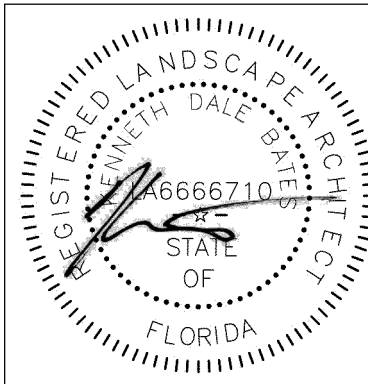


NO.	DATE:	ISSUE	
		DESCRIPTION	
1	04/04/25	RESPONSE TO PSLUSD AND PSL P&Z REVIEW COMMENTS	
2	07/03/25	RESPONSE TO PSLUSD REVIEW COMMENTS	
3			
4			

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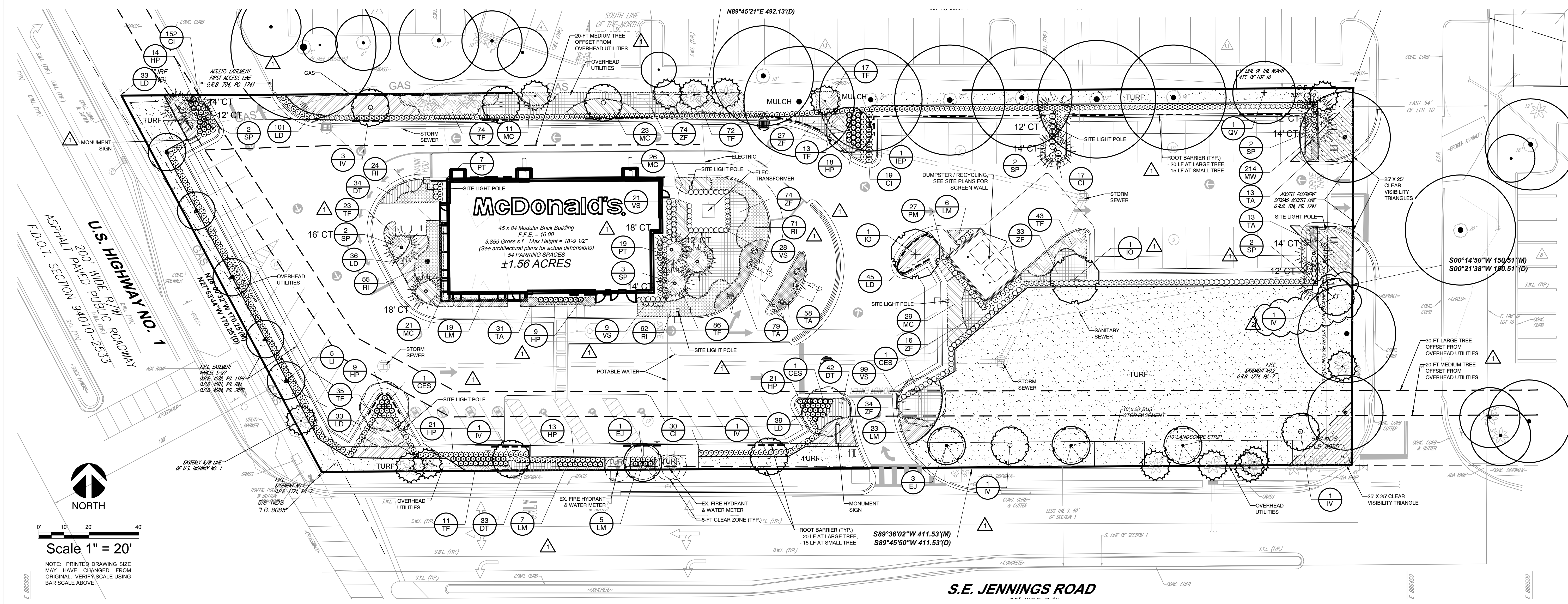
McDonald's
10180 S.U. HWY 1
PORT ST. LUCIE,
FLORIDA 34952
PIN # 3414-501-3810-100-1
LOT 10, BLOCK 4, PLAT NO. 1,
ST. LUCIE COUNTY
ZONED: GC - GENERAL
COMMERCIAL

MCD STATE SITE CODE:
09-2788

IEDS PROJECT NUMBER:
MCD-24129

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
LP-1



IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON THE LOWEST QUALITY WATER AVAILABLE, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF ANY POTABLE SOURCE, IF APPLICABLE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

PSLUSD LANDSCAPING 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.
- 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.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

GENERAL GRADING AND PLANTING NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER ACCORDING TO GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION AT TIME OF INSTALLATION.
- BY SUBMITTING A PROPOSAL, THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADDED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - IF ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).

LANDSCAPE CALCULATIONS

JURISDICTION: CITY OF PORT ST. LUCIE, FL
GROSS SITE AREA: 68,076 SF / 1.56 AC
GC - GENERAL COMMERCIAL

TREES REQUIRED & PROVIDED:

57 TREES, INCLUDING:
42 SITE PERIMETER TREES (17 NEW + 25 EXISTING) 1
10 PARKING ISLAND TREES
5 FOUNDATION TREES
100% PROVIDED (50% REQUIRED)
75% PROVIDED (50% REQUIRED)
NATIVE SHRUB SPECIES:
22% PROVIDED (25% REQUIRED)
22% PROVIDED (20% REQUIRED)
FLOWERING TREES:
100% PROVIDED (75% REQUIRED): 6 TREES + 8 PALMS
14.8% OF NEW TREES (4 TREE REQUIREMENTS OF 27)
PALM TREE SUBSTITUTIONS:
7 TREE + 1 PALM SPECIES PROVIDED (5 REQUIRED)

DROUGHT TOLERANT PLANT MATERIAL:
NATIVE TREE SPECIES:
100% PROVIDED (50% REQUIRED)
75% PROVIDED (50% REQUIRED)
NATIVE SHRUB SPECIES:
22% PROVIDED (25% REQUIRED)
22% PROVIDED (20% REQUIRED)
FLOWERING TREES:
100% PROVIDED (75% REQUIRED): 6 TREES + 8 PALMS
14.8% OF NEW TREES (4 TREE REQUIREMENTS OF 27)
PALM TREE SUBSTITUTIONS:
7 TREE + 1 PALM SPECIES PROVIDED (5 REQUIRED)

TOTAL LANDSCAPE AREA: 27,225 SF
MAXIMUM TURF AREA ALLOWED: 13,613 SF (50% OF LSA)
LANDSCAPE TURF AREA PROVIDED: 13,566 SF
F.P.L. EASEMENT AREA TURF PROVIDED: 1,467 SF

SITE PERIMETER LANDSCAPING

NORTH:
TREES REQUIRED: 492.13 LF
TREES PROVIDED: 17 TREES (1 TREE / 30 LF)
CONTINUOUS HEDGE: 17 = 4 NEW TREES + 6 EX. TREES + 7 EX. PALMS 1
PROVIDED; 2-FT HEIGHT AT PLANTING

EAST:
TREES REQUIRED: 150.51 LF
TREES PROVIDED: 5 TREES (1 TREE / 30 LF)
CONTINUOUS HEDGE: 5 = 3 EXISTING TREES + 1 EXISTING PALM + 1 NEW TREE PROVIDED; 2-FT HEIGHT AT PLANTING

SOUTH:
TREES REQUIRED: 411.53 LF - EXCLUDES INGRESS/EGRESS ACCESS DRIVES
TREES PROVIDED: 14 TREES (1 TREE / 30 LF)
CONTINUOUS HEDGE: 14 = 8 NEW TREES + 6 EXISTING PALMS 1
PROVIDED; 2-FT HEIGHT AT PLANTING

WEST:
TREES REQUIRED: 170.25 LF - EXCLUDES INGRESS/EGRESS ACCESS DRIVES
TREES PROVIDED: 6 TREES (1 TREE / 30 LF)
CONTINUOUS HEDGE: 6 = 5 NEW SMALL TREES* + 1 EXISTING PALM PROVIDED; 2-FT HEIGHT AT PLANTING

PARKING AREA INTERIOR LANDSCAPING

TREES REQUIRED: 10 TREES (1 TREE / ISLAND)
TREES PROVIDED: 6 TREES + 8 PALMS (2-1 CREDIT FOR TREE)
SHRUBS & GROUNDCOVERS: 100% COVERAGE PROVIDED

BUILDING FACADE LANDSCAPING

BUILDING PERIMETER:
TREES/PALMS REQUIRED: 145 LF (EXCLUDES ENTRY/EXIT POINTS)
TREES PROVIDED: 5 TREES (1 TREE/PALM PER 30 LF)
5 TREES (5 PALMS)

SHRUBS REQUIRED: 73 SHRUBS (1 SHRUB PER 2 LF)
SHRUBS PROVIDED: >73 SHRUBS

PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	NATIVE	DROUGHT TOLERANCE
TREES							
CES	Conocarpus erectus var. sericea	Silver Buttonwood	12'-14' ht., 5'-6' sprd., 2.5" cal. min.	per plan	3	YES	HIGH
EJ	Eriobotrya japonica	Loquat	12'-14' ht., 5'-6' sprd., 2.5" cal. min.	per plan	4	NO	HIGH
IEP	Ilex x attenuata 'East Palatka'	East Palatka Holly	12'-14' ht., 5'-6' sprd., 2.5" cal. min.	per plan	1	YES	MEDIUM
IO	Ilex opaca	American Holly	12'-14' ht., 5'-6' sprd., 2.5" cal. min.	per plan	2	YES	HIGH
IV	Ilex vomitoria	Yaupon Holly	12' ht., 5' sprd., 3 trunks, 3"agg. cal.	per plan	8	YES	HIGH
LI	Lagerstroemia indica 'Tuskegee'	Dark Pink Crape Myrtle	12' ht., 5' sprd., 3 trunks, 3"agg. cal.	per plan	5	NO	HIGH
QV	Quercus virginiana 'Qvita'	Highrise Oak	12'-14' ht., 5'-6' sprd., 2.5" cal. min.	per plan	1	YES	HIGH
PALMS							
SP	Sabal palmetto	Cabbage Palm	see plan for c.t. heights	per plan	13	YES	HIGH
SHRUB HEDGES							
CI	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	24" ht. min., Full	24" o.c.	218	YES	MEDIUM
HP	Hamelia patens	Firebush	24" ht. min., Full	24" o.c.	105	YES	MEDIUM
MW	Myrica cerifera	Wax Myrtle	24" ht. min., Full	24" o.c.	214	YES	MEDIUM
PM	Podocarpus macrophyllus	Japanese Yew	24" ht. min., Full	24" o.c.	27	NO	MEDIUM
PT	Pittosporum tobira	Pittosporum	24" ht. min., Full	24" o.c.	26	NO	MEDIUM
VS	Viburnum suspensum	Sandankwa Viburnum	24" ht. min., Full	24" o.c.	157	NO	MEDIUM
SHRUBS / GROUNDCOVERS / ORNAMENTAL GRASSES							
DT	Dianella tasmanica	Variegated Flax Lily	1 gal., 12" ht. min.	18" o.c.	109	NO	MEDIUM
LM	Liriope muscari 'Evergreen Giant'	Lilyturf	1 gal., 12" ht. min., 8-10 pips/pot	24" o.c.	60	NO	MEDIUM
LD	Lantana depressa var. depressa	Gold Lantana	1 gal., 12" ht. min., Full	24" o.c.	287	YES	HIGH
MC	Muhlenbergia capillaris	Muhly Grass	1 gal., 12" ht. min.	30" o.c.	110	YES	HIGH
RI	Rhaphiolepis indica	Indian Hawthorn	3 gal., 12" ht. min.	24" o.c.	212	NO	MEDIUM
TA	Trachelospermum asiaticum	Asiatic Jasmine	1 gal.	18" o.c.	194	NO	MEDIUM
TF	Tripsacum floridana	Dwarf Fakahatchee Grass	1 gal., 12" ht. min.	24" o.c.	374	YES	MEDIUM
ZF	Zamia floridana	Coontie	1 gal., 12" ht. min.	30" o.c.	258	YES	HIGH
TURF							
	Paspalum notatum	Argentine Bahiagrass	Sod	---	---	NO	MEDIUM

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED) IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.

CYPRESS MULCH SHALL NOT BE USED.

1 SITE PLAN PROJECT NO. P24-230
PSLUSD PROJECT NO. 11-056-00