

Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

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Jupiter, Florida 33458

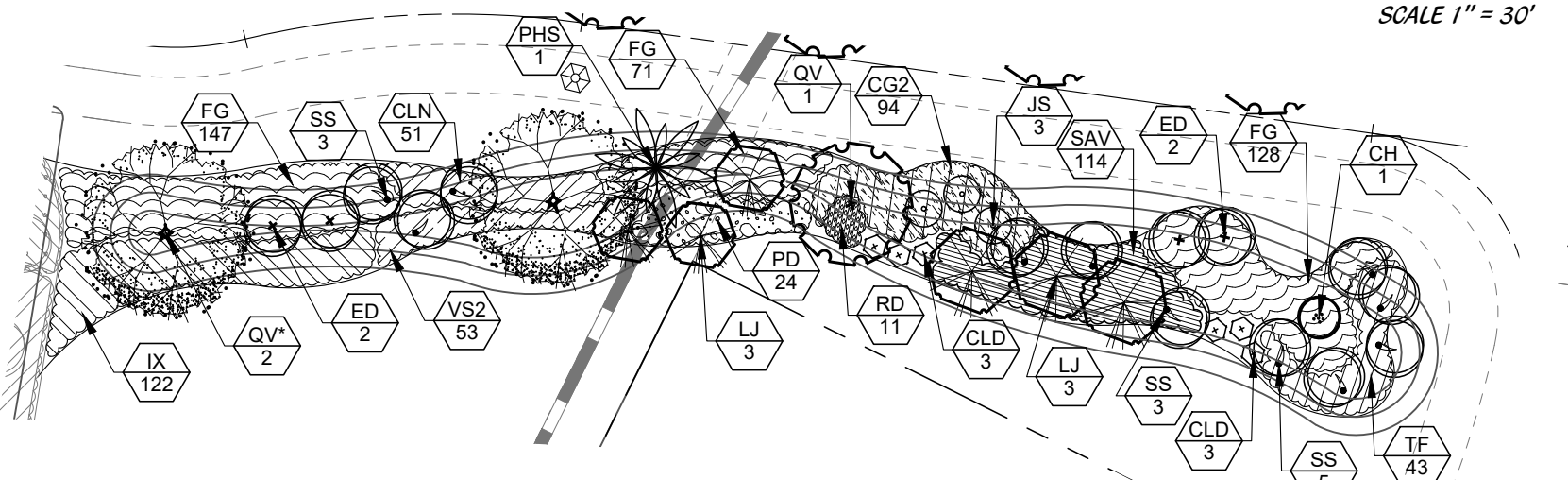
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VERANO SOUTH

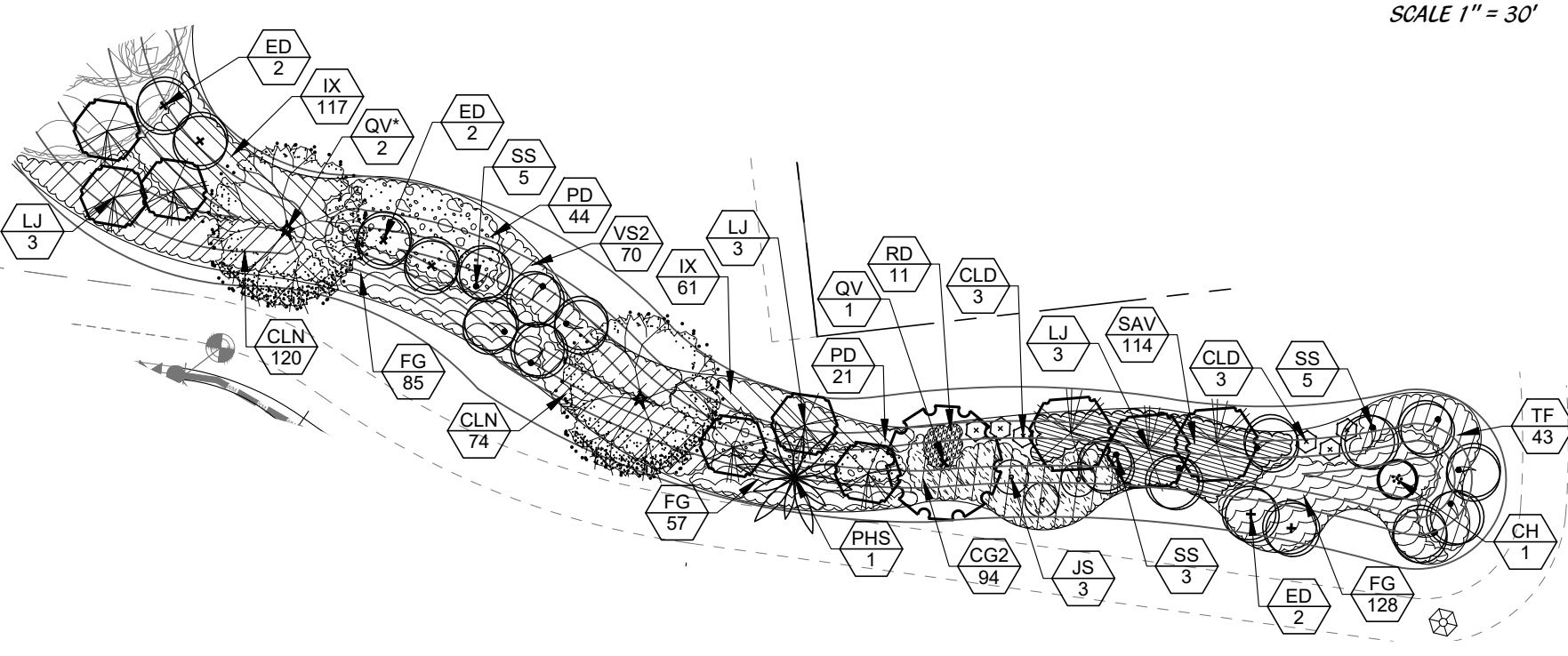
Port Saint Lucie, Florida



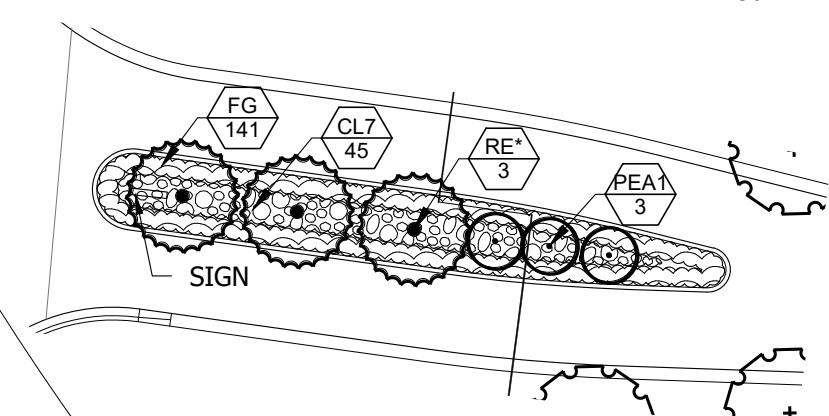
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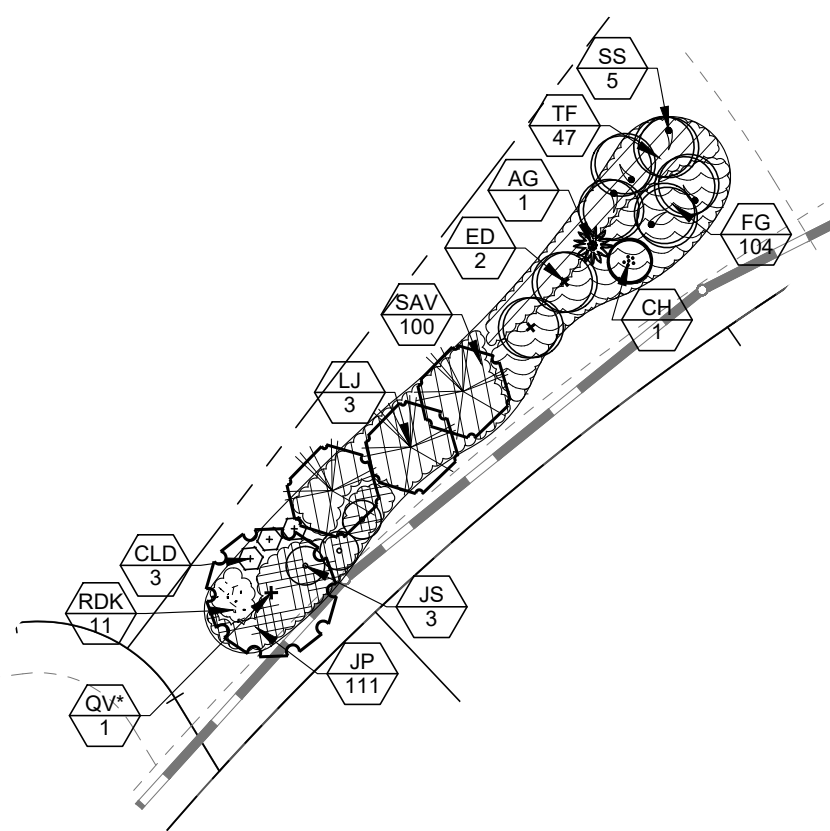
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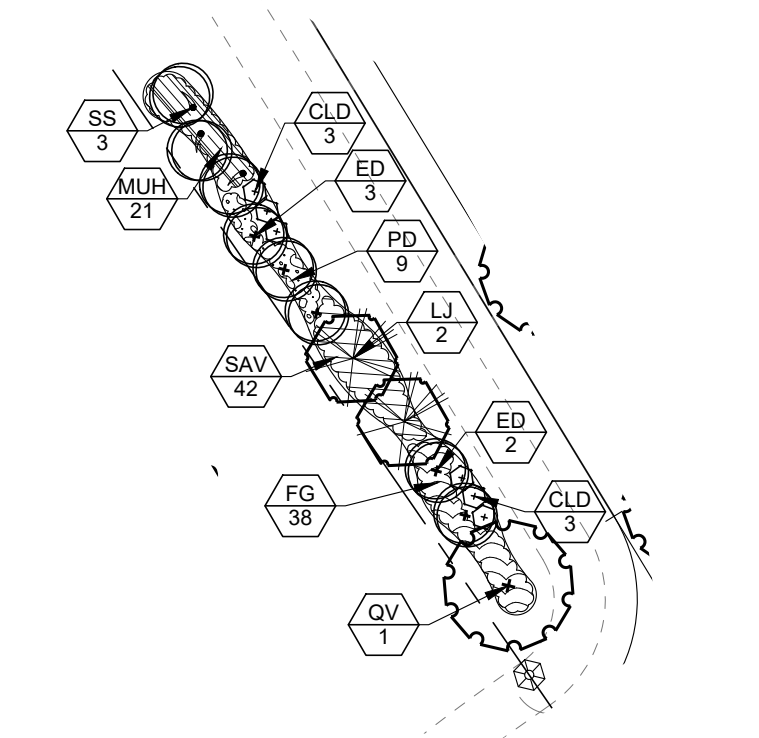
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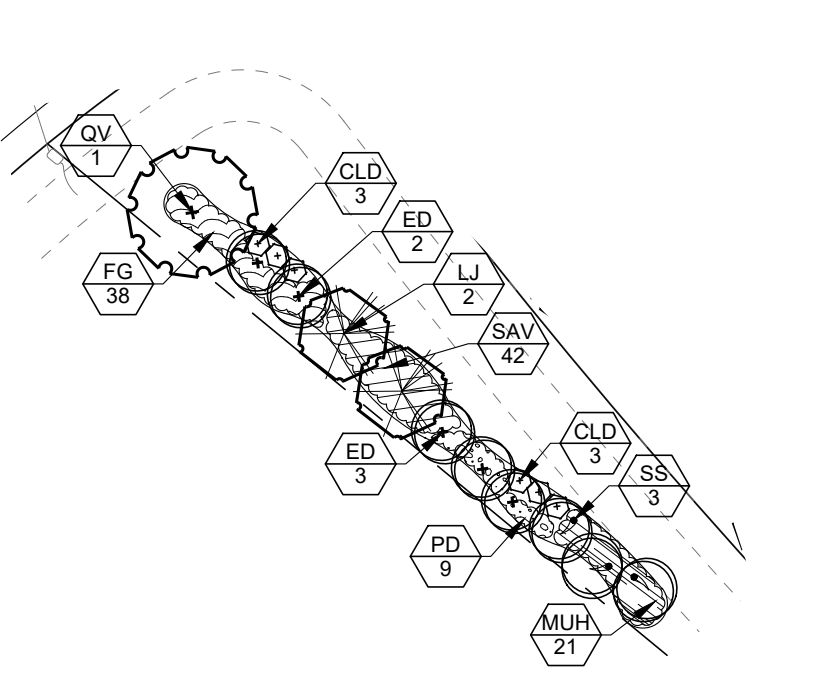
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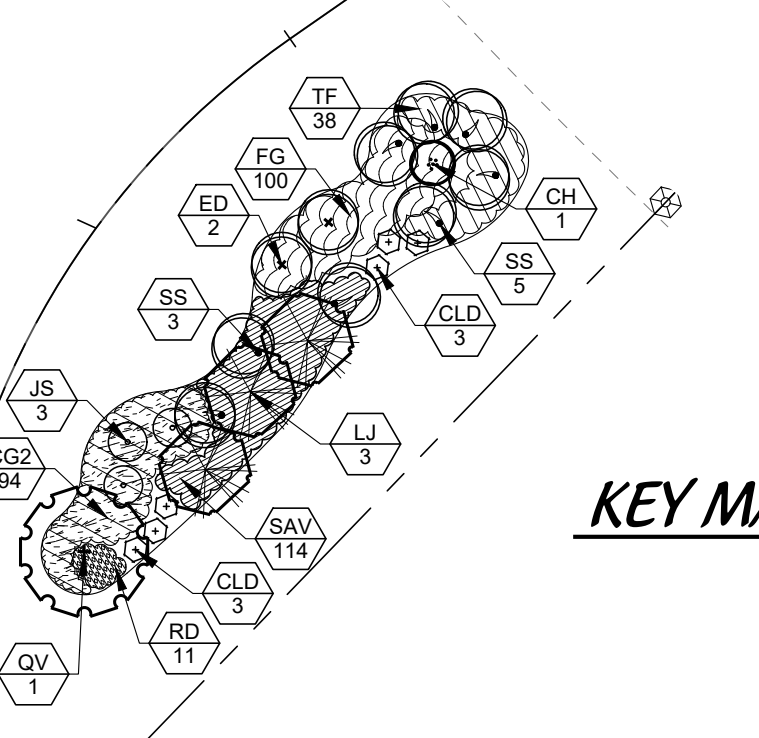
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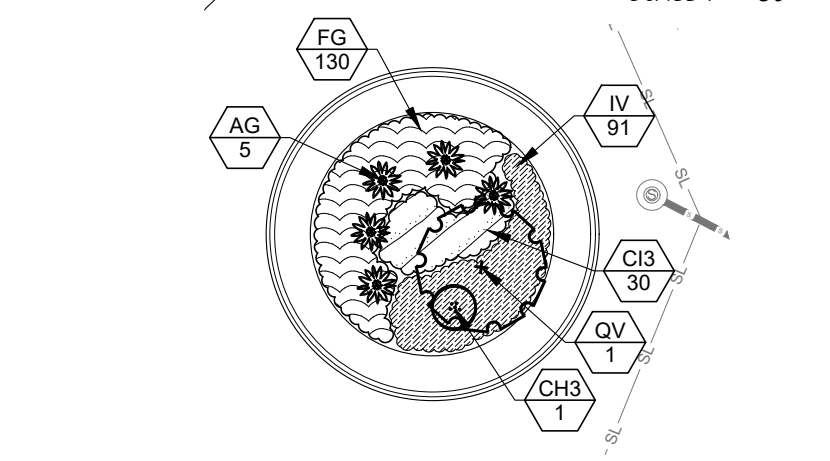
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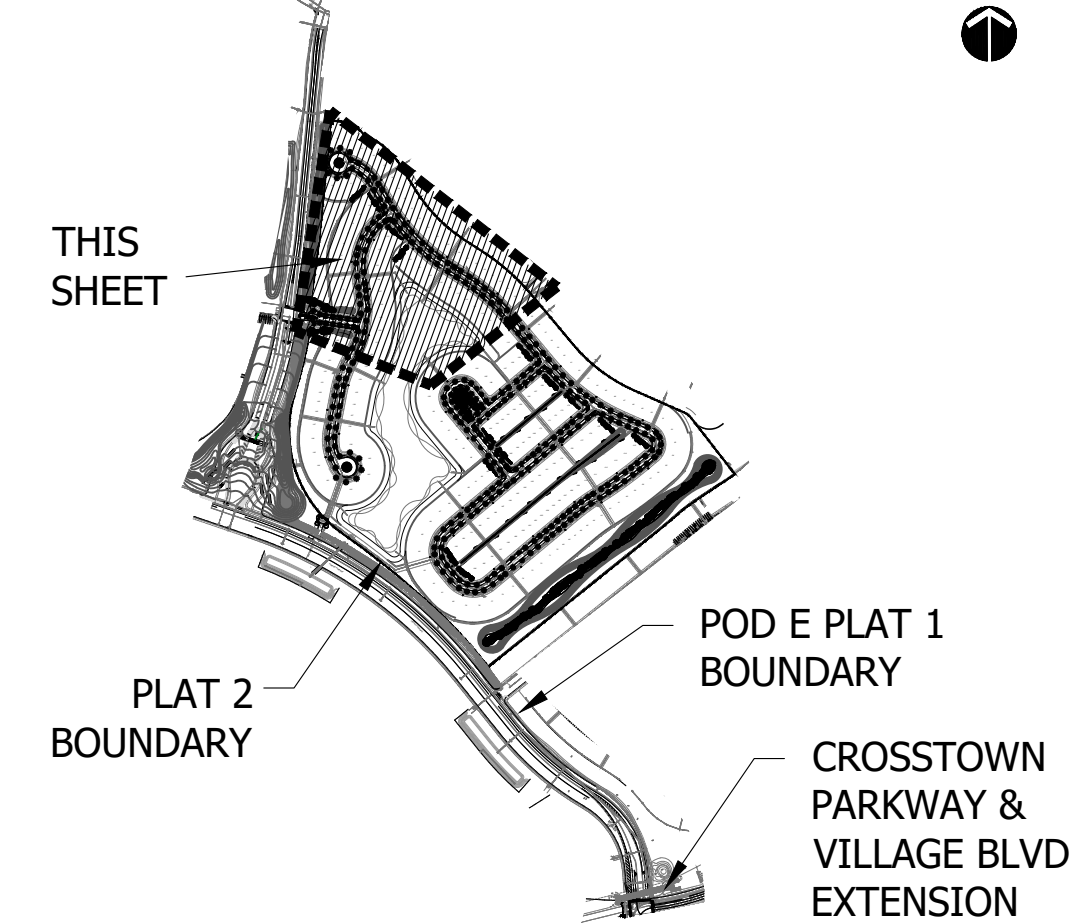
COMMON AREA 6
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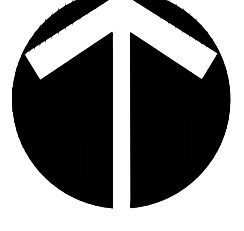
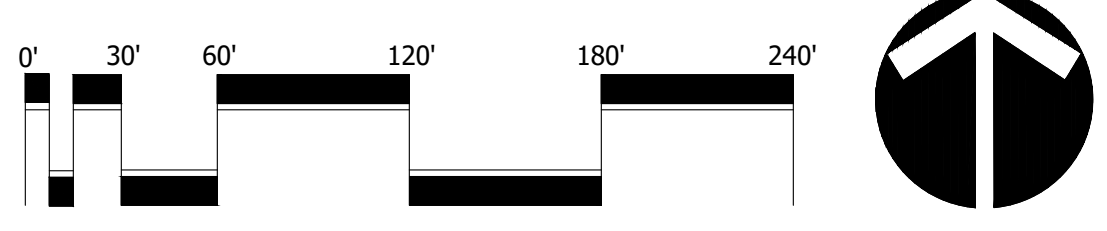
CUL-DE-SAC 1
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KEY MAP



PSLUSD # 11-652-34B
PSL# P21-154
POD E PLAT 2



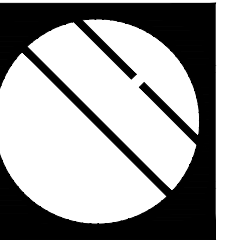
Scale: 1" = 60'-0"

North

DESIGNED	LAH
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SHEET **L1** OF 6

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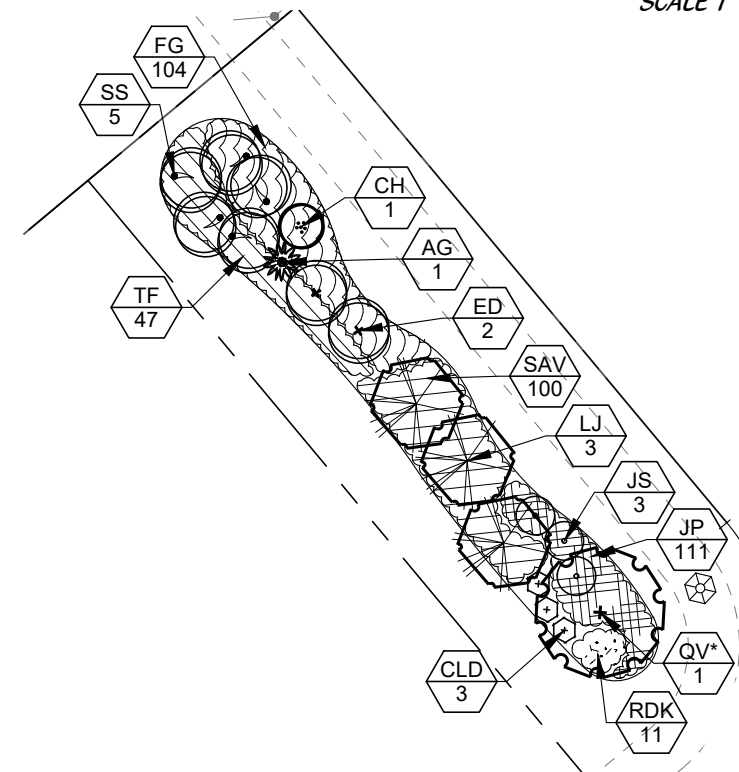
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VERANO SOUTH

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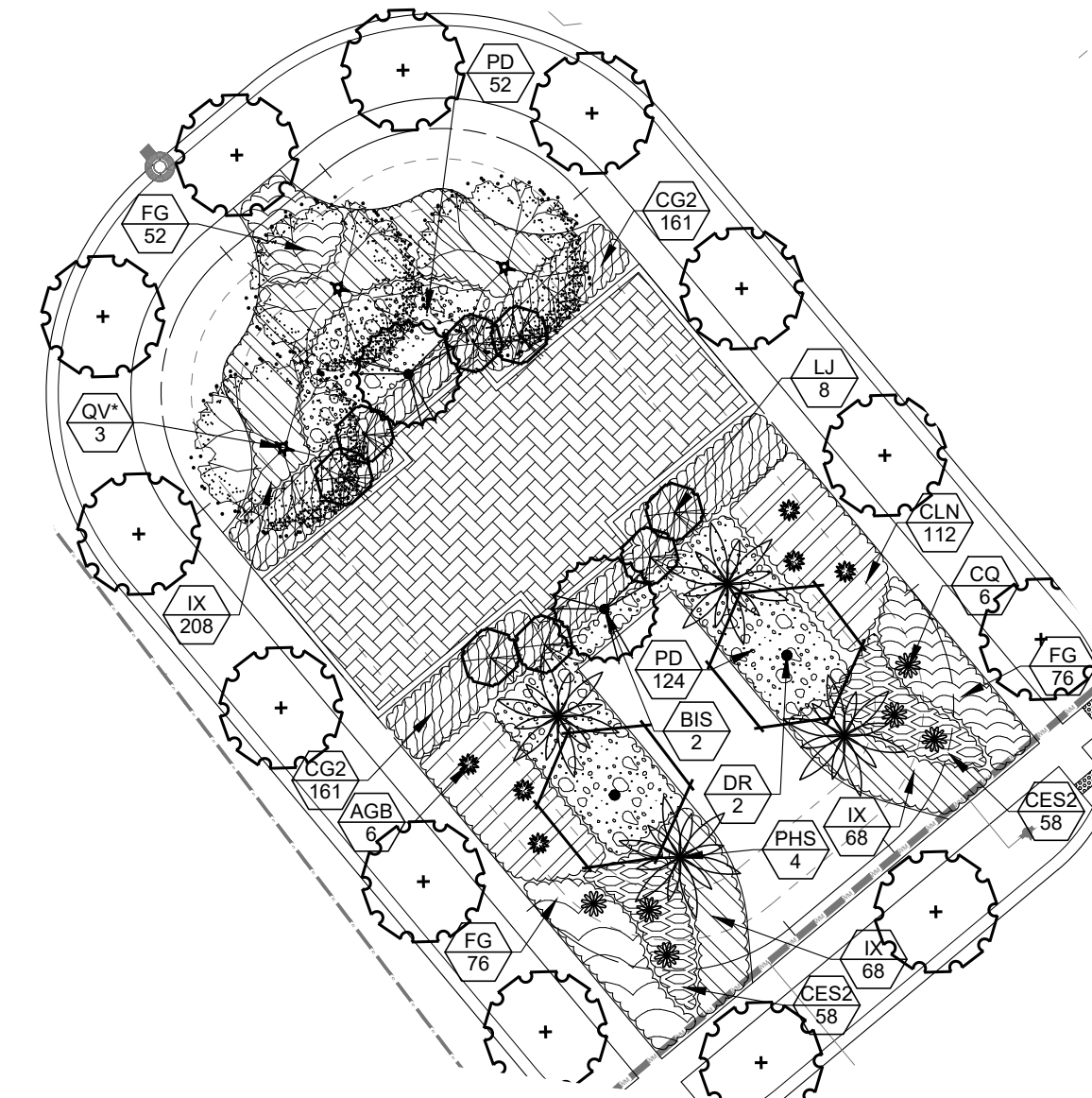
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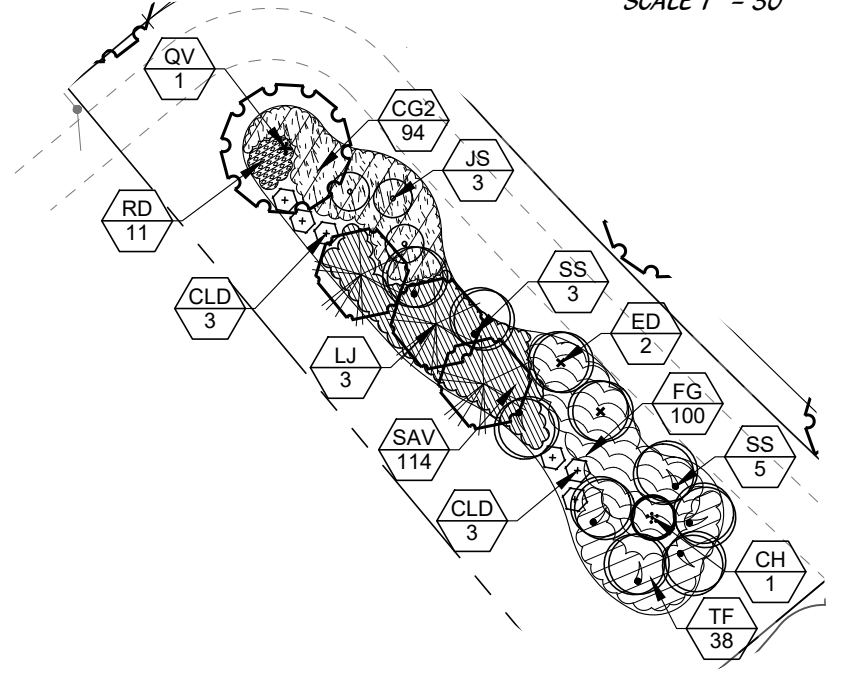
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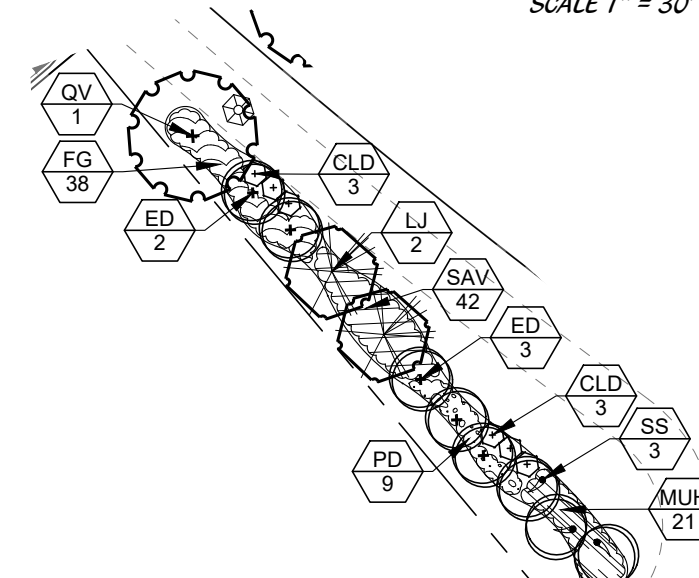
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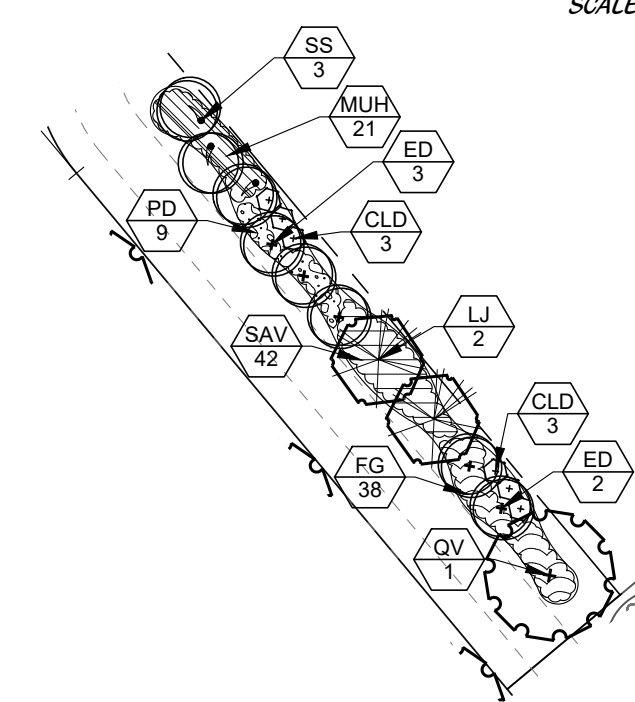
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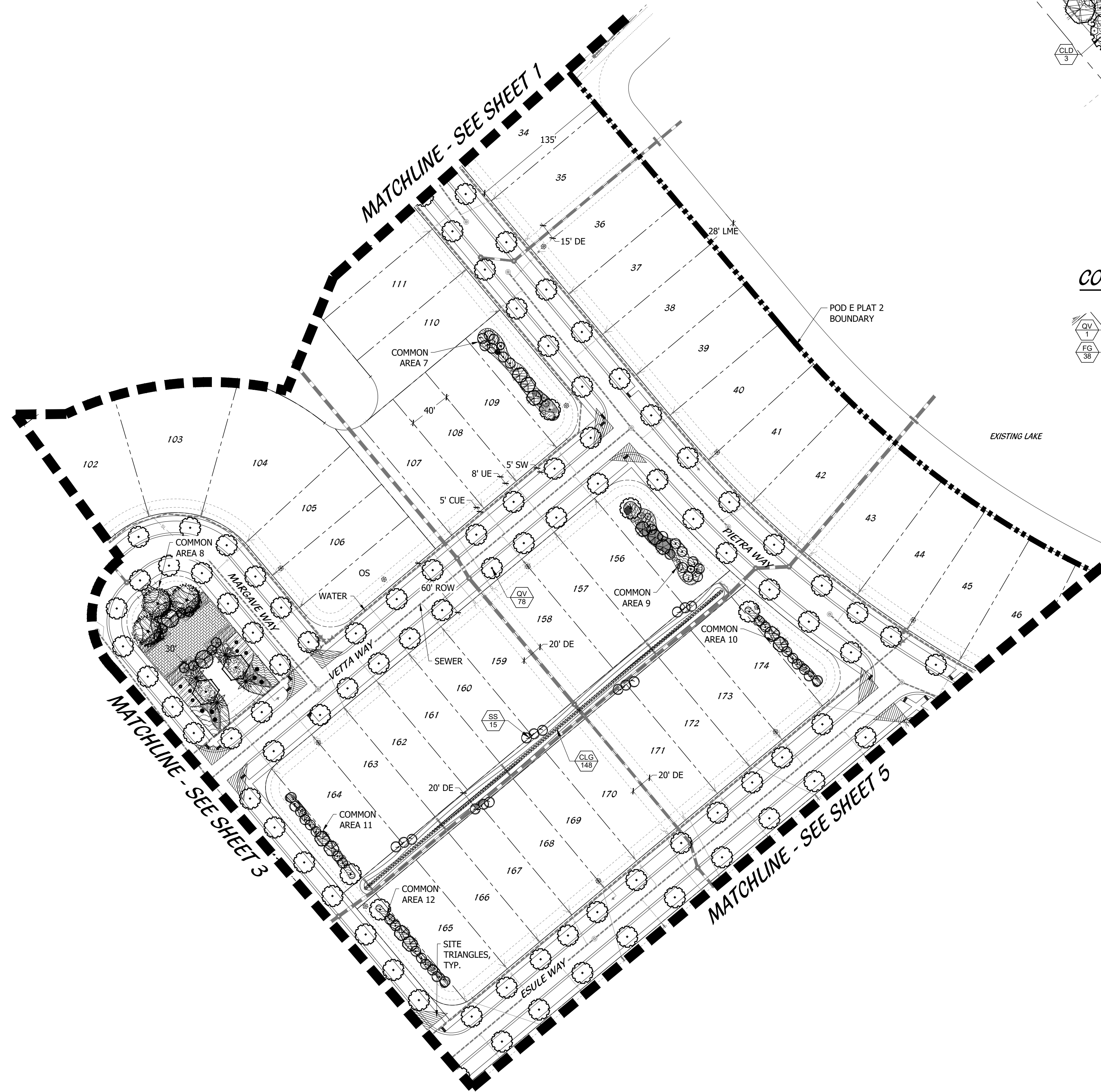
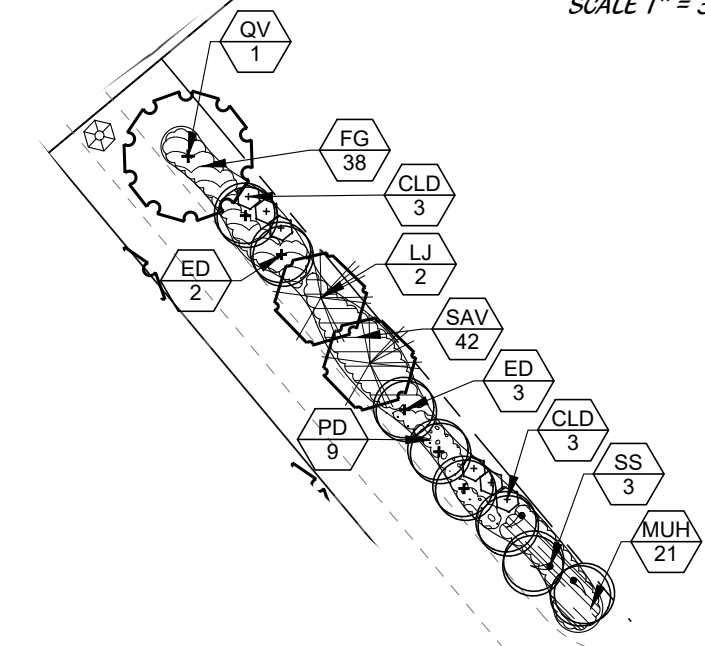
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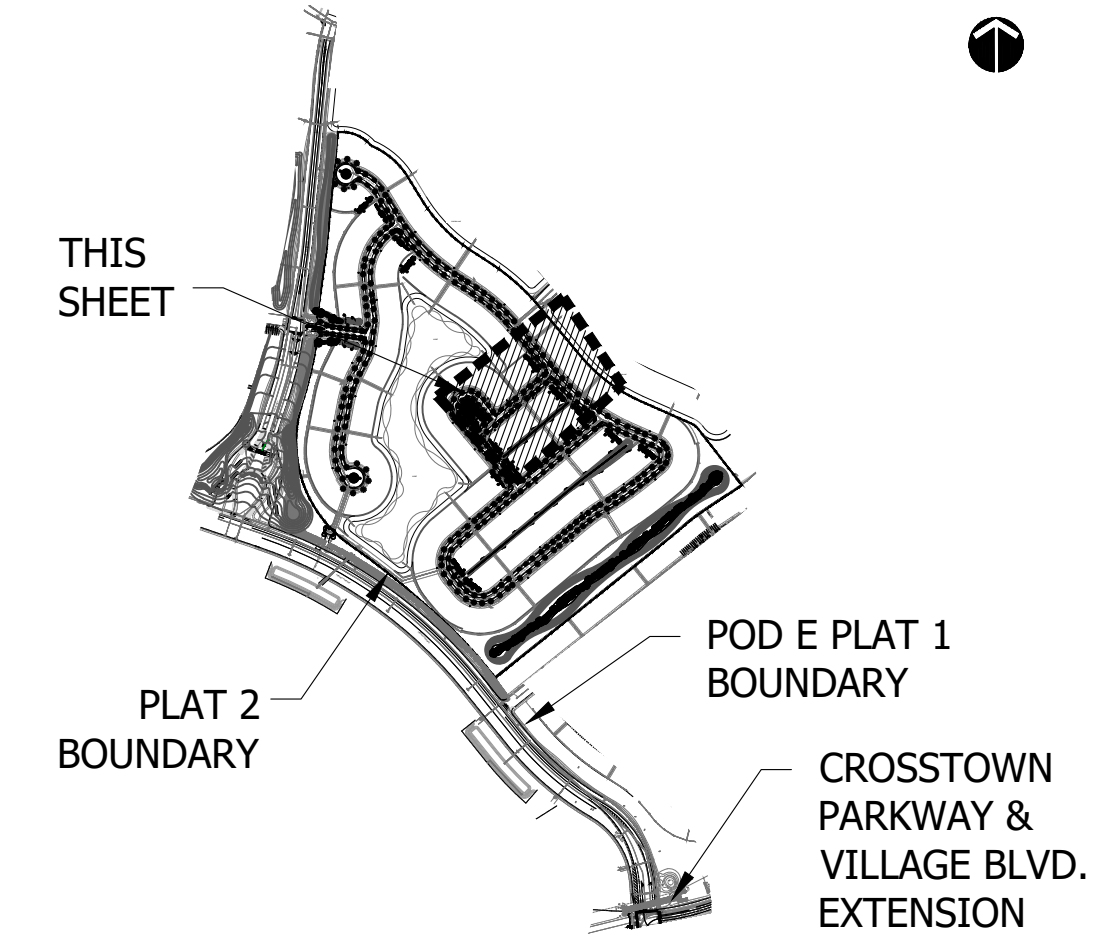


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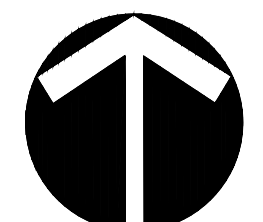
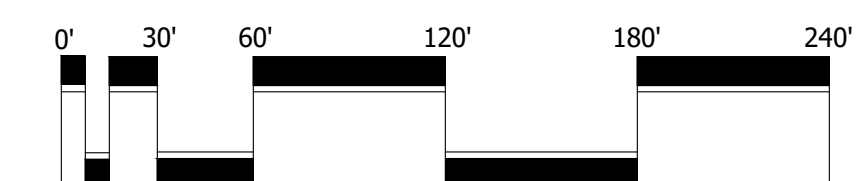
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KEY MAP



PSLUSD # 11-652-34B
PSL# P21-154
POD E PLAT 2



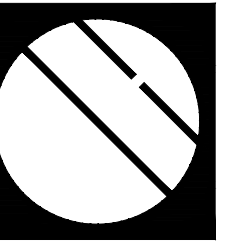
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North

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Port Saint Lucie, Florida

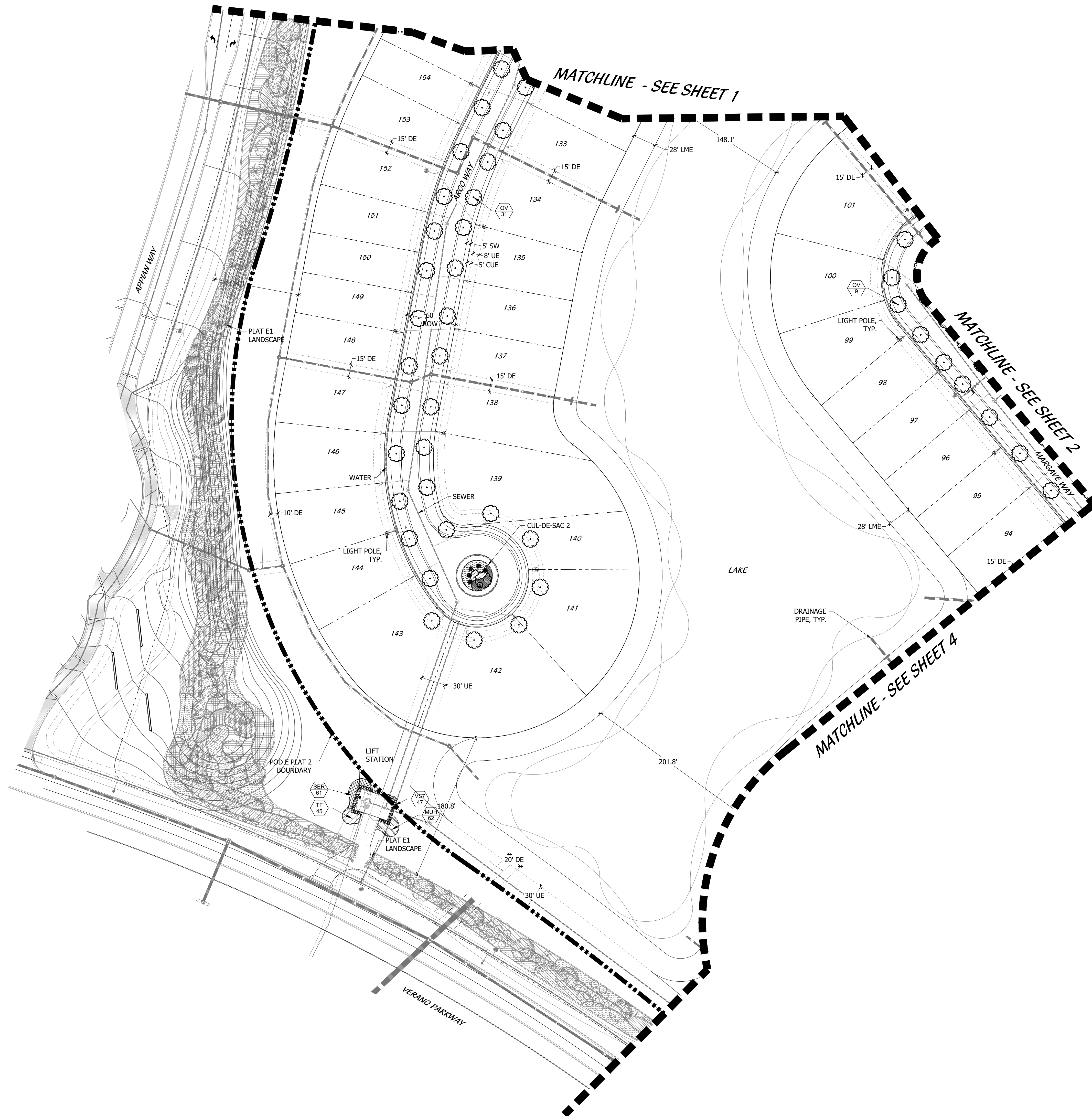
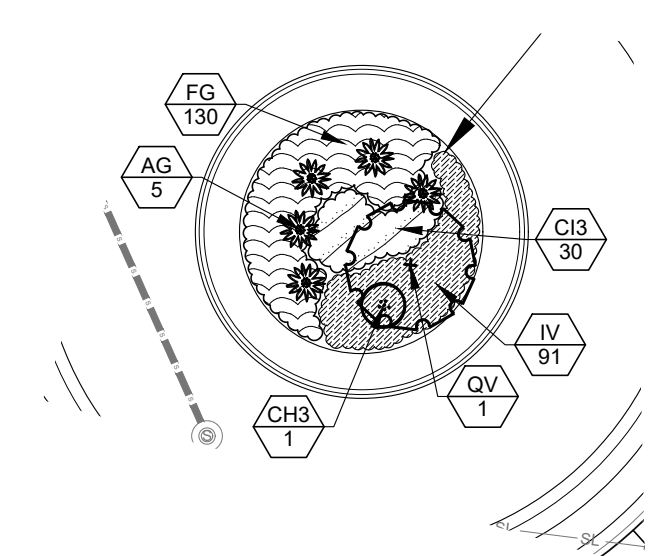
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SHEET **L3** OF **6**

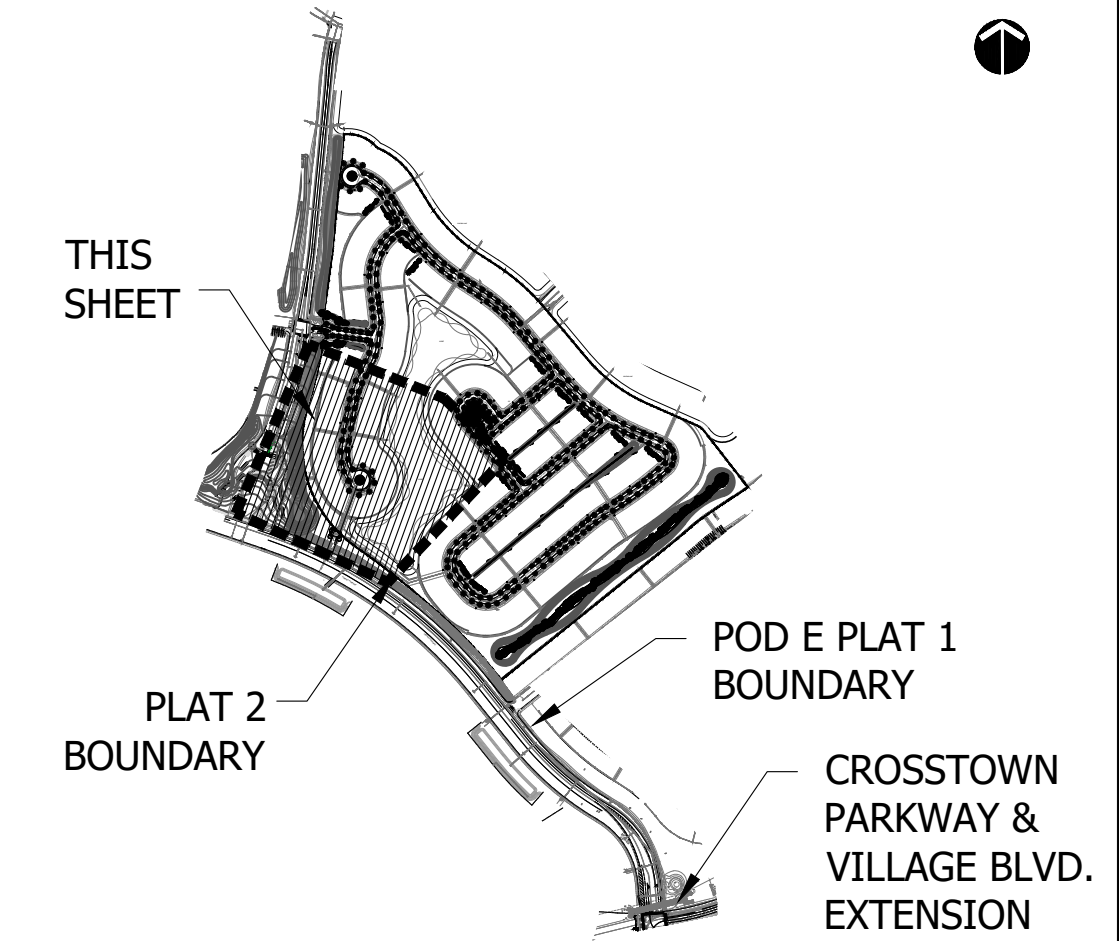
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CUL-DE-SAC 2

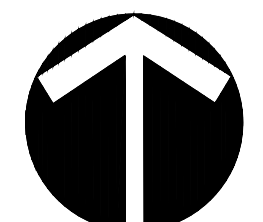
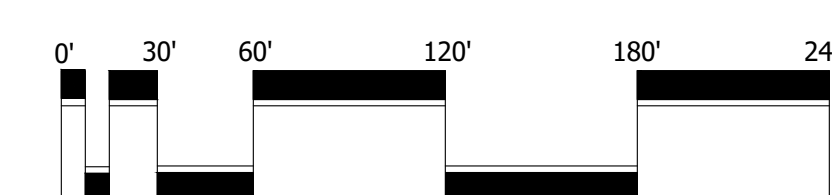
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KEY MAP

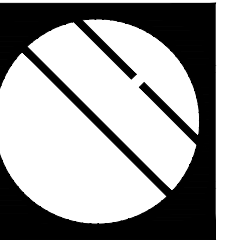


PSLUSD # 11-652-34B
PSL# P21-154
POD E PLAT 2



Scale: 1" = 60'-0"

North



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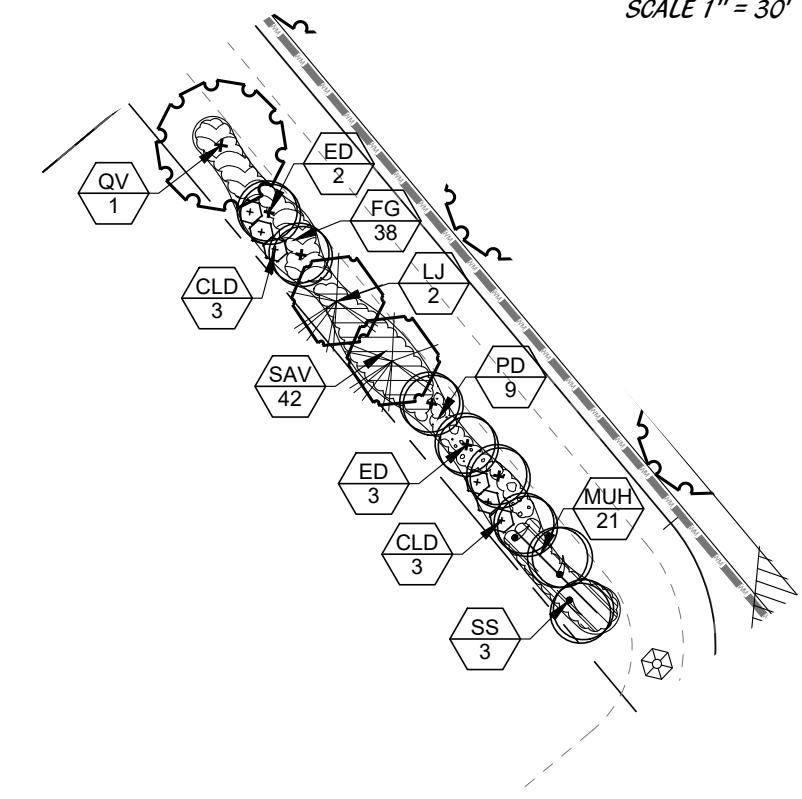
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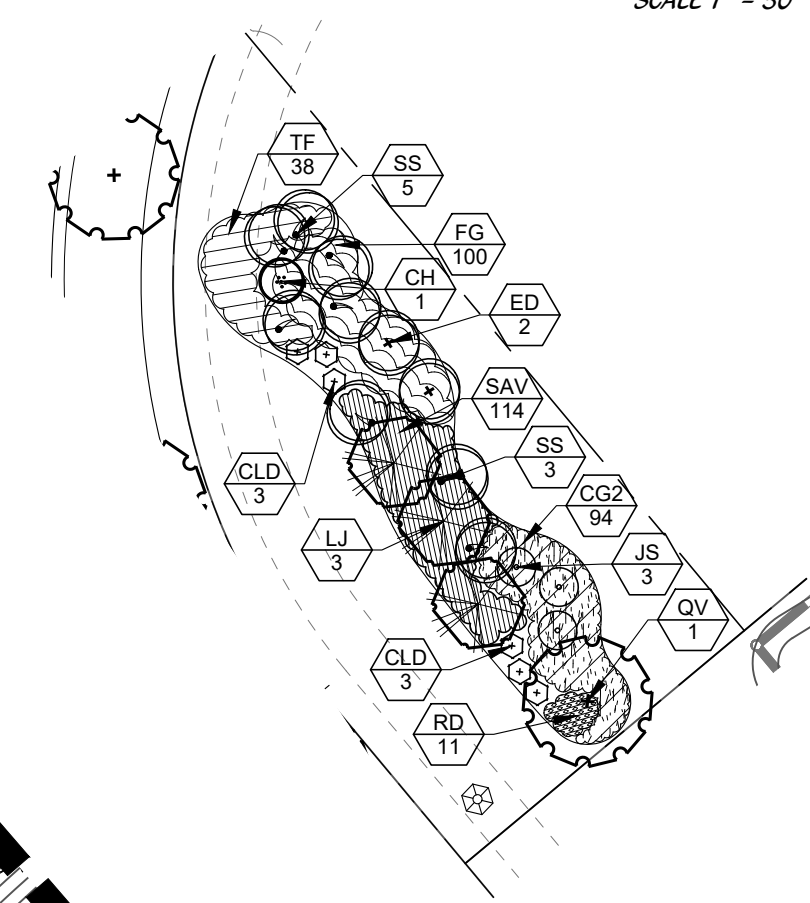
COMMON AREA 13

SCALE 1" = 30'



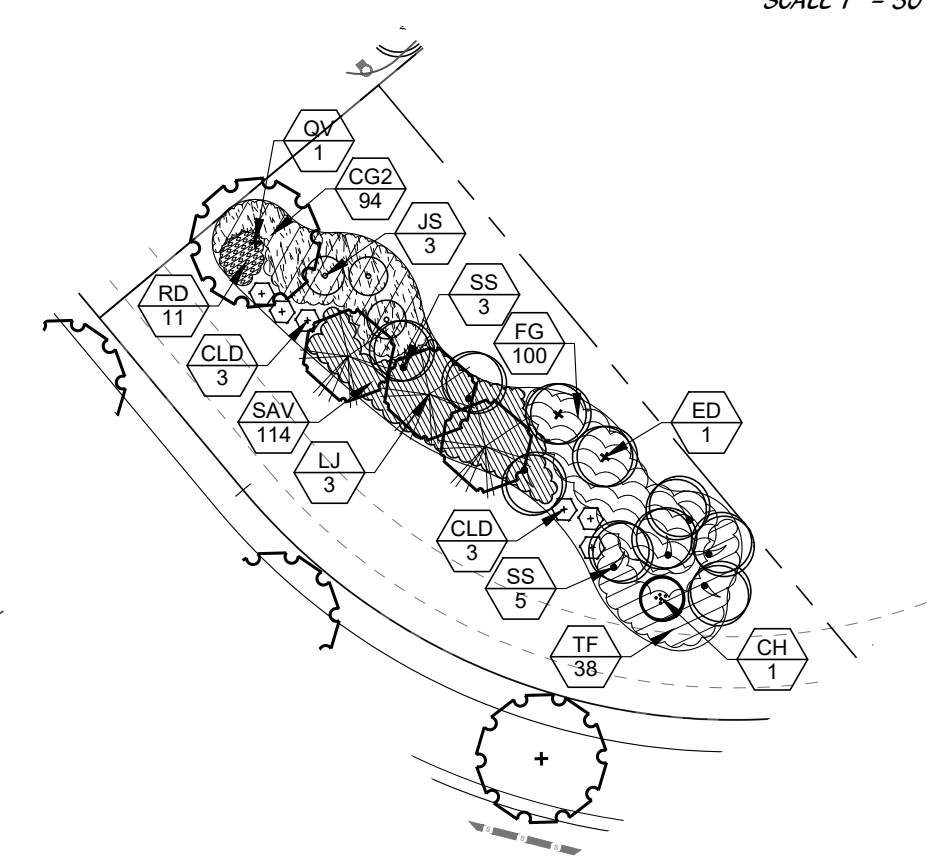
COMMON AREA 14

SCALE 1" = 30'

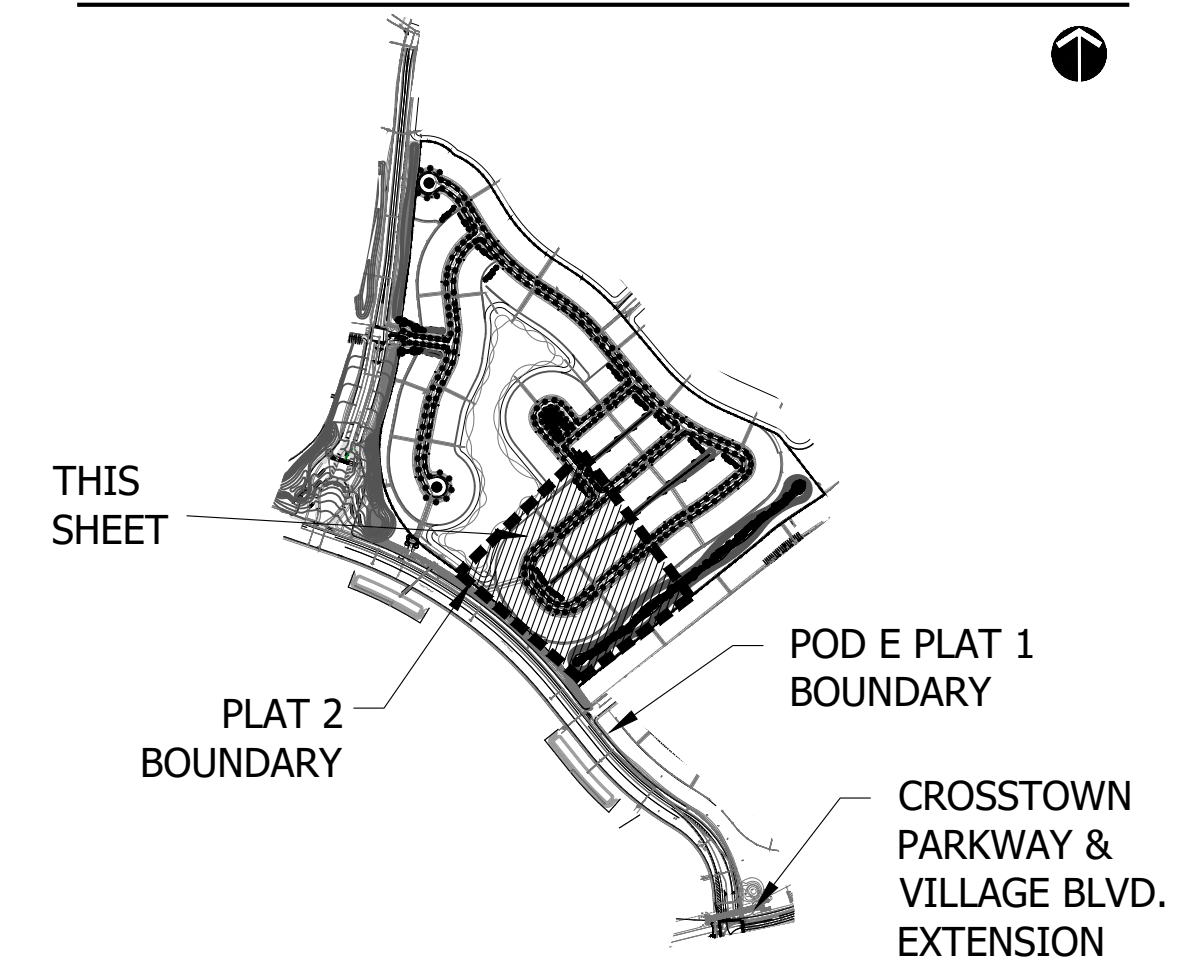


COMMON AREA 15

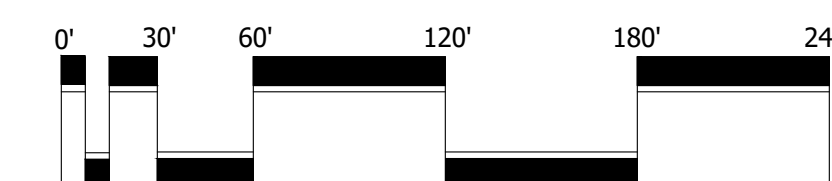
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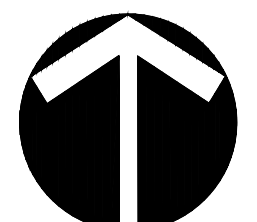
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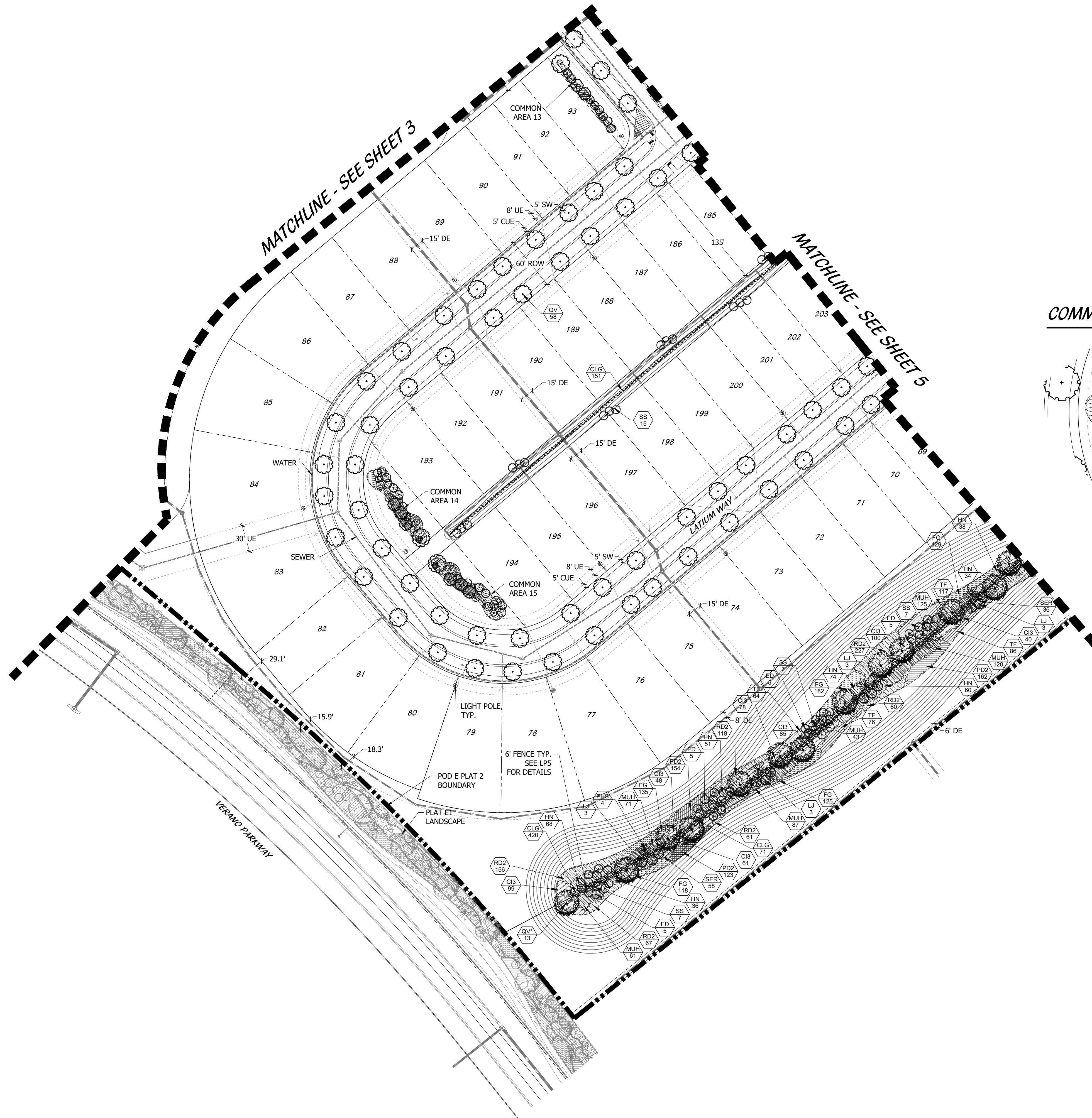
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PSL# P21-154
POD E PLAT 2



Scale: 1" = 60'-0"



North



MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 5

VERANO PARKWAY

LATIUM WAY

WATER

SEWER

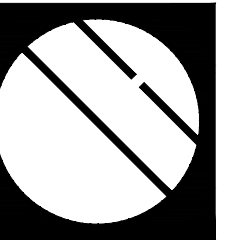
LIGHT POLE TYP.

6' FENCE TYP. SEE LPS FOR DETAILS

PLAT E1 LANDSCAPE

POD E PLAT 2 BOUNDARY

CROSTOWN PARKWAY & VILLAGE BLVD. EXTENSION



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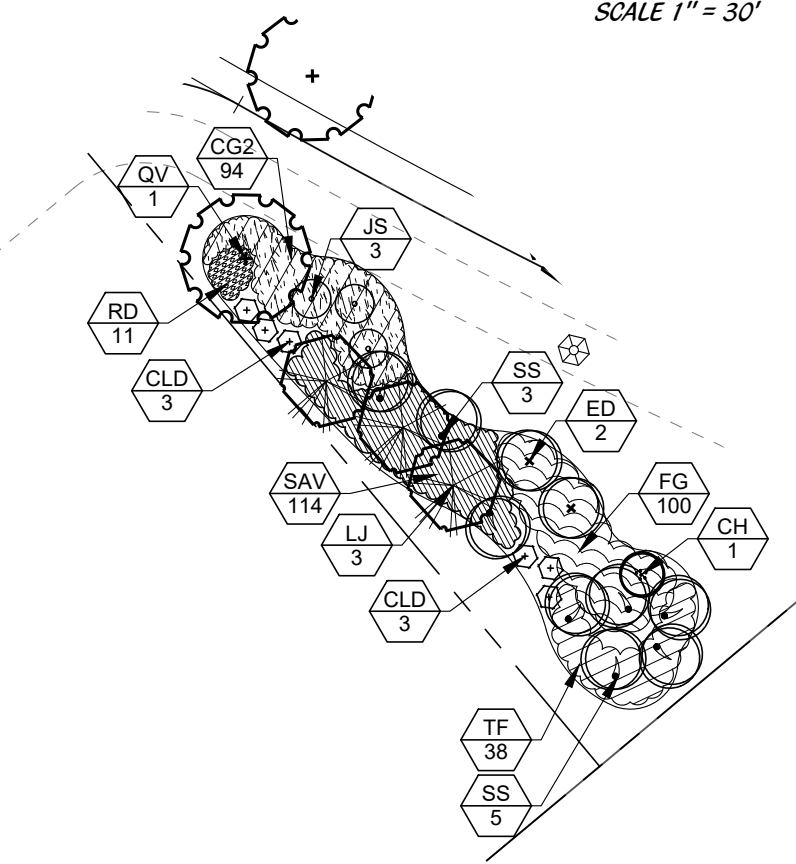
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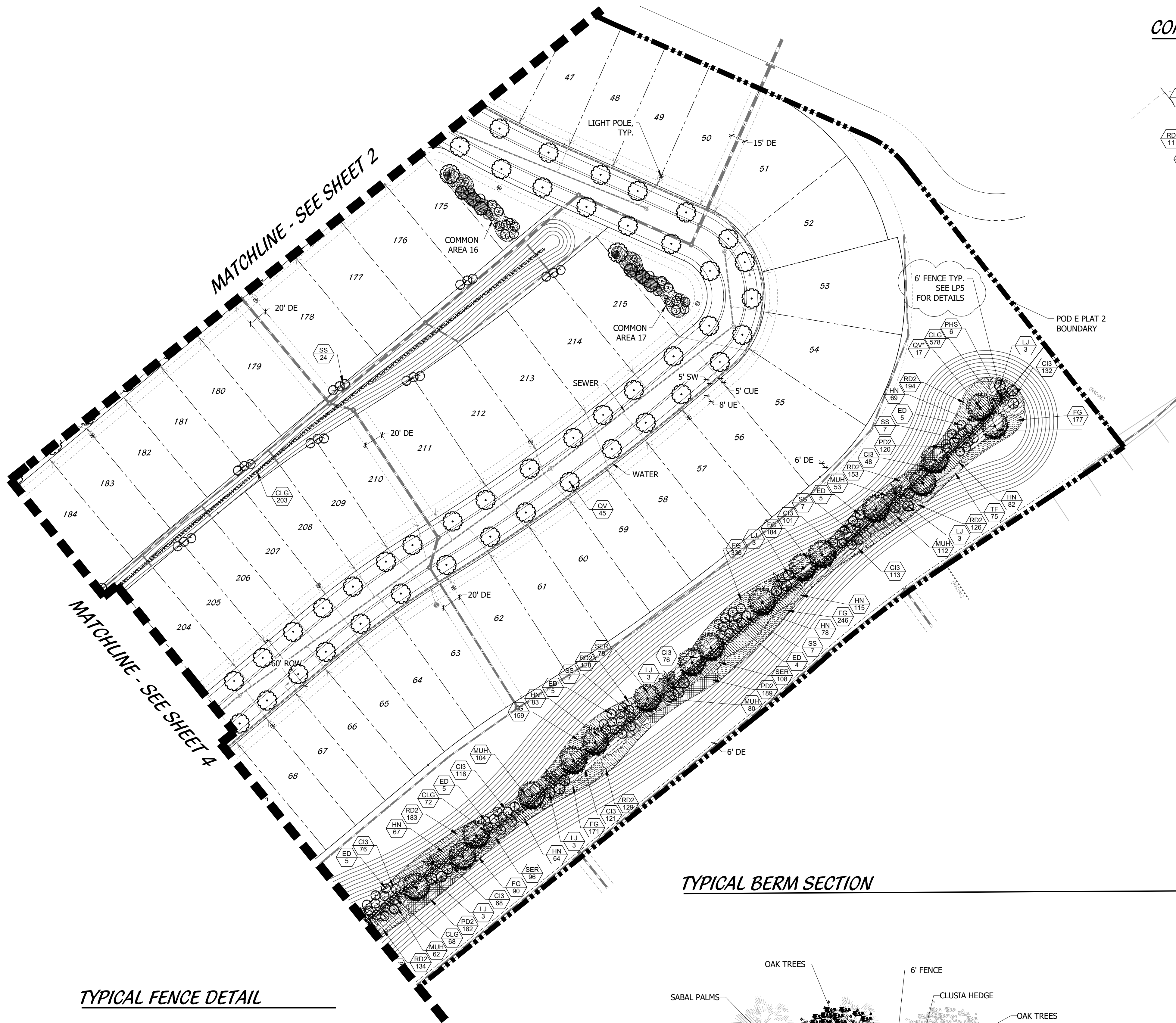
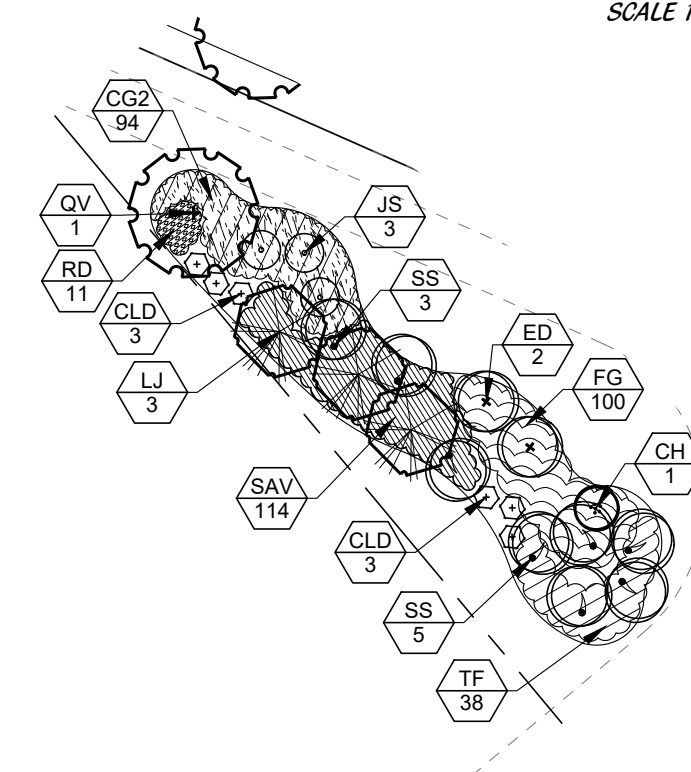
COMMON AREA 16

SCALE 1" = 30'



COMMON AREA 17

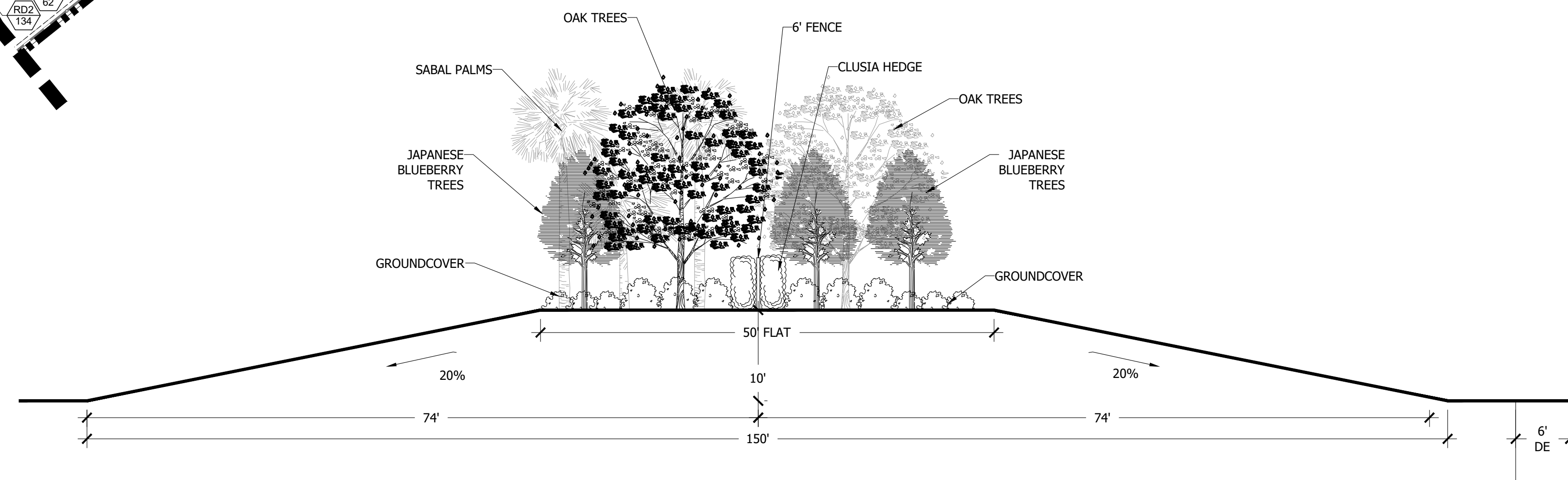
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MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

TYPICAL BERM SECTION

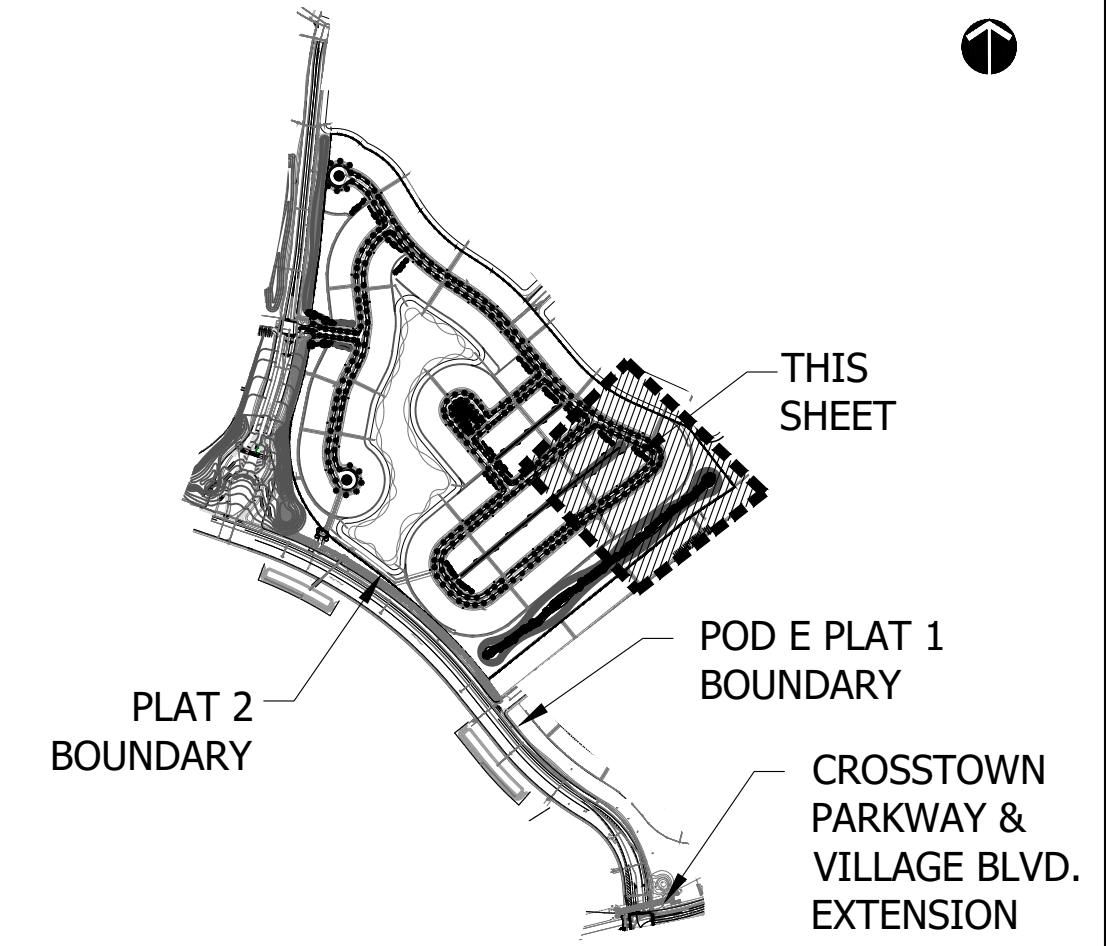


TYPICAL FENCE DETAIL

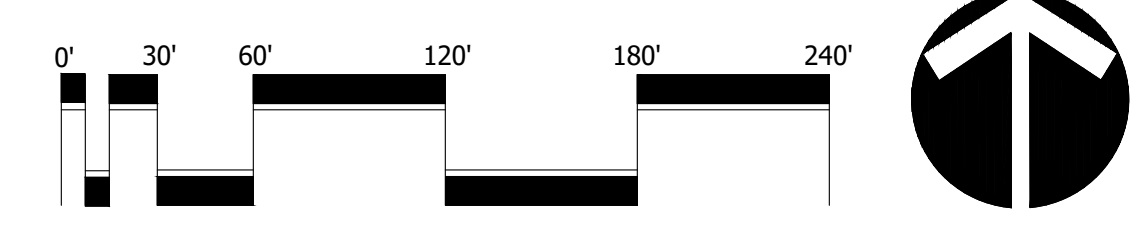


6' TALL CHAINLINK FENCE; BLACK VINYL COATED

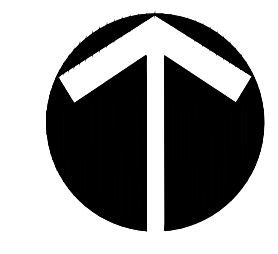
KEY MAP



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PSL# P21-154
POD E PLAT 2



Scale: 1" = 60'-0"



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LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS
LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY
TREES, PALMS, SHRUBS, GROUNDCOVERS,
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPORTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

MULCH SHALL BE SHREDDED CYPRESS MULCH. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3" EXCEPT FOR THOSE SPECIFIC SITUATIONS SHOWN BELOW IN SECTIONS 2.3 & 4.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

Table with 2 columns: PLANT SIZE and AGRIFORM TABLETS (21 GRAM). Rows include 1 GAL, 3 GAL, 7.5 GAL, 1"-6" CALIPER, 6" AND LARGER.

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF .5 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING IN TREE SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE.

ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS.

CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES
EXCAVATE PIT AS PER PLANTING DETAILS. COMPACT LAYER OF TOPSOIL IN PIT WITH A SLIGHTLY DISHED GRADE TO CENTER.

BACKFILL AROUND BALL WITH TOPSOIL AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

3. PLANTING SHRUBS
LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-4" WIDER THAN THE SPREAD OF ROOTS AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT.

COMPACT A LAYER OF TOPSOIL IN BOTTOM BEFORE PLACING PLANTS. BACKFILL AROUND PLANTS WITH PLANTING MIXTURE. COMPACT TO ELIMINATE VOIDS AND AIR POCKETS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER
LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT.

LAY SOD STRIPS WITH TIGHT JOINTS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.

6. MISCELLANEOUS LANDSCAPE WORK
LANDSCAPE MAINTENANCE
MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE.

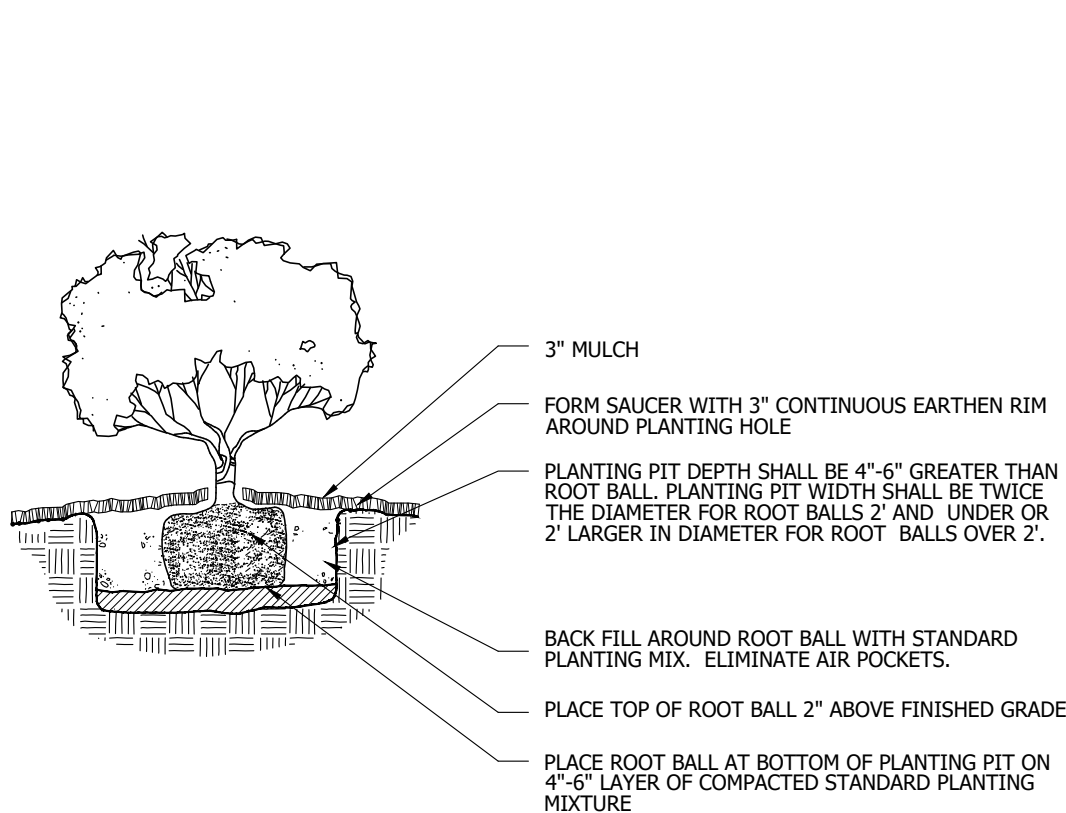
NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING.

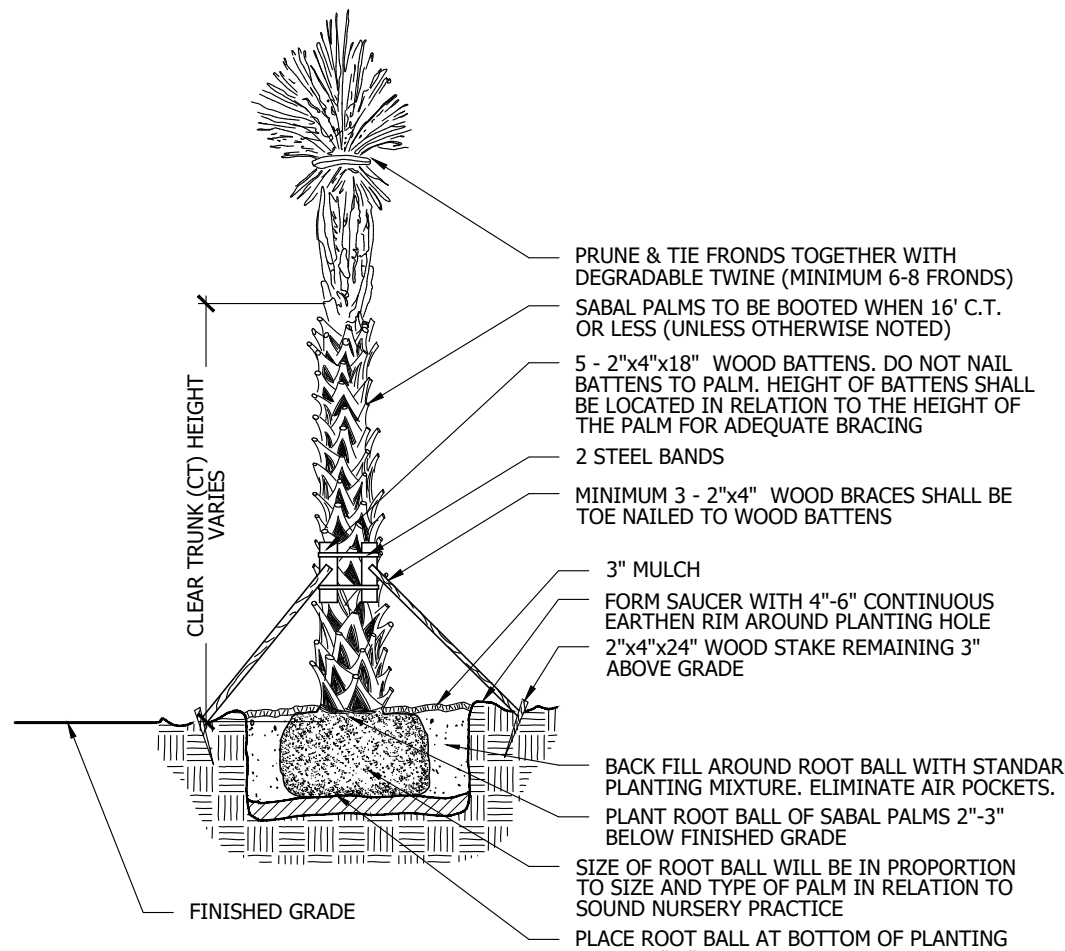
ALL PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION.

ALL PLANTING ISLANDS AND BEDS WILL BE FREE OF SHEL-Rock AND CONSTRUCTION DEBRIS AND SHALL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL.

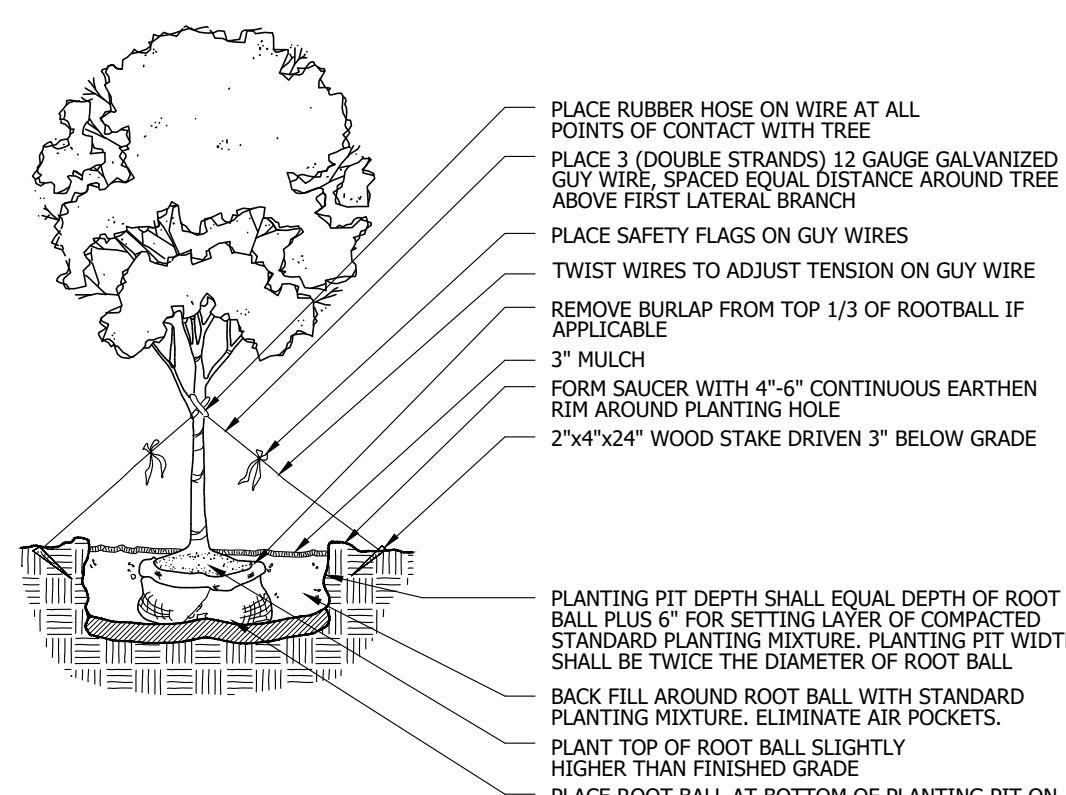
PLANTING DETAILS



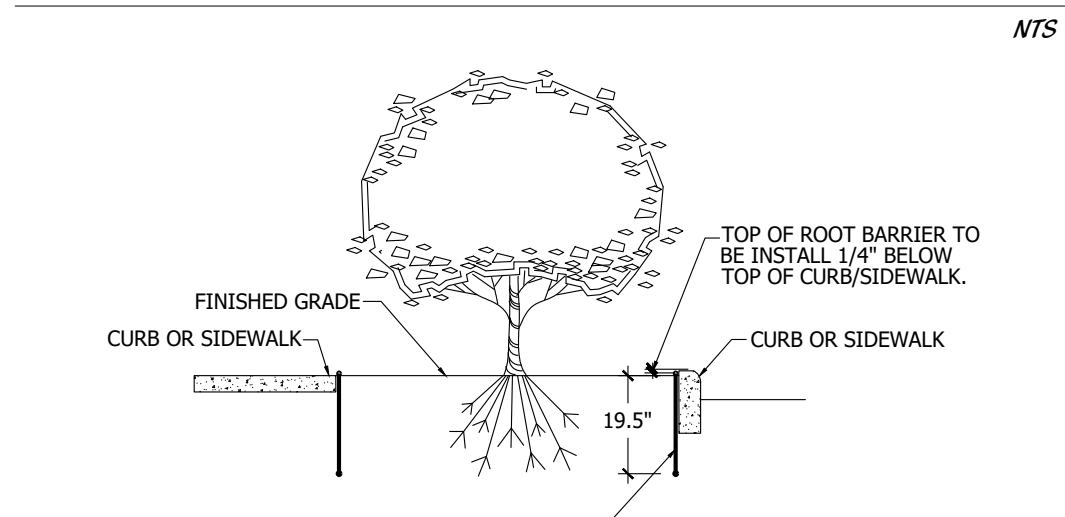
SHRUB/GROUNDPOW PLANTING DETAIL



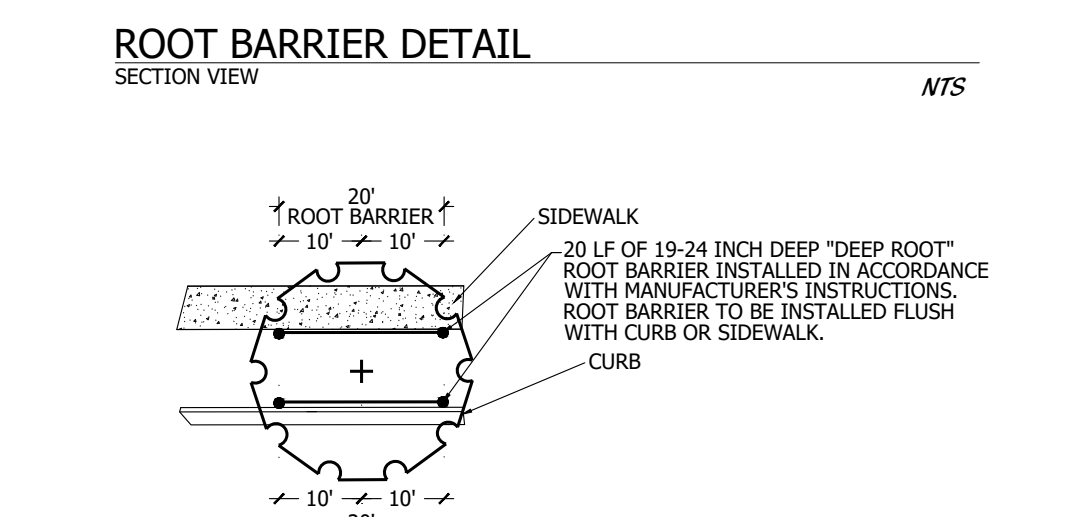
PALM PLANTING DETAIL



LARGE TREE PLANTING DETAIL

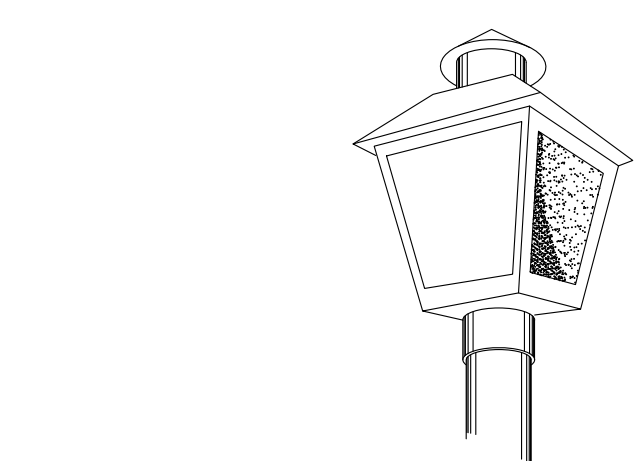


ROOT BARRIER DETAIL SECTION VIEW



ROOT BARRIER DETAIL PLAN VIEW

COACH LAMP (STREETLIGHTS)



FPL TRADITIONAL POST TOP FIXTURE
G.E. TC-100R LUMINARY WITH HIGH PRESSURE SODIUM LAMP ROLND, FIBERGLASS POLE, 12' HEIGHT (BURY 5' IN DEPTH).

LANDSCAPE NOTES

ALL LANDSCAPING AND SITE IMPROVEMENTS SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE CITY OF PORT ST. LUCIE'S CHAPTER 153, LANDSCAPE AND LAND CLEARING CODE, CURRENT ADDITION AND ANY OTHER APPLICABLE CITY REGULATIONS.

NO LANDSCAPING SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM OF 18' BELOW CITY UTILITY MAINS.

NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.

ST. AUGUSTINE SOD WILL BE UTILIZED FOR ALL TURF AREAS, EXCEPT AS NOTED. BAHIA SOD WILL BE UTILIZED IN DRY RETENTION AREAS AND IN AREAS OF EXISTING TREES TO REMAIN.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL OVERLINES WILL COMPLY WITH THE FPLB RIGHT TREE, RIGHT PLACE GUIDELINES.

GENERAL LANDSCAPE NOTES:
1. NO TREE OR OTHER INTRUSIVE ROOT PLANTINGS SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY MAIN.

2. NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING OR PROPOSED WATER/WASTEWATER UTILITY LINES.

3. ALL LANDSCAPE MATERIAL TO BE FL NO. 1.

4. ALL LANDSCAPING MEETS FOOT CLEAR ZONE AND SIGHT DISTANCE CRITERIA.

5. NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION AND MAINTENANCE.

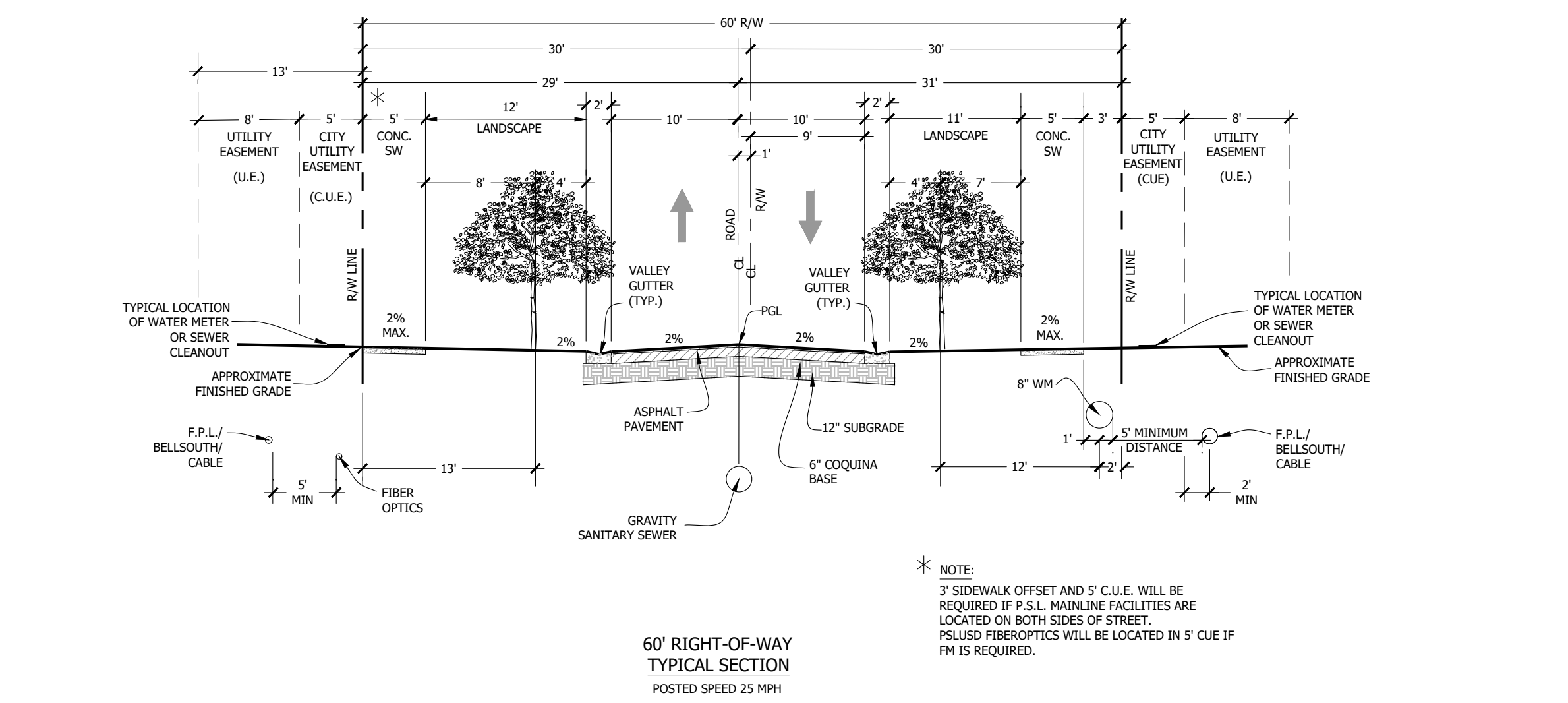
6. BERMS AND STRUCTURAL LANDSCAPE FEATURES SUCH AS ROCK, FOUNDATIONS, SCULPTURE, DECORATIVE WALL AND TREE WELLS AND GENERALLY NOT ALLOWED IN PSLUSD EASEMENTS.

7. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE. NOT CENTERLINE TO CENTERLINE. EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.

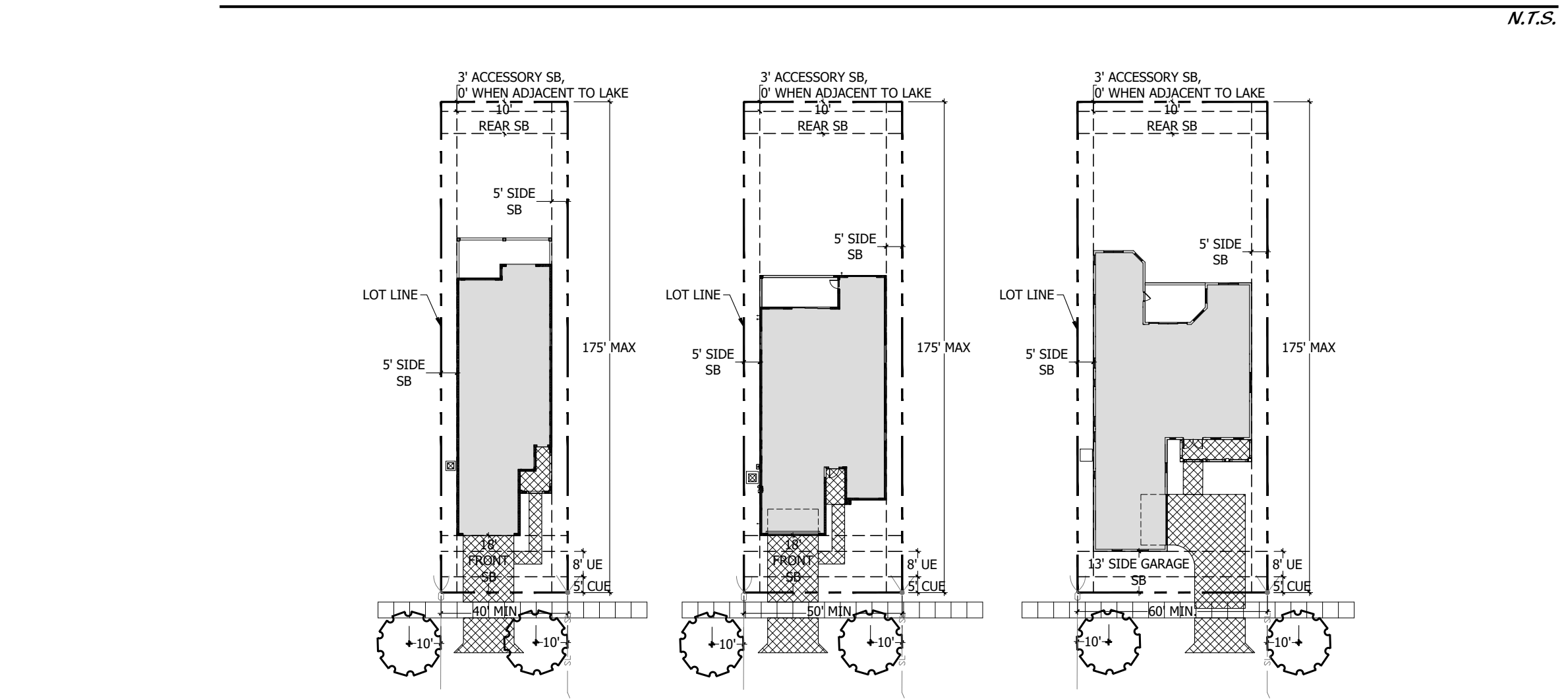
THE CITY OF PSL WILL ALLOW STREET TREES WITHOUT ROOT BARRIERS AS LONG AS THEY ARE A MINIMUM OF 4 FEET FROM THE EDGE OF BOTH THE SIDEWALK AND CURB.

ROOT BARRIER SHALL BE USED WHEN A STREET TREE IS LESS THAN 4' FROM THE EDGE OF A SIDEWALK AND/OR LESS THAN 4' FROM THE EDGE OF A CURB.

TYPICAL 60' RIGHT-OF-WAY SECTION



TYPICAL DRIVEWAY LAYOUTS



PLANT LIST

Table with columns: TREES, PALM TREES, SHRUBS, GROUND COVERS, BOTANICAL NAME, COMMON NAME, CONT, CAL, SIZE, SPACE, NATIVE, REMARKS. Lists various plant species and their specifications.

PSLUSD # 11-652-34B
PSL# P21-154
POD E PLAT 2
LANDSCAPE DETAILS

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
www.cotleurhearing.com
Lic# LC-C000239

VERANO SOUTH
Port Saint Lucie, Florida
DESIGNED: LAH
DRAWN: LAH
APPROVED: DTS
JOB NUMBER: 18-0906
DATE: 11-18-20
REVISIONS: 05-25-21
08-09-21
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