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Landscape Data - Phase 1

Required Trees	Native
Parcel C Perimeter (1845'/30):	62 50%=31
Parking Lot Terminal/ Islands:	23 75%=17
Bldg Perimeter (310'/30):	10 50%=5
Total:	95 53

Required Shrubs	Native
Parcel C Perimeter (1845' / 2):	923
Bldg. Perimeter (310' / 2):	155
Total:	1078 25%=270

Landscape Data - Phase 2

Required Trees	Native
Parking Lot Terminal/ Islands:	12 75%=9
Bldg Perimeter (212'/30):	7 50%=4
Total:	19 13

Required Shrubs	Native
Bldg. Perimeter (212' / 2):	106
Total:	106 25%=27

Landscape Data - Phase 3

Required Trees	Native
Parking Lot Terminal/ Islands:	7 75%=5
Bldg Perimeter (218'/30):	7 50%=4
Total:	14 9

Required Shrubs	Native
Bldg. Perimeter (218' / 2):	109
Total:	109 25%=27

Landscape Data - Phase 4

Required Trees	Native
Parking Lot Terminal/ Islands:	- 75%=0
Bldg. Perimeter (683'/30):	23 50%=12
Total:	23 12

Required Shrubs	Native
Bldg. Perimeter (683' / 2):	342
Total:	342 25%=86

Landscape Data - Full Buildout

Total Required Trees	Native	Species	Flowering	Drought Tolerant	Palm
151	87	5	20%=30	50%=76	25%= 38(Max)

(Bldg. Foun. Exempt)

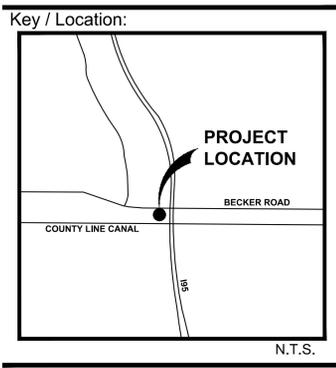
Total Provided Trees	Native	Species	Flowering	Drought Tolerant	Palm
175	117	10	54	168	11

Total Required Shrubs	Native	Drought Tolerant
1635	25%=409	50%=818

Total Provided Shrubs	Native	Drought Tolerant
4360	1165	3397

*All tree credits are counted 1:1 & 2:1 per Appendix C Table 1 'Approved Trees & Shrubs' in the PSL Landscape Code

Parcel Perimeter Trees	52
Internally Planted Trees Counted toward Parcel Perimeter Trees	10
Total trees for perimeter tree requirement	62



Project Team:

Client & Property Owner: Mattamy Homes
1500 Gateway Blvd, Suite 212
Boynton Beach FL, 33426

Developer: Mouhalis Capital
1860 SW Fountainview Blvd #200-91
Port St. Lucie, FL 34986

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

Engineer: Kinley-Horn
1920 Wekiva Way, Suite 209
West Palm Beach, FL 33411

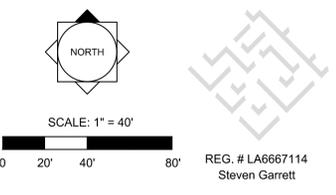
Mattamy SG7 - Parcel C

Overall Planting Plan

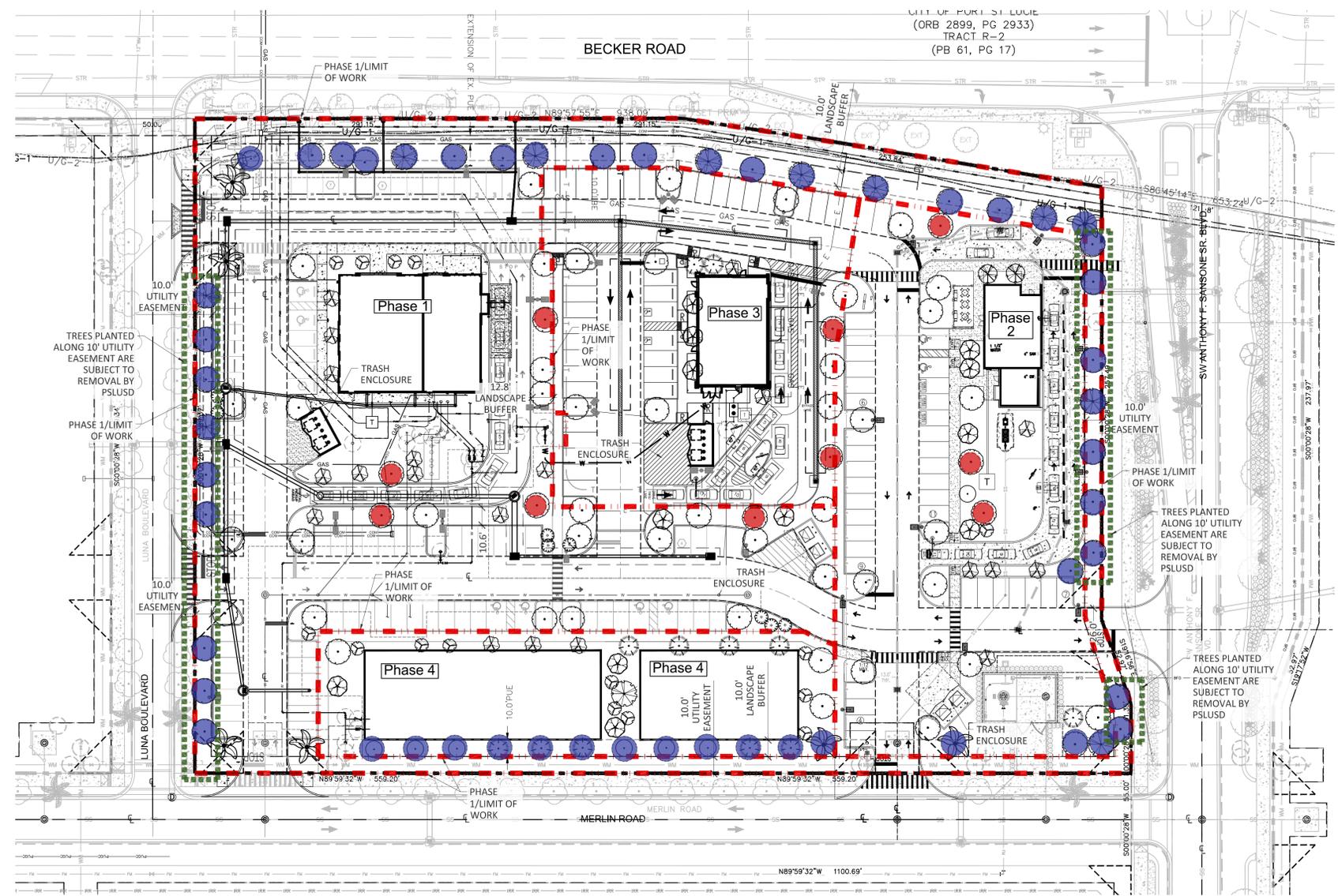
Project # P25-023
PSLUSD Project # 5438C

City of Port St. Lucie, Florida

Date	By	Description
02.05.25	JJE	Initial Submittal
03.19.25	JJE	Re-Submittal
05.20.25	JJE	Re-Submittal
07.09.25	JJE	Re-Submittal
08.06.25	JJE	Re-Submittal
09.05.25	JJE	Re-Submittal
10.13.25	JJE	Re-Submittal
11.18.25	JJE	Re-Submittal
12.19.25	JJE	Re-Submittal
01.21.26	JJE	Re-Submittal



Designer: JJE Sheet
 Manager: SG
 Project Number: 24-370
 Municipal Number: ---
 Computer File: SG-7 Parcel C L.S. 2026.1.8.dwg
CV P25-023



General Landscape Notes:

- 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 within 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 be maintained at a height of no less than 6' above the road crown.
- At least 50% of all required trees shall be of a native species.
- All planting beds to be covered with Dewart landscape fabric & receive 4" of mulch
- All plant material to be Florida no. 1 or better.
- All landscape & sod areas to be irrigated by an automated system.
- 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.
- All proposed landscaping meets FDOT specifications.

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

PSLUSD General Notes:

The minimum separation between PSLUSD mains and other utilities, as measured from the outside of each pipe, shall be as follows: Water mains shall be located a minimum of 10' from a gravity sewer, force main and reclaimed water main. The vertical separation shall be at least 18" with the water main crossing over the other pipes. All PSLUSD pipes shall have a minimum horizontal separation of 5' from all other underground utilities including light poles and a vertical separation of at least 18" including footers." (USM Page 16, line 5)

Plant Schedule Notes:

Specified height, width, and caliper sizes provided in the plant schedule supersede container sizes of proposed plant material. Plant material must meet minimum specified sizes at time of installation. Container size is provided for reference only.

Phasing Notes:

Landscape perimeter volume calculation represents the phase of construction. Total number of trees and shrubs after all phases has been installed will equal or exceed the required trees and shrubs for the whole parcel at full build out.

ROOT BARRIER NOTES:

- Root barrier shall be "Bio-Barrier 24" depth or approved equal.
- Root barrier shall be installed per manufacturer's specifications and recommendations.
- If required by a municipality and in instances where a tree(s) is planted closer than five (5') from a sidewalk or structure, a root barrier(s) shall be installed. Root barriers for trees shall be installed along the edge of the structure, paving or curb, the root barrier shall be installed with 20 If centered from the trunk for large trees and 15 If for small trees.

PLANT SCHEDULE FULL BUILDOUT

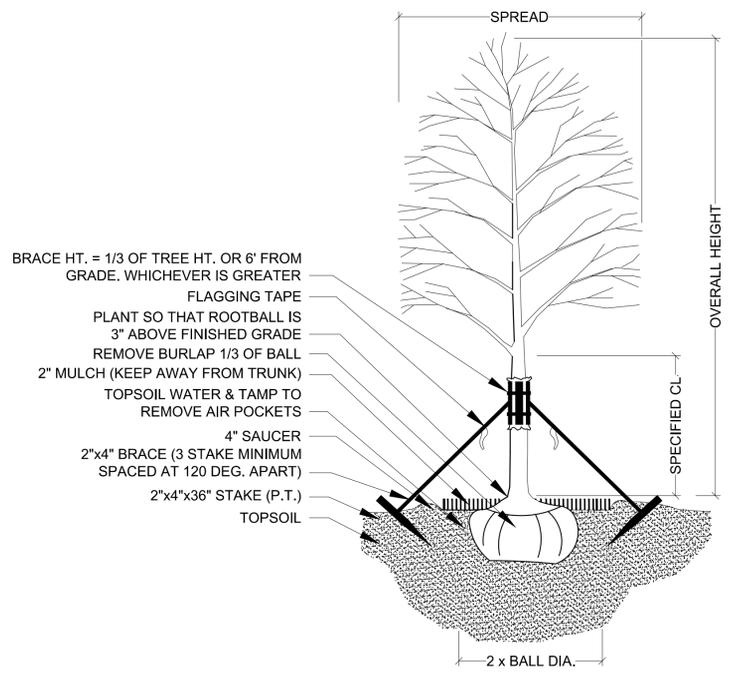
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CAL
TREES									
BAU	11	Bauhinia x blakeana	Hong Kong Orchid Tree	FG	14' HT	5'W	STD, F, SP	Non-Native DT	2.5"
IE	15	Ilex x attenuata 'East Palatka'	East Palatka Holly	FG	14' HT	6'W	F, SP	Native DT	2.5"
JM	8	Jacaranda mimosifolia	Jacaranda	FG	14' HT			Non-Native DT	3"-3.5" CAL
LM	21	Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	FG	14' HT	7' W		Non-Native DT	2.5"
LN2	2	Lagerstroemia indica 'Natchez'	Natchez' Crape Myrtle	FG	14' HT	6' SPR	ML, SP	Non-Native DT	2.5"
PE	12	Pinus elliotti	Slash Pine	FG	14' HT	6'W	F, SP	Native DT	2.5"
QV	83	Quercus virginiana	Southern Live Oak	FG	14' HT	6' SPR	F, SP	Native DT	2.5"
TC	12	Tabebuia cariba	Yellow Tabebuia	FG	14' HT	10'-12' Sprd	F, SP	Non-Native DT	2.5"
	164	SUBTOTAL:							

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
PALMS									
RO2	7	Roystonea regia	Florida/Cuban Royal Palm	FG	10' CT	20' W	F, SP, No Scars	Native	
SP	8	Sabal palmetto	Sabal Palm	FG	14' HT	10' W	HVY CAL, SP	Native DT	
	15	SUBTOTAL:							

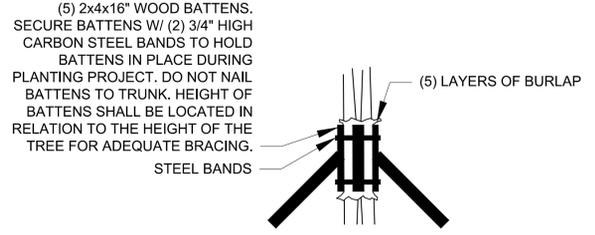
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
SHRUBS									
CLU	114	Clusia guttifera	Small-Leaf Clusia	3G	24" HT	2.5'W	FTB	Non-Native DT	
CE2	96	Conocarpus erectus	Buttonwood	3G	24" HT	30"W	FTB, SP	Native DT	
CES	335	Conocarpus erectus 'Sericeus'	Silver Buttonwood	3G	24" HT	24"W	F	Native DT	
HAM	268	Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" HT	30"W	FTB	Non-Native DT	
IXN	139	Ixora coccinea 'Nora Grant'	Red Ixora	3G	24" OA		FTB	Non-native	
JAT	42	Jatropha integerrima	Jatropha	15G	4' HT	3'W	STD, SP	Non-Native DT	
MUH3	20	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	24"W	F	Native DT	
ROL	224	Rondeletia leucophylla	Panama Rose 'Pink'	3G	24" HT	24"W	FTB, SP	Non-native	
TF2	8	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA			Native DT	
VO	382	Viburnum odoratissimum	Sweet Viburnum	3G	24" OA			Non-Native DT	
	1,628	SUBTOTAL:							

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING	SPA
GROUND COVERS										
GIF	1,039	Ficus microcarpa 'Green Island'	Green Island Ficus	1G	12"HT	12"W	Full	Non-native DT		18"
ILS	706	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	1G	12"HT	12"W	Full	Native DT		18"
TA	987	Trachelospermum asiaticum	Asiatic Jasmine	1G	12" HT	12"W	Full	Non-native DT		18"
	2,732	SUBTOTAL:								

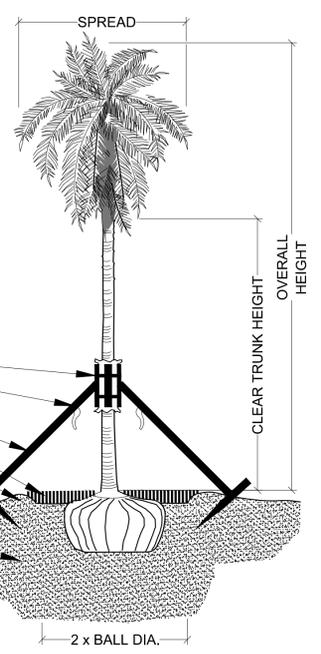
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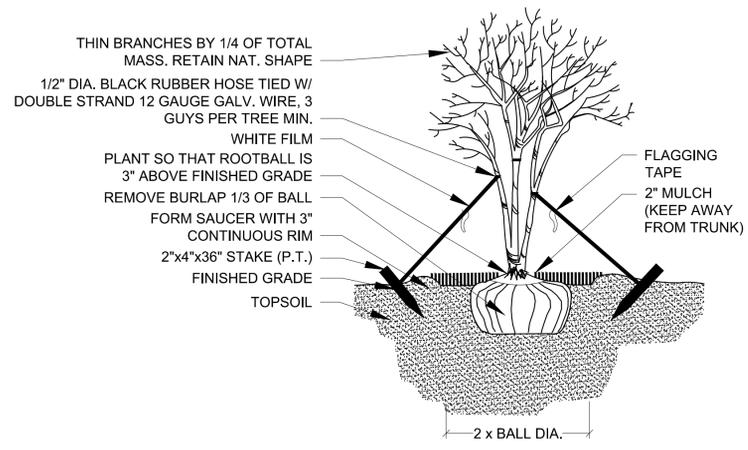
TREE PLANTING & STAKING
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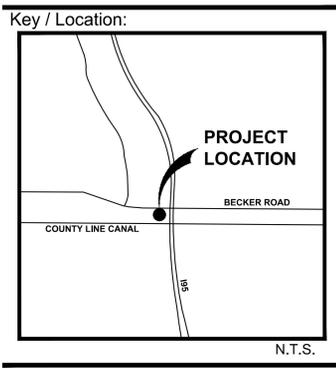
BRACING DETAIL
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PALM PLANTING - ANGLE STAKE
 NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING
 NOT TO SCALE



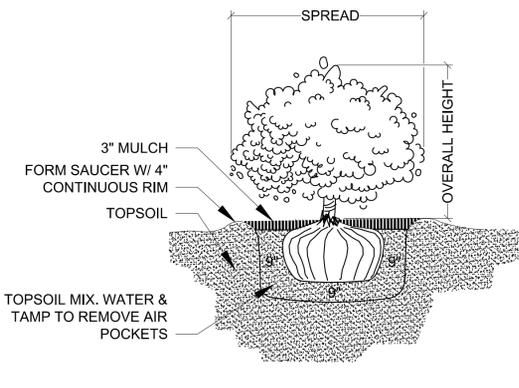
Project Team:

Client & Property Owner: Mattamy Homes
 1500 Gateway Blvd., Suite 212
 Boynton Beach FL, 33426

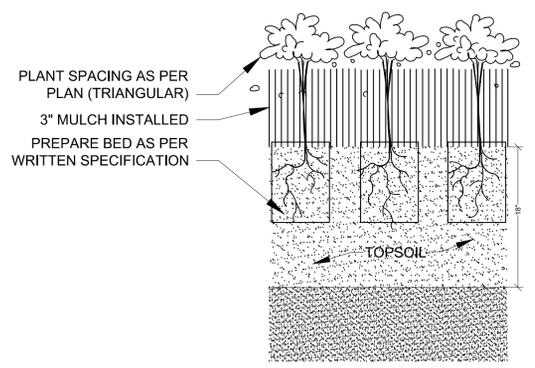
Developer: Mouhalis Capital
 1860 SW Fountainview Blvd #200-91
 Port St. Lucie, FL 34986

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

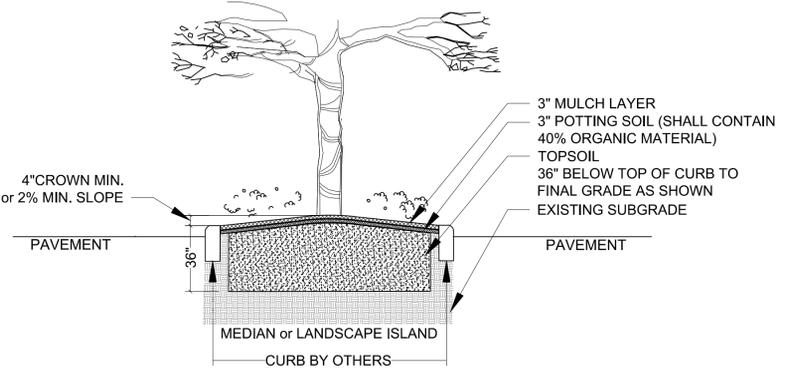
Engineer: Kimley-Horn
 1920 Wekiva Way, Suite 200
 West Palm Beach, FL 33411



SHRUB PLANTING
 NOT TO SCALE



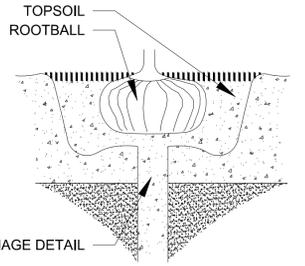
GROUNDCOVER PLANTING DETAIL
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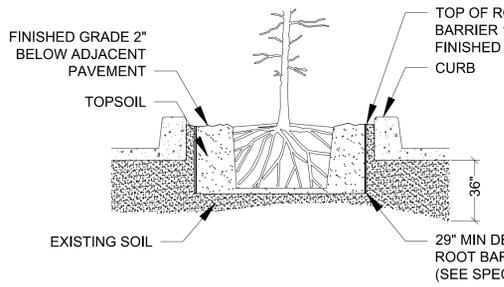
THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY. SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL
 NOT TO SCALE

- * 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



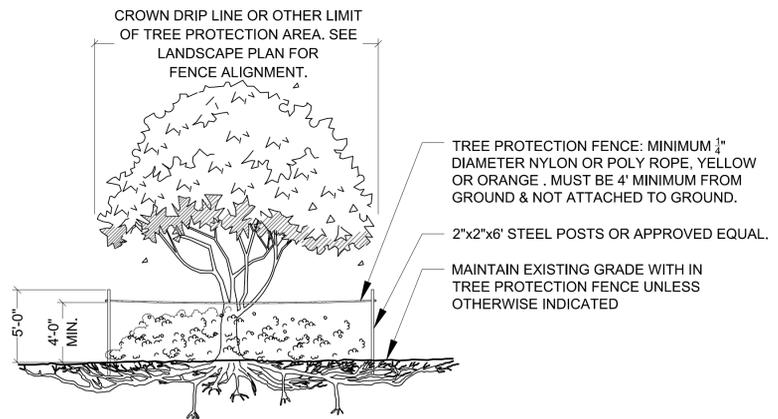
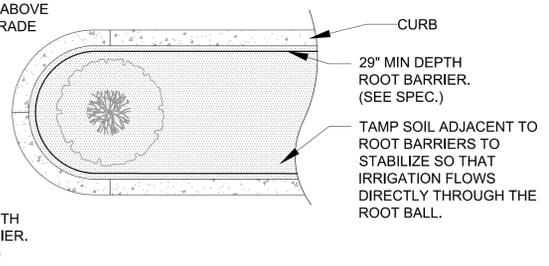
DRAINAGE TESTING DETAIL
 NOT TO SCALE



NOTES:

- 1- Root barrier shall be "Bio-Barrier 24" depth or approved equal.
- 2- Root barrier shall be installed per manufacturer's specifications and recommendations.
- 3- If required by a municipality and in instances where a tree(s) is planted closer than five (5') from a sidewalk or structure, a root barrier(s) shall be installed. Root barriers for trees shall be installed along the edge of the structure, paving or curb. the root barrier shall be installed with 20' centered from the trunk for large trees and 15' for small trees.

SPECIAL APPLICATIONS ROOT BARRIER DETAIL
 NOT TO SCALE



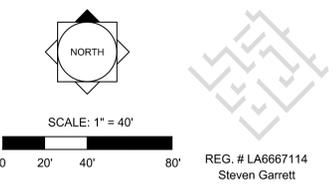
TREE PROTECTION BARRICADE
 NOT TO SCALE

- NOTES:**
- 1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
 - 3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 - 4- 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.



REG. # LA6667114
 Steven Garrett

Designer: JE Sheet
 Manager: SG
 Project Number: 24-370
 Municipal Number: ---
 Computer File: SG-7 Parcel C LS 2026.1.8.dwg

LA2
P25-023

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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

- 1.01 SCOPE: The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
1.02 AGENCY STANDARDS: Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
1.03 SITE EXAMINATION: The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons.
1.04 ERRORS AND OMISSIONS: The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings.
1.05 EXECUTION OF THE WORK: The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
1.06 PROTECTION OF PUBLIC AND PROPERTY: The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public.
1.07 CHANGES AND EXTRAS: The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor.
1.08 GUARANTEE: The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner.
1.09 CARE AND MAINTENANCE: The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
1.10 SAFETY: It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage.
1.11 CONTRACTOR QUALIFICATION: The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1.12 INSURANCE AND BONDING: The contractor (s) shall submit proof of insurance for this job for the time period that the work is done.
1.13 PERMITS AND CERTIFICATES: All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

- 2.01 PLANT MATERIALS: A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary.
Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect.
All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes.
All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.
Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

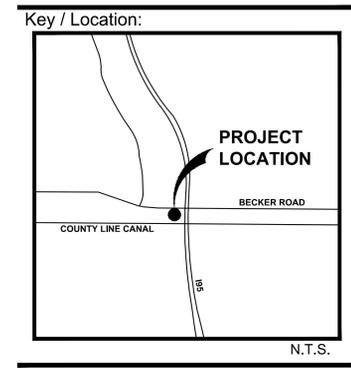
2.02 INSPECTION

- A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality.
PROTECTION OF PLANT MATERIALS: Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant.
Plants with broken, damaged or insufficient rootballs will be rejected.
All plant material shall be protected from possible bark injury or breakage of branches.
Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun.
STORAGE: All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.
The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.
PROTECTION DURING PLANTING: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods.
TOP SOIL: Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth.
Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas.
Existing soils must meet all definitions of "Topsoil" as described above in all planting areas throughout the site.
FERTILIZER: Commercial fertilizer shall comply with the state and local fertilizer laws.
MULCH: Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement.
EXECUTION: The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems.
GRADING: Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions.
PLANTING: Planting shall take place during favorable weather conditions.
The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
Tree Planting shall be located where it is shown on the plan.
Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans.
A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage.
Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.
Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

- I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems.
J. All flagging ribbon shall be removed from trees and shrubs before planting.
K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's.
3.04 PRUNING: Remove dead and broken branches from all plant material.
B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs.
C. Trees shall not be poled or topped.
D. Remove all trimming from site.
3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion.
B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points.
C. Stake & Brace all trees larger than 12' oa. See detail.
D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting.
B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis.
3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.
B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development.
D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut.
E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.
G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.
H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.
3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre.
C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.
3.09 CLEANING UP: The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work.
3.10 MAINTENANCE: Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect.
B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.
3.11 COMPLETION, INSPECTION AND ACCEPTANCE: Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance.
D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.
E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.



701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220



Project Team table with columns: Client & Property Owner, Developer, Land Planner / Landscape Architect, Engineer. Includes names like Mattamy Homes, Mouhalls Capital, Lucido & Associates, and Kinley-Horn.

Mattamy SG7 - Parcel C

Specifications

Project # P25-023
PSLUSD Project # 5438C

Table with columns: Date, By, Description. Lists submission dates and descriptions like Initial Submittal, Re-Submittal, etc.

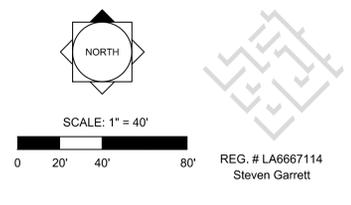


Table with columns: Designer, Manager, Project Number, Computer File. Lists JE, SG, 24-370, SG-7 Parcel C LS 2026.1.8.dwg.

REG. # LA6667114 Steven Garrett

Drawing Name: C:\Users\JEVANG~1\AppData\Local\Temp\AcPlot\Temp\AcPublish_173121 Jan 20, 2026 - 3:43pm SG-7 Parcel C LS 2026.1.8.dwg



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