

LEGAL DESCRIPTIONS

PARCEL IDENTIFICATION NO.: 4315-700-0032-000-1

A PORTION OF A PARCEL 29 SOUTHERN GROVE PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGES 17 THROUGH 50 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 29 OF SAID PLAT AND OF A LAND DESCRIBED IN SPECIAL WARRANTY DEED FROM HORIZONS ST. LUCIE GROVES ASSOCIATES TO HORIZONS ACQUISITION 5 LLC AS RECORDED IN OFFICIAL RECORD BOOK 1969, PAGE 837 (EXHIBIT A) OF THE PUBLIC RECORDS OF SAID ST. LUCIE, COUNTY, FLORIDA; THENCE S 89° 54' 26" E ALONG THE SOUTH LINE OF SAID PARCEL 29 A DISTANCE OF 2973.09 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE N 00° 05' 34" E A DISTANCE OF 199.48 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 322.00 FEET, A CHORD BEARING OF N 32° 25' 41" E AND A CHORD LENGTH OF 345.34 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64° 51' 21", FOR AN ARC LENGTH OF 364.49 FEET TO A POINT ON A NON-TANGENT LINE, THENCE N 00° 00' 00" E A DISTANCE OF 275.36 FEET; THENCE N 45° 49' 01" W A DISTANCE OF 330.78 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 137.00 FEET, A CHORD BEARING OF N 00° 49' 01" W AND A CHORD LENGTH OF 193.75 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00", FOR AN ARC LENGTH OF 215.20 FEET TO A POINT OF TANGENCY; THENCE N 44° 10' 59" E A DISTANCE OF 344.32 FEET; THENCE N 00° 00' 00" E A DISTANCE OF 412.58 FEET; THENCE N 13° 12' 01" E A DISTANCE OF 139.99 FEET; THENCE N 22° 52' 19" W A DISTANCE OF 61.73 FEET; THENCE N 12° 44' 42" E A DISTANCE OF 189.98 FEET TO A POINT ON A NORTH LINE OF SAID PARCEL 29 AND TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 4925.00 FEET, A CHORD BEARING OF S 74° 46' 51" E AND A CHORD LENGTH OF 422.54 FEET; THENCE ALONG THE SAID NORTH LINE OF PARCEL 29 AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 55' 02", FOR AN ARC LENGTH OF 422.66 FEET; THENCE CONTINUE ALONG SAID NORTH LINE OF PARCEL 29 S 72° 19' 20" E A DISTANCE OF 945.85 FEET; THENCE LEAVING SAID NORTH LINE S 00° 02' 49" W A DISTANCE OF 1832.91 FEET TO SAID SOUTH LINE OF PARCEL 29; THENCE N 89° 54' 26" W ALONG SAID SOUTH LINE OF PARCEL 29 A DISTANCE OF 1542.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS HAVING AN AREA OF 67.805 ACRES MORE OR LESS.

Belterra Tradition

PARCEL ID #
4315-700-0032-000-1

Landscape, Hardscape and Irrigation Plans

Port St. Lucie, Florida
July, 2021

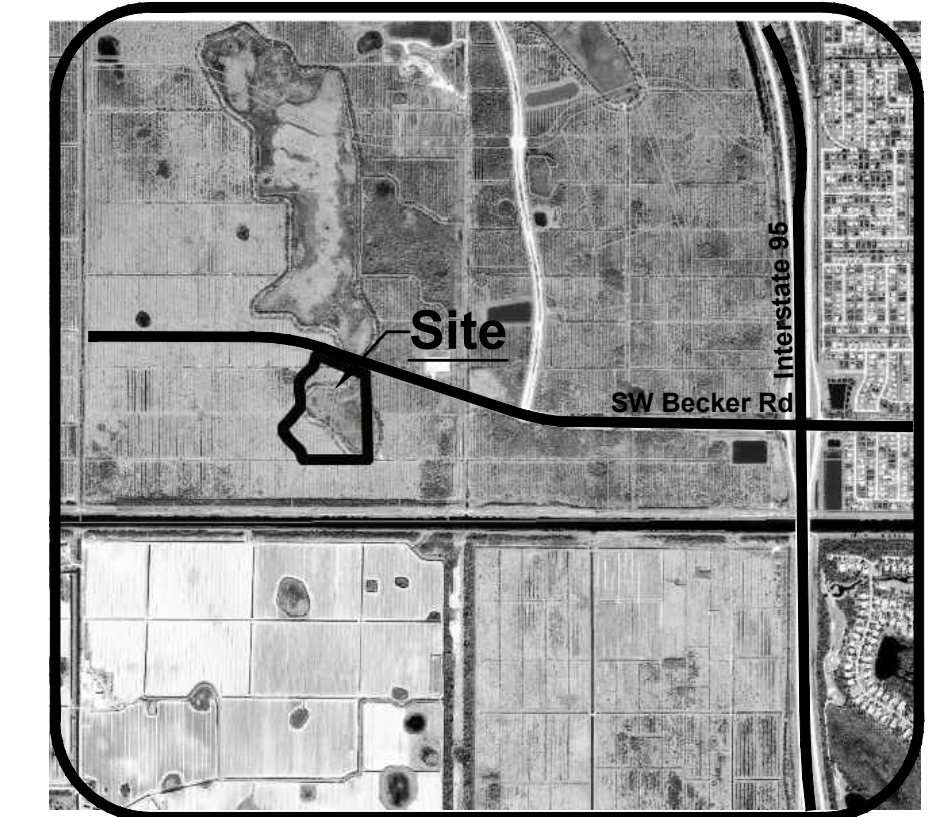
Prepared For:
GRBK GHO HOMES, LLC
590 NW Mercantile Place
Port St. Lucie, FL 34986

Revisions

1	01.29.20	REV. PER CITY COMMENTS
2	03.01.21	REV. STREET TREES PER CITY COMMENTS
2A	03.16.21	REV. STREET TREES PER COMMENTS
3	03.23.21	REV. WATER METERS PER COMMENTS
4	03.25.21	REV. STREET TREES PER COMMENTS
5	07.14.21	REV. PER COMMENTS
8	04.25.22	REV. PER COMMENTS
9	08.15.23	REV. PER ADJ SOUTH BUFFERS GH

Legend:

■ Limits of Phase 1 Plat 2



Location Map

daly design group inc.
Urban Planning • Landscape Architecture • Project Management
913 N Pennsylvania Ave, Winter Park, FL 32789
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Team Members

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GRBK GHO HOMES, LLC
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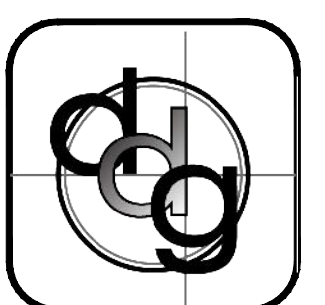
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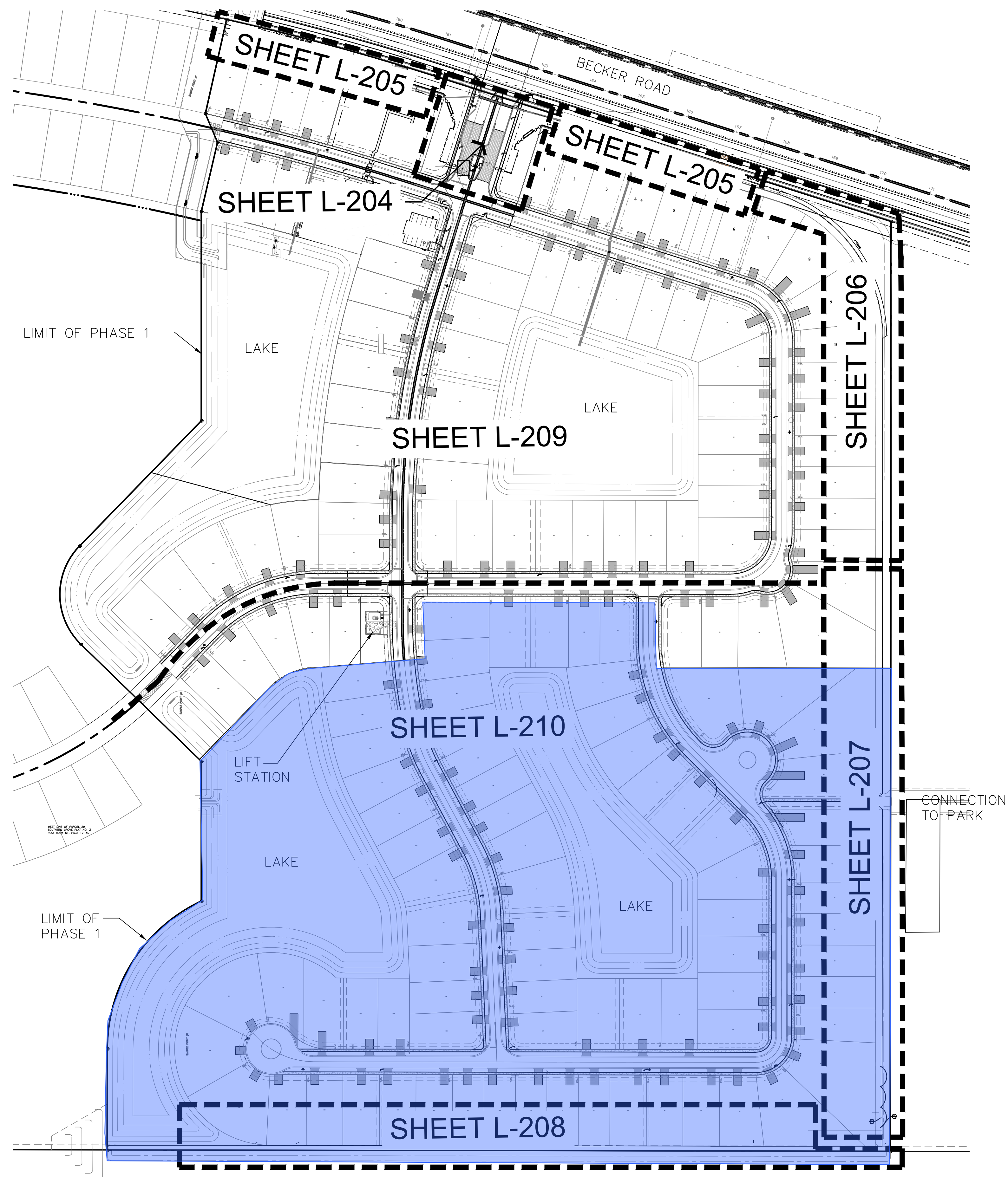
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SHEET INDEX

SHEET	DESCRIPTION
K-100	Landscape Key Sheet
L-001 thru L-002	Plant Schedule & Details
L-204 thru L-208	Landscape Plan
L-209 thru L-210	Landscape Street Trees
H-211 thru H-213	Hardscape Plans
H-214	Lighting Plan
K-300	Irrigation Key Sheet
K-400	Mainline Key Sheet
K-401 thru K-402	Irrigation Mainline Routing
I-001 thru I-002	Irrigation Schedule and Details
I-301 thru I-306	Irrigation Plan

P23-147

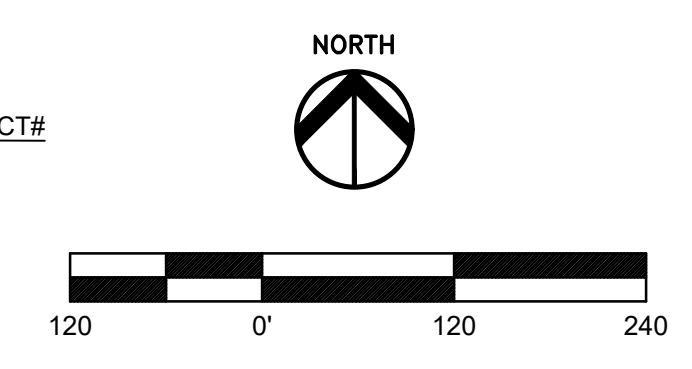




Legend:
 Limits of Phase 1
 Plat 2

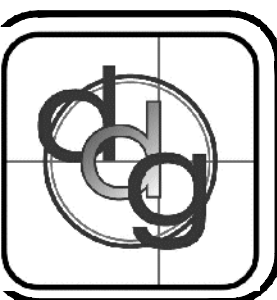
KEY

CITY OF PORT ST. LUCIE PROJECT#
(P23-147)



8	04.25.22	REV. PER COMMENTS			
7	2.10.22	REV. PER P&Z COMMENTS			
6	1.11.22	REV. ADD FPL BOX/MOVE FENCE. ART L.A.			
5	07.14.21	REV. PER COMMENTS			GH
4	03.25.21	REV. STREET TREES PER COMMENTS			
3	03.23.21	REV. WATER METERS PER COMMENTS			
2A	03.16.21	REV. STREET TREES PER COMMENTS			
1	01.29.20	REV. PER CITY COMMENTS			
REV.	DATE	DESCRIPTION			BY

KEY SHEET
LANDSCAPE CONSTRUCTION PLAN
Belterra Tradition
Port St. Lucie, Florida



PROJECT NO.
1906
SCALE
DATE
NOV 2019
SHEET
K-100

daly design group inc.
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PLANT SCHEDULE

ENTRANCE LANDSCAPE

QTY	BOTANICAL NAME	COMMON NAME	REMARKS
3	Bursera simaruba	Gumbo Limbo	MIN. 65 GAL., 14" HT., 2.5" CAL.
11	Conocarpus erectus 'Sericeus'	Silver Buttonwood	MIN. 30 GAL., 8" HT., FULL HEAD, MATCHED.
6	Ilex vomitoria	Yaupon Holly	MIN. 30 GAL., 8" HT., MULTI TRUNK.
4	Ligustrum japonicum	Japanese Privet	MIN. 65 GAL., 8" HT. X 8" SPD, MATCHED, FULL HEAD.
10	Phoenix sylvestris	Sylvester Date Palm	MIN. BB., 8" CT., MATCHED.
1	Quercus virginiana	Southern Live Oak	min. 65 gal., 14" ht., 3" cal., matched.
4	Tibouchina granulosa	Purple Glory Tree	MIN. 45 GAL., 8" HT. MATCHED, FULL HEAD.
20	Wodyetia bifurcata	Foxtail Palm	MIN. BB., 8" CT., MATCHED.

QTY	BOTANICAL NAME	COMMON NAME	REMARKS
83	Conocarpus erectus 'Sericeus'	Silver Buttonwood	MIN. 3 GAL., 24" HT. x 24" SPR., 24" OC.
14	Clusia guttifera	Small Leaf Clusia	MIN. 7 GAL., 36" HT. X 30" SPD., 42" O.C.
6	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	MIN. 7 GAL., FULL.
18	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	MIN. 7 GAL., 36" HT. X 30" SPD., 36" O.C.
56	Ilex vomitoria 'Nana'	Dwarf Yaupon	MIN., 3GAL., 24" HT X 24" SPD., 24" OC.
21	Illicium floridanum	Florida Anise	MIN. 7 GAL., 24" HT. x 24" SPR., 24" OC.
14	Ixora coccinea 'Pette Red'	Dwarf Red Ixora	MIN. 3 GAL., 18" HT x 18" SPD./ 24" OC.
71	Podocarpus macrophyllus	Podocarpus	MIN. 7 GAL., 36" HT X 30" SPR., 30" OC.
7	Strelitzia reginae	Bird Of Paradise white	MIN., 7 GAL., FULL.

REAS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
	321	Duranta erecta 'Aurea'		MIN. 1 GAL., 18" HT x18" SPR., 24" O.C.
	299	Evolvulus glomeratus 'Blue Daze'	Brazilian Dwarf Morning Glory	MIN. 1 GAL., 12" HT. x12" SPR., 18" OC.
	327	Hamelia patens 'Compacta'	Dwarf Firebush	MIN. 3 GAL., 24" HT. x 24" SPR., 24" OC.
	11	Scheffera arboricola 'Trinette'	Trinette Variegated Scheffera	MIN. 3 GAL. 24" HT. x 24" SPD., 30" OC.

COVERS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
	236	Arachis glabrata	Perennial Peanut	MIN. 1 GAL., 18" OC.
	17	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	MIN. 3 GAL., 18" HT. x 24" SPR., 24" OC.
	116	Juniperus conferta 'Compacta'	Dwarf Shore Juniper	MIN. 3 GAL., 18" HT. x 24" SPR., 24" OC.
	236	Liriope muscari 'Big Blue'	Big Blue Lilyturf	MIN. 1 GAL., FULL POT, 12" OC.
	2,391	Trachelospermum asiaticum	Asian Jasmine	MIN. 1 GAL., FULL POT, 12" O.C.

30' LANDSCAPE BUFFER - NORTH

TREES	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
BA	15	Bufoetia arborea	Verawood Tree	MIN. 30 GAL., 8" HT., 3" FULL HEAD.
BO	17	Bucida buceras 'Shady Lady'	Shady Lady Black Olive	MIN. 65 GAL., 14" HT., 3" CAL.
BS	2	Bursera simaruba	Gumbo Limbo	MIN. 65 GAL., 14" HT., 2.5" CAL.
CS	12	Conocarpus erectus 'Sericeus'	Silver Buttonwood	MIN. 30 GAL., 8" HT., FULL HEAD, MATCHED.
DA	18	Duranta erecta 'Aurea'		MIN. 1 GAL., 18" HT x18" SPR., 24" O.C.
IV	4	Ilex vomitoria	Yaupon Holly	MIN. 30 GAL., 8" HT., MULTI TRUNK.
JB	1	Juniperus siliicola 'Brodie'	Brodie Juniper	MIN. FG., 8" HT., FULL TO BASE.
QV	6	Quercus virginiana	Southern Live Oak	min. 65 gal., 14" ht., 3" cal., matched.
SS	2	Sabal palmetto	Cabbage Palm	MIN. BB., 6" - 16" CT., SLICK, REGEN.
SN	3	Strelitzia nicotia	White Bird of Paradise	MIN. 25 GAL., 7" - 8" HT.
TG	2	Tibouchina granulosa	Purple Glory Tree	MIN. 45 GAL., 8" HT. MATCHED, FULL HEAD.
TI	1	Tabebuia impetiginosa 'Ipe'	Purple Trumpet Tree	MIN. 30 GAL., 8" HT. FULL HEAD.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
CG	144	Clusia guttifera	Small Leaf Clusia	MIN. 7 GAL., 36" HT. X 30" SPD., 42" O.C.
HAM	36	Hamelia patens	Firebush	MIN. 3 GAL., 24" HT. x 24" SPD., 24" O.C.
LAG	4	Lagerstroemia indica	Crape Myrtle	MIN. 8" HT., STANDARD, MATCHED.
PM	147	Podocarpus macrophyllus	Podocarpus	MIN. 7 GAL., 36" HT X 30" SPR., 30" OC.

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
DA	18	Duranta erecta 'Aurea'		MIN. 1 GAL., 18" HT x18" SPR., 24" O.C.
E VO	206	Evolvulus glomeratus 'Blue Daze'	Brazilian Dwarf Morning Glory	MIN. 1 GAL., 12" HT. x12" SPR., 18" OC.
HC	241	Hamelia patens 'Compacta'	Dwarf Firebush	MIN. 3 GAL., 24" HT. x 24" SPR., 24" OC.
MCP	247	Muhlenbergia capillaris	Pink Muhly	MIN. 3 GAL., 24" HT. x 24" SPR., 36" O.C.
PI	360	Plumbago auriculata 'Imperial Blue'	Plumbago	MIN. 3 GAL., 24" HT. x 24" SPR., 24" O.C.
RIA	64	Rhaphiolepis indica	Indian Hawthorn	MIN. 3 GAL., 18" HT. x 18" SPR., 24" O.C.
TF	179	Tripsacum floridanum	Florida Gamagrass	MIN. 3 GAL., 24" HT. x 24" SPR., 36" OC.
ZF	43	Zamia pumila	Cootie	MIN. 3 GAL., FULL POT, 24" O.C.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
ARG	1,559	Arachis glabrata	Perennial Peanut	MIN. 1 GAL., 18" OC.
CR	49	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	MIN. 3 GAL., 24" HT. x 24" SPR., 24" OC.

30' LANDSCAPE BUFFER - EAST

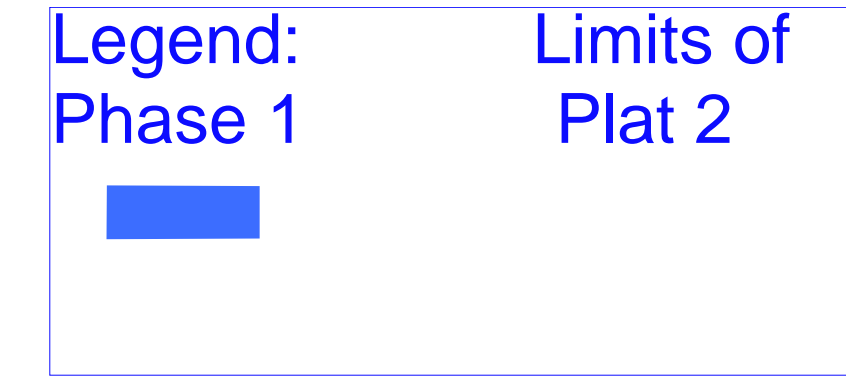
TREES	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
BS	3	Bursera simaruba	Gumbo Limbo	MIN. 65 GAL., 14" HT., 2.5" CAL.
JB	6	Juniperus siliicola 'Brodie'	Brodie Juniper	MIN. FG., 8" HT., FULL TO BASE.
CR2	18	Callistemon rigidus 'Red Cluster'	Red Cluster Bottle Brush	MIN. 8" HT., UPRIGHT, FULL HEAD.
PE	35	Pinus elliotti	Slash Pine	MIN., BB., 12" -16" HT., 2.5" CAL.
QV	5	Quercus virginiana	Southern Live Oak	min. 65 gal., 14" ht., 3" cal., matched.
SN	3	Strelitzia nicotia	White Bird of Paradise	MIN. 25 GAL., 7- 8" HT.
SS	32	Sabal palmetto	Cabbage Palmetto	MIN. BB., 6" - 16" CT., SLICK, REGEN.
TG	5	Tibouchina granulosa	Purple Glory Tree	MIN. 45 GAL., 8" HT. MATCHED, FULL HEAD.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
DA	37	Duranta erecta 'Aurea'		MIN. 1 GAL., 18" HT x18" SPR., 24" O.C.
EVO	53	Evolvulus glomeratus 'Blue Daze'	Brazilian Dwarf Morning Glory	MIN. 1 GAL., 12" HT. x12" SPR., 18" OC.
CR	525	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	MIN. 3 GAL., 24" HT. x 24" SPR., 24" O.C.
CG	39	Clusia guttifera	Small Leaf Clusia	MIN. 7 GAL., 36" HT. X 30" SPD., 42" O.C.
IXO	20	Ixora coccinea 'Pette Red'	Dwarf Red Ixora	MIN. 3 GAL., 18" HT x 18" SPD./ 24" OC.
HAM	63	Hamelia patens	Firebush	MIN. 3 GAL., 24" HT. x 24" SPD., 24" O.C.
VO	176	Viburnum odoratissimum	Sweet Viburnum	MIN. 3 GAL., 36" HT. X 30" SPD., 36" OC.
ZF	34	Zamia pumila	Cootie	MIN. 3 GAL., FULL POT, 24" O.C.

10' LANDSCAPE BUFFER SOUTH

TREES	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
CF	16	Citharexylum fruticosum	Fiddlewood	MIN. 8" HT., FULL HEAD
PE	35	Pinus elliotti	Slash Pine	MIN., BB., 12" -16" HT., 2.5" CAL.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
HAM	361	Hamelia patens	Firebush	MIN. 3 GAL., 24" HT. x 24" SPD., 24" O.C.
VW	280	Viburnum obovatum	Walter's Viburnum	MIN. 3 GAL., 24" HT. X 24" SPD., 24" O.C.



LANDSCAPE TABLES

ENTRANCE LANDSCAPE

LANDSCAPE TABLE: ENTRANCE WALL LANDSCAPE/ 280 LF. (AREA: 19,940 SF)	REQUIRED	PROVIDED
TREES		56
TYPE "A" TREES (1:1 RATIO)		15
TYPE "B" TREES (2:1 RATIO)		41
TOTAL CANOPY TREES REQUIRED 1/15 LF (280/15 = 18.6)	19	20
DROUGHT TOLERANT TREES MIN. 50% OF REQ.	10	30
NATIVE TREES 50% OF REQ.	10	20
FLOWERING TREES 20% REQ.	4	4
PALM TREES MAX. 25% OF REQ. TREES	5 MAX	5
MIX OF TREES	2	7
SHRUBS (1/2 L.F.) (280/2 = 140)	140	1109
NATIVE SHRUBS MIN. 25% REQ.	41	469
DROUGHT TOLERANT SHRUBS MIN. 50% REQ.	140	472
GROUND COVER	AS NEEDED	2249
GROUND COVER FLOWERING MIN. 10%	210	610
DROUGHT TOLERANT GC MIN. 50% REQ.	1124	2143
SOD (TO BE LESS THAN 50% LANDSCAPE AREA)	9970 SF MAX	9680 SF
SOD A (HIGH WATER) St. AUGUSTINE		6850 SF
SOD B (LOW WATER) BAHIA		2830 SF
IRRIGATION ZONES	LOW/MED/HIGH	LOW/MEDIUM/HIGH
NON-POTABLE WATER SOURCE	NA	NA

*REQUIRED CONOPY TREE EQUIVALENT = 19 (5 TYPE "A"/ 18 TYPE "B"/ 5 PALMS)

30' LANDSCAPE BUFFER - NORTH

LANDSCAPE TABLE: 30' LANDSCAPE BUFFER/1275 L.F.	REQUIRED	PROVIDED
CODE:(PER CHAPTER 154 PSL LANDSCAPE CODE)		
LANDSCAPE BUFFER	20' BUFFER/25,500 SF	30' BUFFER/38,250 SF.
TREES		69
TYPE "A" TREES (1:1-RATIO)		25
TYPE "B" TREES (2:1 RATIO)		44 (2:1)=22
TOTAL CANOPY TREES REQUIRED 1/30 LF. (1275/30 = 42.5)	43	47
DROUGHT TOLERANT TREES MIN. 50% OF REQ.	22	43
NATIVE TREES 50% OF REQ.	22	43
FLOWERING TREES 20% REQ.	9	26
PALM TREES MAX. 25% OF REQ. TREES	11 MAX	0
MIX OF TREES	5	7
SHRUBS (1/2 L.F.) (1275/2 = 638)	638	1678
NATIVE SHRUBS MIN. 25% REQ.	163	989 (64%)
DROUGHT TOLERANT SHRUBS MIN. 50% REQ.	326	1145 (56%)
GROUND COVER	AS NEEDED	1981
GROUND COVER FLOWERING MIN. 10%	198	1981
DROUGHT TOLERANT GC MIN. 50% REQ.	990	1981 (100%)
SOD (TO BE LESS THAN 50% LANDSCAPE AREA)	19125 SF. MAX	14057 (36%)
SOD A (HIGH WATER) St. AUGUSTINE		5158 SF.
SOD B (LOW WATER) BAHIA		8899 SF.
IRRIGATION ZONES	LOW/MED/HIGH	LOW/MEDIUM/HIGH
NON-POTABLE WATER SOURCE	NA	NA

*REQUIRED CONOPY TREE EQUIVALENT = 60 (45 TYPE "A"/ 15 PALMS)

** CLUSIA AND VIBURNUM ARE SIZED BIGGER AT PLANTING

30' LANDSCAPE BUFFER - EAST

LANDSCAPE TABLE: 30' LANDSCAPE BUFFER/ 1802 L.F.	REQUIRED	PROVIDED
CODE:(PER CHAPTER 154 PSL LANDSCAPE CODE)		
LANDSCAPE BUFFER	15' BUFFER/27,030 SF.	30' BUFFER/54,060 SF.
TREES		87
TYPE "A" TREES (1:1 RATIO)		45
TYPE "B" TREES (2:1 RATIO)		42
TOTAL CANOPY TREES REQUIRED 1/30 LF (1802/30=60)	60	60
DROUGHT TOLERANT TREES MIN. 50% OF REQ.	30	70
NATIVE TREES 50% OF REQ.	30	70
FLOWERING TREES 20% REQ.	12	17
PALM TREES MAX. 25% OF REQ. TREES	15 MAX	15
MIX OF TREES	2	5
SHRUBS (1/2 L.F.) (1802/2 = 901)	901	803**
NATIVE SHRUBS MIN. 25% REQ.	225	627
DROUGHT TOLERANT SHRUBS MIN. 50% REQ.	140	803
GROUND COVER	AS NEEDED	
GROUND COVER FLOWERING MIN. 10%	NA	
DROUGHT TOLERANT GC MIN. 50% REQ.	NA	
SOD (TO BE LESS THAN 50% LANDSCAPE AREA)	13515 SF MAX	10312 SF.
SOD A (HIGH WATER) St. AUGUSTINE		NA
SOD B (LOW WATER) BAHIA		10312 SF.
IRRIGATION ZONES	LOW/MED/HIGH	LOW/MEDIUM/HIGH
NON-POTABLE WATER SOURCE	NA	NA

10' LANDSCAPE BUFFER SOUTH

LANDSCAPE TABLE: 10' LANDSCAPE BUFFER/ 1280 L.F.	REQUIRED	PROVIDED
CODE:(PER CHAPTER 154 PSL LANDSCAPE CODE)		
LANDSCAPE BUFFER	10' BUFFER/12800 SF.	10' BUFFER/12800 SF.
TREES		51
TYPE "A" TREES (1:1 RATIO)		35
TYPE "B" TREES (2:1 RATIO)		16
TOTAL CANOPY TREES REQUIRED 1/30 LF (1280/30=42.6)	43	43
DROUGHT TOLERANT TREES MIN. 50% OF REQ.	22	43
NATIVE TREES 50% OF REQ.	22	43
FLOWERING TREES 20% REQ.	9	16
PALM TREES MAX. 25% OF REQ. TREES	15 MAX	NA
MIX OF TREES	2	2
SHRUBS (1/2 L.F.) (1280/2 = 640)	640	641
NATIVE SHRUBS MIN. 25% REQ.	160	641
DROUGHT TOLERANT SHRUBS MIN. 50% REQ.	140	803
GROUND COVER	AS NEEDED	
GROUND COVER FLOWERING MIN. 10%	NA	
DROUGHT TOLERANT GC MIN. 50% REQ.	NA	
SOD (TO BE LESS THAN 50% LANDSCAPE AREA)	6400 SF MAX	2400 SF.
SOD A (HIGH WATER) St. AUGUSTINE		NA
SOD B (LOW WATER) BAHIA		2400 SF.
IRRIGATION ZONES	LOW/MED/HIGH	LOW/MEDIUM/HIGH
NON-POTABLE WATER SOURCE	NA	NA

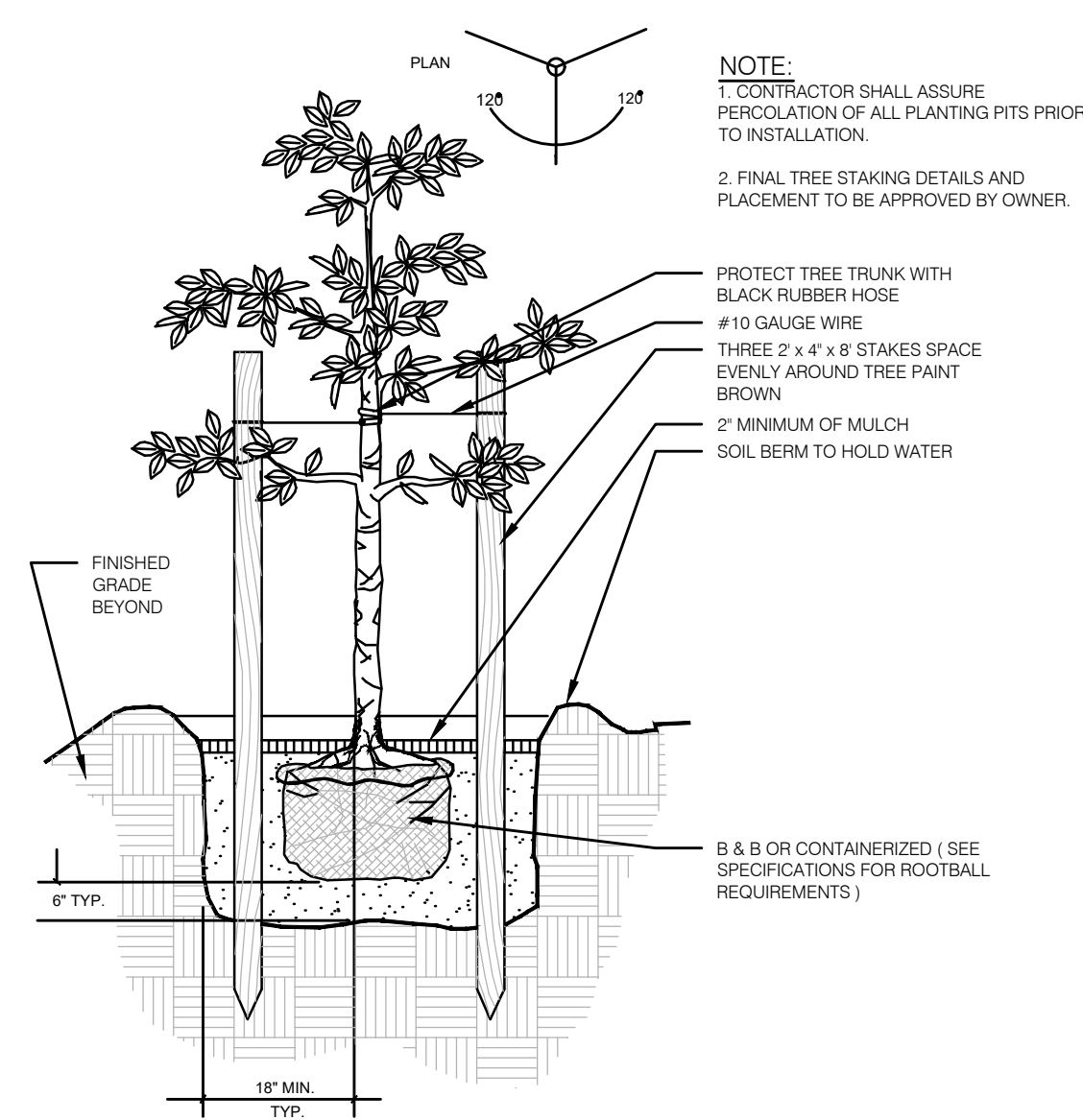
*REQUIRED CONOPY TREE EQUIVALENT = 43 (35 TYPE "A"/ 16 TYPE "B")

REV	DATE	DESCRIPTION
3	03.23.21	REV. WATER METERS PER COMMENTS
2A	03.16.21	REV. STREET TREES PER COMMENTS
2	03.01.21	REV. STREET TREES PER CITY COMMENTS
1	01.29.20	REV. PER CITY COMMENTS

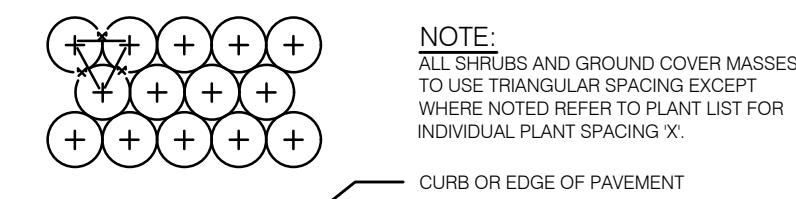


PLANTING DETAILS

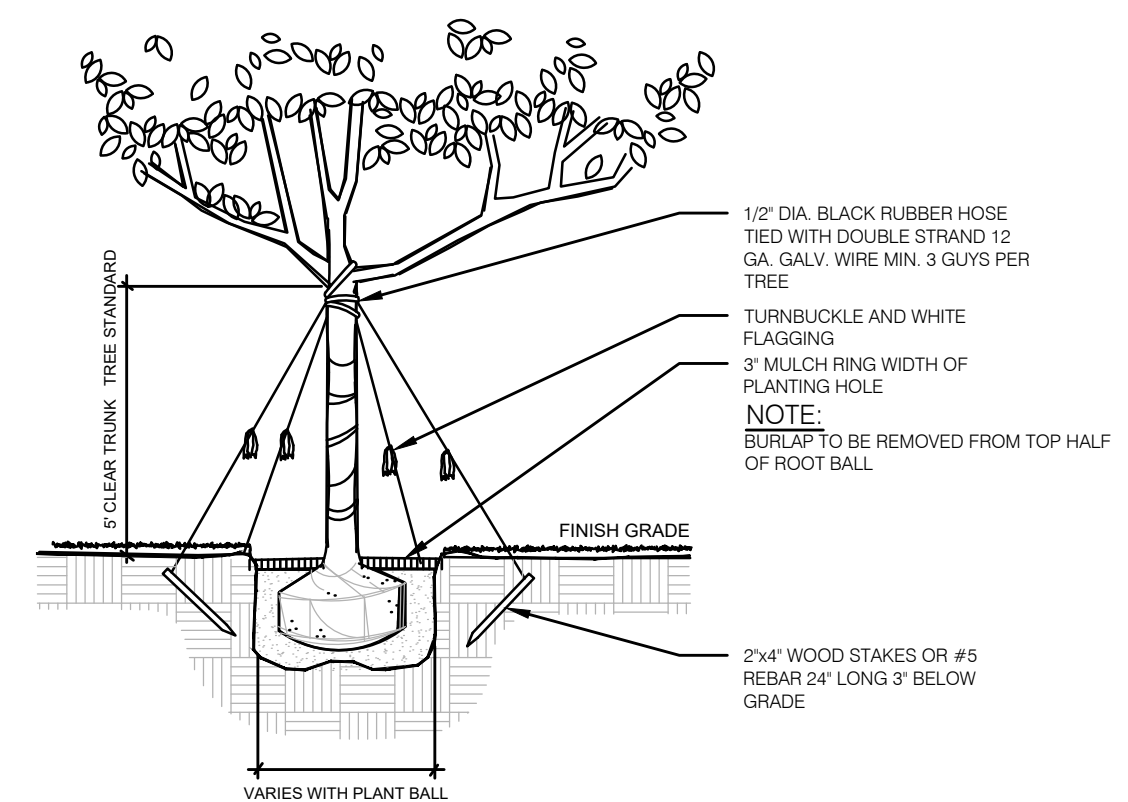
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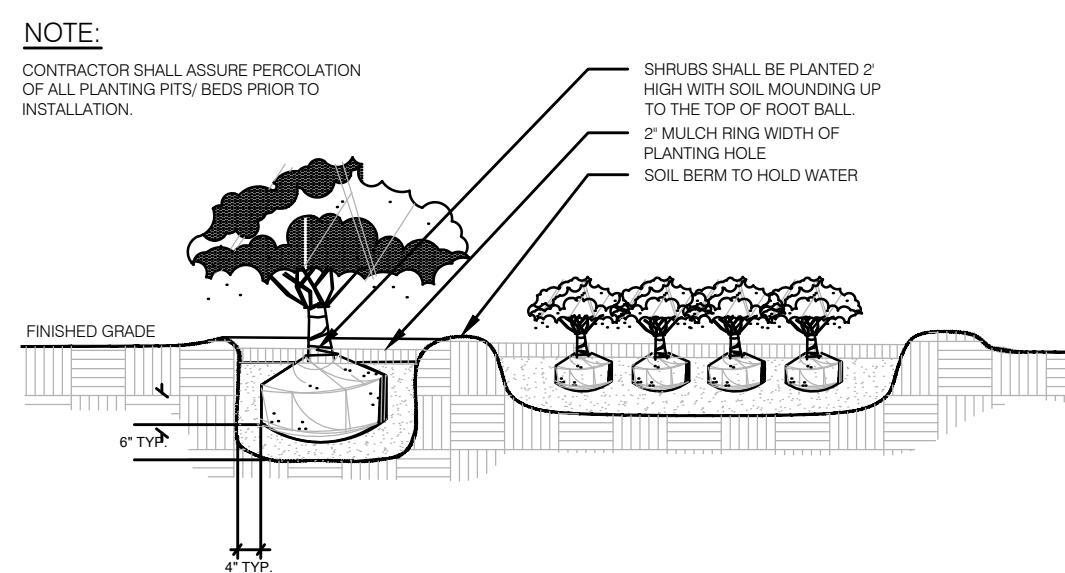
SMALL TREE GUYING DETAIL
 Detail for trees smaller than 2" cal. NOT TO SCALE



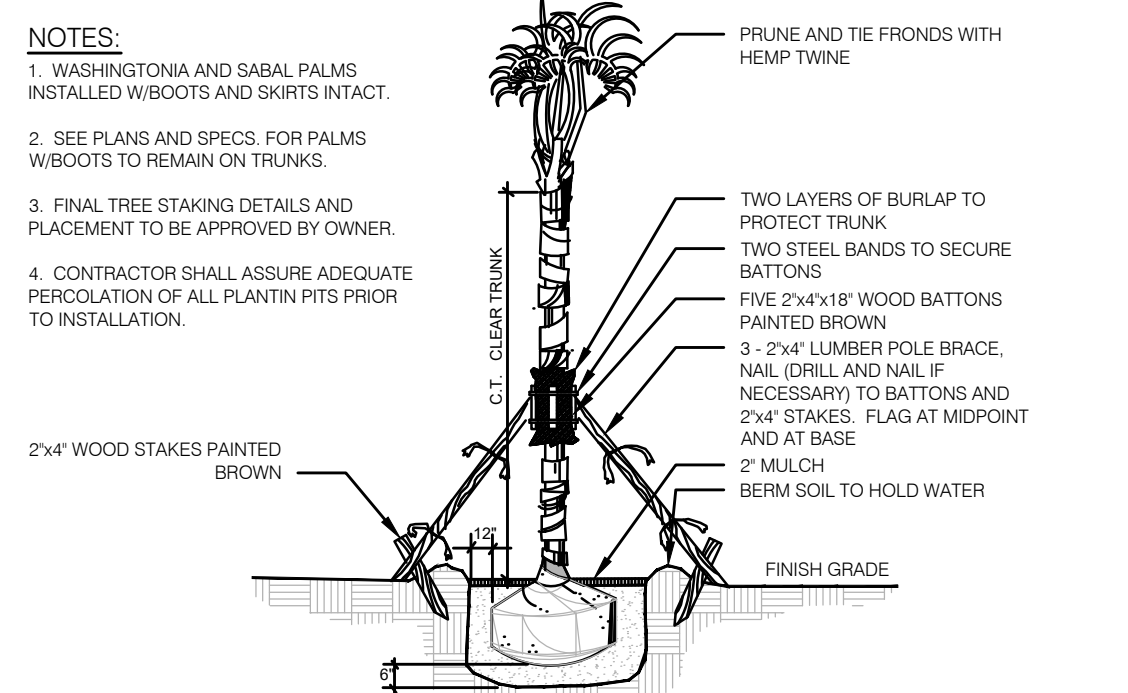
TYPICAL PLANT SPACING
 NOT TO SCALE



LARGE TREE GUYING DETAIL
 Detail for trees greater than 2" cal. NOT TO SCALE



SHRUB AND GROUND COVER DETAIL
 NOT TO SCALE



PALM TREE GUYING DETAIL
 NOT TO SCALE

LANDSCAPING & UTILITIES

- All landscape plans must show the location of existing or proposed utility lines that could be impacted by the vegetation being planted. no landscaping shall be planted in such a manner as to adversely affect drainage or underground or above ground utility facilities.
- No tree shall be planted where it could, at mature height, conflict with overhead power lines. Trees planted within any easement with overhead utilities shall comply with the latest edition of FPL's publication "Plant the Right Tree in the Right Place", and take into consideration the mature height and spread of the species beneath or adjacent to existing overhead utilities. Where overhead utilities exist, small trees, with a mature height of less than twenty (20) feet may be substituted for required shade trees at a ratio of 1:1.
- All landscaping within ten (10) feet of underground or above ground Port St. Lucie Utility System Department (PSLUSD) utility infrastructure shall comply with PSLUSD technical specifications, policies and codes.
- Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
- Tree of species whose roots are known to cause damage to public roadways, utilities, sidewalks, or other public works shall not be planted closer than 10 feet to those public works.
- In those instances where a tree(s) is planted closer than five (5) feet from a sidewalk, or structure, a root barrier(s) shall be installed. Root barriers for trees shall be installed along the edge of structure, paving, or curb. The root barrier shall be a minimum of twenty-four (24) inches deep, but depending on size, location, and species of tree to be planted, a larger barrier may be required. The root barrier shall be installed with twenty (20) linear feet, centered from the trunk, for large trees and fifteen (15) linear feet for smaller trees. All root barriers shall be linear.
- Vertical Clearance Over a Roadway. Trees that encroach into roadways shall be maintained in accordance with the St. Lucie County Fire District Fire Prevention Code.
- No landscaping within five(5) feet of any PSL utility lines, only sod.
- Trees to be 10' min. from street lights.
- Street trees to be planted fifty(50) to sixty(60) feet on center and minimum four(4) feet from back of curb. Where necessary, spacing may be adjusted to accommodate curb cuts, fire hydrants, driveways or other necessary utilities.
- In the event that the required street tree spacing can not be met due to a utility or hardscape conflict, a street tree can be installed on a lot adjacent to the right of way line to satisfy the requirement. When lots are platted, each such lot will require a Tree Easement to be placed, in favor of the Belterra Homeowners Association, Inc.

GENERAL LANDSCAPE NOTES

- Landscape Contractor shall be responsible for all materials and plants as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as a guide only. Contractor shall verify all quantities and report any discrepancies at time of bidding.
- All plant material shall be graded Florida No. 1 or better, as outlined by "Grades and Standards for Nursery Plants", Florida Department of Agriculture and Consumer Services, division of Plant Industry.
- All planting shall be top dressed with a minimum 2" pine bark mini nuggets.
- The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shrubs and shall be legally liable for any damage caused by instability of plant material. The staking method, if not shown by detail on this plan, shall be approved by the owner or his/her authorized representative.
- Every possible safeguard shall be taken to protect existing trees that are shown on the landscape plan to be preserved.
- The Landscape Contractor is responsible for cleaning all debris associated with their work.
- Height and spread specifications refer to the overall plant form. Singular branches may not be used to meet minimum requirements. Tree caliper size to be measured 12" above grade.
- All landscaping shall be installed according to accepted commercial planting procedures. Soil, shall be free of limerock, pebbles, or other construction debris.
- Ball & burlap material shall be an acceptable alternative to container grown trees.
- Occasionally there is the potential for site modification due to revised field grading, clearing of existing tree canopy or other unforeseen conditions. The Landscape Contractor shall be responsible for informing the Owner and Landscape Architect of site conditions adverse to the healthy establishment of any plant material prior to planting so that a resolution may be achieved.
- The Landscape Contractor shall be responsible for arranging a pre-construction meeting with the Owner and Landscape architect in order to address and clarify any questions, concerns and/or conditions related to these drawings or the existing site.
- Landscape Contractor shall use appropriate container size to meet minimum plant height, if minimum plant height can not be met with specified container size.
- Certification by Landscape Architect. The landscape architect shall certify in writing to the Director of Planning and Zoning that the landscaping and irrigation have been installed in accordance with the landscaping and irrigation plans approved by the Site Plan Review Committee. No certificates of occupancy or similar authorization will be issued unless the certification has been received verifying the landscaping and irrigation meet the requirements provided herein, and are in conformance with the approved landscape and irrigation plans for the project. This requirement shall not apply to single-family homes.
- Plant Materials. Plant material used in conformance with the provisions of this chapter shall conform to the most recent standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants", State of Florida, Department of Agriculture, or equal thereto. Trees and plants used in a required landscape design shall be cold-tolerant, drought-tolerant, or appropriate for the environmental setting in which they are to be planted. The "Waterwise South Florida Landscapes" plant guide, published by the South Florida Water Management District, as amended, should be used to determine appropriate vegetation. Plant materials which are known to be intolerant of paving environments or temperature below 32° F or 0° C, or whose physical characteristics may be injurious to the public or which produce a quantity and/or quality of debris so as to present maintenance difficulties shall not be specified for use.
- Plant materials shall be approved native and suitable non-native trees, shrubs, and ground covers that require minimal maintenance when planted under appropriate conditions. Appendix D: City of Port St. Lucie Suggested Tree List and the South Florida Water Management District "Waterwise South Florida Landscapes" plant guide shall be used as a guide for choosing plant materials.
- Trees shall be a species having an average mature spread of crown greater than 20 feet. Trees shall have a trunk that is maintained in a clean condition with over five feet of clear wood (no branches).

Legend:
 Phase 1
 Limits of Plat 2

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REV	DATE	DESCRIPTION	BY

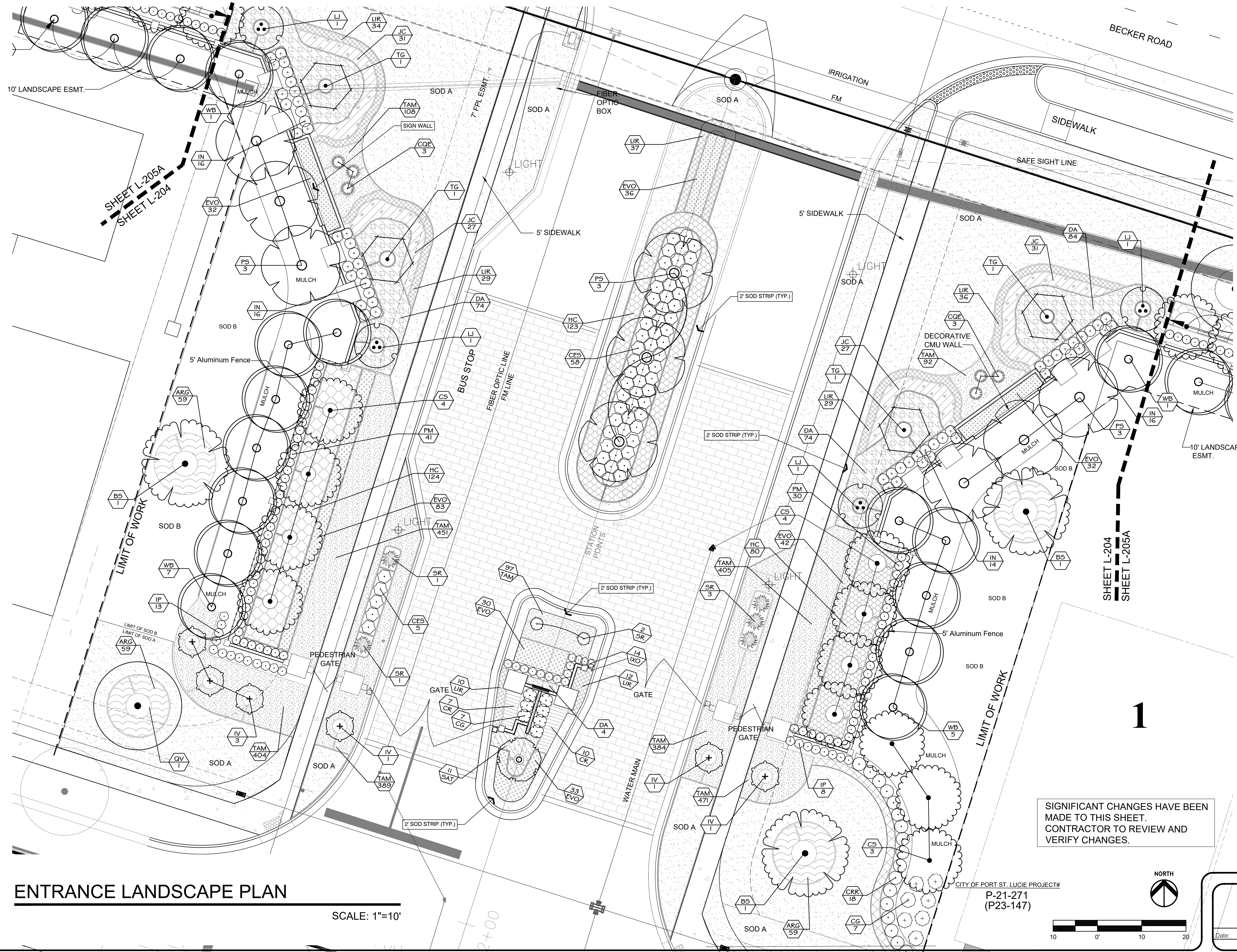
PLANT DETAILS / NOTES
 LANDSCAPE CONSTRUCTION PLANS
 Belterra Tradition
 Port St. Lucie, Florida



PROJECT NO.
 1906
 SCALE
 DATE
 NOV 2019
 SHEET
 L-002

CITY OF PORT ST. LUCIE PROJECT#
 P-21-271
 (P23-147)

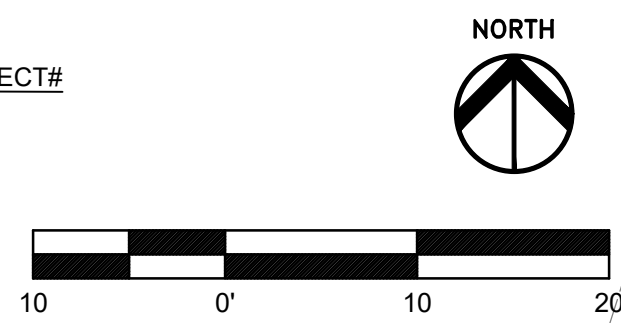
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ENTRANCE LANDSCAPE PLAN

SCALE: 1"=10'

SIGNIFICANT CHANGES HAVE BEEN MADE TO THIS SHEET. CONTRACTOR TO REVIEW AND VERIFY CHANGES.



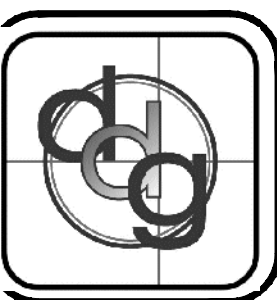
CITY OF PORT ST. LUCIE PROJECT# P-21-271 (P23-147)

SHEET L-205A
SHEET L-204

SHEET L-204
SHEET L-205A

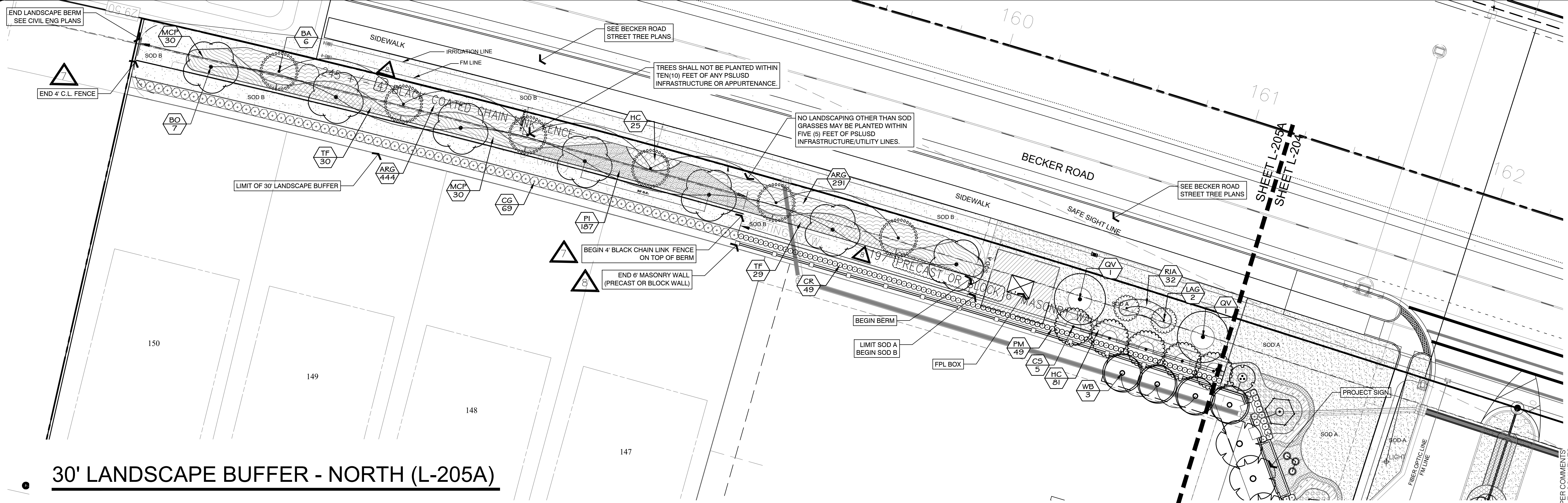
8	04.25.22	REV. PER COMMENTS	GH
7	2.10.22	REV. PER P&Z COMMENTS	GH
6	1.11.22	REV. ADD FPL BOX/MOVE FENCE, ART L.A.	GH
5	07.14.21	REV. PER COMMENTS	GH
4	03.25.21	REV. STREET TREES, PER COMMENTS	GH
3	03.23.21	REV. WATER METERS, PER COMMENTS	GH
2A	03.16.21	REV. STREET TREES, PER COMMENTS	GH
2	03.01.21	REV. STREET TREES, PER CITY COMMENTS	GH
1	01.29.20	REV. PER CITY COMMENTS	GH

ENTRANCE LANDSCAPE PLAN
LANDSCAPE CONSTRUCTION PLANS
Belterra Tradition
Port St. Lucie, Florida

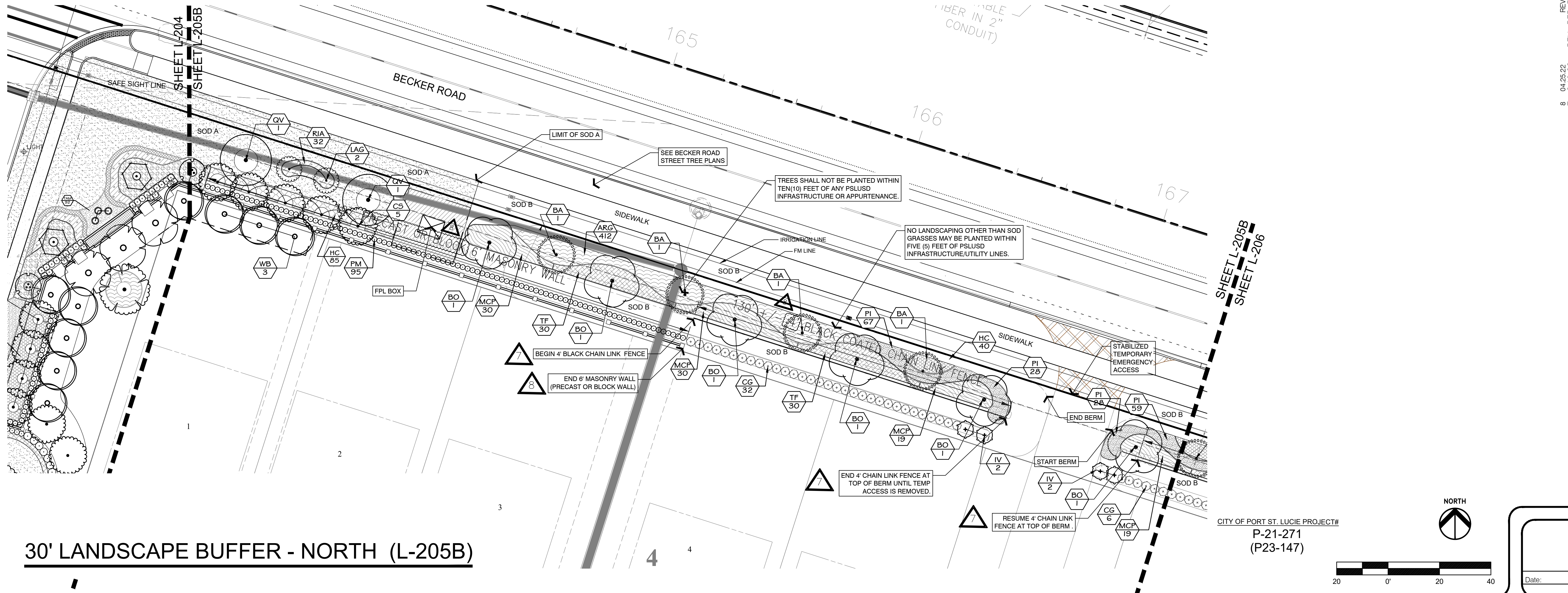


PROJECT NO. 1906
SCALE
DATE DEC 2019
SHEET L-204

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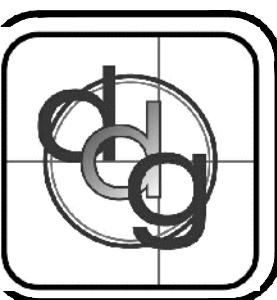
30' LANDSCAPE BUFFER - NORTH (L-205A)



30' LANDSCAPE BUFFER - NORTH (L-205B)

REV.	DATE	DESCRIPTION	BY
8	04.25.22	REV. PER COMMENTS	
7	2.10.22	REV. PER P&Z COMMENTS	
6	1.11.22	REV. ADD FPL BOX ABOVE FENCE, ART. L.A.	
5	07.14.21	REV. PER COMMENTS	GH
4	03.25.21	REV. STREET TREES PER COMMENTS	
3	03.23.21	REV. WATER METERS PER COMMENTS	
2A	03.16.21	REV. STREET TREES PER COMMENTS	
2	03.01.21	REV. STREET TREES PER CITY COMMENTS	
1	01.29.20	REV. PER CITY COMMENTS	

**30' LANDSCAPE BUFFER - NORTH
LANDSCAPE CONSTRUCTION PLAN**
Belterra Tradition
Port St. Lucie, Florida



PROJECT NO.
1906
SCALE
DATE
NOV 2019
SHEET
L-205

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CITY OF PORT ST. LUCIE PROJECT#
P-21-271
(P23-147)

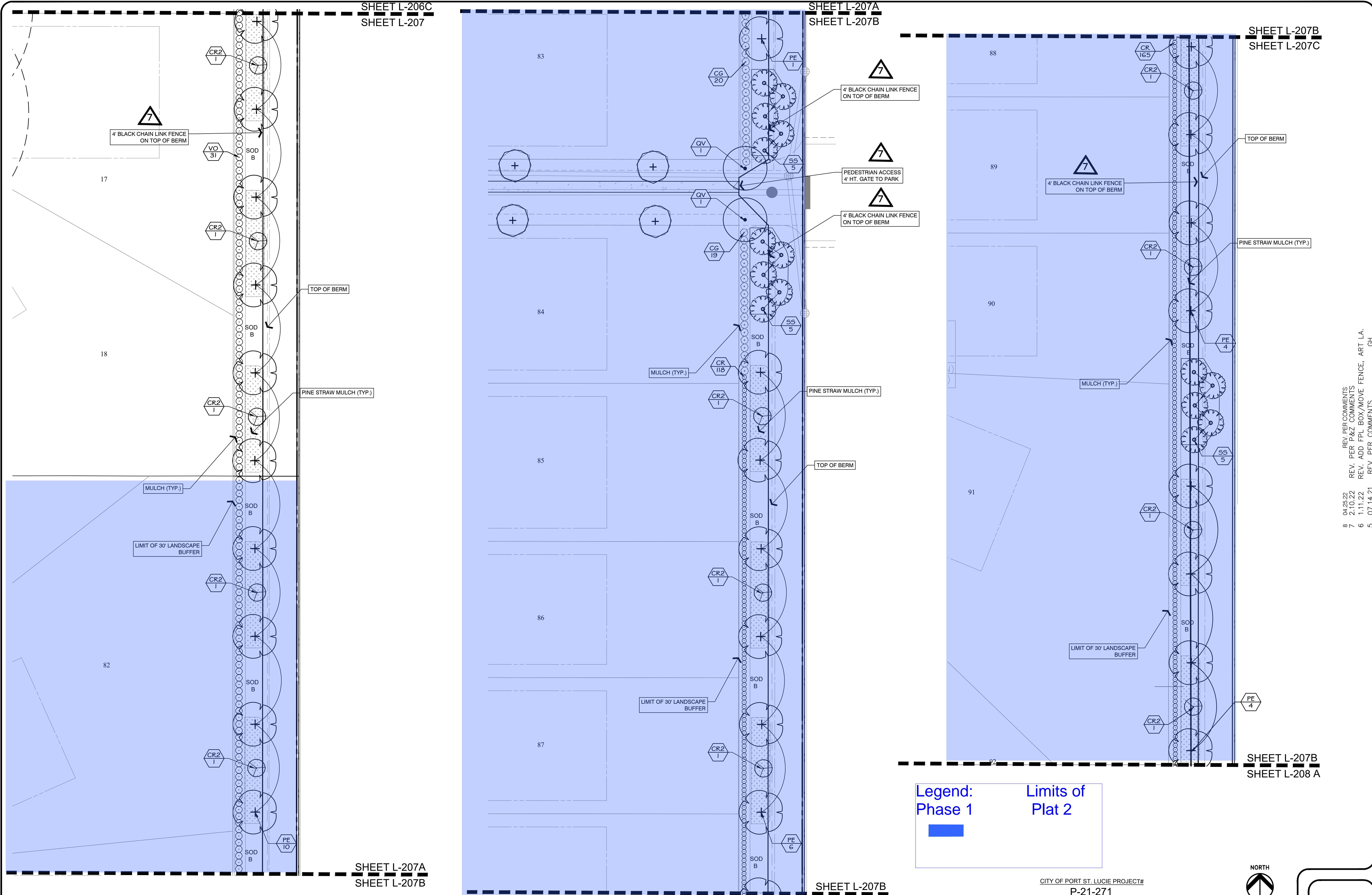


Date: _____

SHEET L-206C
SHEET L-207

SHEET L-207A
SHEET L-207B

SHEET L-207B
SHEET L-207C



SHEET L-207A
SHEET L-207B

SHEET L-207B
SHEET L-207C

SHEET L-207B
SHEET L-208 A

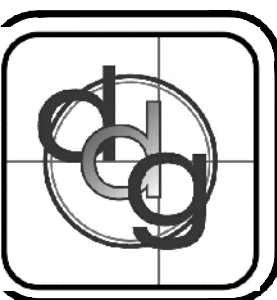
Legend: Limits of
Phase 1 Plat 2

CITY OF PORT ST. LUCIE PROJECT#
P-21-271
(P23-147)



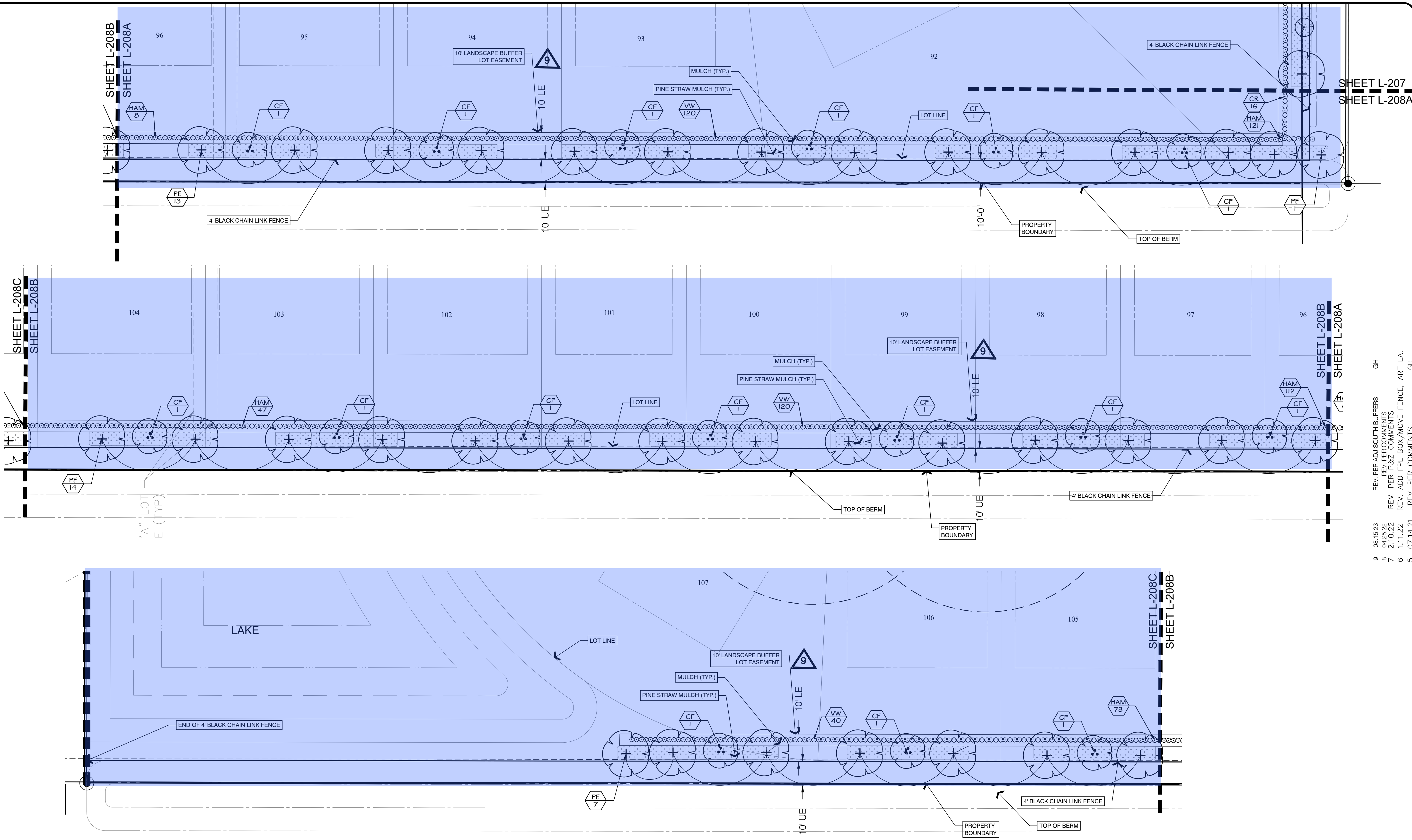
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1	01.29.20	REV. PER CITY COMMENTS
2	03.01.21	REV. STREET TREES PER CITY COMMENTS
2A	03.16.21	REV. STREET TREES PER COMMENTS
3	03.23.21	REV. WATER METERS PER COMMENTS
4	03.25.21	REV. STREET TREES PER COMMENTS
5	07.14.21	REV. PER COMMENTS
6	1.11.22	REV. ADD FPL BOX/MOVE FENCE, ART L.A.
7	2.10.22	REV. PER P&Z COMMENTS
8	04.25.22	REV. PER COMMENTS

30' LANDSCAPE BUFFER - EAST
LANDSCAPE CONSTRUCTION PLAN
Belterra Tradition
Port St. Lucie, Florida



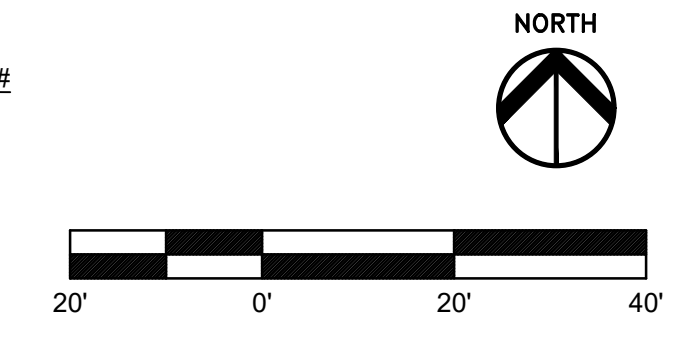
PROJECT NO.
1906
SCALE
DATE
NOV 2019
SHEET
L-207

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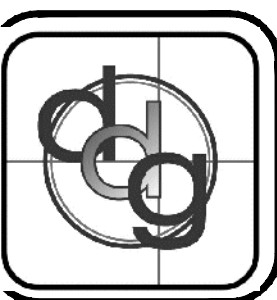
Legend: Limits of Phase 1 (blue shaded area) Limits of Plat 2 (white area)

CITY OF PORT ST. LUCIE PROJECT# P-21-271 (P23-147)



9	08.15.23	REV. PER ADJ. SOUTH BUFFERS	GH
8	04.25.22	REV. PER P&Z COMMENTS	
7	2.10.22	REV. PER P&Z COMMENTS	
6	1.11.22	REV. ADD FPL BOX/MOVE FENCE, ART. LA.	
5	07.14.21	REV. PER COMMENTS	GH
4	03.25.21	REV. STREET TREES, PER COMMENTS	
3	03.23.21	REV. WATER METERS, PER COMMENTS	
2A	03.16.21	REV. STREET TREES, PER COMMENTS	
2	03.01.21	REV. STREET TREES PER CITY COMMENTS	
1	01.29.20	REV. PER CITY COMMENTS	

10' LANDSCAPE BUFFER - SOUTH
LANDSCAPE CONSTRUCTION PLANS
Belterra Tradition
Port St. Lucie, Florida



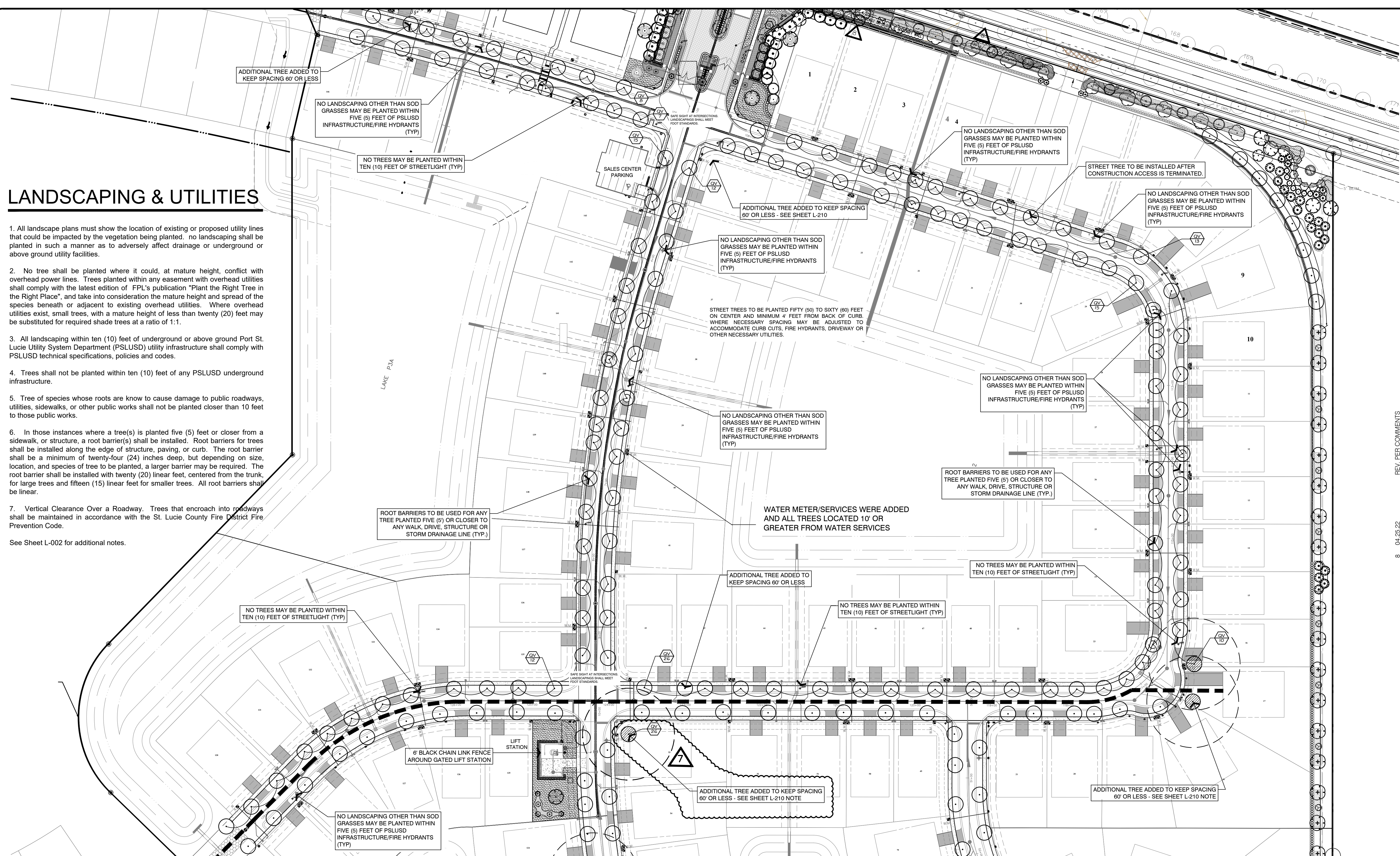
PROJECT NO. 1906
SCALE
DATE NOV 2019
SHEET L-208

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LANDSCAPING & UTILITIES

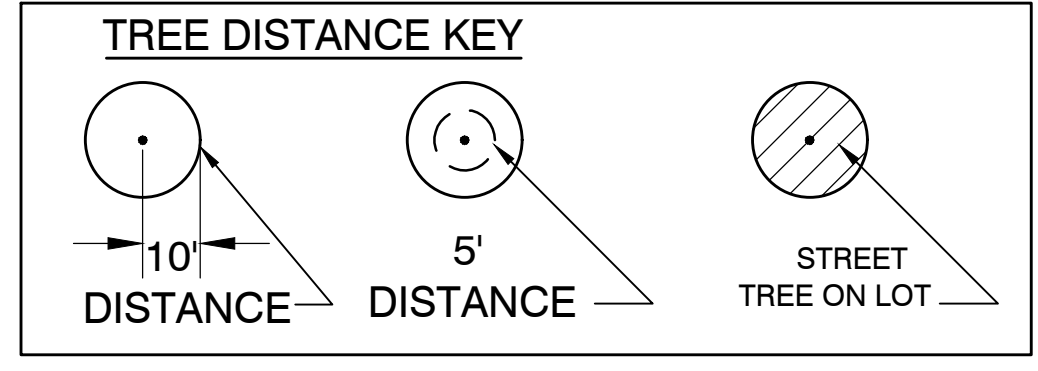
- All landscape plans must show the location of existing or proposed utility lines that could be impacted by the vegetation being planted. no landscaping shall be planted in such a manner as to adversely affect drainage or underground or above ground utility facilities.
- No tree shall be planted where it could, at mature height, conflict with overhead power lines. Trees planted within any easement with overhead utilities shall comply with the latest edition of FPL's publication "Plant the Right Tree in the Right Place", and take into consideration the mature height and spread of the species beneath or adjacent to existing overhead utilities. Where overhead utilities exist, small trees, with a mature height of less than twenty (20) feet may be substituted for required shade trees at a ratio of 1:1.
- All landscaping within ten (10) feet of underground or above ground Port St. Lucie Utility System Department (PSLUSD) utility infrastructure shall comply with PSLUSD technical specifications, policies and codes.
- Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
- Tree of species whose roots are known to cause damage to public roadways, utilities, sidewalks, or other public works shall not be planted closer than 10 feet to those public works.
- In those instances where a tree(s) is planted five (5) feet or closer from a sidewalk, or structure, a root barrier(s) shall be installed. Root barriers for trees shall be installed along the edge of structure, paving, or curb. The root barrier shall be a minimum of twenty-four (24) inches deep, but depending on size, location, and species of tree to be planted, a larger barrier may be required. The root barrier shall be installed with twenty (20) linear feet, centered from the trunk, for large trees and fifteen (15) linear feet for smaller trees. All root barriers shall be linear.
- Vertical Clearance Over a Roadway. Trees that encroach into roadways shall be maintained in accordance with the St. Lucie County Fire District Fire Prevention Code.

See Sheet L-002 for additional notes.

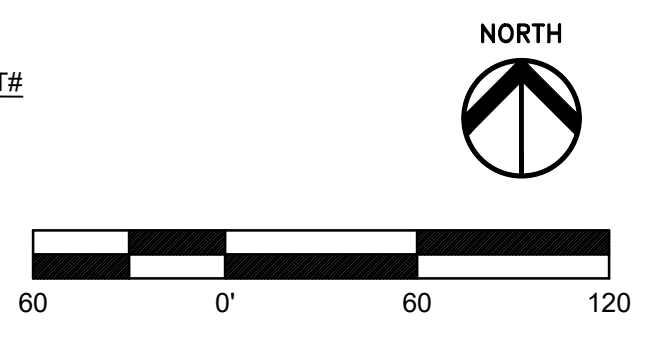


STREET TREE PLANT LIST

TREES	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
BS	2	Bursera simaruba	Gumbo Limbo	MIN. 65 GAL., 14" HT., 2 1/2" CAL.
QV	275	Quercus virginiana	Southern Live Oak	min., 65 gal., 14" ht., 2 1/2" cal., matched
GROUND CVR	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
ARG	236	Arachis glabrata	Perennial Peanut	MIN. 1 GAL., 18" O.C.

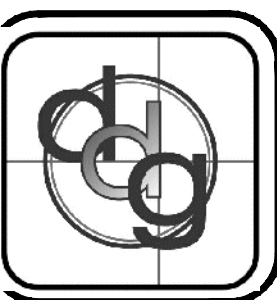


CITY OF PORT ST. LUCIE PROJECT#
P-21-271
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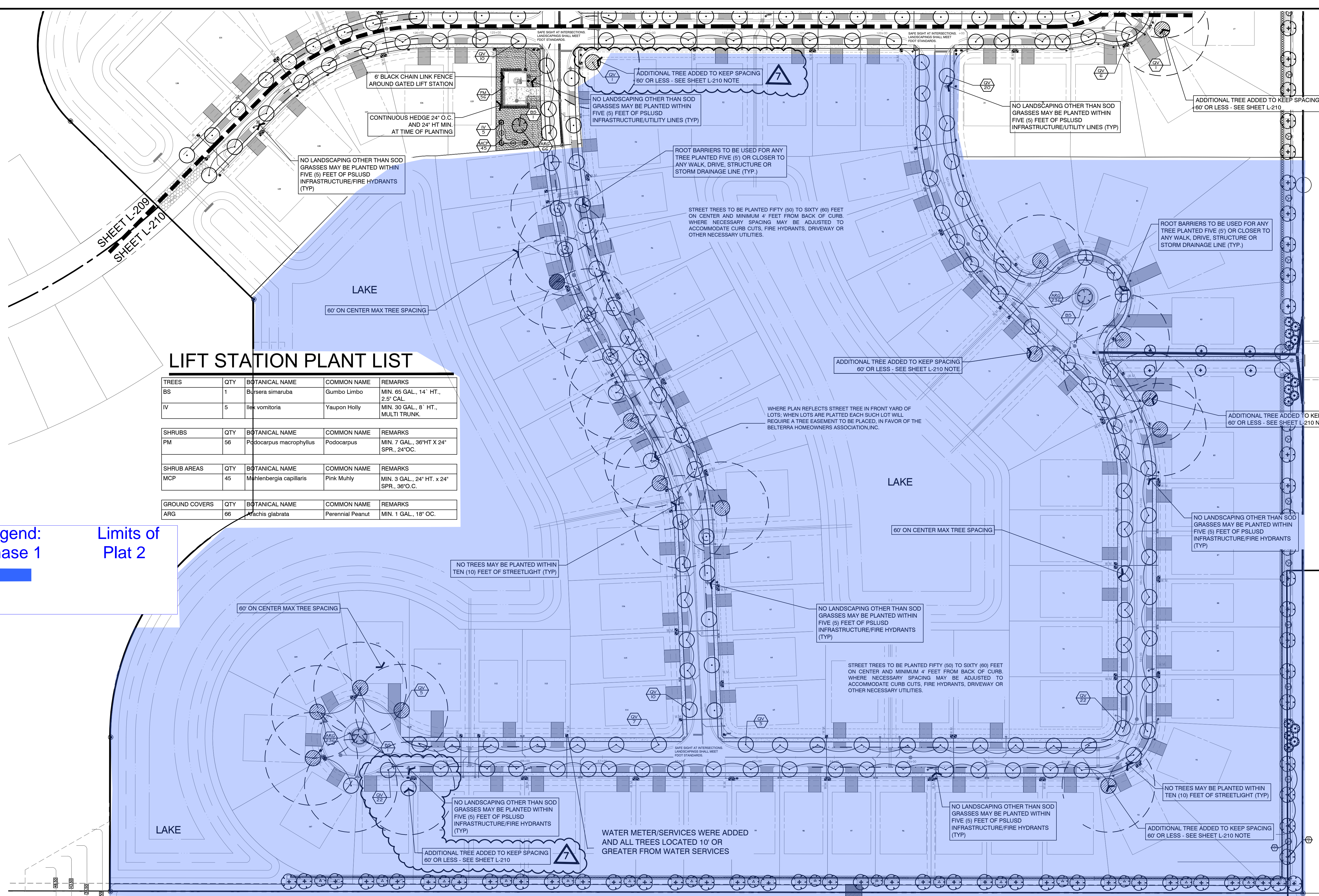
- 8 04.25.22 REV. PER COMMENTS
- 7 2.10.22 REV. PER P&Z COMMENTS
- 6 1.11.22 REV. ADD FPL BOX/MOVE FENCE, ART LA.
- 5 12.23.21 REV. STREET TREES PER COMMENTS
- 4 03.23.21 REV. STREET TREES PER COMMENTS
- 3 03.23.21 REV. WATER METERS PER COMMENTS
- 2A 03.16.21 REV. STREET TREES PER COMMENTS
- 2 03.01.21 REV. STREET TREES PER CITY COMMENTS
- 1 01.29.20 REV. PER CITY COMMENTS

STREET TREES
LANDSCAPE CONSTRUCTION PLAN
Belterra Tradition
Port St. Lucie, Florida



PROJECT NO.
1906
SCALE
DATE
NOV 2019
SHEET
L-209

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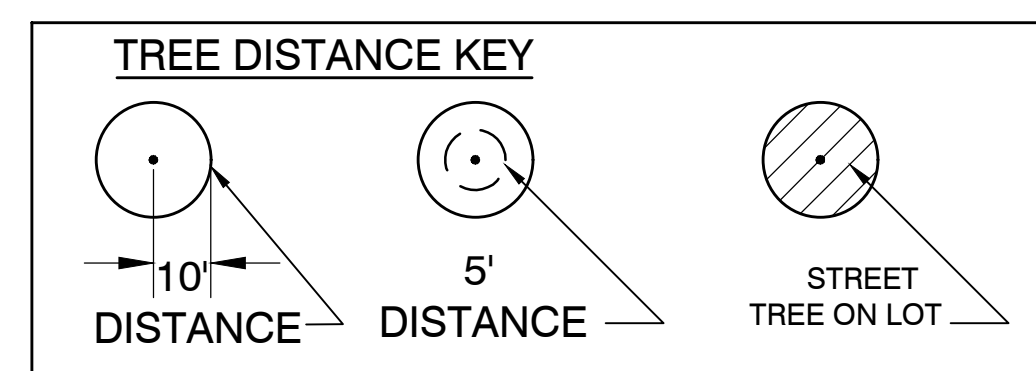


LIFT STATION PLANT LIST

TREES	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
BS	1	Bursera simaruba	Gumbo Limbo	MIN. 65 GAL., 14" HT., 2.5" CAL.
IV	5	Ilex vomitoria	Yaupon Holly	MIN. 30 GAL., 8" HT., MULTI TRUNK
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
PM	56	Podocarpus macrophyllus	Podocarpus	MIN. 7 GAL., 36" HT X 24" SPR., 24" O.C.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
MCP	45	Muhlenbergia capillaris	Pink Muhly	MIN. 3 GAL., 24" HT. x 24" SPR., 36" O.C.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
ARG	66	Achras glabrata	Perennial Peanut	MIN. 1 GAL., 18" O.C.

Legend:
Phase 1
Limits of
Plat 2

STREET TREE PLAN



NOTE:
IN THE EVENT THAT THE REQUIRED STREET TREE SPACING CAN NOT BE MET DUE TO A UTILITY OR HARDSCAPE CONFLICT, A STREET TREE CAN BE INSTALLED ON A LOT ADJACENT TO THE RIGHT OF WAY LINE TO SATISFY THE REQUIREMENT. WHEN LOTS ARE PLATTED, EACH SUCH LOT WILL REQUIRE A TREE EASEMENT TO BE PLACED, IN FAVOR OF THE BELTERRA HOMEOWNERS ASSOCIATION, INC.

CITY OF PORT ST. LUCIE PROJECT#
P-21-271
(P23-147)

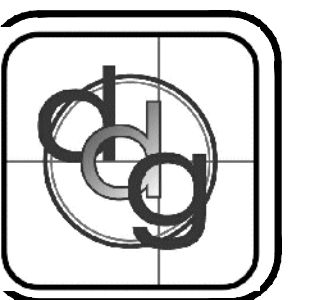
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NOV 2019

SHEET L-210

- 8 04.25.22 REV. PER COMMENTS
- 7 2.10.22 REV. PER P&Z COMMENTS
- 6 1.11.22 REV. ADD FPL BOX/MOVE FENCE, ART LA.
- 5 12.23.21 REV. STREET TREES PER COMMENTS
- 4 03.23.21 REV. STREET TREES PER COMMENTS
- 3 10.23.21 REV. WATER METERS PER COMMENTS
- 2A 03.16.21 REV. STREET TREES PER COMMENTS
- 2 03.01.21 REV. STREET TREES PER CITY COMMENTS
- 1 01.29.20 REV. PER CITY COMMENTS

STREET TREES
LANDSCAPE CONSTRUCTION PLAN
Belterra Tradition
Port St. Lucie, Florida



PROJECT NO.
1906
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L-210

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