

Southwest Tom Mackie Boulevard - Phase III

Tradition
 City of Port St. Lucie, Florida

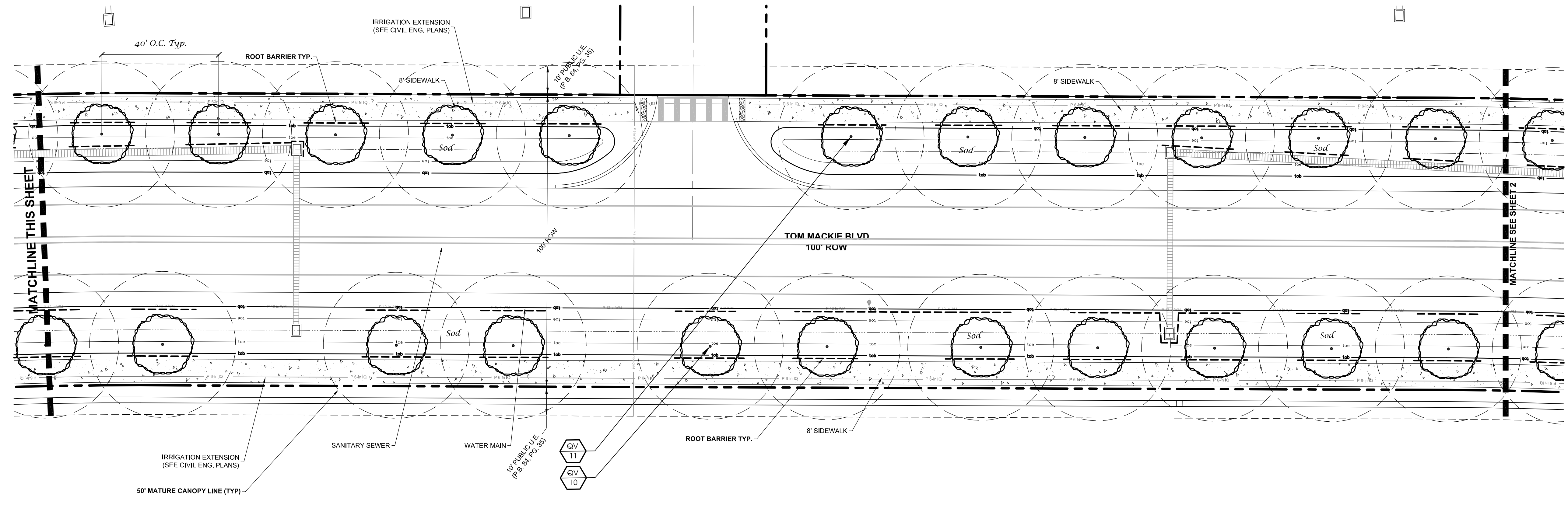
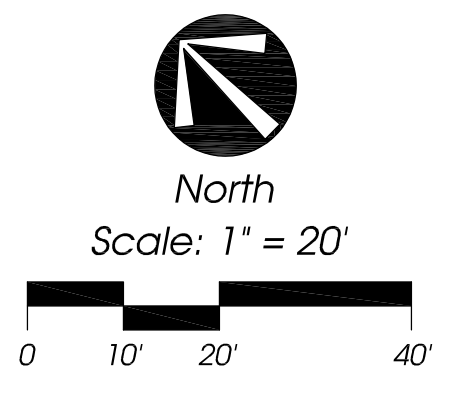
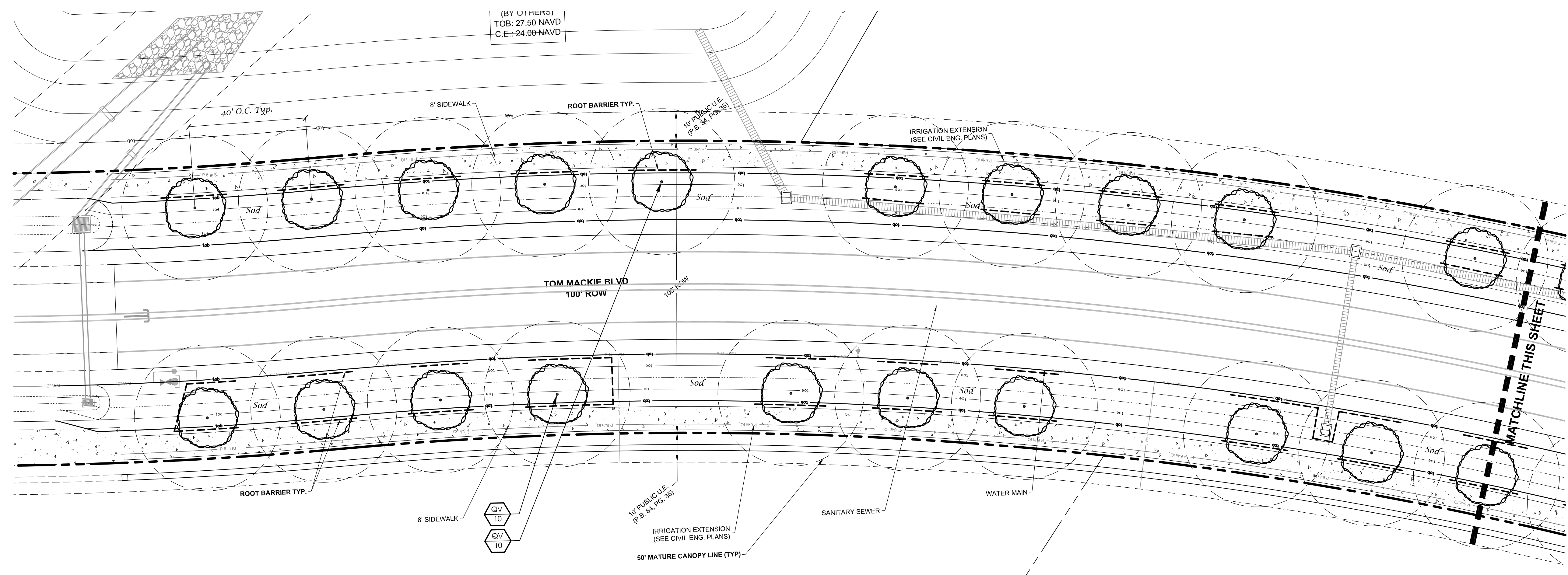
City Project Number: P21-263
 PSLUSD: # 1-0007

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

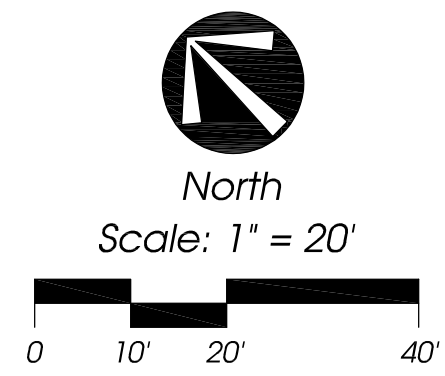
Job No. 21-0508
 Drawn By JWS
 Submittal Dates 11-1-2021
 1-19-2022

Revision Dates
 City Comments #1 1-19-2022

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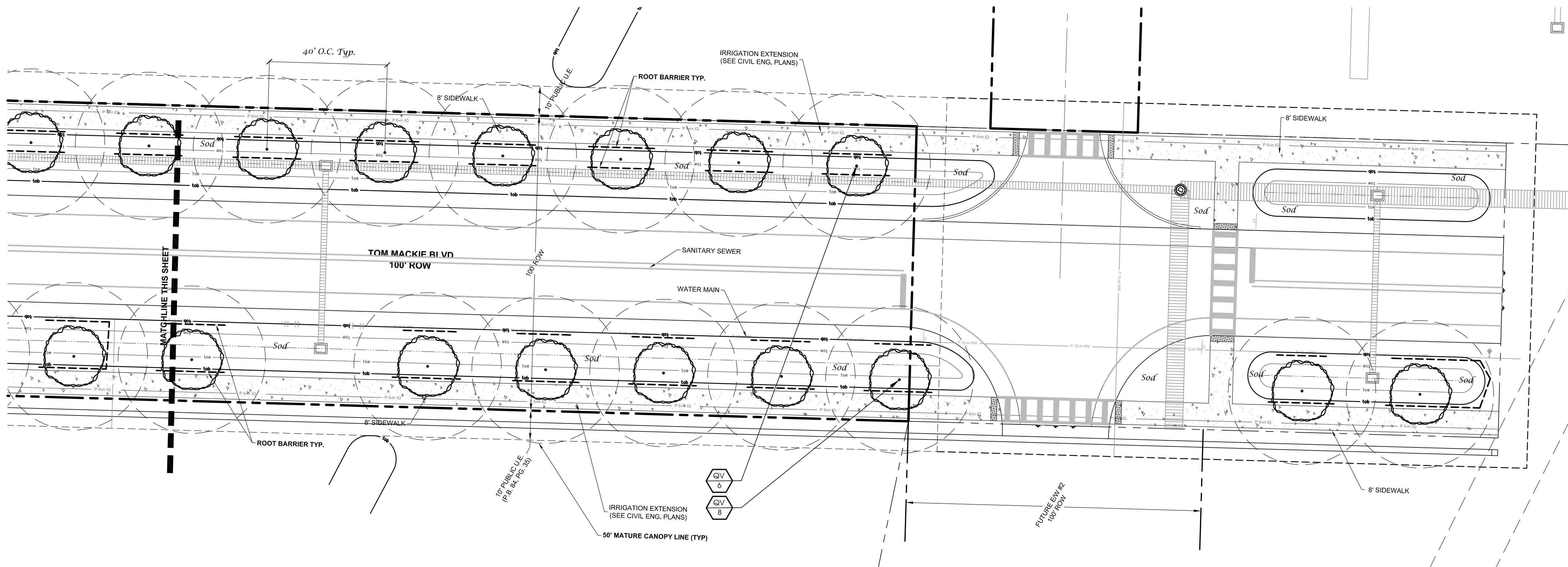
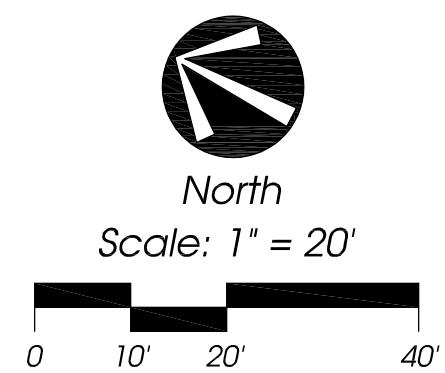
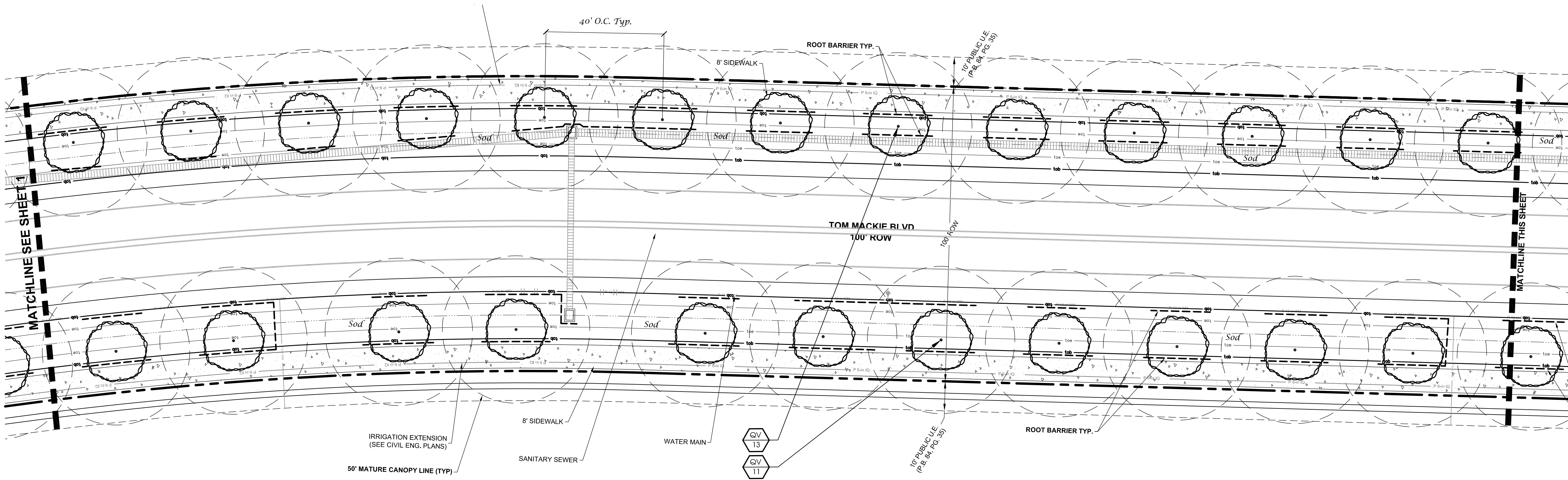


Landscape Plan



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Landscape Plan

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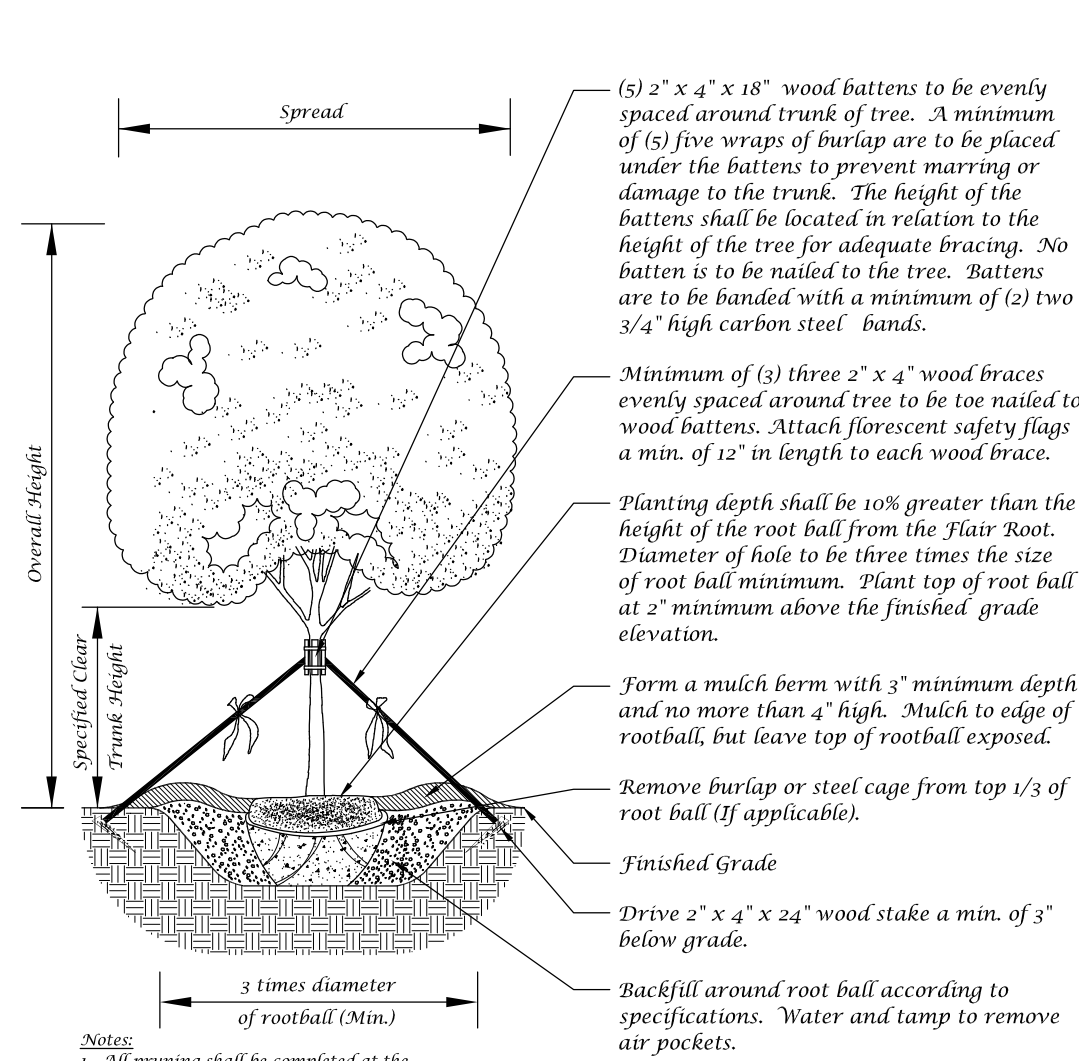
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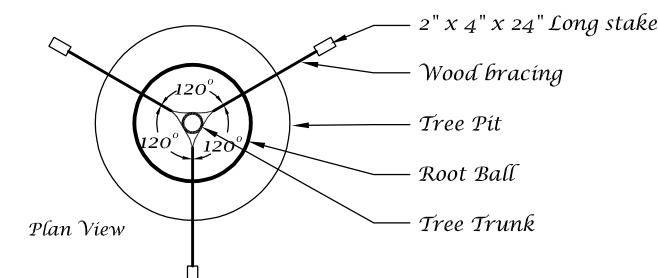
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Landscape Details



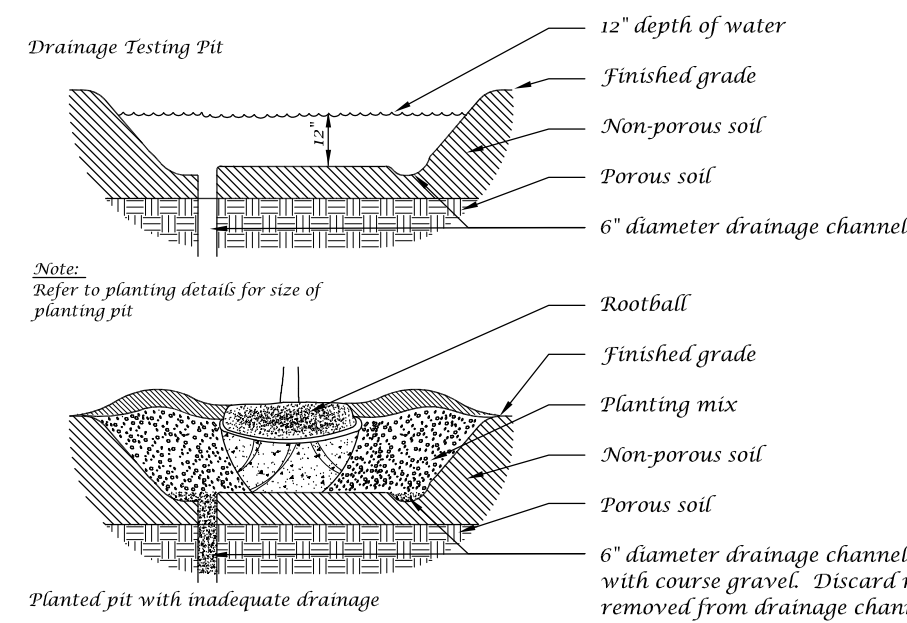
Large Tree Planting Detail

Not to Scale



Staking Detail

Not to Scale



Drainage Testing Detail

Not to Scale

Port St. Lucie Utility Systems Department Notes

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

Port St. Lucie Engineering Department Notes

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

General Notes

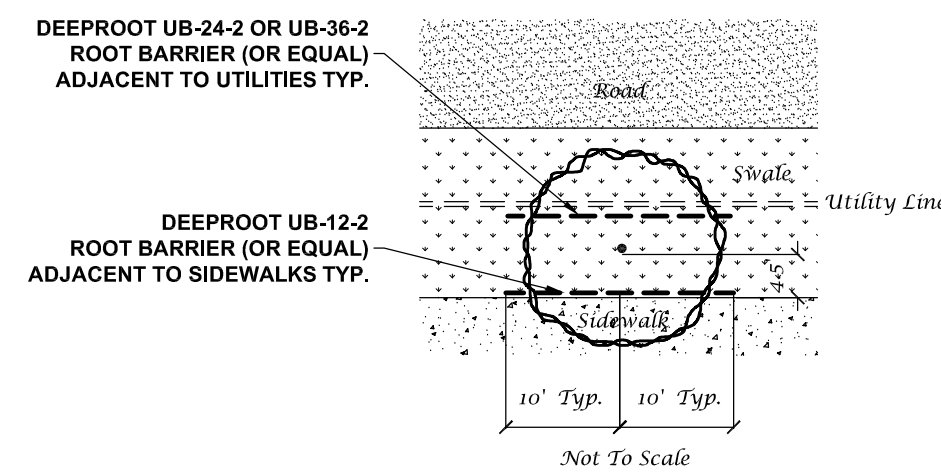
- No plant substitutions can be made without the City of Port St. Lucie's approval.
- All required landscape improvements must be inspected and approved by the City of Port St. Lucie prior to the issuance of a Certificate of Occupancy.
- Any existing landscaping, sod, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection.
- All prohibited, exotic and invasive species shall be removed from the entire site prior to issuance of certificate of occupancy.
- Planting adjacent to fire hydrants is to have a minimum clear radius of 7.5' as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants. All fire hydrants and fire check valves shall have a minimum of 7.5' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.
- Tree locations shown on these plans are approximate. Final tree locations may be adjusted to accommodate unforeseen field conditions, to comply with safety regulations and setbacks, avoid utilities or as otherwise directed or approved by the Landscape Architect. The Contractor shall flag all tree locations for approval from the Landscape Architect prior to planting.
- Above and below ground utilities shall be verified by the Contractor prior to commencement of work in the project area. If any utility conflicts are discovered they shall be brought to the attention of the Landscape Architect immediately in writing; the Landscape Architect will coordinate the necessary adjustments. In the event of utility conflicts, the landscaping will be adjusted and not the utility.
- Notify Owner and have all utilities located and marked through Sunshine 811 (800-432-4770) three (3) full days in advance of beginning construction on project site.

General Irrigation Notes

- Water source to be determined.
- Irrigation contact at the City of Port St. Lucie is Billy Miller - Public Works /Environmental Services - (bmliller@cityofpsl.com)
- Because irrigation may not be completed at time of tree installation all trees shall receive "OOZE TUBE" 45 gallon tree watering bags (or equal) for an establishment period of one (1) year from date of Certificate of Completion. Contractor shall provide, install, maintain and keep filled during this entire one (1) year period. Color of bags provided shall be "TAN". At the end of the one year establishment period the bags shall be removed by the Contractor from all living trees and shall be delivered to the City's Parks Department or Public Works Department. Trees that need replaced under warranty shall have the bag installed for the establishment period of one (1) year after replacement and shall follow the same requirements as listed above. At the end of the replacement establishment period the bags shall be returned by the Contractor as stated above.
- Future irrigation plans for this project shall follow PSLPW irrigation standards.

Root Barrier Details

ROOT BARRIERS TO BE "DEEPROOT UB-24-2" ADJACENT TO UTILITIES 9" IN DIAMETER AND SMALLER
"DEEPROOT UB-36-2" ADJACENT TO UTILITIES GREATER THAN 9" IN DIAMETER
AND "DEEPROOT UB-12-2" ADJACENT TO SIDEWALKS
(OR-EQUALS)
INSTALL PER MANUFACTURE'S SPECIFICATIONS WWW.DEEPROOT.COM



Landscape Specifications

- All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
- Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
- Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
- Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner and Landscape Architect's attention.
- The contractor shall verify the location of underground utilities prior to commencing work on any project area.
- Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviro mulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
- All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
- Planting trees: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
- Guy and stake trees in 3 directions with wood bracing and wooden stake anchors as shown in the details immediately after planting. (See Detail)
- Trees shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4-0-2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

25 Gallon & B&B Trees 2 per 1" caliper

- Maintain trees by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees to proper grade or vertical position as required. Spray as necessary to keep trees free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
- Prune trees only to remove damaged branches as directed by the Landscape Architect.
- Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Bahia Sod (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
- Maintain positive drainage, no planting is to block drainage.
- Drainage Testing
Prior to planting of trees each planting pit shall be tested in the following manner to verify adequate drainage.
A) Dig each planting pit to the minimum specified size.
B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
D) Discard all material removed from the drainage channel.
E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES:

- Contractor to include drainage testing for all trees in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
- All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	DROUGHT TOLERANCE
CANOPY / ORNAMENTAL TREES							
79	QV*	QUERCUS VIRGINIANA	LIVE OAK	16" x 6', 3.5" CAL.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
SHRUBS / GROUNDCOVERS / VINES							
	SOD	PASPALUM NOTATUM	BAHIA SOD	SEE SPECS		NO SAND BASED	HIGH
* = FLORIDA NATIVE							

Landscape Data

Street Trees in Road Right-of-way

Trees
Required - (1 Tree/1,929.06 L.F.) - 1,929.06 L.F./50 = 39 Trees
One row of trees on each side = 78 Trees
Provided - 79 Trees

Native Plants

Trees:
Required: 50% of all required trees shall be native
Total Trees = 79
Provided: Native Trees = 79 / 79 = 100%

Conceptual
Design
Group, Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

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