

**Project Team:**

**Property Owner:** Tradition Community Association  
10807 SW Tradition Square  
Port St. Lucie, FL 34987

**Developer:** Mattamy Homes, LLC.  
2500 Quantum Lakes Drive, Suite 215  
Boynton Beach, FL 33426

**Land Planner / Landscape Architect:** Lucido & Associates  
701 E Ocean Boulevard  
Stuart, FL 34994

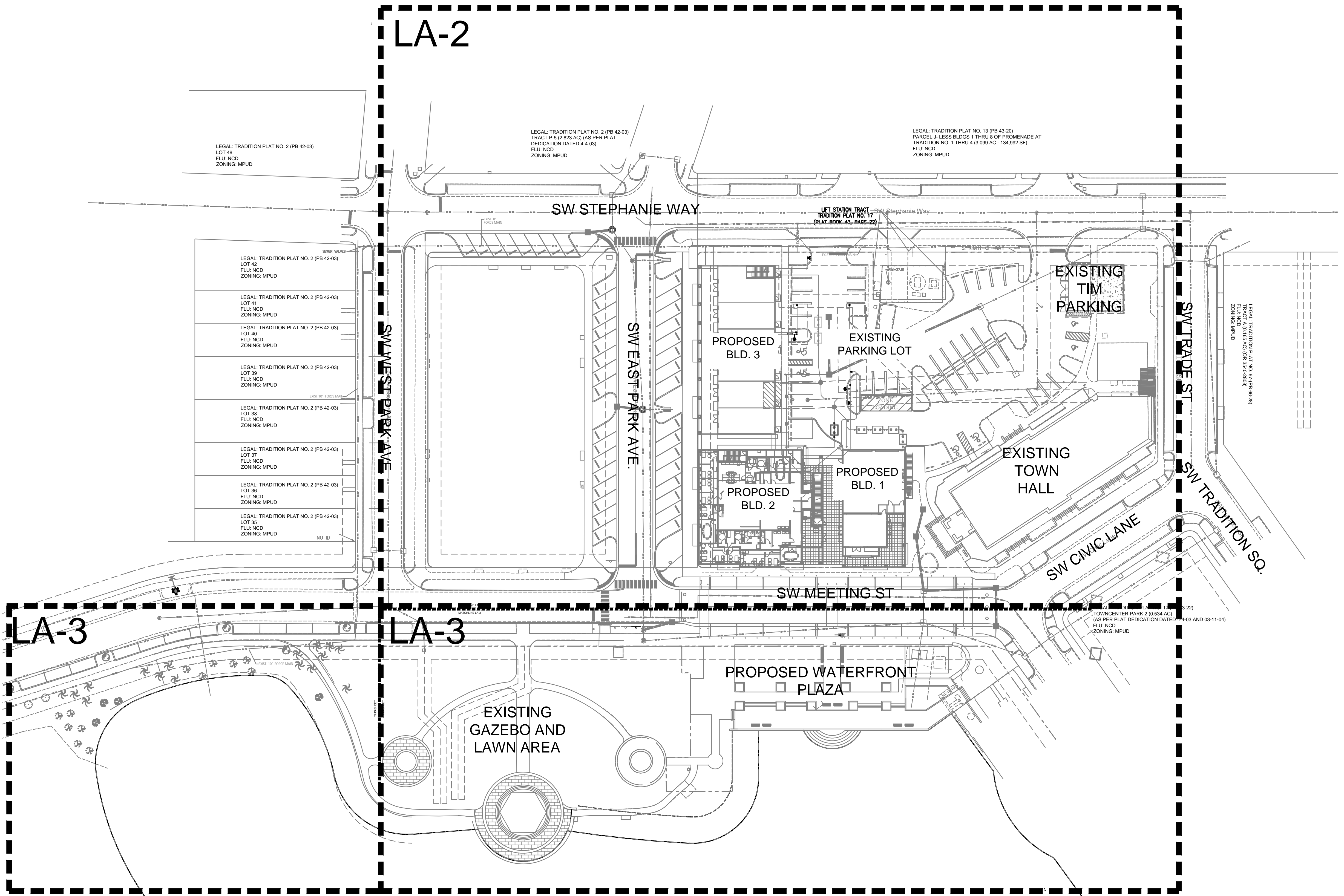
**Engineer:** Caulfield & Wheeler, Inc.  
7900 Glades Road, Suite 100  
Boca Raton, FL 33434

**Surveyor:** Calpepper and Terpening, Inc.  
2980 South 25th Street  
Fort Pierce, FL 34981

**Architect:** Brent A Wood Architecture  
20 SE Ocean Blvd  
Stuart, FL 34994

Tradition Town Center  
**Mobility Hub**  
 Landscape Plan  
 Tradition, Port St. Lucie, FL  
 PSLUSD Number: 11-342-21A

Date	By	Description
07.06.2022	KV	Resubmittal
09.21.2022	KV	Resubmittal
05.03.2023	KV	Resubmittal
07.19.2023	KV	Resubmittal
11.15.2023	KV	Resubmittal
02.23.2024	KV	Resubmittal
05.09.2024	KV	Resubmittal
06.14.2024	KV	Resubmittal



**Required Trees:**

	Native	Species	Flowering	Drought Tolerant	Palm
Parking Lot Terminal Landscape Islands:	8	75%=8			
<b>Total:</b>	8	6	2	20%=2	50%=4 (25%=2 (Max) (Build. Foundation Exempt)

**Provided Trees:**

	Native	Species	Flowering	Drought Tolerant	Palm
<b>Total:</b>	51	37	5	3	29

**Required Shrubs:**

	Native	Drought Tolerant
Building Facade: (680/2)	340	25%=85 50%=170

**Provided Shrubs:**

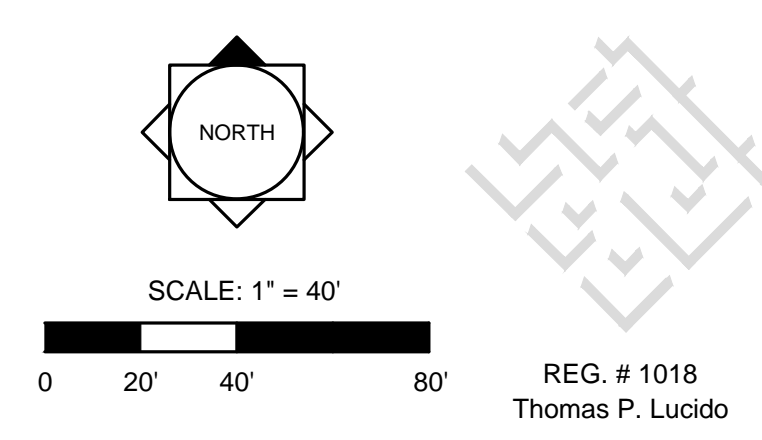
	Native	Drought Tolerant
<b>Total:</b>	341	341

- GENERAL LANDSCAPE NOTES:**
- 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 with in 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 maintained at a height of no less than 6' above the road crown.
  - At least 50% of all required trees shall be of a native species.
  - All planting beds to be covered with dewitt landscape fabric & receive 4" of mulch
  - All plant material to be florida no. 1 or better.
  - All landscape & sod areas to be irrigated by an automated system

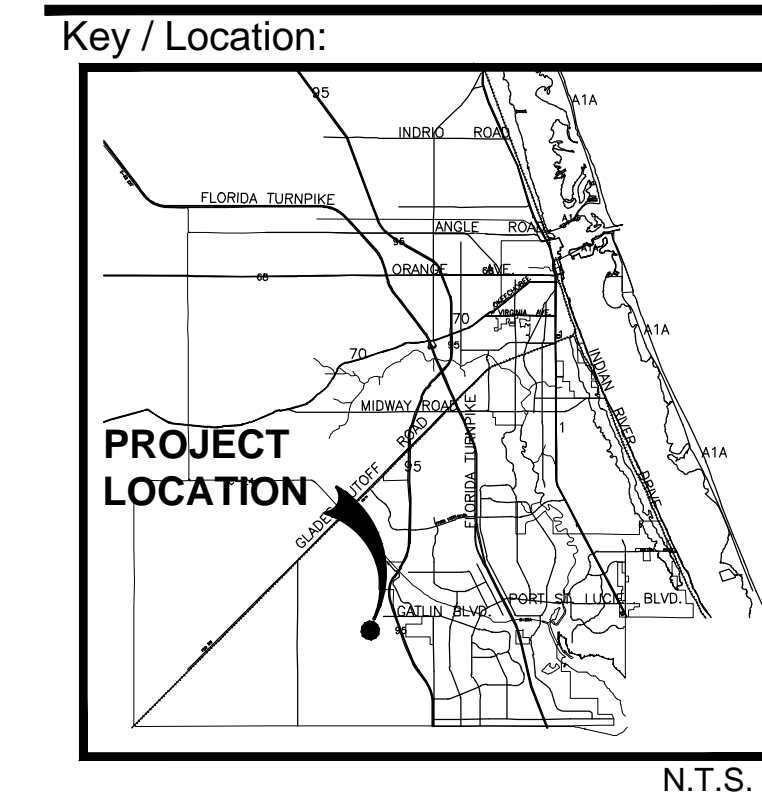
- PSLUSD NOTES FOR LANDSCAPE PLANS**
- No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 154 of the City of Port St. Lucie Code of Ordinances, PSLUSD technical specifications and policies.
  - All landscaping within 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.

**Sheet Index:**

LANDSCAPE PLAN	LA-1 - LA-3
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PLANT SCHEDULE & TREE MITIGATION	LA-5
LANDSCAPE DETAILS	LA-6
LANDSCAPE SPECIFICATIONS	LA-7



Designer: KV Sheet  
 Manager: SG  
 Project Number: 20-276  
 Municipal Number: P21-213  
 Computer File: \_\_\_\_\_



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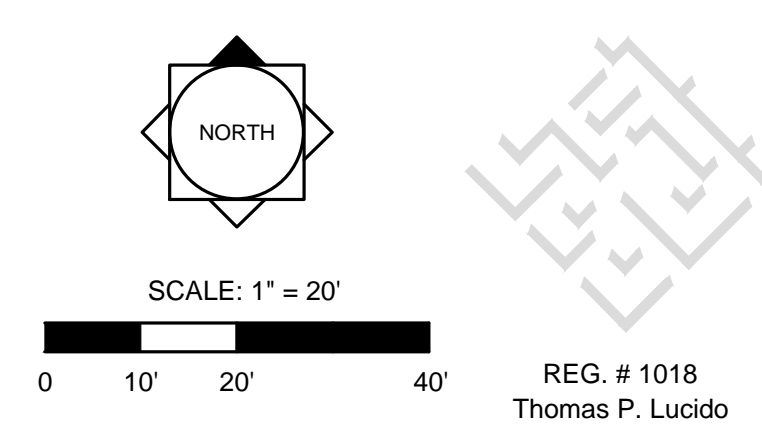
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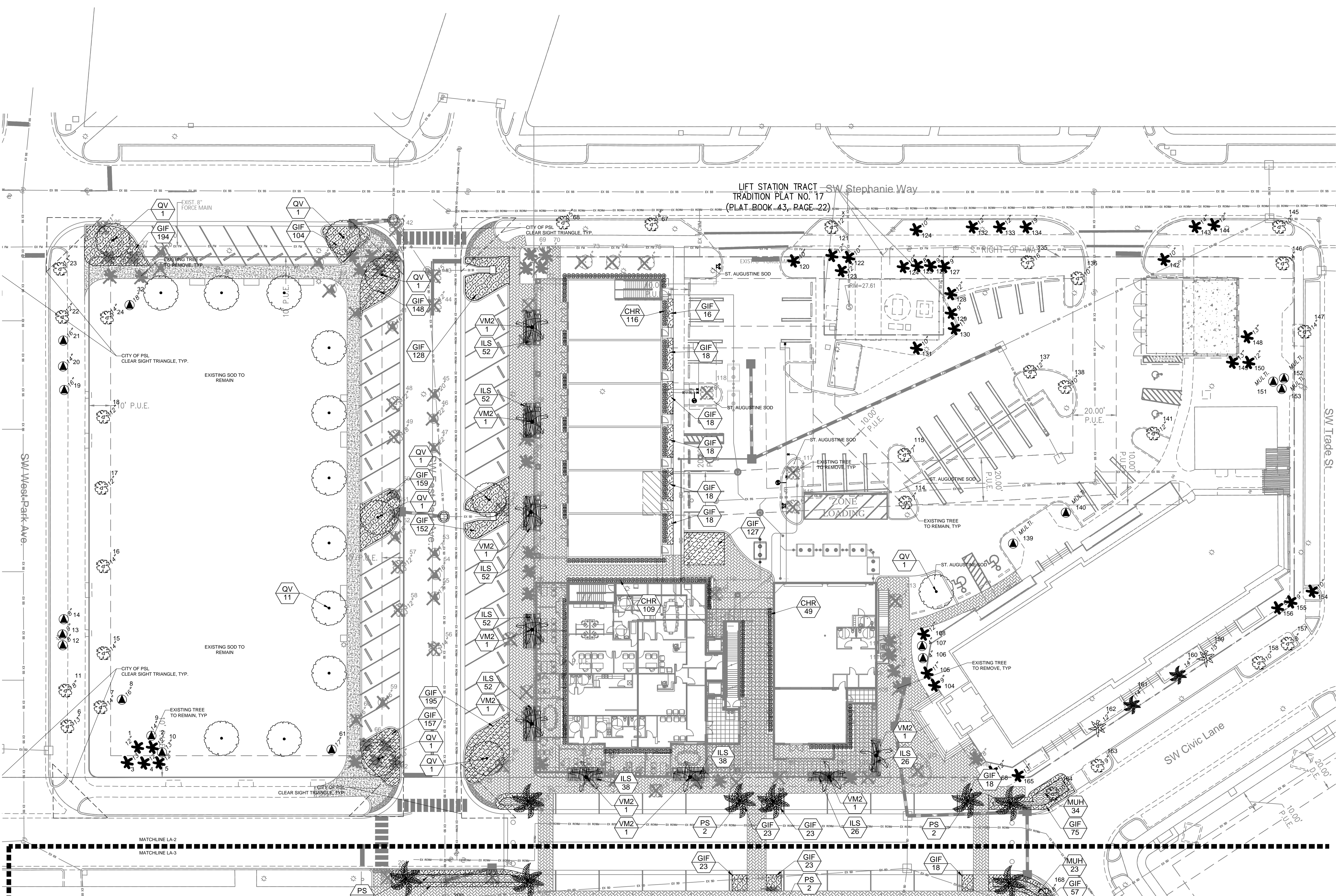


REG. # 1018  
 Thomas P. Lucido

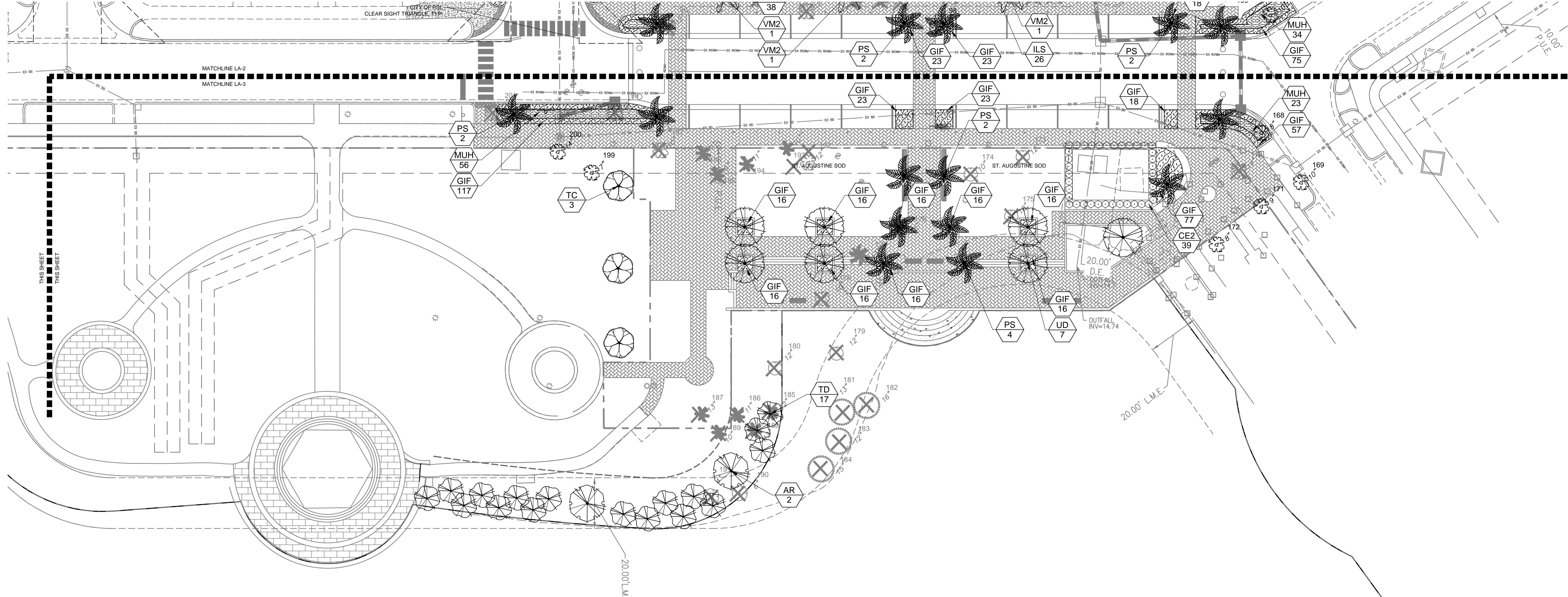
Designer KV Sheet  
 Manager SG  
 Project Number 20-276  
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**LA-2**

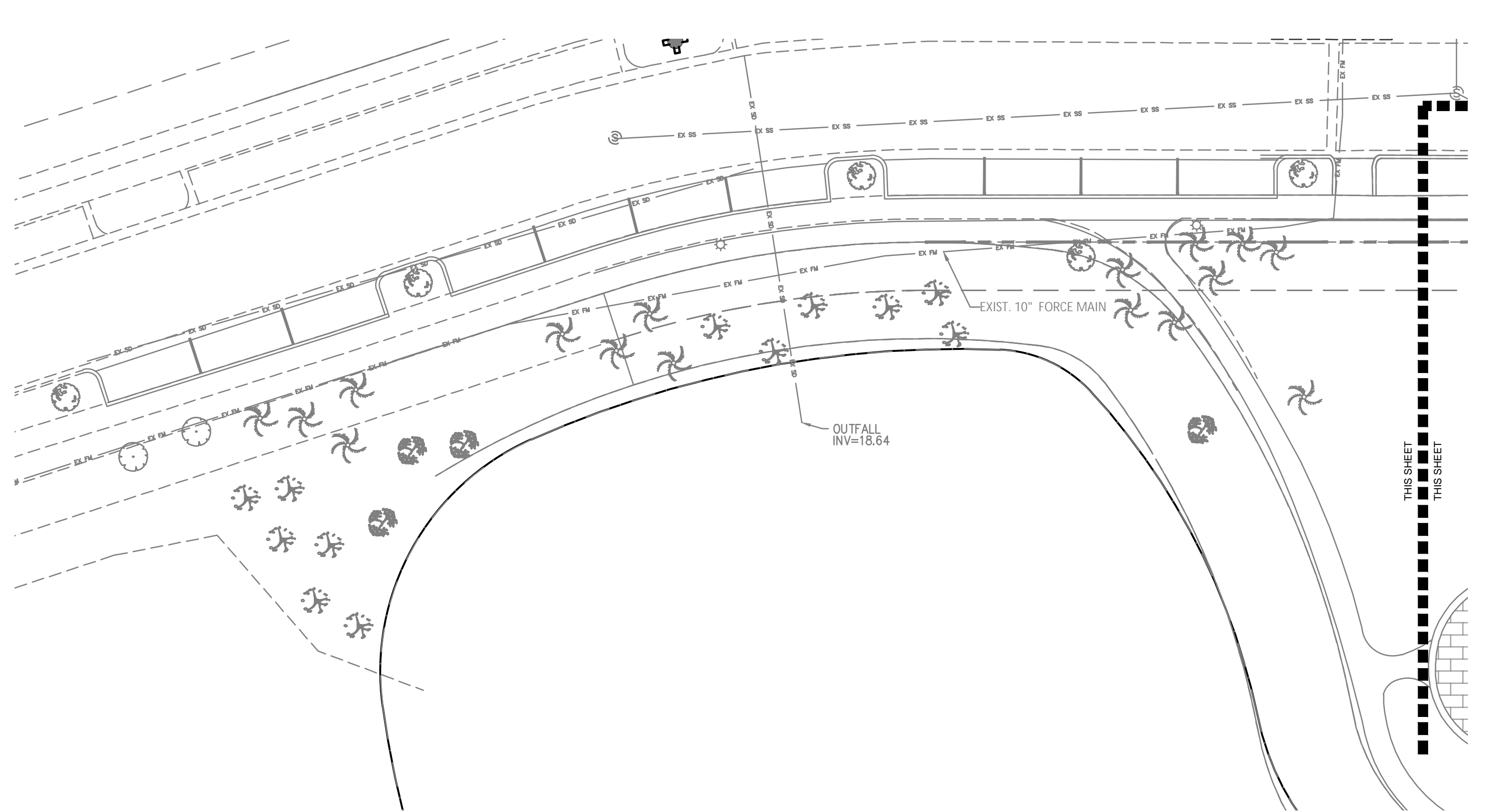
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MATCHLINE LA-2  
 MATCHLINE LA-3



**A**  
3  
LANDSCAPE PLAN VIEWPORT A  
SCALE: 1" = 20'-0"



**B**  
3  
LANDSCAPE PLAN VIEWPORT B  
SCALE: 1" = 20'-0"

**Key / Location:**

**PROJECT LOCATION**

N.T.S.

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**NORTH**

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018  
Thomas P. Lucido

Designer	KV	Sheet
Manager	SG	
Project Number	20-276	
Municipal Number	P21-213	
Computer File		

**LA-3**

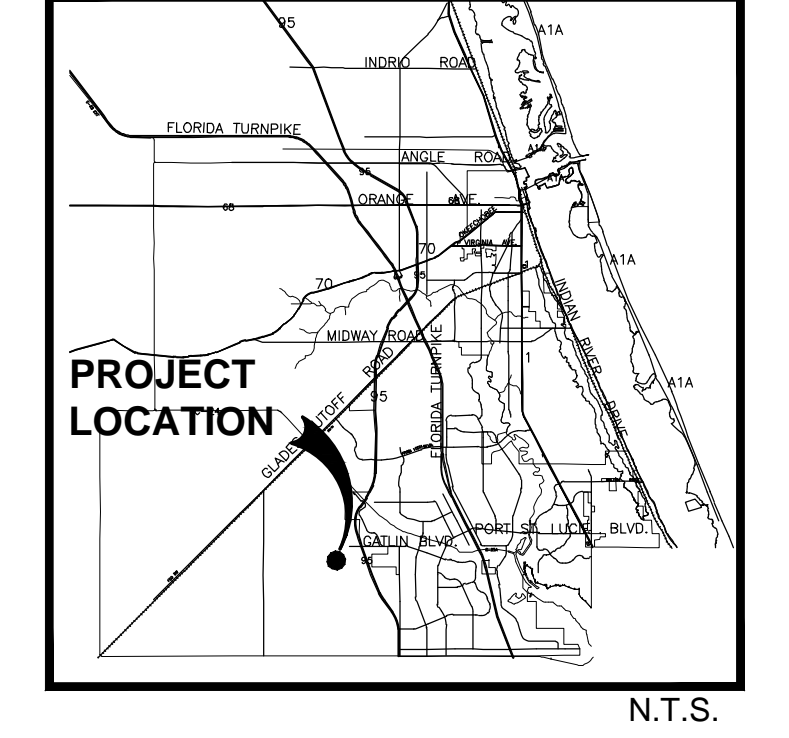
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EXISTING TREE LEGEND

	OAK		DBH MEASUREMENT
	SABAL PALM		TREE NUMBER
	SILVER DATE PALM		TREE SYMBOL
	MONTGOMERY PALM		TREE TO REMAIN
	HOLLY		TREE TO REMOVE
	LIGUSTRUM		
	CYPRESS		
	JAPANESE BLUEBERRY		
	WINGED ELM		

Key / Location:

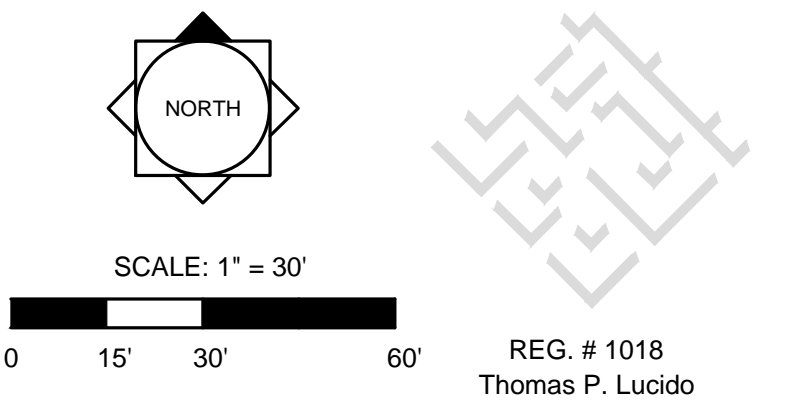


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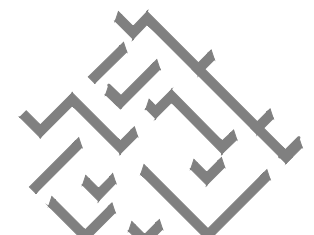
Tradition Town Center  
**Mobility Hub**  
 Tree Inventory Plan  
 Tradition, Port St. Lucie, FL  
 PSLUSD Number: 11-342-21A

Date	By	Description
07.06.2022	KV	Resubmittal
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06.14.2024	KV	Resubmittal



Designer	KV	Sheet
Manager	SG	
Project Number	20-276	<b>LA-4</b>
Municipal Number	P21-213	
Computer File		

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PLANT SCHEDULE

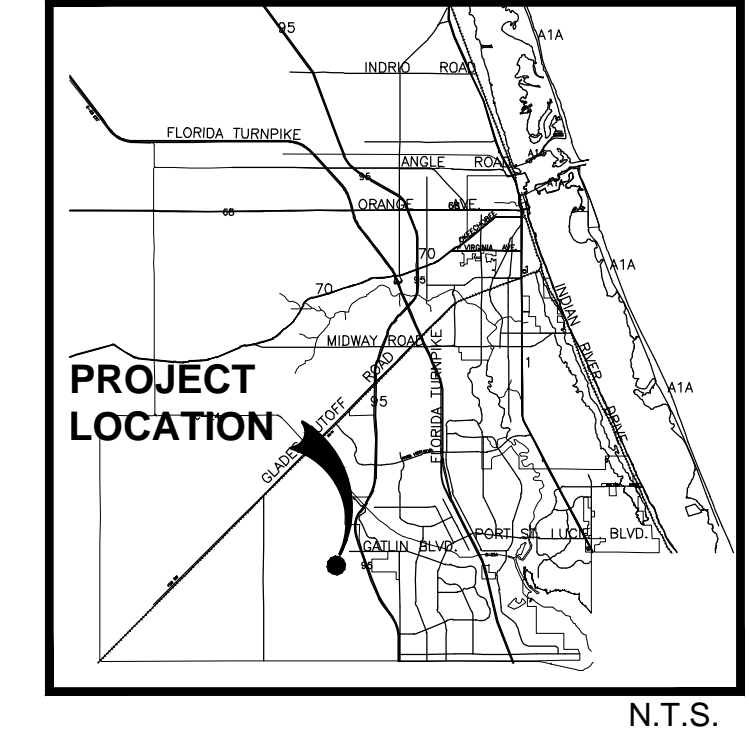
Table with columns: #, Botanical, Common, DBH, Remain, Remove. Lists 201 items including Sabal palmetto, Quercus virginiana, Ligustrum japonicum, etc.

Table with columns: TREES, QTY, BOTANICAL NAME, COMMON NAME, CONTAINER, HEIGHT, WIDTH, NOTES, NATIVE, CAL/DBH. Lists various tree species and their specifications.

TREE MITIGATION:

Summary table for tree mitigation: TOTAL PROTECTED TREES REMOVED: 329" DBH, TOTAL PROTECTED TREES PRESERVED: 305" DBH, TOTAL TREES PROVIDED: 125" DBH, REQUIRED MITIGATION REMAINING: 0" DBH.

Key / Location:



Project Team:

Table listing project team members: Property Owner, Developer, Land Planner / Landscape Architect, Engineer, Surveyor, Architect.

Tradition Town Center

Mobility Hub

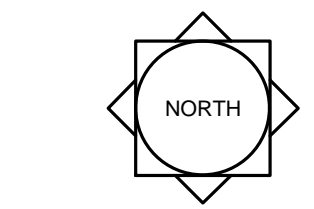
Plant Schedule and Tree Mitigation

Tradition, Port St. Lucie, FL

PSLUSD Number: 11-342-21A

Table with columns: Date, By, Description. Lists revision history from 07.06.2022 to 06.14.2024.

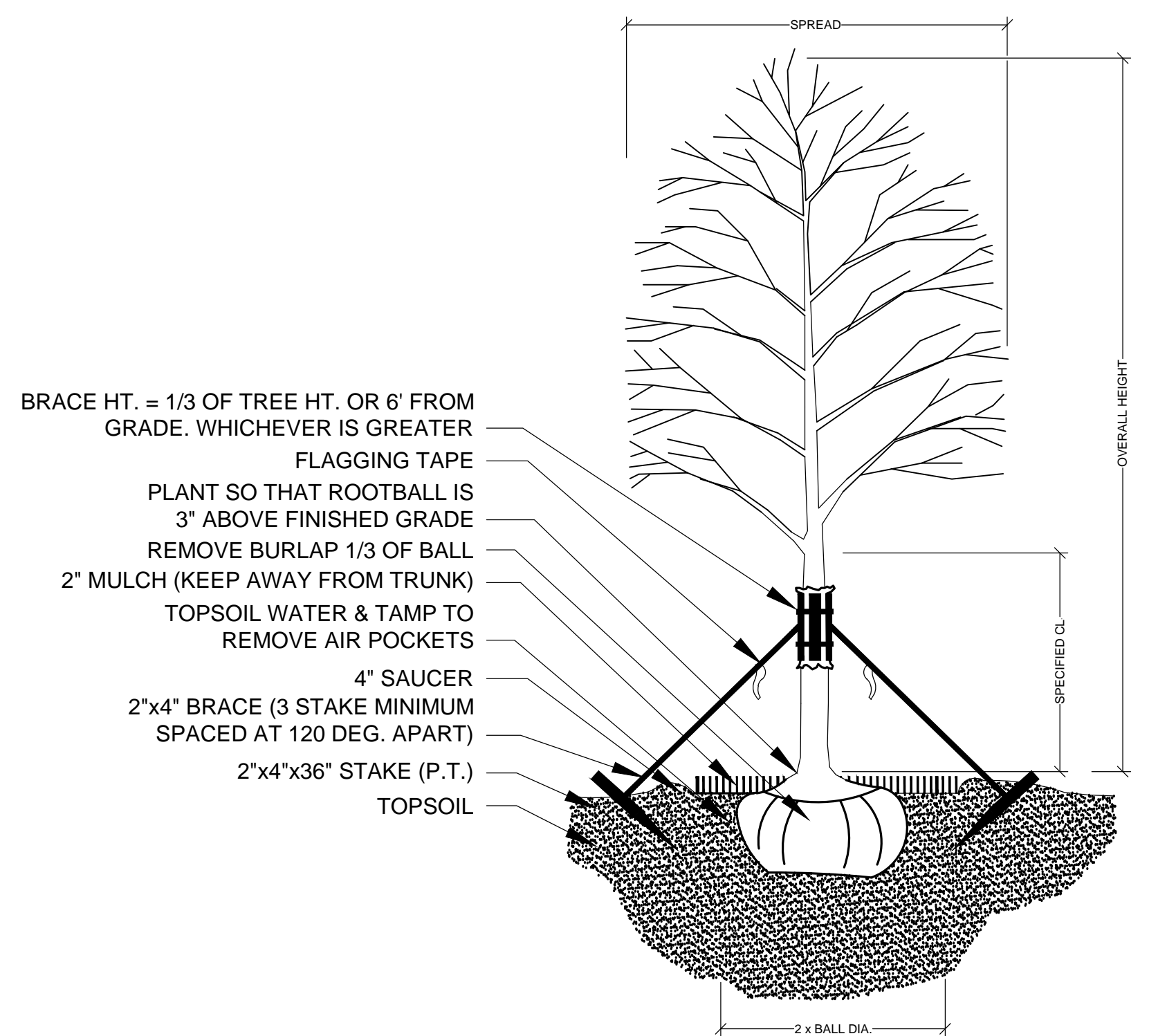
Table with columns: Date, By, Description. Lists revision history from 07.19.2023 to 02.23.2024.



REG. # 1018 Thomas P. Lucido

Table with columns: Designer (KV), Manager (SG), Project Number (20-276), Municipal Number (P21-213), Computer File.

LA-5



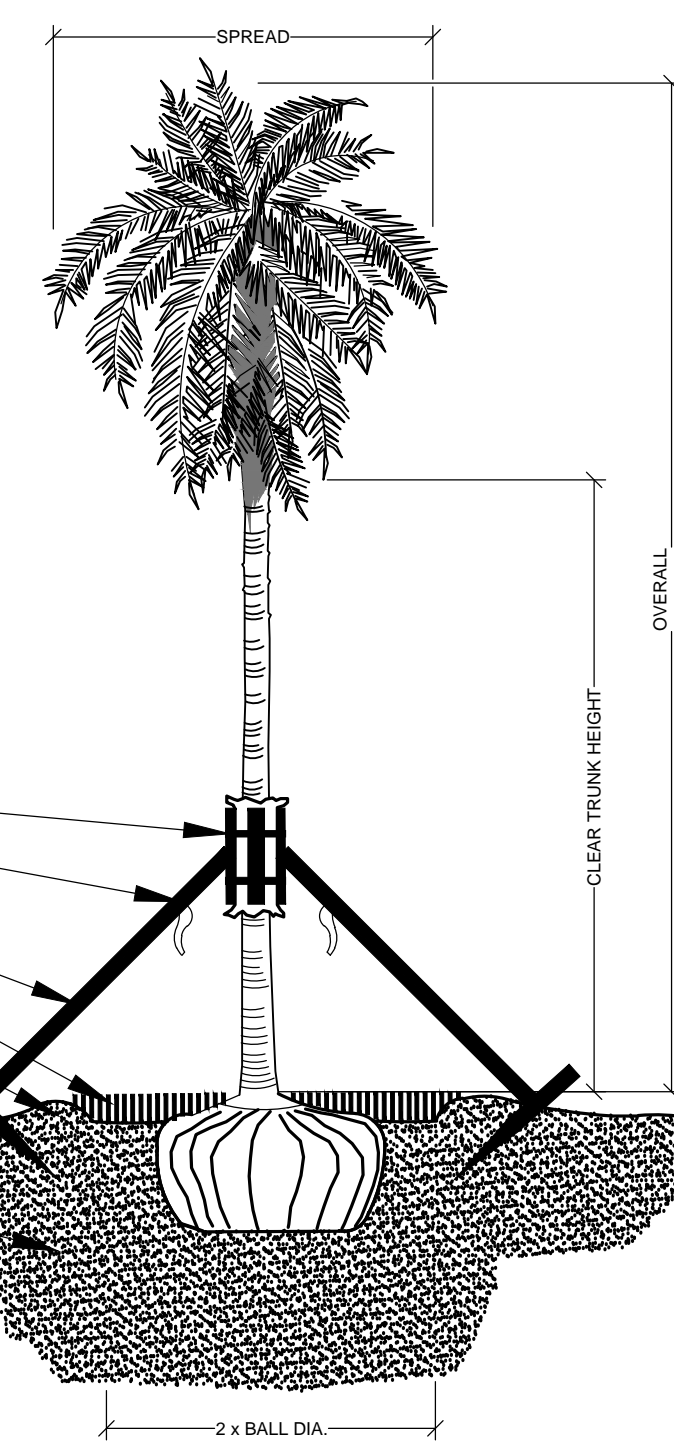
**TREE PLANTING & STAKING**  
NOT TO SCALE

(5) 2x4x16" WOOD BATTENS. SECURE BATTENS W/ (2) 3/4" HIGH CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROJECT. DO NOT NAIL BATTENS TO TRUNK. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE TREE FOR ADEQUATE BRACING.

**BRACING DETAIL**  
NOT TO SCALE

WRAP TRUNK IN BURLAP & SECURE BATTENS W/ 3/4" HIGH CARBON STEEL BANDS  
 FLAGGING TAPE  
 2"x4" BRACE (3 STAKE MINIMUM SPACED AT 120 DEG. APART)  
 2" MULCH (KEEP AWAY FROM TRUNK)  
 FORM SAUCER WITH 4" CONTINUOUS RIM

2x4x36" STAKE (P.T.)  
TOPSOIL

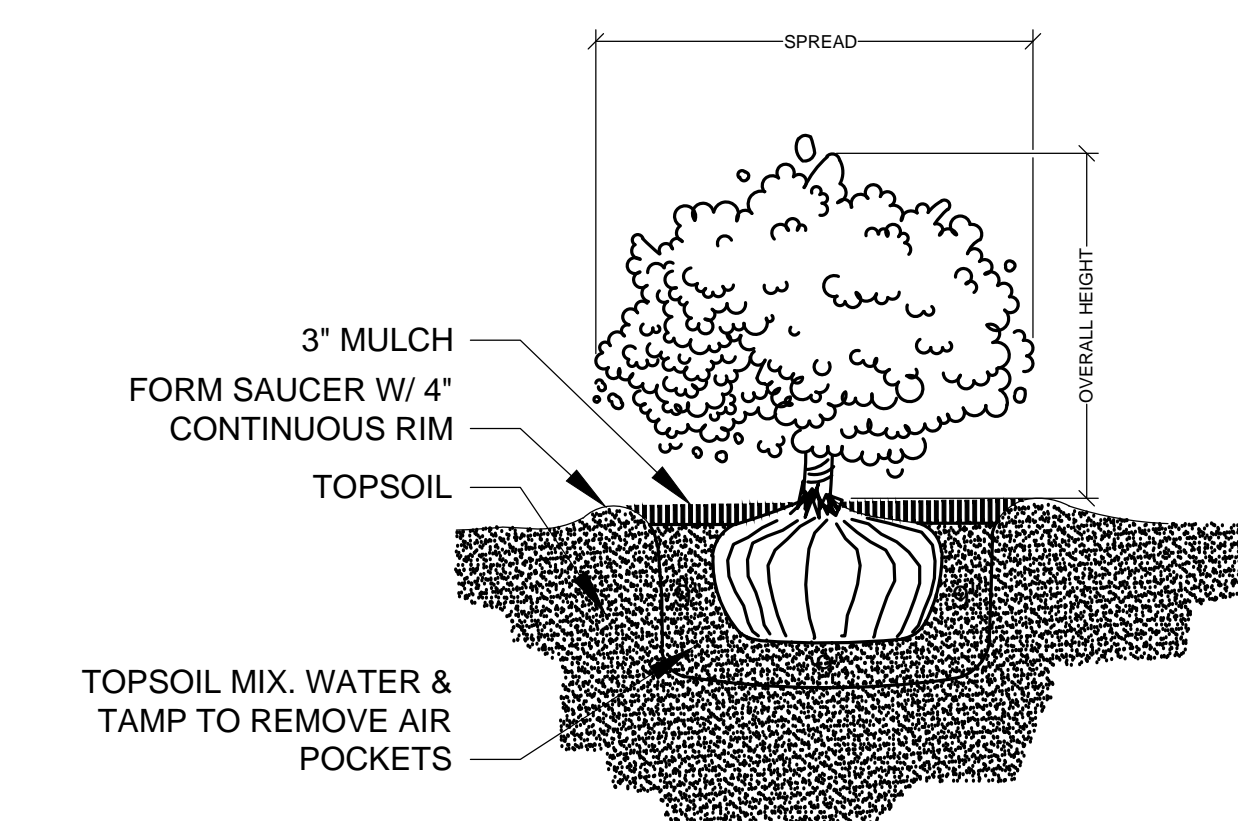


**PALM PLANTING - ANGLE STAKE**  
NOT TO SCALE

THIN BRANCHES BY 1/4 OF TOTAL MASS. RETAIN NAT. SHAPE  
 1/2" DIA. BLACK RUBBER HOSE TIED W/ DOUBLE STRAND 12 GAUGE GALV. WIRE, 3 GUYS PER TREE MIN.  
 WHITE FILM  
 PLANT SO THAT ROOTBALL IS 3" ABOVE FINISHED GRADE  
 REMOVE BURLAP 1/3 OF BALL  
 FORM SAUCER WITH 3" CONTINUOUS RIM  
 2"x4"x36" STAKE (P.T.)  
 FINISHED GRADE  
 TOPSOIL

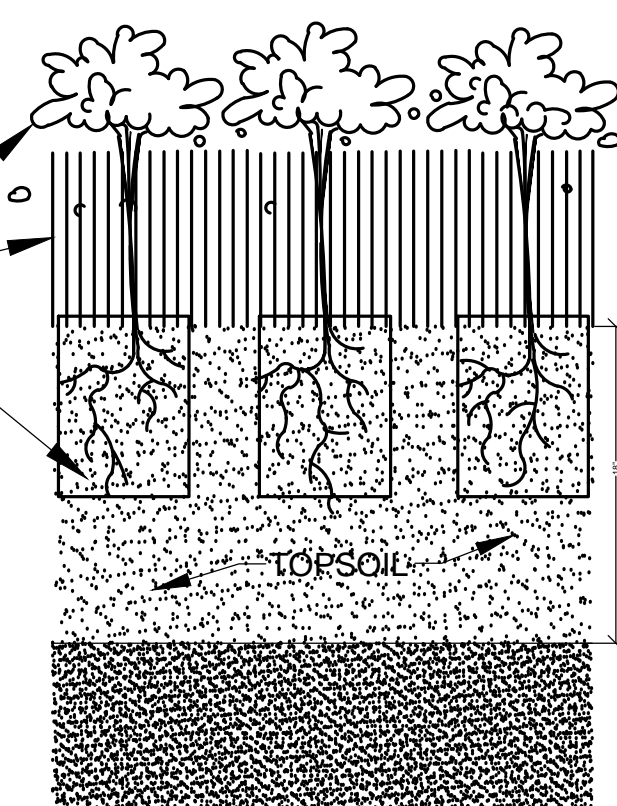
FLAGGING TAPE  
 2" MULCH (KEEP AWAY FROM TRUNK)

**MULTI-TRUNK PLANTING & GUYING**

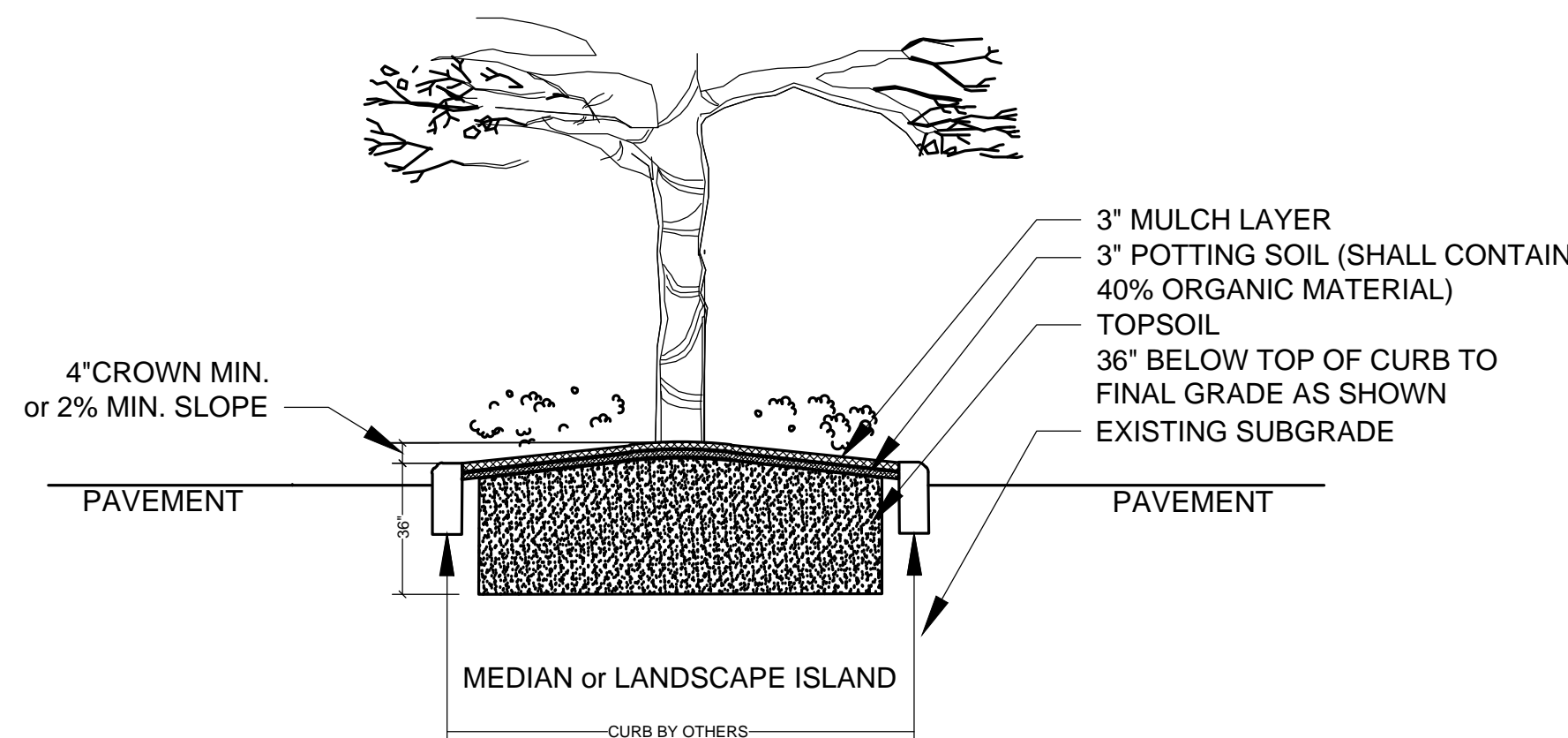


**SHRUB PLANTING**  
NOT TO SCALE

PLANT SPACING AS PER PLAN (TRIANGULAR)  
 3" MULCH INSTALLED  
 PREPARE BED AS PER WRITTEN SPECIFICATION



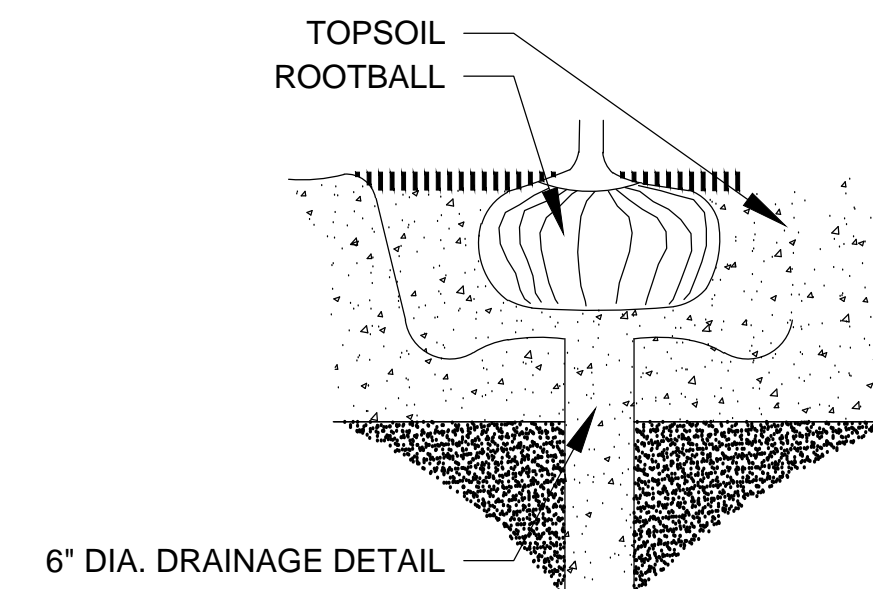
**GROUNDCOVER PLANTING DETAIL**  
NOT TO SCALE



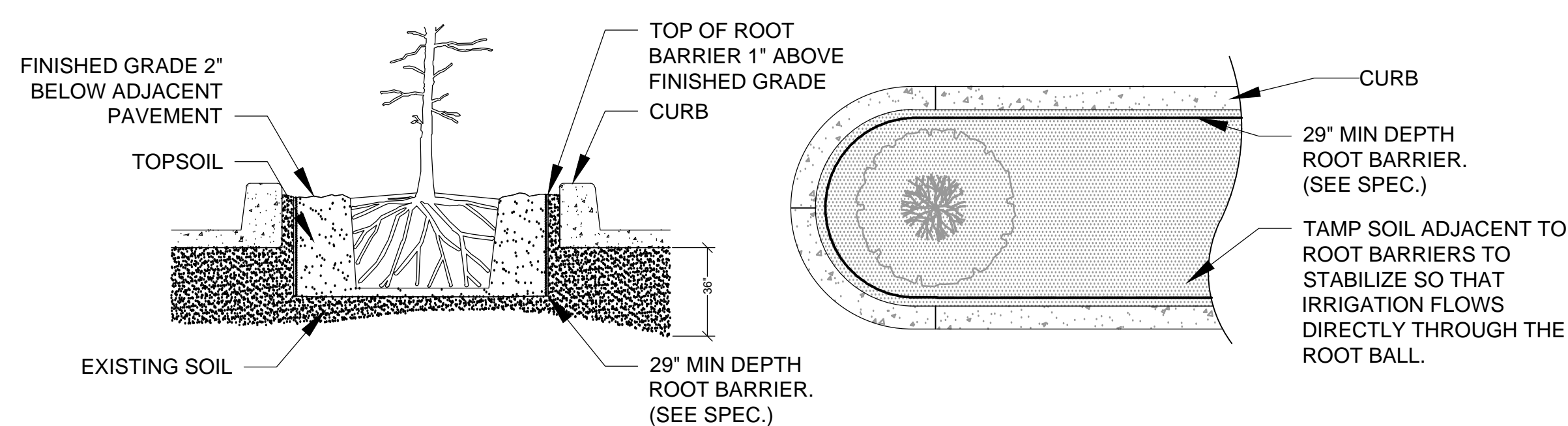
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**LANDSCAPE AREA PREPARATION DETAIL**  
NOT TO SCALE

- \* 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" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING

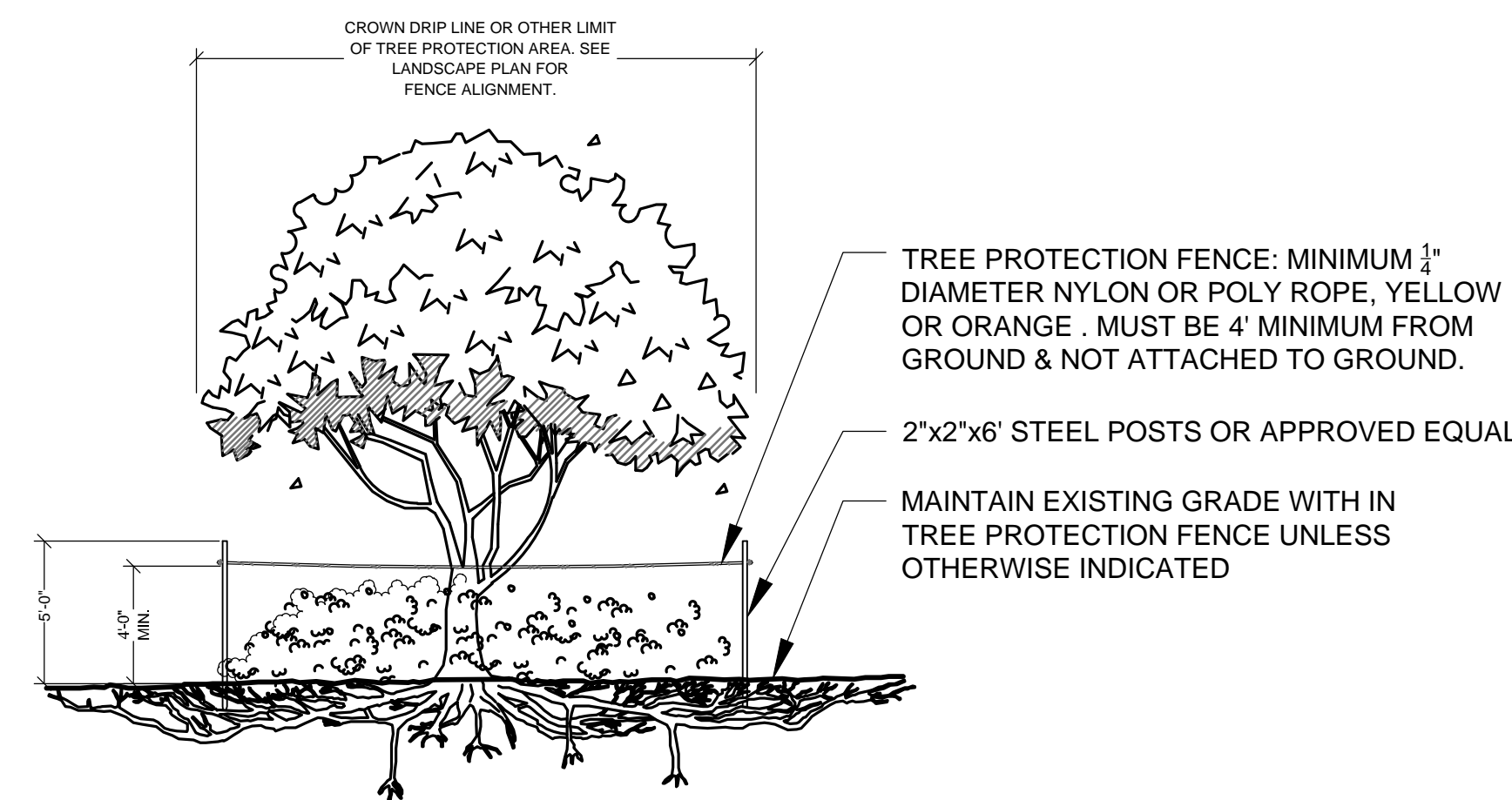


**DRAINAGE TESTING DETAIL**



**SPECIAL APPLICATIONS ROOT BARRIER DETAIL**  
NOT TO SCALE

- NOTES:  
 1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.  
 2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



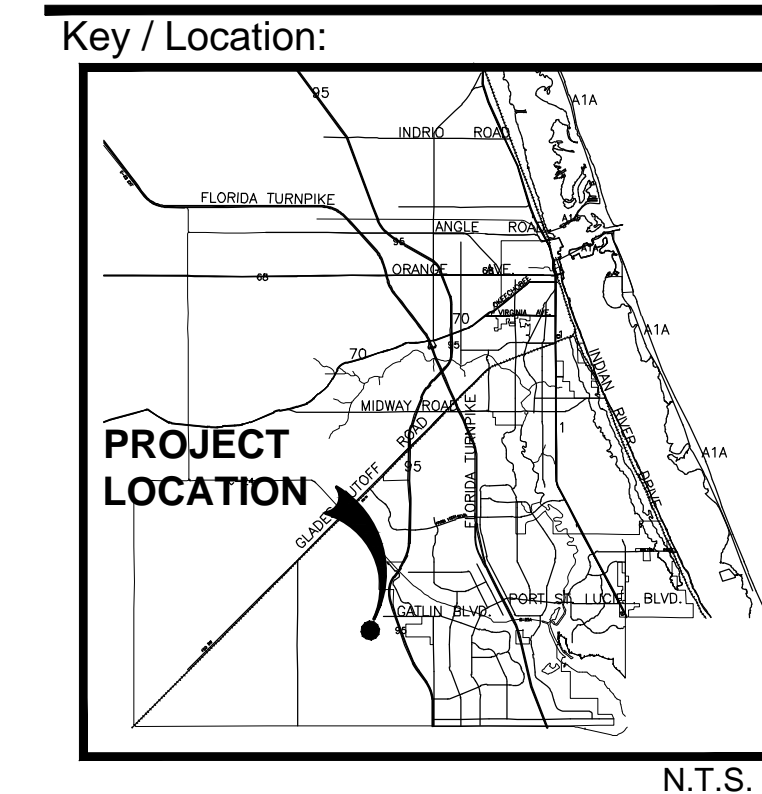
**TREE PROTECTION BARRICADE**  
NOT TO SCALE

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

**DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.**

PRIOR TO PLANTING, ALL PLANTING 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.



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**Tradition Town Center**

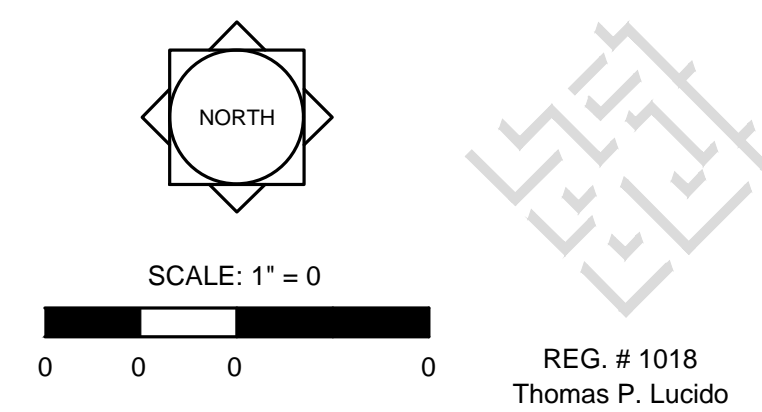
**Mobility Hub**

**Landscape Details**

Tradition, Port St. Lucie, FL

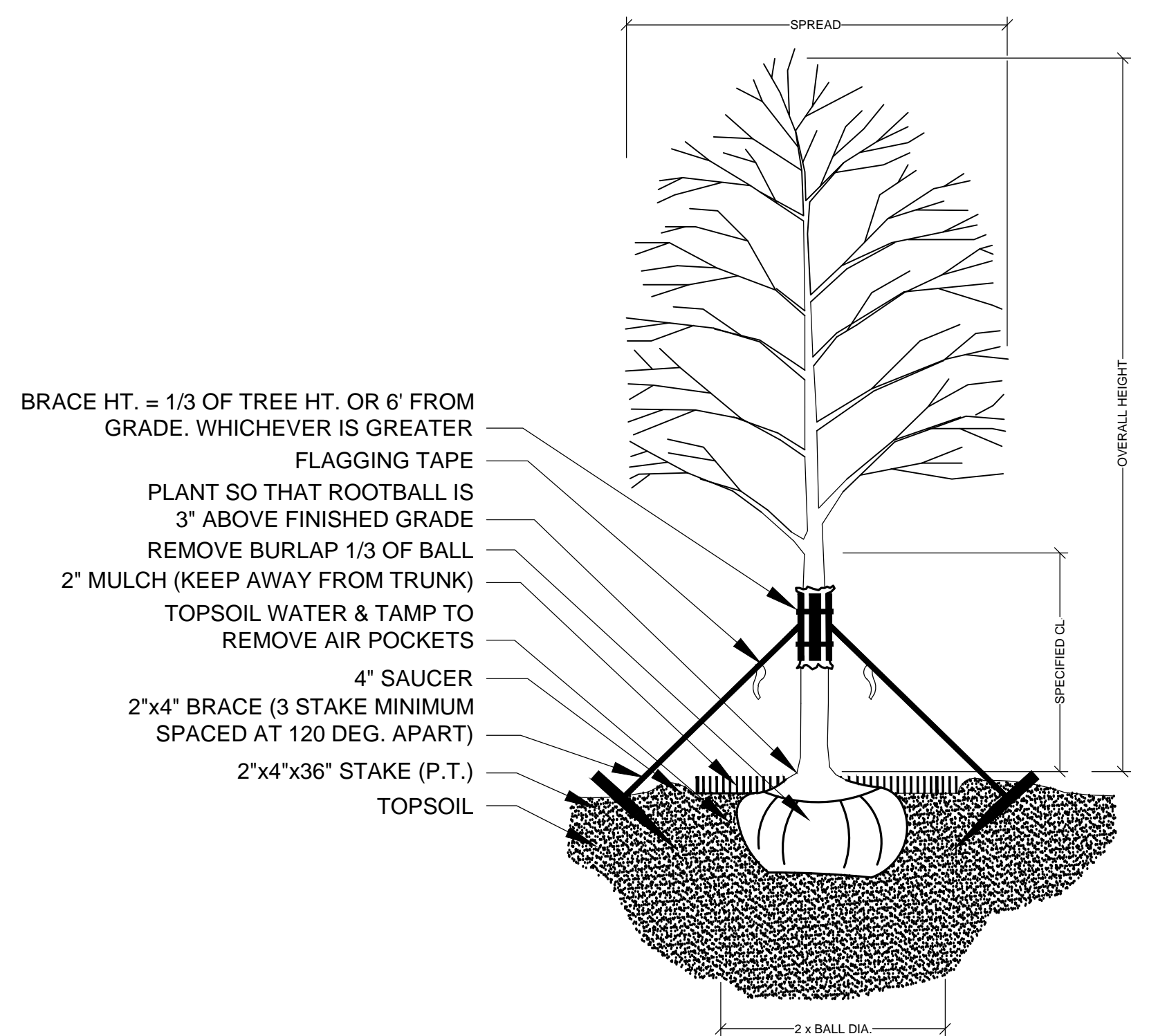
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**LA-6**



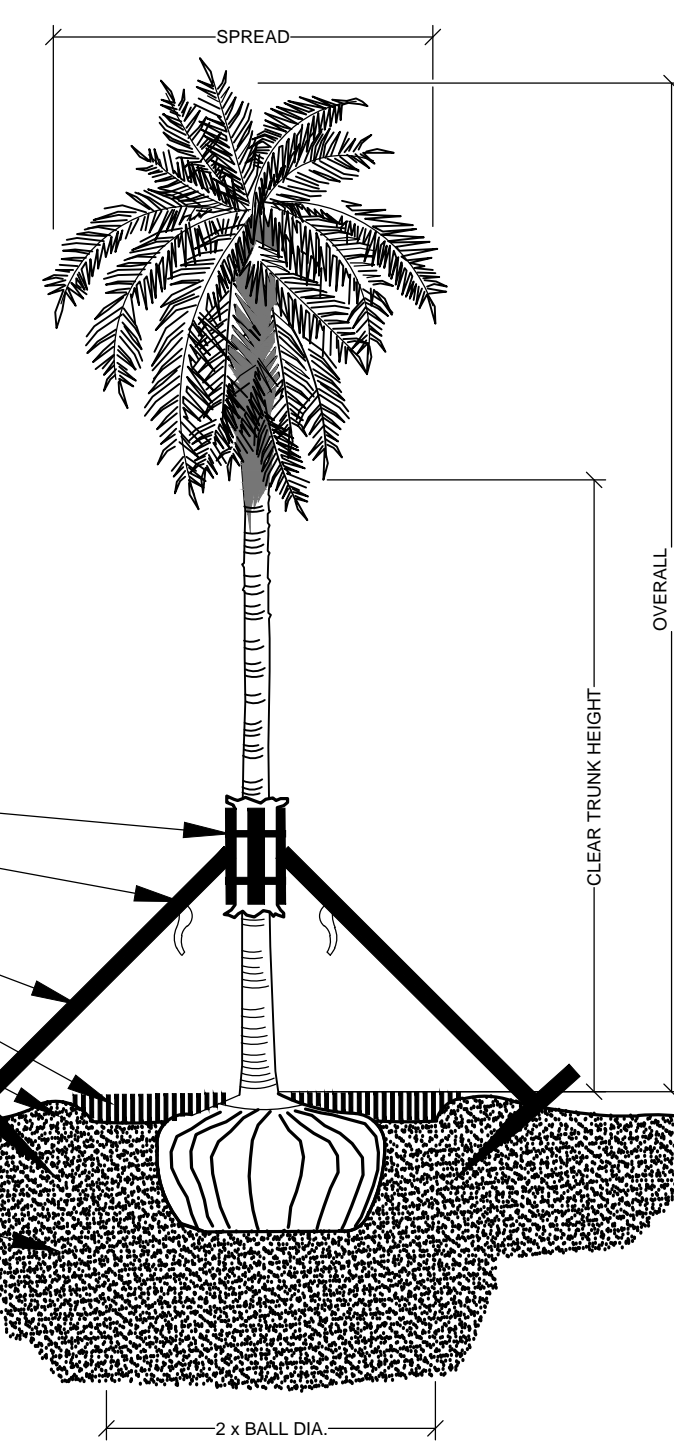
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**BRACING DETAIL**  
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 FLAGGING TAPE  
 2"x4" BRACE (3 STAKE MINIMUM SPACED AT 120 DEG. APART)  
 2" MULCH (KEEP AWAY FROM TRUNK)  
 FORM SAUCER WITH 4" CONTINUOUS RIM

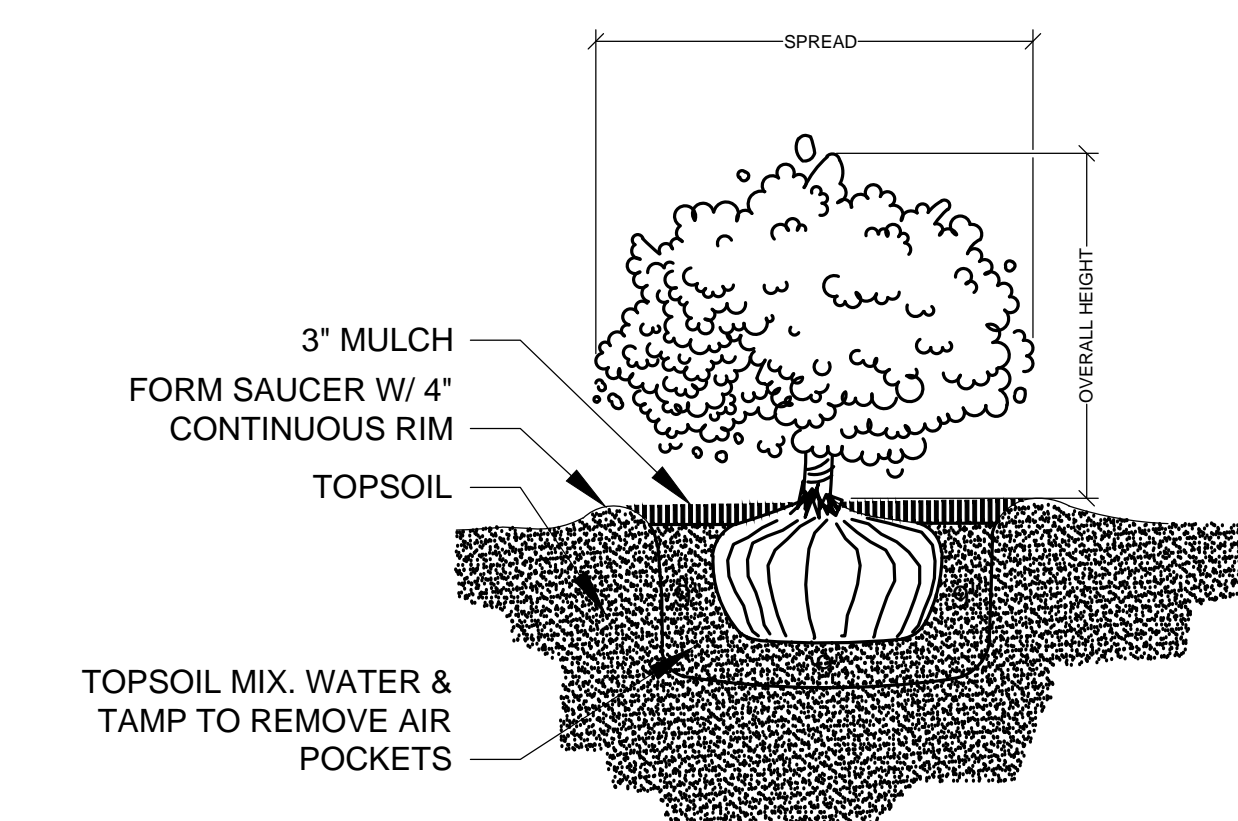
2x4x36" STAKE (P.T.)  
TOPSOIL



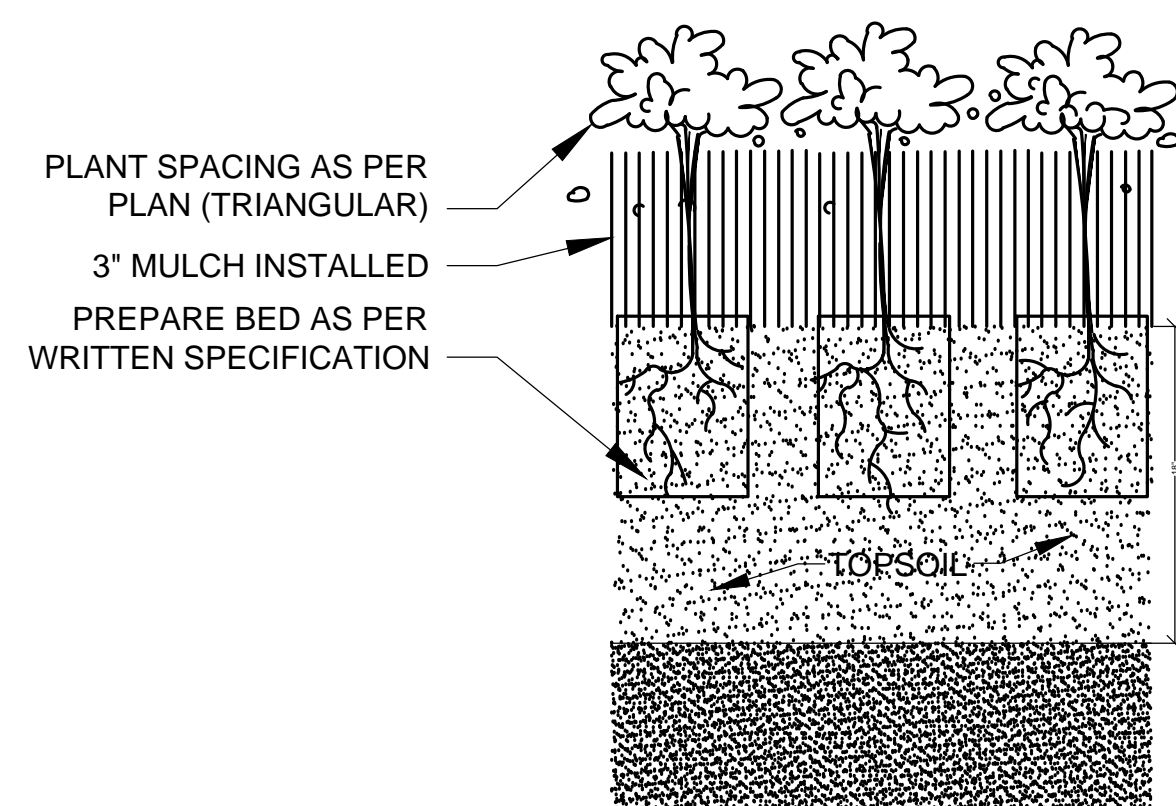
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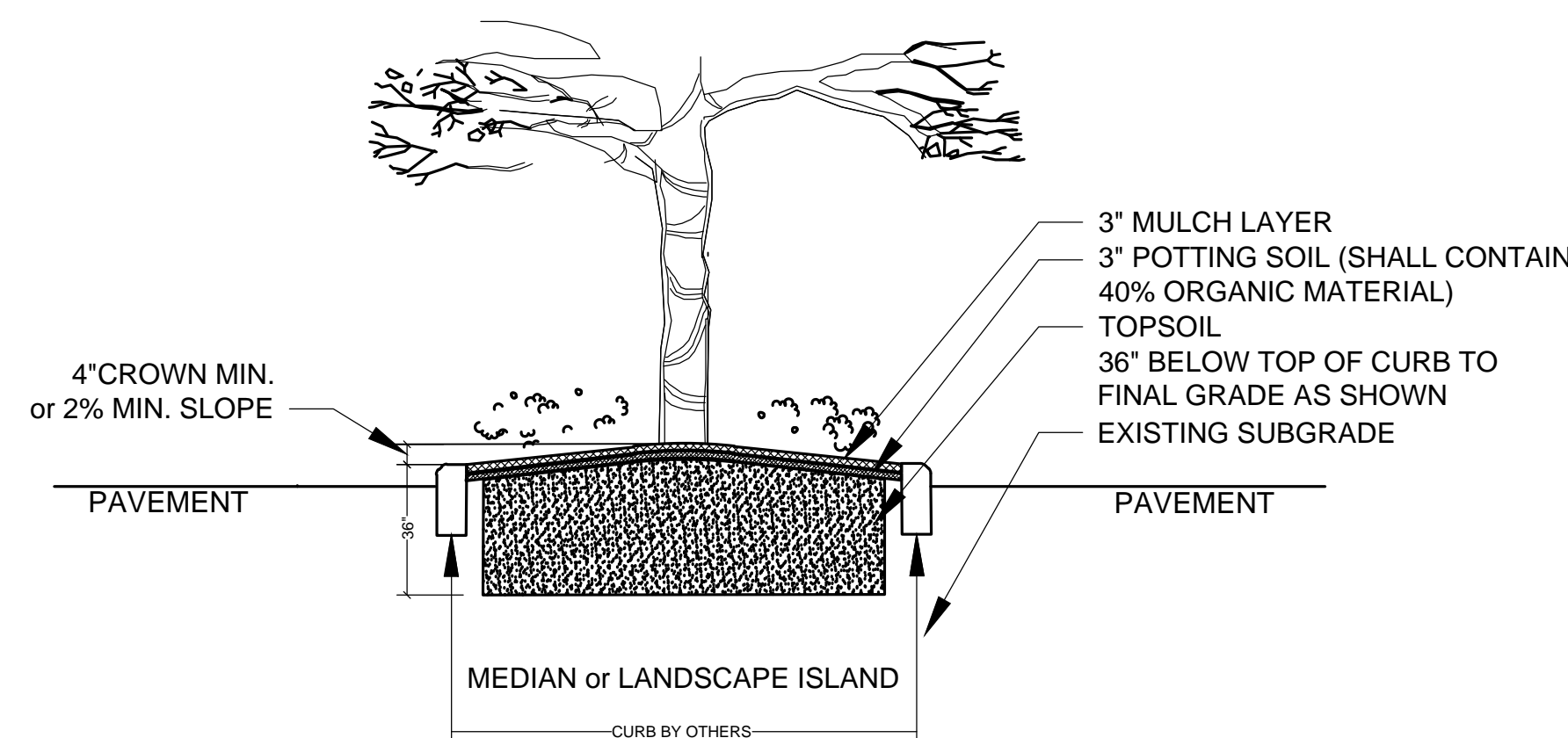
**MULTI-TRUNK PLANTING & GUYING**



**SHRUB PLANTING**  
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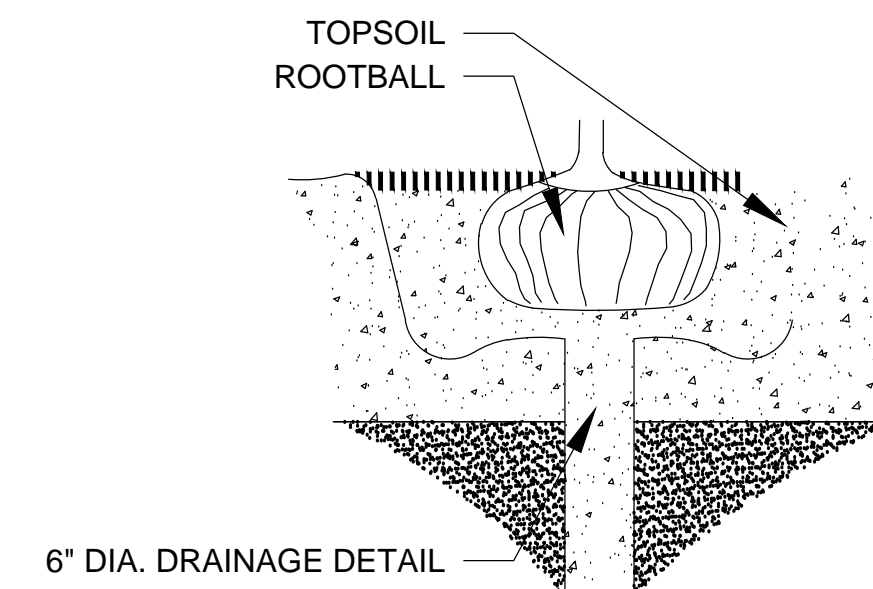
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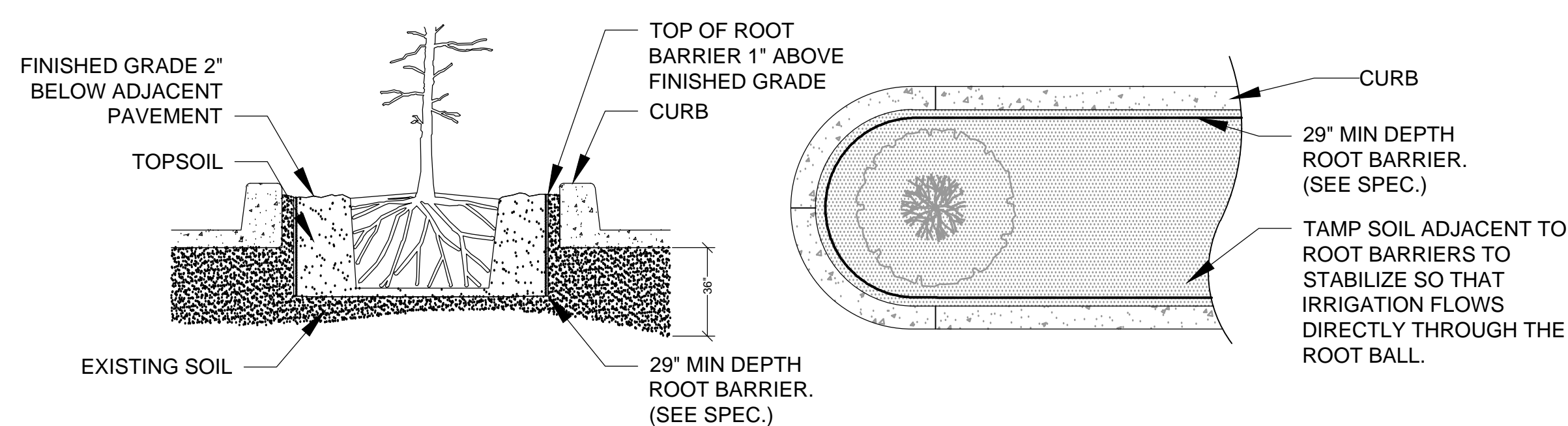
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NOT TO SCALE

- \* 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" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING

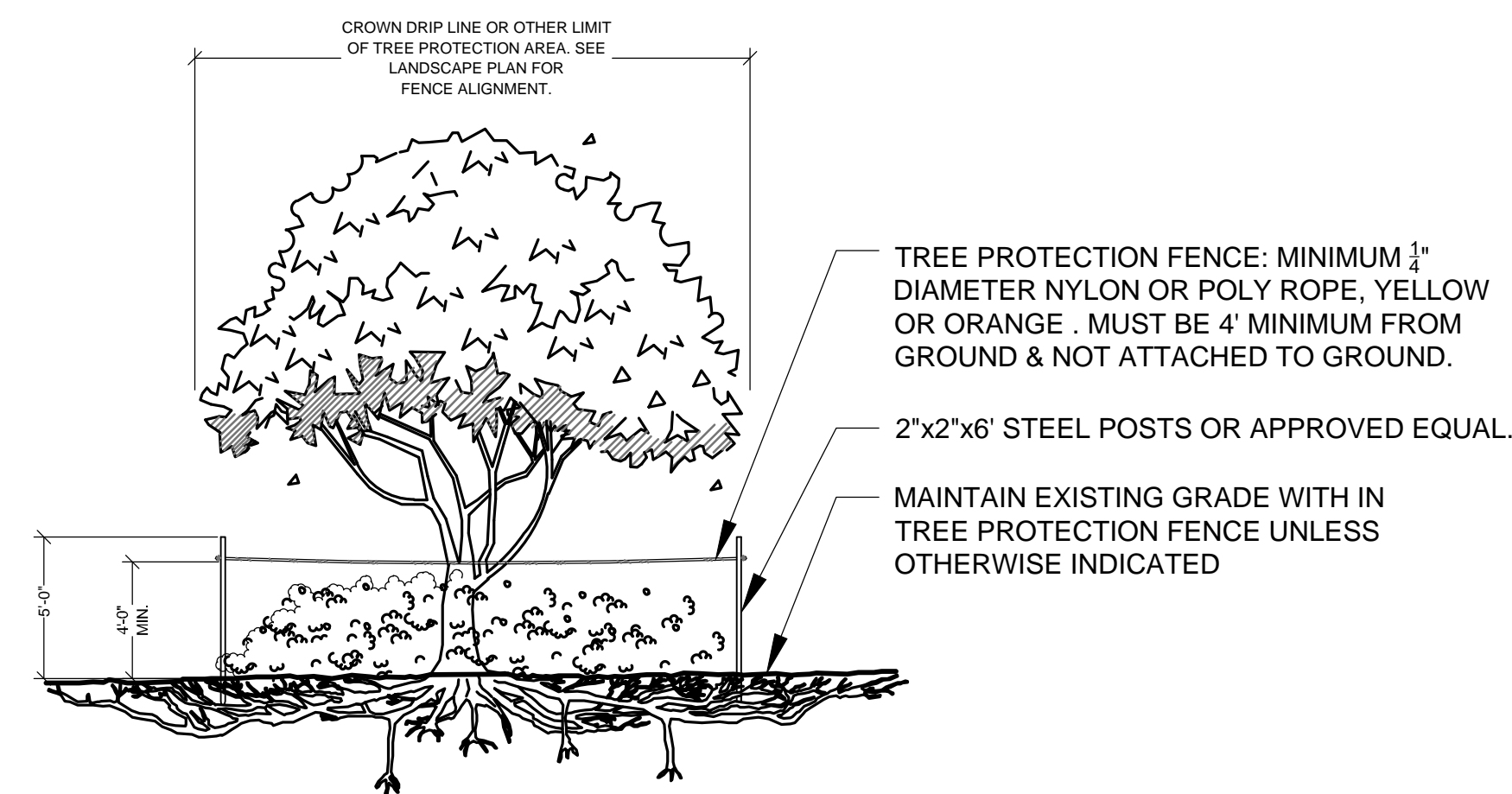


**DRAINAGE TESTING DETAIL**



**SPECIAL APPLICATIONS ROOT BARRIER DETAIL**  
NOT TO SCALE

- NOTES:
- 1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
  - 2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



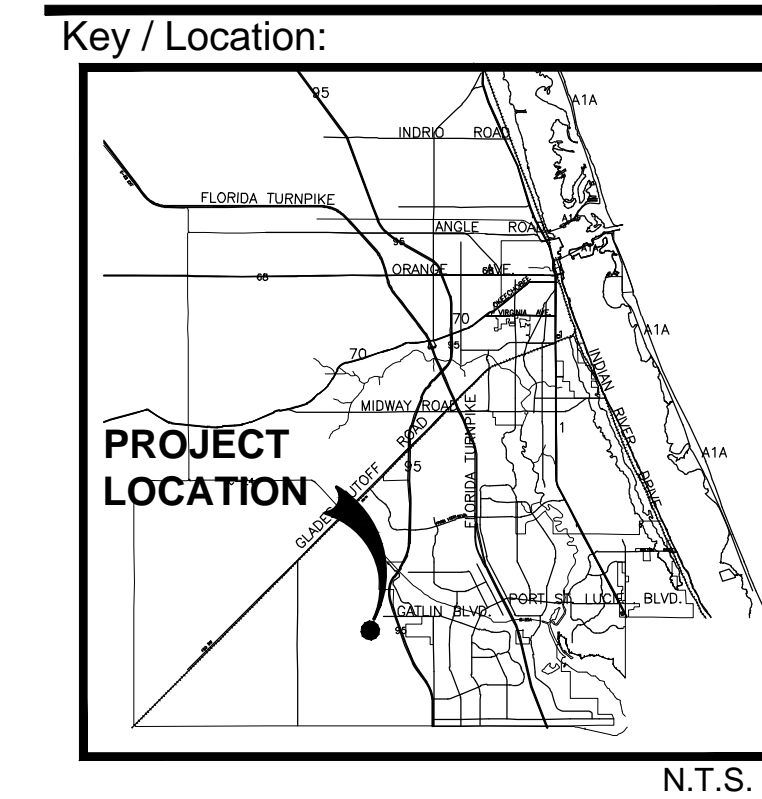
**TREE PROTECTION BARRICADE**  
NOT TO SCALE

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

**DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.**

PRIOR TO PLANTING, ALL PLANTING 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.



**Project Team:**

- Property Owner:** Tradition Community Association  
10807 SW Tradition Square  
Port St. Lucie, FL 34987
- Developer:** Mattamy Homes, LLC.  
2500 Quantum Lakes Drive, Suite 215  
Boynton Beach, FL 33426
- Land Planner / Landscape Architect:** Lucido & Associates  
701 E Ocean Boulevard  
Stuart, FL 34994
- Engineer:** Caulfield & Wheeler, Inc.  
7900 Glades Road, Suite 100  
Boca Raton, FL 33434
- Surveyor:** Culpepper and Terpening, Inc.  
2980 South 25th Street  
Fort Pierce, FL 34981
- Architect:** Brent A Wood Architecture  
20 SE Ocean Blvd  
Stuart, FL 34994

**Tradition Town Center**

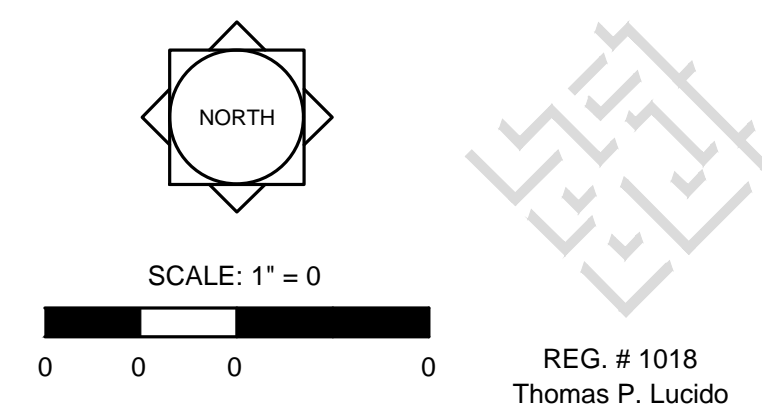
**Mobility Hub**

**Landscape Specifications**

Tradition, Port St. Lucie, FL

PSLUSD Number: 11-342-21A

Date	By	Description
07.06.2022	KV	Resubmittal
09.21.2022	KV	Resubmittal
05.03.2023	KV	Resubmittal
07.19.2023	KV	Resubmittal
11.15.2023	KV	Resubmittal
02.23.2024	KV	Resubmittal
06.14.2024	KV	Resubmittal



Designer	KV	Sheet
Manager	SG	
Project Number	20-276	
Municipal Number	P21-213	
Computer File		

**LA-7**