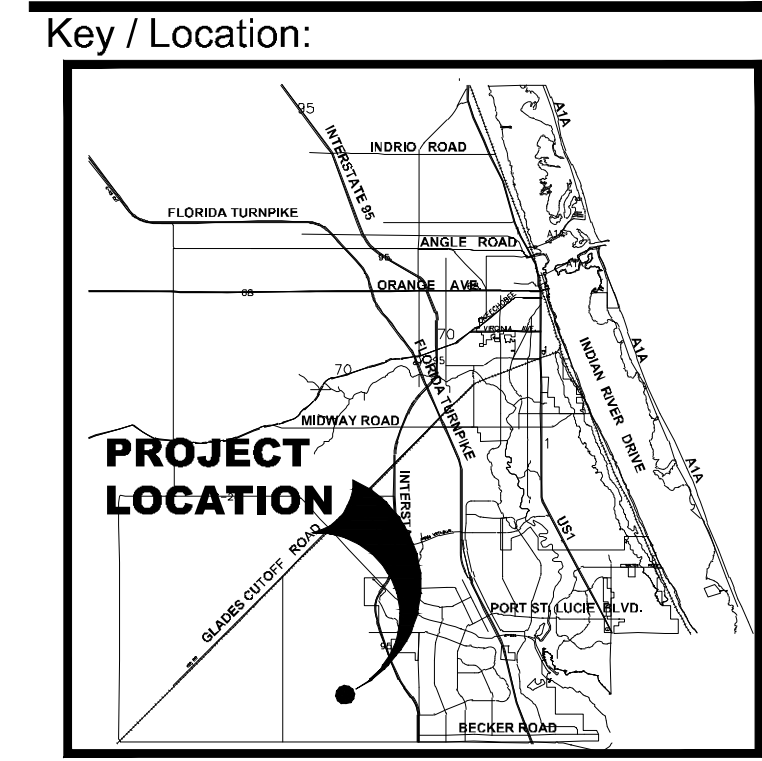
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 ZONING: MPUD
 CURRENT USE: VACANT



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LA-3

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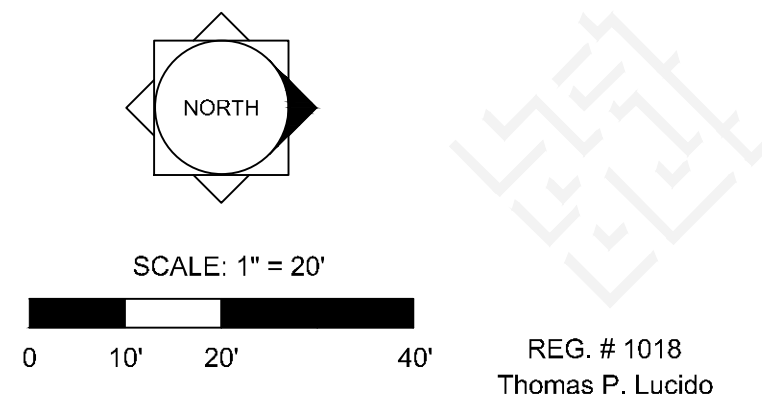
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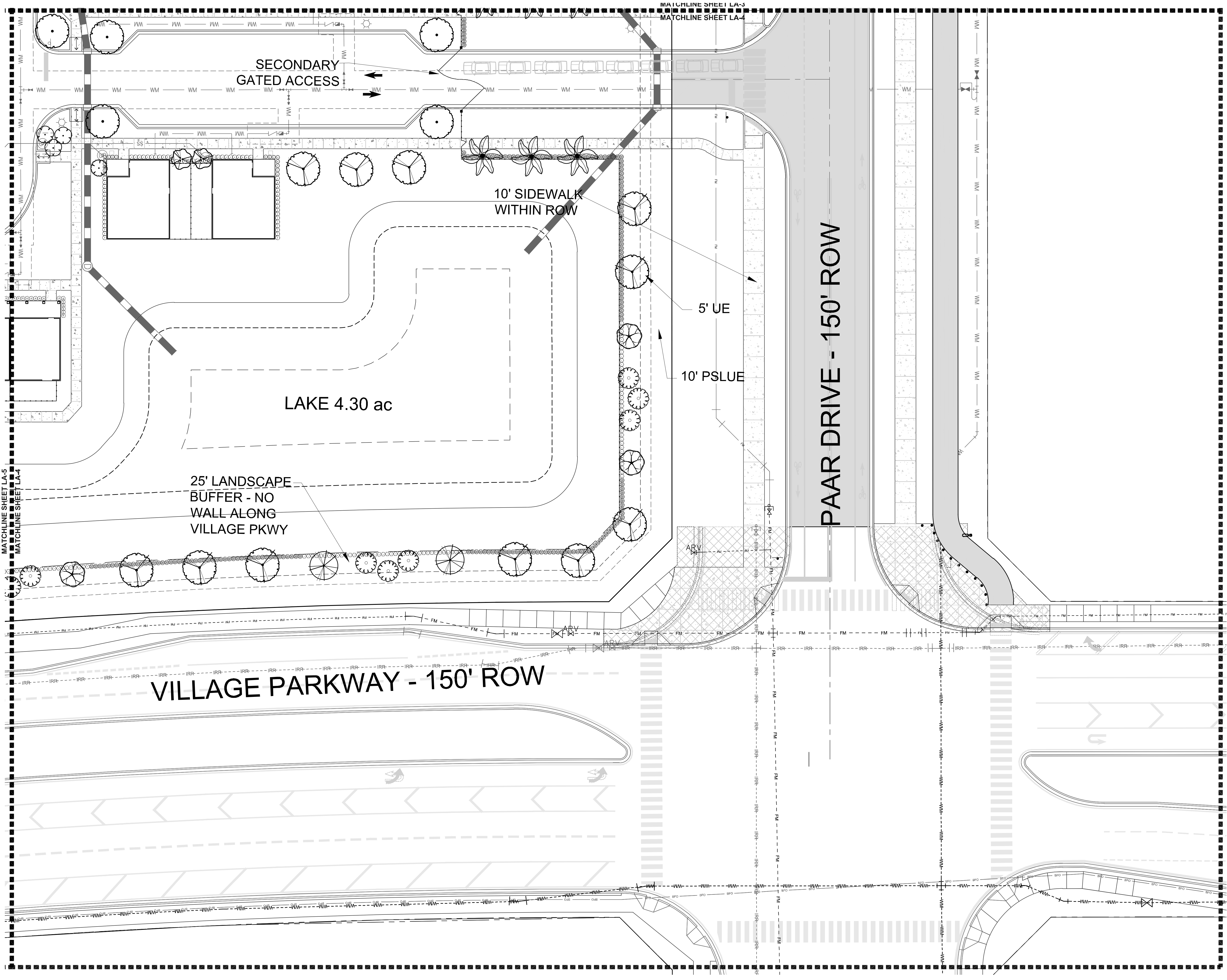
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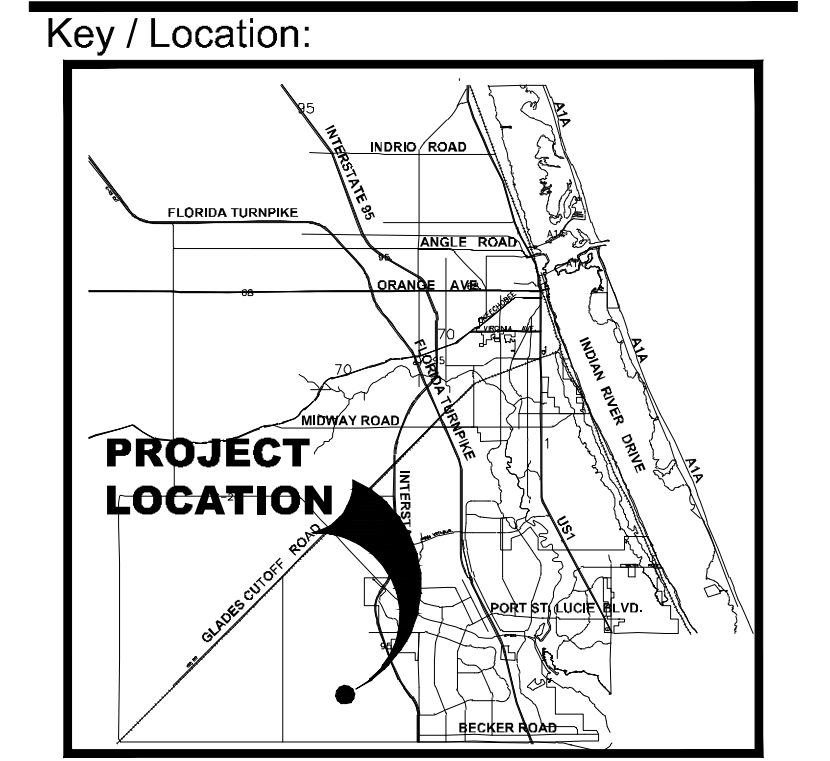
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Municipal Number	P20-141		
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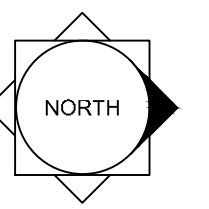
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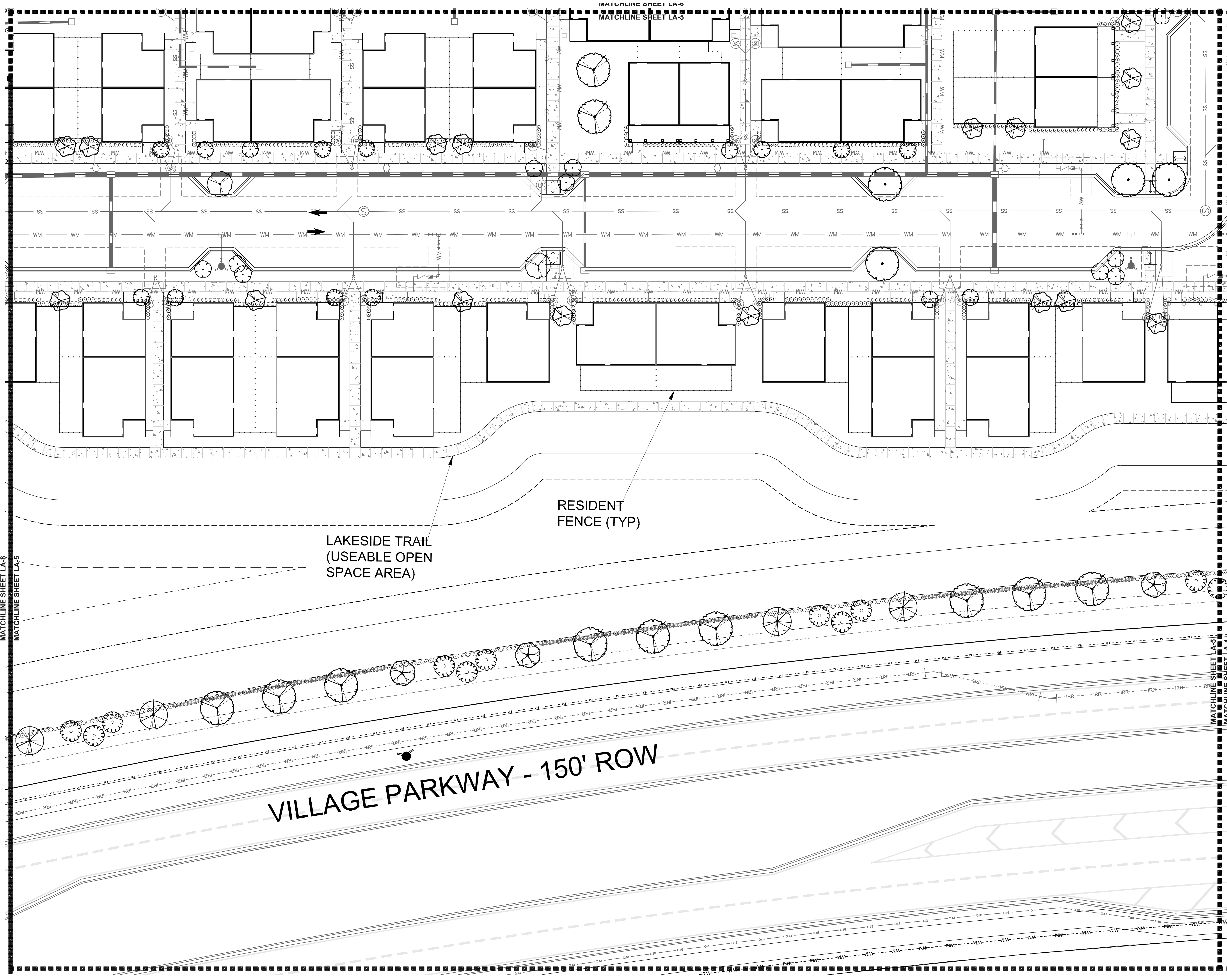


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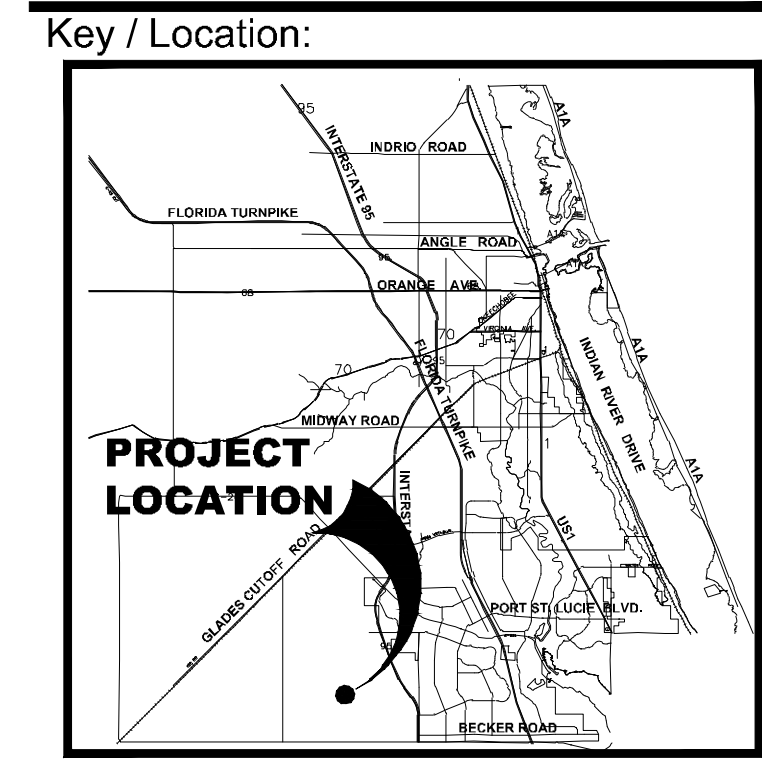
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 CURRENT USE: VACANT



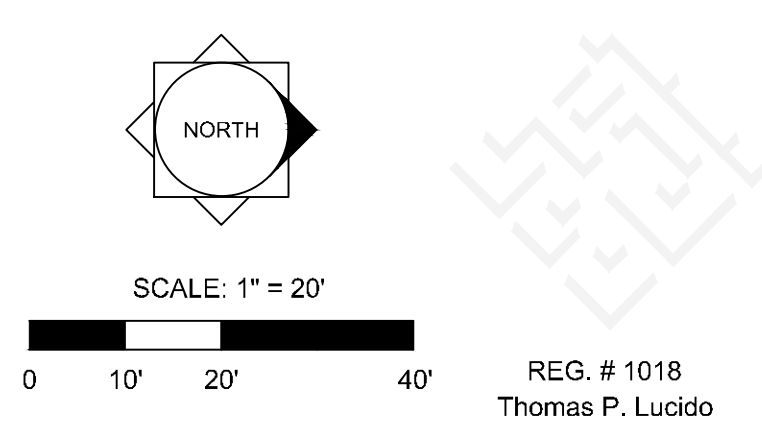
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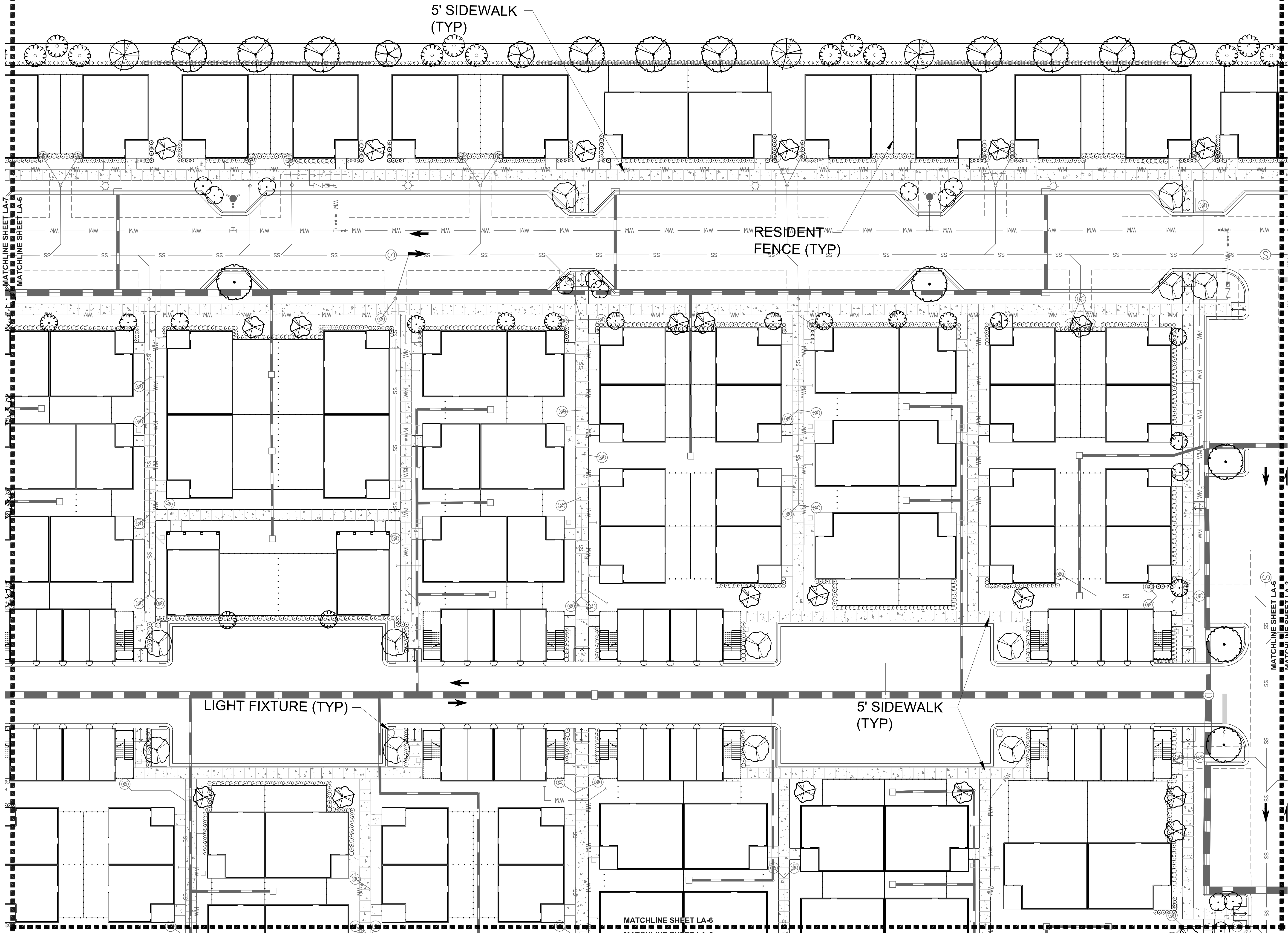


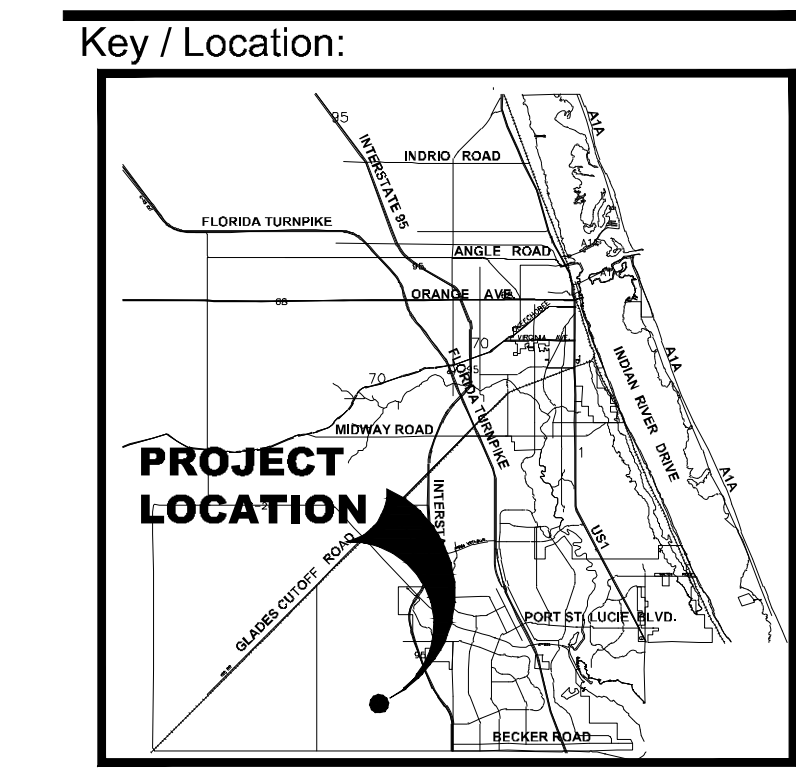
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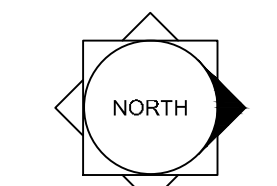


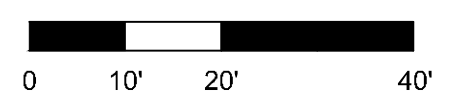
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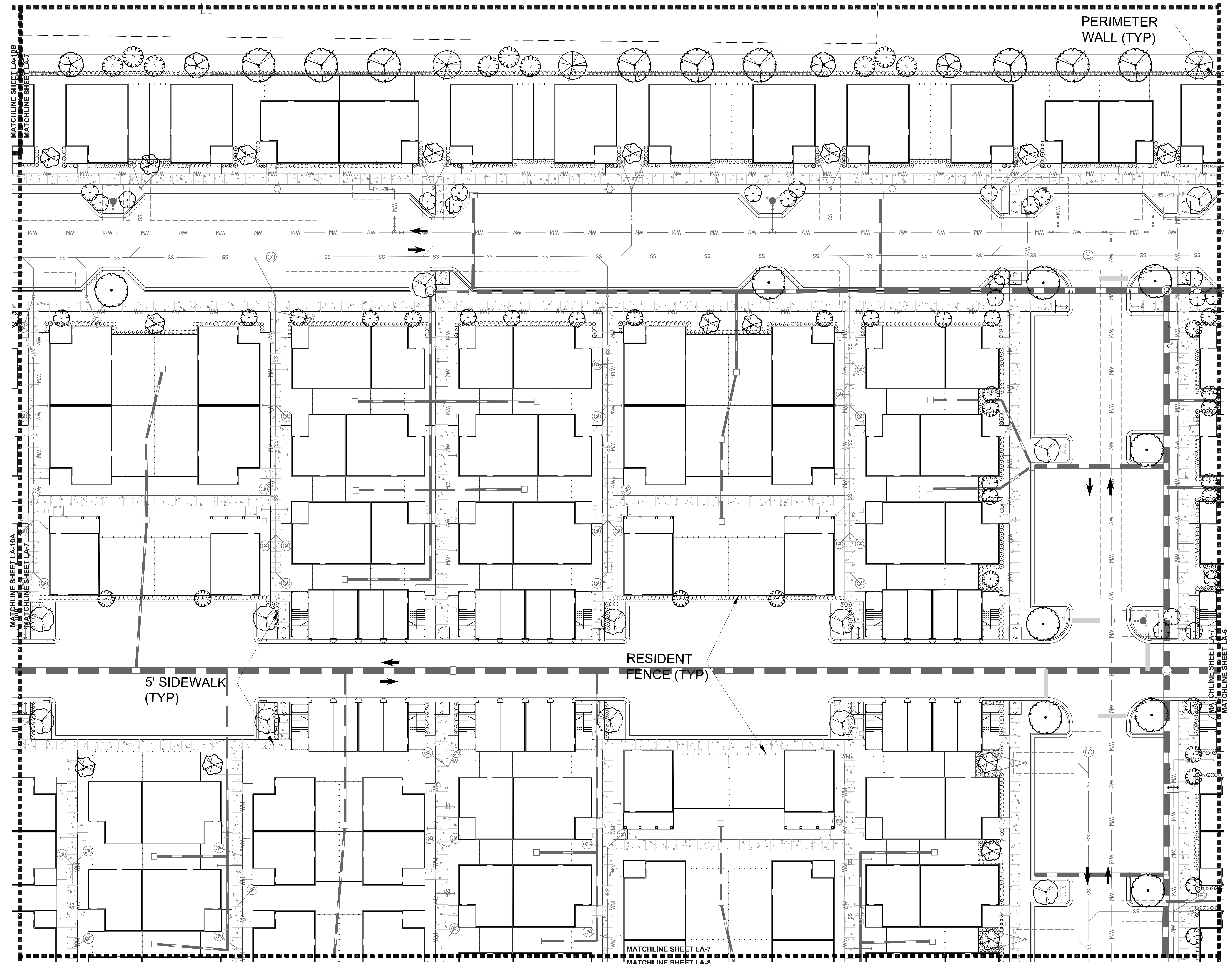
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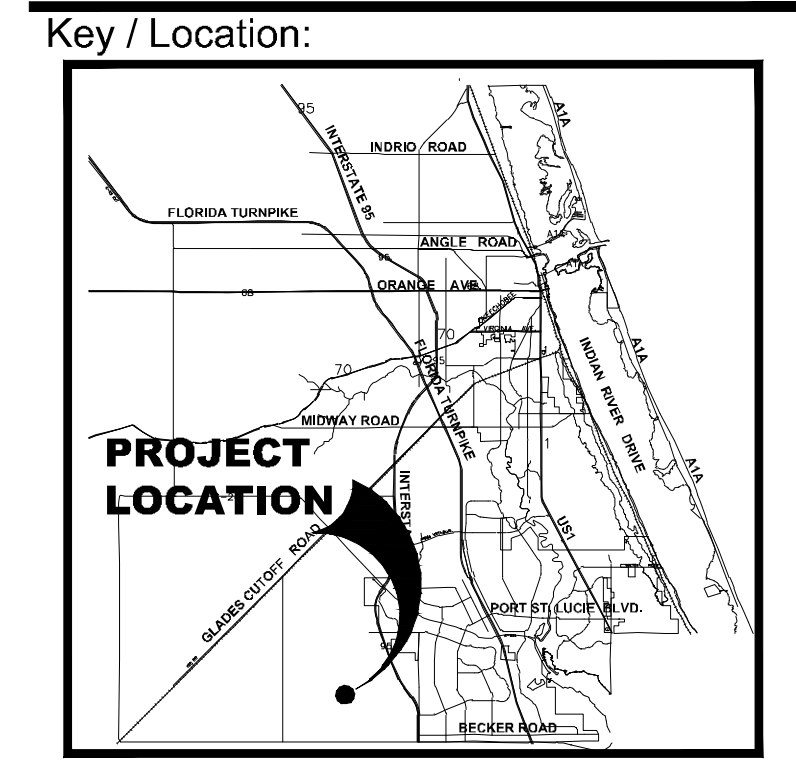


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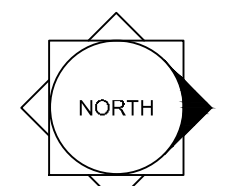
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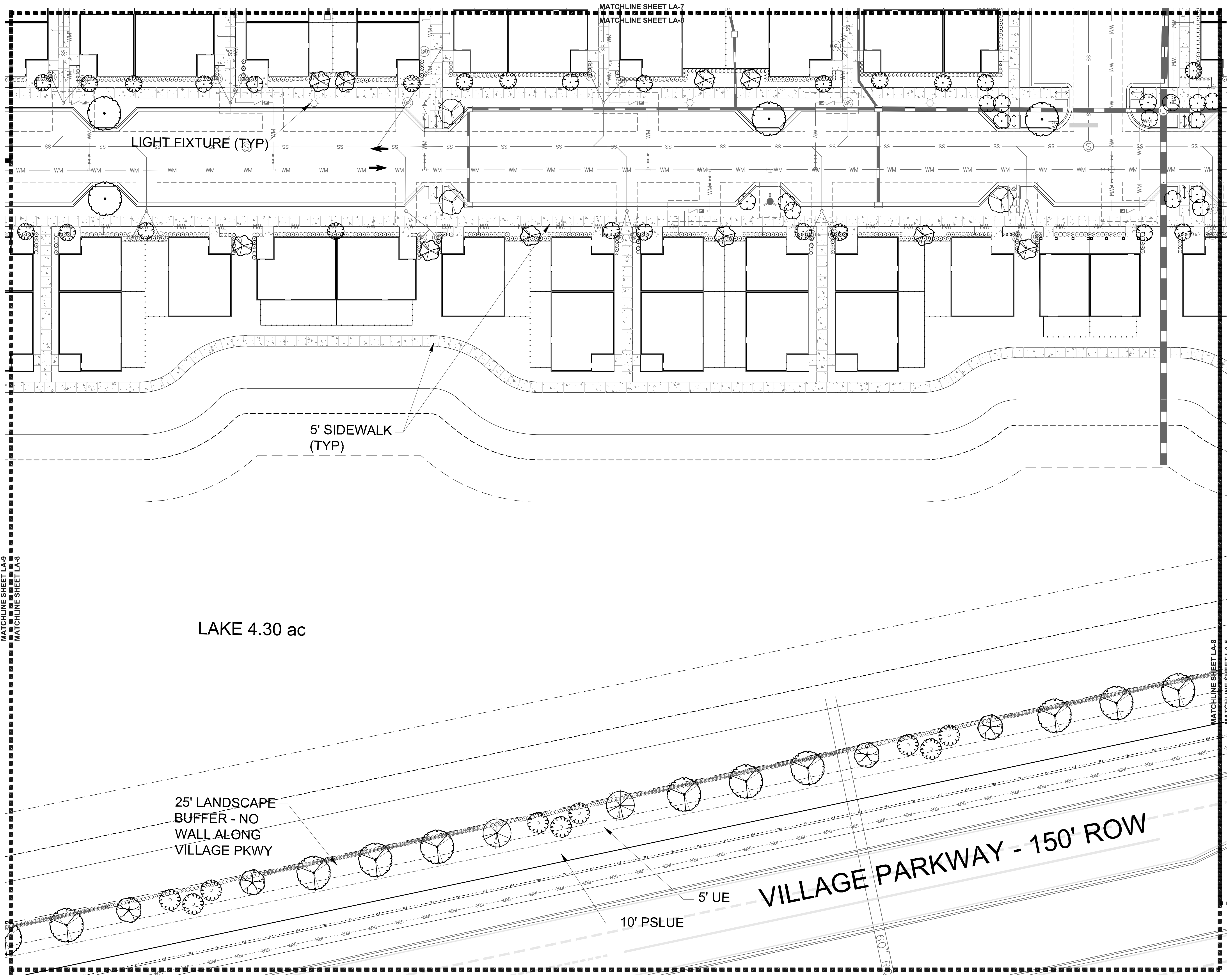
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LA-8

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MATCHLINE SHEET LA-8
MATCHLINE SHEET LA-5

LIGHT FIXTURE (TYP)

5' SIDEWALK (TYP)

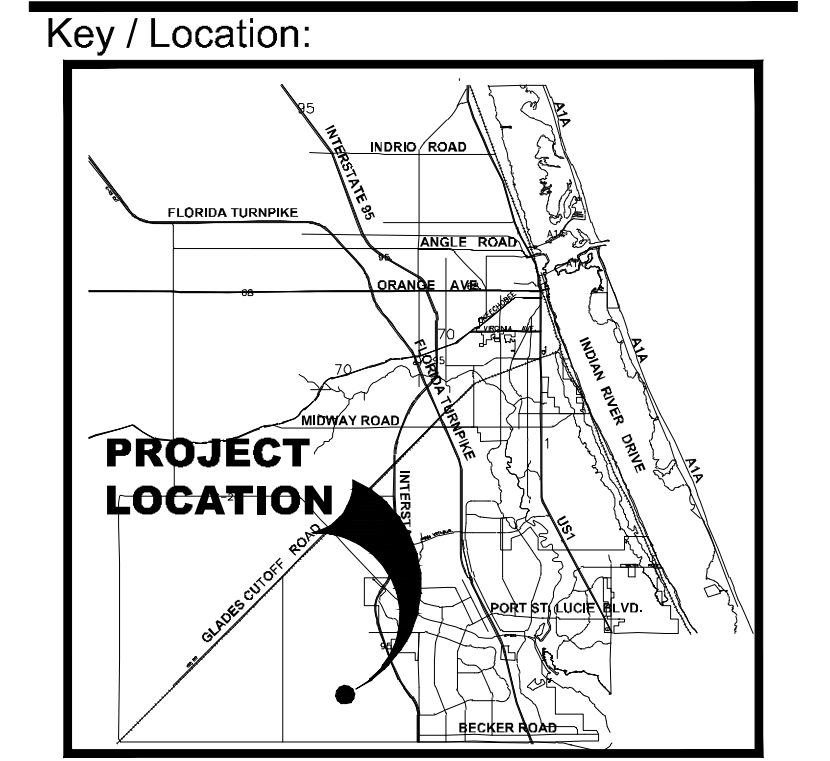
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25' LANDSCAPE BUFFER - NO WALL ALONG VILLAGE PKWY

VILLAGE PARKWAY - 150' ROW

10' PSLUE

5' UE



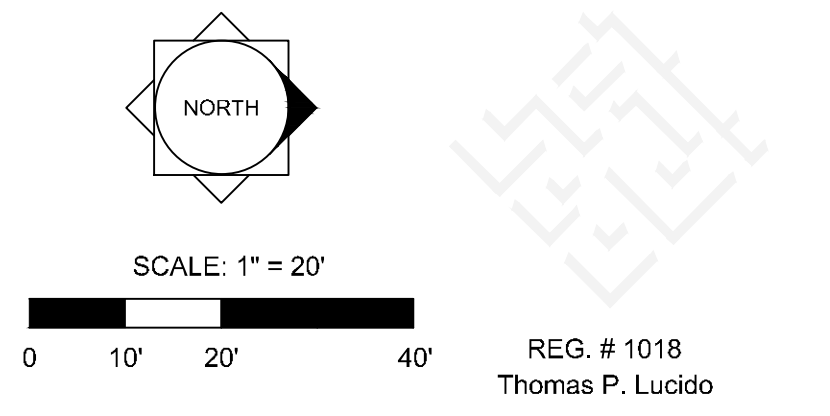
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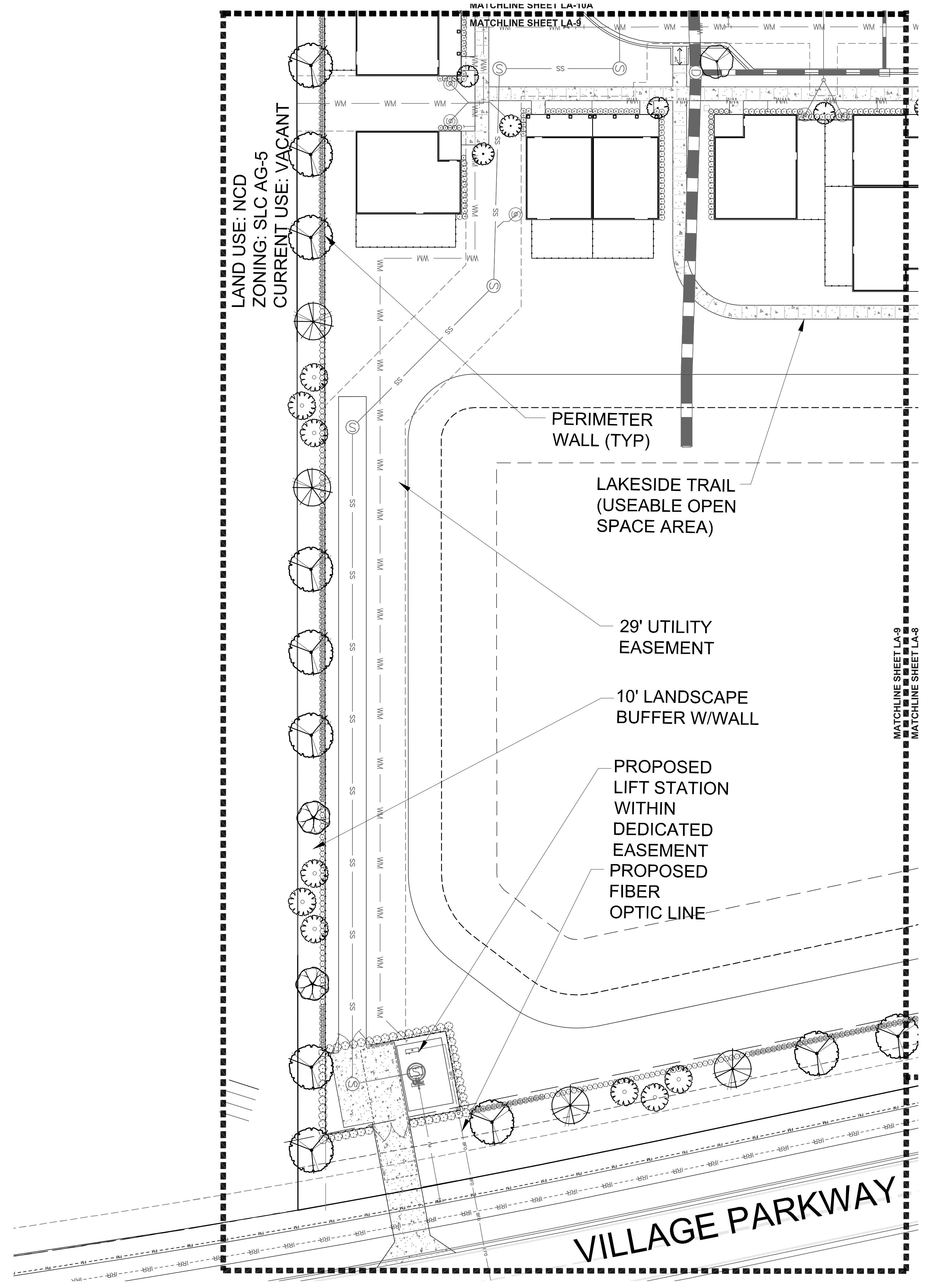
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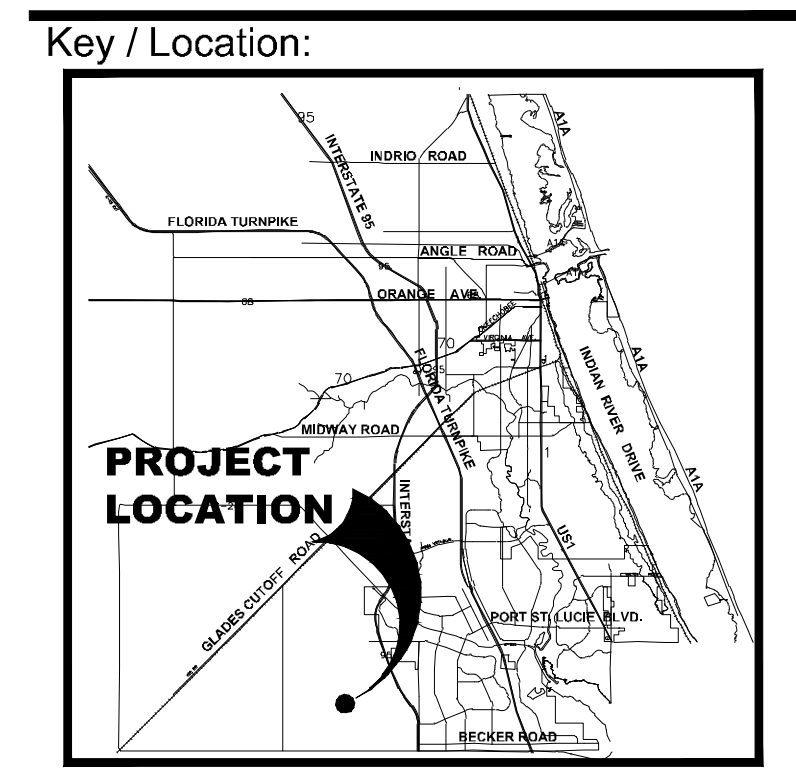
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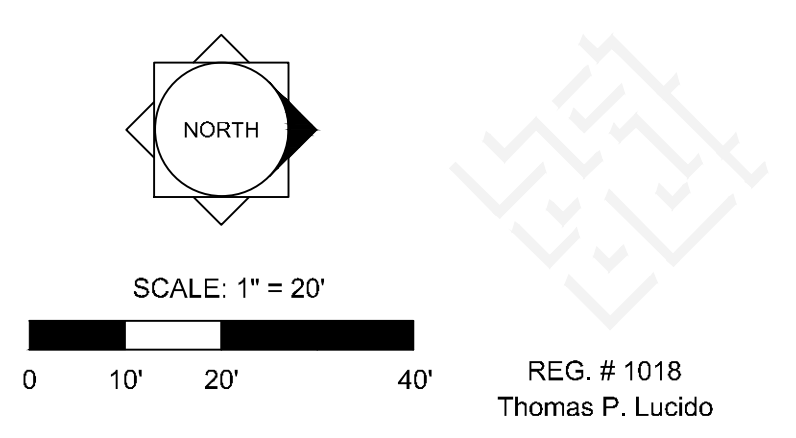
Surveyor:
 Caulfield & Wheeler, Inc
 410 SE Port St. Lucie Blvd
 Port St. Lucie, FL 34984
 772-408-1920

Landscape Architect/Land Planner:
 Lucido & Associates
 701 E Ocean Blvd
 Stuart, FL 34904
 772-220-2100

Capstone Community
 Port St. Lucie, Florida
Conceptual Landscape Plan

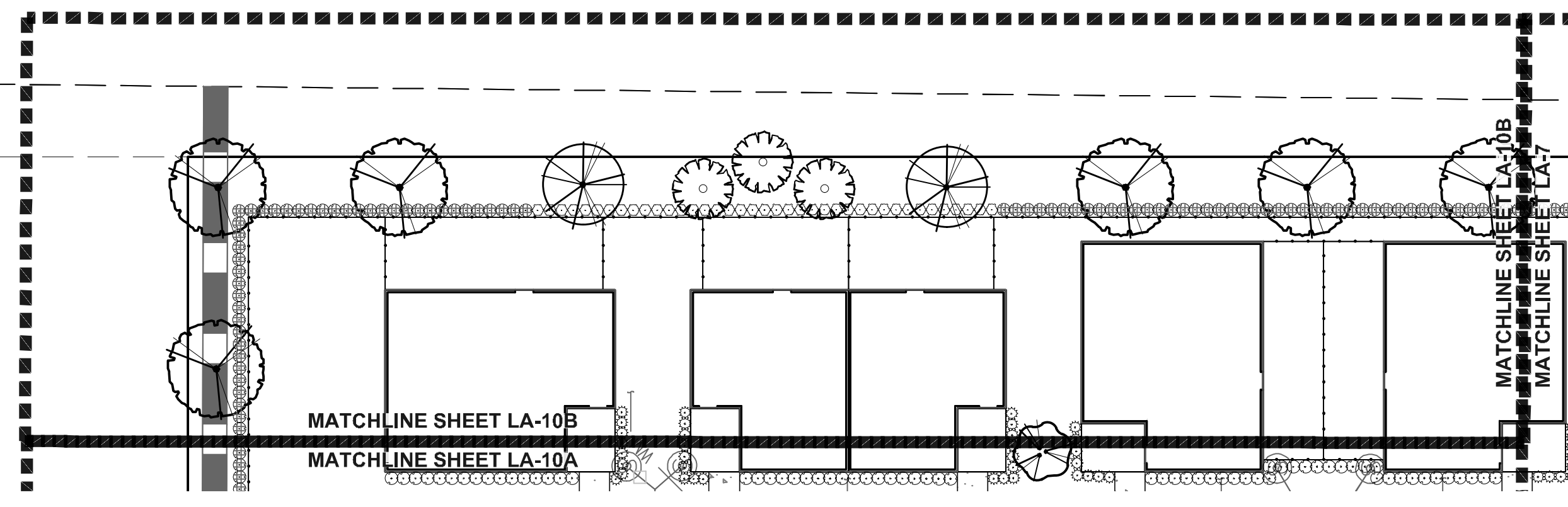
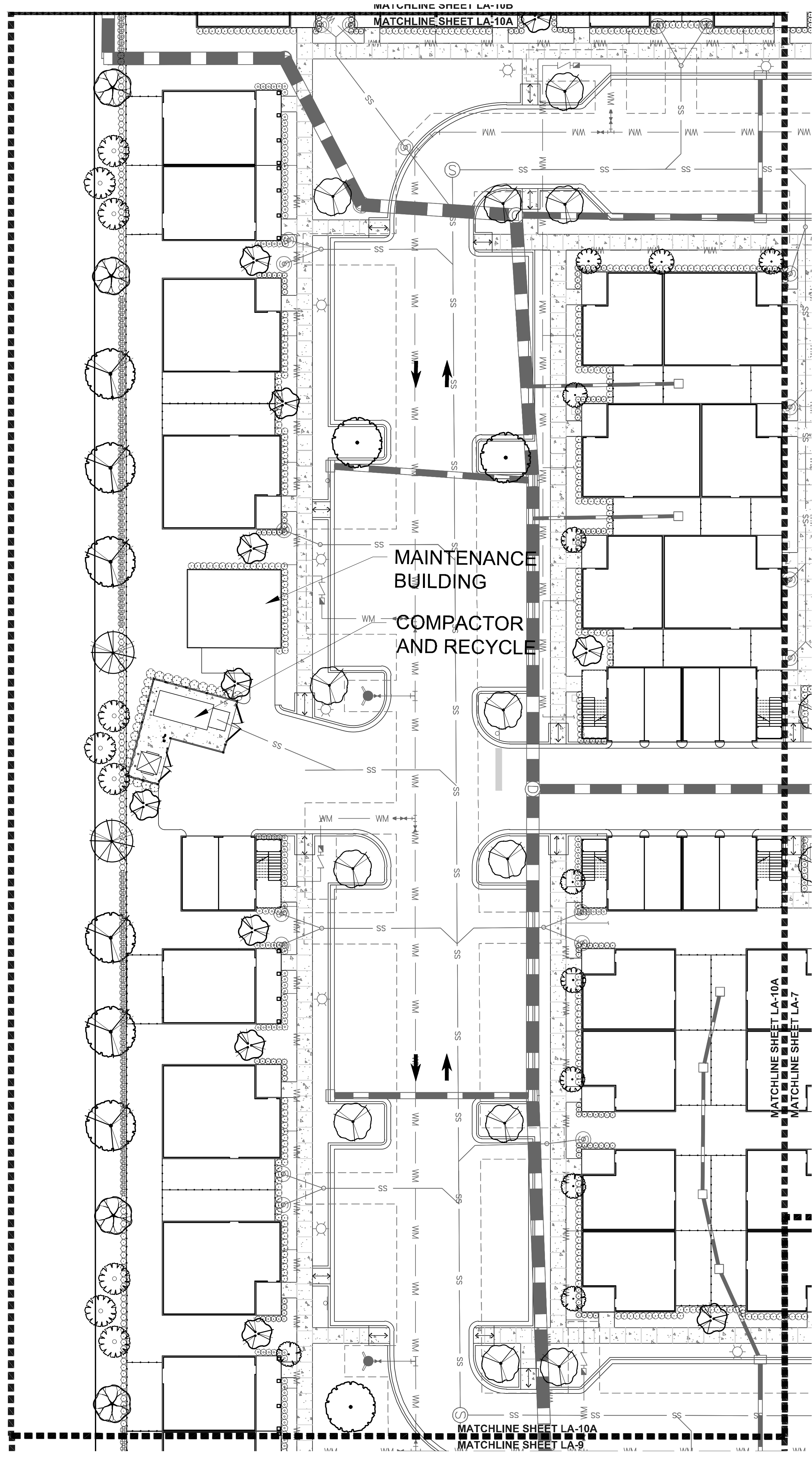
March 10, 2021
 City of Port St. Lucie P# 20-141
 PSLUD No. 5367

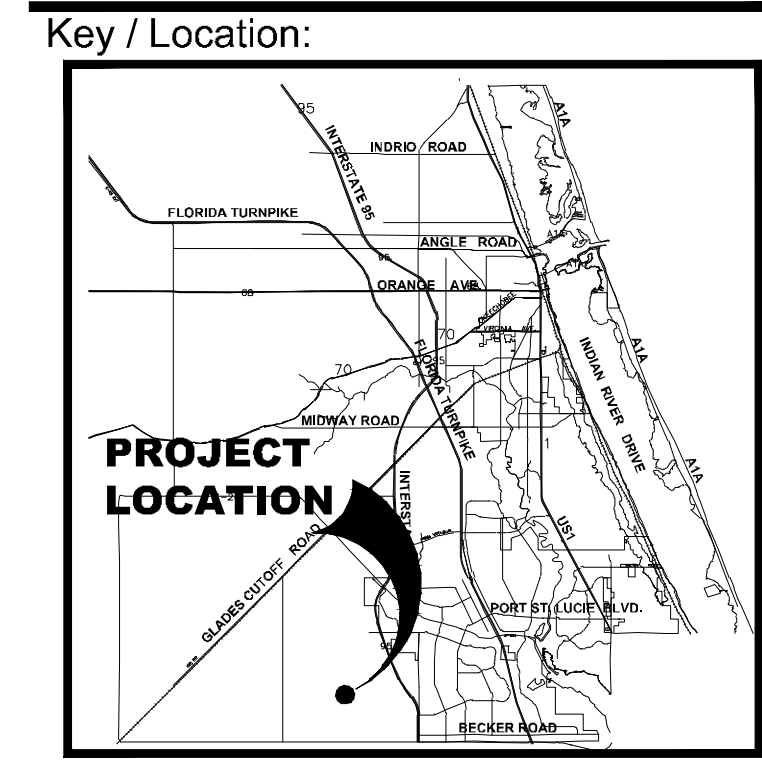
Date	By	Description
3.10.21	BW	Initial Submittal



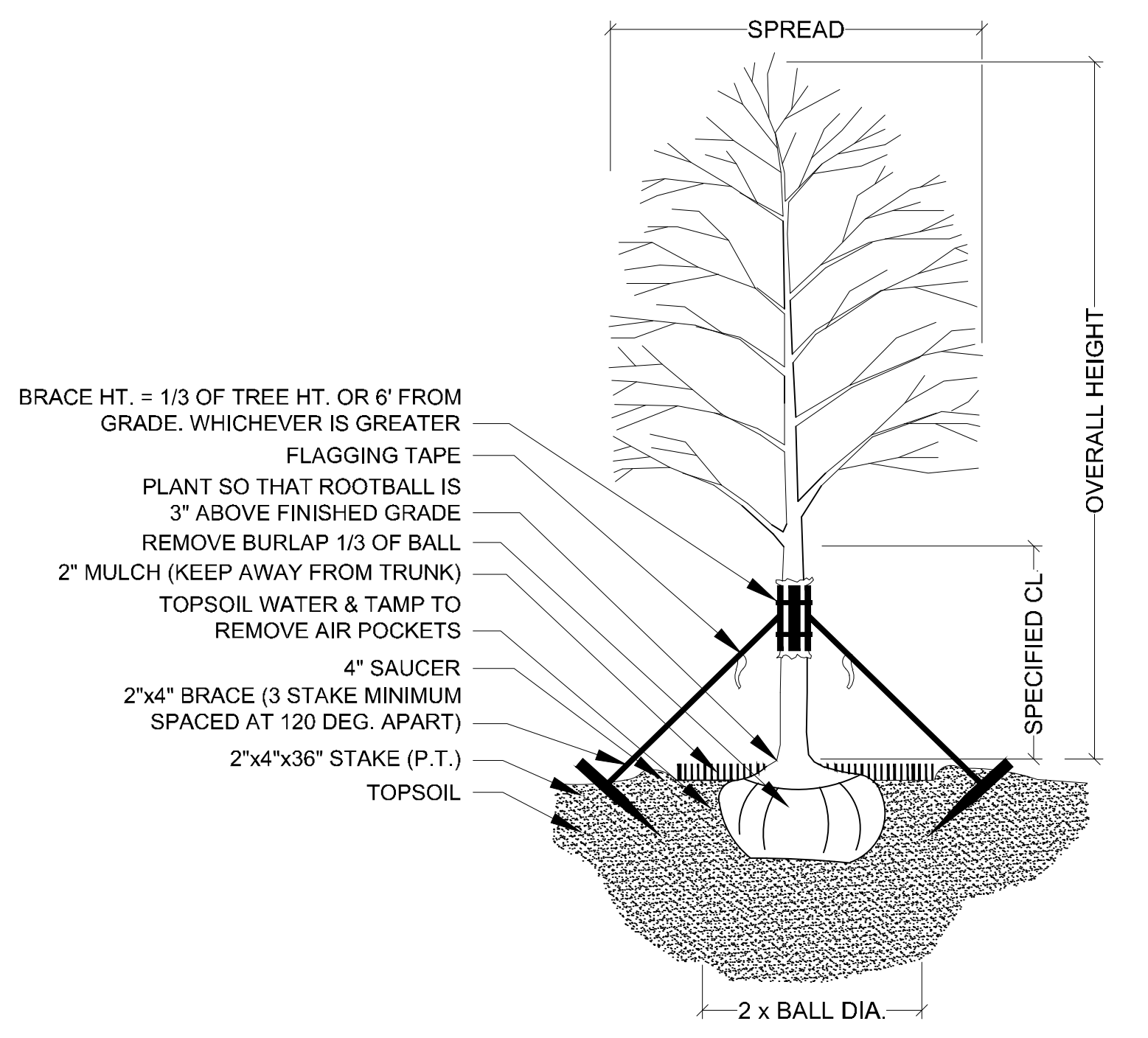
Designer: Sheet
 Manager: **LA-10**
 Project Number: LA 20-370
 Municipal Number: P20-141
 Computer File: Capstone - Landscape Plan.dwg

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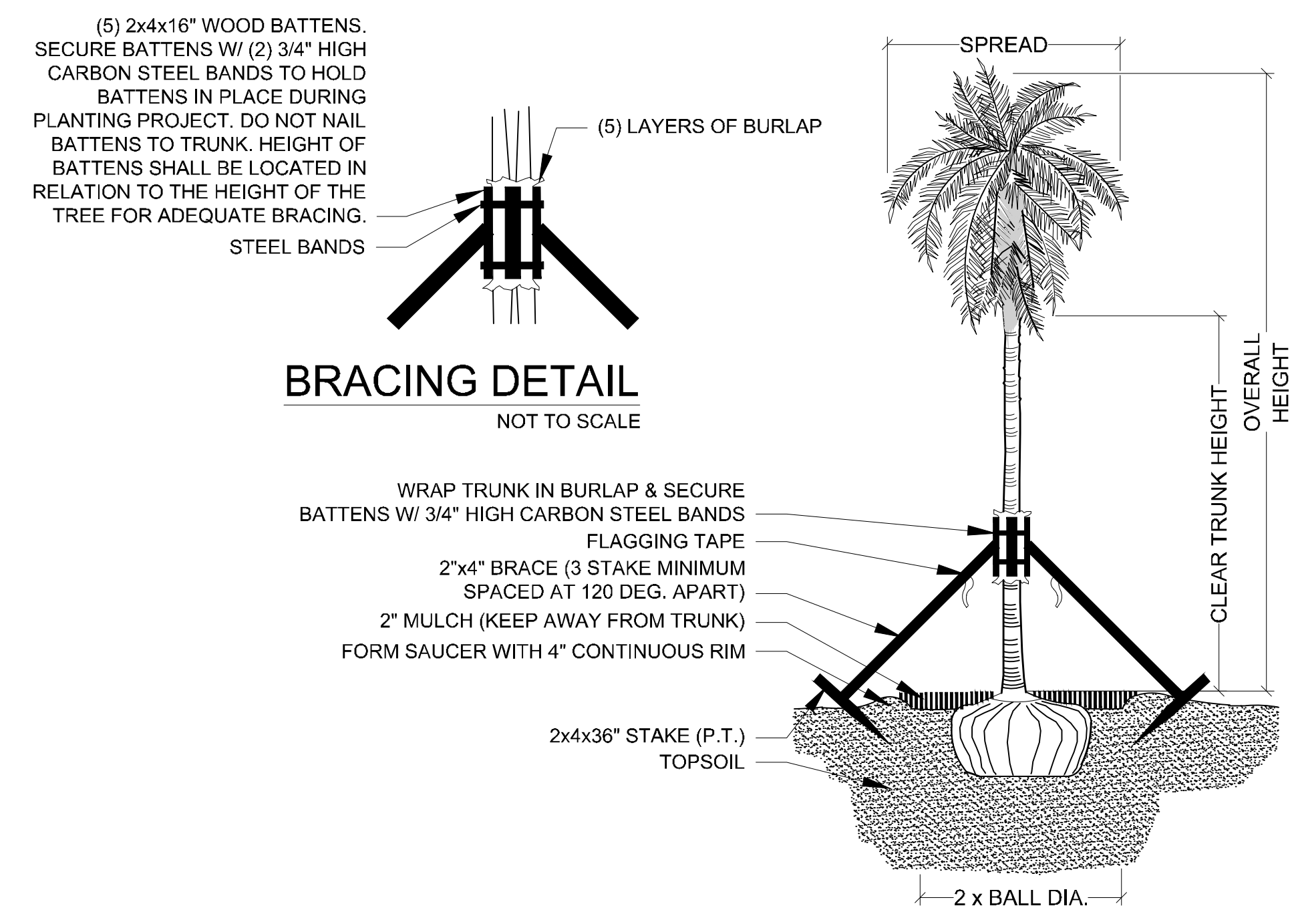




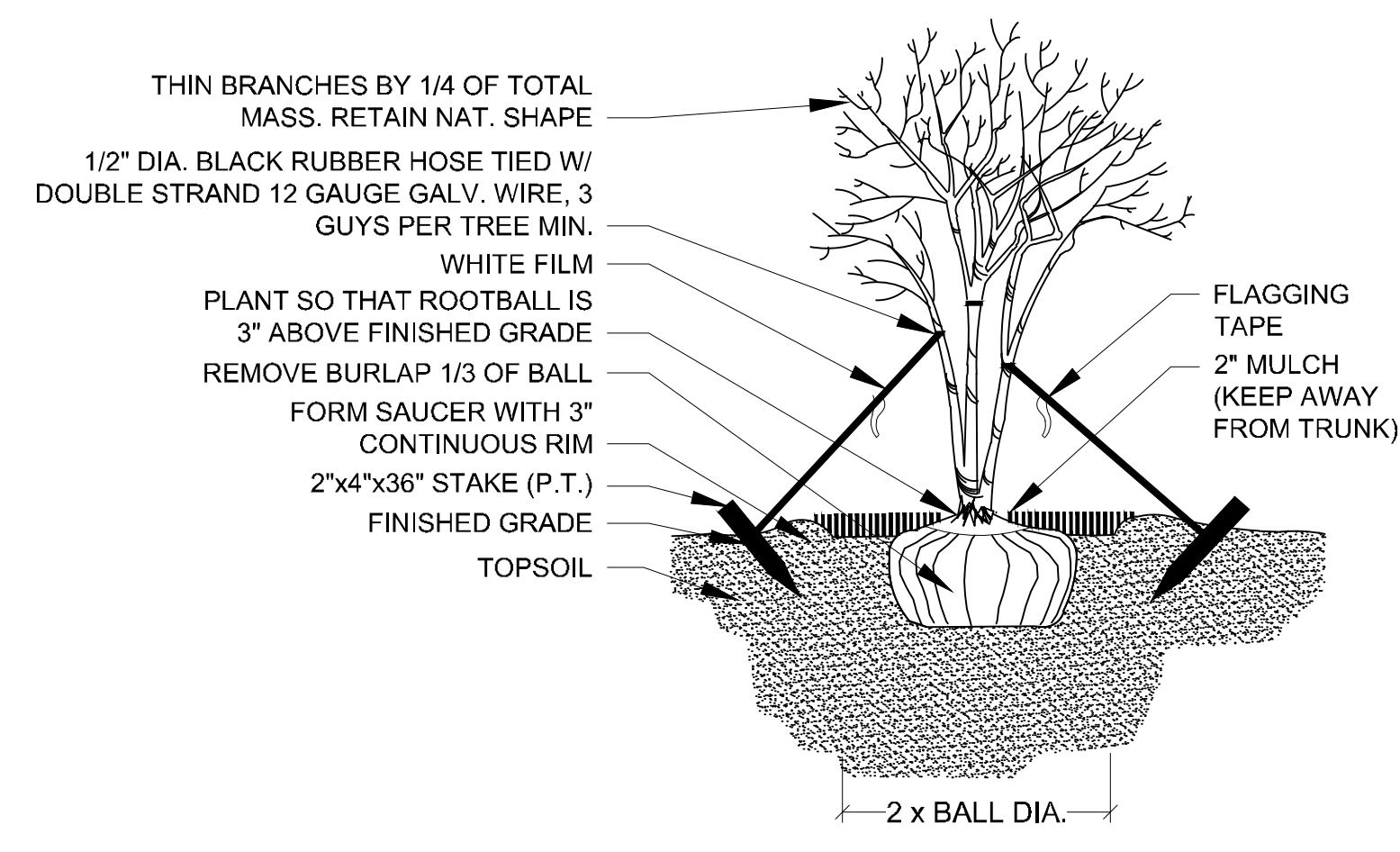
Project Team:
 Owner/Developer:
 Maltany Homes
 1500 Gateway Blvd, Suite 212
 Boynton Beach, FL 33426
 561-739-7902
 Engineer:
 Kimley-Horn
 445 24th Street, Suite 200
 Vero Beach, FL 32960
 772-794-4100
 Surveyor:
 Caulfield & Wheeler, Inc
 410 SE Port St. Lucie Blvd
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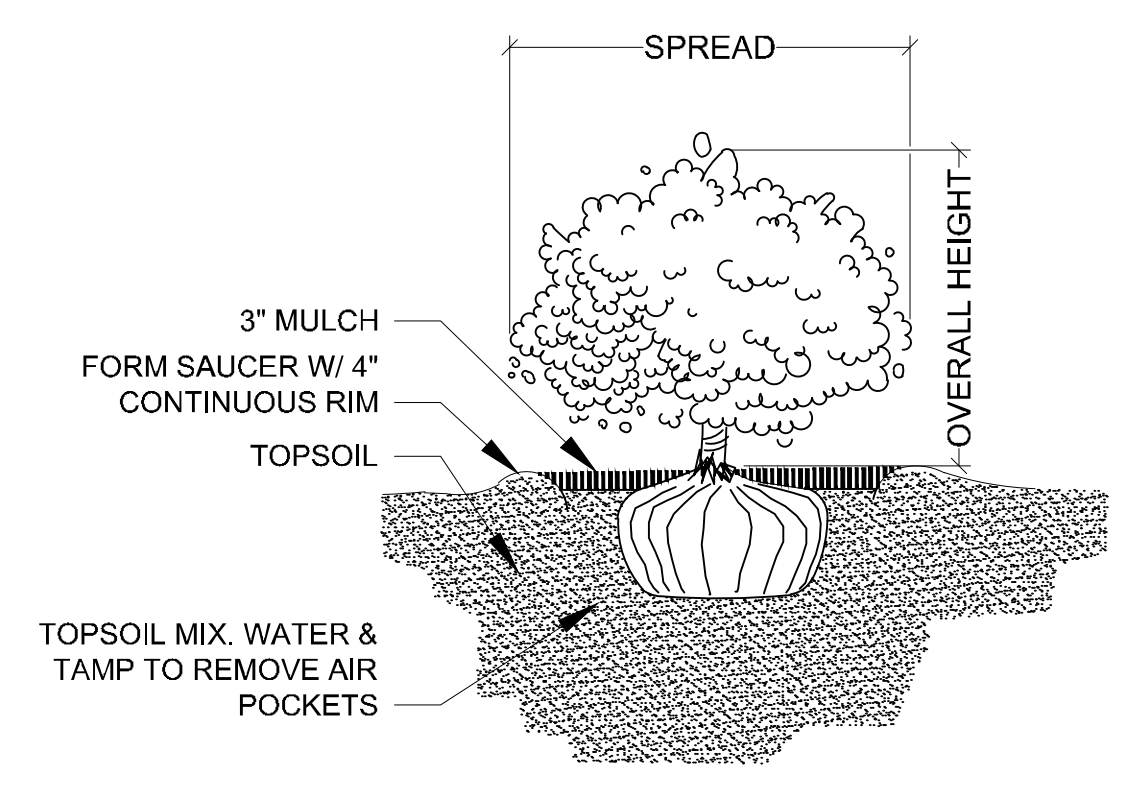
TREE PLANTING & STAKING
NOT TO SCALE



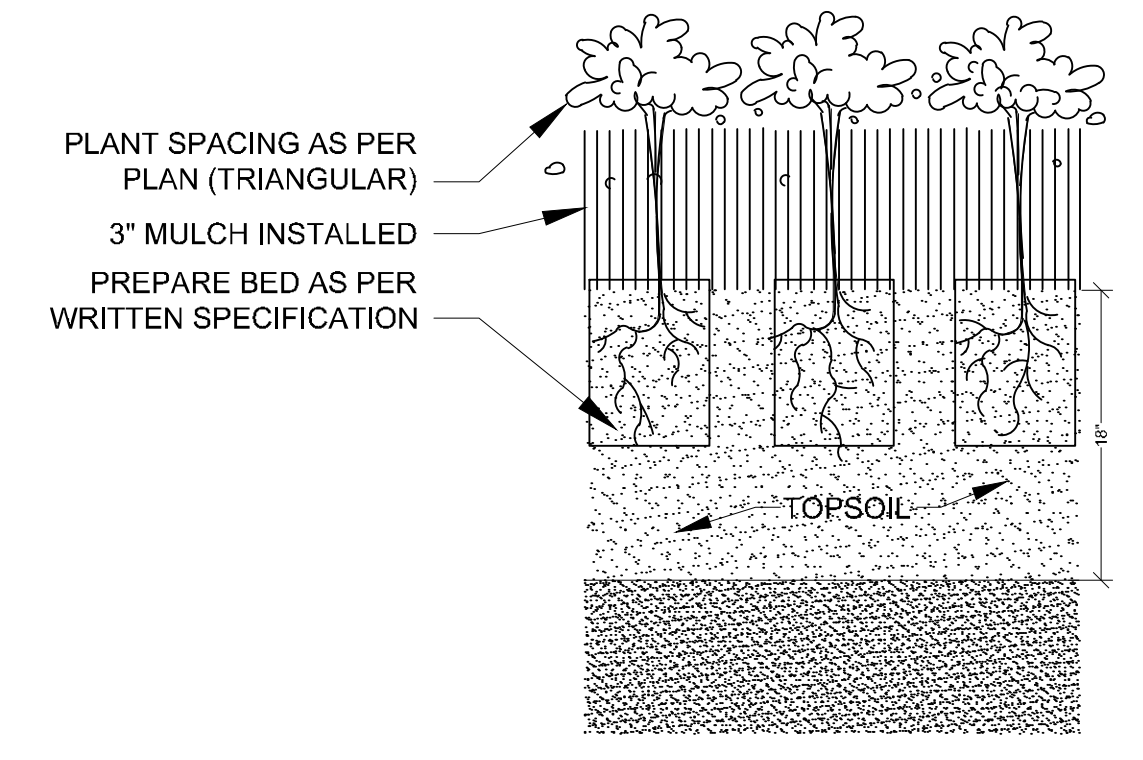
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



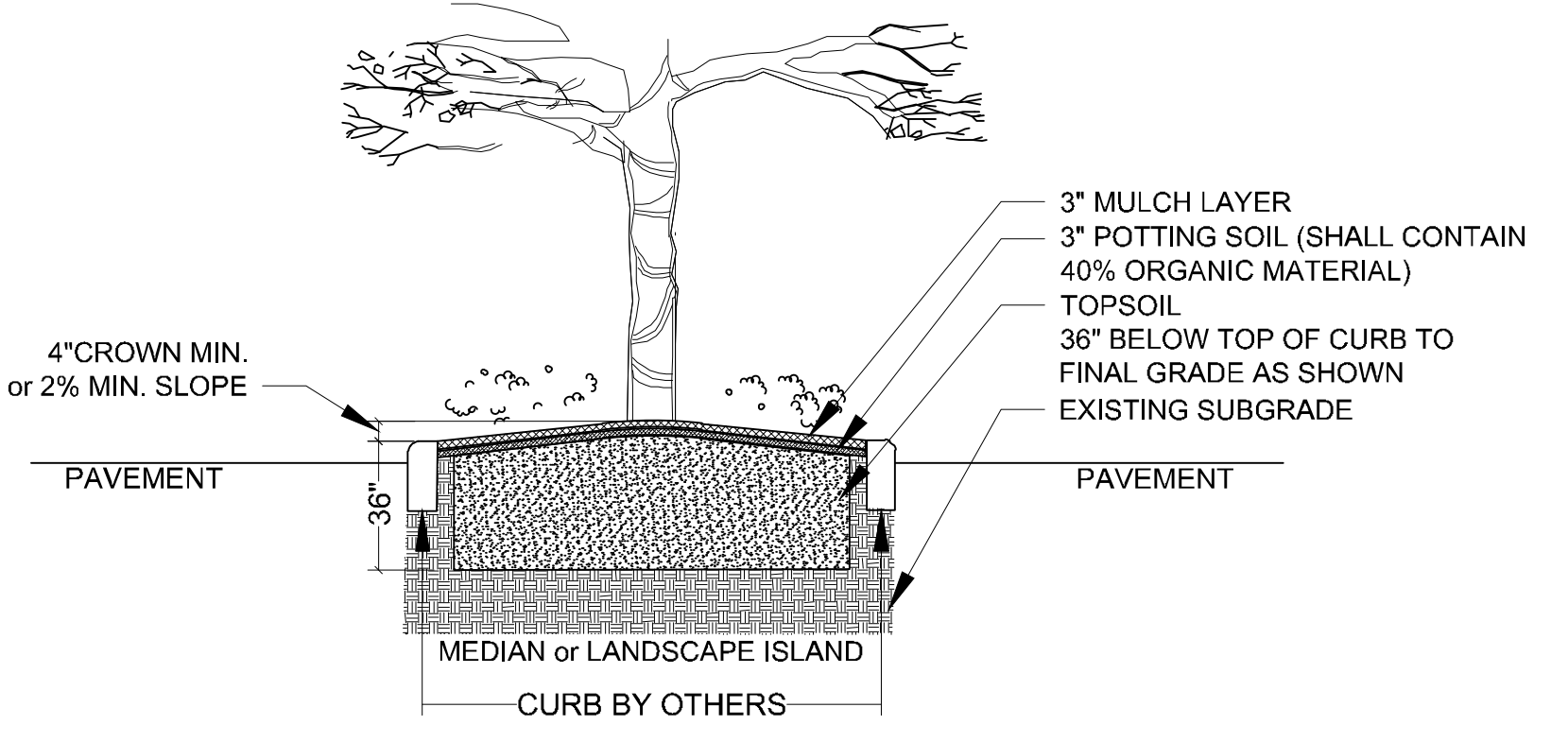
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

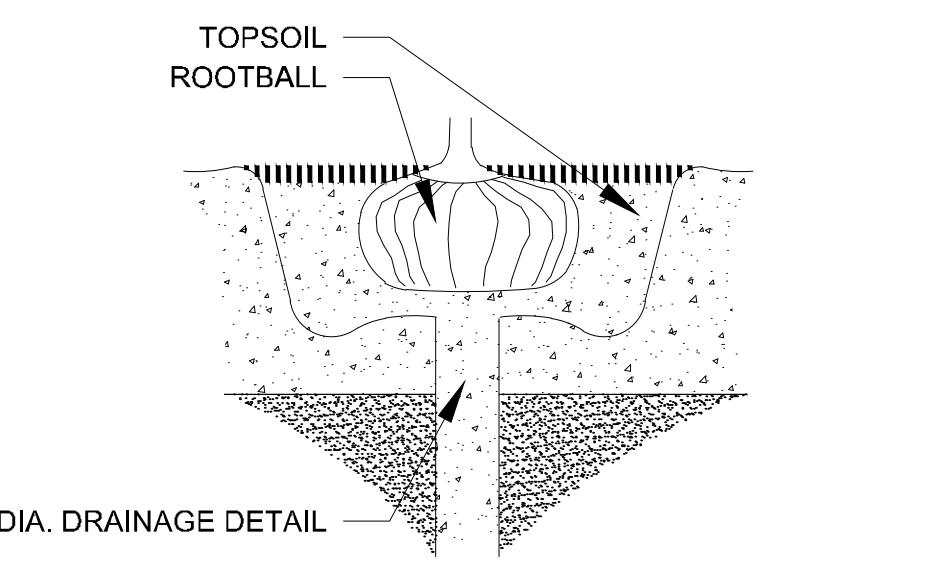


GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



***LANDSCAPE AREA PREPARATION DETAIL**
NOT TO SCALE

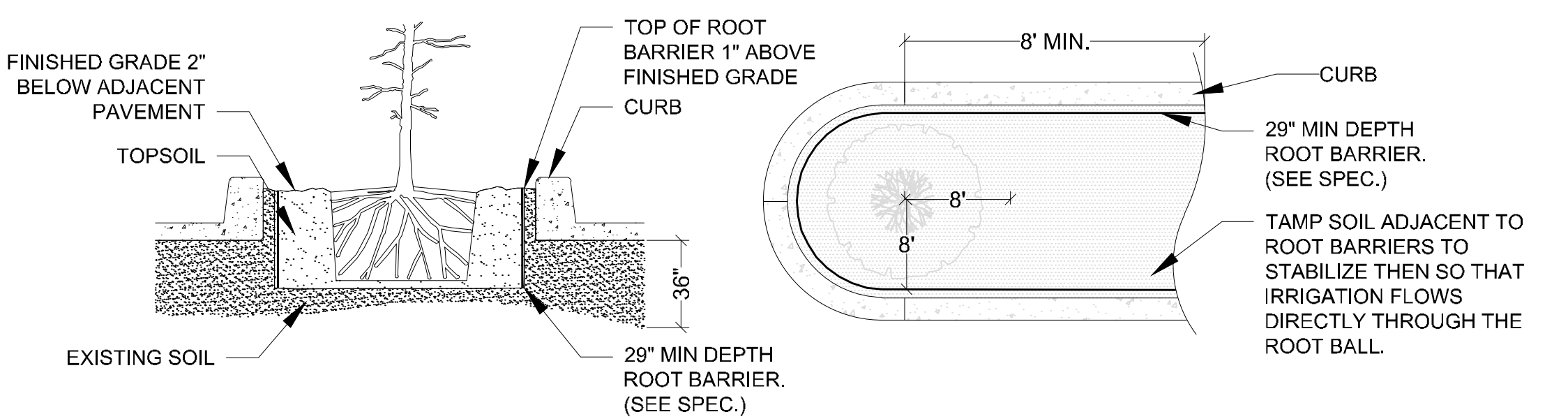
- * TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1\"/>



DRAINAGE TESTING DETAIL
NOT TO SCALE

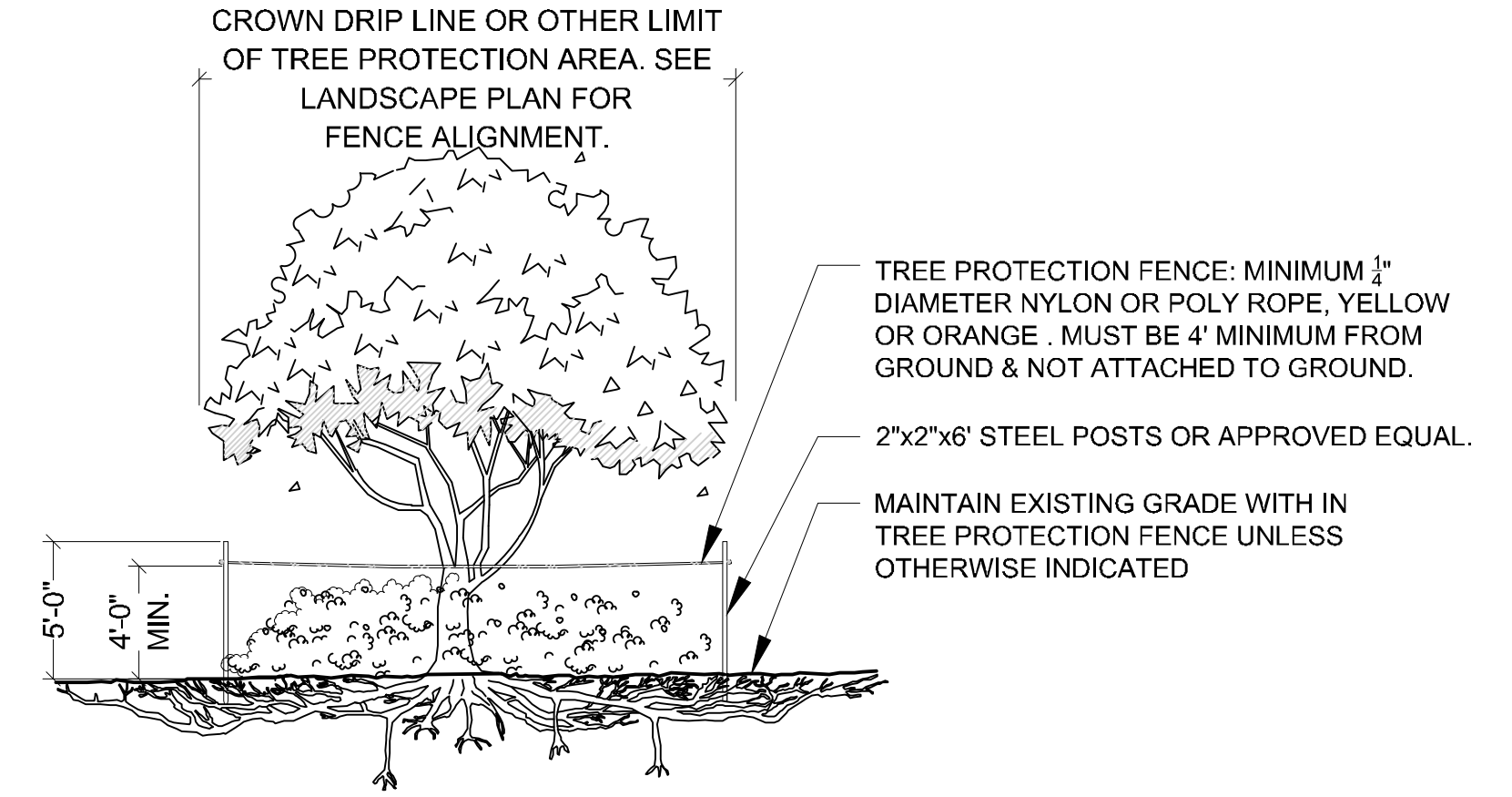
DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

- PRIOR TO PLANTING, ALL PLANTINGS PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.
- DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
 - FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
 - WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
 - ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
 - WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

- NOTES:
 1- ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8\"/>



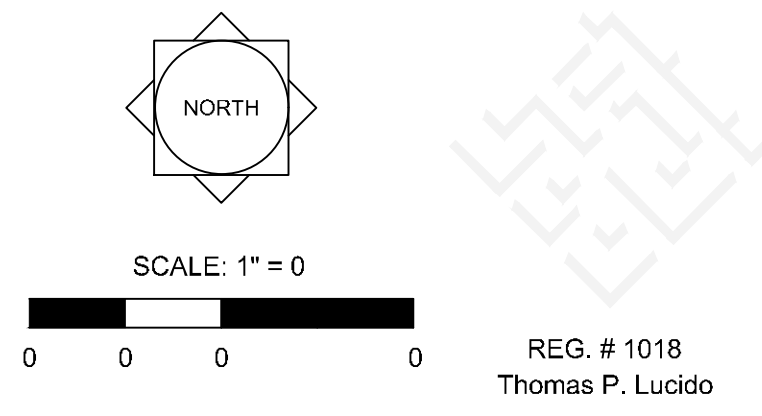
TREE PROTECTION BARRICADE
NOT TO SCALE

- NOTES:
 1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
 2- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 3- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

Capstone Community
 Port St. Lucie, Florida
Landscape Details
 March 10, 2021

City of Port St. Lucie P# 20-141
 PLSUD No. 5367

Date	By	Description
3.10.21	BW	Initial Submittal



Designer: [Blank] Sheet: [Blank]
 Manager: [Blank]
 Project Number: LA 20-370
 Municipal Number: P20-141
 Computer File: Capstone - Landscape Plan.dwg

Drawing Name: J:\Projects Active\20-370 Capstone at Southern Grove_SG-4B(Landscape) Mar 10, 2021 - 4:04pm Capstone - Landscape Plan.dwg

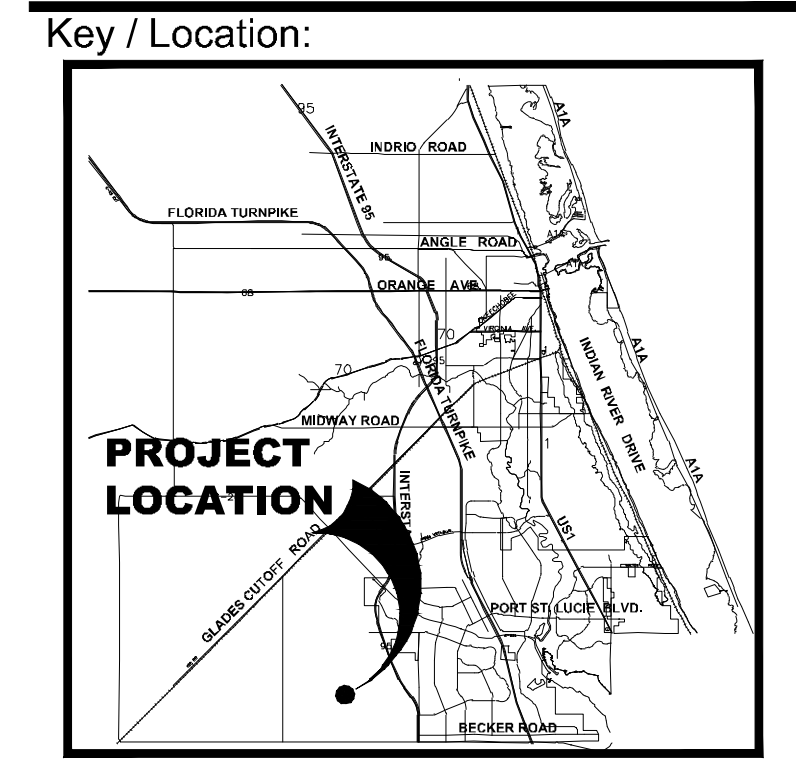
LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

- 1.01 SCOPE: The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
1.02 AGENCY STANDARDS: Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
1.03 SITE EXAMINATION: The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons.
1.04 ERRORS AND OMISSIONS: The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings.
1.05 EXECUTION OF THE WORK: The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
1.06 PROTECTION OF PUBLIC AND PROPERTY: The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public.
1.07 CHANGES AND EXTRAS: The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor.
1.08 GUARANTEE: The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner.
1.09 CARE AND MAINTENANCE: The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
1.10 SAFETY: It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage.
1.11 CONTRACTOR QUALIFICATION: The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1.12 INSURANCE AND BONDING: The contractor (s) shall submit proof of insurance for this job for the time period that the work is done.

- 2.02 INSPECTION: The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality.
2.03 PROTECTION OF PLANT MATERIALS: Balled and burrapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant.
2.04 STORAGE: All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
2.05 PROTECTION DURING PLANTING: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods.
2.06 TOP SOIL: Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site.
2.07 FERTILIZER: Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source.
PART 3 EXECUTION DIGGING: The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems.
3.02 GRADING: Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
3.03 PLANTING: Planting shall take place during favorable weather conditions.
Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

- I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems.
J. All flagging ribbon shall be removed from trees and shrubs before planting.
K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's.
3.04 PRUNING: Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.
3.05 GUYING: All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion.
3.06 WATER: Each plant or tree shall be thoroughly watered in after planting.
3.07 SOD: The Landscape Contractor shall sod all areas indicated on the drawings.
3.08 SEEDING: The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
3.10 MAINTENANCE: Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect.
3.11 COMPLETION, INSPECTION AND ACCEPTANCE: Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance.
After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.
All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications.



Project Team:
Owner/Developer: Maltany Homes, 1500 Gateway Blvd., Suite 212, Boynton Beach, FL 33426
Engineer: Kimley-Horn, 445 24th Street, Suite 200, Vero Beach, FL 32960
Landscape Architect/Land Planner: Lucido & Associates, 701 E Ocean Blvd, Stuart, FL 34904

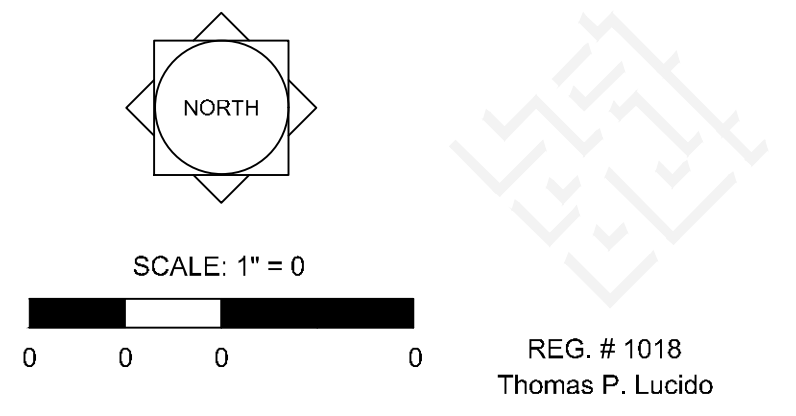
Capstone Community

Port St. Lucie, Florida
Landscape Specifications

March 10, 2021

City of Port St. Lucie P# 20-141
PSLUD No. 5367

Table with 3 columns: Date, By, Description. Row 1: 3.10.21, BW, Initial Submittal.



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Manager: [Blank]
Project Number: LA 20-370
Municipal Number: P20-141
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Drawing Name: J:\Projects Active\20-370 Capstone at Southern Grove SG-4B(Landscape)\ Mar 10, 2021 - 4:04pm Capstone - Landscape Plan.dwg