

outside, not centerline to centerline. Example: outside of pipe to nearest point on tree trunk.

5. Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.

3. No landscaping shall be planted in such a manner as to adversely affect drainage or utility easements

mounted transformer (See FP&L's publication "Plant the Right Tree in the Right Place" for placement and maintenance requirements.).

4. Trees with a maximum mature height great enough to interfere with overhead power lines shall not be planted below overhead power lines. Such trees with a maximum mature height less than the height of the overhead power line shall be selected from Appendix C, Table 1, Type B Trees. No tree shall be planted within 10 feet of any existing utility pole, guy wire, or pad

Design Group. Inc.

Landscape Architecture - Site Plannin 900 East Ocean Boulevard, Suite 130d Stuart, Florida 34994 (772) 344-2340

St. Lucie

alv

St. James Drive

City Project Number: P17-181

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

 Job No.
 17-0501A

 Drawn By
 JWS

 Submittal Dates
 3-5-2024

 4-25-2024
 8-1-2024

 Revision Dates

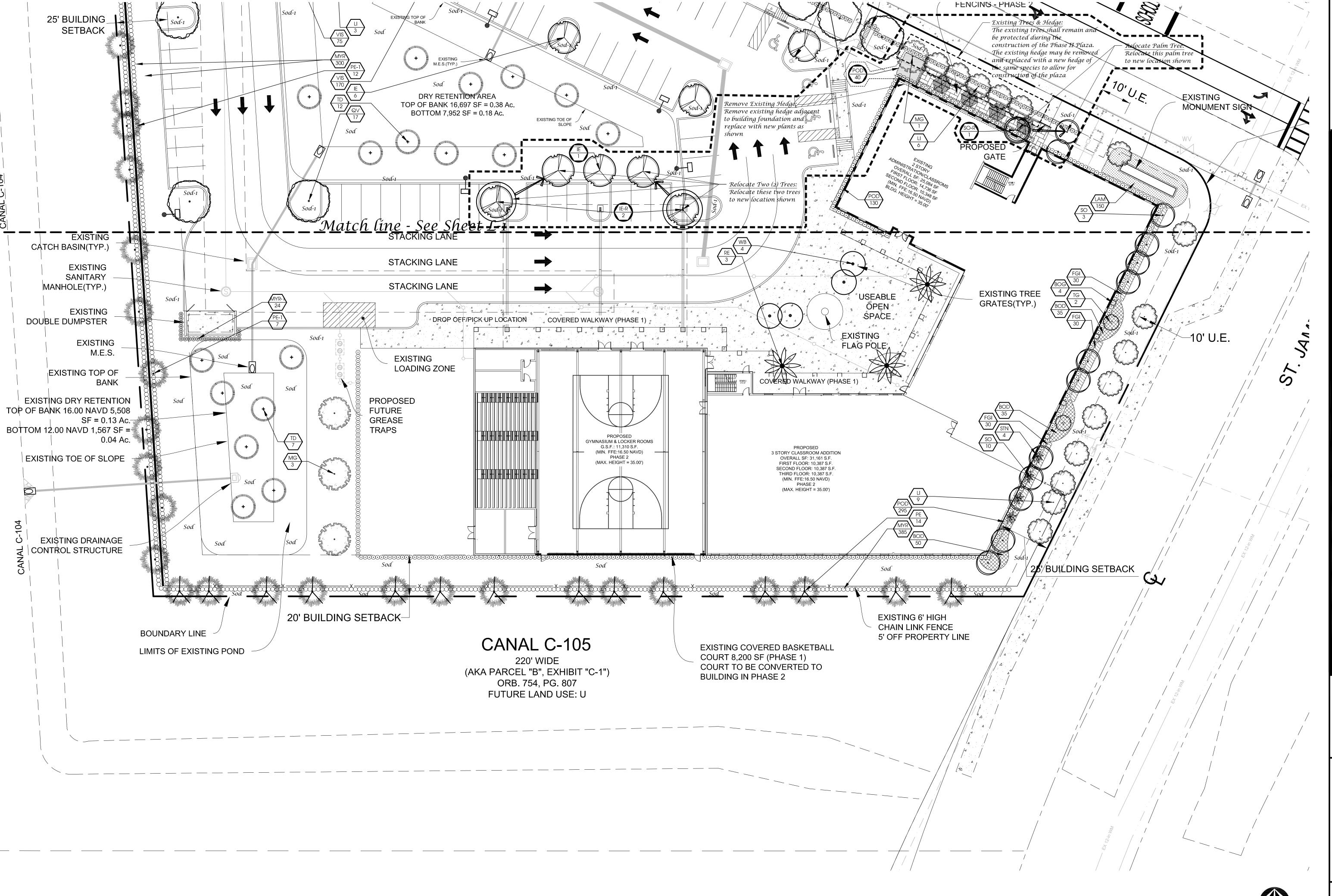
 Comments #1
 4-25-2024

 Turn Lane
 8-1-2024

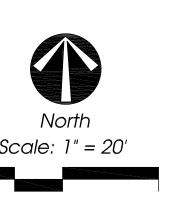
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L-I 3

Landscape Plan



Landscape Plan



Conceptual

Design

Group, Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d

Stuart, Florida 34994

LC: 26000198

alvary Port St. Lucie

City Project Number: P17-181

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| | | | |

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L-2 3

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. Undersizing 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 Environmulch. 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.

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.

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 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow

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 & 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 disease. 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 Stenotaphrom secundatus Floritam (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. 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 course 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

2. All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

Plant List

| QTY | SYM | SPECIES | COMMON NAME/DESCRIPTION | SIZE | SPACING | REMARKS | DROUGHT TOLERANCE |
|----------|--------------|---|------------------------------------|------------------------|---------|------------------------------|----------------------|
| | | NTAL TREES | | | | | |
| 6 | IE* | ILEX x ATTENUATA 'EAGLESTON' | EAGLESTON HOLLY | 12' x 5', 2.5" CAL. | A.S. | FULL CANOPY, 4' C.T. MIN. | HIGH |
| 18 | LI | LAGERSTROEMIA INDICA 'TUSKEGEE' | CREPE MYRTLE 'RED' | 12' x 5', 2.5" CAL. | A.S. | FULL CANOPY, LIMB-UP 3' | HIGH |
| 4 | MG* | MAGNOLIA GRANDIFLORA | DD BLANCHARD MAGNOLIA | 12' x 5', 2.5" CAL. | A.S. | FULL CANOPY, LIMB-UP 3' | HIGH |
| 14 | PE* | PINUS ELLIOTTI | SLASH PINE | 12' x 5', 2.5" CAL. | A.S. | FULL CANOPY, 4' C.T. MIN. | HIGH |
| 19 | PE-1* | PINUS ELLIOTTI | SLASH PINE | 14' x 5', 2.5" CAL. | A.S. | FULL CANOPY, 4' C.T. MIN. | HIGH |
| 17 | QV* | QUERCUS VIRGINIANA | LIVE OAK | 12' x 5', 2.5" CAL. | A.S. | FULL CANOPY, 4' C.T. MIN. | HIGH |
| 19 | TD* | TAXODIUM DISTICHUM | BALD CYPRESS | 12' x 5', 2.5" CAL. | A.S. | FULL CANOPY, 4' C.T. MIN. | HIGH |
| PALMS | | | | | | | |
| 4 | BN | BISMARCKIA NOBILIS | BISMARCK PALM | 10' C.T. | A.S. | SPECIMEN | HIGH |
| 3 | RE* | ROYSTONEA ELATA | FLORIDA ROYAL PALM | 15' C.T. | A.S. | SPECIMEN | HIGH |
| 13 | SO | PTYCHOSPERMA ELEGANS | SOLITAIRE PALM | 12' C.T. | A.S. | STRAIGHT TRUNKS | HIGH |
| 4 | WB | WODYETIA BIFURCATA | FOXTAIL PALM | 10' C.T. | A.S. | STRAIGHT TRUNKS | HIGH |
| SHRUB | 3 | | | | | | |
| 120 | BOD | BOUGAINVILLEA 'DWARF HELEN JOHNSON' | DWARF HELEN JOHNSON BOUGAINVILLEA | #3, 2' x 2' | 2' O.C. | FULL & THICK | HIGH |
| 4 | BOG | BOUGAINVILLEA 'NEW RIVER' | BOUGAINVILLEA 'NEW RIVER - PURPLE' | #7, 5' x 2' | A.S. | FULL & THICK, ATTACH TO WALL | HIGH |
| 90 | FGI | FICUS MICROCARPA 'GREEN ISLAND' | FICUS GREEN ISLAND | #3, 2' x 2' | 2' O.C. | FULL & THICK | HIGH |
| 150 | LAM | LANTANA MONTEVIDENSIS | PURPLE LANTANA | #1, 1' x 1' | 2' O.C. | FULL & THICK | HIGH |
| 685 | MYR* | MYRICANTHES FRAGRANS | SIMPSON STOPPER | #3, 2' x 2' | 2' O.C. | FULL & THICK | HIGH |
| 24 | MYR-1* | MYRICANTHES FRAGRANS | SIMPSON STOPPER | #7, 4' x 2' | 2' O.C. | FULL & THICK | HIGH |
| 425 | POD | PODOCARPUS MAKII | PODOCARPUS | #3, 2' x 2' | 2' O.C. | FULL & THICK | HIGH |
| 4 | STN | STRELITZIA NICOLAI | WHITE BIRD OF PARADISE | #15, 5' x 2' | 2' O.C. | FULL & THICK | MEDIUM |
| 245 2 | VIS | VIBURNUM SUSPENSUM | SANDANKWA VIBURNUM | #3, 2' x 2' | 2' O.C. | FULL & THICK | MEDIUM HIGH |
| 2 | TG | TIBOUCHINA GRANULOS | TIBOUCHINA STANDARD | #25, 6' x 4' | A.S. | FULL & THICK | HIGH |
| | SOD SOD-1 | PASPALUM NOTATUM STENOTAPHRUM SECUNDATUS | BAHIA SOD ST. AUGUSTINE SOD | SEE SPECS SEE SPECS | | | HIGH LOW - MEDIUM |
| | 300-1 | STEINOTAPTINUIVI SECUINDATUS | OI. AUGUSTINE SUD | SEE SFEUS | | | LOVY - IVIEDIOIVI |

154.04(C)5 & 154.04(D) Native Plants

154.04(C)(6) Flowering Trees

154.04(C)(8) Tree Species Mix

154.03(C)(2) Building Facades

Provided: 5

Provided -

Total Trees = 98

Provided: Native Trees = 79/98 = 81%

Provided: Flowering Trees = 22/98 = 22%

Required: 50% of all required trees shall be native

Required: 25% of all required shrubs shall be native Total Shrubs = 1,787

Required: 20% of all required trees shall be flowering

154.04(C)(6) Landscape Island Evergreen Shade Trees

Required - 1 Tree / 30 I.f. of Building Perimeter

Require - 1 Shrub / 2 I.f. of Building Perimeter

Required - Hedge / Vine 2' O.C. 40 I.f. / 2 = 20 Shrubs

Provided - 24 Shrubs Planted and removed per City's Request

Total Trees = 98 (Not Including Palms) x 20% = 20

Total Landscape Islands = 14 x 75% = 11 Trees

Provided: Landscape Islands with Evergreen Shade Trees = 13 = 92%

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

Building facade plantings will not be installed until the phase is constructed.

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

183

135

135

Provided: Native Shrubs = 747 / 1,787 = 42%

Landscape Data

154.03(C)(1)(a) & 154.03(C)(3)(d)(2) Perimeter Landscaping Adjacent to Another Property (893.63')

Required - (1 Tree/30 I.f.)- 893.63 I.f./30 = 30 Trees Provided - 30 Trees

* = FLORIDA NATIVE

Required - Continuous Hedge 2' O.C. (Less Ingress / Egress) = 447 Shrubs Provided - 447 Shrubs

Landscape Buffer Wall

Required - yes - West Landscape Buffer Only Provided - yes - West Landscape Buffer Only

14' Tall trees required in landscape buffer adjacent to Landscape Buffer Wall (PE-1)

154.03(C)(1)(b) Perimeter Landscaping Adjacent to Road Right-of-way (787.08')

* Required: (1 Tree/30 l.f.) - 787.08 l.f./30 = 26 Trees Provided: 26 Trees

Required: Continuous Hedge 2' O.C. = 394 Shrubs Provided: 394 Shrubs

154.03 (I)(1) = No tree shall be planted where it could, at mature height, conflict with overhead power lines. Trees planted within any easement with overhead utilities shall comply with the latest edition of FPL's publication "Plant the right tree in the right place", and take into consideration the mature height and spread of the species beneath or adjacent to existing overhead utilities. Where overhead utilities exist, small trees, with a mature height of less than twenty (20) feet may be substituted for required shade trees at a ration of 1:1. No tree shall be planted within 10' of any existing utility pole, guy wire, or pad mounted transformer (See FPL's "Plant the right tree in the right place" for placement and maintenance requirements).

154.03(C)(3)(1) Parking Area Interior Landscaping

Required Terminal/Interior Island Trees - 1 Tree per Terminal/Interior Island = 14 Trees Total Terminal/Interior Island Trees Provided = 14 Trees Note: 3 Trees were relocated to the retention area due to sidewalk & utilities.

153.04(D)(7)(d) Palm Requirements Required: No more than 25% of required trees may be palms Maximum Use of Palms = 17

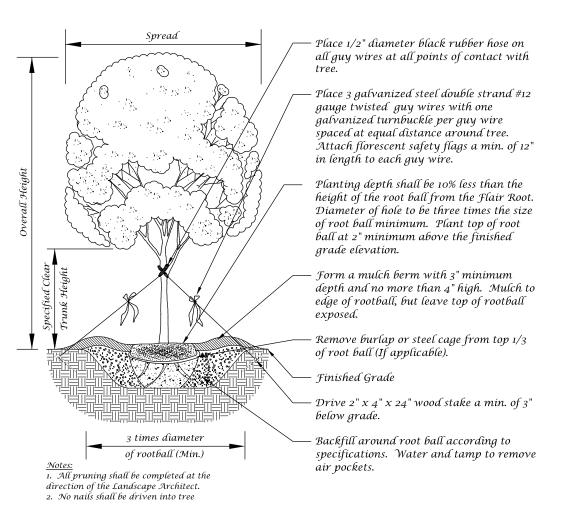
Provided: Palms = 0 Note: 20 Building Facade Palms are provided but excluded in this calculation per the code.

--- (5) 2" \times 4" \times 18" wood battens to be evenly spaced around trunk of tree. A minimum of (5) five wraps of burlap are to be placed under the battens to prevent marring or damage to the trunk. The height of the battens shall be located in relation to the height of the tree for adequate bracing. No batten is to be nailed to the tree. Battens are to be banded with a minimum of (2) two 3/4" high carbon steel bands. Minimum of (3) three 4" x 4" wood braces evenly spaced around tree to be toe nailed to wood battens. Attach florescent safety flags a min. of 12" in length to each wood brace. Planting depth shall be 10% less than the height of the root ball from the Flair Root. Diameter of hole to be three times the size of root ball minimum. Plant top of root ball at 2" minimum above the finished grade elevation. Form a mulch berm with 3" minimum depth and no more than 4" high. Mulch to edge of rootball, but leave top of rootball exposed. Remove burlap or steel cage from top 1/3 of root ball (If applicable). Finished Grade Drive 2" x 4" x 24" wood stake a min. of 3" з tímes díameter Backfill around root ball according to of rootball (Min.) specifications. Water and tamp to remove aír pockets. All pruning shall be completed at the direction of the Landscape Architect.

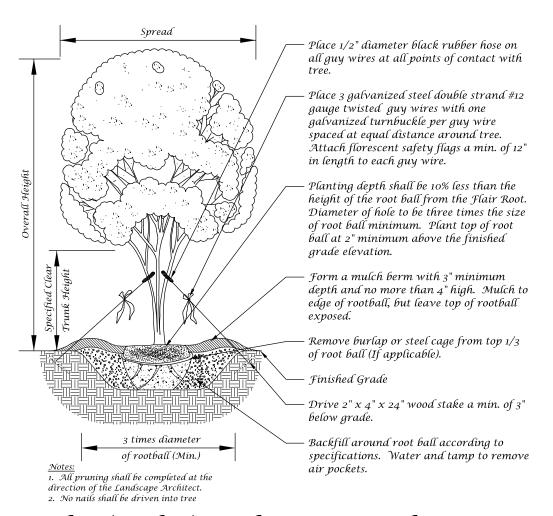
Landscape Details

Large Tree Planting Detail

(5" Caliper or Greater)



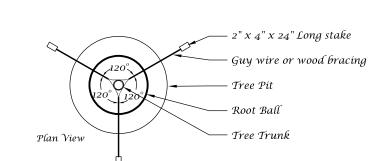
Tree Planting Detail Not to Scale



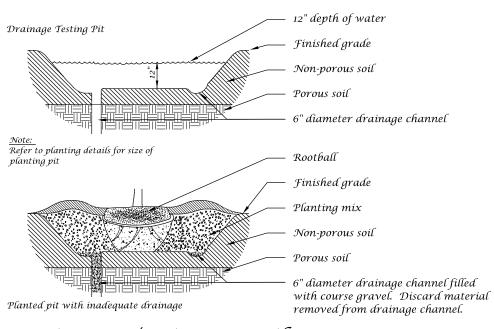
Multi-Trunk Tree Planting Detail

Place 1/2" diameter black rubber hose on all guy wires at all points of contact with tree. Place 3 galvanized steel double strand #12 gauge twisted guy wires with one galvanized turnbuckle per guy wire spaced at equal distance around tree above the first lateral branch. Attach florescent safety flags a min. of 12" in length to each guy wire.

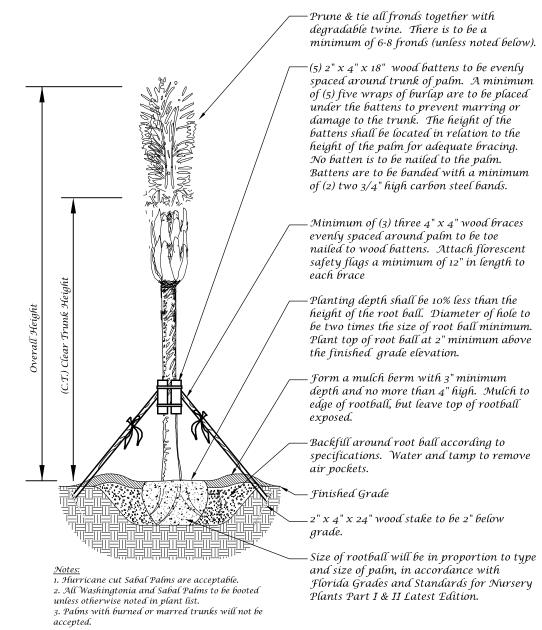
Guy Wire Attachment Detail



Stakina Detail

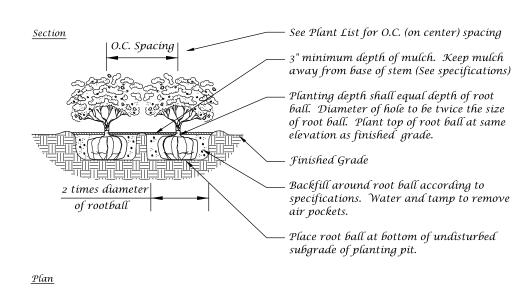


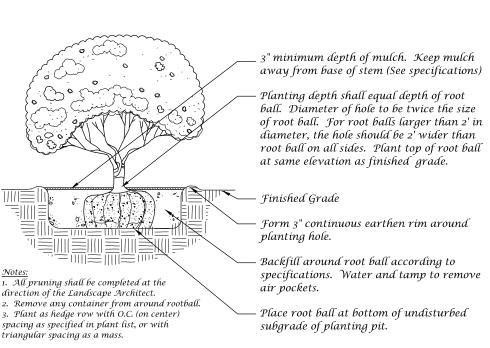
Drainage Testing Detail



Palm Planting Detail

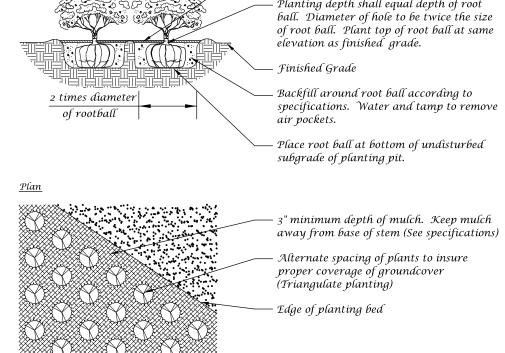
at same elevation as finished grade. - Backfill around root ball according to <u>Notes:</u> 1. All pruning shall be completed at the 2. Remove any container from around rootball 3. Plant as hedge row with O.C. (on center





Shrub Detail

Not to Scale



Ground Cover Detail

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Landscape Plan