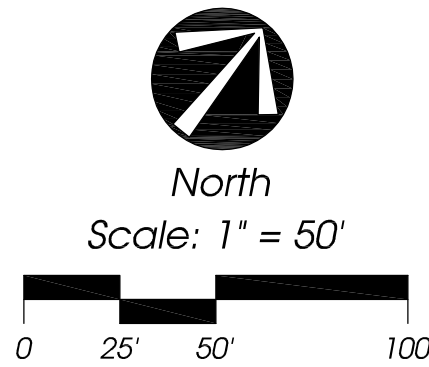


South Landscape Buffer

Should the property to the south not be developed as a part of expansion to this project with a unity of site, that the buffer shall be installed when that parcel is developed at a later date.

Landscape Plan

PSLUSD #11-916-00



**Conceptual  
Design  
Group, Inc.**

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d  
Stuart, Florida 34994  
(772) 344-2340  
LA: 0001635

**Four Port St. Lucie, LLC.**

Tradition

City of Port St. Lucie, Florida

Jeffrey W. Smith, RLA  
Florida Registration Number:  
LA 0001635

Job No.	24-1002
Drawn By	JWS
Submittal Dates	10-30-2024 12-31-2024 4-16-2025 5-9-2025

Revision Dates	12-31-2024
Comments #1	4-16-2025
Comments #2	5-9-2025
Comments #3	

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Sheet **L-1** of **7**  
City Project Numbers: P24-191



# Four Port St. Lucie, LLC.

Tradition

City of Port St. Lucie, Florida

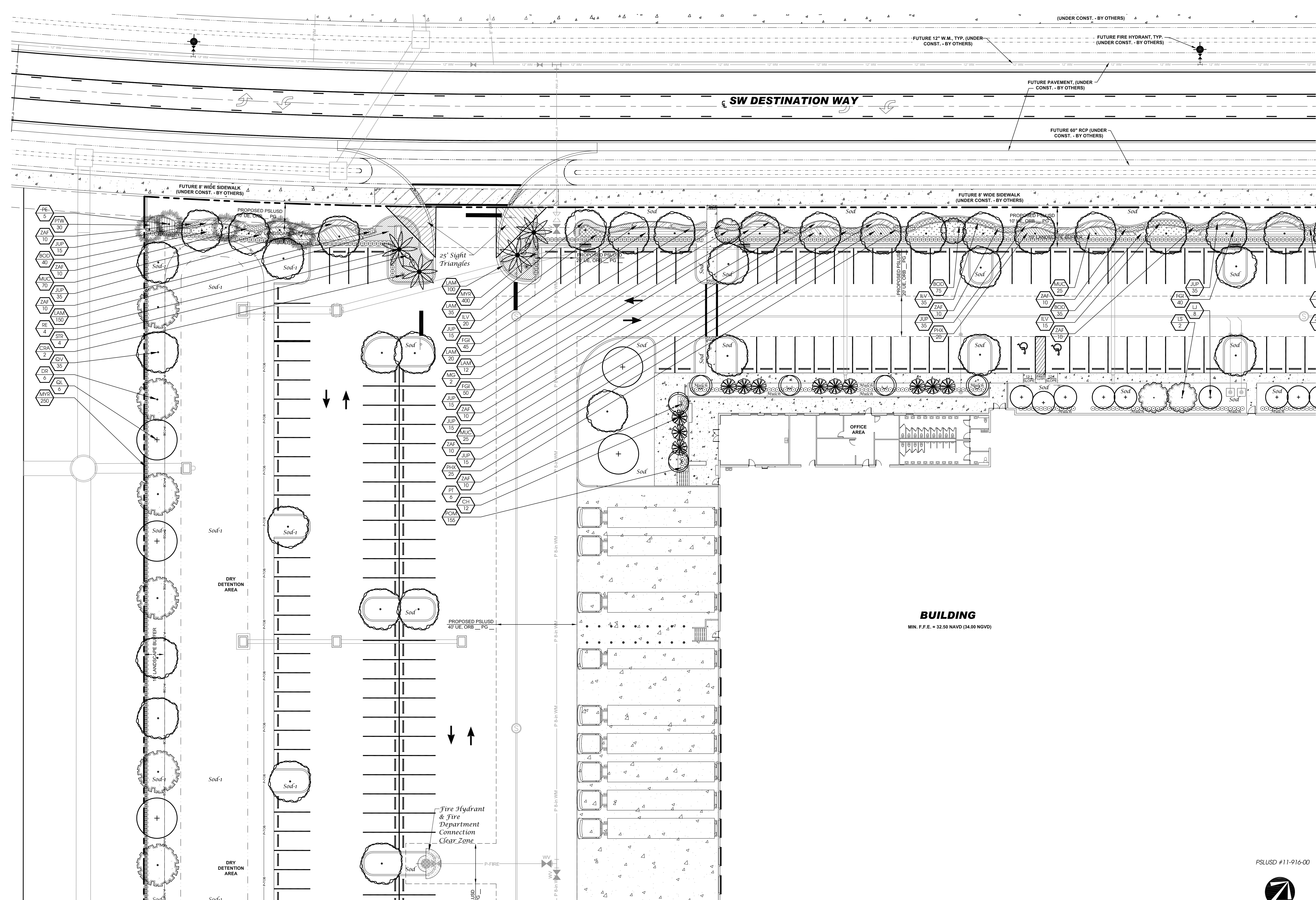
Jeffrey W. Smith, RLA  
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Job No.	24-1002
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Sheet **L-2** of **7**  
City Project Numbers: P24-191



## Landscape Plan

PSLUSD #11-916-00



North  
Scale: 1" = 20'



# Four Port St. Lucie, LLC.

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City of Port St. Lucie, Florida

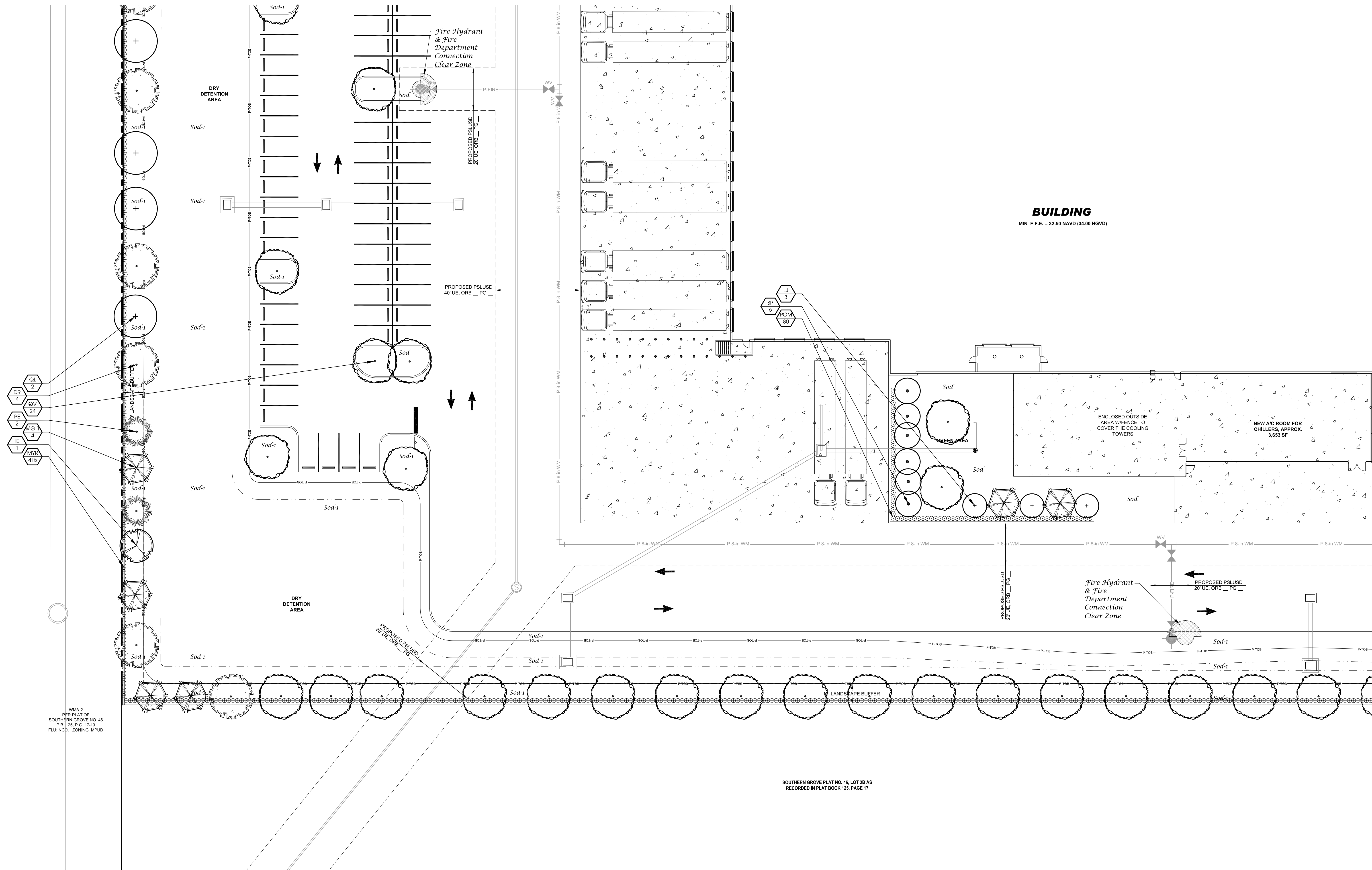
Jeffrey W. Smith, RLA  
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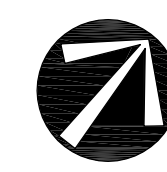
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Sheet L-3 of 7  
City Project Numbers: P24-191

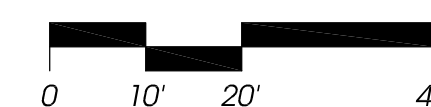


## Landscape Plan

PSLUSD #11-916-00



North  
Scale: 1" = 20'





Sheet **L-4** of **7**  
City Project Numbers: P24-191



# Landscape Plan







# Landscape Data

(City of PSL Requirements)

## Perimeter Landscaping Adjacent to Road Right-of-way- North Buffer (1,045.62')

### Trees

Required - (1 Tree/30 I.F.)- 1,045.62 I.F./30 = 35 Trees  
Provided - 35 Trees

### Shrubs

Required - Continuous Hedge 2' O.C. = 523 Shrubs  
Provided - 523 Shrubs

## Perimeter Landscaping Adjacent to Road Right-of-way- East Buffer (637')

### Trees

Required - (1 Tree/30 I.F.)- 637 I.F./30 = 21 Trees  
Provided - 21 Trees

### Shrubs

Required - Continuous Hedge 2' O.C. = 319 Shrubs  
Provided - 319 Shrubs

## Perimeter Landscaping Adjacent to Another Property - West Buffer (618.13')

### Trees

Required - (1 Tree/30 I.F.)- 618.13 I.F./30 = 21 Trees  
Provided - 21 Trees

### Shrubs

Required - Continuous Hedge 2' O.C. = 310 Shrubs  
Provided - 310 Shrubs

## Perimeter Landscaping Adjacent to Another Property - South Buffer (1,180')

### Trees

Required: (1 Tree/30 I.F.) - 1,180 I.F./30 = 39 Trees  
Provided: 39 Trees

### Shrubs

Required: Continuous Hedge 2' O.C. = 590 Shrubs  
Provided: 590 Shrubs

## Parking Area Interior Landscaping

Required Terminal/Interior Island Trees - 1 Tree per

Terminal/Interior Island = 38 Trees

Total Terminal/Interior Island Trees Provided = 38 Trees

## Palm Requirements

Required : No more than 25% of required trees may be palms  
Total Trees = 226

Total Palms = 0 @ 2:1 = 0 Trees

Provided: Palms = 0 = 0%

154.c.4 = Building facade palms are excluded from Palm requirement

## Building Facades

### Trees

Required - 1 Tree / 30 I.F. of Building Perimeter  
= 2,160 I.F. of Building Perimeter / 30 I.F. = 72 Trees  
Provided - 72

### Shrubs

Require - 1 Shrub / 2 I.F. of Building Perimeter  
= 2,160 I.F. / 2 = 1,080 Shrubs  
Provided - 1,080 Shrubs

## Native Plants

### Trees:

Required: 50% of all required trees shall be native  
Total Trees = 226 (113 = 50%)  
Provided: Native Trees = 113 / 226 = 50%

### Shrubs:

Required: 25% of all required shrubs shall be native  
Total Shrubs = 2,822 (706 Minimum)  
Provided: Native Shrubs = 706 = 25%

## Flowering Trees

Required: 20% of all required trees shall be flowering  
Total Trees = 226 (Not Including Palms) x 20% = 46  
Provided: Flowering Trees = 46 = 20%

## Landscape Island Evergreen Shade Trees

Required: 75% of all required trees located within landscape islands shall be evergreen shade trees

Total Landscape Islands = 38 x 75% = 29 Trees

Provided: Landscape Islands with Evergreen Shade Trees = 29 = 75%

## Tree Species Mix

Required: When 41+ trees are required the minimum species mix = 5  
Provided: 9

## Total Trees:

Total Trees Required: 226

Total Trees Provided: 226

226 Trees + 0 Palms @ 2:1 = 0 Trees = 226 Trees

## Total Shrubs:

Total Shrubs Required: 6,274

Total Shrubs Provided: 6,274

## \*Note:

Some trees relocated due to site constrains such as utilities, etc.

## Port St. Lucie Utility Systems Department Notes

- 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.
- All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.
- 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.
- Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
- No landscaping other than sod grasses shall be located within 5' of a PSLUSD appurtenance such as a water meter assembly, backflow device, fire hydrant or sewer cleanout, etc.

## Port St. Lucie Engineering Department Notes

- The landscape plans meet the City's sight distance and clear zone requirements from Section 158.204 of the Code for 10' requirements.

## General Notes

- No plant substitutions can be made without the City of Port St. Lucie's approval.
- All required landscape improvements must be inspected and approved by the City of Port St. Lucie prior to the issuance of a Certificate of Occupancy.
- Any existing landscaping, sod, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection.
- All prohibited, exotic and invasive species shall be removed from the entire site prior to issuance of certificate of occupancy.
- Planting adjacent to fire hydrants is to have a minimum clear radius of 7.5 as required by the NFPA Uniform Fire Code Florida Edition 16.3.4.1 Hydrants. All fire hydrants and fire check valves shall have a minimum of 7.5' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.

# Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	DROUGHT TOLERANCE
CANOPY / ORNAMENTAL TREES							
13	DR	DELOXIX REGIA	ROYAL POINCIANA	14' x 6', 2.5' CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
1	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	14' x 6', 2.5' CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
27	LJ	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE FORM	14' x 8'	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
6	LS	LAGERSTROEMIA SPECIOSA	QUEEN'S CREPE MYRTLE	14' x 6', 2.5' CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
6	MG*	MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA	14' x 6', 2.5' CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
21	MG-1*	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA D.D. BLANCHARD	14' x 6', 2.5' CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
7	PE*	PINUS ELLIOTTI DENS	SOUTH FLORIDA SLASH PINE	14' x 6', 2.5' CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
10	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	14' x 6', 2.5' CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
135	QV*	QUERCUS VIRGINIANA	LIVE OAK	14' x 6', 2.5' CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
PALMS							
3	PS	PHOENIX SYLVESTRIS	SYLVESTER PALM	8' C.T.	A.S.	FULL HEAD, FAT TRUNKS, SYMMETRICAL, MATCHED	HIGH
12	PT	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	12' O.A.	A.S.	FULL, DOUBLE TRUNKS, SYMMETRICAL	HIGH
11	RE*	ROYSTONIA ELATA	ROYAL PALM	12' C.T.	A.S.	FULL HEAD, FAT TRUNKS, SYMMETRICAL, MATCHED	HIGH
6	SP*	SABAL PALMETTO	SABAL PALM	12' - 15' C.T.	A.S.	SLICK TRUNKS,	HIGH
12	CH	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	8' O.A.	A.S.	FULL TO BASE, MULTI-STEM, SPECIMEN	HIGH
SHRUBS / GROUNDCOVERS / ACCENTS							
2,020	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	2' x 2'	2' O.C.	FULL & THICK	HIGH
680	POM	PODOCARPUS MAKII	PODOCARPUS	2' x 2'	2' O.C.	FULL & THICK	HIGH
300	MUC*	MUHLENBERGIA CAPILARIS	MUHLY GRASS	24" x 24"	3' O.C.	FULL & THICK	HIGH
540	BOD	BOUGAINVILLEA DWARF HELEN JOHNSON	DWARF BOUGAINVILLEA	12" x 12"	2' O.C.	FULL & THICK	HIGH
350	FGI	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	12" x 12"	2' O.C.	FULL & THICK	HIGH
255	ILV*	ILEX VOMITORIA	DWARF YAUPOH HOLLY	12" x 12"	2' O.C.	FULL & THICK	HIGH
525	JUP	JUNIPERUS PARSONII	PARSONS JUNIPER	12" x 12"	2' O.C.	FULL & THICK	HIGH
817	LAM	LANTANA MONTEVIDENSIS	PURPLE LANTANA	12" x 12"	2' O.C.	FULL & THICK	HIGH
415	PHX	PHILODENDRON 'XANADU'	PHILODENDRON - XANADU	12" x 12"	2' O.C.	FULL & THICK	HIGH
30	PTW	PITTOSPORUM 'WHEELER'	WHEELERS PITTOSPORUM	12" x 12"	2' O.C.	FULL & THICK	HIGH
330	ZAF*	ZAMIA FLORIDANA -COONTIE	FLORIDA ZAMIA	12" x 12"	2' O.C.	FULL & THICK	HIGH
2	CRA	CRINUM ASIATICUM	CRINUM LILY	2' x 3'	A.S.	FULL & THICK	HIGH
4	CYR	CYCAS REVOLUTA	KING SAGO	2' x 3'	A.S.	FULL & THICK	HIGH
4	STR	STRELITZIA REGINAE	ORANGE BIRD OF PARADISE	2' x 3'	A.S.	FULL & THICK	HIGH
2	ZAM	ZAMIA FURFURACEA	MEXICAN ZAMIA	2' x 3'	A.S.	FULL & THICK	HIGH
SOD-1		PASPALUM NOTATUM	BAHIA SOD		SEE SPECS		HIGH
SOD		STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD		SEE SPECS		LOW - MEDIUM
* = FLORIDA NATIVE							

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Sheet L-6 of 7  
City Project Numbers: P24-191

PSLUSD #11-916-00

# Landscape Plan



# Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Underizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or EnviroMulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:3:2 or 3:3:3 (e.g. one labeled 15-0-8). Similar analysis such as 16-0-8 (4:3:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

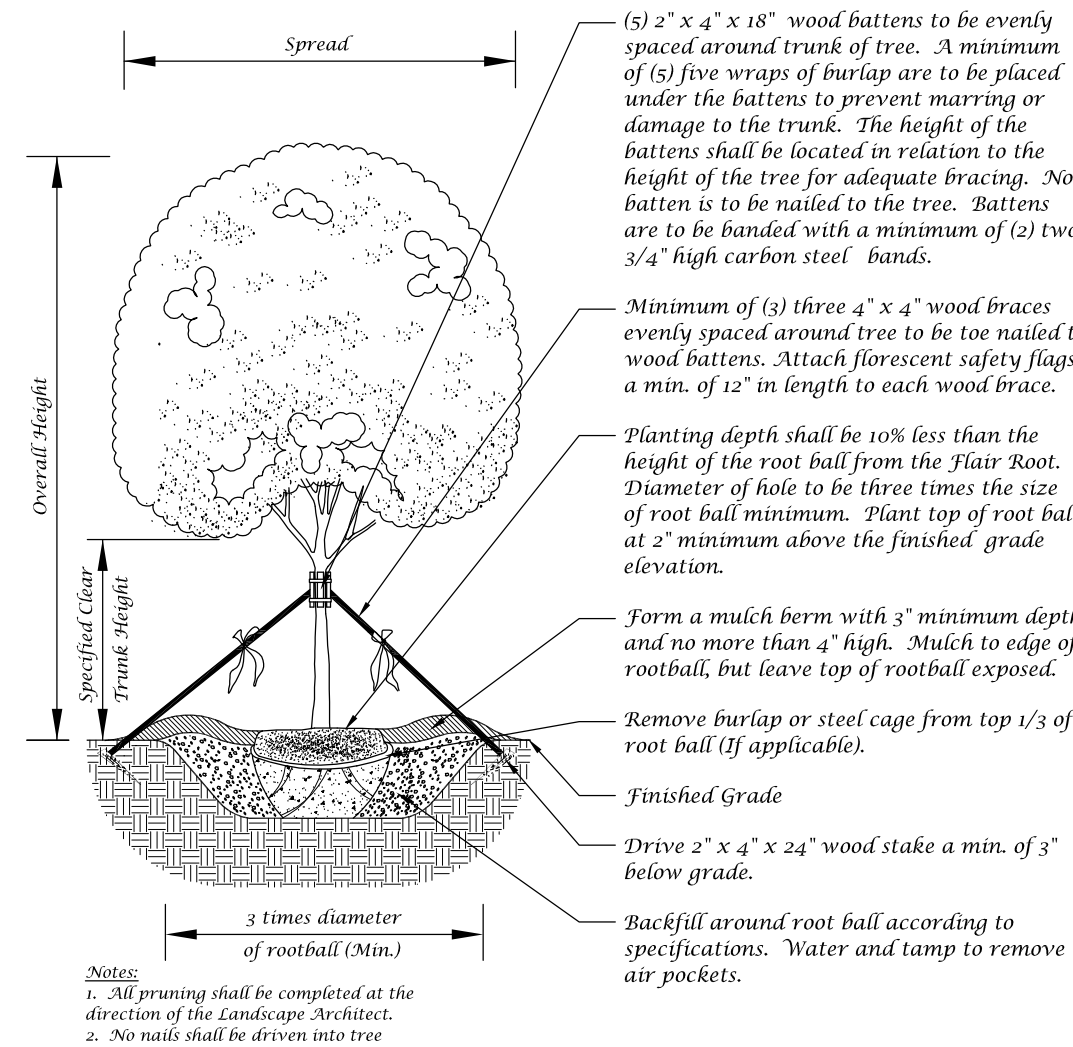
Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole, Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet  
3 Gallon 2 Tablets  
25 Gallon 8 B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and diseases. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrum secundatum Floratam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing  
Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.  
A) Dig each planting pit to the minimum specified size.  
B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.  
C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)  
D) Discard all material removed from the drainage channel.  
E) When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

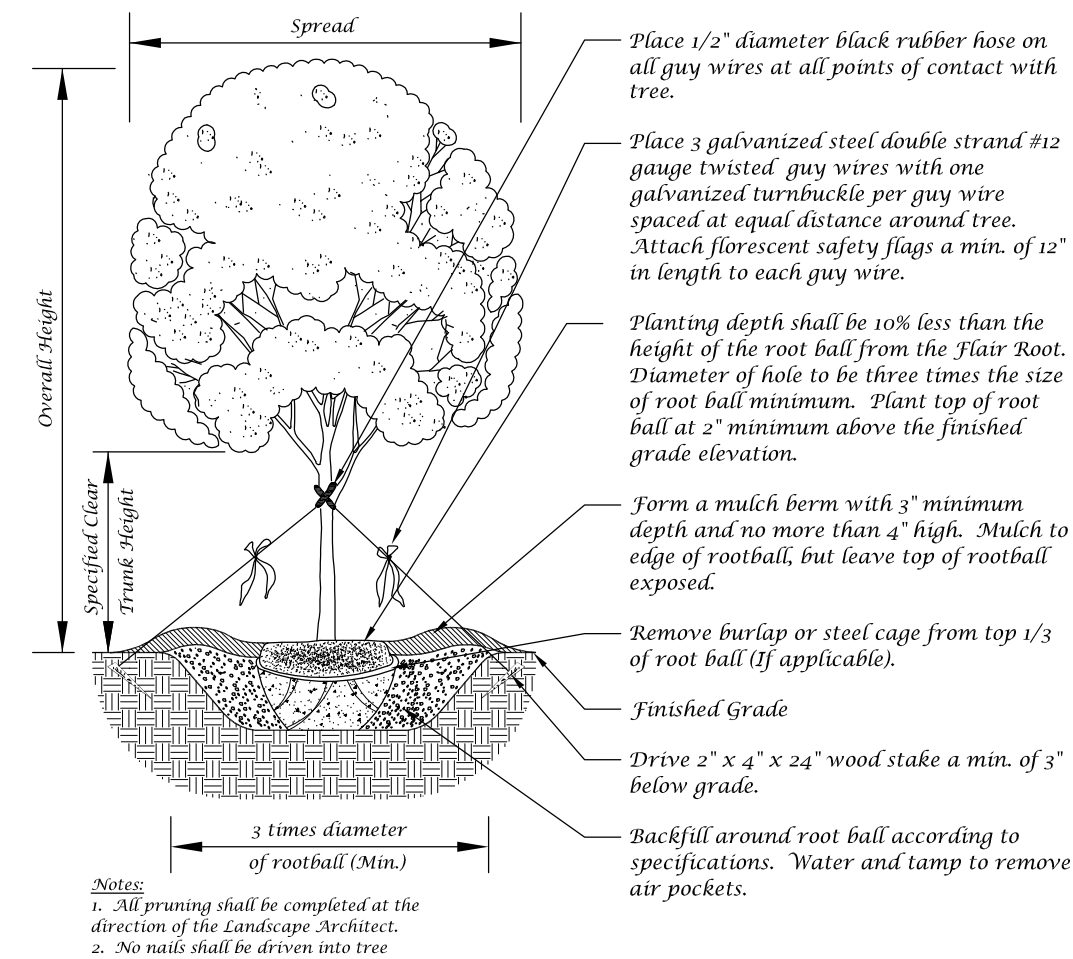
- NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in Item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
  2. All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

# Landscape Details



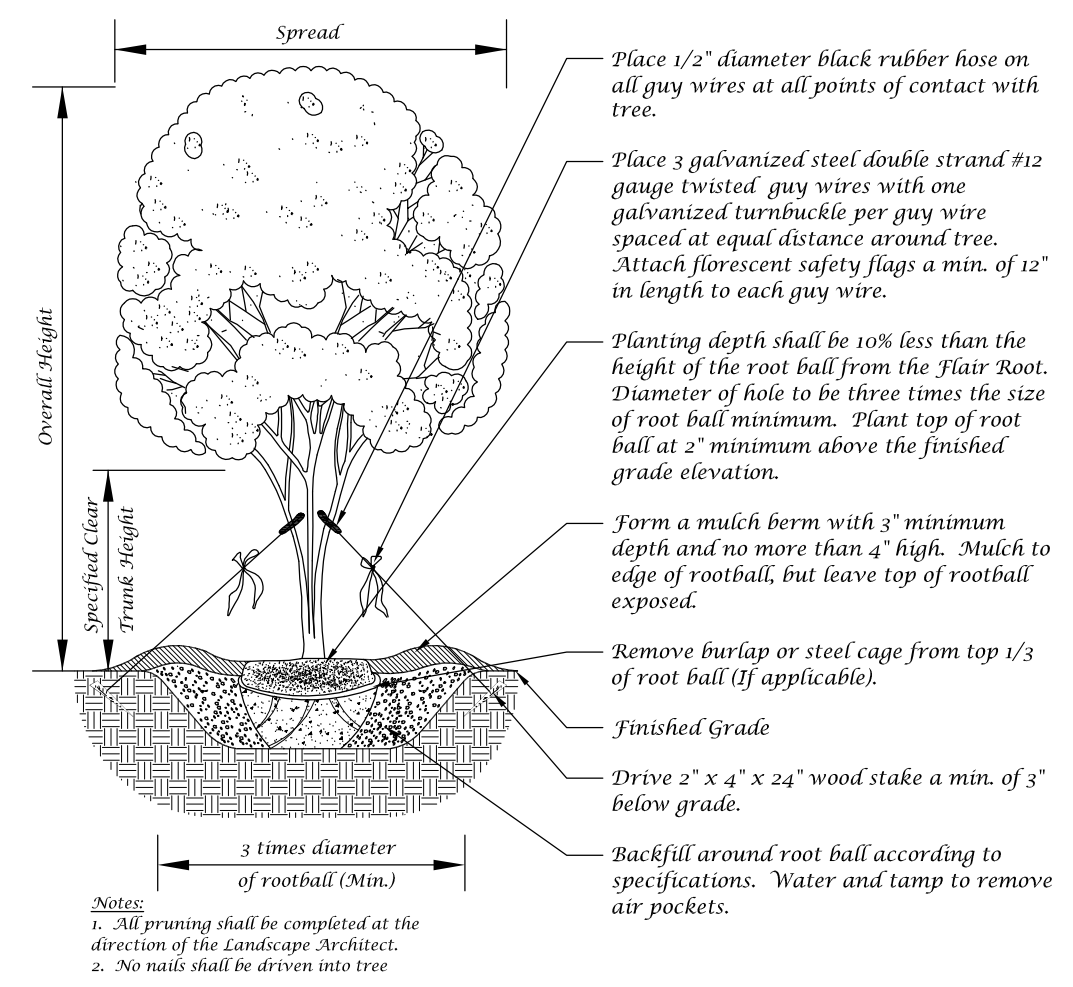
## Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



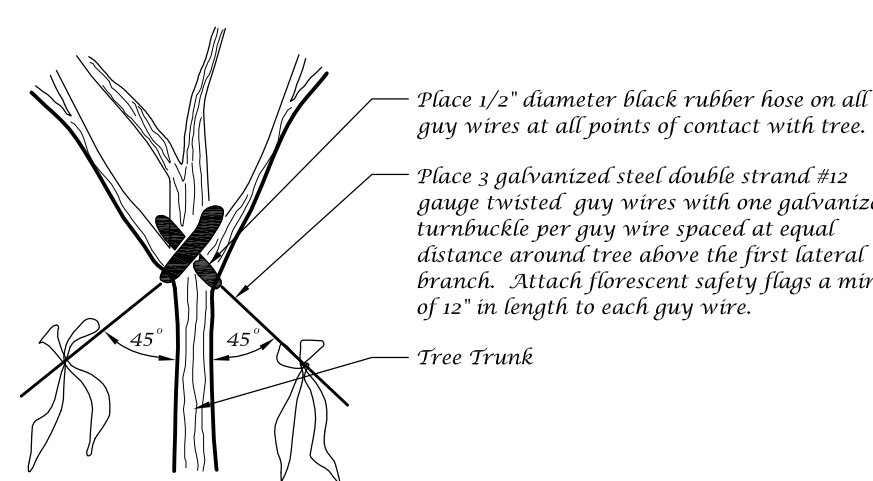
## Tree Planting Detail

Not to Scale



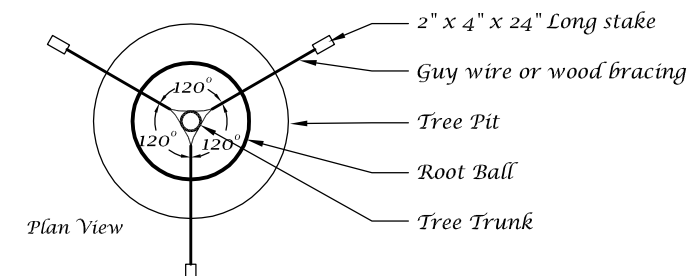
## Multi-Trunk Tree Planting Detail

Not to Scale



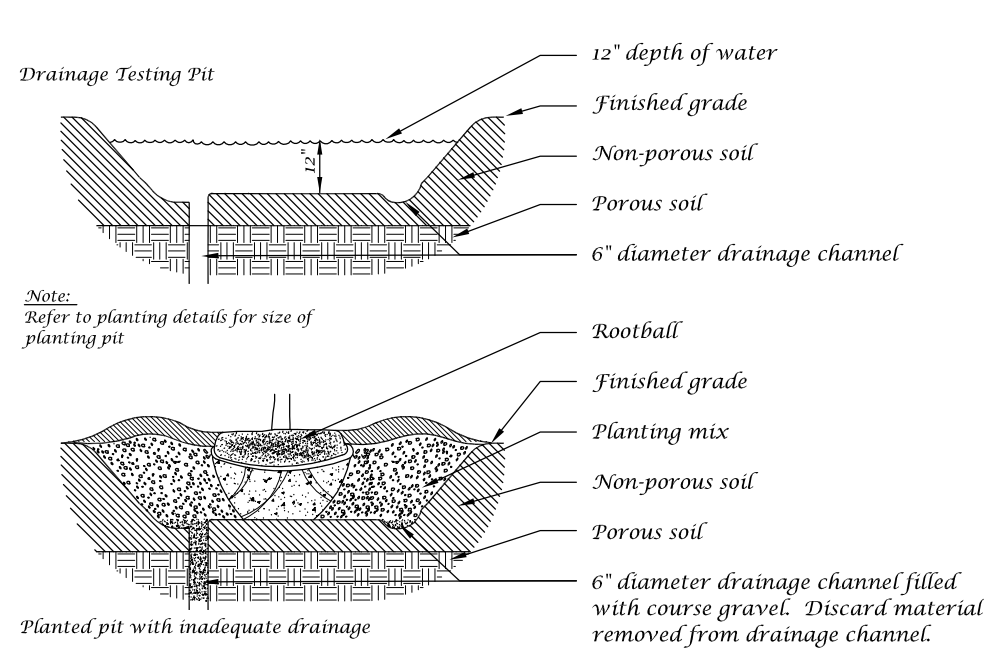
## Guy Wire Attachment Detail

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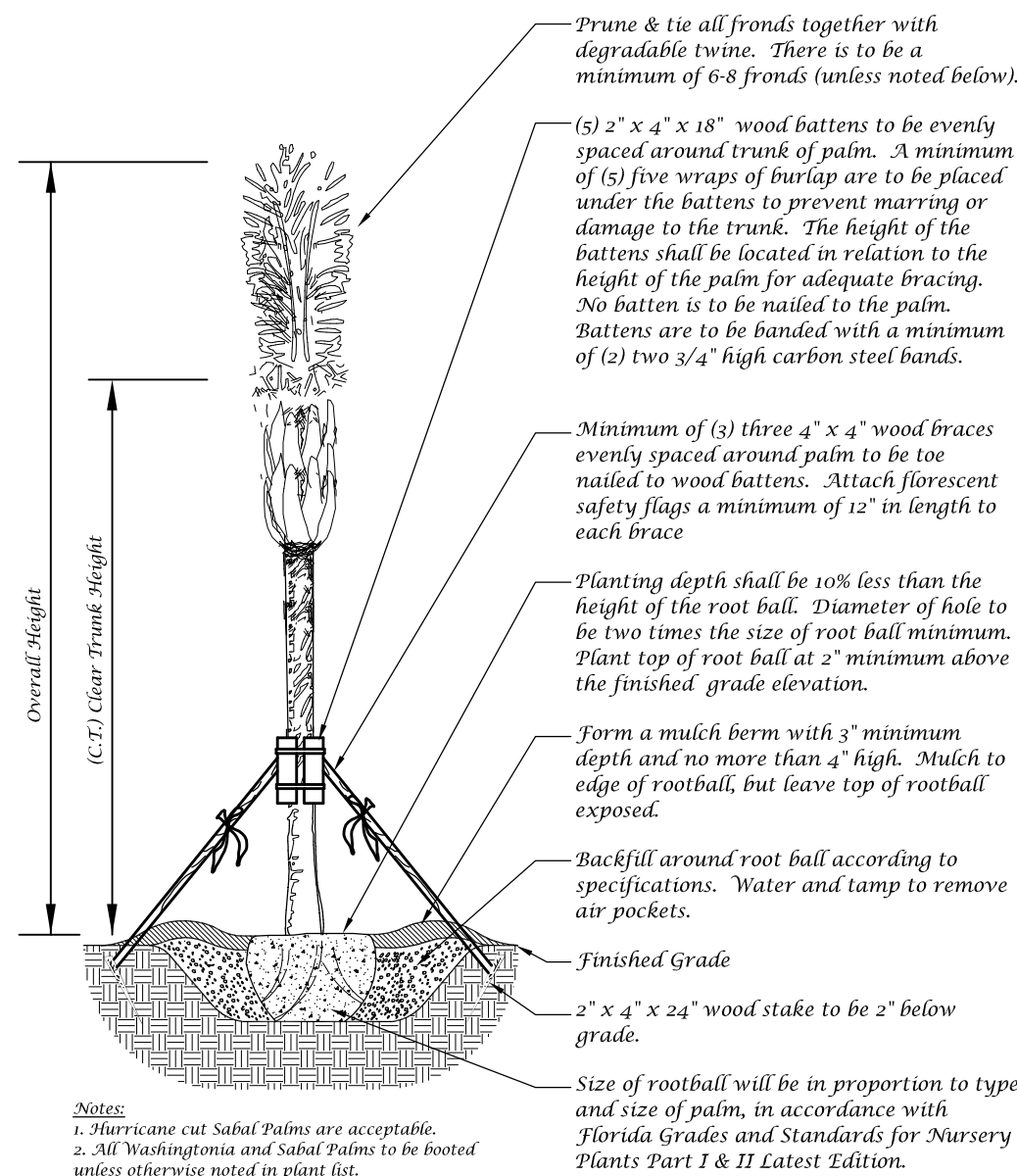
## Staking Detail

Not to Scale



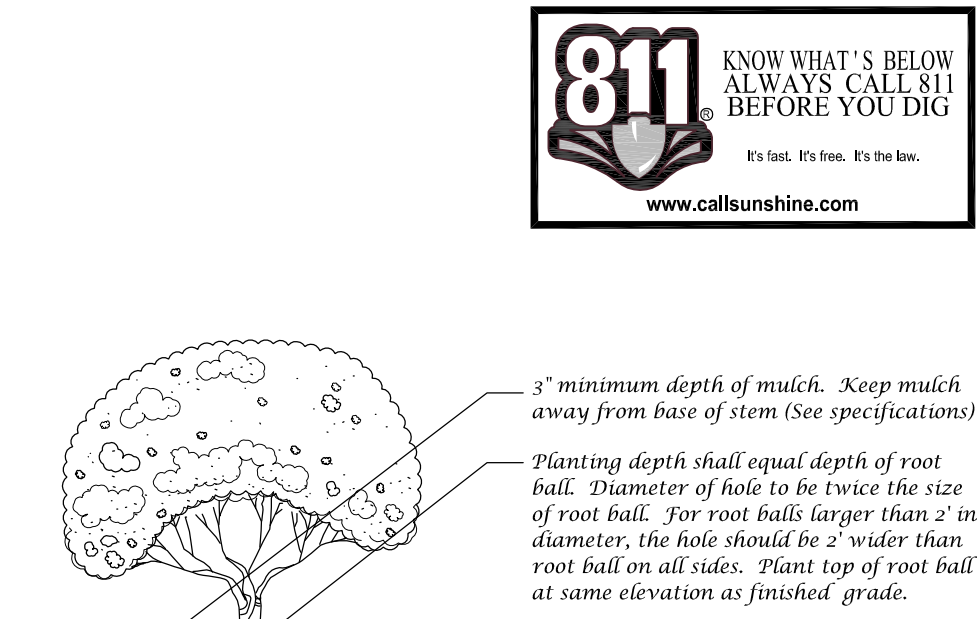
## Drainage Testing Detail

Not to Scale



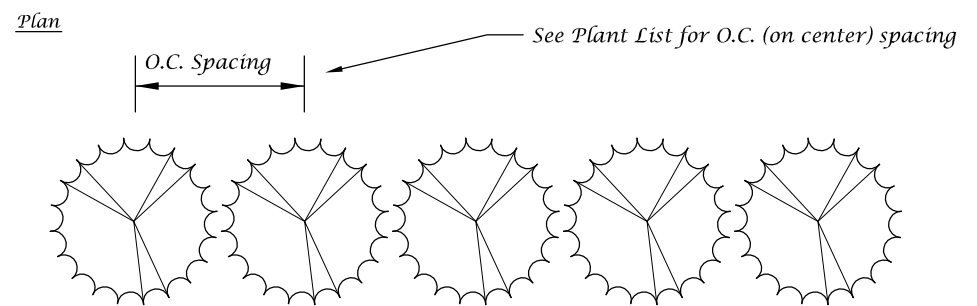
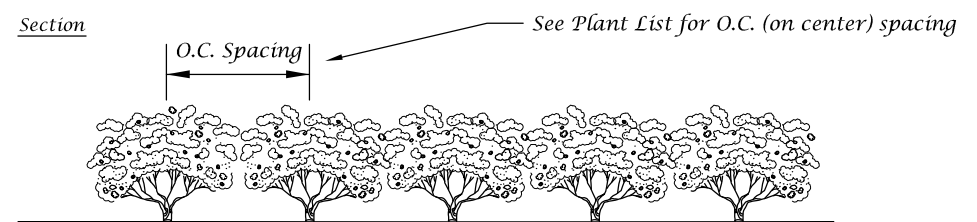
## Palm Planting Detail

Not to Scale



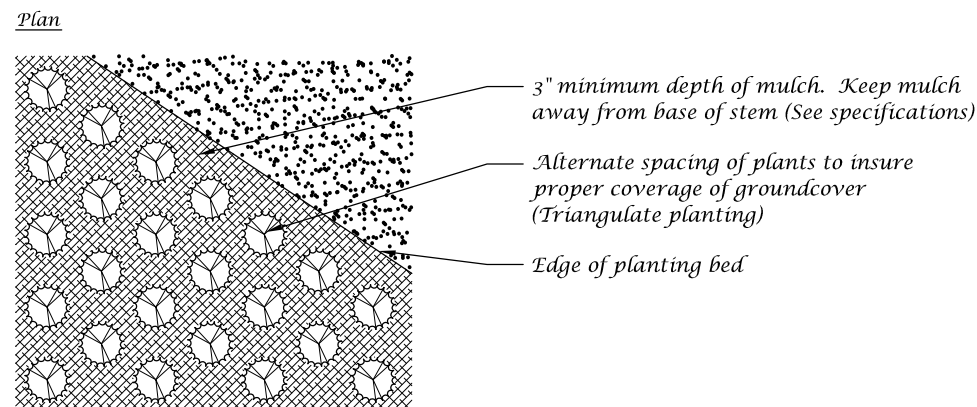
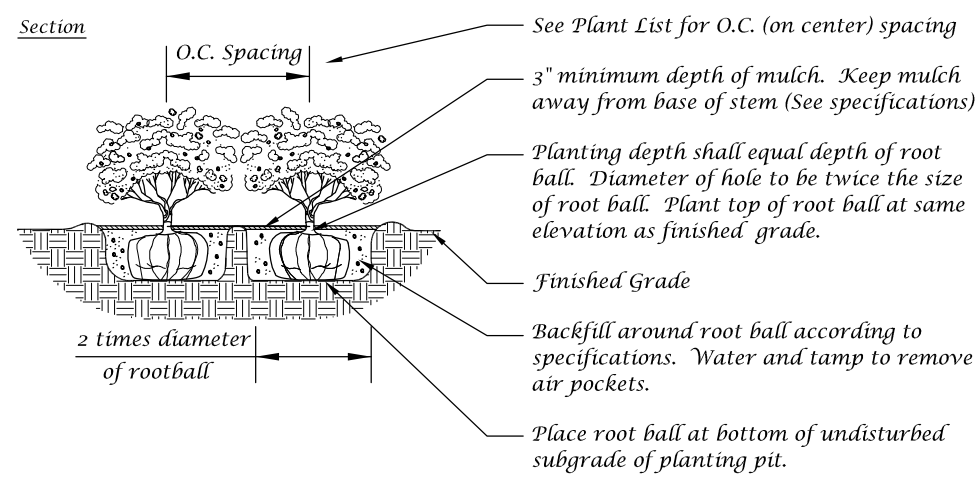
## Shrub Detail

Not to Scale



## Shrub Detail

Not to Scale



## Ground Cover Detail

Not to Scale

PSLUSD #11-916-00

811

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# Landscape Plan