

REFER TO SHEET LP2 FOR COMPLETE PLANT SCHEDULE

PLANT LEGEND - KEY

TREES	CODE	BOTANICAL / COMMON NAME
	AR	Acer rubrum Red Maple
	IA	Ilex x attenuata 'East Palatka' East Palatka Holly
	LI2	Lagerstroemia x 'Muskogee' Lavender Crape Myrtle
	LL	Ligustrum lucidum Glossy Privet
	MG	Magnolia grandiflora 'Little Gem' Dwarf Southern Magnolia
	MF2	Myrcianthes fragrans Simpson's Stopper
	MYR	Myrica cerifera Wax Myrtle
	PA	Parkinsonia aculeata Jerusalem thorn
	PE-EX	Pinus Elliotti 'Densa' Existing Slash Pine
	QV	Quercus virginiana Southern Live Oak
	QV-EX	Quercus virginiana Existing Southern Live Oak
REFER TO TDP		
PALMS	CODE	BOTANICAL / COMMON NAME
	PE	Phycosperma elegans Alexander Palm
	SP	Sabal palmetto Cabbage Palmetto
	SP-EX	Sabal palmetto Cabbage Palmetto
	SP-R	Sabal palmetto Relocated Cabbage Palmetto
REFER TO TDP		
SHRUBS	CODE	BOTANICAL / COMMON NAME
	CLU	Clusia guttifera Small Leaf Clusia
	JAT	Jatropha integerrima Spicy Jatropha
	MF	Myrcianthes fragrans Simpson's Stopper
	PHO	Phoenix roebelenii Pigmy Date Palm Multi-Trunk
	POD	Podocarpus macrophyllus maki Podocarpus
	PSY	Psychotria nervosa Wild Coffee
	VIB	Viburnum obovatum Walter's Viburnum
	VIBD	Viburnum obovatum 'Dwarf Walter's' Dwarf Walter's Viburnum
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	HAM	Hamelia patens Fire Bush
	MUH2	Muhlenbergia capillaris Pink Muhly
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	DIA	Dianella tasmanica 'Variegata' Flax Lily
	ILE	Ilex vomitoria 'Schillings Dwarf' Dwarf Schillings Holly
	JUN	Juniperus 'parsoni' Parson's Juniper
	LIR	Liriope muscari 'Emerald Goddess' Liriope
	NEP	Nephrolepis exaltata Boston Fern

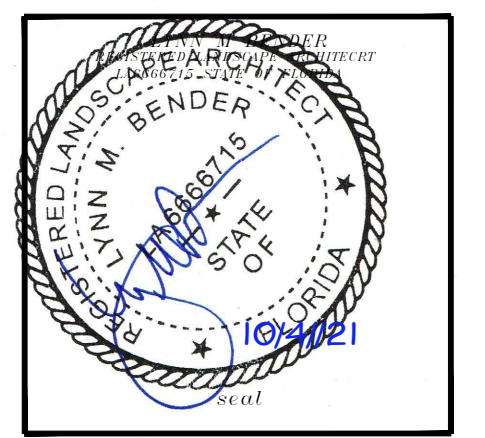
SOD - TBD St. Augustine floritam
3" non-cypress mulch applied to all plant material - existing & proposed beds

REVISION	DATE
1 PRELIM STAFF REVIEW COMMENTS	10/4/21

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PROPOSED MIXED-USE FACILITY
PORT SAINT LUCIE, FLORIDA
LANDSCAPE PLAN



PROJECT NO: 20-539	CADD I.D. GRECO PORT ST. LUCIE
DRAWN BY: LMB	CHECKED BY: LMB
SCALE: AS SHOWN	DATE: 08-30-2021

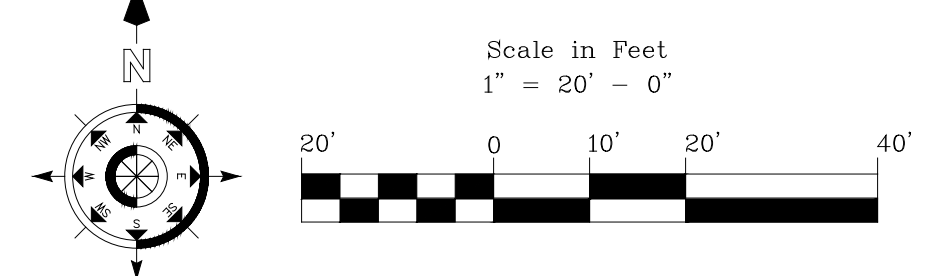
SHEET:
LP1
1 OF 2 SHEETS
CITY OF PORT ST. LUCIE PROJECT # P21-056



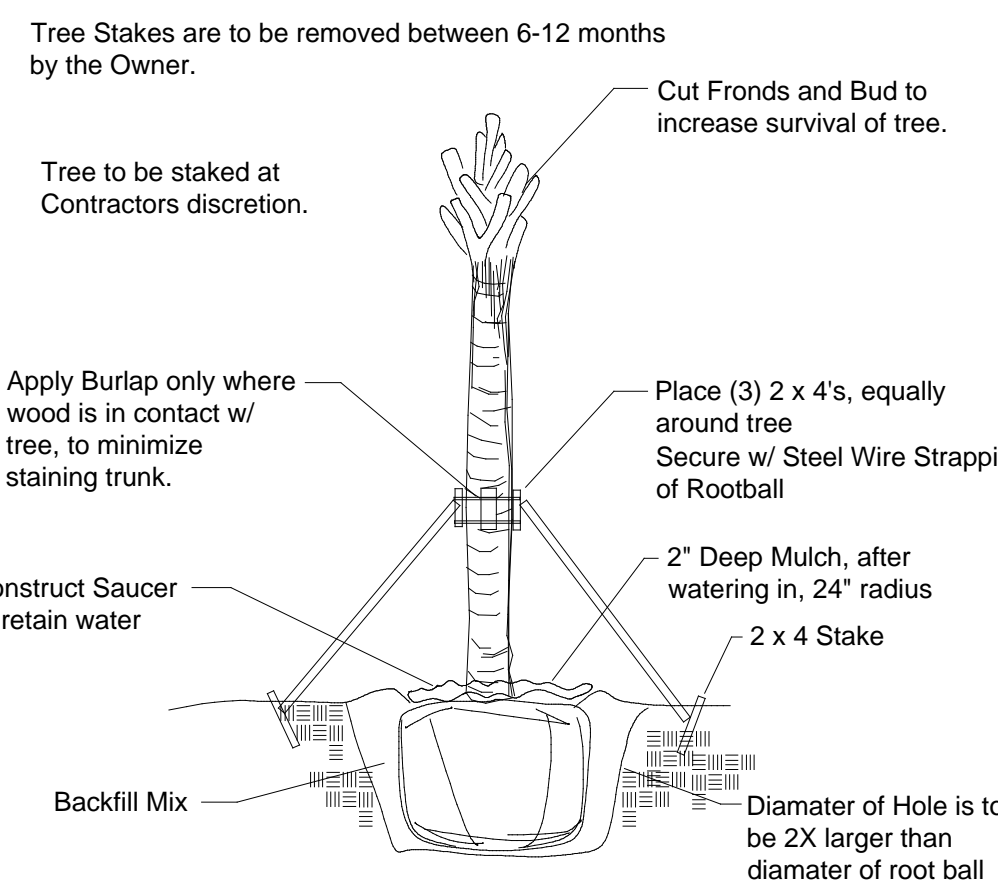
LP1 PROPOSED LANDSCAPE PLAN
1"=20'-0"

IRRIGATION NOTE: (Water source - new well/pump)
An automatic properly functioning underground irrigation system with a rain sensing cutoff device shall be in compliance with the SFWMD, Florida Building Code and city Building Code requirements. The rain sensing cutoff device shall be located and installed in such a manner that the building eaves, balconies and similar overhangs do not interfere with the operation of the device. The irrigation system shall be rust free & properly maintained in good working order and provide a minimum coverage of 100% with 100% overlap.
Adequate irrigation of all newly proposed landscaped areas shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Irrigation systems shall conform to following standards:
a. Irrigation systems shall be continuously maintained in working order and shall be designed so not to overlap water zones or to water impervious areas.
b. No irrigation system shall be installed or maintained abutting any public street which causes water from the system to spurt onto the roadway or to strike passing vehicular traffic.

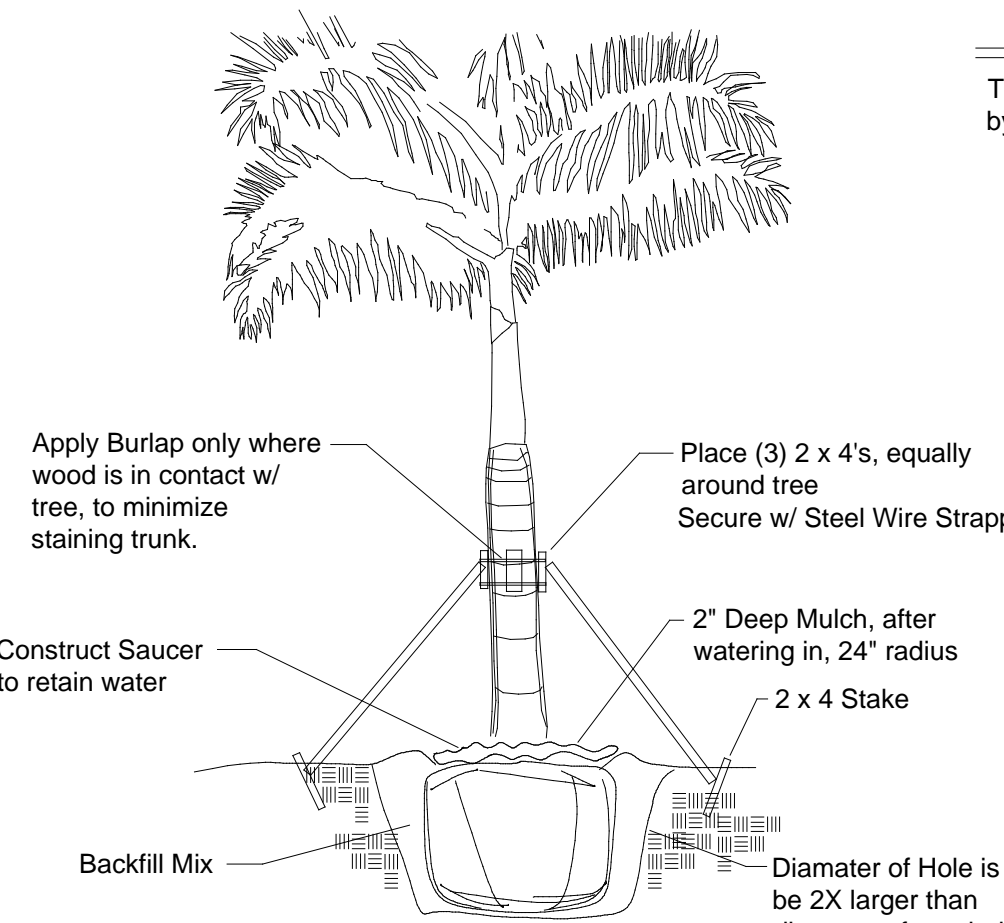
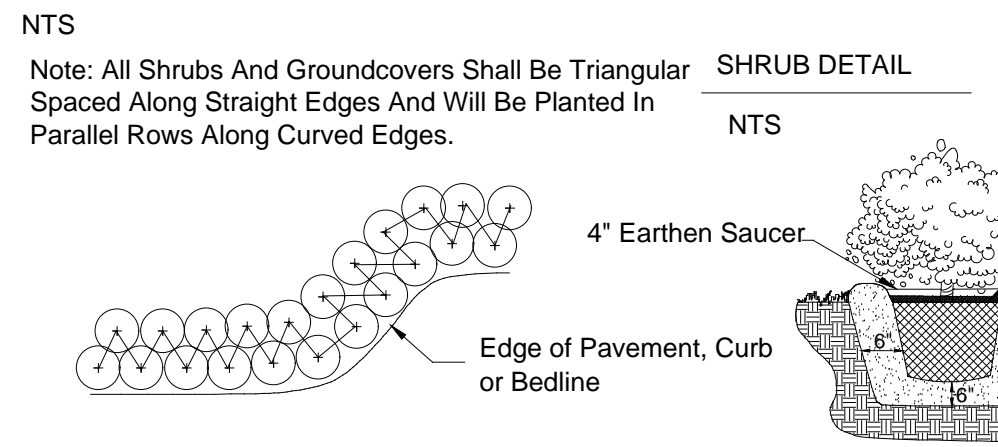
NOTE:
Finished grades of landscape areas. Finished grade of landscape areas shall be at or below the grade of adjacent VUA or public sidewalks, except for mounding or other surface aesthetics. Grade shall be designed to receive roof and surface runoff and to assist irrigation of plantings and then any overflow routed as necessary underground. Mounding or other surface aesthetics shall not inhibit or defeat intended rainwater capture, retention or percolation from a VUA.
Root barriers. A root barrier system shall be installed in situations where a tree or palm is planted within ten (10) feet of a sidewalk or parking area, unless other special provisions have been designed to accommodate tree roots.



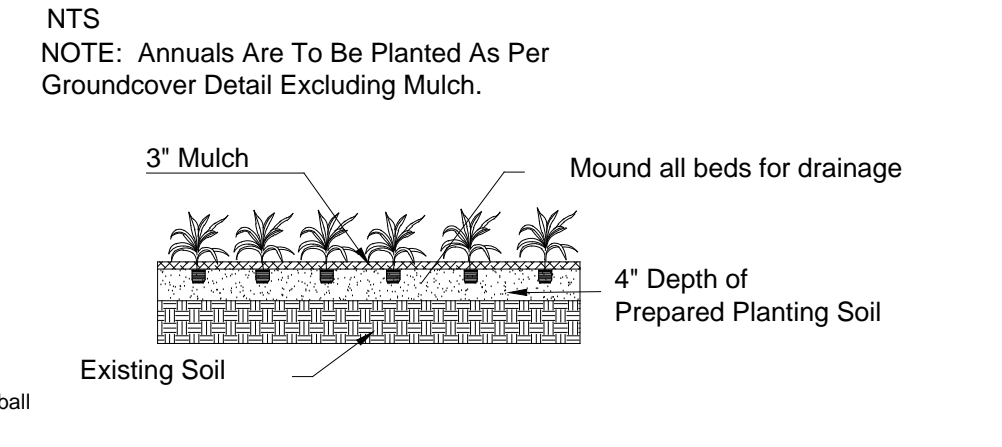
ALL INVASIVE EXOTICS SHALL BE REMOVED AND ERADICATED FROM THE SITE.



Shrub & Groundcover Planting Detail



Groundcover & Annual Detail



LANDSCAPE NOTES:

- FDOT Type D or F curb shall be provided along the perimeter of all landscaped, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
- Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30° and 8' above crown of road.
- Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
- Landscape shall not be placed around structures in a manner so as to impede accessibility for fire rescue operations.
- All new landscape areas shall be provided with 100% automatic irrigation coverage. A functioning rain sensor/shut-off device shall be required on all irrigation systems.
- Mulch all plant beds as specified in details using hardwood, non-cypress to 3" depth.
- The soil utilized within the parking island areas MUST be a minimum of 36" in depth of natural soil NOT consisting of road rock, imported fill or other miscellaneous debris.
- FOR ALL TREE PLANTINGS : Synthetic burlap ball covering materials shall be completely removed. Wire baskets shall be cut off to a depth of 1/2 (half) the depth of the root ball. Burlap coverings shall be removed to a depth of 1/3 (third) of the root ball. Any tree support materials shall be removed from each tree once it is established. All Canopy trees shall be planted no closer than 10' to any underground utilities UNLESS a root barrier is used.
- Finished grades of landscape areas. Finished grade of landscape areas shall be at or below the grade of adjacent VUA or public sidewalks, except for mounding or other surface aesthetics. Grade shall be designed to receive roof and surface runoff and to assist irrigation of plantings and then any overflow routed as necessary underground. Mounding or other surface aesthetics shall not inhibit or defeat intended rainwater capture, retention or percolation from a VUA.
- Root barriers. A root barrier system shall be installed in situations where a tree or palm is planted within ten (10) feet of a sidewalk or parking area, unless other special provisions have been designed to accommodate tree roots.
- Root Barrier to be installed shall be a min 36" depth. Install as per Manufacturer specs: Root Solutions (800)554-0914 Biobarrier (800)257-6687 Or Equal
- If any proposed Trees/Palms are adjacent to existing overhead utility lines, then principles of FPL "Plant the Right Tree in the Right Place" shall be adhered to. Alteration of proposed material shall be reviewed by Project LA for approval & notification to City.

PLANT SCHEDULE LP1

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CALIPER	CT	DROUGHT TOLERANCE	NATIVE	SPECIFICATION
AR	6	Acer rubrum / Red Maple	12' ht x 5' spr	2.5" dbh	4.5' ct	High	Native	B and B
IA	17	Ilex x attenuata ' East Palatka ' / East Palatka Holly	12' ht x 5' spr	2.5" dbh	4.5' ct	High	Native	SNGL TRUNK, TALL NARROW FORM
LI2	7	Lagerstroemia x 'Muskogee' / Lavender Crape Myrtle	12' ht x 5' spr	multit	4.5' ct	High	Non Native	MULTI TRUNK TREE FORM SPECIMEN
LL	4	Ligustrum lucidum / Glossy Privet	10' OA HT	multit	4.5' ct	High	Non Native	MULTI TRUNK TREE FORM SPECIMEN
MG	4	Magnolia grandiflora ' Little Gem ' / Dwarf Southern Magnolia	12' ht x 5' spr	2.5" dbh	4.5' ct	High	Native	B&B, FULL
MF2	8	Myrcianthes fragrans / Simpson's Stopper	12' ht x 5' spr	2" dbh	4.5' ct	High	Native	B&B, FULL
MYR	7	Myrica cerifera / Wax Myrtle	12' ht x 5' spr	2.5" dbh	4.5' ct	High	Native	Full
PA	6	Parkinsonia aculeata / Jerusalem thorn	12' ht x 5' spr	2.5" dbh	4.5' ct	High	Non Native	Full Canopy
PE-EX	6	Pinus elliotii ' Densa ' / Existing Slash Pine	EXISTING			High	Native	EXISTING TO REMAIN
QV	13	Quercus virginiana / Southern Live Oak	12' ht x 5' spr	2.5" dbh	4.5' ct	High	Native	Full
QV-EX	2	Quercus virginiana / Existing Southern Live Oak	EXISTING			High	Native	EXISTING TO REMAIN
PALMS	QTY	BOTANICAL / COMMON NAME	SIZE	CALIPER	CT	DROUGHT TOLERANCE	NATIVE	SPECIFICATION
PE	9	Ptychosperma elegans / Alexander Palm	16' oa ht		10' ct	High	Non Native	Single Trunk
SP	15	Sabal palmetto / Cabbage Palmetto	10' -14' GW		8' ct	High	Native	Full
SP-EX	5	Sabal palmetto / Cabbage Palmetto	EXISTING			High	Native	EXISTING TO REMAIN
SP-R	10	Sabal palmetto / Relocated Cabbage Palmetto	EXISTING			High	Native	RELOCATED
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONT	SPACING	DROUGHT TOLERANCE	NATIVE	SPEC.
CLU	183	Clusia guttifera / Small Leaf Clusia	24" min @ install	3 gal min.	24" MIN.	High	Non Native	Full to base
JAT	8	Jatropha integrerrima / Spicy Jatropha	5' oa ht	7 Gallon	AS SHOWN	High	Non Native	Standard
MF	356	Myrcianthes fragrans / Simpson's Stopper	24" min @ install	3 gal min.	24" oc	High	Native	Full to base
PHO	2	Phoenix roebelenii / Pigmy Date Palm Multi-Trunk	4' ht @ install	25 Gallon	AS SHOWN	High	Non Native	TRIPLE
POD	72	Podocarpus macrophyllus maki / Podocarpus	24" min @ install	3 gal min.	tip to tip	Medium	Non Native	Full to base
PSY	47	Psychotria nervosa / Wild Coffee	24" min @ install	3 gal min.	24" MIN.	High	Native	Full to base
VIB	211	Viburnum obovatum / Walter's Viburnum	24" min @ install	3 gal min.	tip to tip	High	Native	Full to base
VIBD	54	Viburnum obovatum Dwarf Walter's / Dwarf Walter's Viburnum	24" x 18"	3 gal min.	18" oc	High	Native	Full
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	SIZE	CONT	SPACING	DROUGHT TOLERANCE	NATIVE	SPEC.
HAM	104	Hamelia patens / Fire Bush	24" X 24"	3 gal. min.	24"	High	Native	Full to base
MUH2	244	Muhlenbergia capillaris / Pink Muhly	20" x 20"	3 gal. min.	24"	High	Native	Fully rooted
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	CONT	SPACING	DROUGHT TOLERANCE	NATIVE	SPEC.
DIA	105	Dianella tasmanica ' Variegata ' / Flax Lily	18" ht	3 gallon	18" oc	High	Non Native	Full
ILE	210	Ilex vomitoria ' Schillings Dwarf ' / Dwarf Schillings Holly	12" ht	3 gallon	18" oc	High	Native	Full
JUN	90	Juniperus ' parsoni ' / Parson's Juniper	15" x 15"	3 gallon	18" oc	High	Non Native	Fully rooted
LIR	54	Liriope muscari ' Emerald Goddess ' / Liriope	15" x 15"	3 gallon	18" oc	High	Non Native	Fully rooted
NEP	160	Nephrolepis exaltata / Boston Fern	12" ht	3 gallon	18" oc	High	Native	Fully rooted

SOD - TBD St. Augustine floritam
3" non-cypress mulch applied to all plant material - existing & proposed beds

CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT LANDSCAPE POLICY

General Requirements This policy applies to landscaping in any Port St. Lucie Utility Systems Department (PSLUSD) utility easement or near a PSLUSD facility, either above or below ground.

All landscaping within (PSLUSD) utility easements shall comply with Chapter 154 of the City's Code of Ordinances and PSLUSD Utility Standards, Details and Policies.

No landscaping shall be planted in such a manner as to adversely affect utility installation, operation and maintenance.

All existing and proposed underground utility mains, appurtenances, and easements must be shown on the landscape plans.

Berms and structural landscape features such as rock, foundations, sculpture, decorative walls and tree wells are generally not allowed in PSLUSD easements, but may be reviewed on a case by case basis.

All measurements are from outside to outside, not centerline to centerline. Example: outside of pipe to nearest point on tree trunk.

Trees shall not be planted within 10 feet of any PSLUSD mains or appurtenances, except as allowed hereunder.

No landscaping other than sod grasses may be planted within a 5' radius maintenance area of any PSLUSD appurtenance such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc.

Easement and Utility Area Landscaping.

In locations where the perimeter landscape buffers must be designed to be located in utility easements due to site constraints, the following list of trees, palm trees and shrubs may be used in these areas to meet the landscape buffer requirements. Listed trees and palm trees may be planted not less than 7 feet from the underground PSLUSD infrastructure. The remainder of the landscape strip shall be planted with grass, approved shrubs and ground cover.

Groundcover
Most groundcovers not considered a prohibited or invasive plant by the Florida Department of Agriculture as listed in Florida Statutes 881, section 5B-57.007 Noxious Weed List are approved.

Vines
Most vines not considered a prohibited or invasive plant by the Florida Department of Agriculture as listed in Florida Statutes 881, section 5B-57.007 Noxious Weed List are approved.

MINIMUM OVERALL LANDSCAPE REQUIREMENTS			
ZONING CATEGORY	LMD- LIMITED MIXED USE		
TOTAL SITE AREA	103,290 SF / 2.37 ACRES		
TOTAL GROUND FLOOR BUILDING AREA	20,422 SF		
OVERALL LANDSCAPE		REQUIRED	PROVIDED
NET SITE AREA - plot area or portion thereof, not utilized for structures and parking. (PERVIOUS)	20 % MINIMUM	26,153 SF	27,324 SF
PERIMETER LANDSCAPE BUFFERS			
WEST : 188 LF			
	TREES	1 TREE PER 30 LF	6 TREES
	SHRUBS	CONTINUOUS 24" HEDGE	PROVIDED (SEE LP1)
NORTH : 422 LF			
	TREES	1 TREE PER 30 LF	14 TREES
	SHRUBS	CONTINUOUS 24" HEDGE	14 TREES + EX PROVIDED (SEE LP1)
EAST : 222 LF			
	TREES	1 TREE PER 30 LF	7 TREES
	SHRUBS	CONTINUOUS 24" HEDGE	PROVIDED (SEE LP1)
SOUTH : 423 LF			
	TREES	1 TREE PER 30 LF	14 TREES
	SHRUBS	CONTINUOUS 24" HEDGE	PROVIDED (SEE LP1)
PARKING LANDSCAPE			
TREES (75% min shade trees)		1 TREE PER ISLAND (incl terminus)	21 TREES
21 TREES			21 TREES
VUA LANDSCAPE			
LANDSCAPE AREA		1 TREE PER 30 LF AND CONTINUOUS HEDGE	INCLUDED IN SITE PERIMETER LANDSCAPE REQUIREMENTS
BUILDING FACADE			
TREES		1 TREE PER 30 LF	24 TREES
24 TREES			24 TREES
SHRUBS		1 SHRUB PER 2 LF	364 SHRUBS
364 SHRUBS			364 SHRUBS
TOTAL NUMBER OF TREES			66 TREES
			80 TREES & 39 PALMS (INCL EX & PROPOSED)
WATER EFFICIENCY & DIVERSIFICATION & NATIVE SPECIES			
			(incl existing & proposed)
DROUGHT TOLERANT TREES		50% MIN	43 TREES
110 TREES & palms			110 TREES & palms
DROUGHT TOLERANT SHRUBS & GROUNDCOVERS		50% MIN	926 SHRUBS
1852 SHRUBS			1852 SHRUBS
NATIVE TREES / PALMS		50% of reqd. trees to be native	43 TREES
90 TREES & PALMS			90 TREES & PALMS
FLOWERING TREES		20% MIN.	17 TREES
17 TREES			17 TREES
PALMS		25% Max (building facade exempt from this)	22 PALMS MAX.
<22 PALMS			<22 PALMS
DIVERSIFICATION		Minimum number of species	5 species
>5 SPECIES			>5 SPECIES

REVISION	DATE
1 PRELIM STAFF REVIEW COMMENTS	10/4/21

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Landscape Architecture

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SAGEVIEW PARTNERS, LLC.
PROPOSED MIXED-USE FACILITY
PORT SAINT LUCIE, FLORIDA
LANDSCAPE PLANT LIST, DETAILS & SPECIFICATIONS

SEALED AND ARCHIVED
FOR THE
PROJECT
DATE
OCT 15 2021
FLORIDA
STATE
OF
LAW
PLANNING
AND
DESIGN
INC.

PROJECT NO. CADD ID.
20-630 GRECO PORT ST. LUCIE

DRAWN BY : LMB
CHECKED BY : LMB
SCALE : AS SHOWN
DATE : 08-30-2021

SHEET : LP2
2 OF 2 SHEETS
CITY OF PORT ST. LUCIE PROJECT # P21-056

Contractor Shall be familiar w/ the Landscape code and shall comply with all of its applicable requirements.

Contractor shall verify all quantities indicated at time of bid. Contractor shall provide unit prices at time of bid.

All contractors working on the project shall be licensed and fully insured as required.

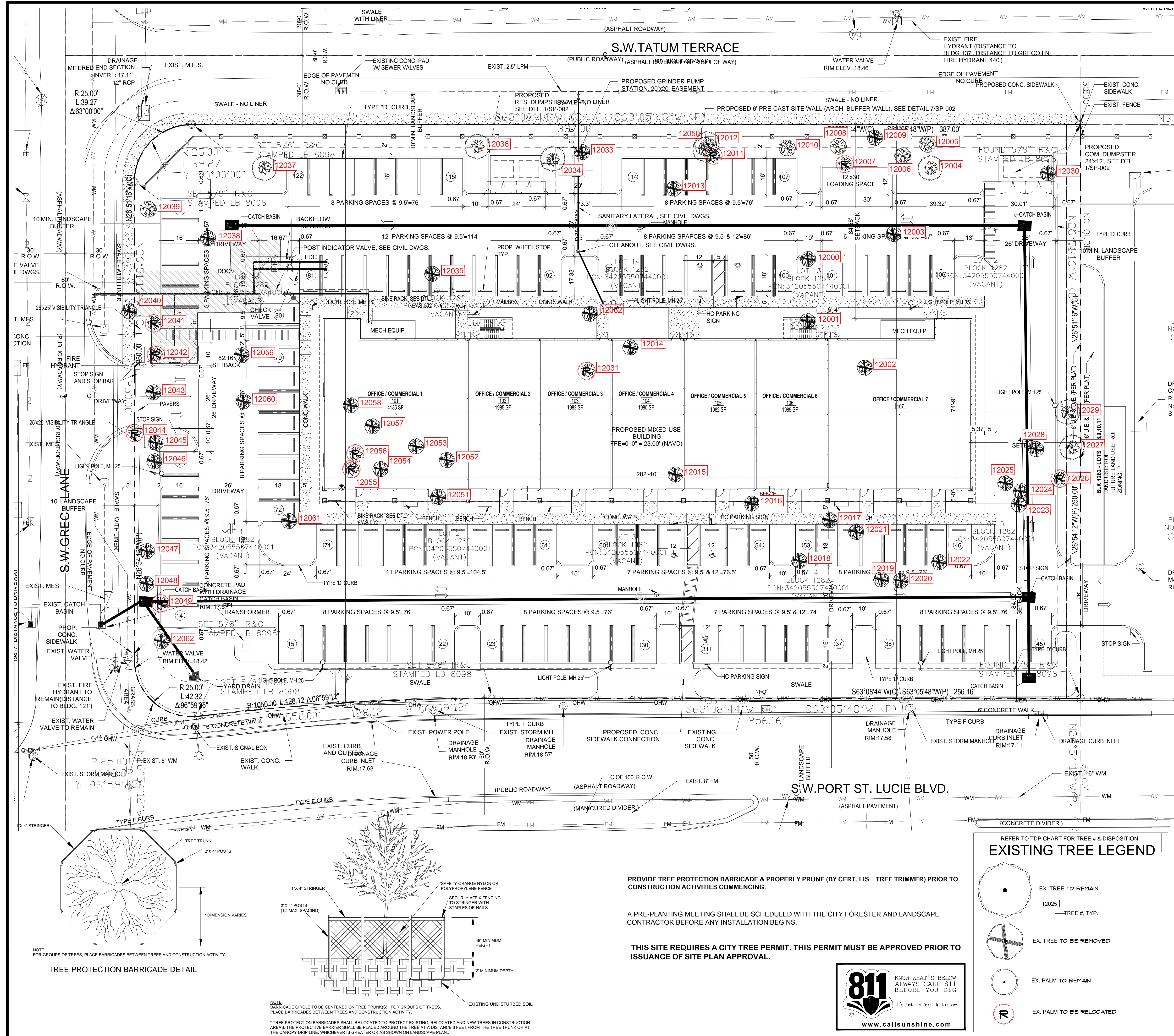


IRRIGATION NOTE: (Water source - TBD)
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a. Irrigation systems shall be continuously maintained in working order and shall be designed so not to overlap water zones or to water impervious areas.
b. No Irrigation system shall be installed or maintained abutting any public street which causes water from the system to spurt onto the roadway or to strike passing vehicular traffic.

ALL INVASIVE EXOTICS SHALL BE REMOVED AND ERADICATED FROM THE SITE.

LP2 PROPOSED LANDSCAPE PLAN



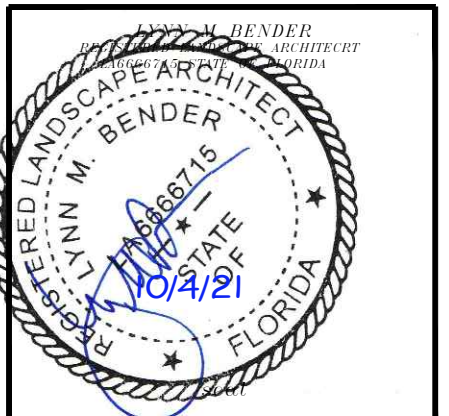
EXISTING TREE DISPOSITION CHART								
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	HT (FT)	SPR (FT)	CONDITION	DISPOSITION	NOTES
12000	Pinus elliotti	SLASH PINE	12				REMOVE	
12001	Pinus elliotti	SLASH PINE	14				REMOVE	
12002	Pinus elliotti	SLASH PINE	12				REMOVE	
12003	Quercus sp.	OAK	36				REMOVE	
12004	Pinus elliotti	SLASH PINE	12				REMAIN	
12005	Sabal palmetto	CABBAGE PALM	14				REMAIN	
12006	Sabal palmetto	CABBAGE PALM	18				REMAIN	
12007	Sabal palmetto	CABBAGE PALM	14				RELOCATE	
12008	Sabal palmetto	CABBAGE PALM	14				REMAIN	
12009	Pinus elliotti	SLASH PINE	12				REMOVE	
12010	Sabal palmetto	CABBAGE PALM	12				REMAIN	
12011	Sabal palmetto	CABBAGE PALM	12				RELOCATE	
12012	Pinus elliotti	SLASH PINE	12				REMAIN	
12013	Quercus sp.	OAK	30				REMOVE	
12014	Pinus elliotti	SLASH PINE	12				REMOVE	
12015	Pinus elliotti	SLASH PINE	14				REMOVE	
12016	Pinus elliotti	SLASH PINE	24				REMOVE	
12017	Pinus elliotti	SLASH PINE	20				REMOVE	
12018	Quercus sp.	OAK	12				REMOVE	
12019	Quercus sp.	OAK	14				REMOVE	
12020	Pinus elliotti	SLASH PINE	18				REMOVE	
12021	Pinus elliotti	SLASH PINE	22				REMOVE	
12022	Quercus sp.	OAK	12				REMOVE	
12023	Pinus elliotti	SLASH PINE	18				REMOVE	
12024	Pinus elliotti	SLASH PINE	12				REMOVE	
12025	Pinus elliotti	SLASH PINE	18				REMOVE	
12026	Sabal palmetto	CABBAGE PALM	16				RELOCATE	
12027	Pinus elliotti	SLASH PINE	12				REMAIN	
12028	Pinus elliotti	SLASH PINE	18				REMOVE	
12029	Quercus sp.	OAK	16				REMAIN	
12030	Pinus elliotti	SLASH PINE	18				REMOVE	
12031	Sabal palmetto	CABBAGE PALM	12				RELOCATE	
12032	Pinus elliotti	SLASH PINE	18				REMOVE	
12033	Pinus elliotti	SLASH PINE	20				REMOVE	
12034	Pinus elliotti	SLASH PINE	20				REMAIN	
12035	Quercus sp.	OAK	20				REMOVE	
12036	Pinus elliotti	SLASH PINE	18				REMAIN	
12037	Quercus sp.	OAK	30				REMAIN	
12038	Quercus sp.	OAK	60				REMOVE	
12039	Sabal palmetto	CABBAGE PALM	16				REMAIN	
12040	Pinus elliotti	SLASH PINE	18				REMOVE	
12041	Sabal palmetto	CABBAGE PALM	16				RELOCATE	
12042	Sabal palmetto	CABBAGE PALM	20				RELOCATE	
12043	Pinus elliotti	SLASH PINE	16				REMOVE	
12044	Sabal palmetto	CABBAGE PALM	24				RELOCATE	
12045	Pinus elliotti	SLASH PINE	14				REMOVE	
12046	Pinus elliotti	SLASH PINE	14				REMOVE	
12047	Pinus elliotti	SLASH PINE	14				REMOVE	
12048	Pinus elliotti	SLASH PINE	24				REMOVE	
12049	Sabal palmetto	CABBAGE PALM	12				RELOCATE	
12050	Pinus elliotti	SLASH PINE	12				REMAIN	
12051	Pinus elliotti	SLASH PINE	12				REMOVE	
12052	Pinus elliotti	SLASH PINE	12				REMOVE	
12053	Pinus elliotti	SLASH PINE	12				REMOVE	
12054	Quercus sp.	OAK	12				REMOVE	
12055	Sabal palmetto	CABBAGE PALM	18				RELOCATE	
12056	Sabal palmetto	CABBAGE PALM	12				RELOCATE	
12057	Pinus elliotti	SLASH PINE	18				REMOVE	
12058	Quercus sp.	OAK	40				REMOVE	
12059	Quercus sp.	OAK	14				REMOVE	
12060	UNKNOWN	UNKNOWN					REMOVE	
12061	Quercus sp.	OAK	22				REMOVE	
12062	Pinus elliotti	SLASH PINE	18				REMOVE	

REVISION	DATE
1 PRELIM STAFF REVIEW COMMENTS	10/4/21

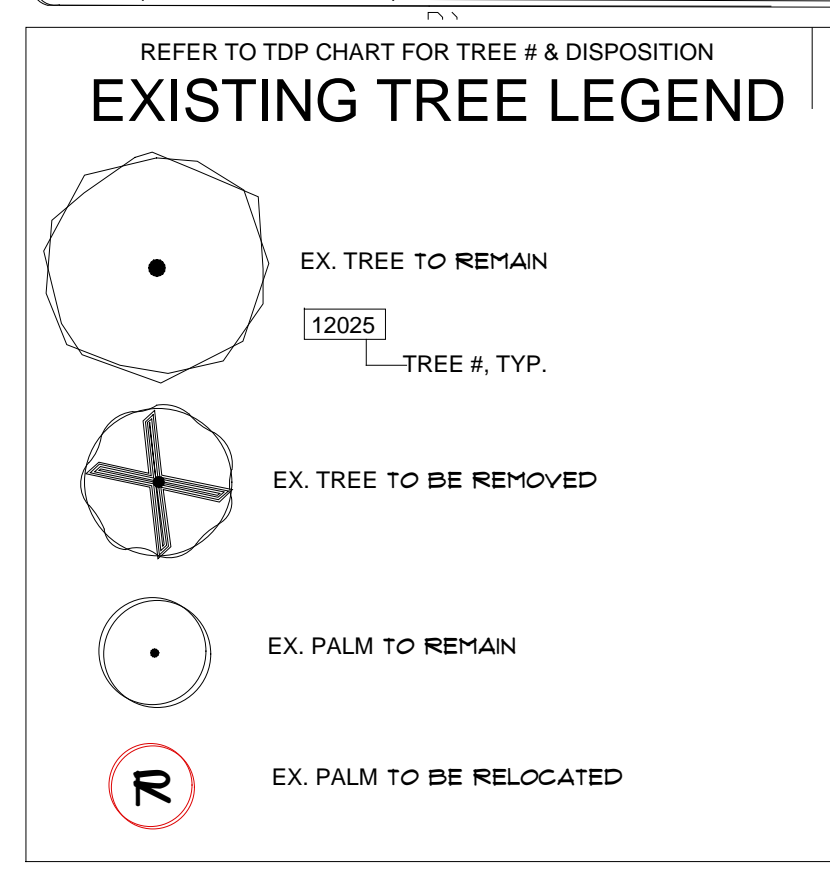
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SAGEVIEW PARTNERS, LLC.
PROPOSED MIXED-USE FACILITY
PORT SAINT LUCIE, FLORIDA
EXISTING TREE DISPOSITION PLAN



PROJECT NO: 20-539 CADD I.D. GRECO PORT ST. LUCIE
DRAWN BY: LMB
CHECKED BY: LMB
SCALE: AS SHOWN
DATE: 08-30-2021
SHEET: TDP1
1 of 1 SHEETS
CITY OF PORT ST. LUCIE PROJECT # P21-056



PROVIDE TREE PROTECTION BARRICADE & PROPERLY PRUNE (BY CERT. LIS. TREE TRIMMER) PRIOR TO CONSTRUCTION ACTIVITIES COMMENCING.

A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER AND LANDSCAPE CONTRACTOR BEFORE ANY INSTALLATION BEGINS.

THIS SITE REQUIRES A CITY TREE PERMIT. THIS PERMIT MUST BE APPROVED PRIOR TO ISSUANCE OF SITE PLAN APPROVAL.

