

**Fondura Self-Storage Warehouse**

S.W. Fondura Road  
 City of Port St. Lucie, Florida

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

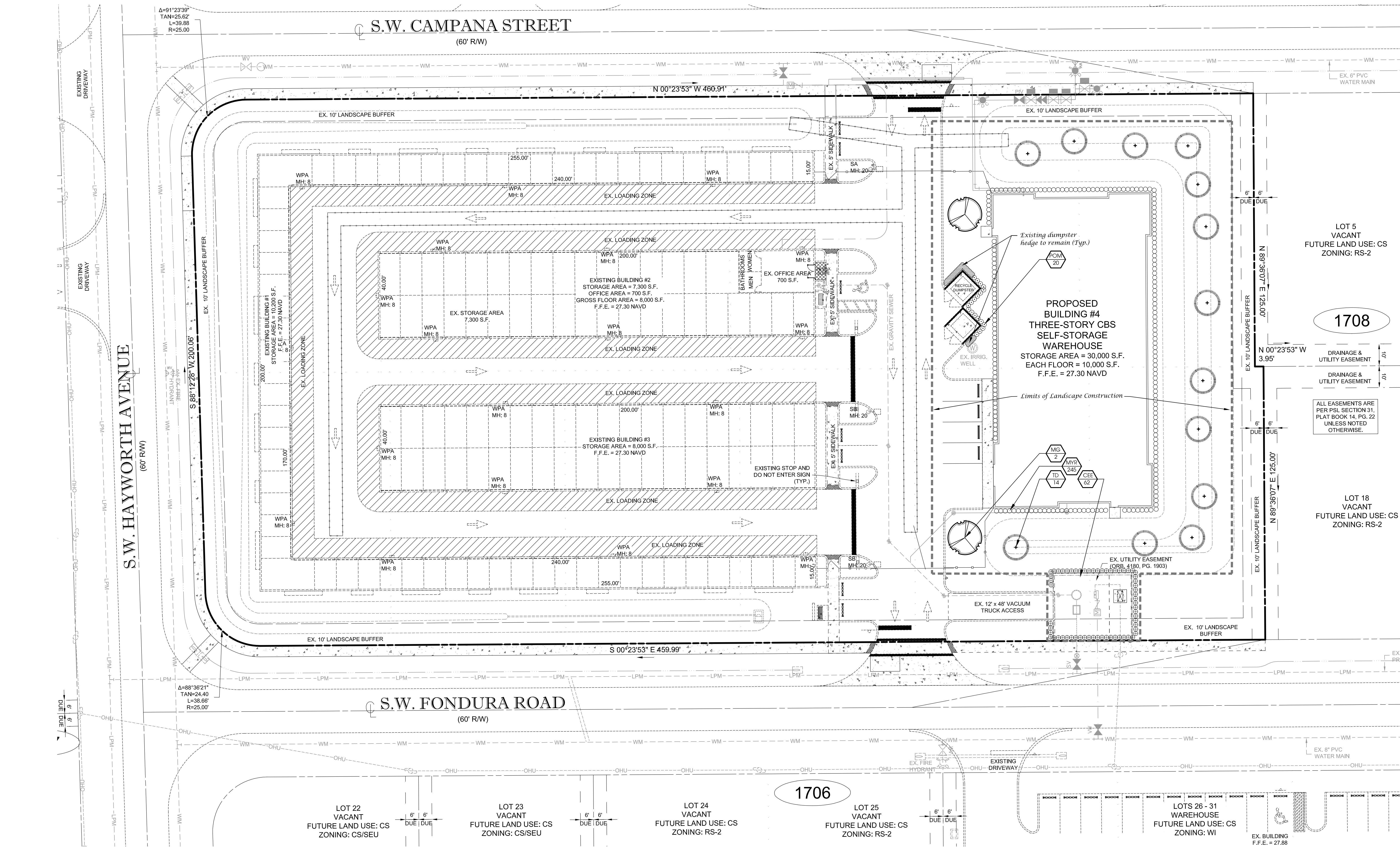
Job No. 21-0509  
 Drawn By JWS  
 Submittal Dates 6-6-2021  
 7-7-2021

Revision Dates  
 City Comments #1 7-7-2021

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

City Project Number: P18-006

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**Port St. Lucie Utility Systems Department Notes**

- No landscaping shall be planted in such a manner as to adversely affect drainage or utility easements.
- 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 mounted transformer (See FPA's publication "Plant the Right Tree in the Right Place" for placement and maintenance requirements).
- All landscaping within Port St. Lucie Utility Systems Department (PSLUSD) utility easements shall comply with PSLUSD technical specifications, policies, and codes.
- Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
- In locations where the perimeter landscape buffers must be designed to be located in utility easements due to site constraints, the trees, palm trees and shrubs shall be selected from the list in §153.04(B)(3)(d) and used in these areas to meet the landscape buffer requirements. Trees and palm trees may be planted not less than seven (7) feet from the underground PSLUSD infrastructure. The remainder of the landscape strip shall be planted with grass and ground cover.

**Port St. Lucie Engineering Department Notes**

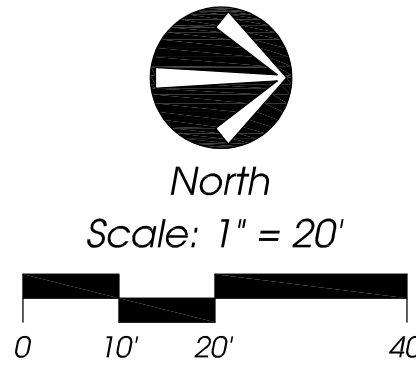
- The landscape plans meet the City's sight distance and clear zone requirements from Section 158.204 of the Code for 10' requirements.

**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 18.3.4.1 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.

**NOTE:**  
 All existing landscaping to remain. The limits of landscape work only consists of the required foundation plantings for the proposed building, completing the hedge around the dumpsters, and planting around the existing lift station.

**Landscape Plan**





# Landscape Specifications

- All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part I 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.
- Understanding 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.
- 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.
- 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.
- The contractor shall verify the location of underground utilities prior to commencing work on any project area.
- Match planting areas with 3" layer of Melaleuca, Eucalyptus, or Eriovonumich. Cypress Mulch is **NOT ACCEPTABLE**. Planting beds to receive mulch throughout entire bed area.
- 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.
- 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.
- Guy and stake trees in 3 directions with galvanized wire, through flexible hose chaffing guards, with wooden stake anchors. Immediately after planting. (See Detail)
- 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 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 & B&B Trees 2 per 1" caliper

- 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.
- 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.
- Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
- Planting Lawns: Provide clean, sturdy root, uniformly sized strips of Stenolophrom secundatus FlorTurf (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.
- 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.
    - Dig each planting pit to the minimum specified size.
    - 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.
    - 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)
    - Discard all material removed from the drainage channel.
    - 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:
- 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.
  - All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

# Landscape Data

NOTE:  
All existing landscaping to remain. The limits of landscape work only consists of the required foundation plantings for the proposed building, completing the hedge around the dumpsters, and planting around the existing lift station.

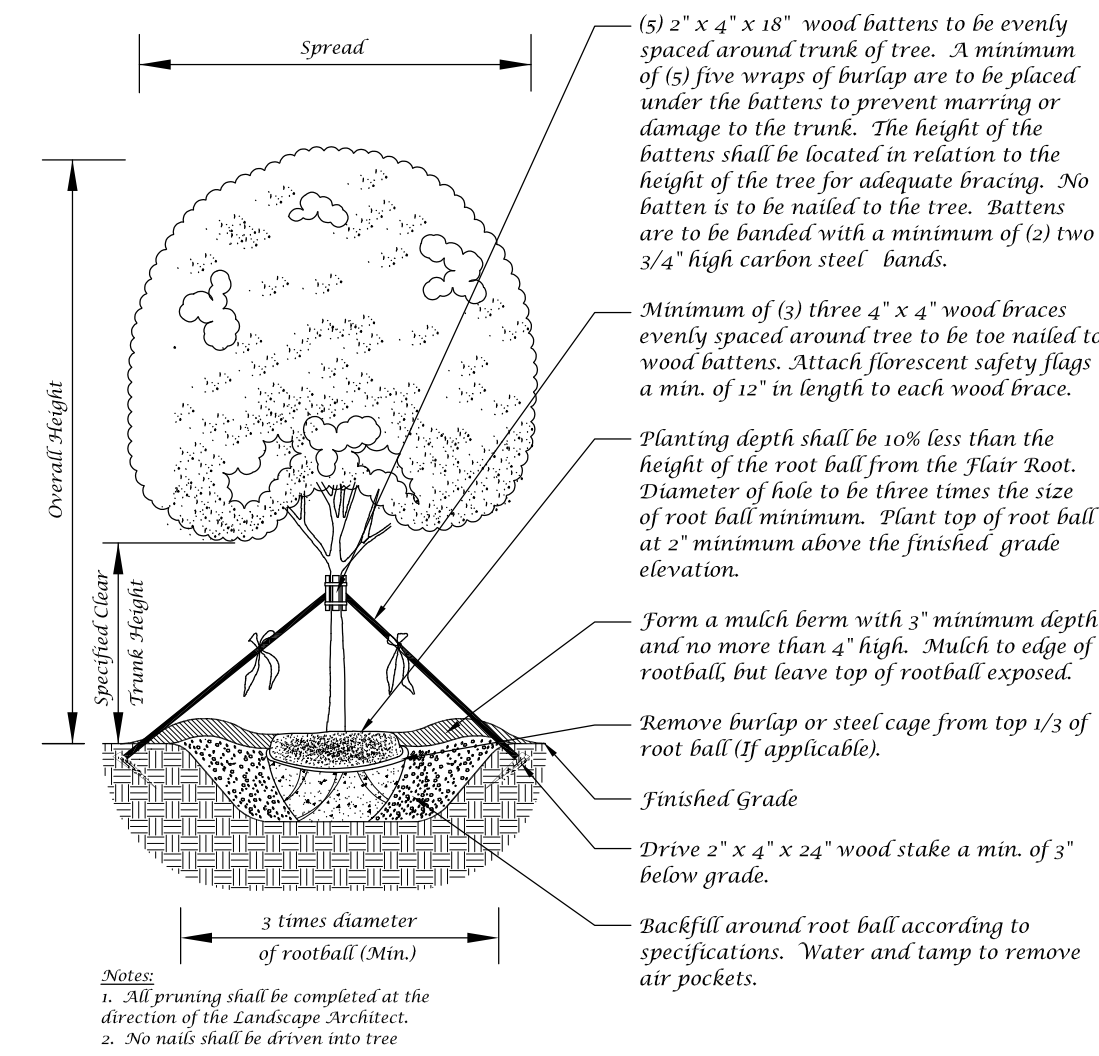
Trees Requirements		Native Plants	
Total Trees Required: 16		Trees:	
Total Trees Provided: 16		Required: 50% of all required trees shall be native Total Trees = 16	
Building Facades		Provided: Native Trees = 16 / 16 = 100%	
Trees		Shrubs:	
Required - 1 Tree / 30 Lf. of Building Perimeter		Required: 25% of all required shrubs shall be native Total Shrubs = 327	
434 Lf. of Building Perimeter / 30 Lf. = 15 Trees		Provided: Native Shrubs = 265 / 327 = 81%	
Provided - 15 (Some relocated to dry retention area for water quality enhancement)			

Shrubs	
Requires - 1 Shrub / 1.5 Lf. of Building Perimeter	
Excluding Paved Access Areas = 364 Lf. / 1.5 = 243 Shrubs	
Provided - 250 Shrubs	

# Plant List

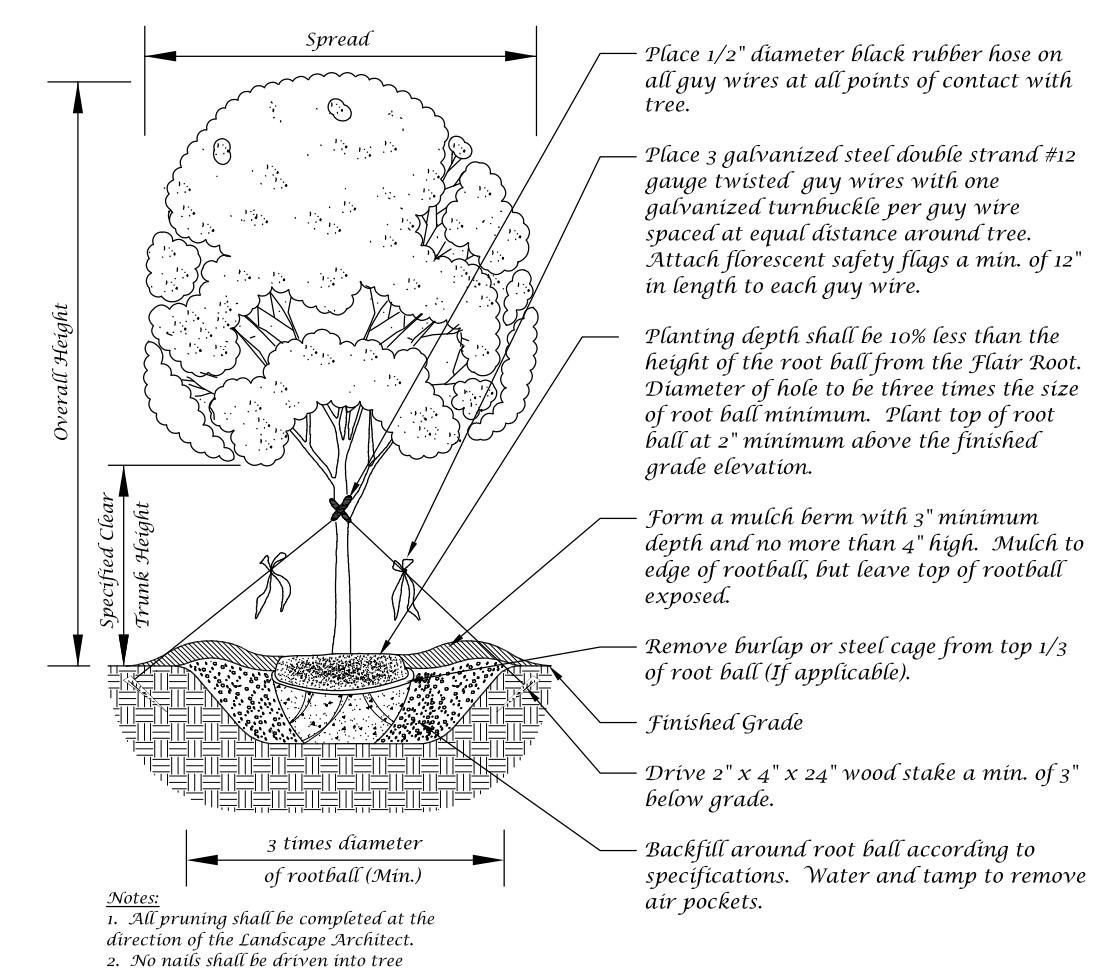
QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	DROUGHT TOLERANCE
<b>CANOPY / ORNAMENTAL TREES</b>							
2	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	12 x 5', 2.5" CAL.	A.S.	FULL CANOPY	HIGH
14	TD	TAXODIUM DISTICHUM	BALD CYPRESS	12 x 5', 2.5" CAL.	A.S.	FULL CANOPY, 4 C.T. MIN.	HIGH
<b>SHRUBS / ACCENTS / GROUND COVERS</b>							
62	CEE	CONDICARPUS ERECTUS	GREEN BUTTWOOD SHRUB	#3, 2' x 2'	2' O.C.	FULL & THICK	HIGH
245	MFR	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK	HIGH
20	POM	PODOCARPUS MAUI	PODOCARPUS	#7, 3' x 2'	2' O.C.	FULL & THICK	HIGH
* = FLORIDA NATIVE							

# Landscape Details



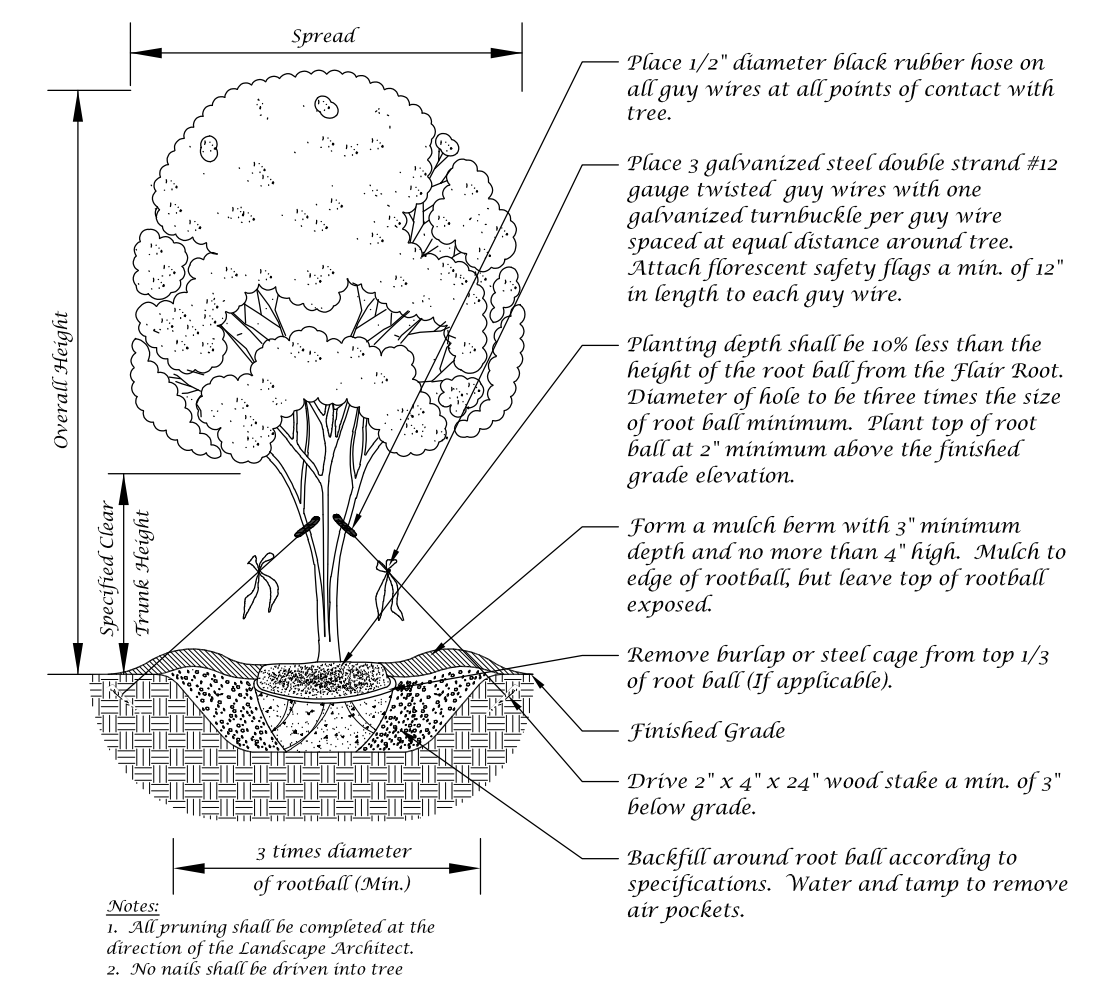
## Tree Planting Detail

Not to Scale



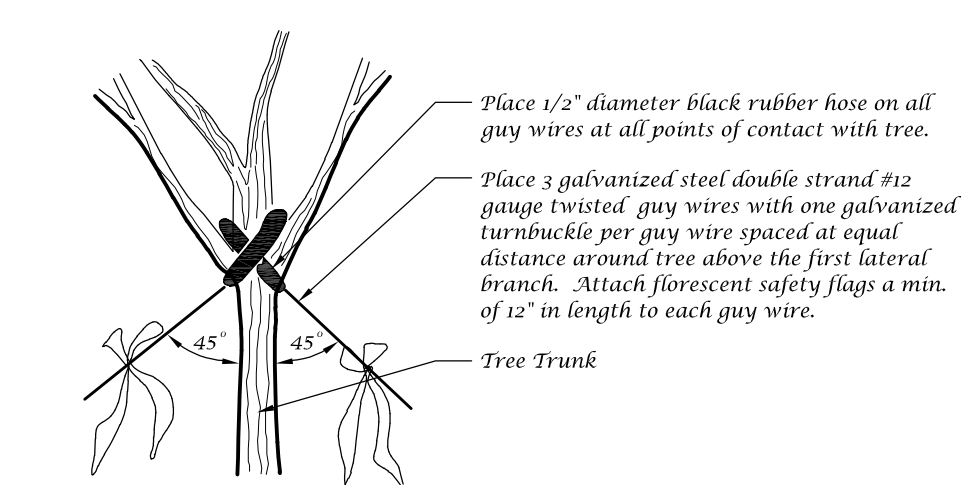
## Multi-Trunk Tree Planting Detail

Not to Scale



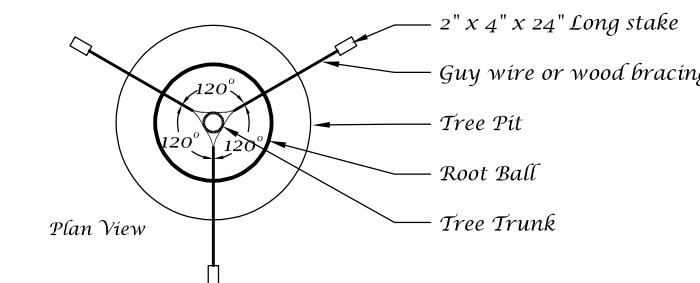
## Palm Planting Detail

Not to Scale



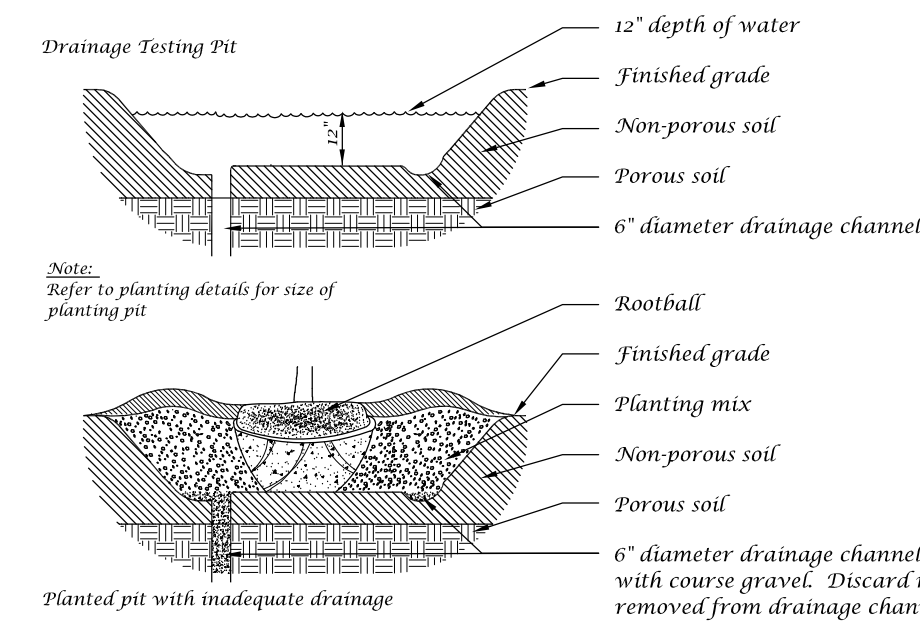
## Guy Wire Attachment Detail

Not to Scale



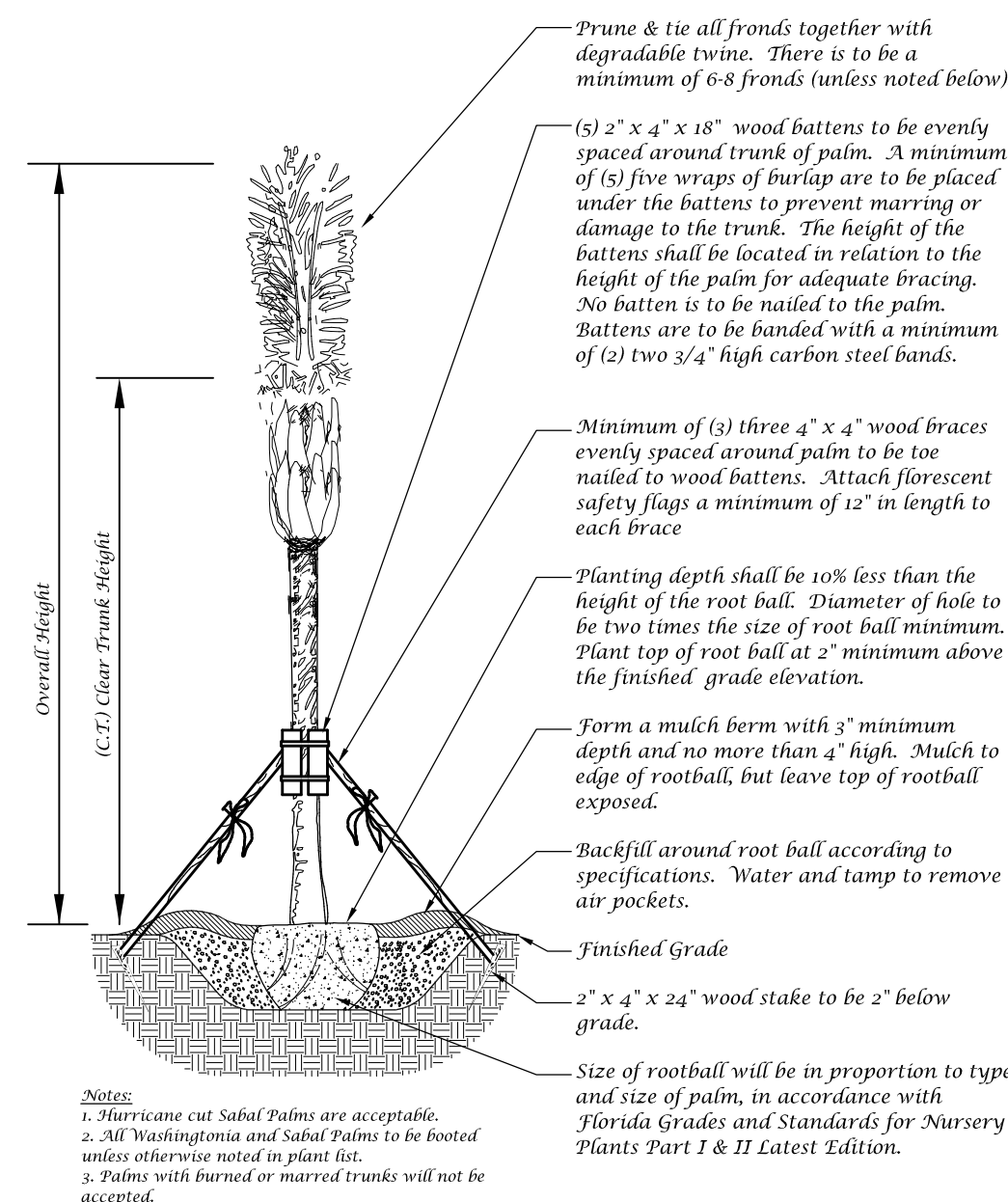
## Staking Detail

Not to Scale



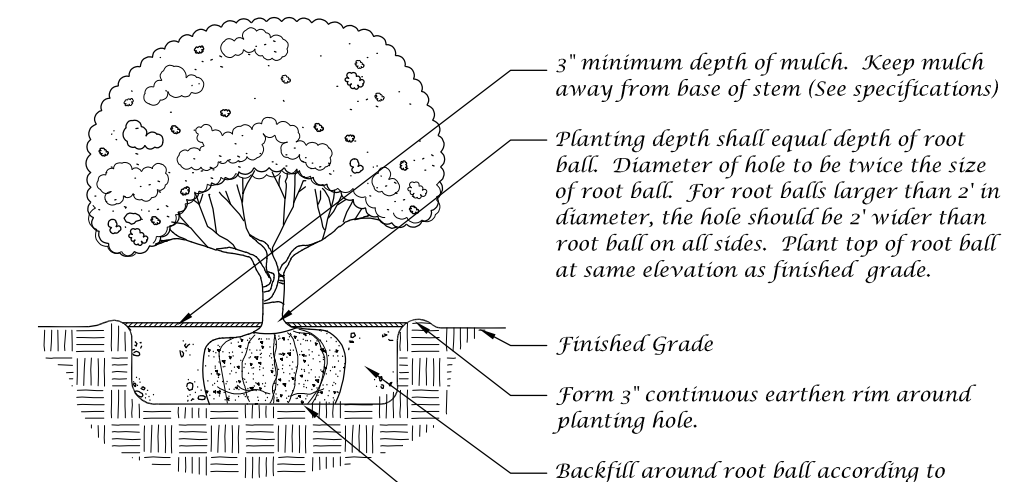
## Drainage Testing Detail

Not to Scale



## Palm Planting Detail

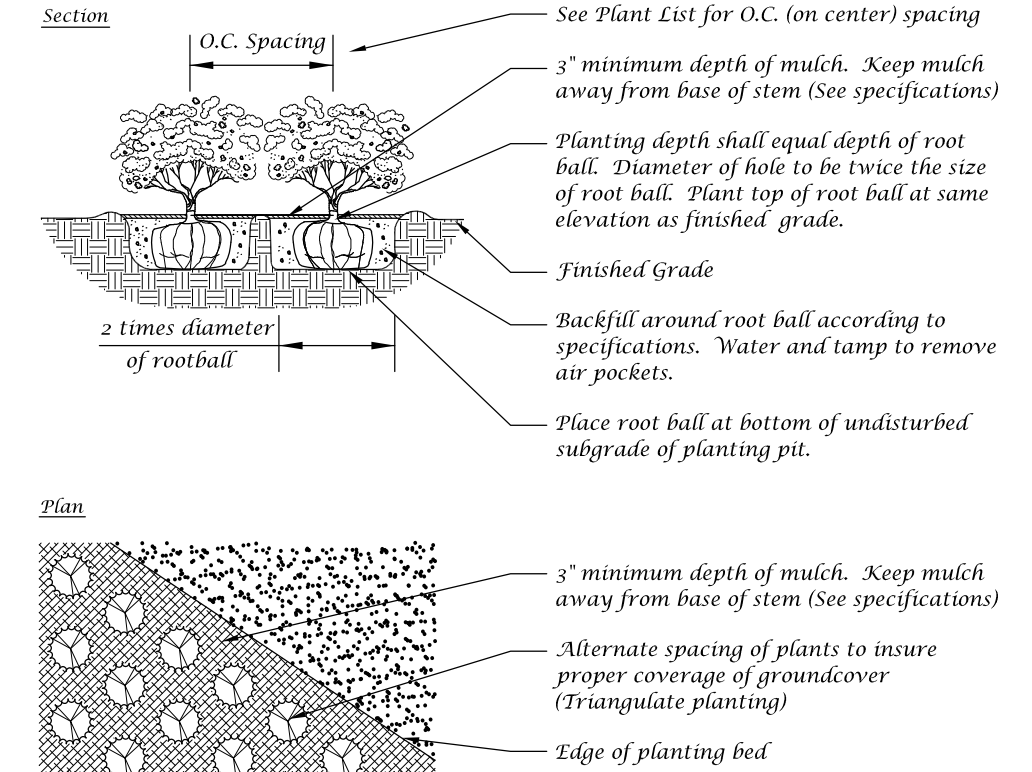
Not to Scale



- Notes:
- All pruning shall be completed at the direction of the Landscape Architect.
  - Remove any container from around rootball.
  - Plant at ridge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

## Shrub Detail

Not to Scale



## Ground Cover Detail

Not to Scale

**Conceptual Design Group, Inc.**  
Landscape Architecture - Site Planning

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Sheet

# Landscape Plan