

Landscape Data

(City of PSL Requirements)

Perimeter Landscaping Adjacent to Another Property - North Buffer (734)

Trees
Required - (1 Tree/30 I.F.) - 734 I.F./30 = 25 Trees
Provided - 25 Trees

Shrubs
Required - Continuous Hedge 2' O.C. = 367 Shrubs
Provided - 367 Shrubs

Perimeter Landscaping Adjacent to Road Right-of-way - West Buffer (453)

Trees
Required - (1 Tree/30 I.F.) - 453 I.F./30 = 15 Trees
Provided - 15 Trees

Shrubs
Required - Continuous Hedge 2' O.C. = 227 Shrubs
Provided - 227 Shrubs

Perimeter Landscaping Adjacent to Road Right-of-way - South Buffer (594)

Trees
Required - (1 Tree/30 I.F.) - 594 I.F./30 = 20 Trees
Provided - 20 Trees

Shrubs
Required - Continuous Hedge 2' O.C. = 297 Shrubs
Provided - 297 Shrubs

Perimeter Landscaping Adjacent to Another Property - East Buffer (374)

Trees
Required: (1 Tree/30 I.F.) - 374 I.F./30 = 13 Trees
Provided: 13 Trees

Shrubs
Required: Continuous Hedge 2' O.C. = 187 Shrubs
Provided: 187 Shrubs

Parking Area Interior Landscaping

Required Terminal/Interior Island Trees - 1 Tree per Terminal/Interior Island = 36 Trees
★ Total Terminal/Interior Island Trees Provided = 36 Trees

Palm Requirements
Required: No more than 25% of required trees may be palms
Total Trees & Palms = 181
Total Palms = 3 @ 1:1 = 3 Trees
Provided: Palms = 3 = 1%

Total Trees:
Total Trees Required: 181
Total Trees Provided: 181
129 Trees + 9 Palms @ 1:1 (8 Trees) + 31 Building Facade Palms @ 1:1 (31 Trees)
+ 18 SP @ 2:1 (9 Trees) + 8 PD @ 2:1 (4 Trees) = 181 Trees

154.c.4 = Building facade palms are excluded from Palm requirement

Native Plants

Trees:
Required: 50% of all required trees shall be native
Total Trees = 129 (65 = 50%)
Provided: Native Trees = 129 / 129 = 100%

Shrubs:
Required: 25% of all required shrubs shall be native
Total Shrubs = 3,840 (960 Minimum)
Provided: Native Shrubs = 1,390 / 3,840 = 36%

Flowering Trees
Required: 20% of all required trees shall be flowering
Total Trees = 181 (Not Including Palms) x 20% = 36
Provided: Flowering Trees = 36 = 20%

Landscape Island Evergreen Shade Trees
Required: 75% of all required trees located within landscape islands shall be evergreen shade trees
Total Landscape Islands = 36 x 75% = 27 Trees
Provided: Landscape Islands with Evergreen Shade Trees = 27 = 75%

Tree Species Mix
Required: When 41+ trees are required the minimum species mix = 5
Provided: 5

Building Facades
Trees
Required - 1 Tree / 30 I.F. of Building Perimeter
2,122 I.F. of Building Perimeter / 30 I.F. = 72 Trees
★ Provided - 72

Shrubs
Require - 1 Shrub / 1.5 I.F. of Building Perimeter
2,122 I.F. / 1.5 = 1,415 Shrubs
Provided - 1,415 Shrubs

Building Number:	Building Perimeter:	Trees Required:	Shrubs Required:
5	706'	24	471
6	706'	24	471
7	710'	24	473
Total	2,122'	72	1,415

Note:
★ Some trees relocated due to site constraints such as pavement, utilities, etc.

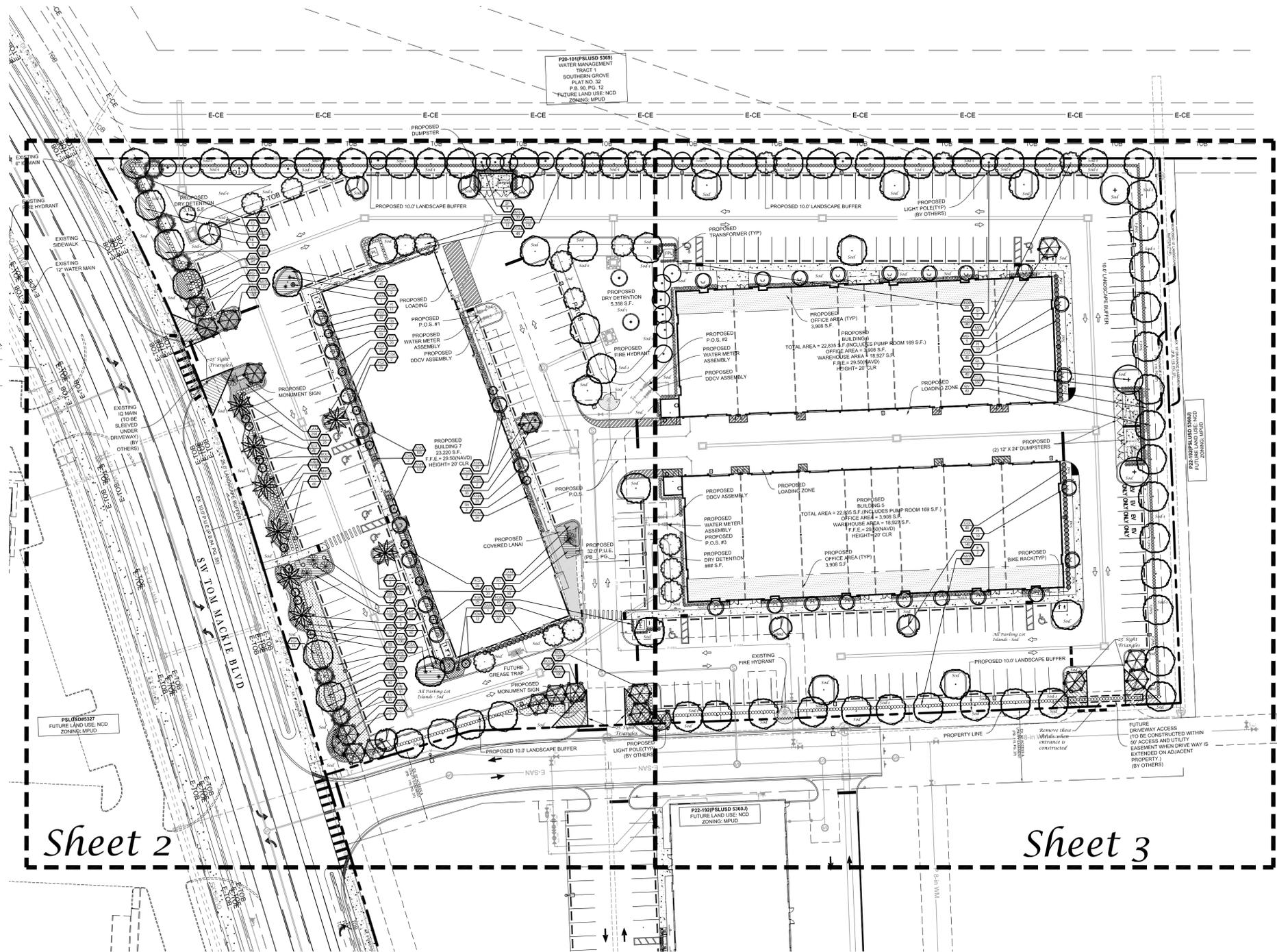
Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	DROUGHT TOLERANCE
7	IE*	ILEX A. ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	14' x 6', 25" CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
19	MG*	MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA	14' x 6', 25" CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
17	MG-1*	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA D.D. BLANCHARD	14' x 6', 25" CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
6	PE*	PINUS ELLIOTTI Densa	SOUTH FLORIDA SLASH PINE	14' x 6', 25" CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
3	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	14' x 6', 25" CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
74	QV*	QUERCUS VIRGINIANA	LIVE OAK	14' x 6', 25" CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
3	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	14' x 6', 25" CAL.	A.S.	FULL CANOPY, 4' C.T. MIN.	HIGH
8	RE*	ROYSTONIA ELATA	ROYAL PALM	12' G.W.	A.S.	FULL SPECIMEN, MATCHED, SYMMETRICAL, THICK TRUNKS	HIGH
31	PT	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	12' O.A.	A.S.	FULL DOUBLE TRUNKS, SYMMETRICAL	HIGH
18	SP*	SABAL PALMETTO	SABAL PALM	12 - 15' C.T.	A.S.	SLICK TRUNKS,	HIGH
8	PD	PHOENIX ROEBELII	PYGMY DATE PALM	6' O.A. TRIPLE	A.S.	FULL CANOPY, 3' C.T. MIN.	HIGH
SHRUBS / GROUNDCOVERS / VINES							
140	CES*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTWOOD	2' x 2'	2' O.C.	FULL & THICK	HIGH
525	CLU	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	2' x 2'	2' O.C.	FULL & THICK	HIGH
35	FOR*	FORESTIERA SELEGATA	FLORIDA PRIVET	2' x 2'	2' O.C.	FULL & THICK	HIGH
570	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	2' x 2'	2' O.C.	FULL & THICK	HIGH
70	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	4' x 2'	2' O.C.	FULL & THICK	HIGH
426	POM	PODOCARPUS MAKII	PODOCARPUS	2' x 2'	2' O.C.	FULL & THICK	HIGH
460	BOD	BOUGAINVILLEA DWARF HELEN JOHNSON	DWARF BOUGAINVILLEA	12" x 12"	2' O.C.	FULL & THICK	HIGH
550	FGI	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	12" x 12"	2' O.C.	FULL & THICK	HIGH
420	ILV*	ILEX VOMITORIA	DWARF YAUPOON HOLLY	12" x 12"	2' O.C.	FULL & THICK	HIGH
450	LAM	LANTANA MONTEVIDEENSIS	PURPLE LANTANA	6" x 6"	2' O.C.	FULL & THICK	HIGH
165	MUC*	MUHLENBERGIA CAPILLARIS	MULHY GRASS	24" x 24"	2' O.C.	FULL & THICK	HIGH
1,400	SPB*	SPARTINA BAKERI	SAND CORN GRASS	4" LINERS	12" O.C.	FULL & THICK	HIGH
10	CRA	CRINUM ASIATICUM	CRINUM LILY	2' x 3'	A.S.	FULL & THICK	HIGH
5	CYR	CYCAS REVOLUTA	KING SAGO	2' x 3'	A.S.	FULL & THICK	HIGH
2	STR	STREPTITZA RESINEA	ORANGE BIRD OF PARADISE	2' x 3'	A.S.	FULL & THICK	HIGH
2	ZAM	ZAMIA FURFURACEA	MEXICAN ZAMIA	2' x 3'	A.S.	FULL & THICK	HIGH
20	TIB	TIBOUCHINA GRANULOSA	TIBOUCHINA STANDARD	#5, 6" x 4"	A.S.	FULL SPECIMEN	HIGH
275	ANN	SEASAL ANNULIS	4" POTS	12" O.C.	A.S.	SELECTED BY OWNER	LOW
SOD-1	PASPALUM NOTATUM	BAHIA SOD	SEE SPECS				HIGH
SOD	STENOTAPHRIUM SEQUENDATUS	ST. AUGUSTINE SOD	SEE SPECS				LOW - MEDIUM

NOTE: ALL AREAS NOT MULCHED FOR INDIVIDUAL PLANT MATERIALS AND PLANTING BEDS SHALL BE SODDED. NO EXPOSED SOIL AREAS SHALL REMAIN ON SITE. THIS INCLUDES ALL OPEN AREAS, LAKE BANKS, DRY RETENTION AREAS, DRY DETENTION AREAS, AND ANY OTHER AREAS NOT COVERED BY IMPERVIOUS MATERIALS OR PLANTING MATERIALS.

Root Barrier Notes

- Trees 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 the 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.



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 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.

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' & 25' requirements.
- Any trees or shrubs within the City's triangles shall be maintained as listed below.

158.204 - Visibility at Intersections in Zoning Districts.

No fence, wall, hedge, or shrub planting which obstructs sight lines and elevations between two (2) and six (6) feet above the crown of the road shall be placed or permitted to remain on any corner lot in any zoning district within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within ten (10) feet from the edge of a driveway or alley. No tree shall be permitted to remain within the above described limits of intersections unless the foliage line is maintained at or above six (6) feet above the roadway intersection elevation to prevent obstruction of sight lines.

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.

PSLUSD #5339B-1



North
Scale: 1" = 40'



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TCC Tract B

Tradition
City of Port St. Lucie, Florida

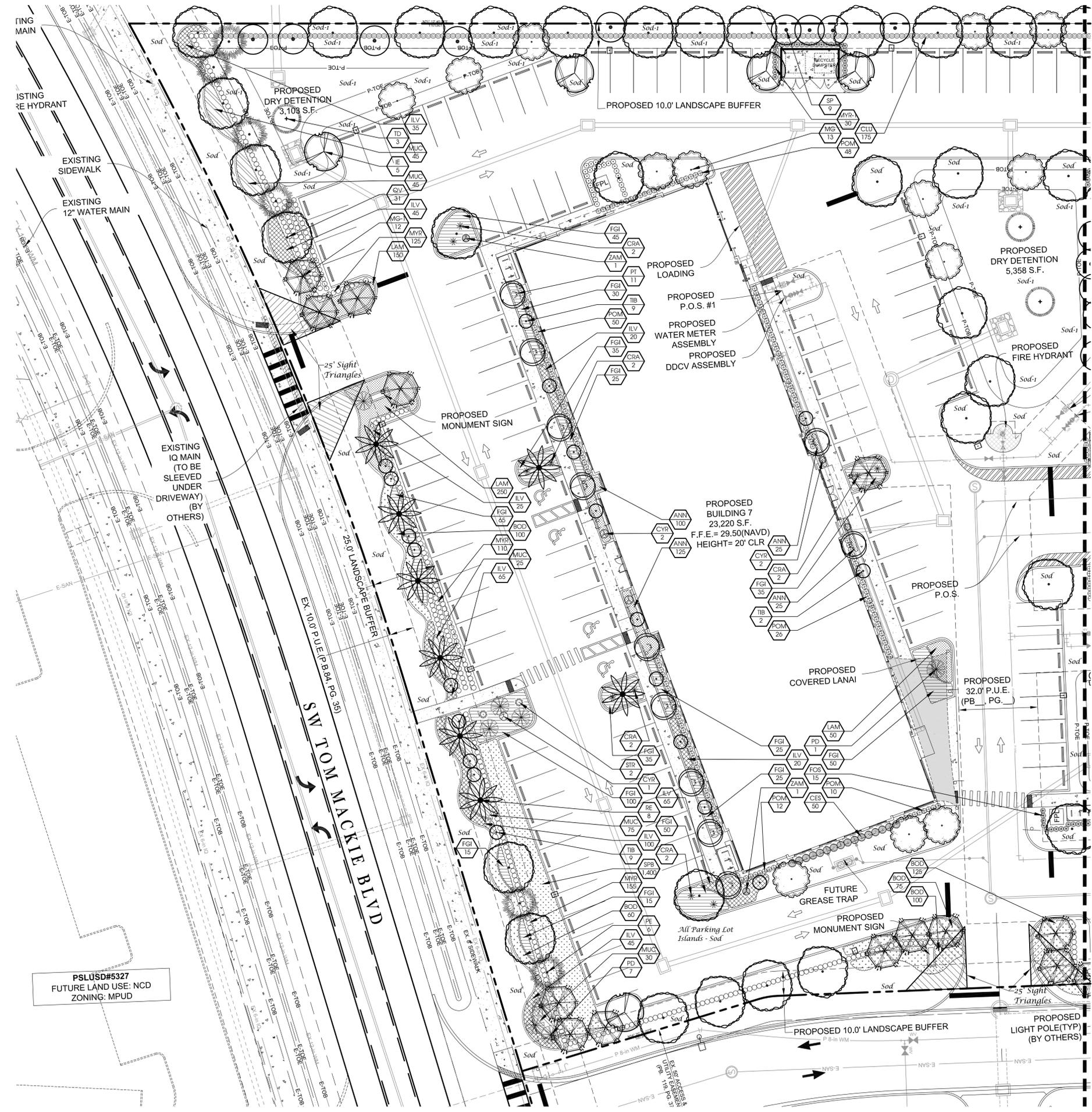
Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 23-0802
Drawn By JWS
Submittal Dates 1-6-2026
1-20-2026

Revision Dates
Comments #2 1-20-2026

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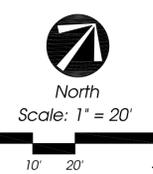
PSLUSD Project Number:
L-1 of 4
Sheet
City Project Numbers: P-23-145-A1



PSLUSD#5327
FUTURE LAND USE: NCD
ZONING: MPUD

PSLUSD #53398-1

Landscape Plan



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Sheet **L-2** of **4**
City Project Numbers: P-23-145-AI

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.
- Understanding 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 or representative'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 EnviroMulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
- All plants to be set to ultimate grade. No fillings will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
- Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of 80/20 Sand/Organic mixture from Atlas Peat & Mulch "or equal" and the 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 galvanized wire, through flexible hose chafing guards, with wooden stake anchors. Immediately after planting. (See Detail)
- Trees and shrubs 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.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

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.

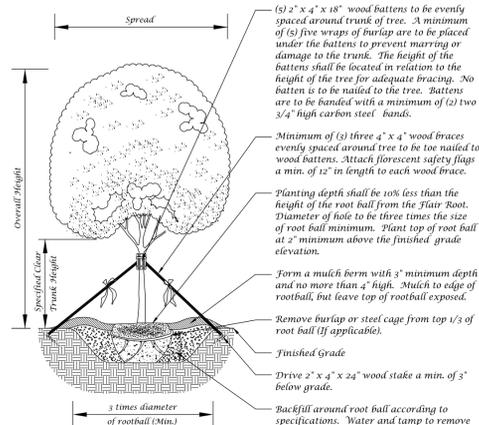
- 1 Gallon 1 Tablet
- 3 Gallon 2 Tablets
- 25 Gallon & B&B Trees 2 per 1" caliper

- All planting areas and St Augustine sod areas to be irrigated to provide 100% coverage. Shop drawings to be submitted by the Irrigation contractor for approval prior to installation.
- Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and maintain trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and diseases. 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 and shrubs only to remove damaged branches as directed by the Landscape Architect.
- Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrum secundatum Florlawn (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, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
 - Dig each planting pit to the minimum specified size.
 - 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.
 - 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)
 - Discard all material removed from the drainage channel.
 - When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

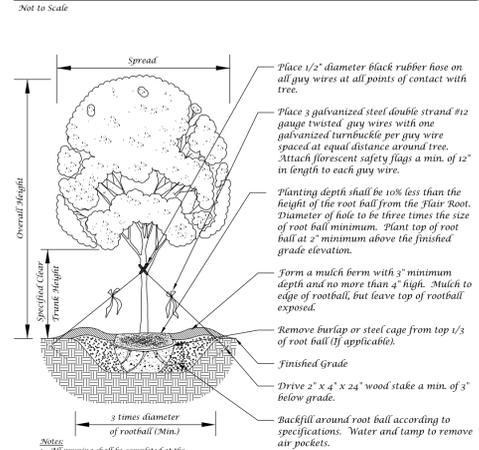
NOTES:

- Contractor to include drainage testing (Item #16 above) for all trees and palms 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.

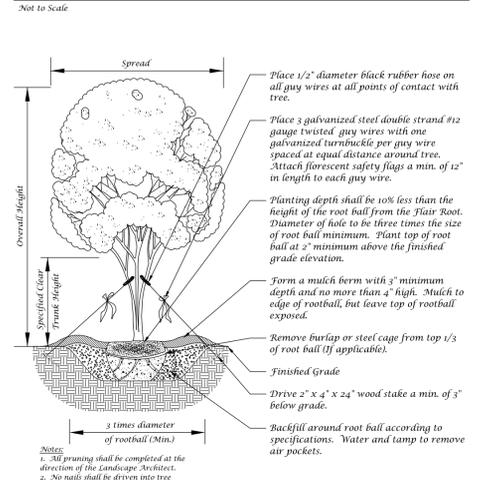
Landscape Details



Large Tree Planting Detail (5" Caliper or Greater)

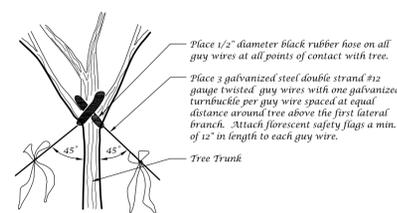


Tree Planting Detail



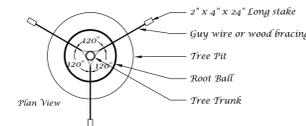
Multi-Trunk Tree Planting Detail

Not to Scale



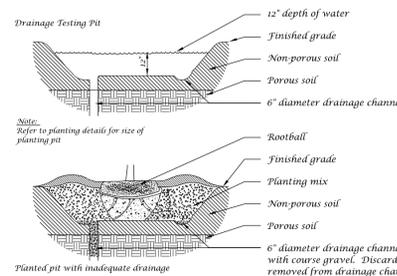
Guy Wire Attachment Detail

Not to Scale



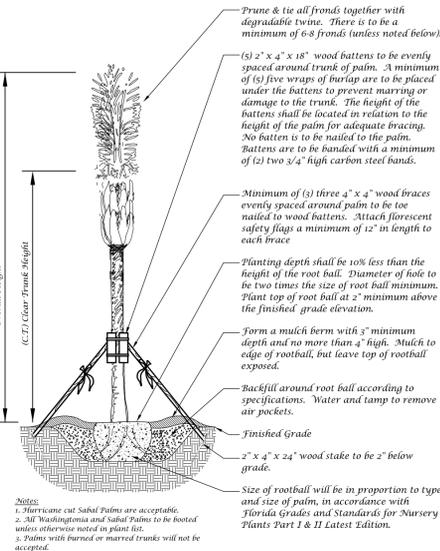
Staking Detail

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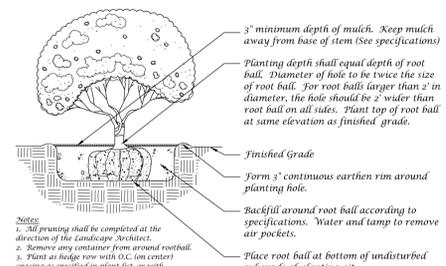
Drainage Testing Detail

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Palm Planting Detail

Not to Scale



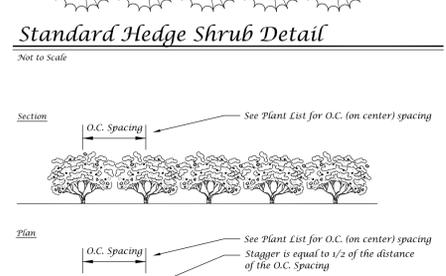
Shrub Detail

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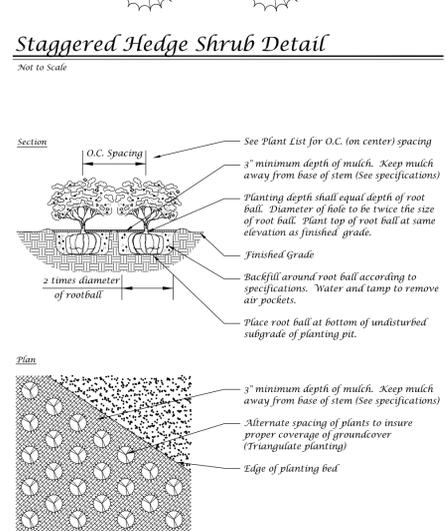
Standard Hedge Shrub Detail

Not to Scale



Staggered Hedge Shrub Detail

Not to Scale



Ground Cover Detail

Not to Scale

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Landscape Plan

