

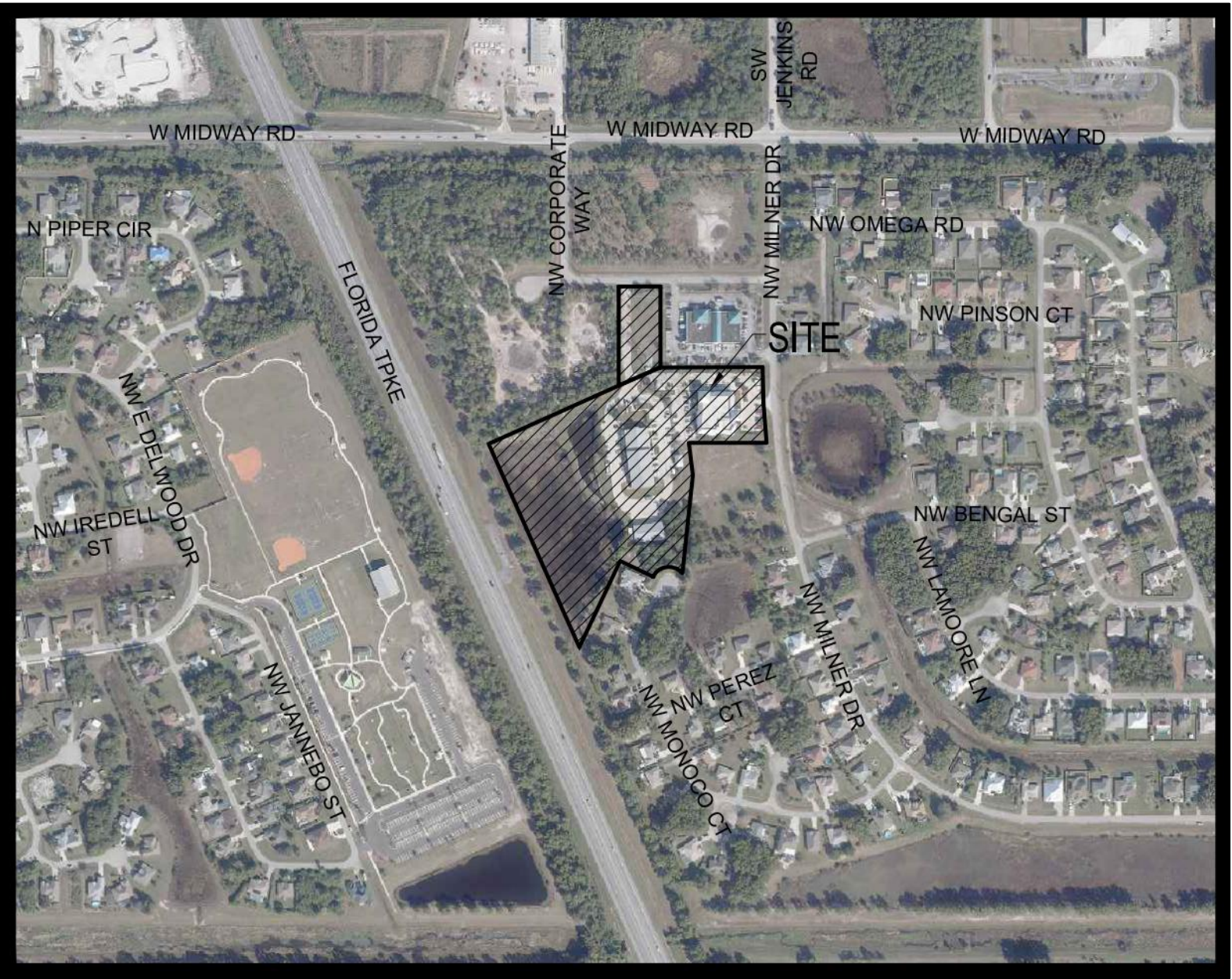
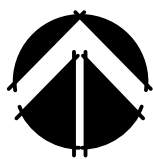
MILNER LOGISTICS BUILDING - NORTH

CIVIL CONSTRUCTION PLANS & SPECIFICATIONS

SECTION 6, TOWNSHIP 36 S, RANGE 40 E
CITY OF PORT ST. LUCIE, FLORIDA



LOCATION MAP
N.T.S.



VICINITY / AERIAL MAP
N.T.S.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
COV.	COVER SHEET
L-1 - L-2	TREE MANAGEMENT PLAN
L-3 - L-4	PLANTING PLAN
L-5	PLANT LIST, SPECIFICATIONS, AND DETAILS

LEGAL DESCRIPTION:

PARCEL 3 OF THE MIDWAY COMMERCE CENTER PLAT AS APPROVED BY THE CITY COUNCIL APRIL 26, 1999, RESOLUTION NO. R99-18, BEING A PORTION OF PORT ST. LUCIE SECTION 48 FIRST REPLAT TRACT.

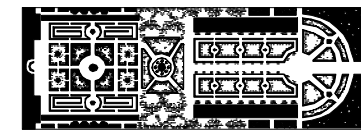
TOGETHER WITH:

TRACT B, FIRST RE-PLAT IN PORT ST. LUCIE SECTION FORTY-EIGHT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL PER OFFICIAL RECORDS BOOK 4189, PAGE 494:

COMMENCING AT THE NORTH EAST CORNER OF SAID TRACT B; THENCE SOUTHERLY, ALONG THE WESTERLY RIGHT OF WAY OF MILNER DRIVE, ALONG AN ARC HAVING A RADIUS OF 2389.36 FEET, THROUGH A CENTRAL ANGLE OF 06°10'53", AN ARC DISTANCE OF 251.41 FEET, TO THE POINT OF BEGINNING.

THENCE, DEPARTING SAID RIGHT OF WAY, SOUTH 89°49'18" WEST, A DISTANCE OF 264.41 FEET; THENCE SOUTH 01°15'49" EAST, A DISTANCE OF 110.19 FEET; THENCE SOUTH 06°09'46" WEST, A DISTANCE OF 334.34 FEET TO THE RIGHT OF WAY OF MONOCO CIRCLE, BEING A POINT OF CURVATURE, OF A NON-RADIAL CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 48°11'04" WEST, A RADIAL DISTANCE OF 60.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 31°59'31", AND ARC DISTANCE OF 339.00 FEET; THENCE NORTH 15°10'46" EAST, A DISTANCE OF 351.12 FEET TO THE WESTERLY RIGHT OF WAY OF MILNER DRIVE TO A POINT OF CURVATURE OF A NON-RADIAL CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 14°21'18" EAST, A RADIAL DISTANCE OF 2389.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID RIGHT OF WAY, ALONG AN ARC HAVING A RADIUS OF 2389.36 FEET, THROUGH A CENTRAL ANGLE OF 09°19'32", AND A DISTANCE OF 388.35 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT PORTION TRACT B CONTAINS 128,587.025 SQUARE FEET MORE OR LESS, OR 2.95 ACRES. REMAINDER TRACT B CONTAINS 490,043 SQUARE FEET MORE OR LESS.



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MILNER LOGISTICS BUILDING - NORTH
SAINT LUCIE COUNTY, FLORIDA
COVER SHEET

DATE: 2025.08.13
DRAWN BY: AO
JOB NO.: 25-064
SCALE: 1" = 40'-0"
FILENAME: Milner Bldg. N.

REVISIONS:

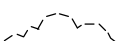
SHEET:

COV.

P&L PROJECT NO. P01-002-A4
P&LUSD PROJECT NO. 5002-01B



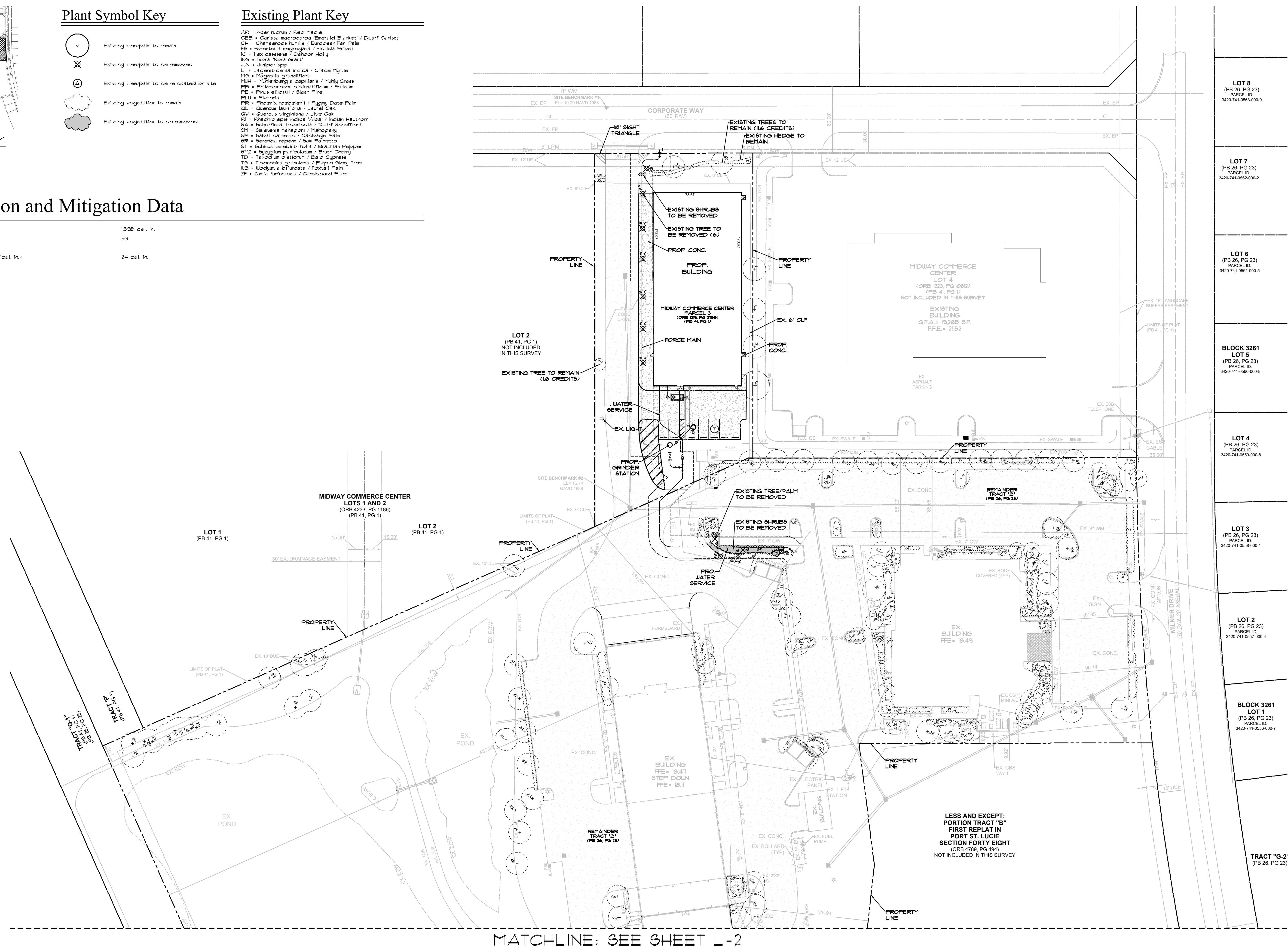
Existing Plant Key

- | | |
|---|--|
|  | Existing tree/palm to remain |
|  | Existing tree/palm to be removed |
|  | Existing tree/palm to be relocated on site |
|  | Existing vegetation to remain |
|  | Existing vegetation to be removed |

- AR = *Acacia robusta* / Red Maple
CB = *Carissa macrocarpa* Emerald Blanket / Dwarf Carissa
CH = *Chenopodium humile* / European Fan Palm
CI = *Cissampelos* species / Chinese Privet
CJ = *Clerodendron* / Dahoon Holly
NG = *Nerium Norda* Grant
NJ = *Nerolepis* spp.
LI = *Lagerströmia indica* / Crapè Myrtle
MS = *Mussaenda* spp.
MH = *Muhlenbergia capillaris* / Muhly Grass
PL = *Platycladon bipinnatifidus* / Salween
PI = *Pinus elliptica* / Slain Pine
PL = *Plumeria*
PR = *Quercus roebeliana* / Pugini Date Palm
QV = *Quercus laurifolia* / Live Oak
QV = *Quercus virginiana* / Live Oak
RI = *Rapanea indica* 'Alba' / Indian Hawthorn
SC = *Schottaria arborescens* / Dwarf Schottaria
SM = *Sweetenia mahagoni* / Mahogany
BP = *Batis palmata* / Cabotage Palm
BE = *Berardus repens* / Red Sea Holly
B1 = *Schinus terebinthifolius* / Brazilian Pepper
SYZ = *Syzygium paniculatum* / Bush Cherry
TA = *Taxodium distichum* / Bald Cypress
TG = *Tibouchana grandiflora* / Purple Glory Tree
UG = *Uncaria floricata* / Foxtail Palm
CUL = *Culcasia* spp.

Tree Disposition and Mitigation Data

Trees Preserved On Site (cal. in.)	1,595 cal. in.
Palms preserved on site	33
Trees Removed Requiring Mitigation (cal. in.)	24 cal. in.



MATCHLINE: SEE SHEET L-2



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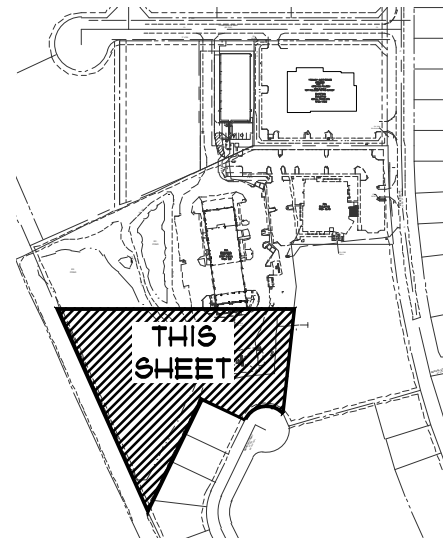
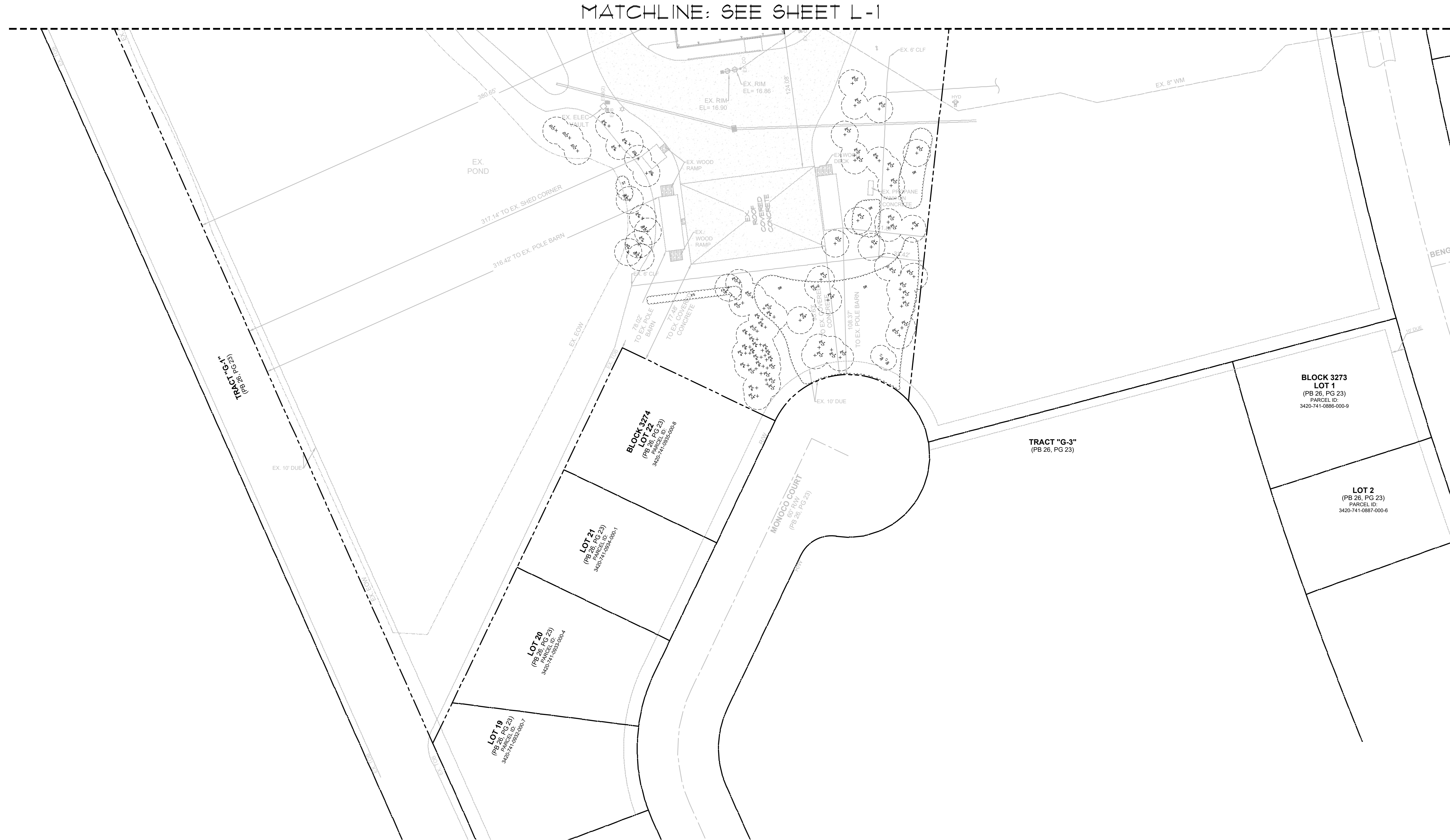
MILNER LOGISTICS BUILDING - NORTH
SAINT LUCIE COUNTY, FLORIDA
TREE MANAGEMENT PLAN

DATE: 2025.08.13
DRAWN BY: AO
JOB NO.: 25-064
SCALE: 1" = 40'-0"
FILENAME: Milner Bldg. N

REVISIONS



PSL PROJECT NO. P07-002-A4
PSLUSD PROJECT NO. 5002-07E



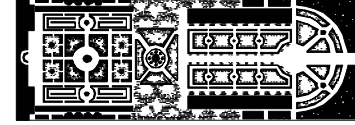
SHEET KEY
NT&

Plant Symbol Key

- Existing tree/palm to remain
- Existing tree/palm to be removed
- Existing tree/palm to be relocated on site
- Existing vegetation to remain
- Existing vegetation to be removed

Existing Plant Key

- AR = Acer rubrum / Red Maple
- CEB = Carissa macrocarpa 'Emerald Blankaet' / Dwarf Carissa
- CH = Chamaecyparis humilis / European Fan Palm
- FB = Forestiera segregata / Florida Privet
- IC = Ilex cassiana / Dahoon Holly
- NG = Nona Nora Grant
- JUN = Juniper spp.
- LI = Lagerstroemia indica / Crape Myrtle
- MG = Magnolia grandiflora
- MUH = Muhlenbergia capillaris / Muhly Grass
- PB = Philodendron bipinnatifidum / Selloum
- PE = Pinus elliotii / Slash Pine
- PLU = Plumeria
- PR = Phoenix roebelenii / Pygmy Date Palm
- QL = Quercus laurifolia / Laurel Oak
- QV = Quercus virginiana / Live Oak
- RI = Rhipidophora indica 'Alba' / Indian Hawthorn
- SA = Schefflera arboricola / Dwarf Schefflera
- SM = Scaevola taccada / Mahogany
- SP = Salvia palmetto / Cabbage Palm
- SR = Serenoa repens / Saw Palmetto
- ST = Schinus terebinthifolia / Brazilian Pepper
- SYZ = Syzygium paniculatum / Bush Cherry
- TD = Taxodium distichum / Bald Cypress
- TG = Tibouchina granulosa / Purple glory Tree
- UB = Urochloa bifurcata / Foxtail Palm
- ZF = Zamia furcata / Cardboard Plant



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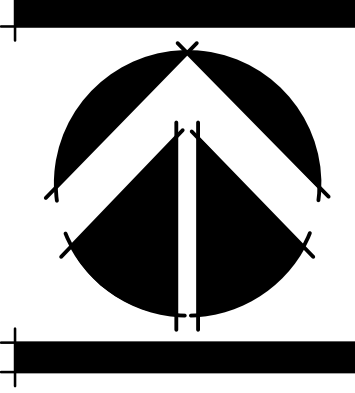
MILNER LOGISTICS BUILDING - NORTH

SAINT LUCIE COUNTY, FLORIDA

TREE MANAGEMENT PLAN

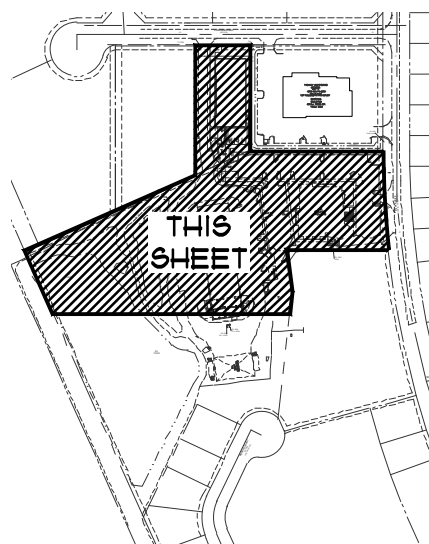
DATE: 2025.08.13
DRAWN BY: AO
JOB NO.: 25-064
SCALE: 1" = 40'-0"
FILENAME: Milner Bldg. N.

REVISIONS:



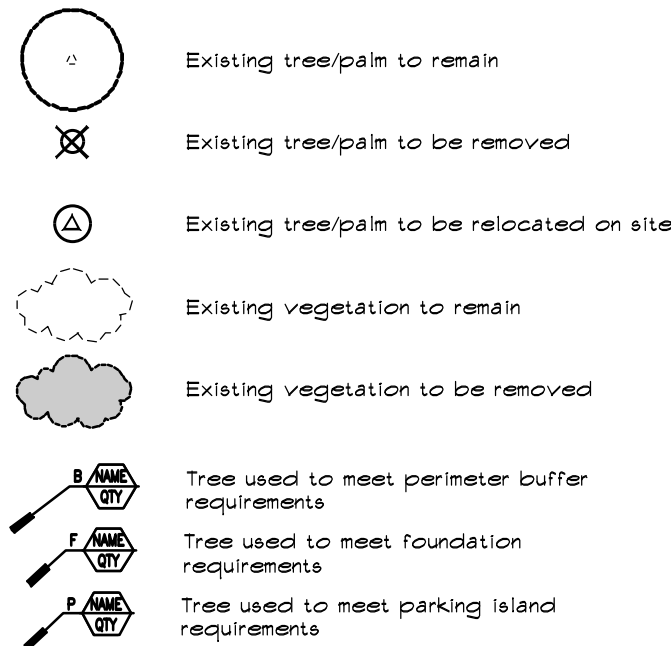
SHEET:

L-2



SHEET KEY
NTS

Plant Symbol Key



Existing Plant Key

AR = Acer rubrum / Red Maple
CEB = Carlesea macrocarpa 'Emerald Blanka' / Dwarf Carlesea
CH = Chamaecyparis humilis / European Fan Palm
FB = Forsteria segregata / Florida Privet
IG = Ilex cassiana / Dahoon Holly
IX = Ixora 'Nora Grant'
JUN = Juniper spp.
LI = Lagerstroemia indica / Crape Myrtle
MG = Magnolia grandiflora
MH = Muhlenbergia capillaris / Muhly Grass
PB = Philodendron bipinnatifidum / Selloum
PE = Pinus elliotii / Slash Pine
PLU = Plumeria
PR = Phoenix roebelenii / Pygmy Date Palm
QU = Quercus laurifolia / Laurel Oak
QV = Quercus virginiana / Live Oak
RI = Rhipidolepis indica 'Alpa' / Indian Hawthorn
SA = Schefflera arboricola / Dwarf Schefflera
SM = Swietenia mahagoni / Mahogany
SP = Sabal palmetto / Cabbage Palm
SR = Serenoa repens / Saw Palmetto
ST = Schinus terebinthifolia / Brazilian Pepper
SYZ = Syzygium paniculatum / Brush Cherry
TD = Taxodium distichum / Bald Cypress
TG = Tibouchina granulosa / Purple Glory Tree
UB = Wedelia bifurcata / Foxtail Palm
ZF = Zamia furfuracea / Cardboard Plant

Tree Disposition and Mitigation Data

Trees Preserved On Site (cal. in.) 1595 cal. in.
Palms preserved on site 33

Trees Removed Requiring Mitigation (cal. in.) 24 cal. in.

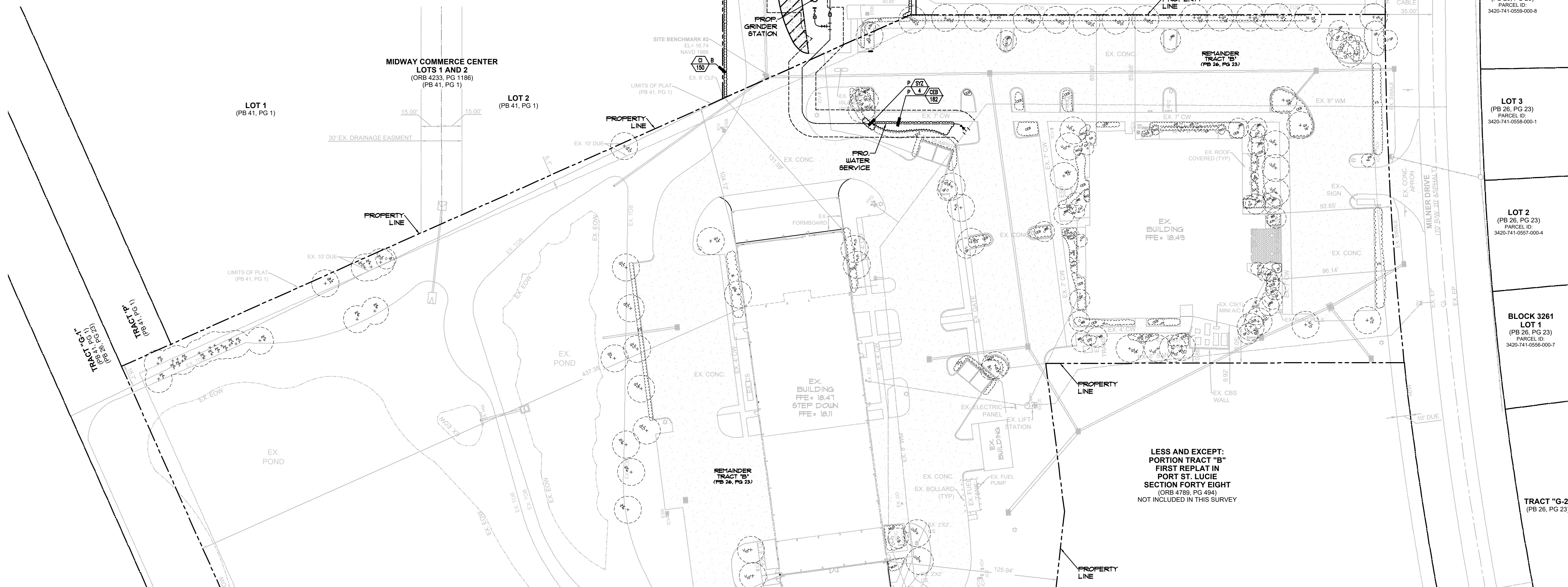
Landscape Data

Buffer Plantings	Buffer Length	Code Requirement	Trees Required	Total Trees Required
North Buffer 'A'	832 lf.	1 Tree/30 lf.	28	165 total trees required
North Buffer 'B'	143 lf.	1 Tree/30 lf.	5	
South Buffer 'A'	831 lf.	1 Tree/30 lf.	28	
East Buffer 'A'	702 lf.	1 Tree/30 lf.	23	
East Buffer 'B'	215 lf.	1 Tree/30 lf.	9	
West Buffer 'A'	758 lf.	1 Tree/30 lf.	25	
West Buffer 'B'	337 lf.	1 Tree/30 lf.	11	

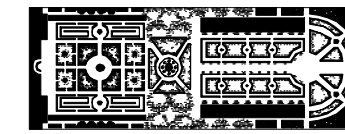
Foundation Plantings	Perimeter Length	Code Requirement	Trees Required	Total Trees Provided
Existing Buildings	850 lf. ⁽¹⁾	1 Tree/30 lf.	28	639 total trees provided
Proposed Building	239 lf. ⁽²⁾	1 Tree/30 lf.	8	

NOTES

- (1) Excludes paved access areas
(2) For existing trees, 2 1/2 cal. in. = 1 tree



MATCHLINE: SEE SHEET L-4



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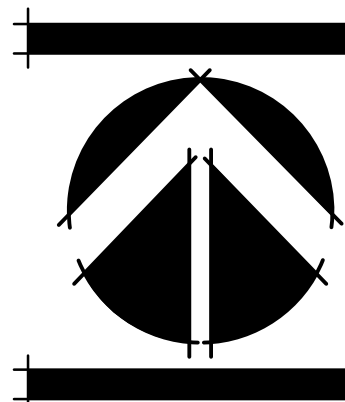
MILNER LOGISTICS BUILDING - NORTH

SAINT LUCIE COUNTY, FLORIDA

PLANTING PLAN

DATE: 2025.08.13
DRAWN BY: AO
JOB NO.: 25-064
SCALE: 1" = 40'-0"
FILENAME: Milner Bldg. N.

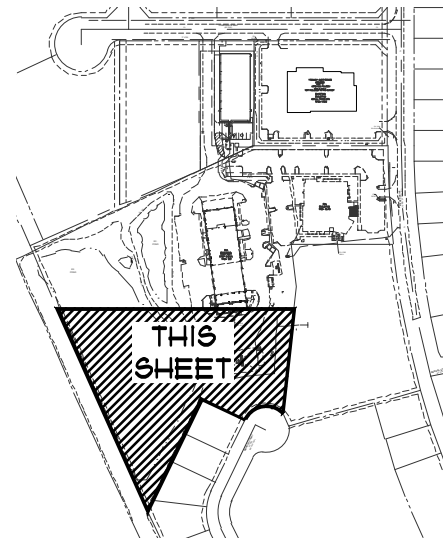
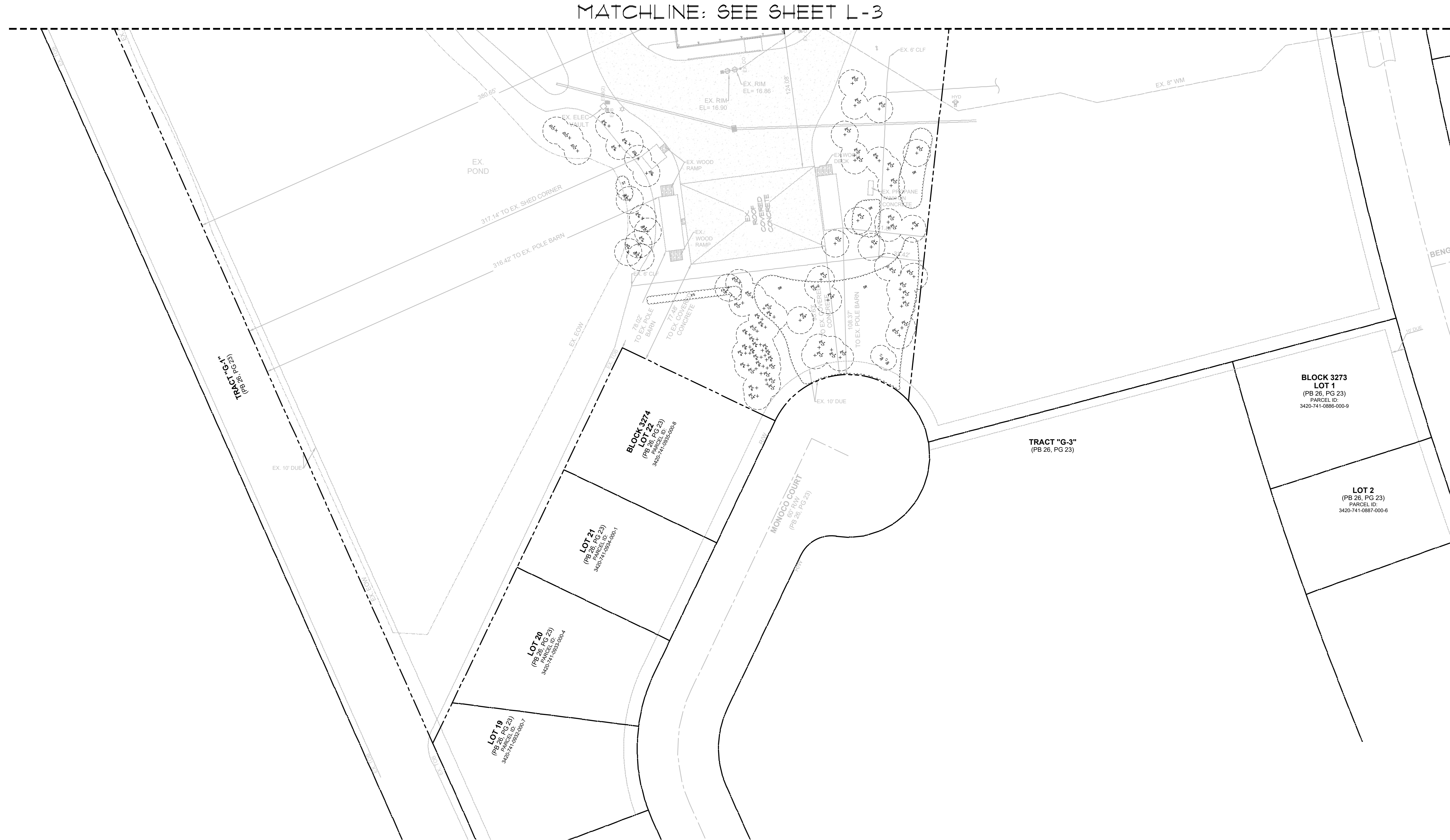
REVISIONS:



SHEET:

L-3

P&L PROJECT NO. P01-002-A4
P&LSD PROJECT NO. 5002-01B



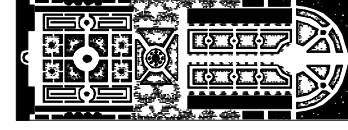
SHEET KEY
NT&

Plant Symbol Key

- Existing tree/palm to remain
- Existing tree/palm to be removed
- Existing tree/palm to be relocated on site
- Existing vegetation to remain
- Existing vegetation to be removed
- Trees used to meet perimeter buffer requirements
- Trees used to meet foundation requirements
- Trees used to meet parking island requirements

Existing Plant Key

- AR = Acer rubrum / Red Maple
- CEB = Carissa macrocarpa 'Emerald Blankaet' / Dwarf Carissa
- CH = Chamaecyparis humilis / European Fan Palm
- FB = Forsteria segregata / Florida Privet
- IC = Ilex cassine / Daphne Holly
- NG = Nona 'Nora Grant'
- JUN = Juniper spp.
- LI = Lagerstroemia indica / Crape Myrtle
- MG = Magnolia grandiflora
- MUH = Muhlenbergia capillaris / Mule Grass
- PE = Pinus elliotii / Slash Pine
- PLU = Plumeria
- FR = Phoenix roebelenii / Fuzzy Date Palm
- OL = Quercus laurifolia / Laurel Oak
- QV = Quercus virginiana / Live Oak
- RI = Rhaphiophloeos indica 'Alba' / Indian Hawthorn
- SA = Schefflera arboricola / Dwarf Schefflera
- SH = Scaevola taccada / Mahogany
- SP = Sabal palmetto / Cabbage Palm
- SR = Serenoa repens / Saw Palmetto
- ST = Solanum torreyana / Brazilian Pepper
- SYZ = Syzygium paniculatum / Bruah Cherry
- TD = Taxodium distichum / Bald Cypress
- TG = Tibouchina granulosa / Purple Glory Tree
- UB = Uapaca bifurcata / Foxtail Palm
- ZF = Zamia furfuracea / Cardboard Plant



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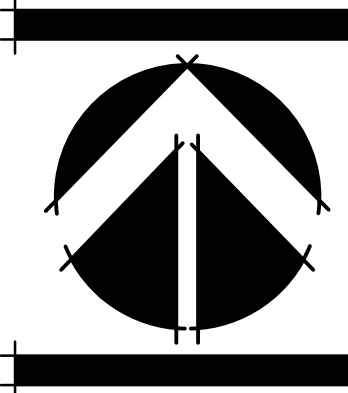
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MILNER LOGISTICS BUILDING - NORTH
SAINT LUCIE COUNTY, FLORIDA
PLANTING PLAN

DATE: 2025.08.13
DRAWN BY: AO
JOB NO.: 25-064
SCALE: 1" = 40'-0"
FILENAME: Milner Bldg. N.

REVISIONS:



SHEET:

L-4

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants (Parts I & II), latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. 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 upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough 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. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "V" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.), shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with matted or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorus, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE 16"-12" *AGRIFORM* TABLET (21 Grams)

1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1'-6" caliper	2 lbs./1" caliper	2/1" caliper
6' and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

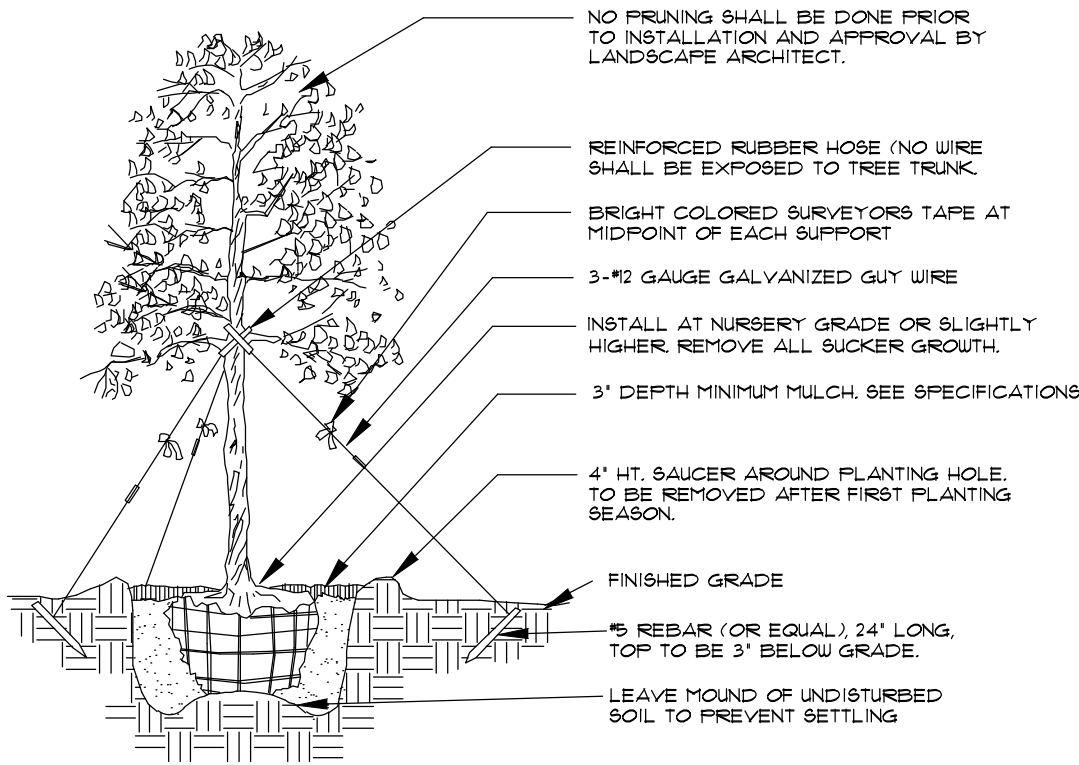
SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Plant List

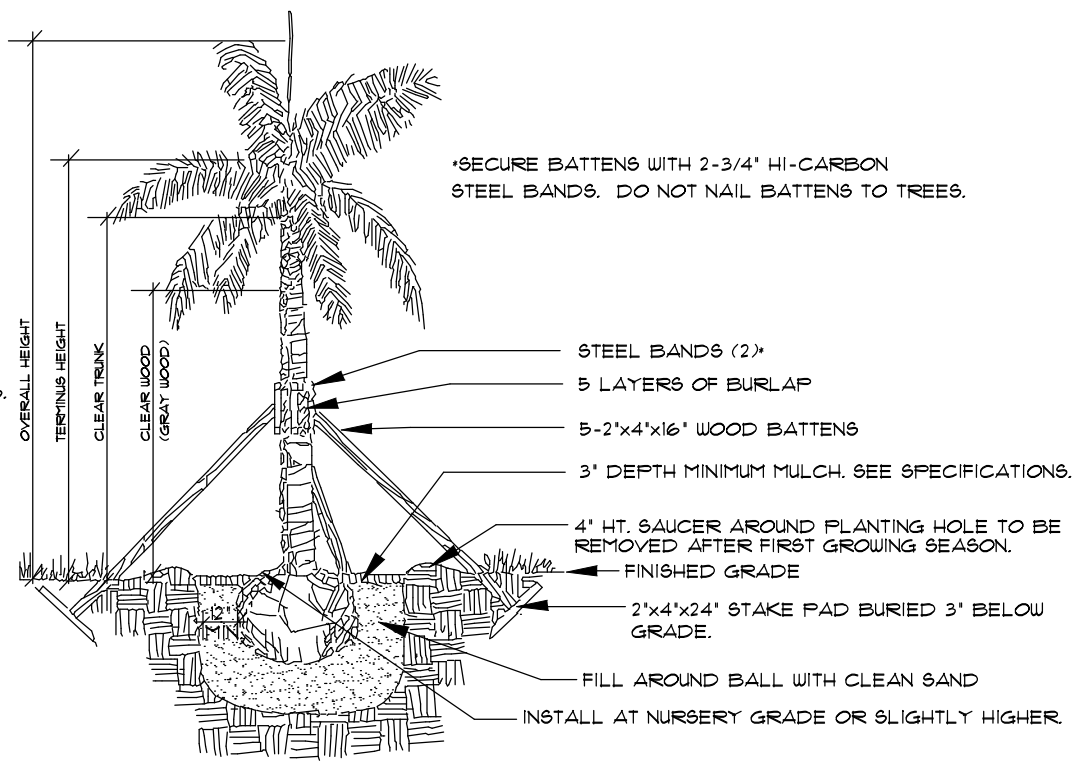
SYM	QTY	NAME	SPECIFICATIONS
TREES			
QV	1	Quercus virginiana / Live Oak	12' x 6', 3" cal, full canopy
ACCENTS / SHRUBS / GROUND COVER / VINES			
CEB	182	Carissa macrocarpa 'Emerald Blanket' / Dwarf Carissa	3 gal, 14' x 18", full
CI	433	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	3 gal, 24" x 22", full
F8	3	Forestiera segregata Florida Privet	7 gal, 4' x 3', full
8B	15	Spartina bakeri / Sand Cord Grass	3 gal, 26" x 22", full
SYZ	4	Syzygium paniculatum / Brush Cherry	7 gal, 4' x 3', full

Planting Details



Tree Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION
* BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.

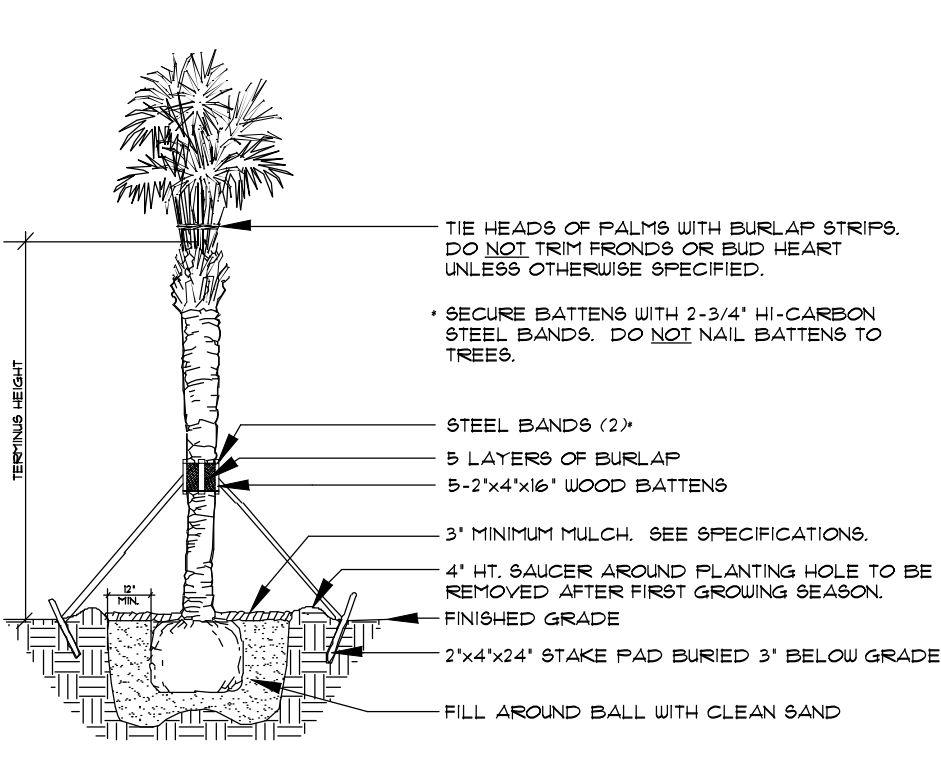


Palm Planting

APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, MANILA PALMS.

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

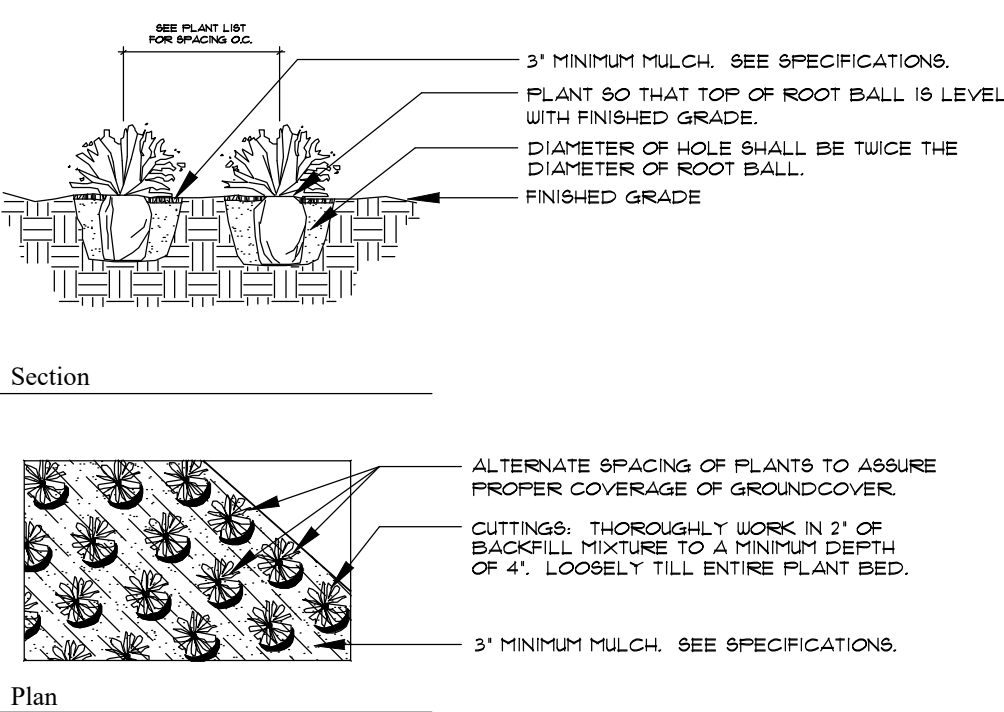
* BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Palm Planting

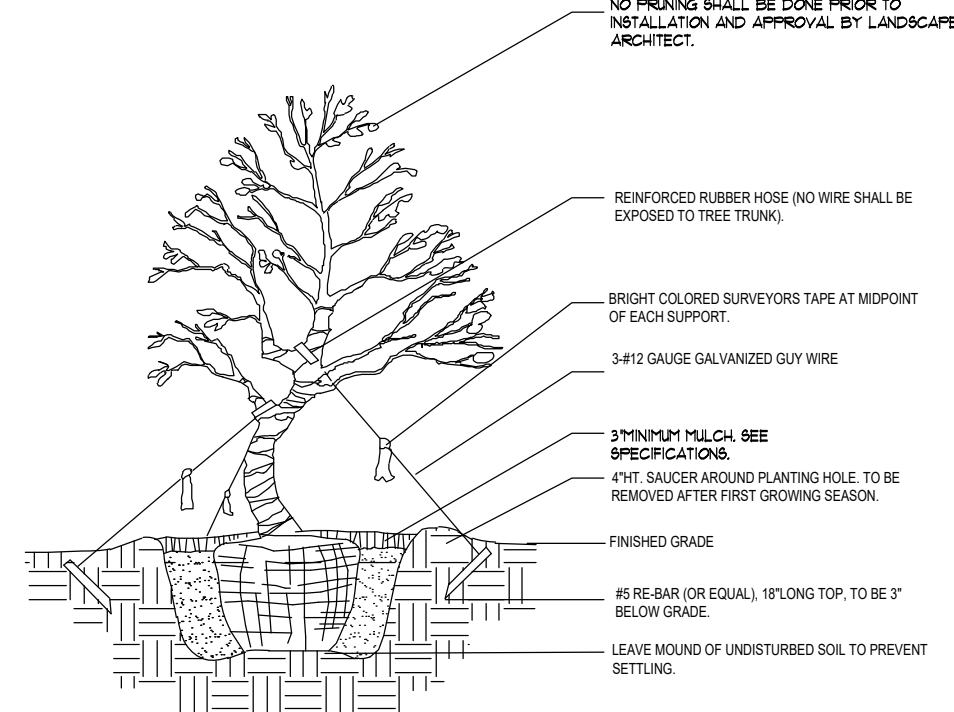
APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS.

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



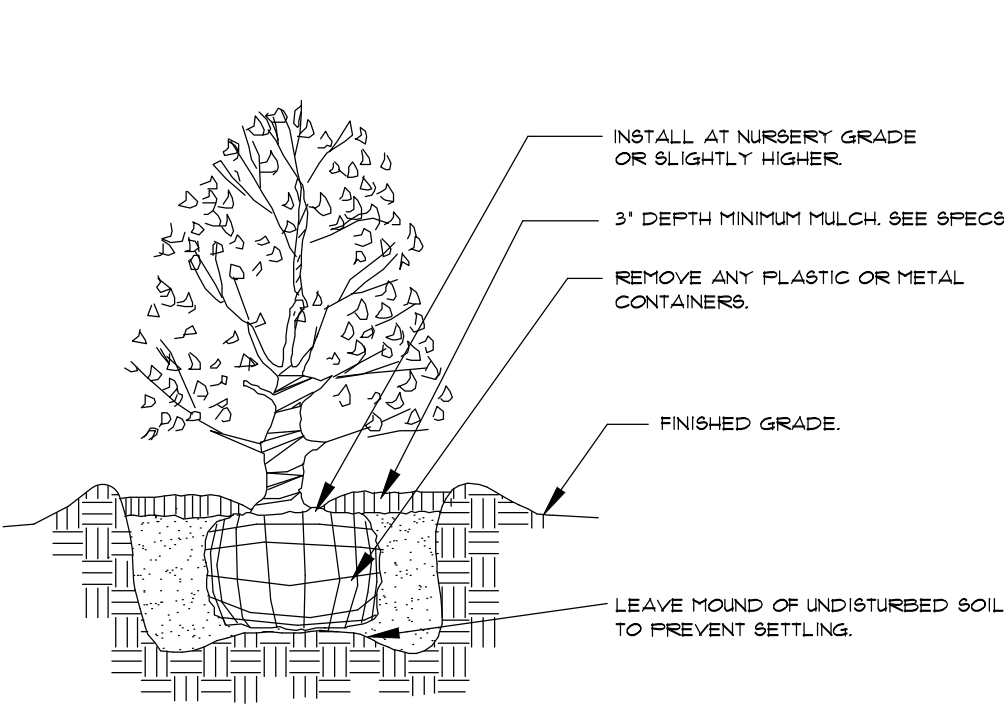
Groundcover Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



Irregular & Multi-Stem Tree Planting

FOR TREES 6'-14' HT.
NOTES:
SEE SPECIFICATIONS FOR BACKFILL MIXTURES AND FERTILIZATION.
BRACING-SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.

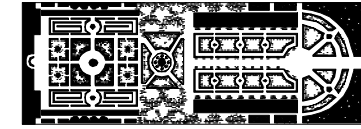


Shrub Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.
- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.
- All plant materials and sod shall have an automatic irrigation system providing 100% coverage. Said system shall consist of an automatic or electronic sensing device or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.
- Maintain positive drainage away from residence.
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.
- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.
- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.



PARKER-YANNETTE

design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS

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MILNER LOGISTICS BUILDING - NORTH

SAINT LUCIE COUNTY, FLORIDA

PLANT LIST, SPECIFICATIONS, AND DETAILS

DATE: 2025.08.13
DRAWN BY: AO
JOB NO.: 25-064
SCALE: N/A
FILENAME: Milner Bldg. N.

REVISIONS:

SHEET:

L-5