


General Landscape Notes:

- At least 50% of all required trees shall be of a native species.
- All plant material to be Florida No. 1 or better.
- All landscape & sod areas to be irrigated by an automated system, that provides 100% coverage with 100% overlap with a minimum d.u. of .70.
- 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.
- Street tree locations will occur within 5' Landscape Easement as shown on civil engineering plans and can be adjusted based on final utility, sidewalk and driveway locations.
- Where applicable, street trees requiring root barriers shall be installed with Biobarrier Root Control Fabric or approved equal. Install per manufacturer specifications.
- Berm landscape to be field adjusted according to final grading and top of berm locations. The viburnum hedge will be planted along each side of the boundary fence or wall, following the top of berm.
- The boundary feature will be either a Black Vinyl Covered Chain Link (6') in height or Opaque Concrete Wall (6') in height.
- Fence other than the chain link boundary fence will be a Decorative Aluminum fence (6') in height.
- The street trees may be located within the home landscape beds, or as a stand-alone specimen in sod.
- All proposed landscaping meets FDOT specifications.

Landscape Data:

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Required Street Tree Credits per PSL Code Section 156.121: 23,026' / 60' = | 384 |
|  Proposed Trees* <i>Ulmus parvifolia</i> , Drake Elm FG 14' HT x 6' SPR, 3" C, SP, HO | 384 |

*Location of street trees may vary due to the location of driveways

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 153 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 infrastructure.
- No landscaping other than sod grasses shall be located within 5ft of a PSLUSD appurtenance such as a water meter assembly, backflow device, fire hydrant or sewer cleanout, etc.





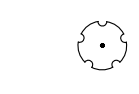
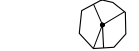
Street Tree Notes:

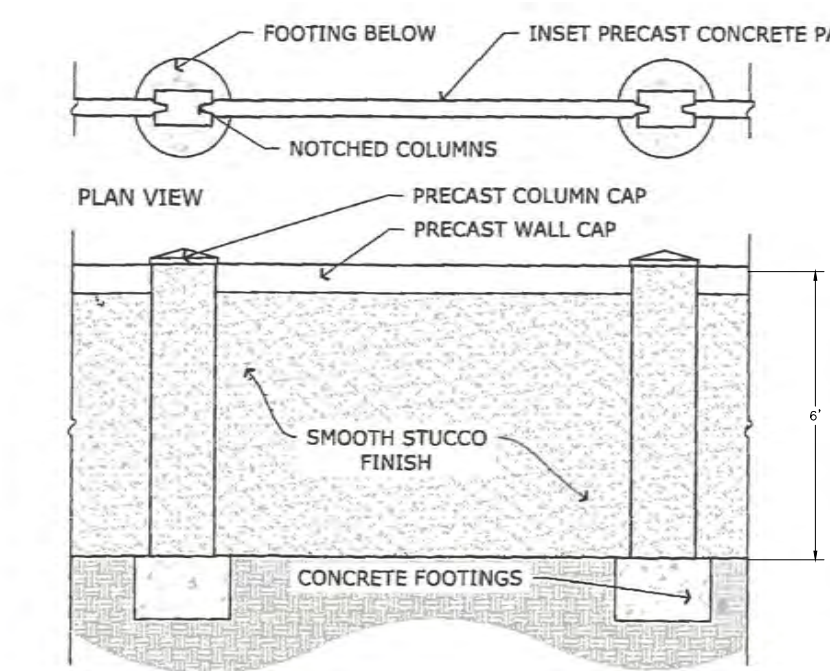
Alternate Species may be used to satisfy Street Tree requirements depending on planting space & species availability. Alternates are as follows:

- Quercus virginiana*- Live Oak
- Swietenia mahagoni*- Mahogany
- Southern Magnolia*- Magnolia grandiflora
- **Bauhinia x blakeana*- Hong Kong Orchid Tree
- **Elaeocarpus decipiens*- Japanese Blueberry
- **Ilex x attenuata* 'Eagleston' Eagleston Holly
- **Lagerstroemia indica* - Crape Myrtle

*Note: If medium or small canopy trees are used as alternates, planting intervals will follow guidelines in the Street Tree Planting section 156.121

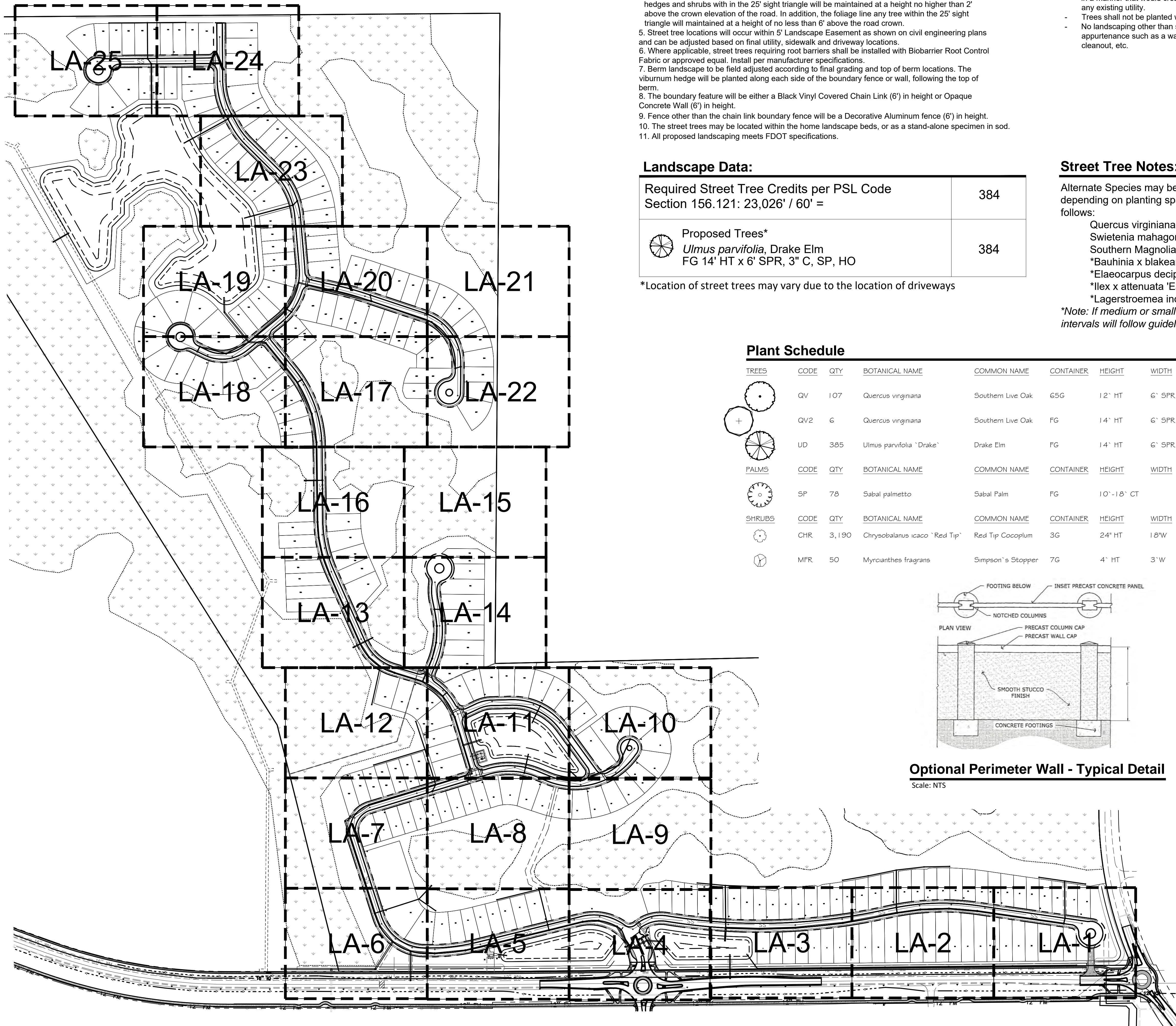
Plant Schedule

| TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONTAINER | HEIGHT | WIDTH | NOTES | CALIPER |
|---------------------------------------------------------------------------------------|------|-------|--------------------------------------|--------------------|-----------|--------------|--------|-------------|------------|
|  | QV | 107 | <i>Quercus virginiana</i> | Southern Live Oak | 65G | 12' HT | 6' SPR | F, SP | 3" Caliper |
|  | QV2 | 6 | <i>Quercus virginiana</i> | Southern Live Oak | FG | 14' HT | 6' SPR | F, SP | 3" Caliper |
|  | UD | 385 | <i>Ulmus parvifolia</i> "Drake" | Drake Elm | FG | 14' HT | 6' SPR | SP, HO | 3" Caliper |
| PALMS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONTAINER | HEIGHT | WIDTH | NOTES | CALIPER |
|  | SP | 78 | <i>Sabal palmetto</i> | Sabal Palm | FG | 10' - 18' CT | | HVY CAL, SP | |
| SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONTAINER | HEIGHT | WIDTH | NOTES | CALIPER |
|  | CHR | 3,190 | <i>Chrysobalanus icaco</i> "Red Tip" | Red Tip Coccolupum | 3G | 24" HT | 18"W | FTB | |
|  | MFR | 50 | <i>Myrcianthes fragrans</i> | Simpson's Stopper | 7G | 4' HT | 3'W | FTB | |

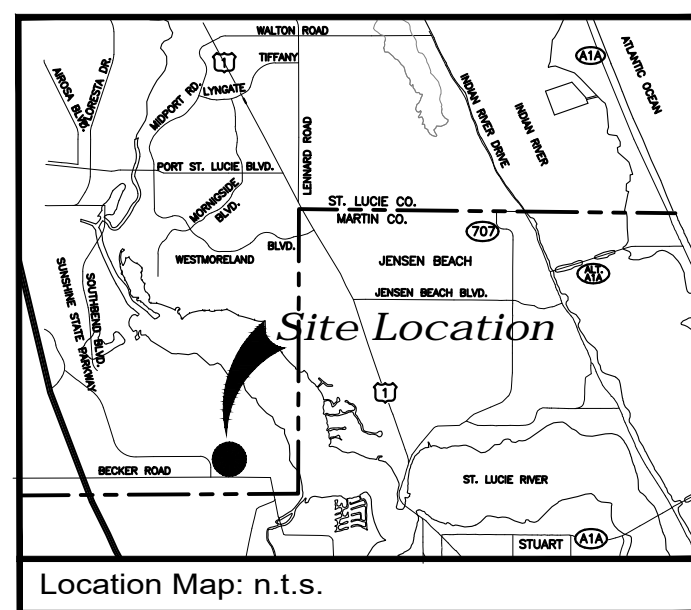


Optional Perimeter Wall - Typical Detail

Scale: NTS



Key / Location:



Location Map: n.t.s.

Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 34th St.
 Vero Beach, FL 32960

Veranda Estates

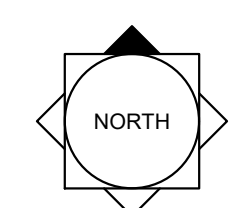
Landscape Plans

Port St. Lucie, Florida

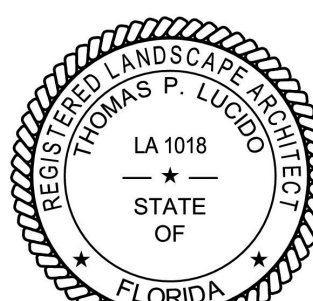
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.29.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |



SCALE: 1" = 200'



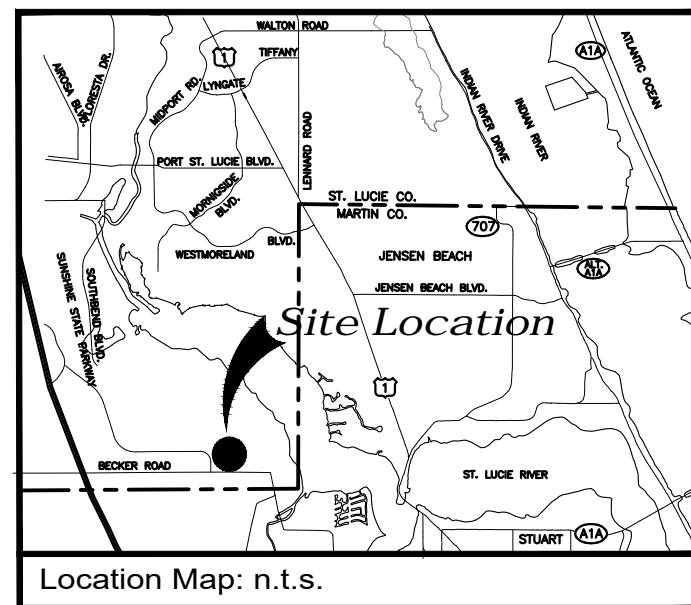
REG. # 1018
 Thomas P. Lucido

Index of Drawings:

| | |
|--------------------------|---------------|
| Landscape Plans | LA-1 - LA-25 |
| Plant List | CV |
| Details & Specifications | LA-26 - LA-27 |

| | | |
|------------------|--------|-----------|
| Designer | BW | Sheet |
| Manager | SG | CV |
| Project Number | 19-905 | |
| Municipal Number | | |
| Computer File | | |

Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 34th St.
 Vero Beach, FL 32960

Veranda Estates

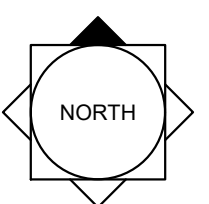
Landscape Plans

Port St. Lucie, Florida

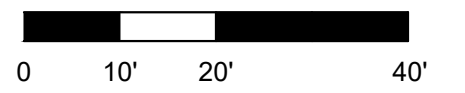
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.27.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |



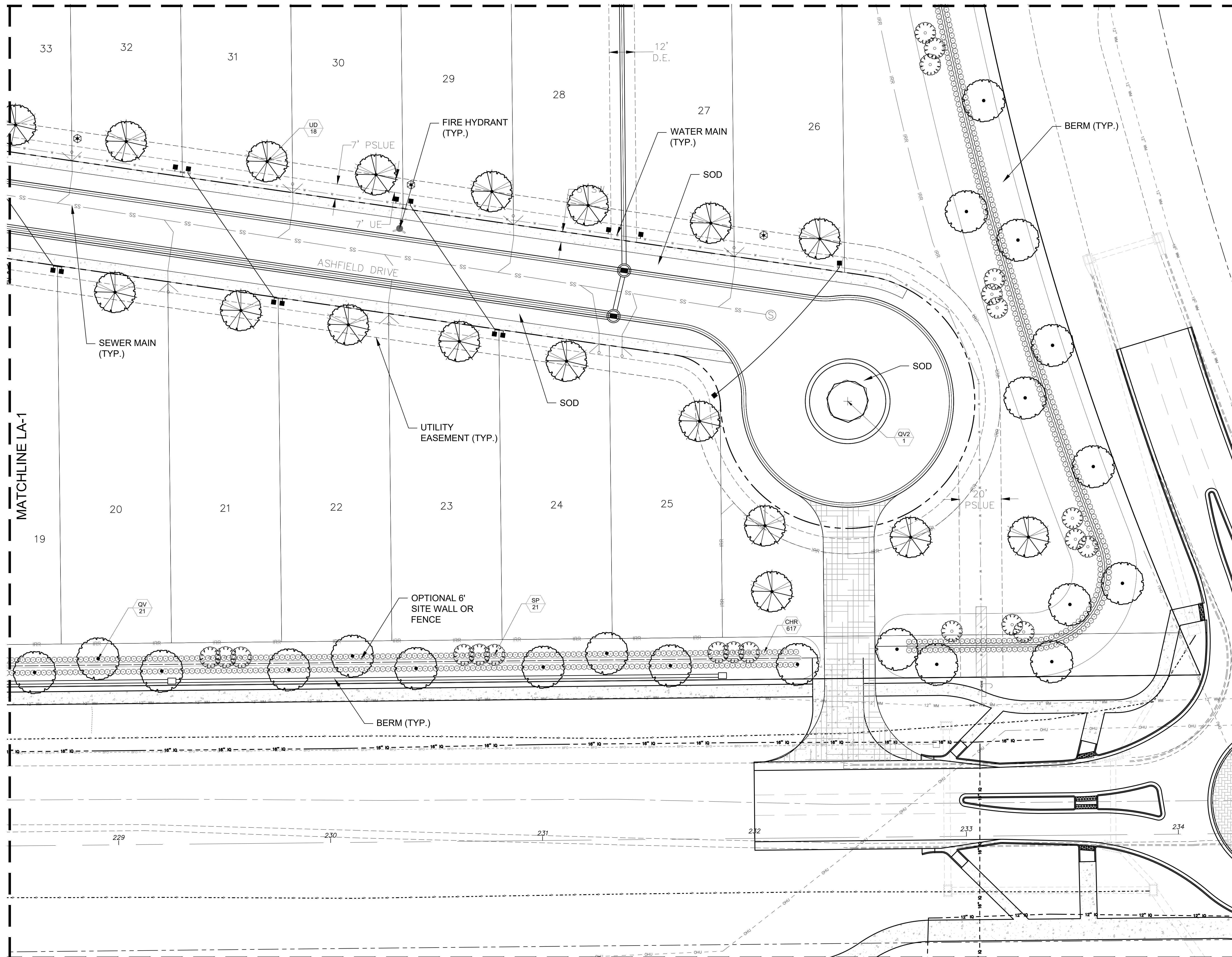
SCALE: 1" = 20'



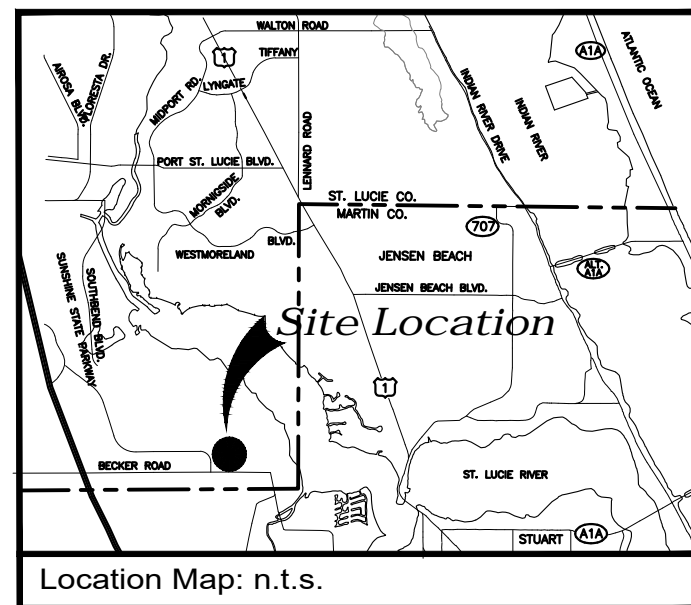
REG. # 1018
 Thomas P. Lucido

Designer BW
 Manager SG
 Project Number 19-905
 Municipal Number
 Computer File

Sheet
LA-1



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 34th St.
 Vero Beach, FL 32960

Veranda Estates

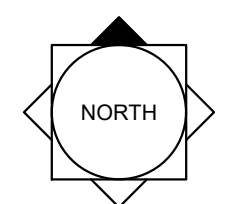
Landscape Plans

Port St. Lucie, Florida

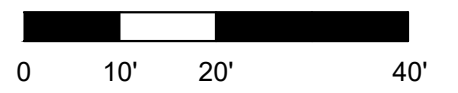
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.27.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |



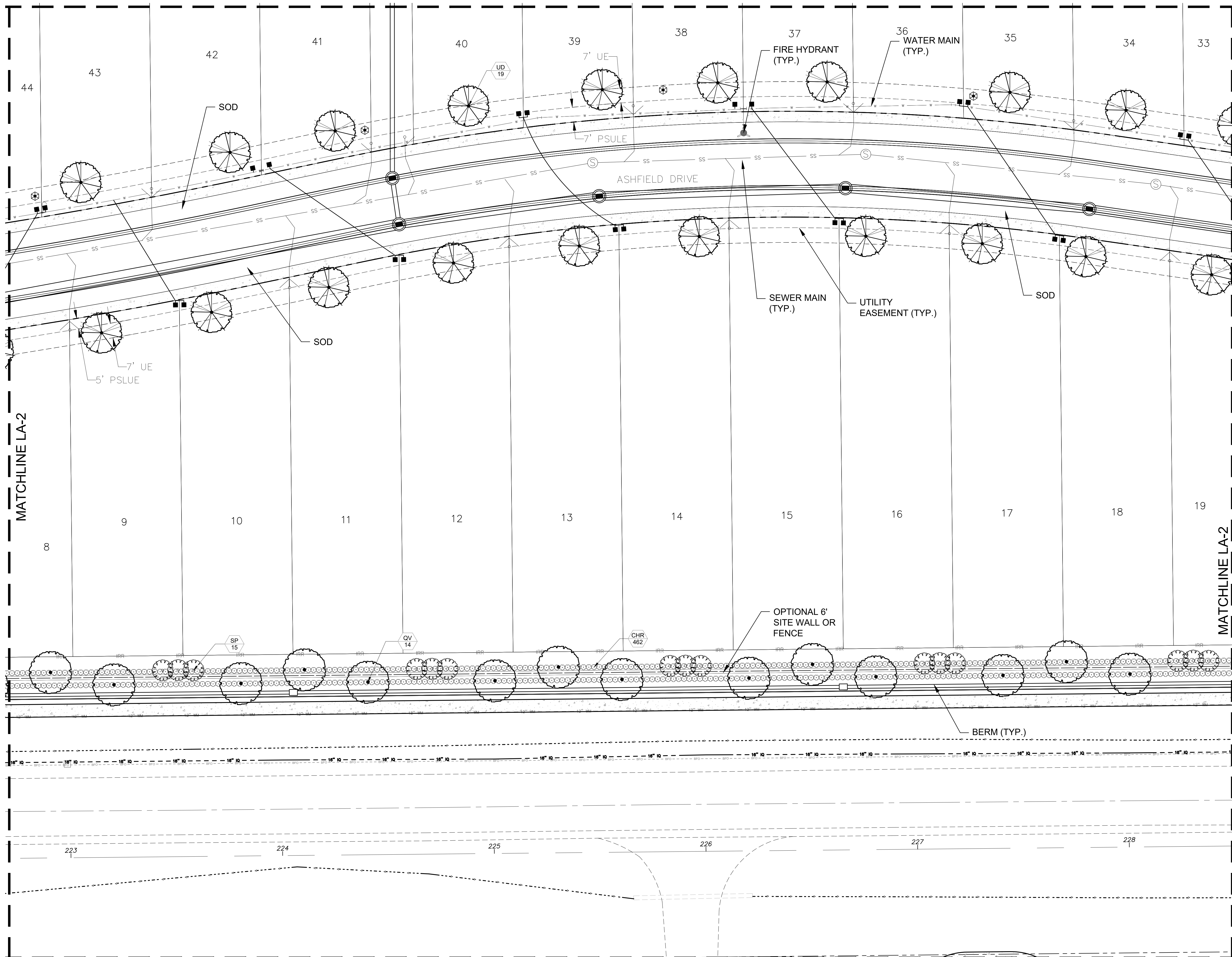
SCALE: 1" = 20'



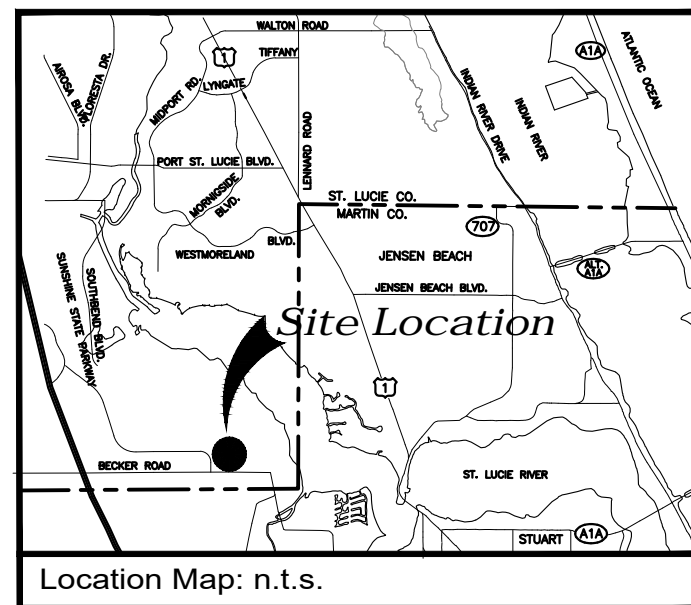
REG. # 1018
 Thomas P. Lucido

Designer: BW
 Manager: SG
 Project Number: 19-905
 Municipal Number:
 Computer File:

Sheet
LA-2



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 24th St.
 Vero Beach, FL 32960

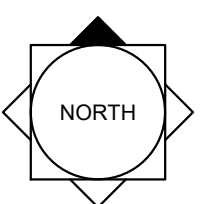
Veranda Estates

Landscape Plans

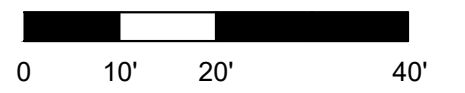
Port St. Lucie, Florida

P20-221
 PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.27.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |



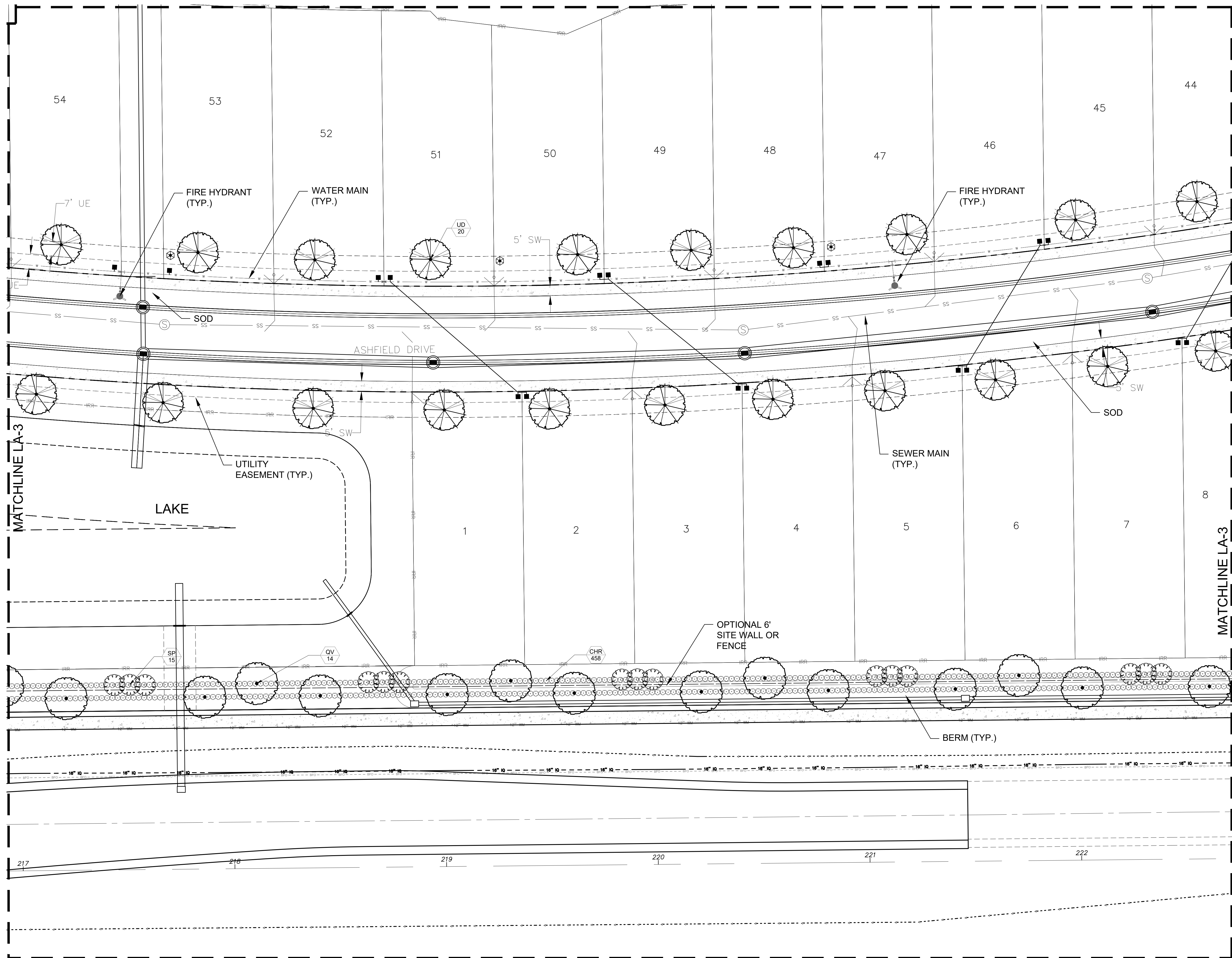
SCALE: 1" = 20'



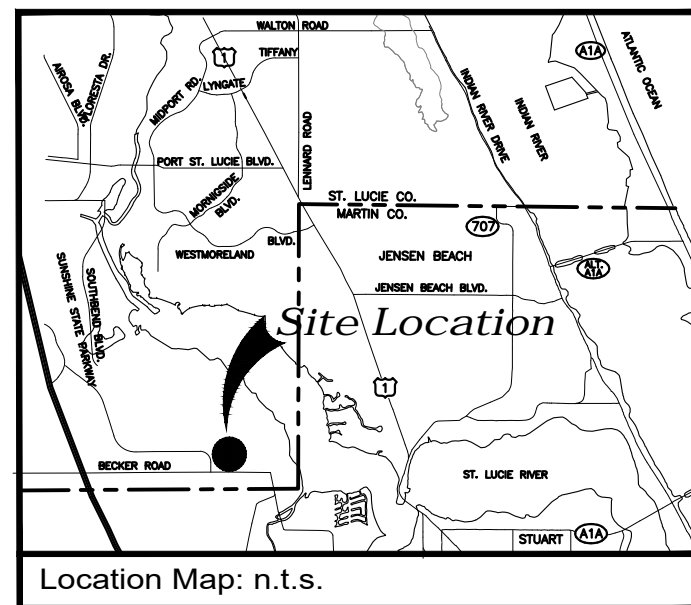
REG. # 1018
 Thomas P. Lucido

Designer: BW
 Manager: SG
 Project Number: 19-905
 Municipal Number:
 Computer File:

Sheet
LA-3



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 24th St.
 Vero Beach, FL 32960

Veranda Estates

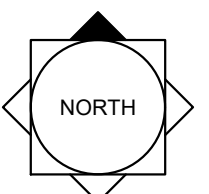
Landscape Plans

Port St. Lucie, Florida

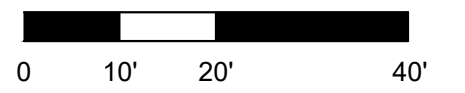
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.29.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |

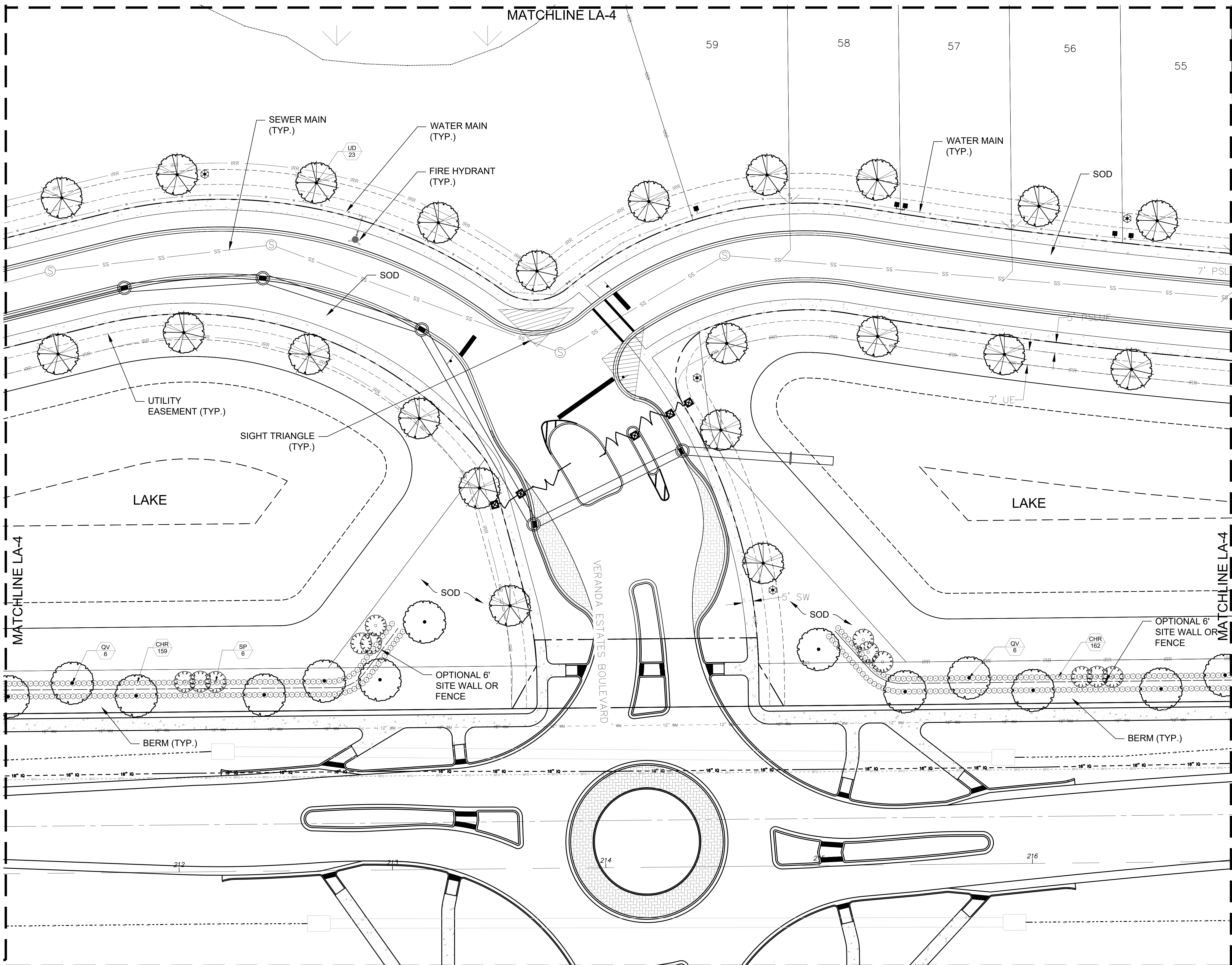


SCALE: 1" = 20'

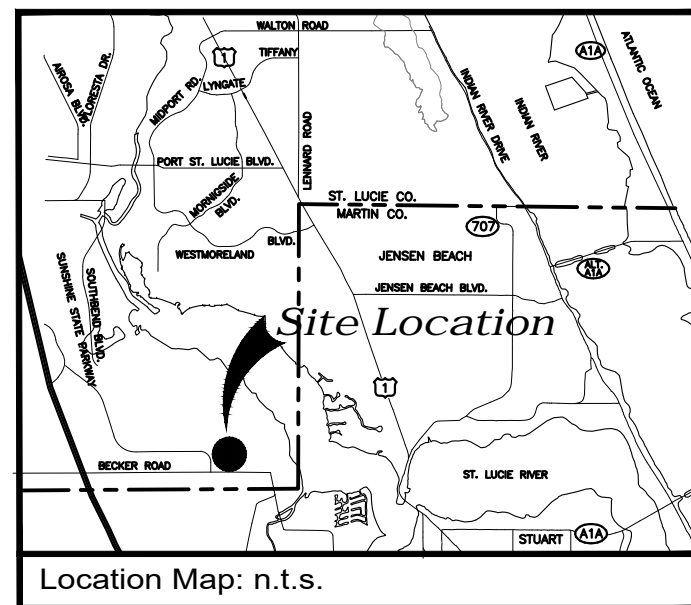


REG. # 1018
Thomas P. Lucido

Designer BW Sheet
 Manager SG
 Project Number 19-905 **LA-4**
 Municipal Number
 Computer File



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 24th St.
 Vero Beach, FL 32960

Veranda Estates

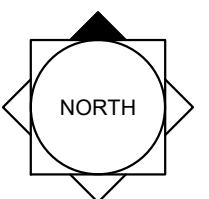
Landscape Plans

Port St. Lucie, Florida

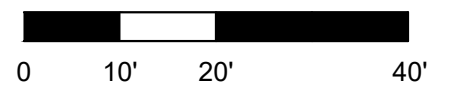
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.29.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |



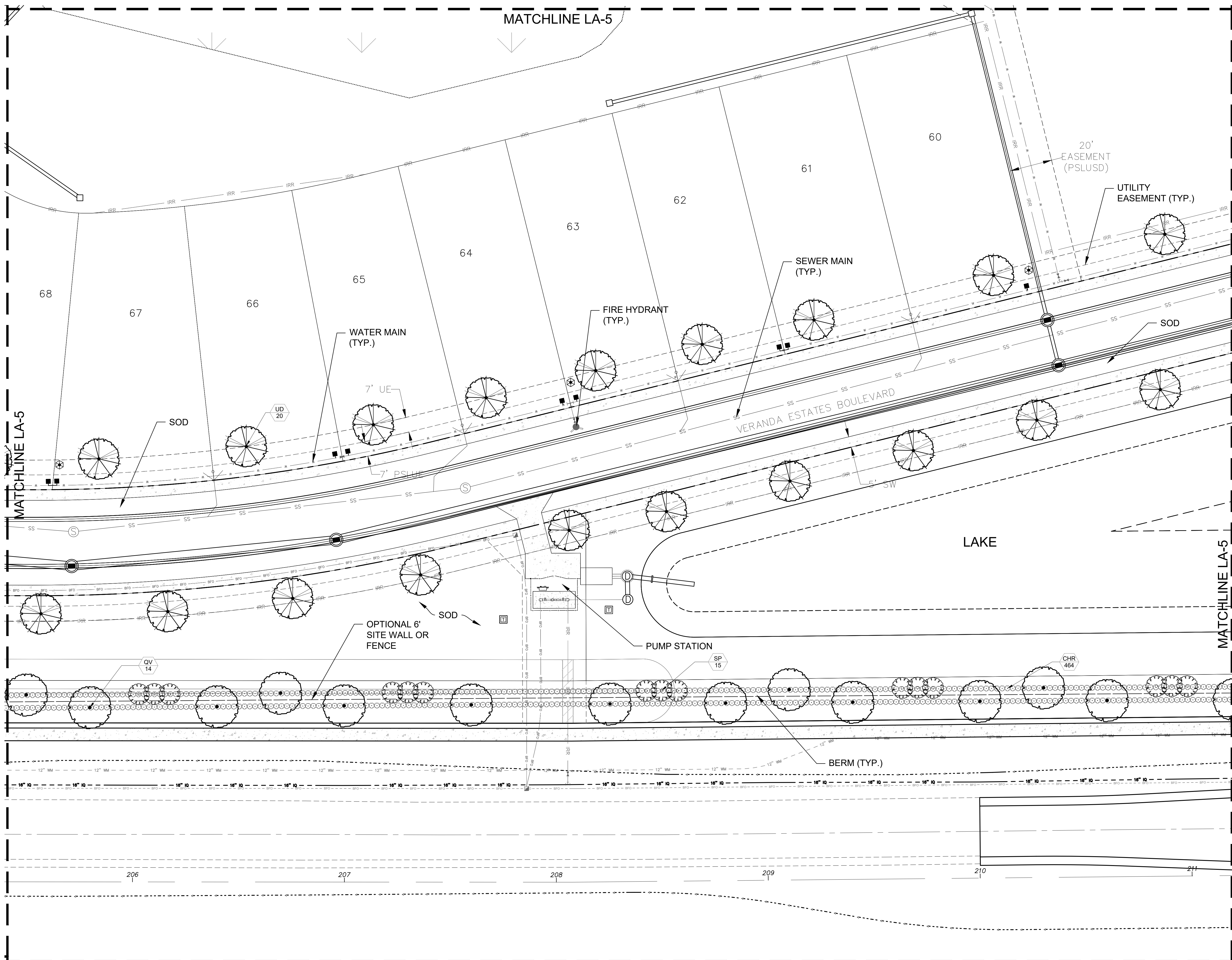
SCALE: 1" = 20'



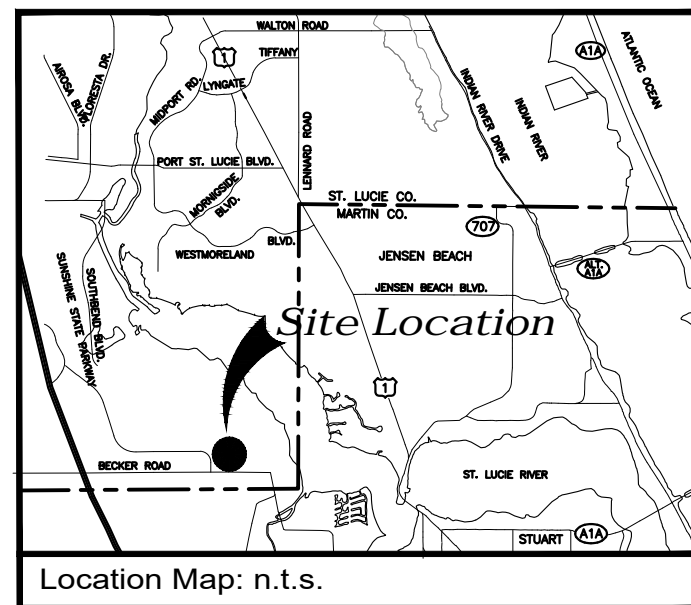
REG. # 1018
Thomas P. Lucido

Designer BW
 Manager SG
 Project Number 19-905
 Municipal Number
 Computer File

LA-5



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 24th St.
 Vero Beach, FL 32960

Veranda Estates

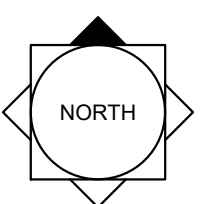
Landscape Plans

Port St. Lucie, Florida

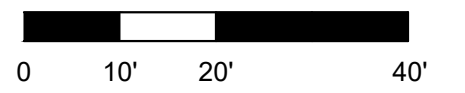
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.29.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |



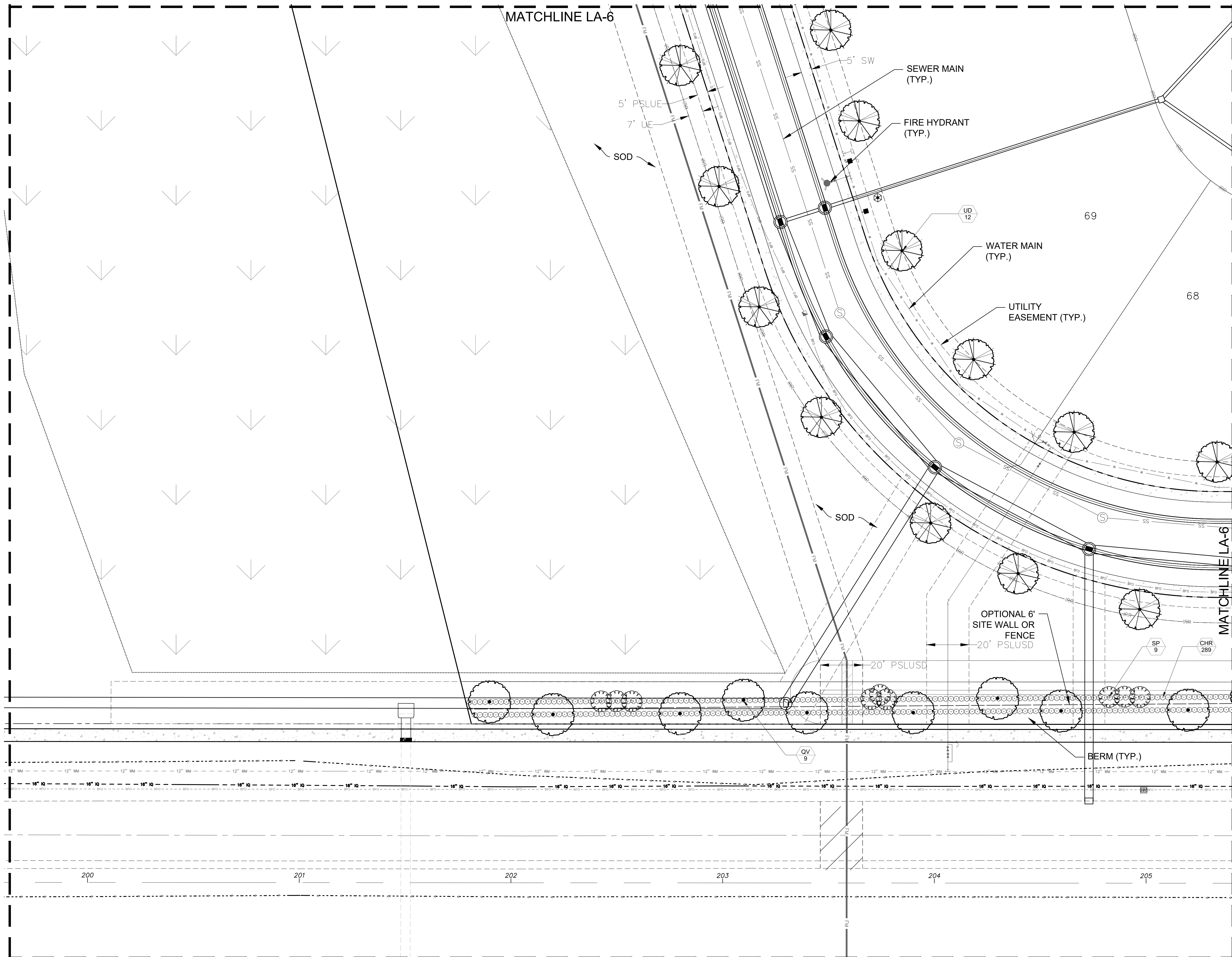
SCALE: 1" = 20'



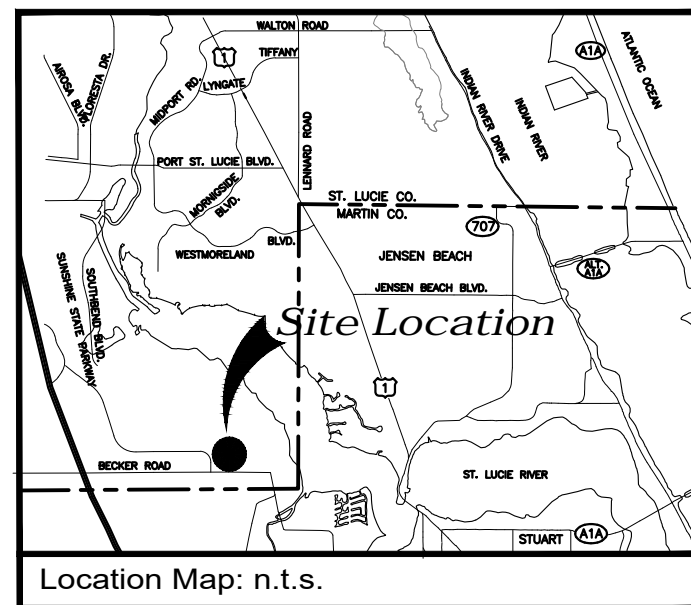
REG. # 1018
 Thomas P. Lucido

Designer BW
 Manager SG
 Project Number 19-905
 Municipal Number
 Computer File

Sheet
LA-6



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 24th St.
 Vero Beach, FL 32960

Veranda Estates

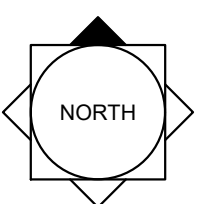
Landscape Plans

Port St. Lucie, Florida

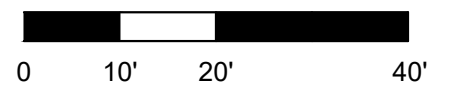
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.29.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |



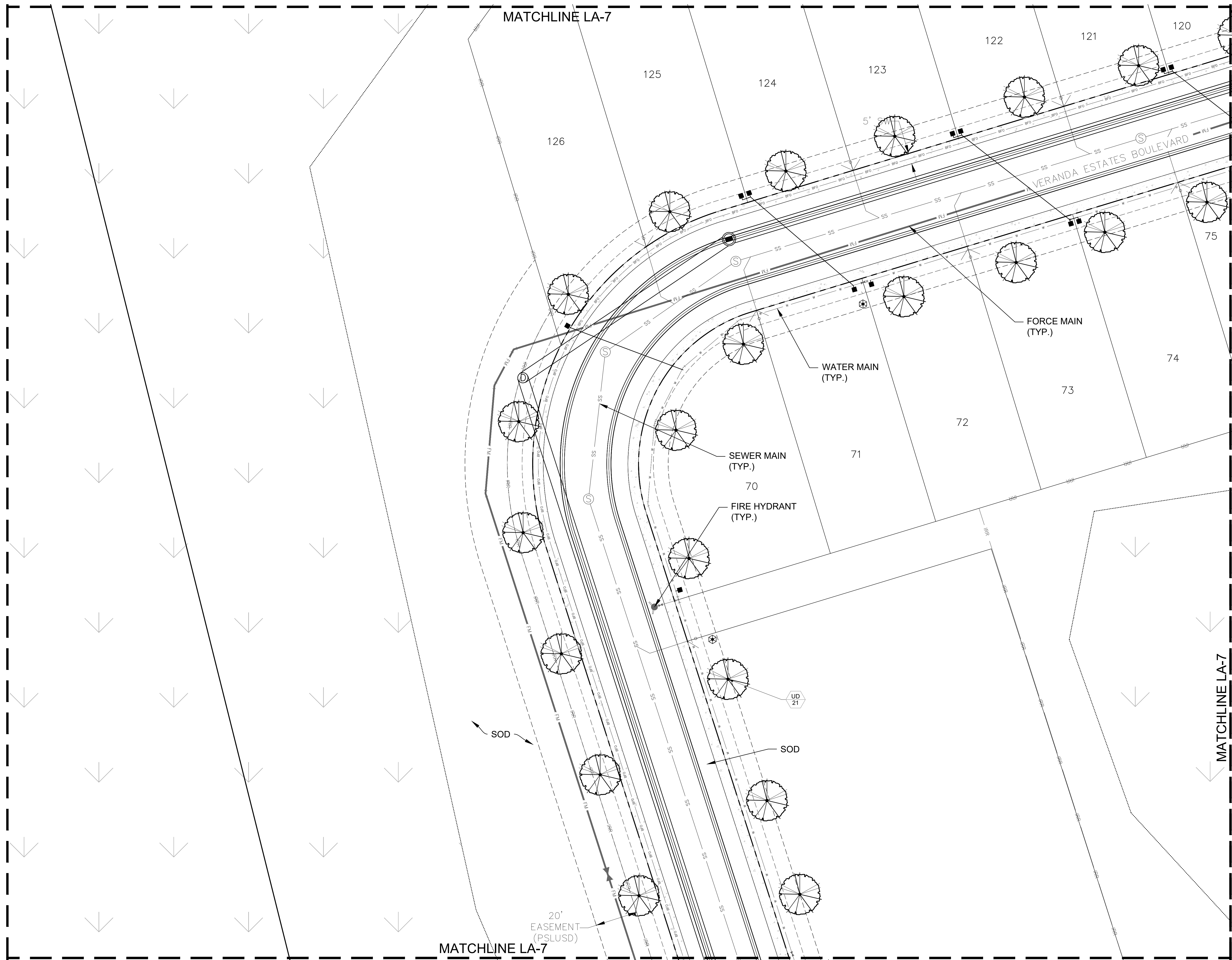
SCALE: 1" = 20'



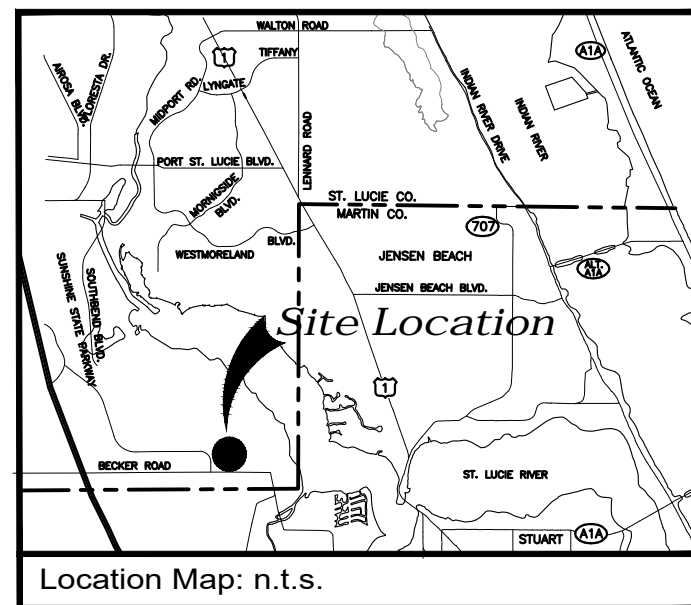
REG. # 1018
Thomas P. Lucido

Designer BW Sheet
 Manager SG
 Project Number 19-905
 Municipal Number
 Computer File

LA-7



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 34th St.
 Vero Beach, FL 32960

Veranda Estates

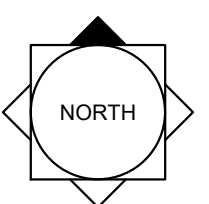
Landscape Plans

Port St. Lucie, Florida

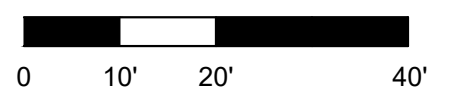
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.29.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |



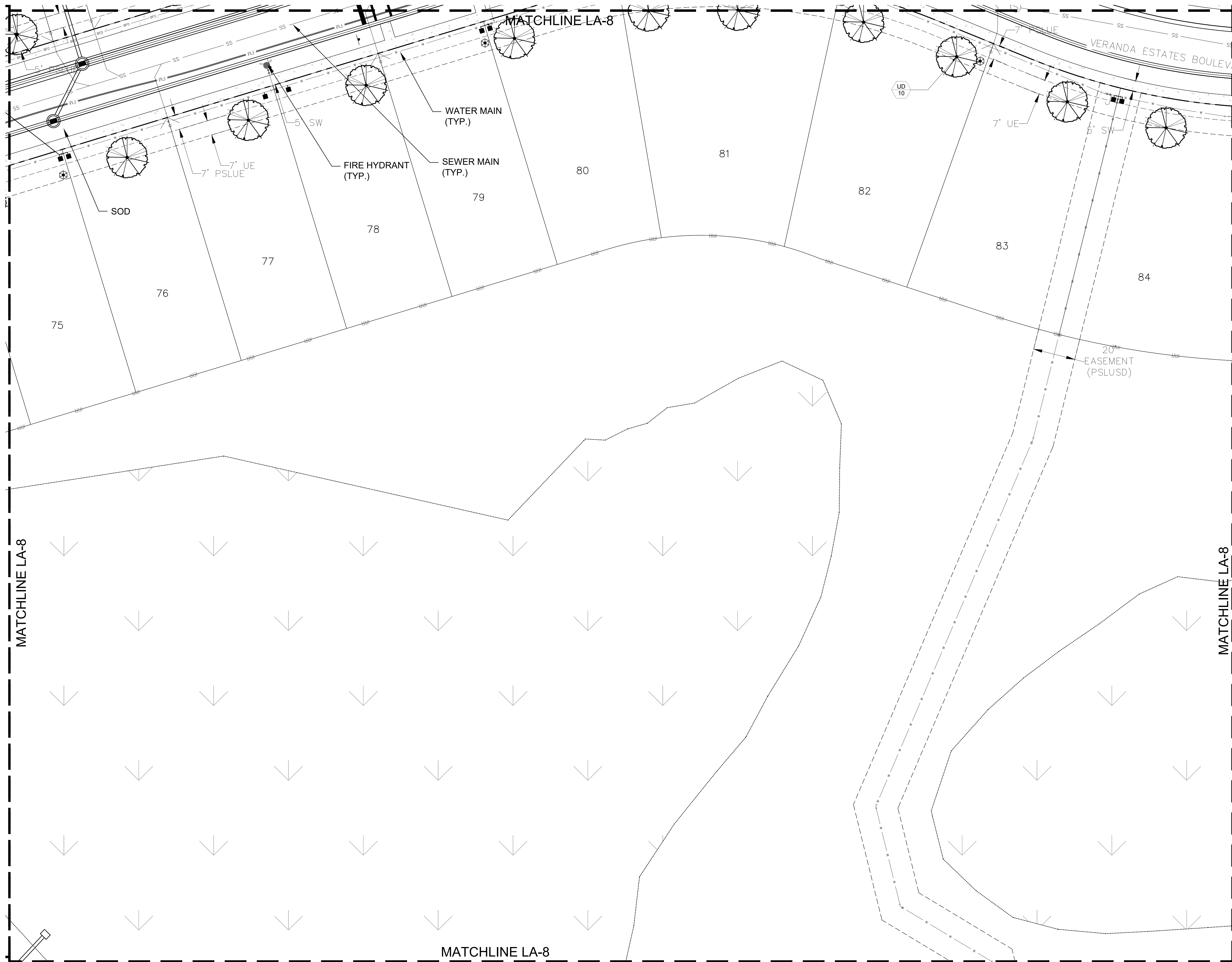
SCALE: 1" = 20'



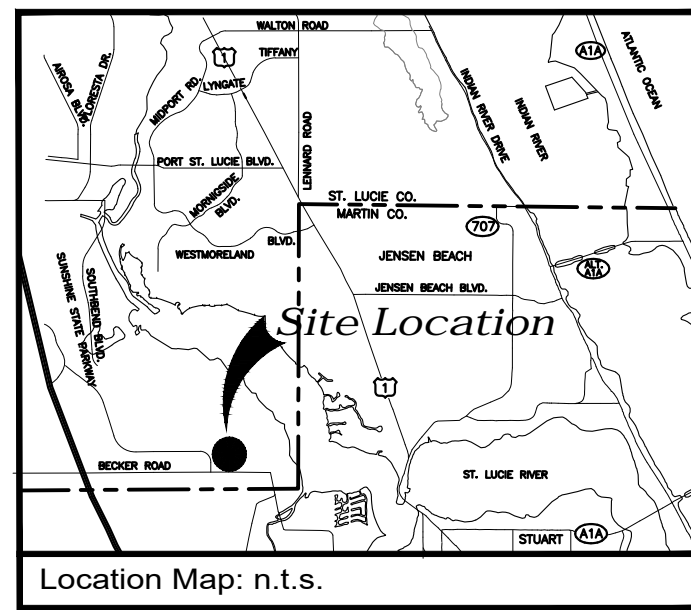
REG. # 1018
Thomas P. Lucido

Designer BW
 Manager SG
 Project Number 19-905
 Municipal Number
 Computer File

LA-8



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 24th St.
 Vero Beach, FL 32960

Veranda Estates

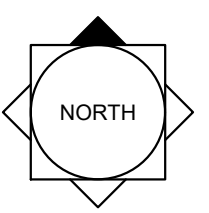
Landscape Plans

Port St. Lucie, Florida

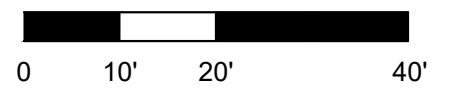
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.29.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |



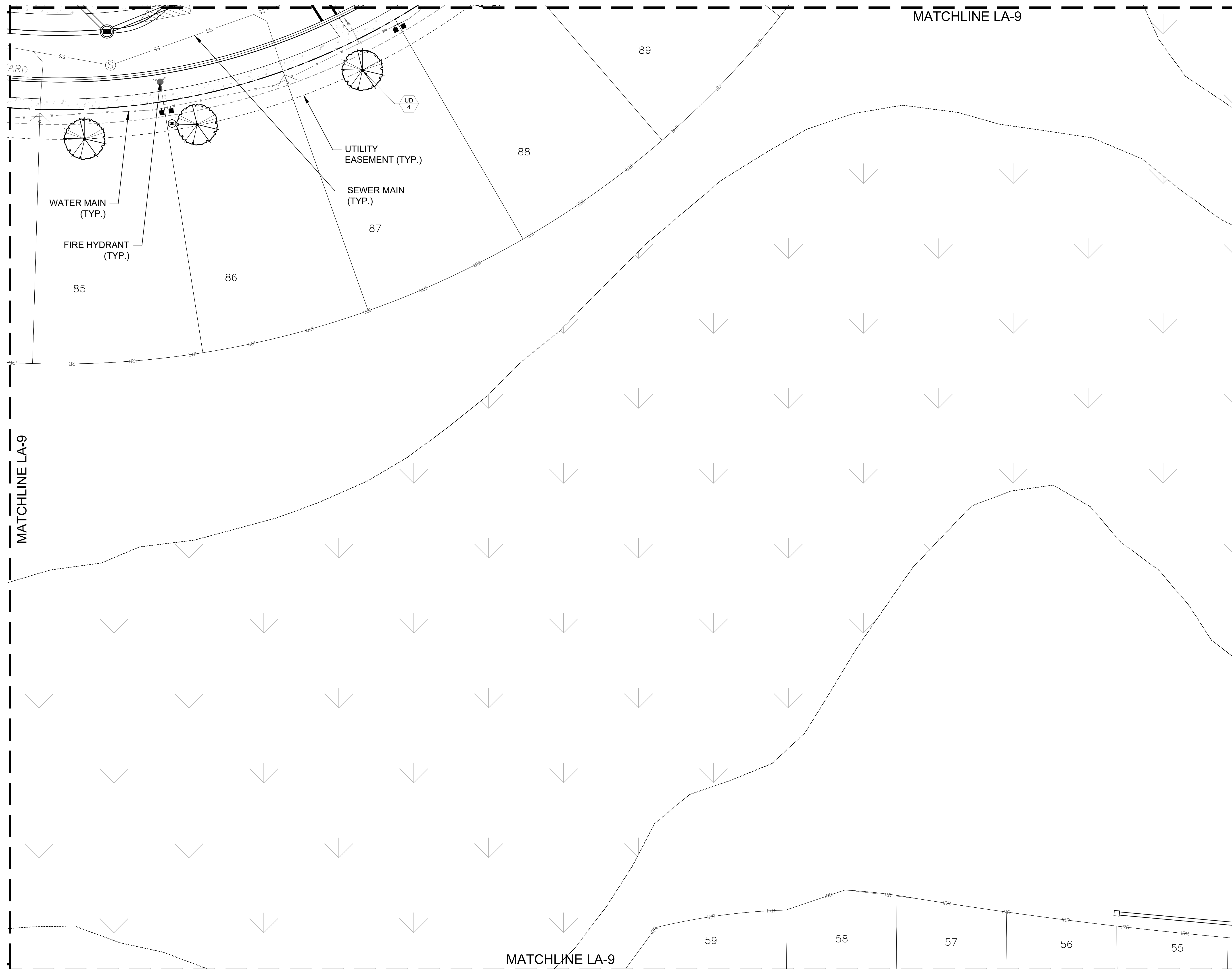
SCALE: 1" = 20'



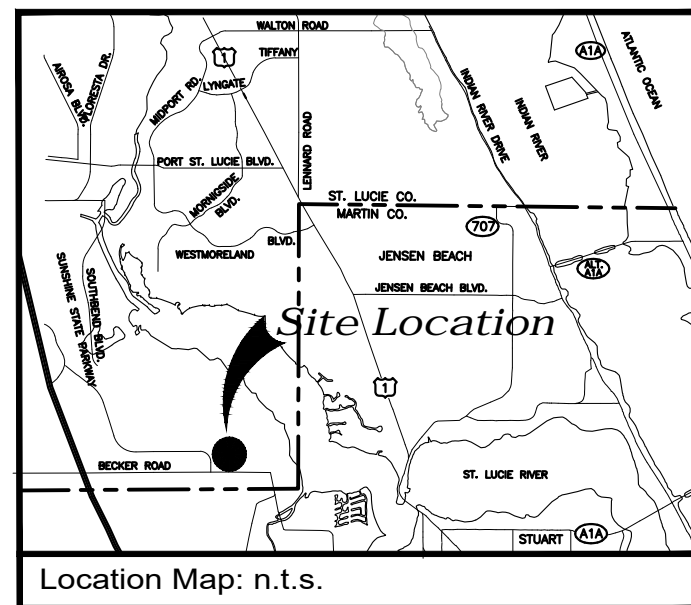
REG. # 1018
 Thomas P. Lucido

Designer BW
 Manager SG
 Project Number 19-905
 Municipal Number
 Computer File

Sheet
LA-9



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 24th St.
 Vero Beach, FL 32960

Veranda Estates

Landscape Plans

Port St. Lucie, Florida

P20-221
PSLUSD Project No. 11-824-06

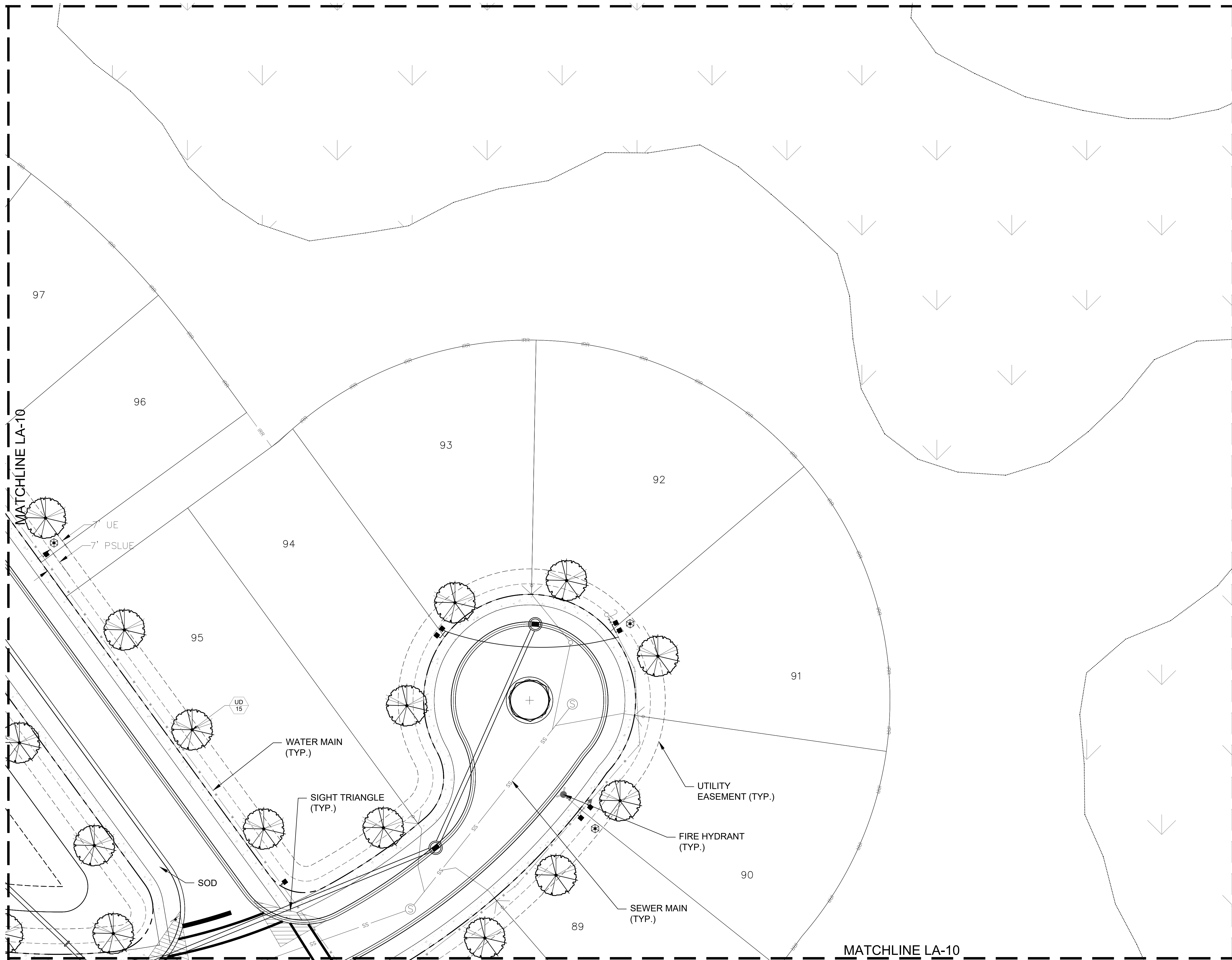
| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.29.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |



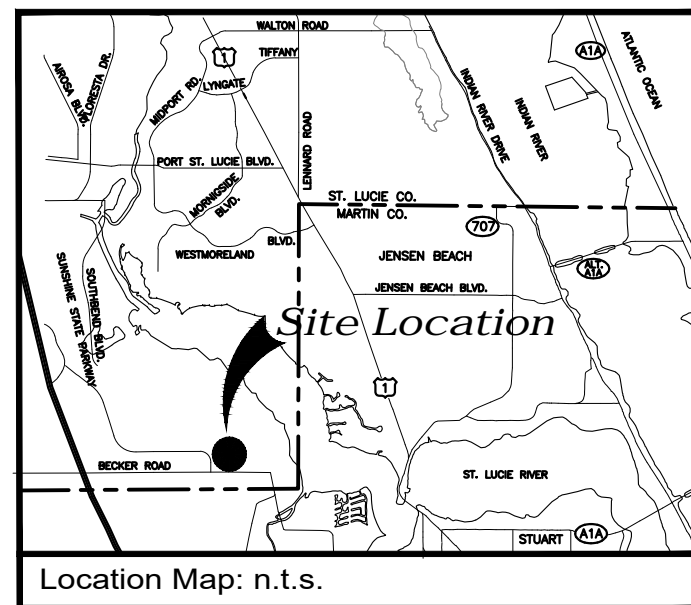
SCALE: 1" = 20'

REG. # 1018
Thomas P. Lucido

Designer BW Sheet
 Manager SG
 Project Number 19-905 **LA-10**
 Municipal Number
 Computer File



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 24th St.
 Vero Beach, FL 32960

Veranda Estates

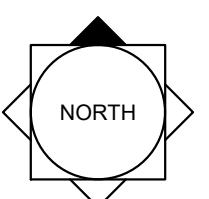
Landscape Plans

Port St. Lucie, Florida

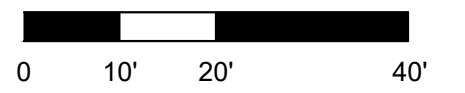
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.29.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |

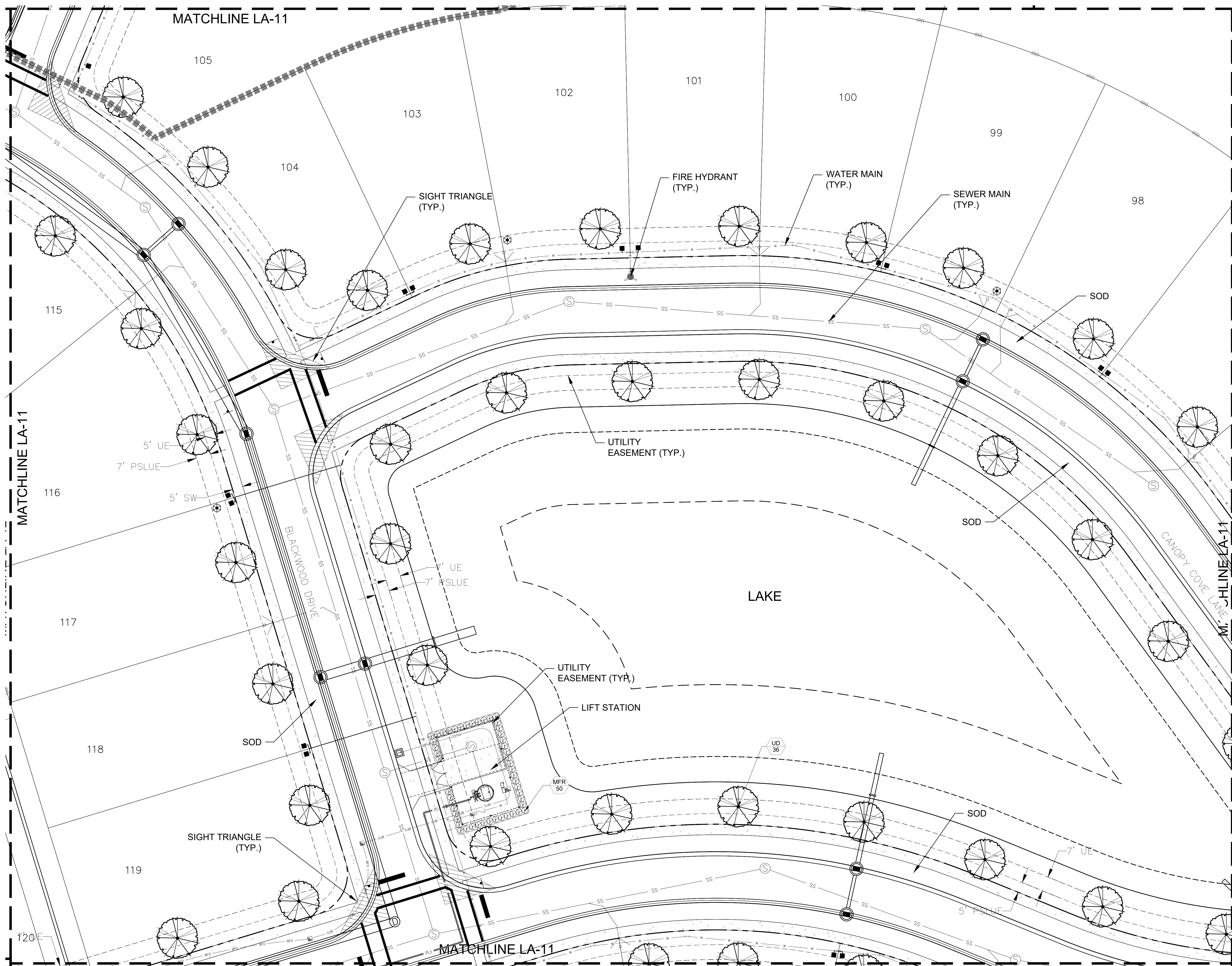


SCALE: 1" = 20'

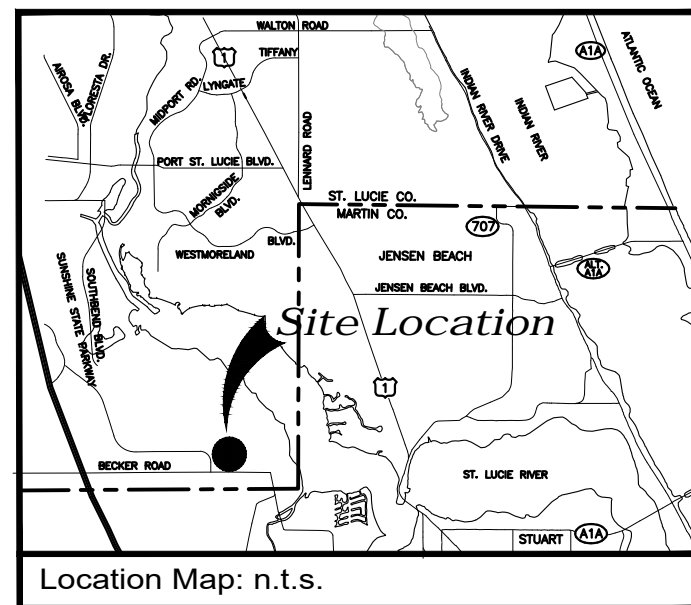


REG. # 1018
Thomas P. Lucido

Designer: BW Sheet
 Manager: SG
 Project Number: 19-905
 Municipal Number: **LA-11**
 Computer File:



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 24th St.
 Vero Beach, FL 32960

Veranda Estates

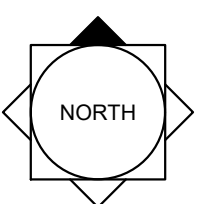
Landscape Plans

Port St. Lucie, Florida

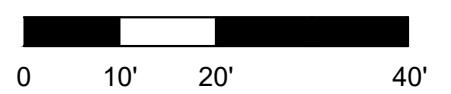
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.29.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |

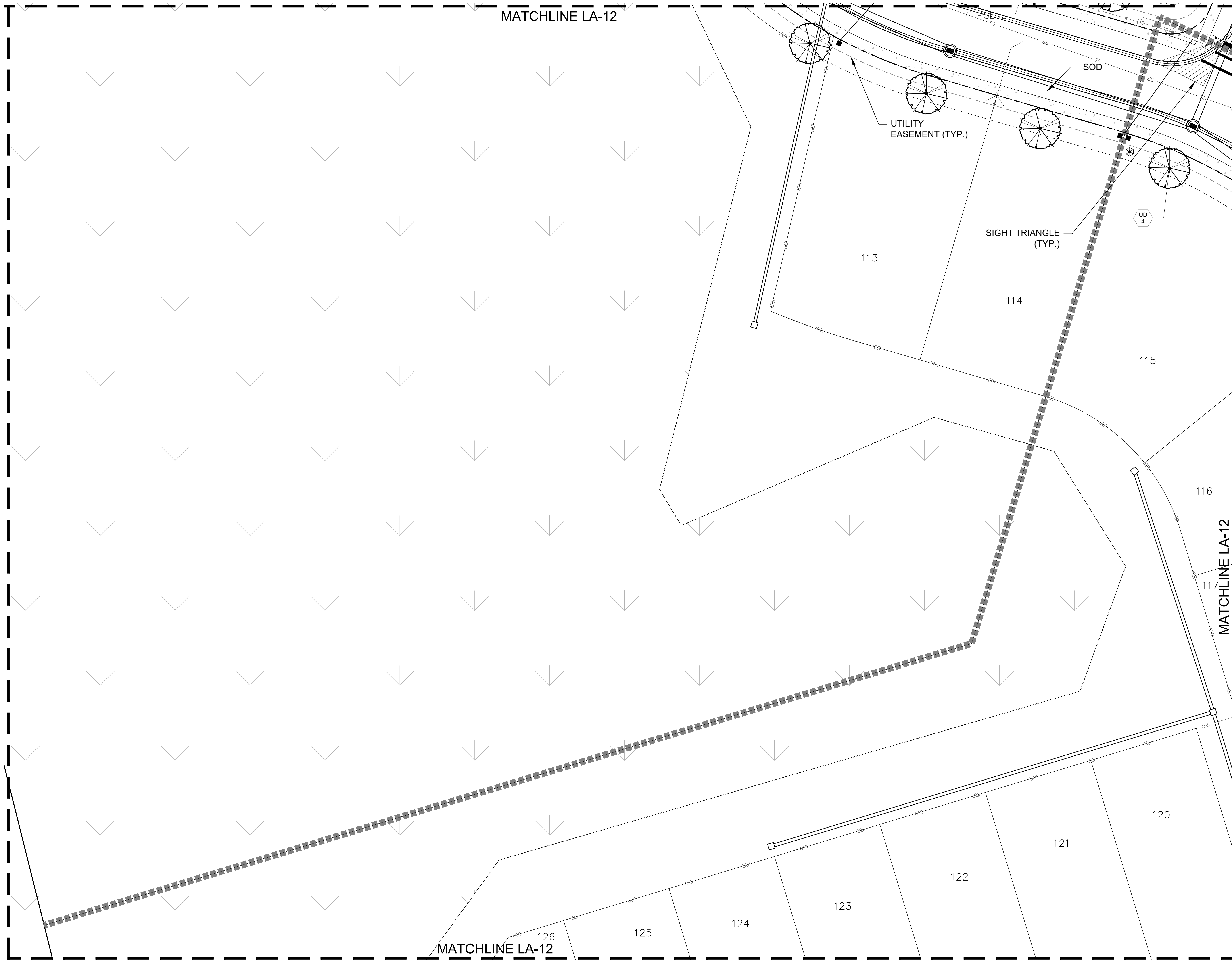


SCALE: 1" = 20'

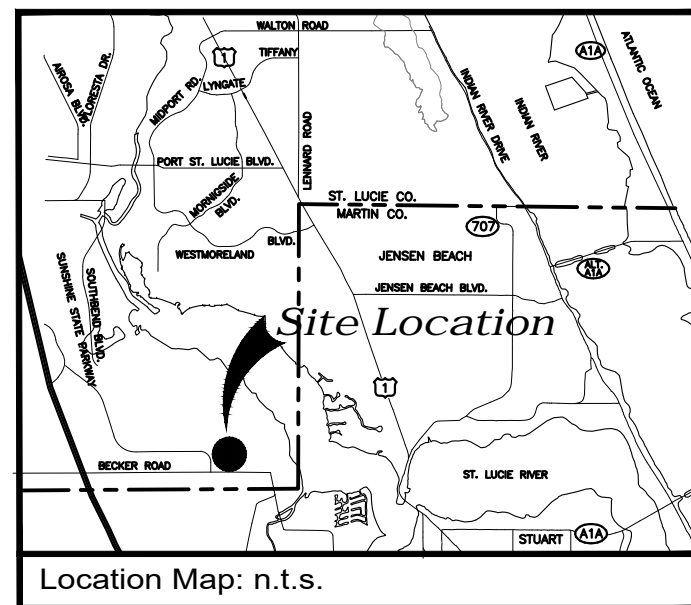


REG. # 1018
Thomas P. Lucido

Designer BW Sheet
 Manager SG **LA-12**
 Project Number 19-905
 Municipal Number
 Computer File



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 24th St.
 Vero Beach, FL 32960

Veranda Estates

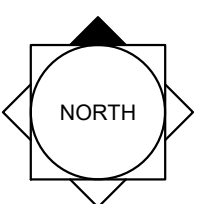
Landscape Plans

Port St. Lucie, Florida

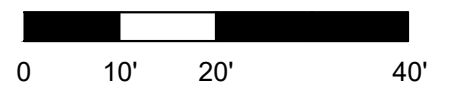
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.29.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |

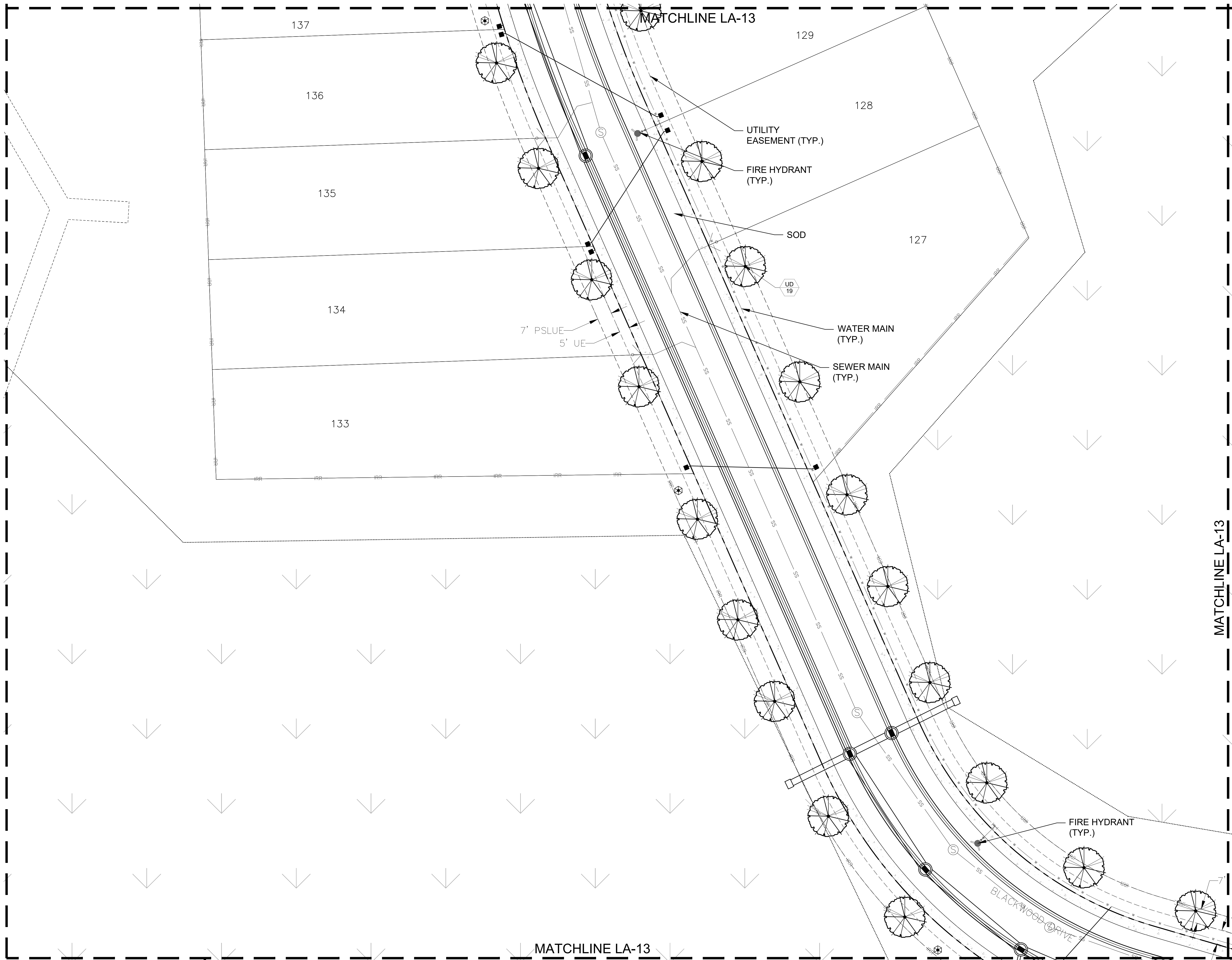


SCALE: 1" = 20'



REG. # 1018
Thomas P. Lucido

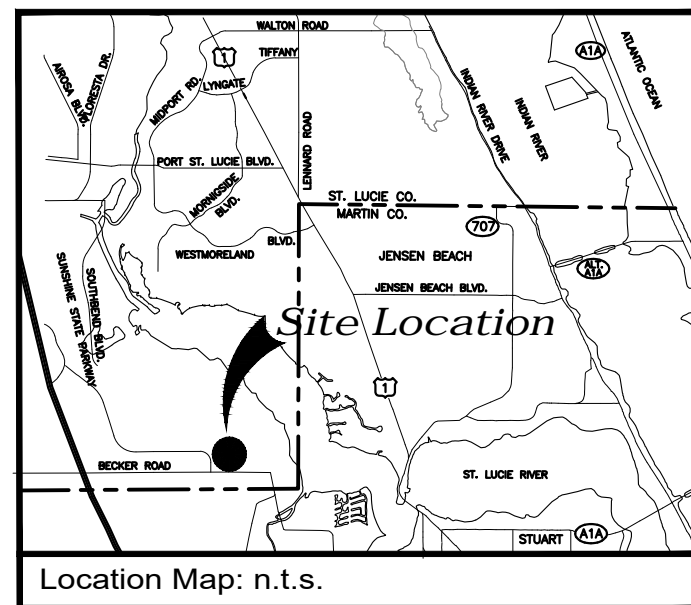
Designer: BW Sheet
 Manager: SG
 Project Number: 19-905 **LA-13**
 Municipal Number:
 Computer File:



MATCHLINE LA-13

MATCHLINE LA-13

Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 24th St.
 Vero Beach, FL 32960

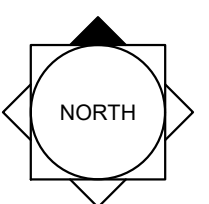
Veranda Estates

Landscape Plans

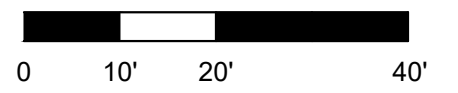
Port St. Lucie, Florida

P20-221
 PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.29.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |

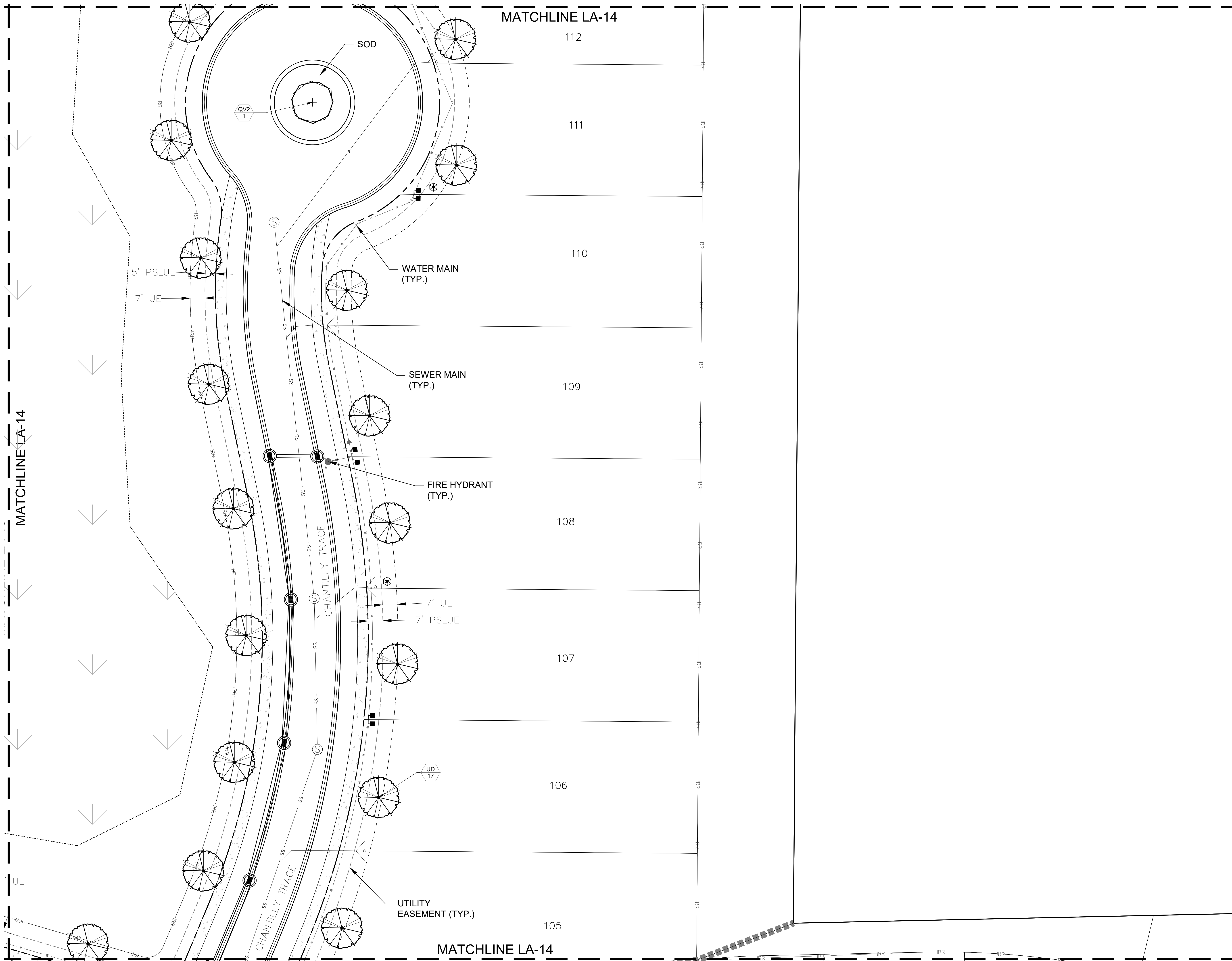


SCALE: 1" = 20'

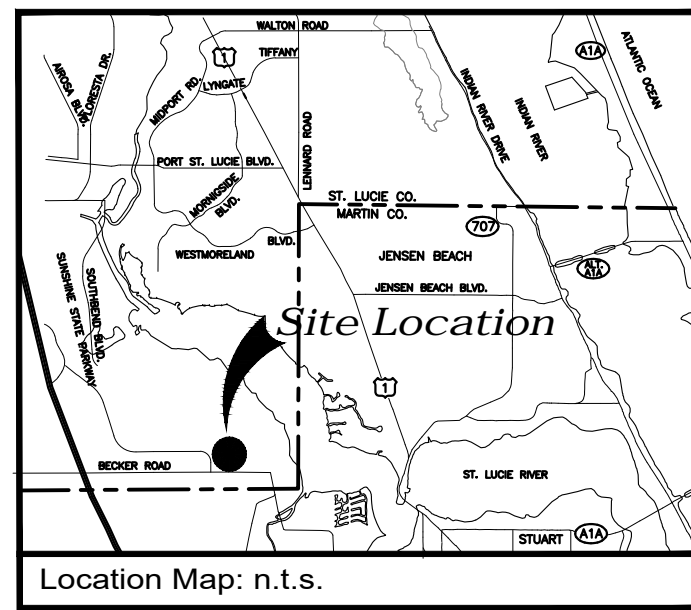


REG. # 1018
 Thomas P. Lucido

Designer BW Sheet
 Manager SG
 Project Number 19-905 **LA-14**
 Municipal Number
 Computer File



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 24th St.
 Vero Beach, FL 32960

Veranda Estates

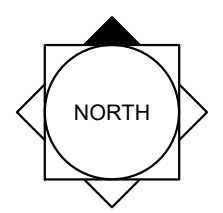
Landscape Plans

Port St. Lucie, Florida

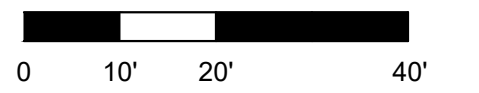
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.29.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |

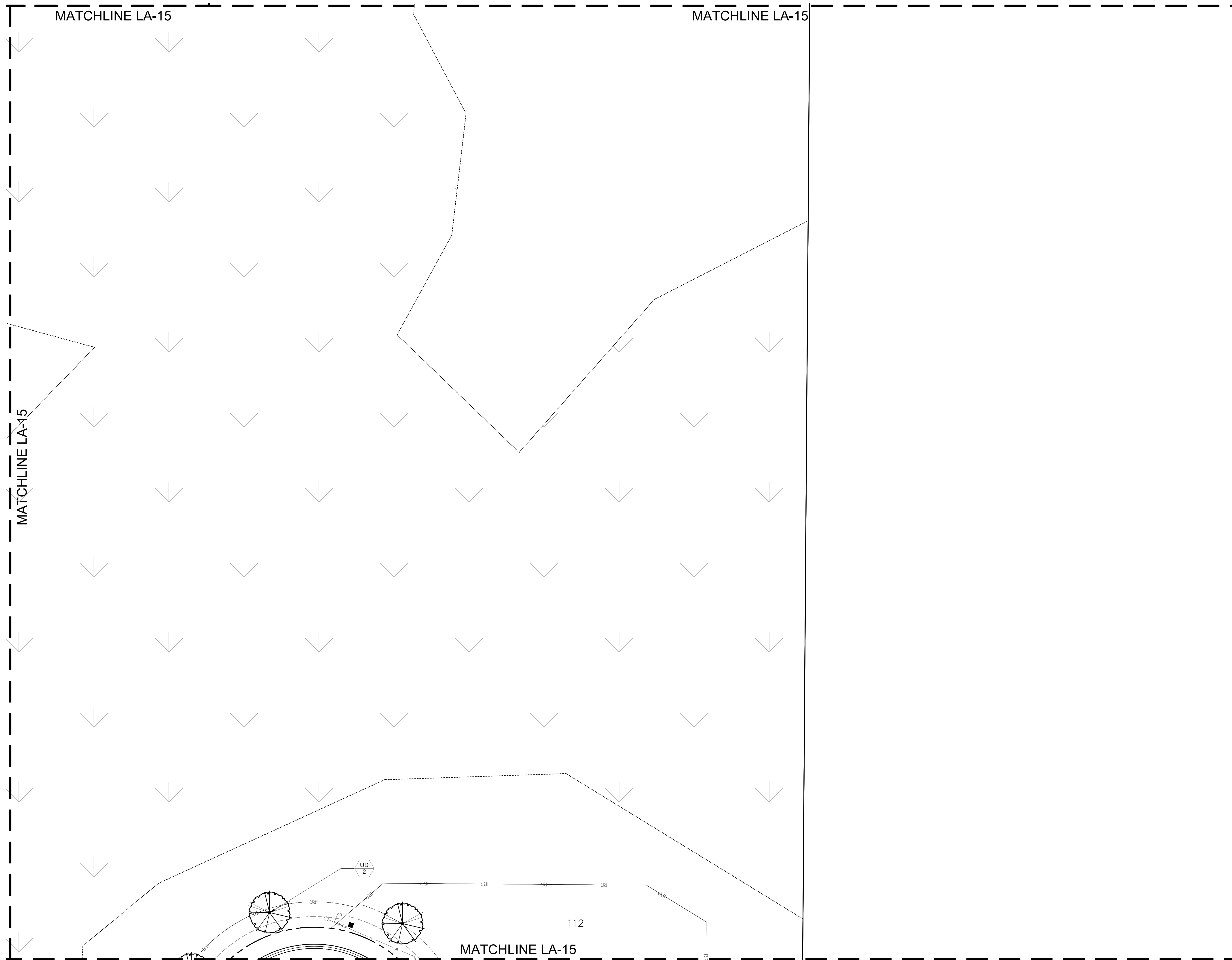


SCALE: 1" = 20'

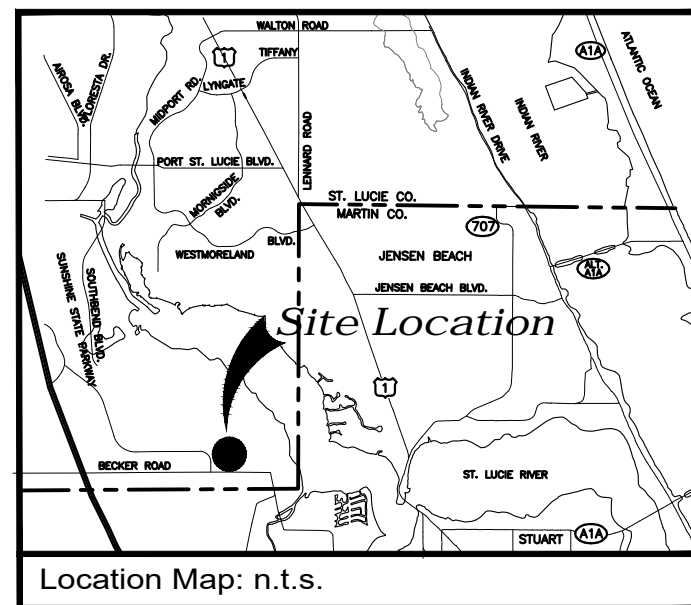


REG. # 1018
 Thomas P. Lucido

Designer BW Sheet
 Manager SG
 Project Number 19-905 **LA-15**
 Municipal Number
 Computer File



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 24th St.
 Vero Beach, FL 32960

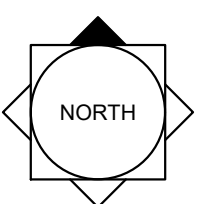
Veranda Estates

Landscape Plans

Port St. Lucie, Florida

P20-221
 PSLUSD Project No. 11-824-06

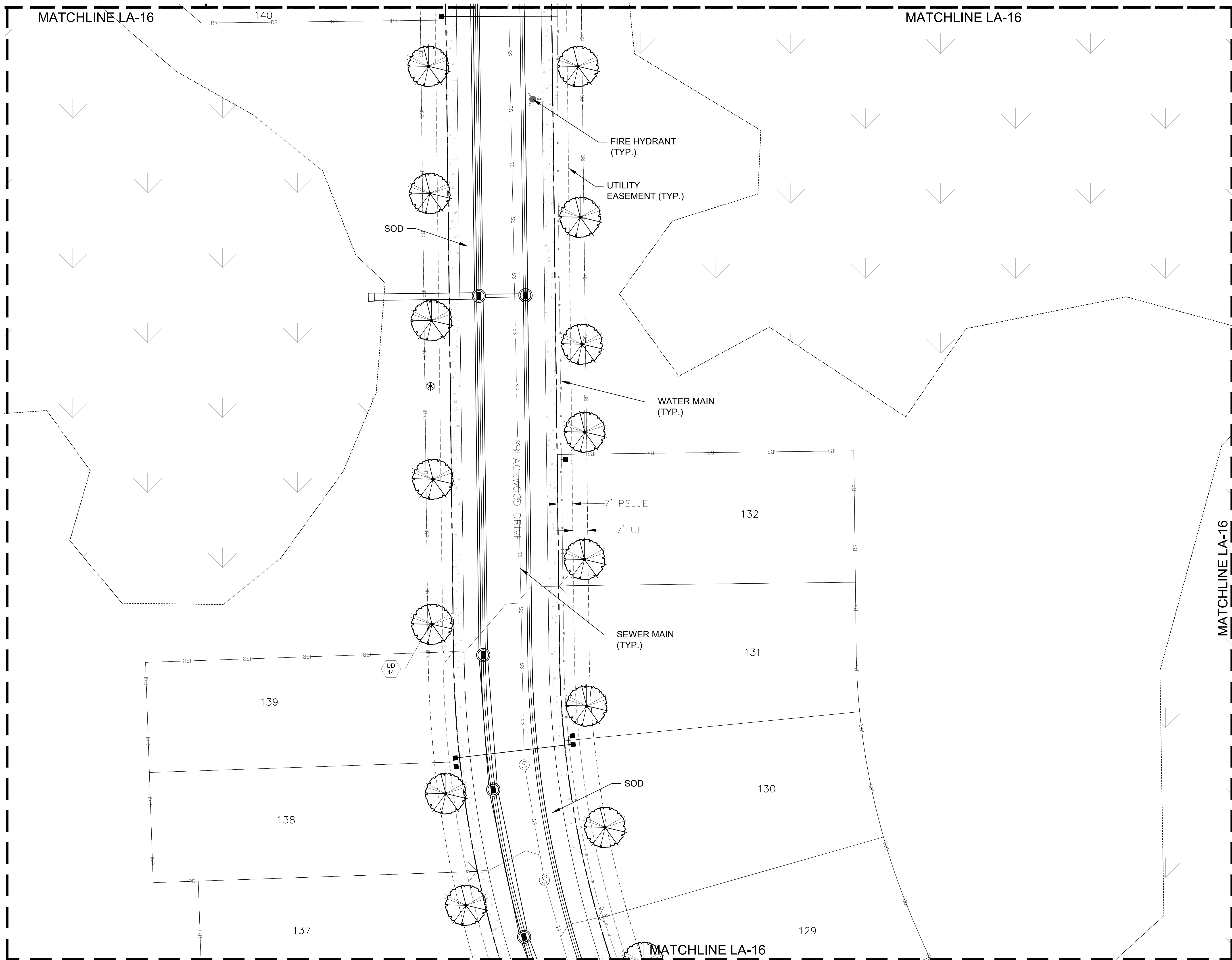
| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.29.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |



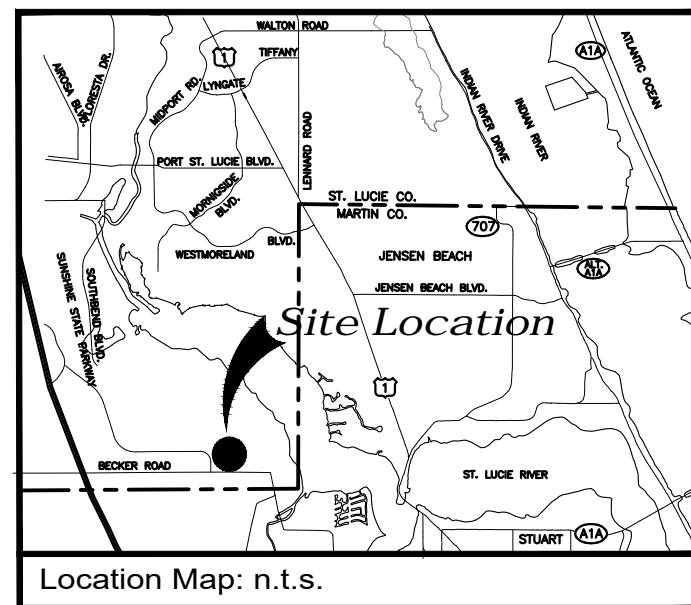
SCALE: 1" = 20'
 0 10' 20' 40'

REG. # 1018
 Thomas P. Lucido

Designer BW Sheet
 Manager SG
 Project Number 19-905 **LA-16**
 Municipal Number
 Computer File



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 24th St.
 Vero Beach, FL 32960

Veranda Estates

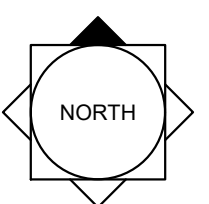
Landscape Plans

Port St. Lucie, Florida

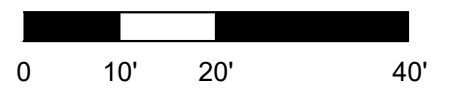
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.29.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |



SCALE: 1" = 20'

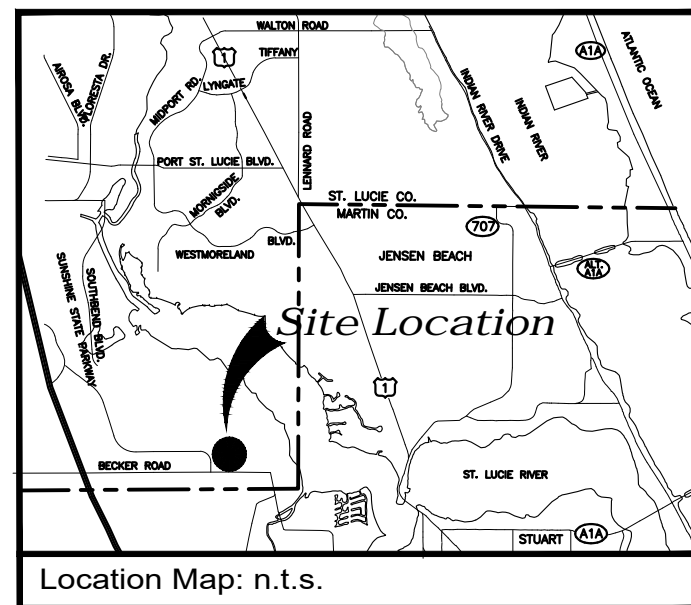


REG. # 1018
 Thomas P. Lucido

Designer BW Sheet
 Manager SG
 Project Number 19-905 **LA-17**
 Municipal Number
 Computer File



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 34th St.
 Vero Beach, FL 32960

Veranda Estates

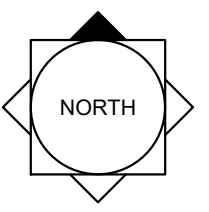
Landscape Plans

Port St. Lucie, Florida

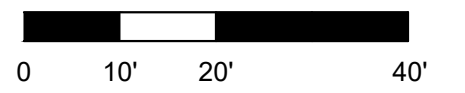
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.27.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |

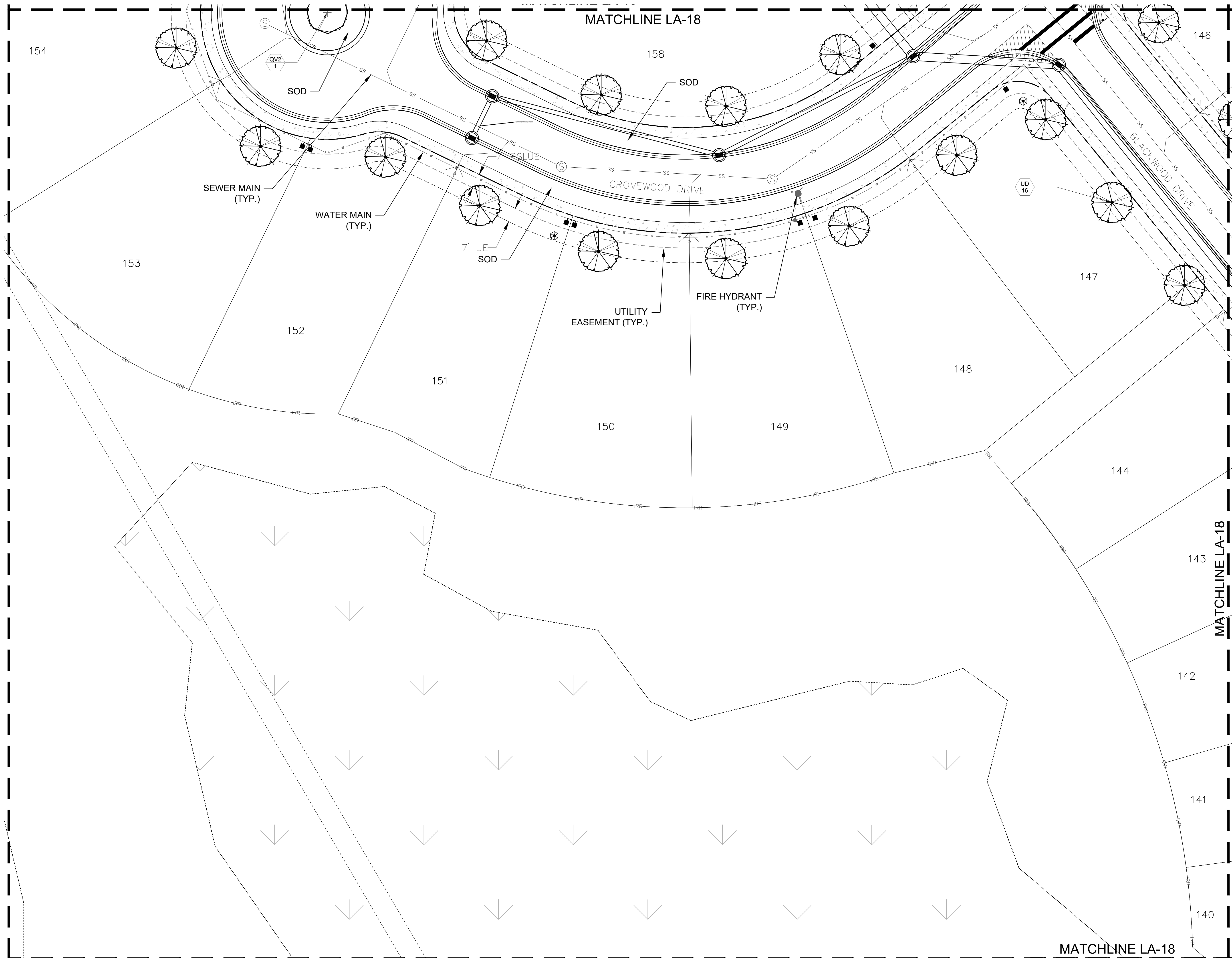


SCALE: 1" = 20'

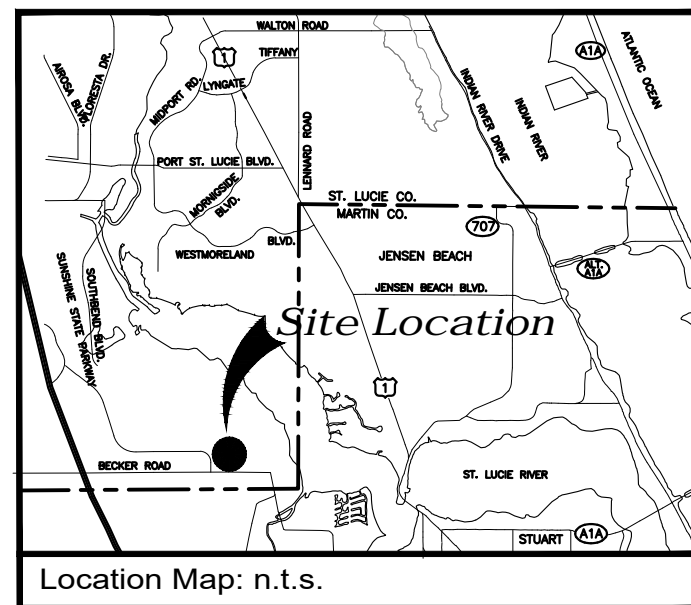


REG. # 1018
Thomas P. Lucido

Designer BW Sheet
 Manager SG
 Project Number 19-905 **LA-18**
 Municipal Number
 Computer File



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 24th St.
 Vero Beach, FL 32960

Veranda Estates

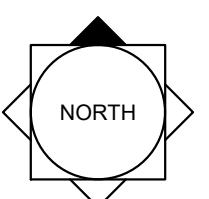
Landscape Plans

Port St. Lucie, Florida

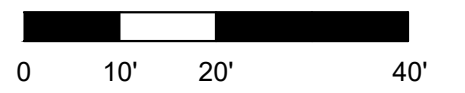
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.29.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |

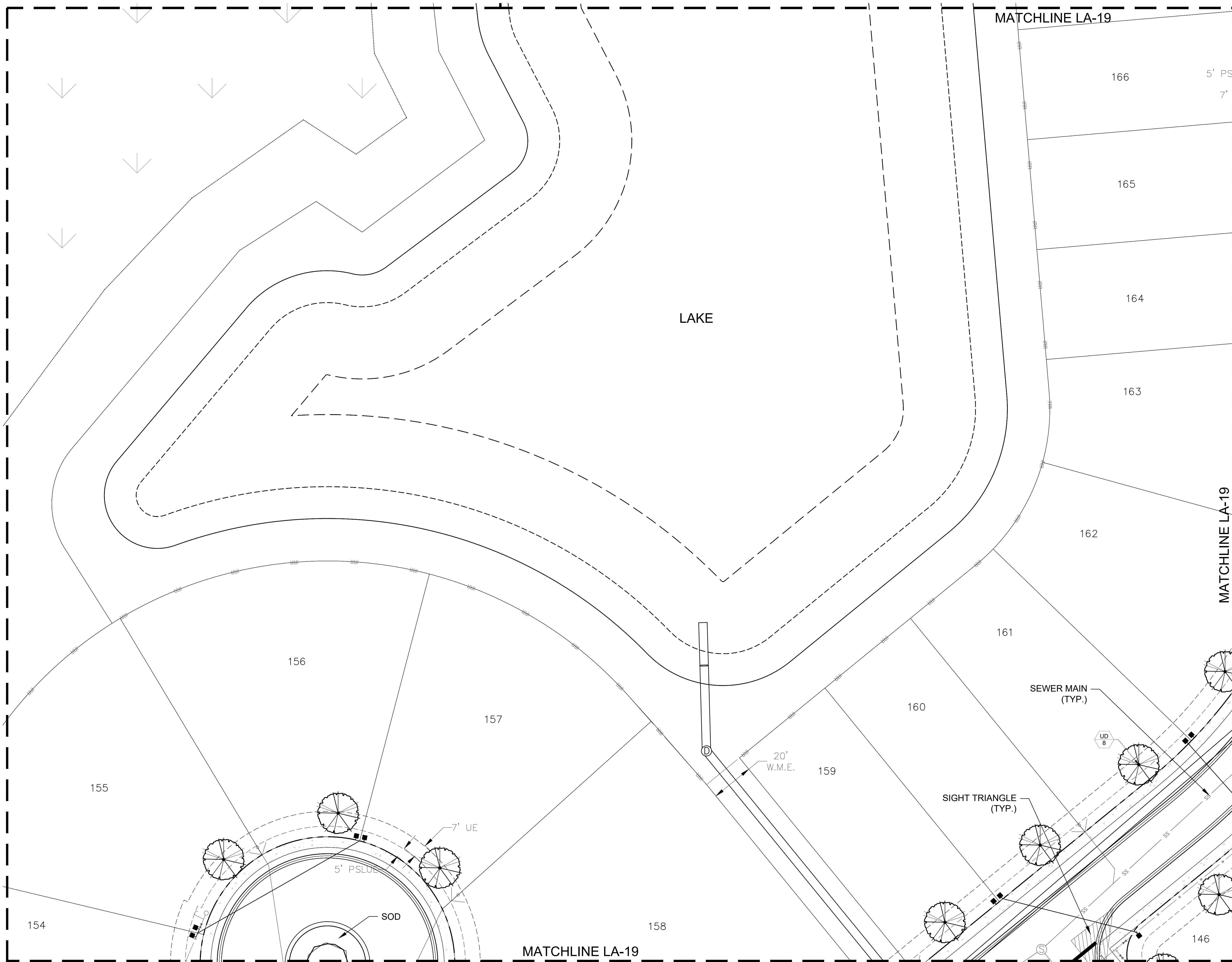


SCALE: 1" = 20'

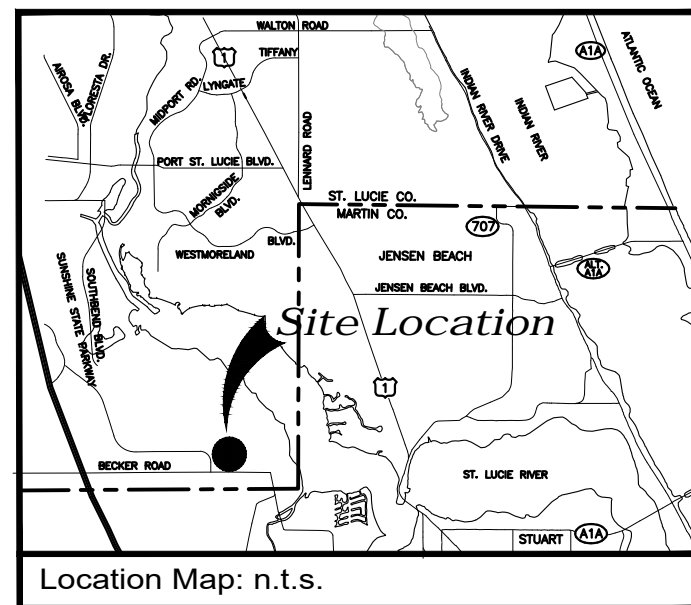


REG. # 1018
 Thomas P. Lucido

Designer BW Sheet
 Manager SG
 Project Number 19-905 **LA-19**
 Municipal Number
 Computer File



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 24th St.
 Vero Beach, FL 32960

Veranda Estates

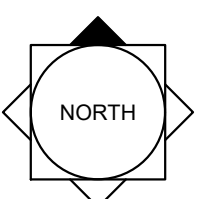
Landscape Plans

Port St. Lucie, Florida

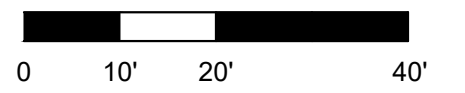
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.27.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |

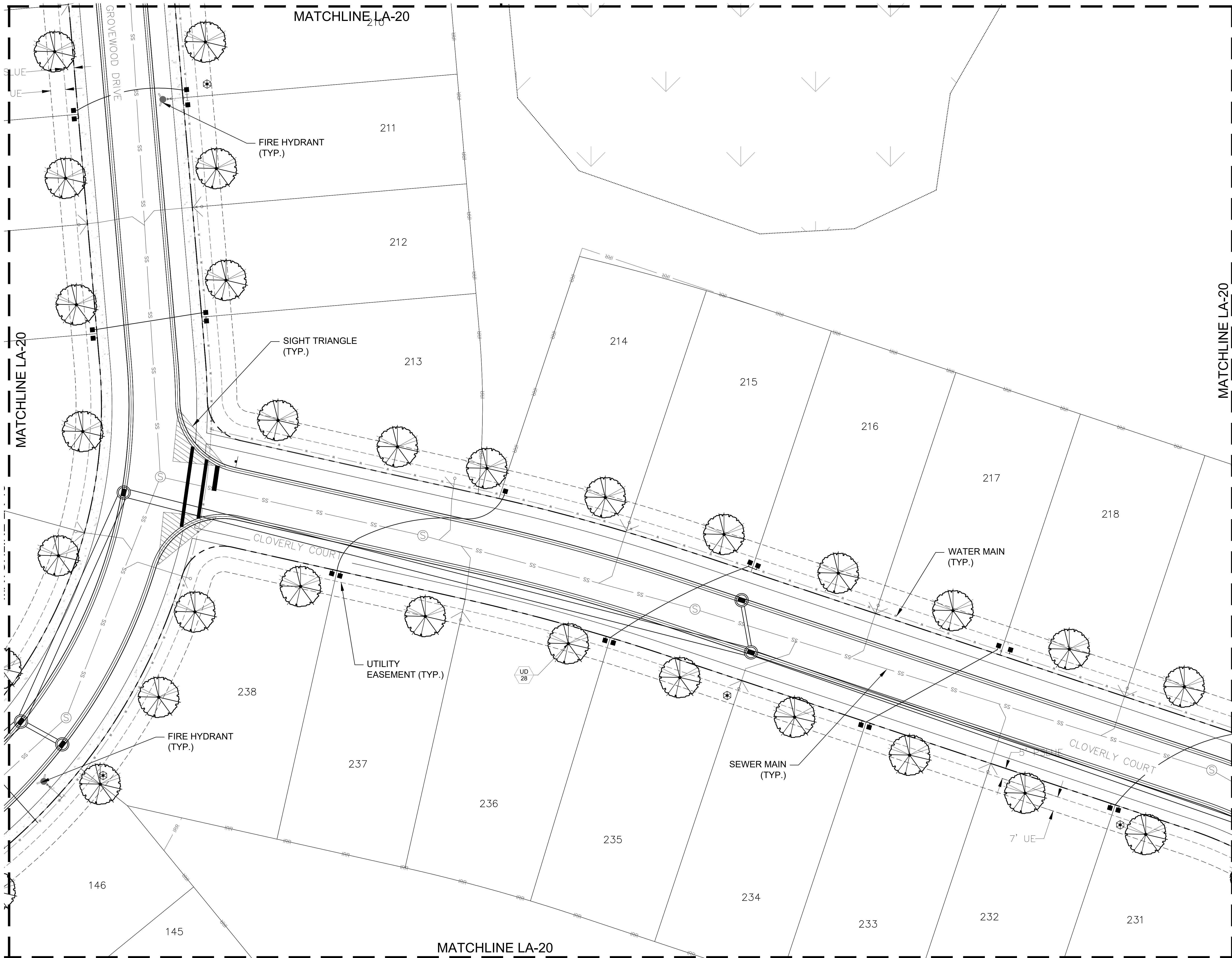


SCALE: 1" = 20'

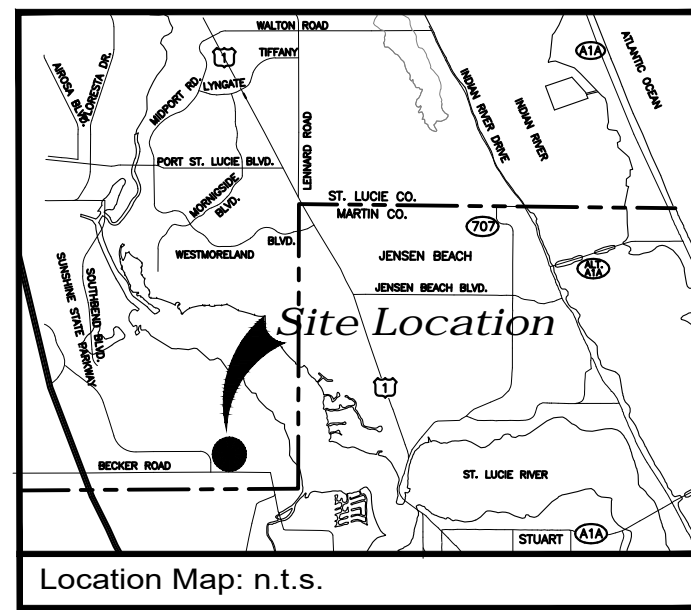


REG. # 1018
Thomas P. Lucido

Designer: BW
 Manager: SG
 Project Number: 19-905
 Municipal Number: **LA-20**
 Computer File:



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 34th St.
 Vero Beach, FL 32960

Veranda Estates

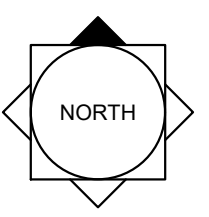
Landscape Plans

Port St. Lucie, Florida

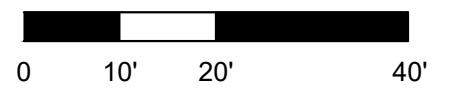
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.29.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |



SCALE: 1" = 20'

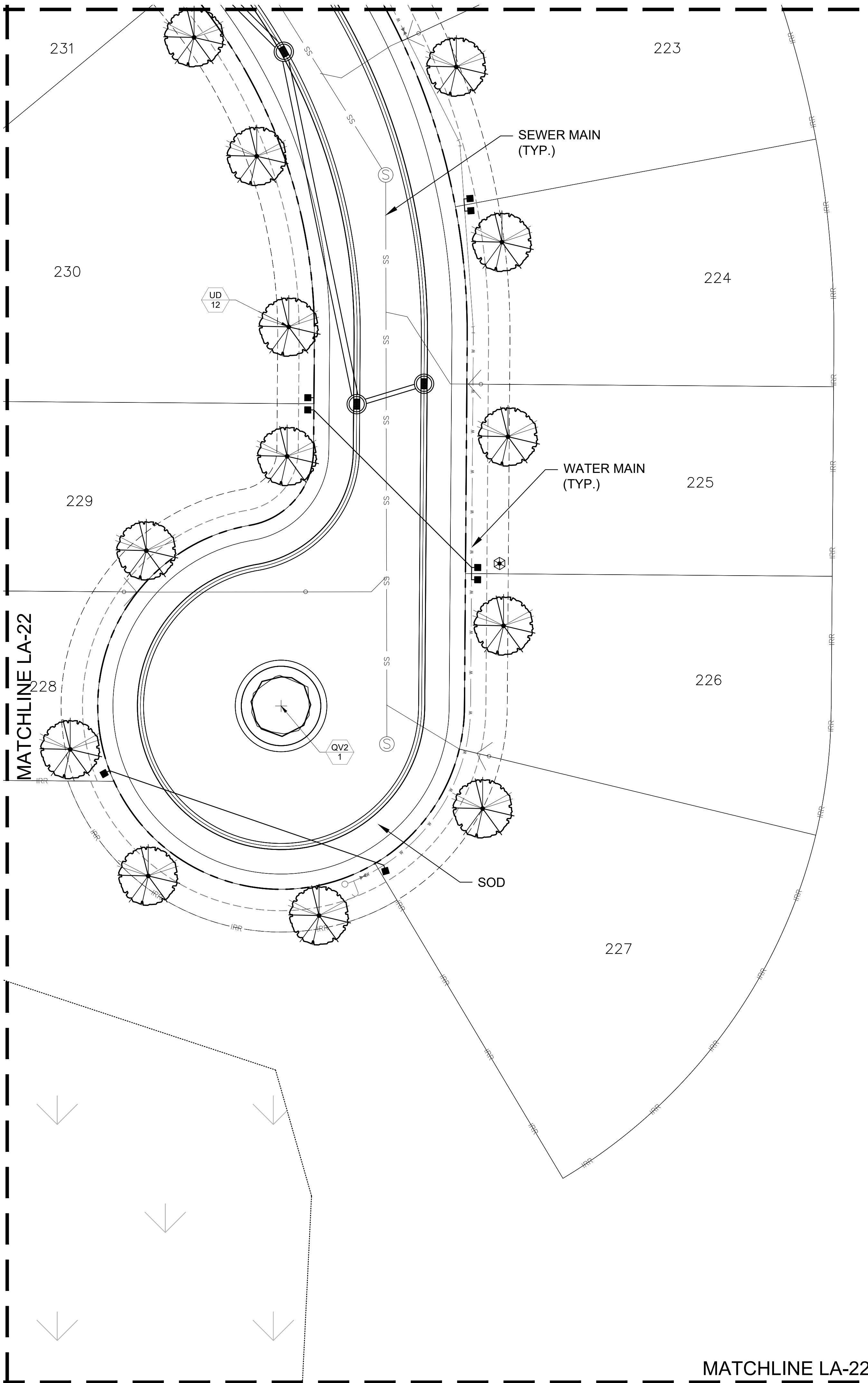


REG. # 1018
 Thomas P. Lucido

Designer: BW
 Manager: SG
 Project Number: 19-905
 Municipal Number:
 Computer File:

LA-21

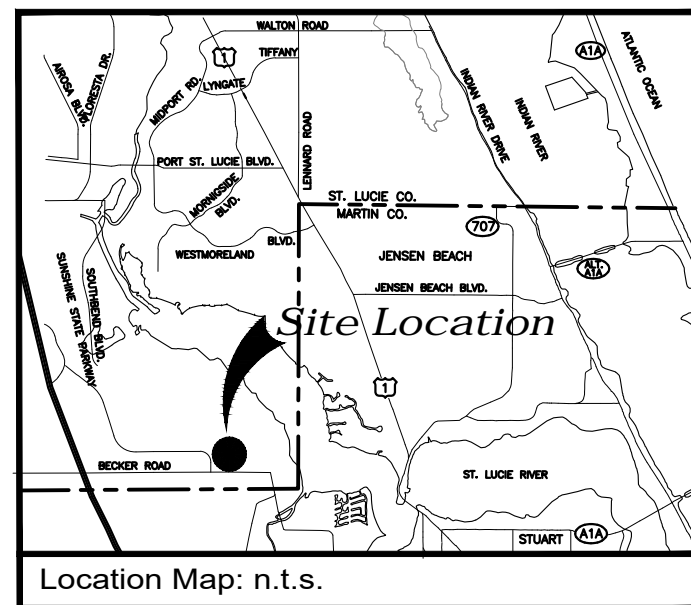




MATCHLINE LA-22

MATCHLINE LA-22

Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 24th St.
 Vero Beach, FL 32960

Veranda Estates

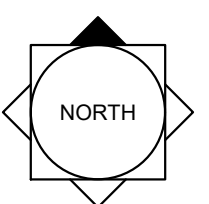
Landscape Plans

Port St. Lucie, Florida

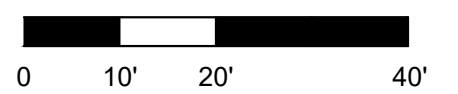
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.29.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |



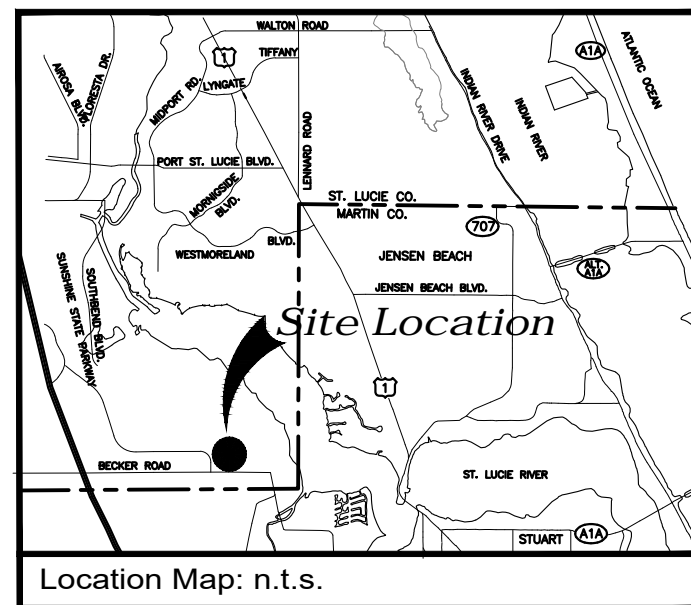
SCALE: 1" = 20'



REG. # 1018
 Thomas P. Lucido

Designer: BW Sheet
 Manager: SG
 Project Number: 19-905 **LA-22**
 Municipal Number:
 Computer File:

Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 34th St.
 Vero Beach, FL 32960

Veranda Estates

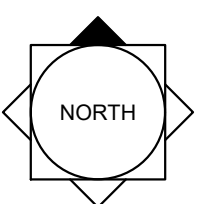
Landscape Plans

Port St. Lucie, Florida

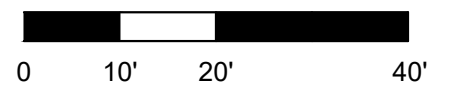
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.29.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |



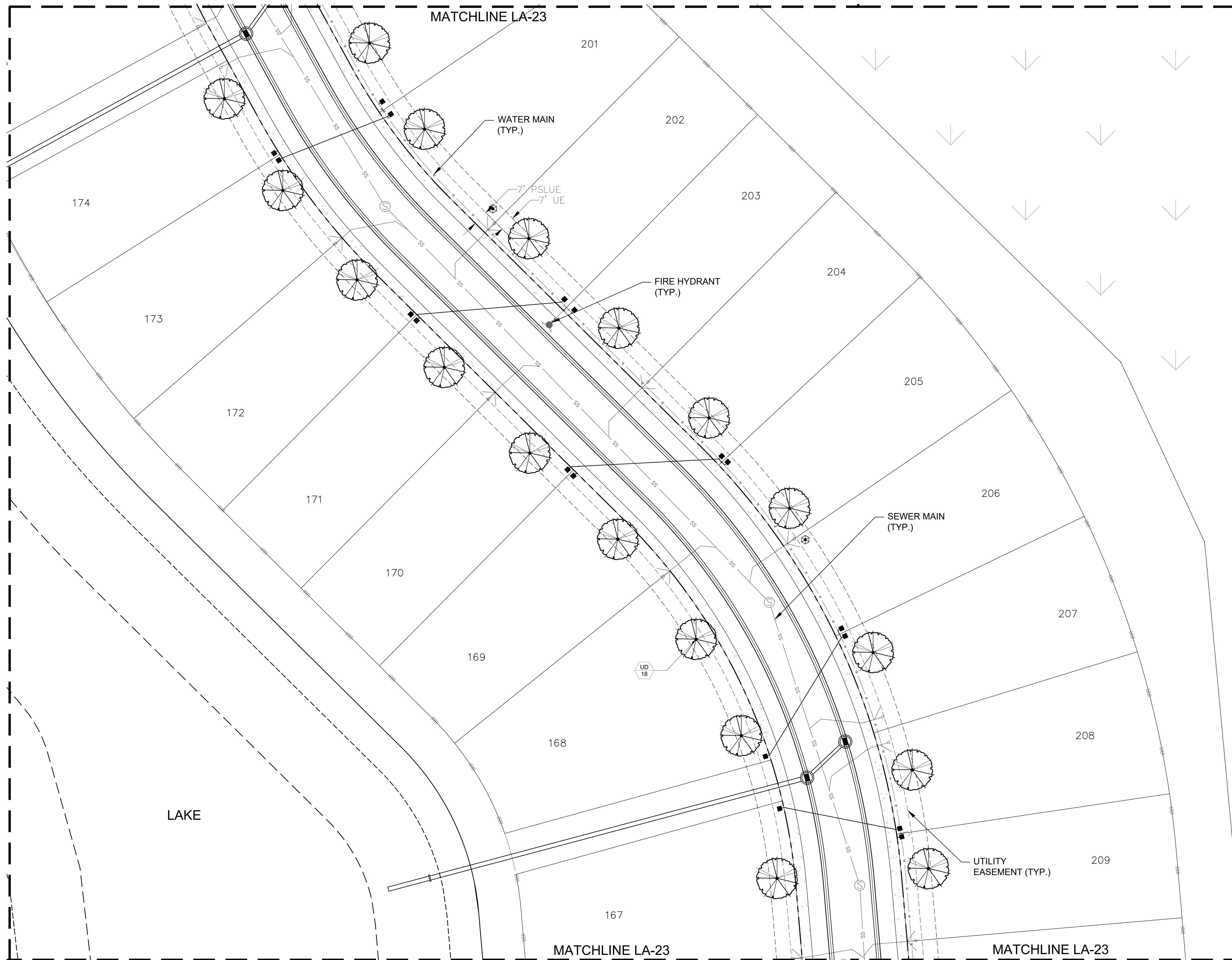
SCALE: 1" = 20'



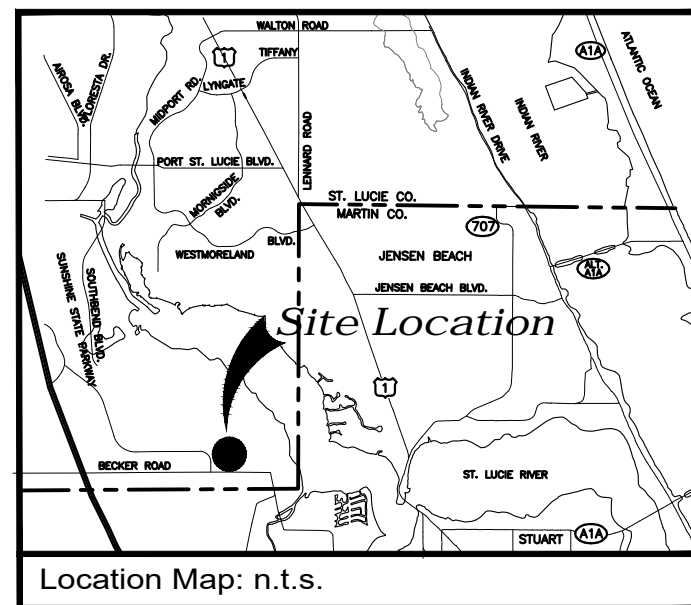
REG. # 1018
 Thomas P. Lucido

Designer: BW
 Manager: SG
 Project Number: 19-905
 Municipal Number:
 Computer File:

LA-23



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 34th St.
 Vero Beach, FL 32960

Veranda Estates

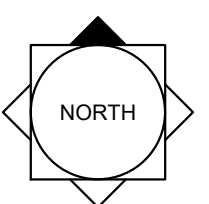
Landscape Plans

Port St. Lucie, Florida

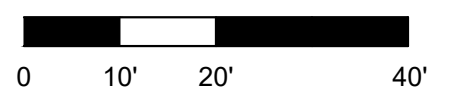
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.29.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |

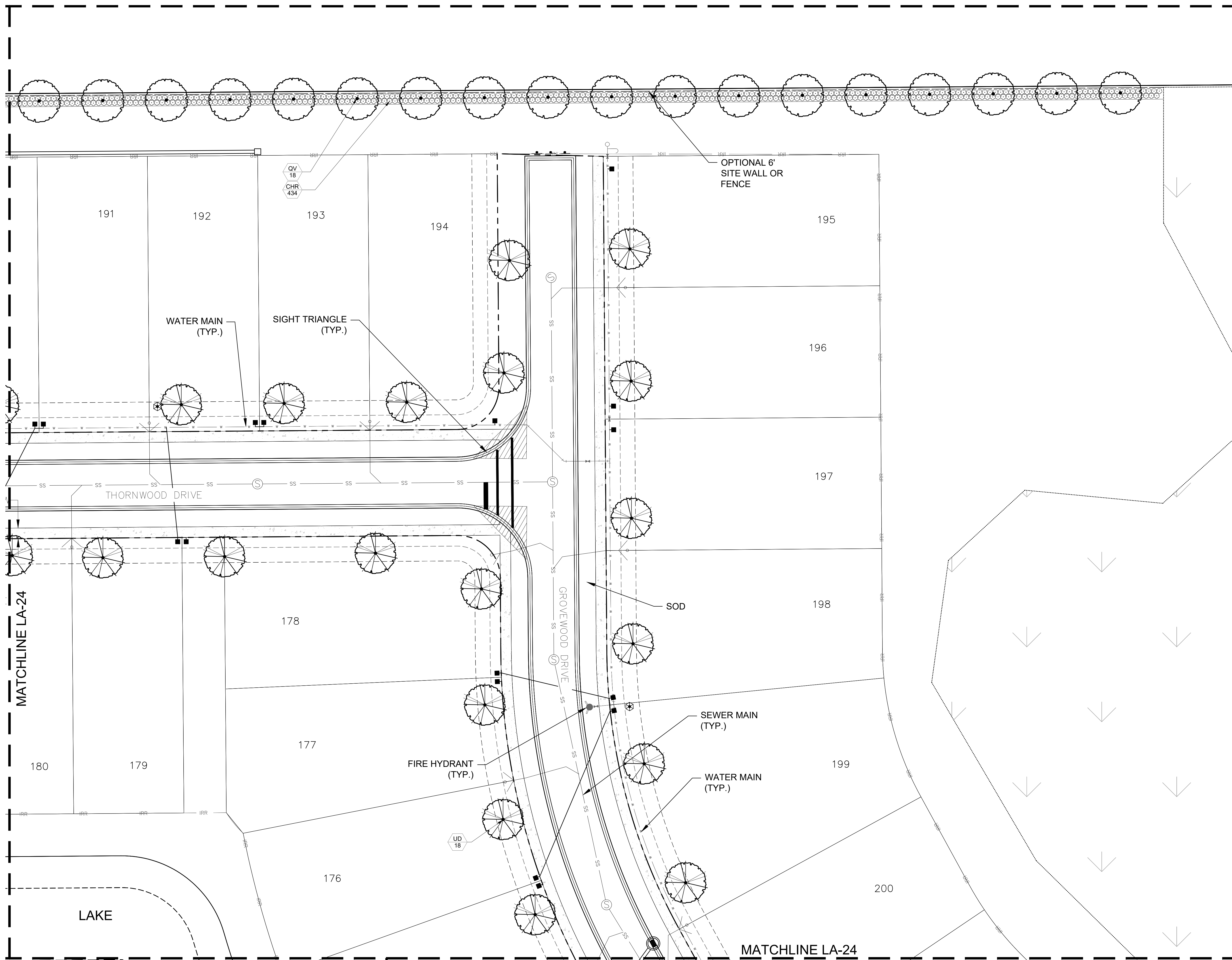


SCALE: 1" = 20'

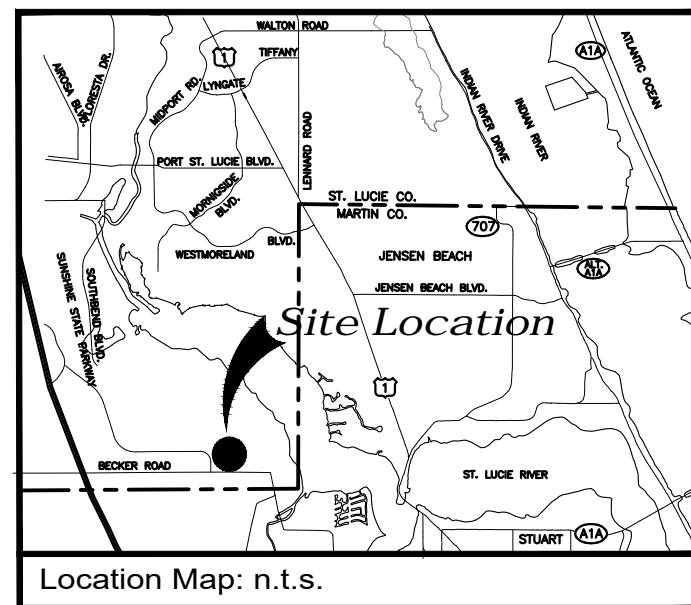


REG. # 1018
 Thomas P. Lucido

Designer BW Sheet
 Manager SG
 Project Number 19-905 **LA-24**
 Municipal Number
 Computer File



Key / Location:

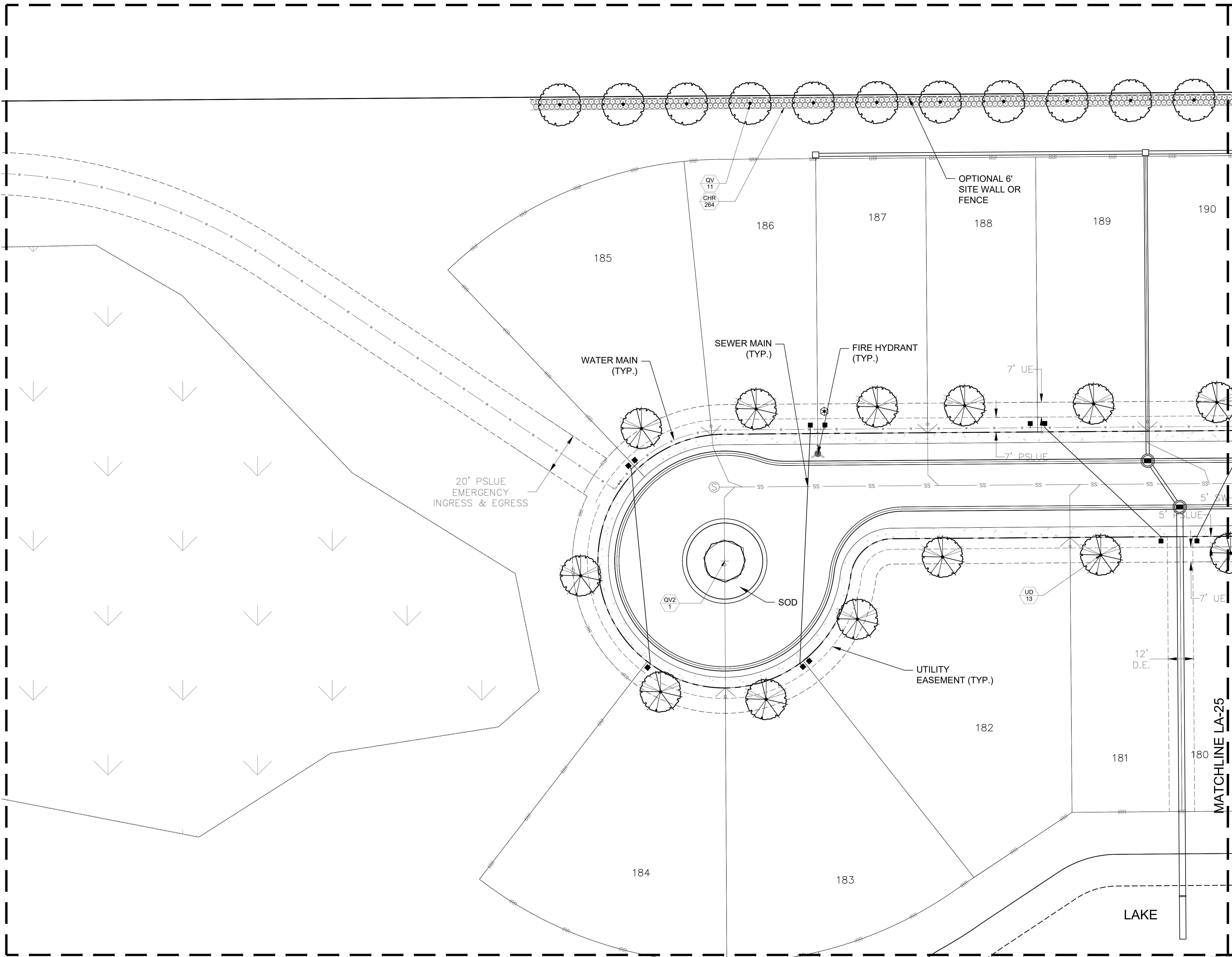


Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 24th St.
 Vero Beach, FL 32960



Veranda Estates

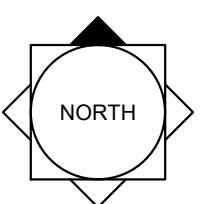
Landscape Plans

Port St. Lucie, Florida

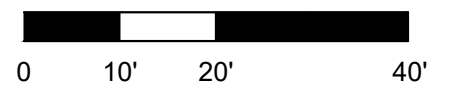
P20-221

PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 07.29.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |



SCALE: 1" = 20'

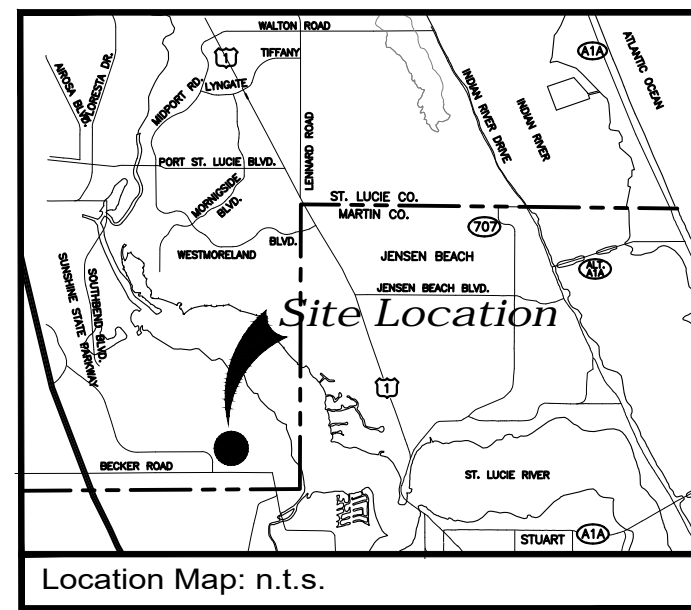


REG. # 1018
 Thomas P. Lucido

Designer: BW
 Manager: SG
 Project Number: 19-905
 Municipal Number:
 Computer File:

Sheet
LA-25

Key / Location:

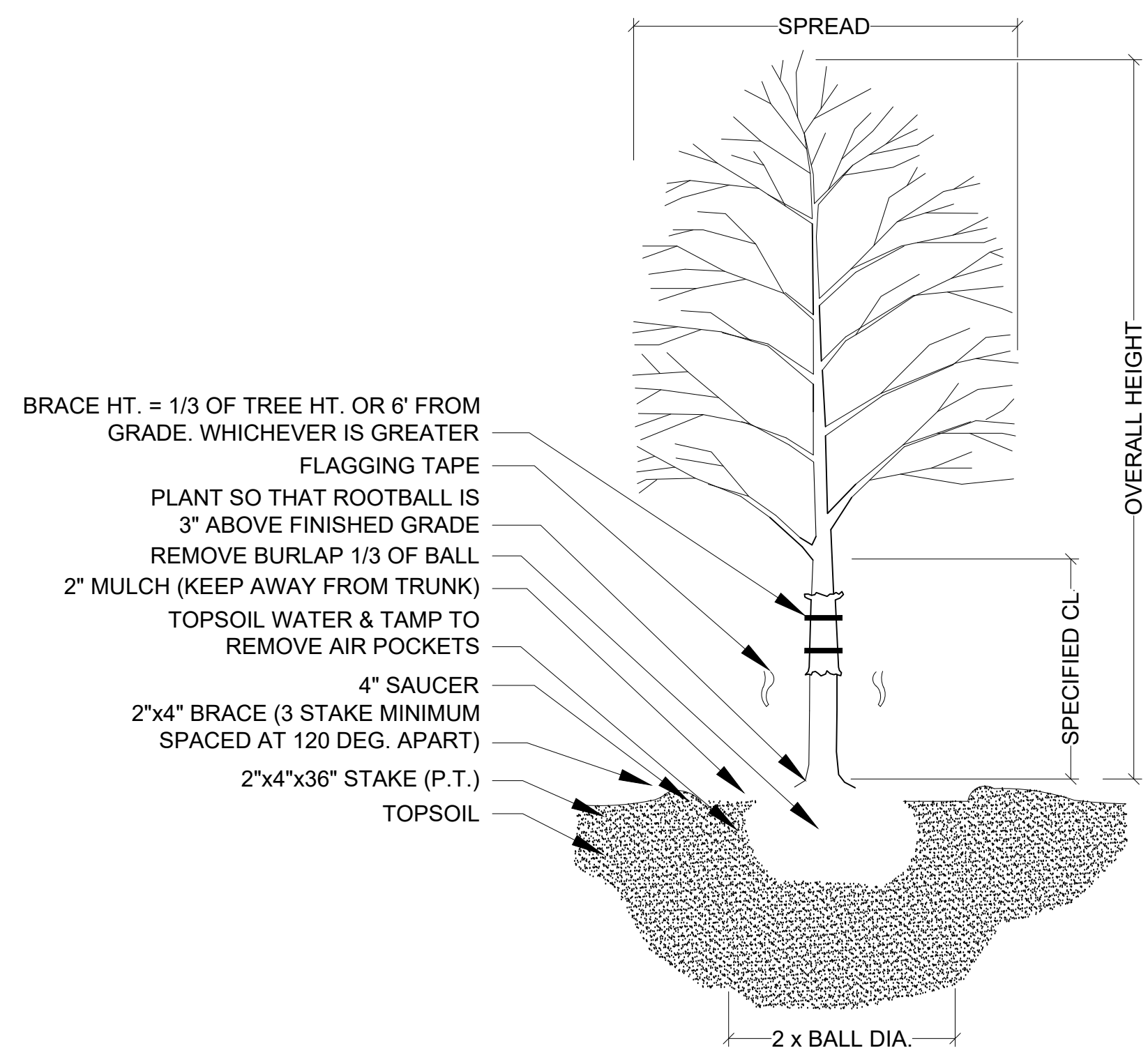


Project Team:

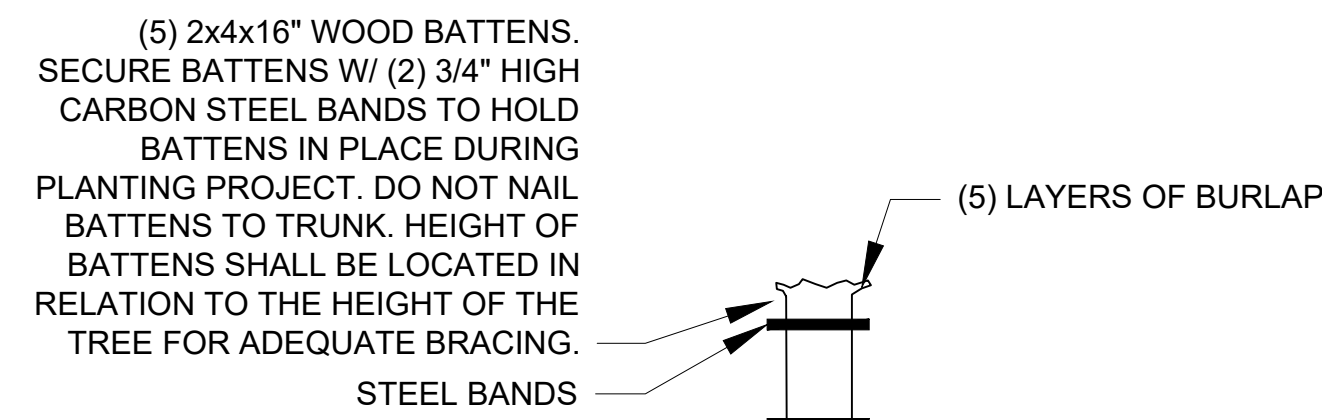
Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

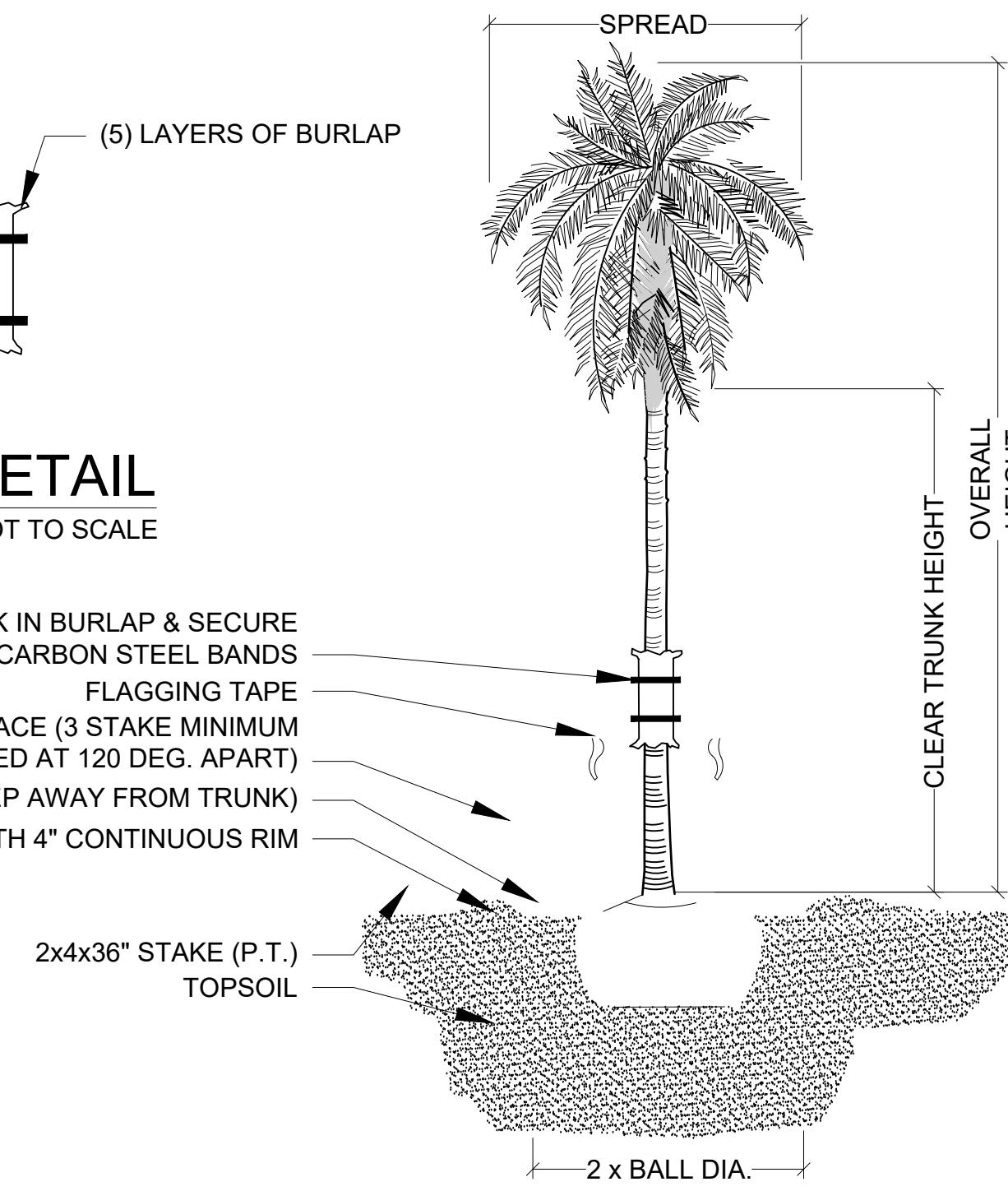
Engineer: Kinley Horn & Associates
 445 24th St.
 Vero Beach, FL 32960



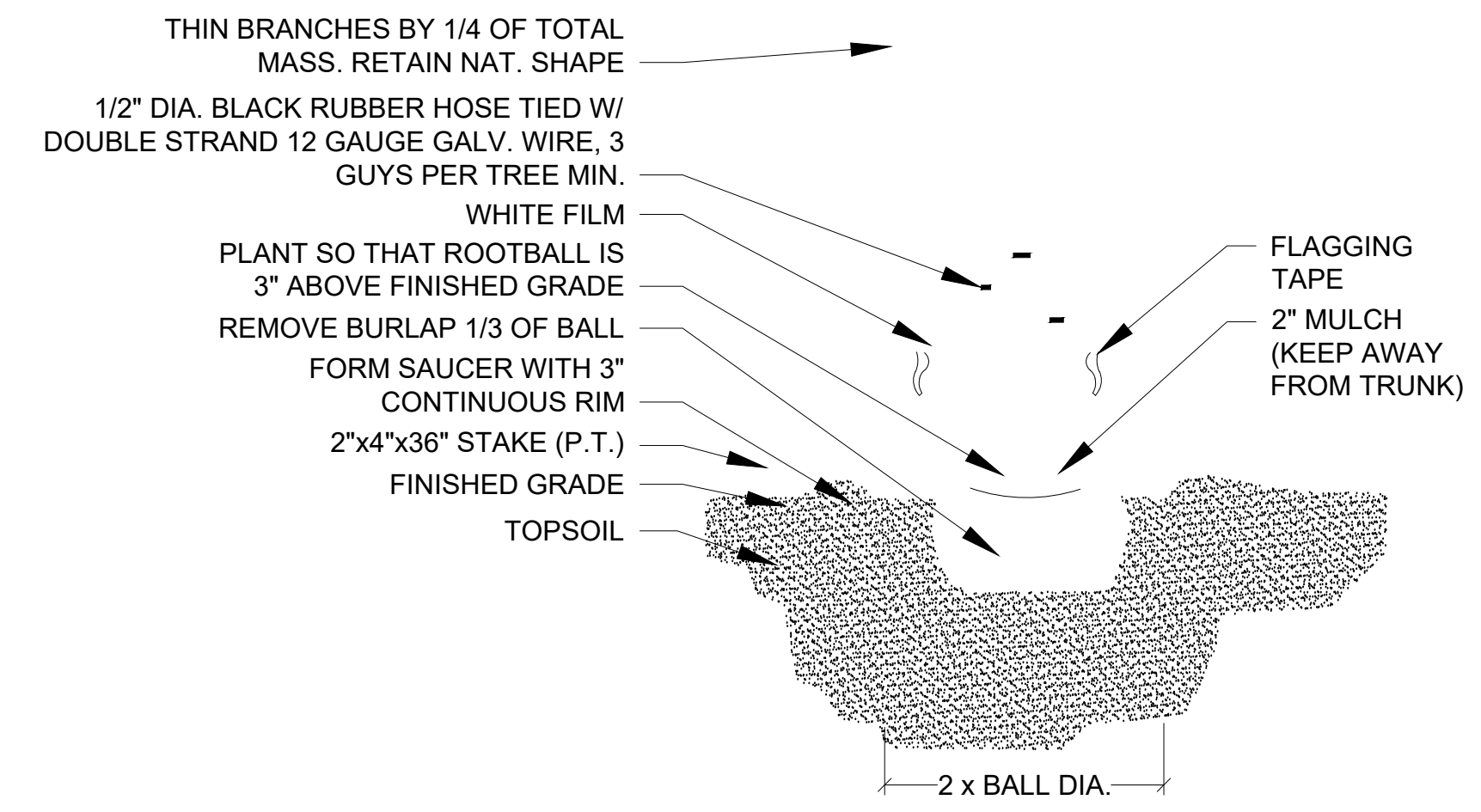
TREE PLANTING & STAKING
 NOT TO SCALE



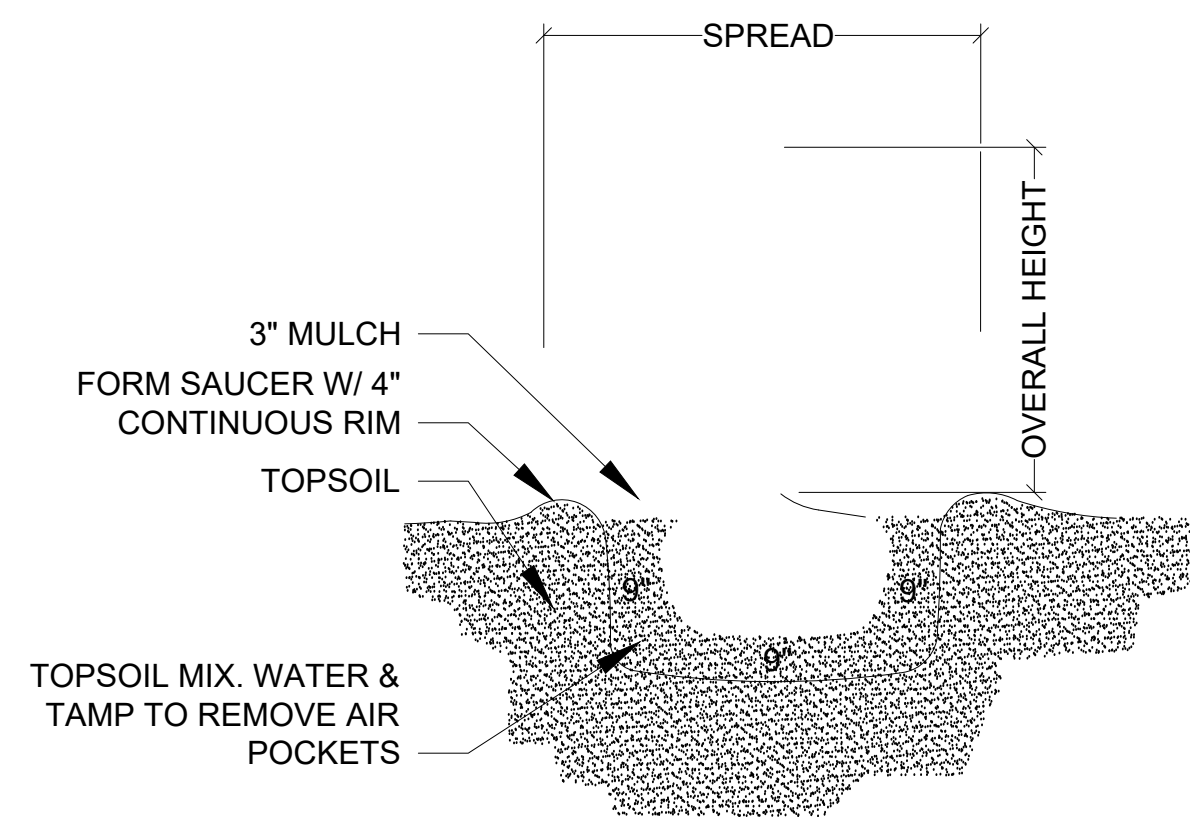
BRACING DETAIL
 NOT TO SCALE



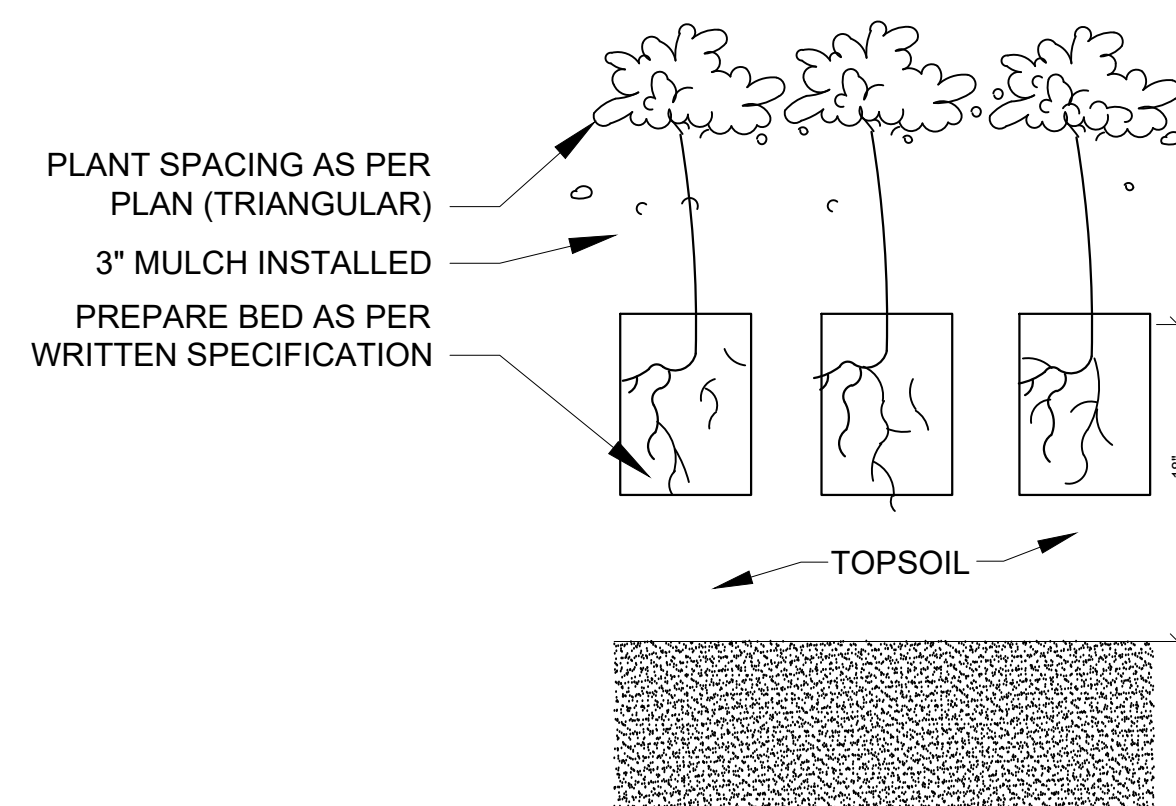
PALM PLANTING - ANGLE STAKE
 NOT TO SCALE



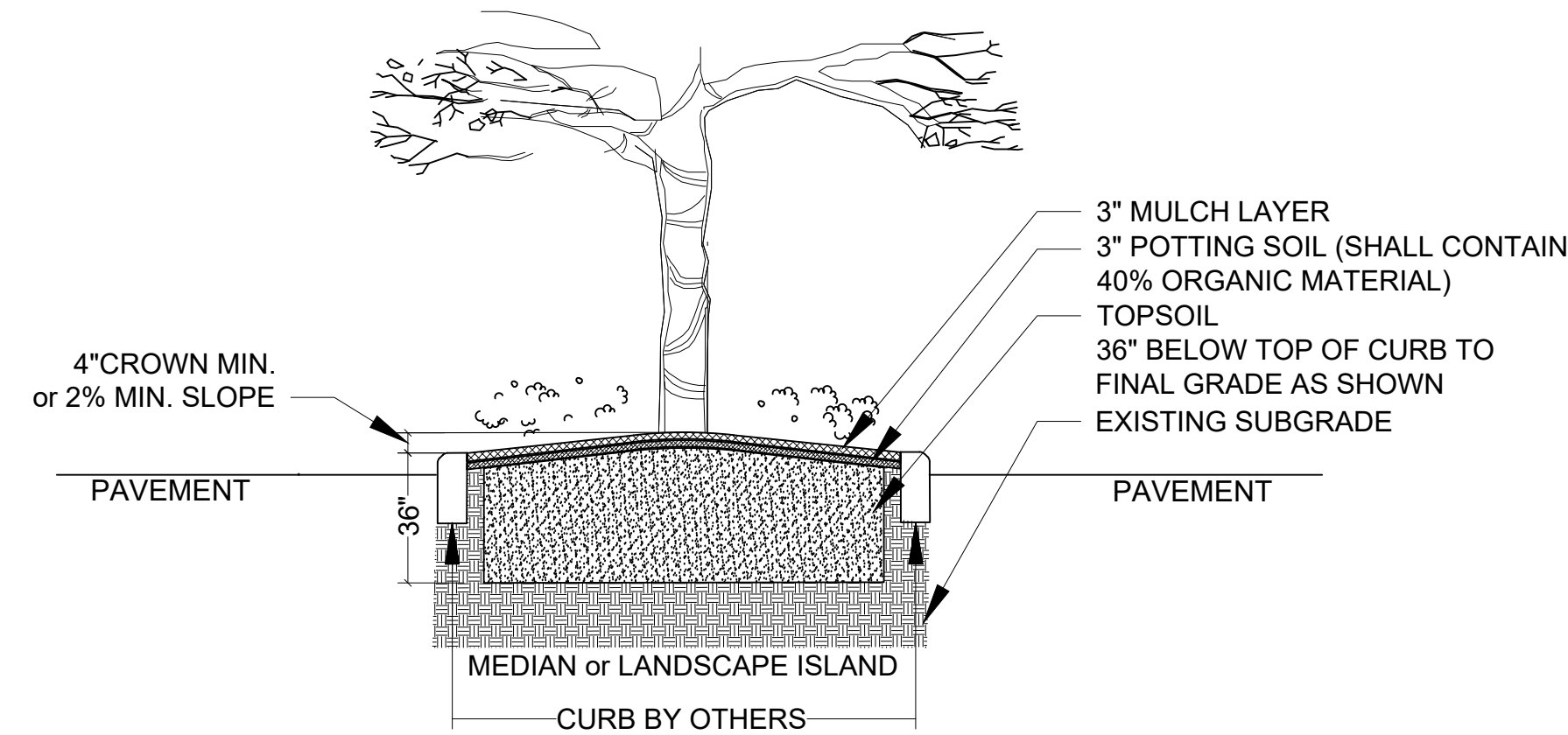
MULTI-TRUNK PLANTING & GUYING
 NOT TO SCALE



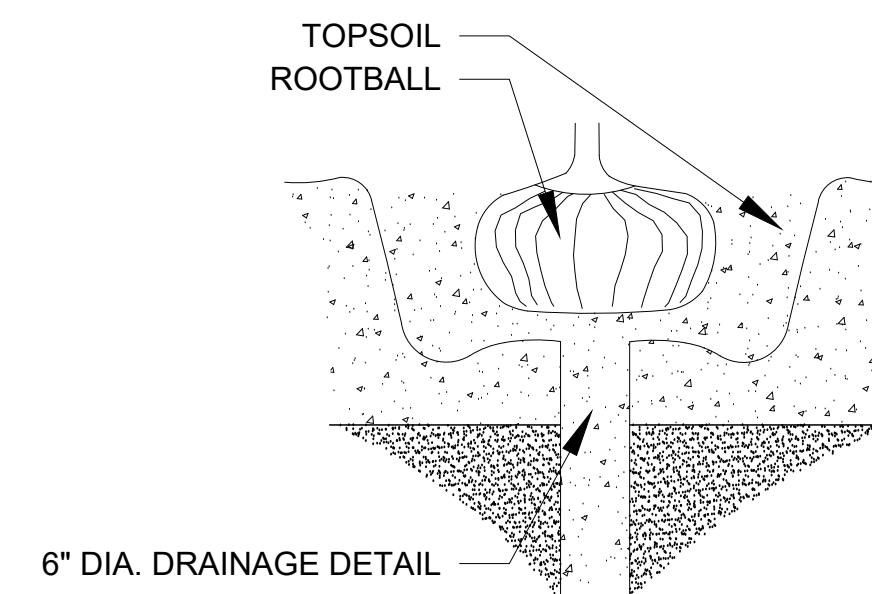
SHRUB PLANTING
 NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
 NOT TO SCALE



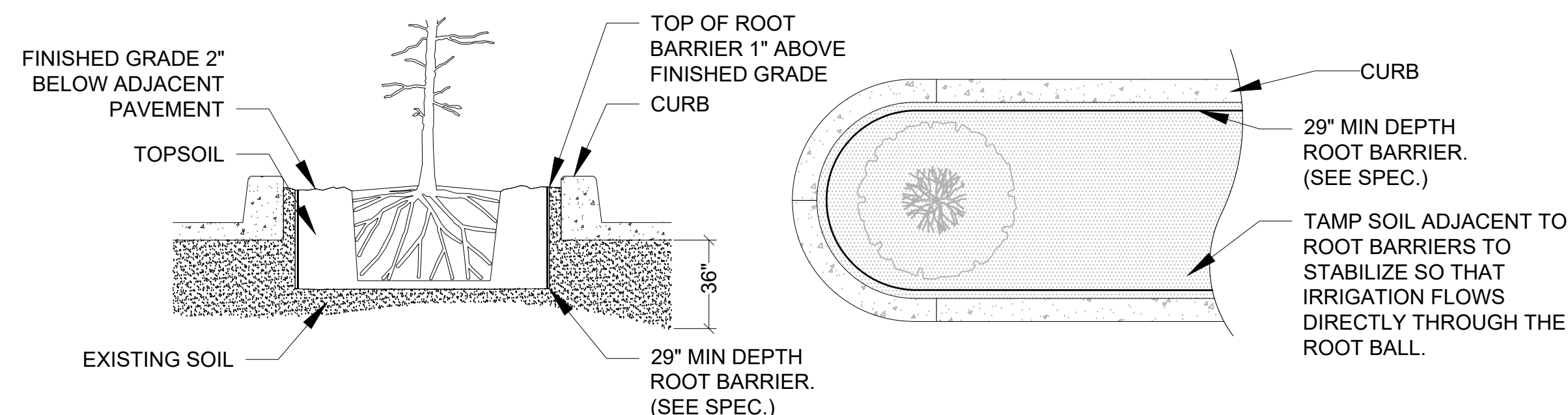
LANDSCAPE AREA PREPARATION DETAIL
 NOT TO SCALE



DRAINAGE TESTING DETAIL
 NOT TO SCALE

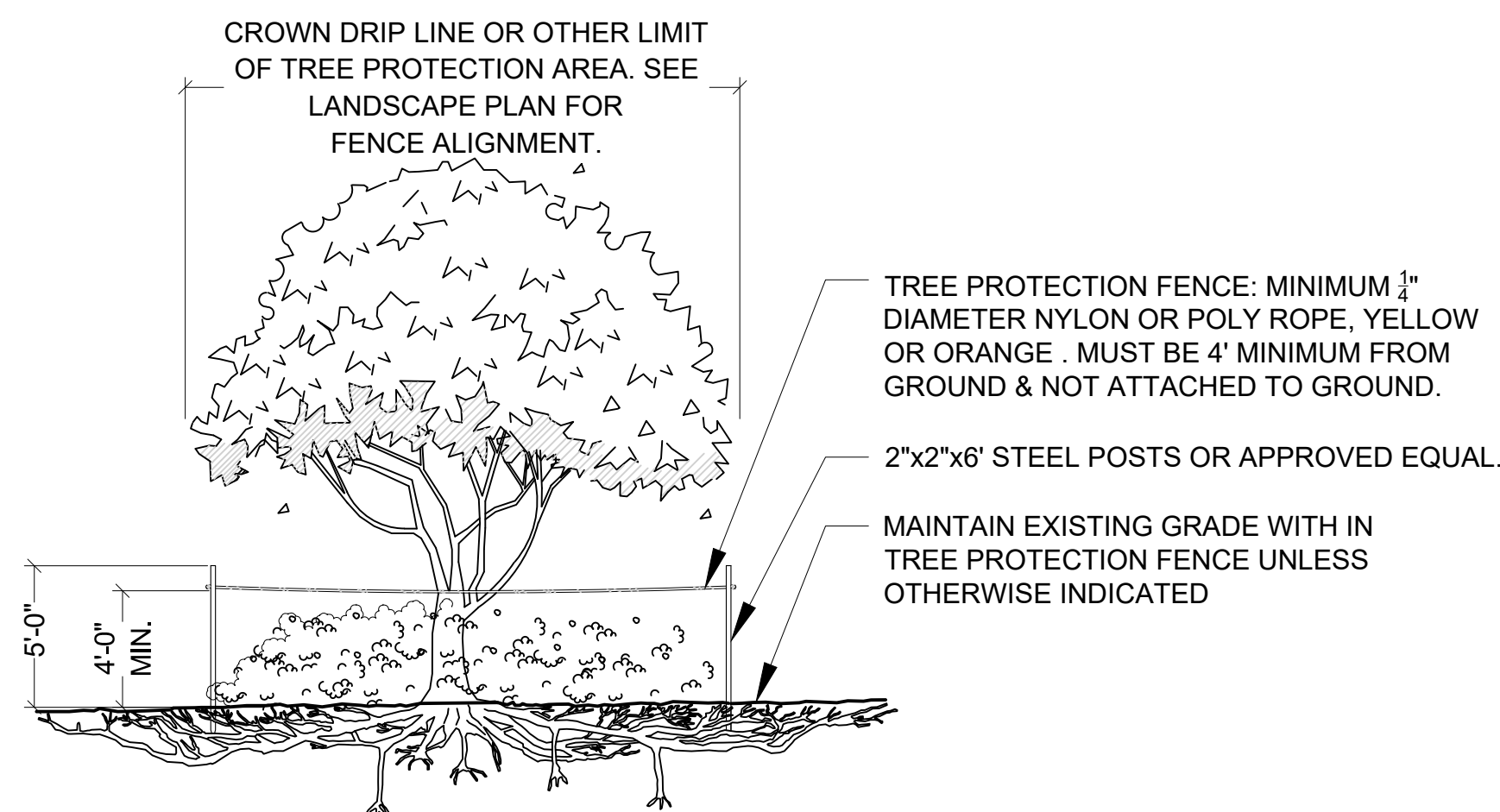
THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

- * 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



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
 NOT TO SCALE

- NOTES:
- 1- ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT AND OR CURB.
 - 2- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
 - 3- 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.
 - 2- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 - 3- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

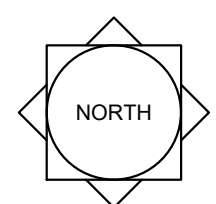
PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

- 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.

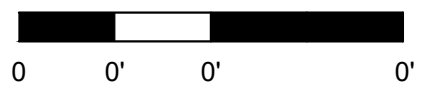
Port St. Lucie, Florida

P20-221
 PSLUSD Project No. 11-824-06

| Date | By | Description |
|----------|----|-------------------|
| 01.15.20 | BW | Initial Submittal |
| 03.04.20 | BW | ReSubmittal |
| 06.10.20 | BW | ReSubmittal |
| 11.04.20 | RM | ReSubmittal |
| 12.10.20 | RM | ReSubmittal |



SCALE: 1" = N.T.S.



REG. # 1018
 Thomas P. Lucido

Designer BW Sheet
 Manager SG
 Project Number 19-905
 Municipal Number
 Computer File

LA-26

