



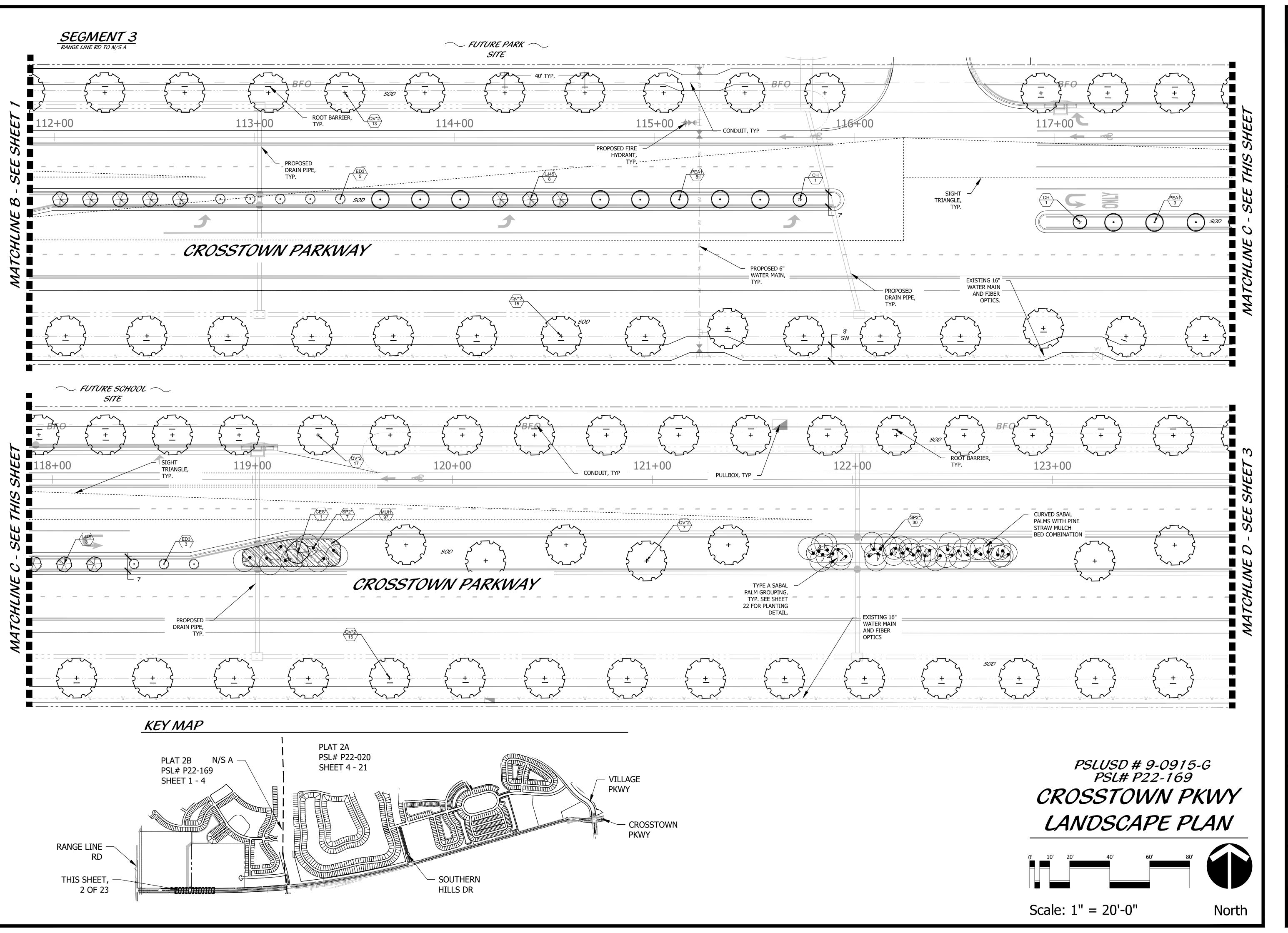
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ROSSTOWN PARKWAY LANDSCAPE PLAN Port Saint Lucie, Florida

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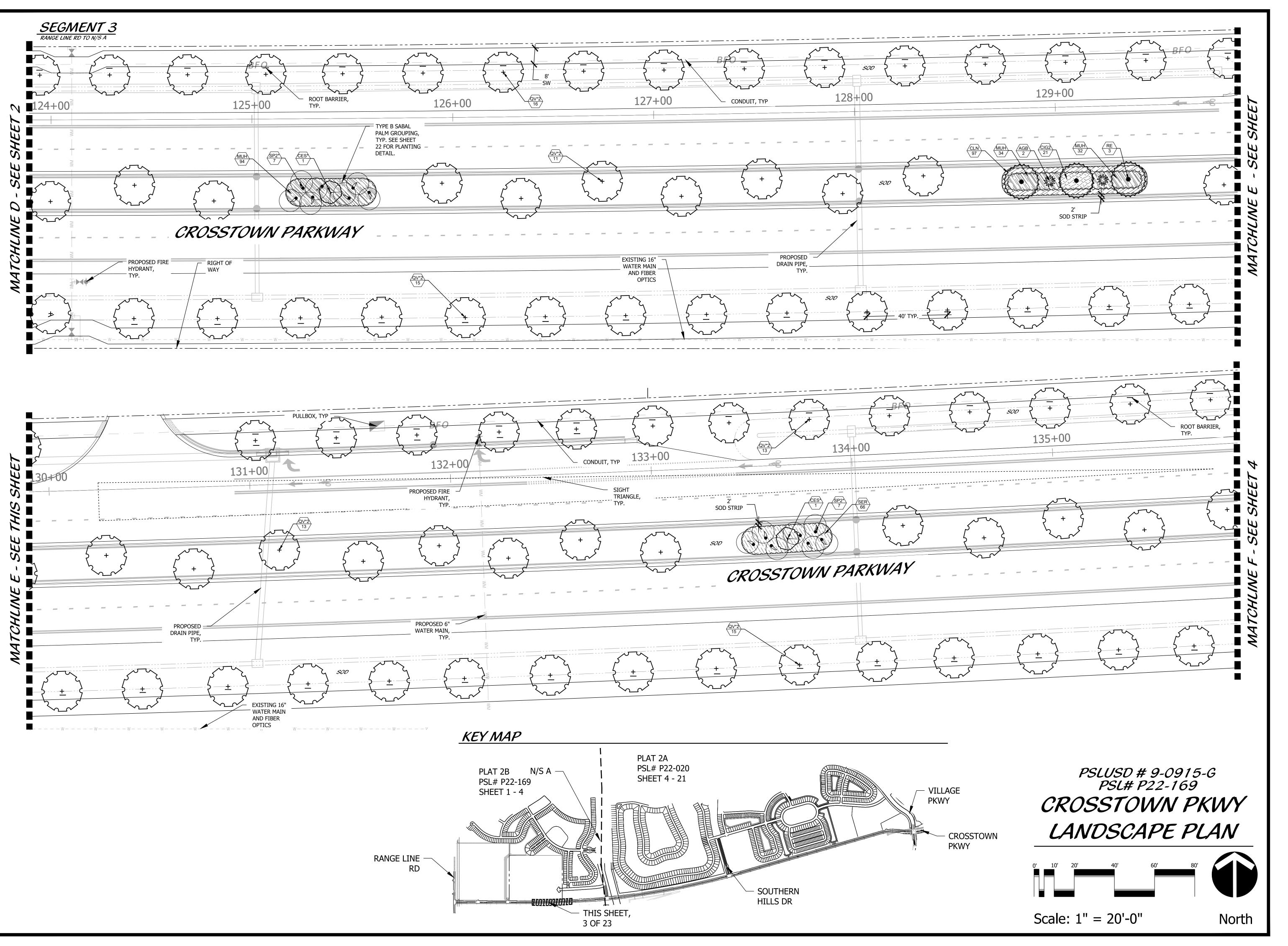
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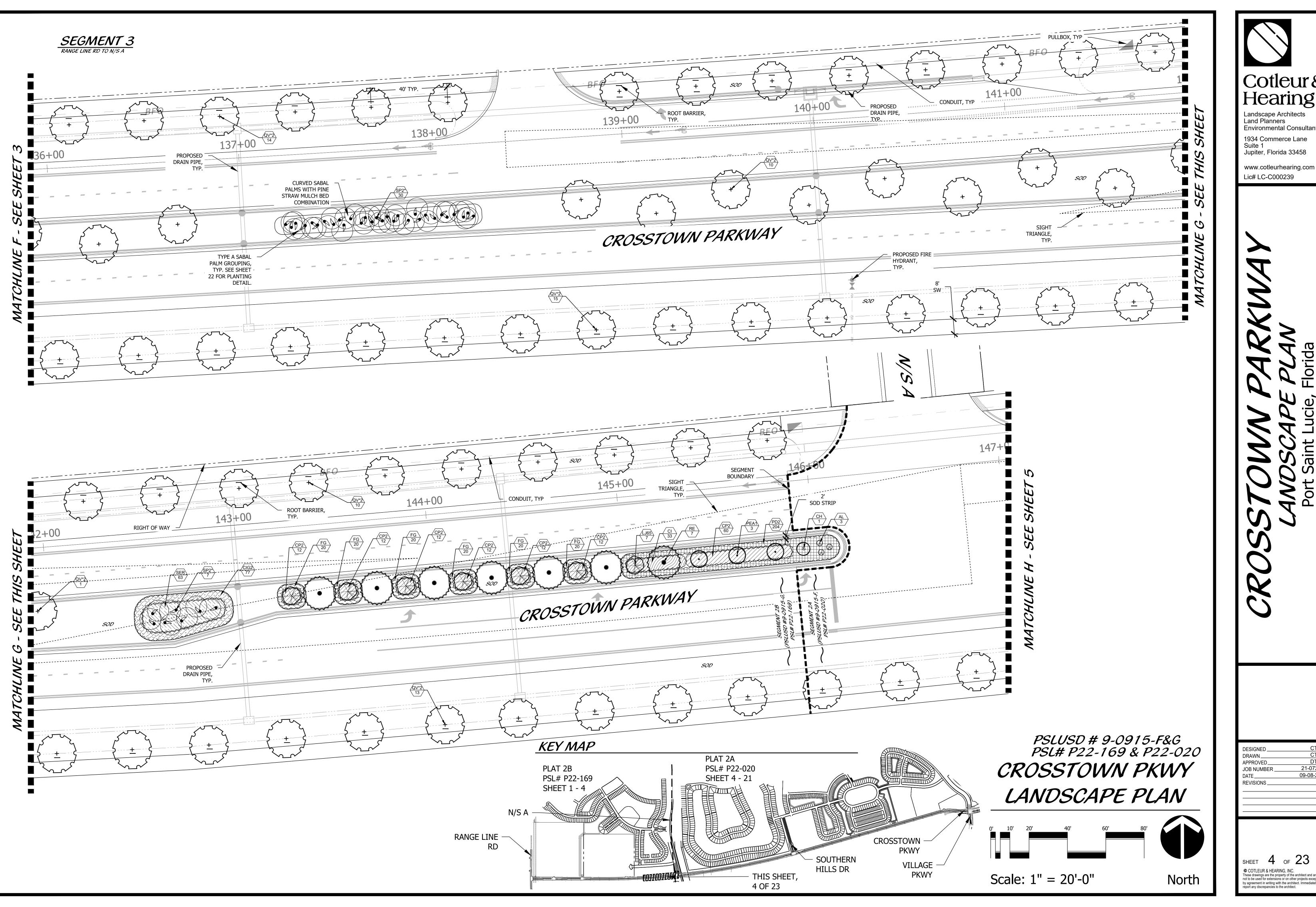
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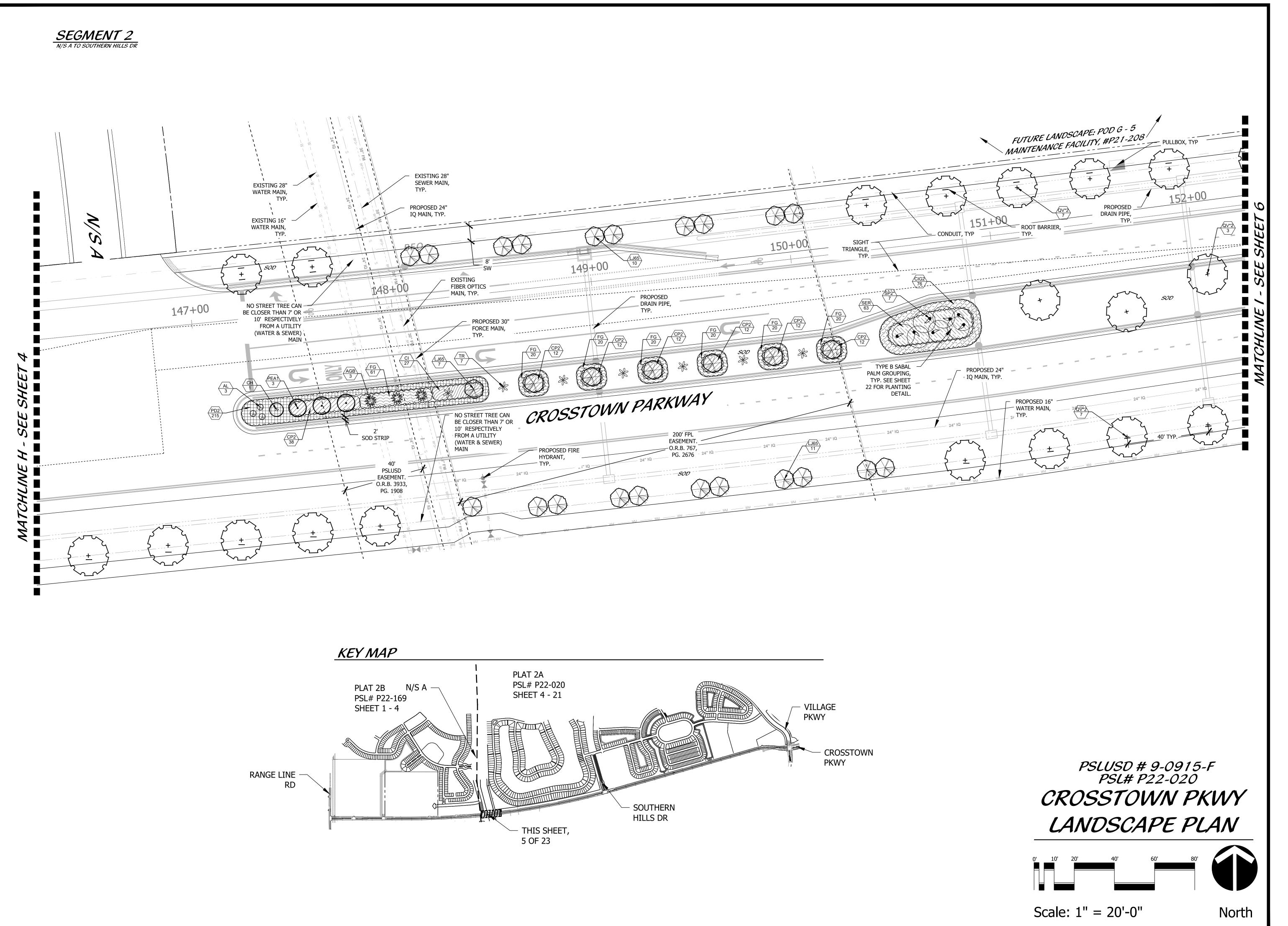
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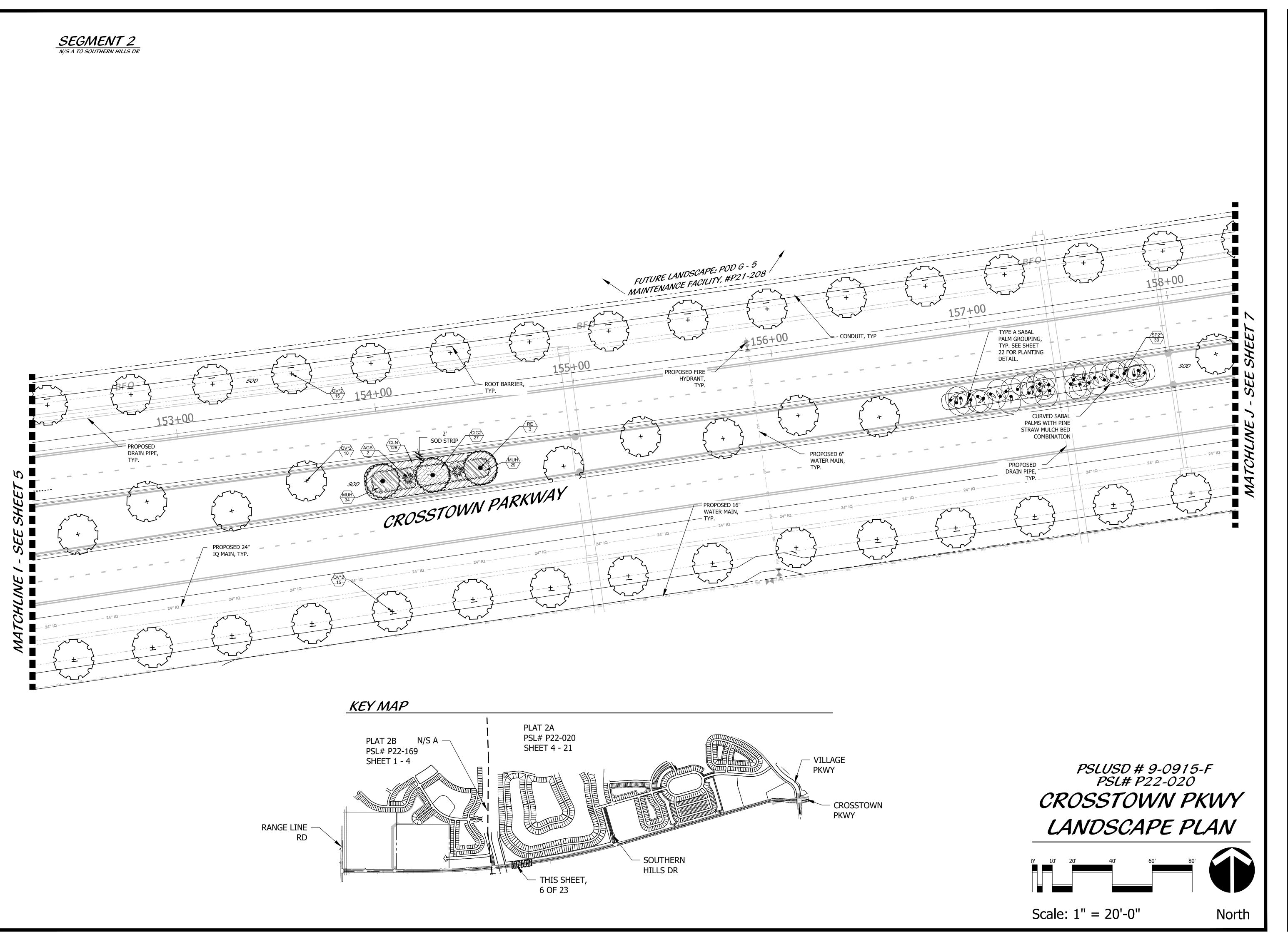
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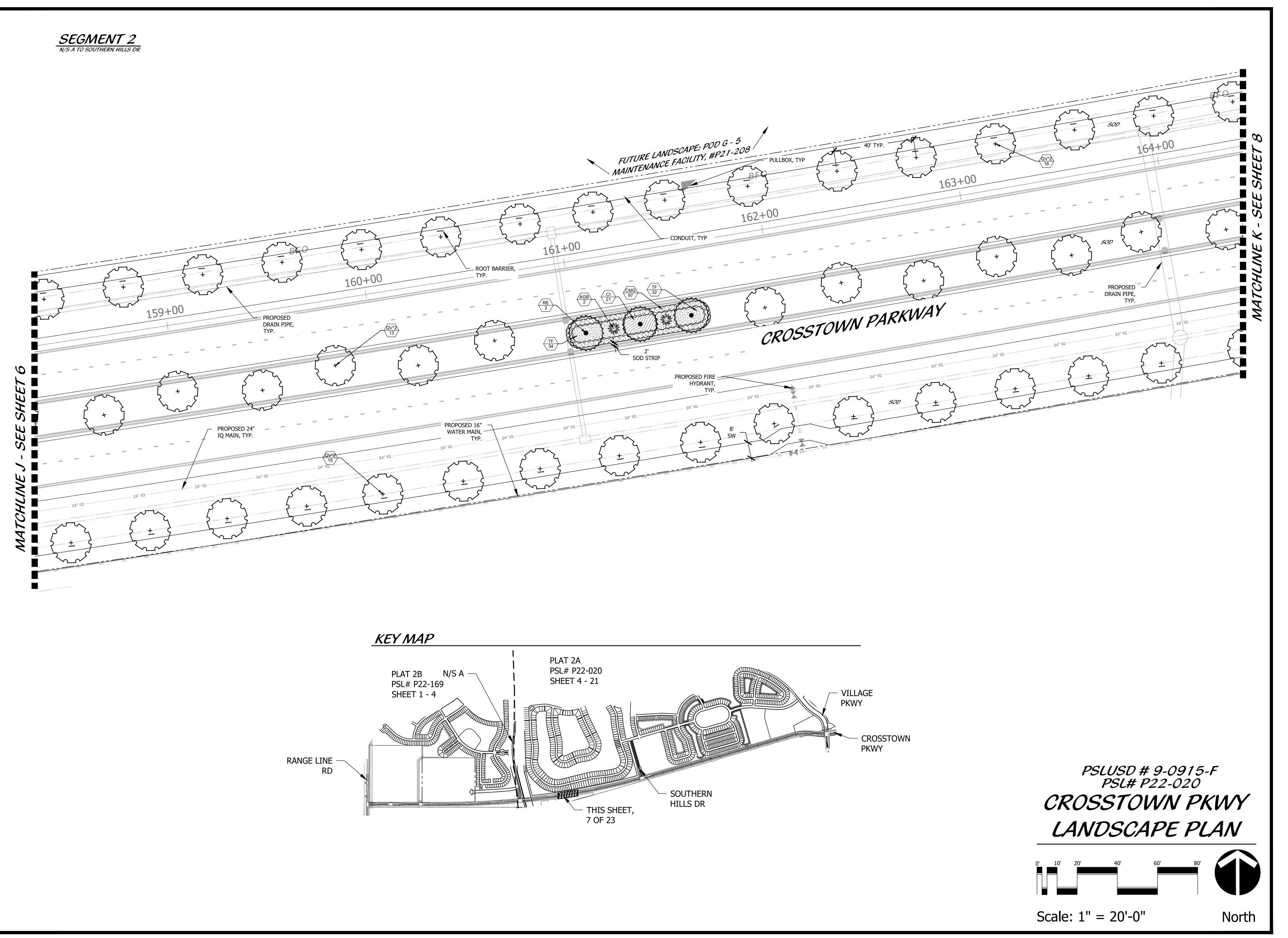
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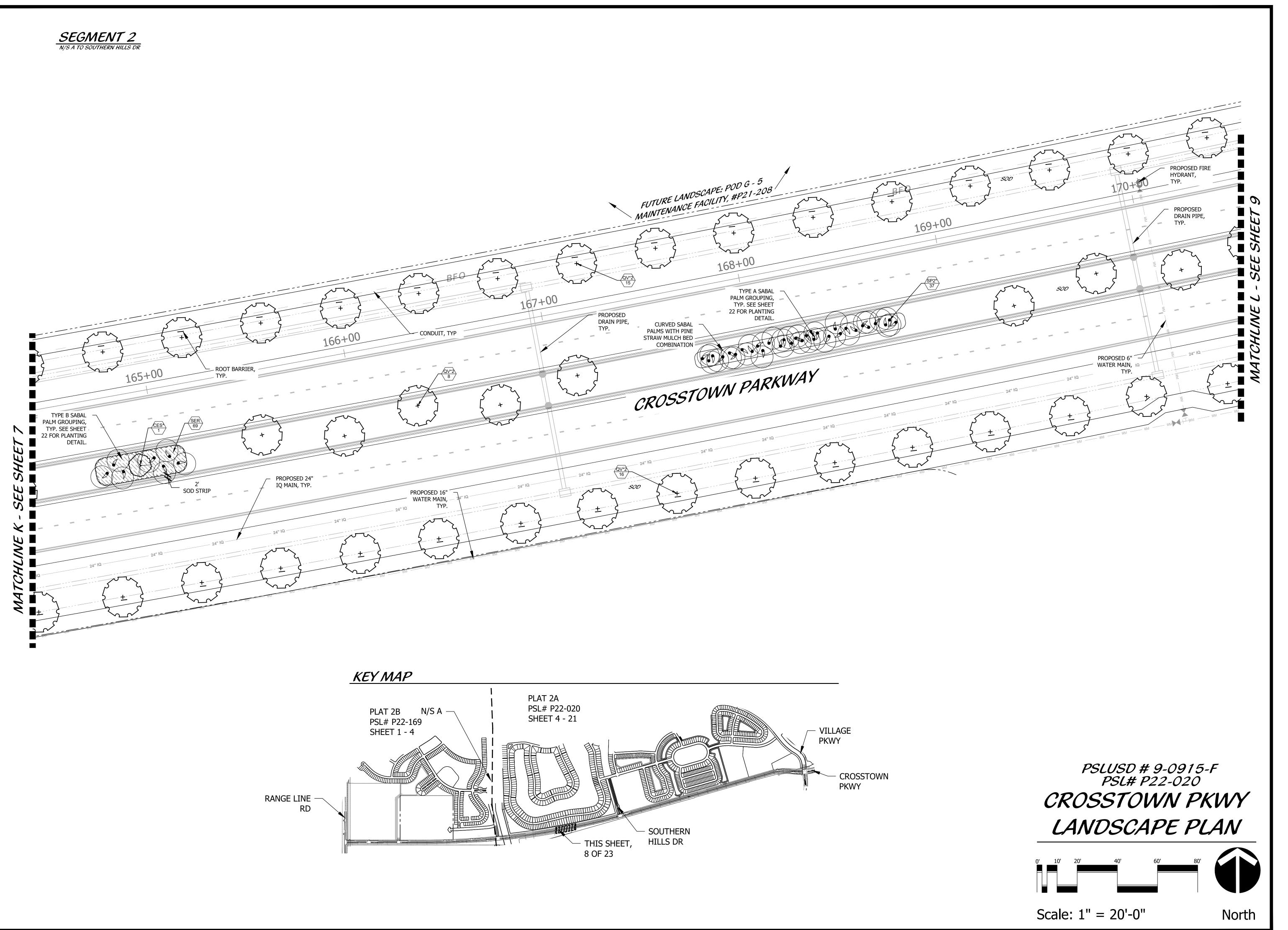
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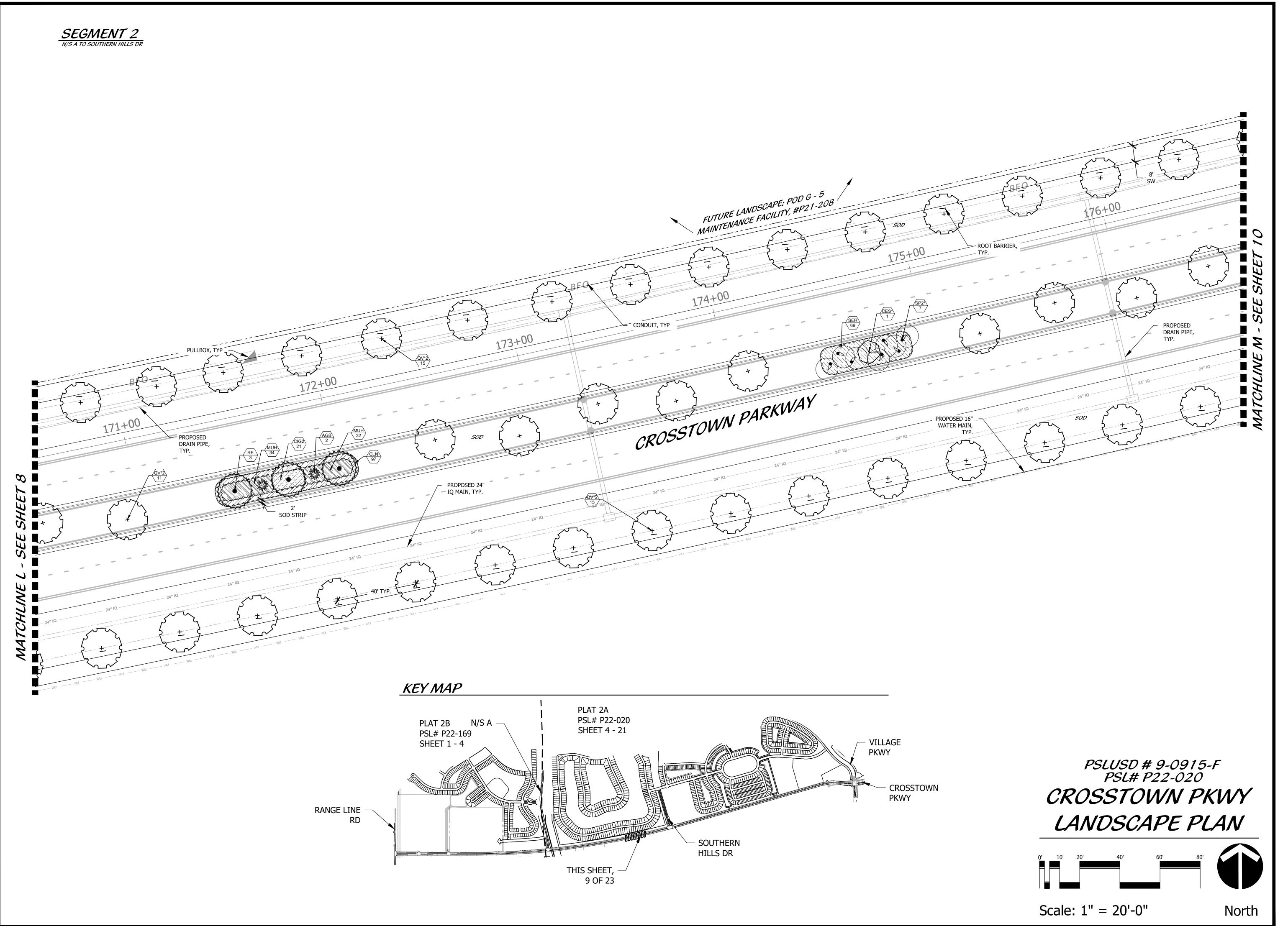
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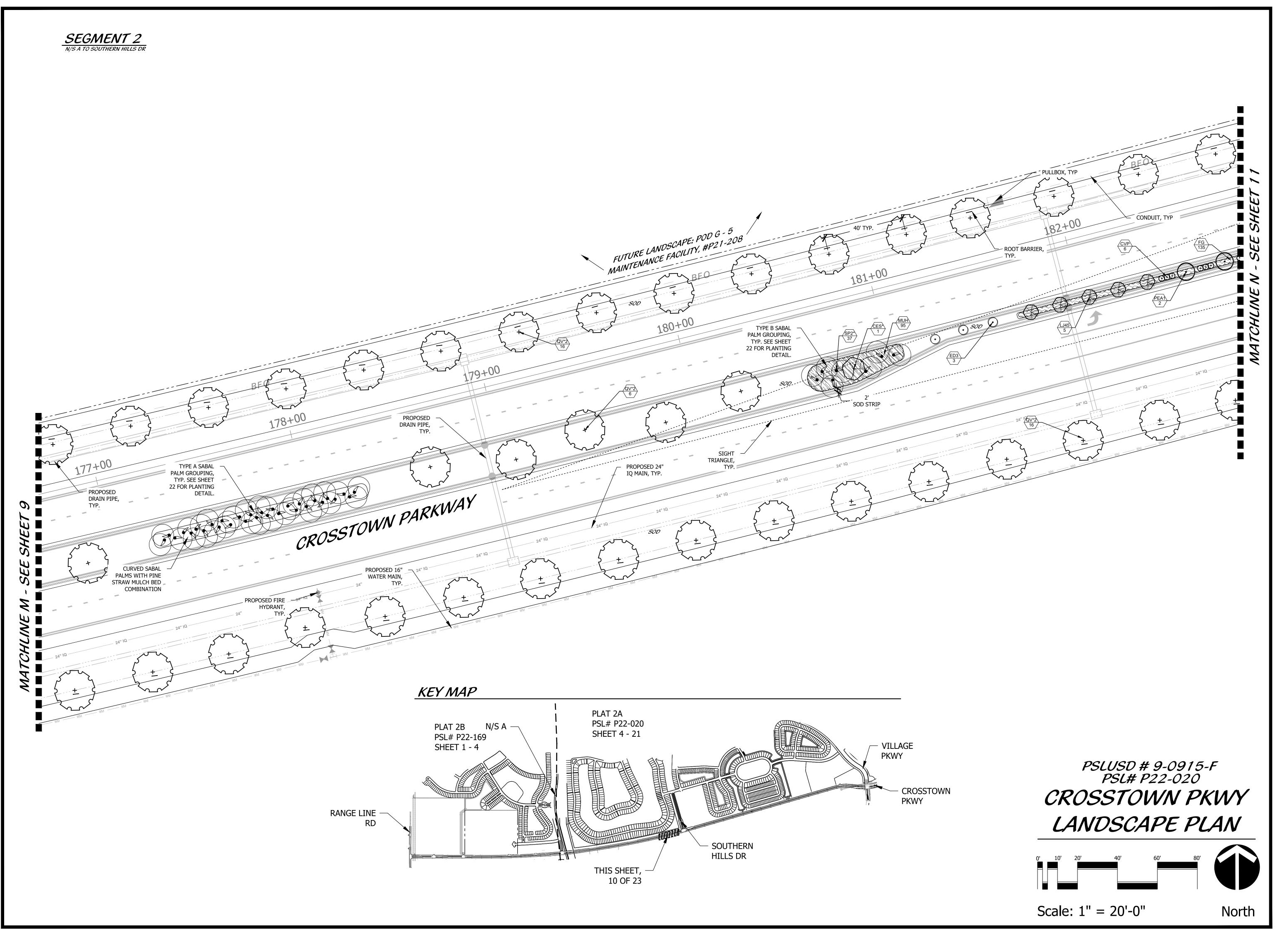
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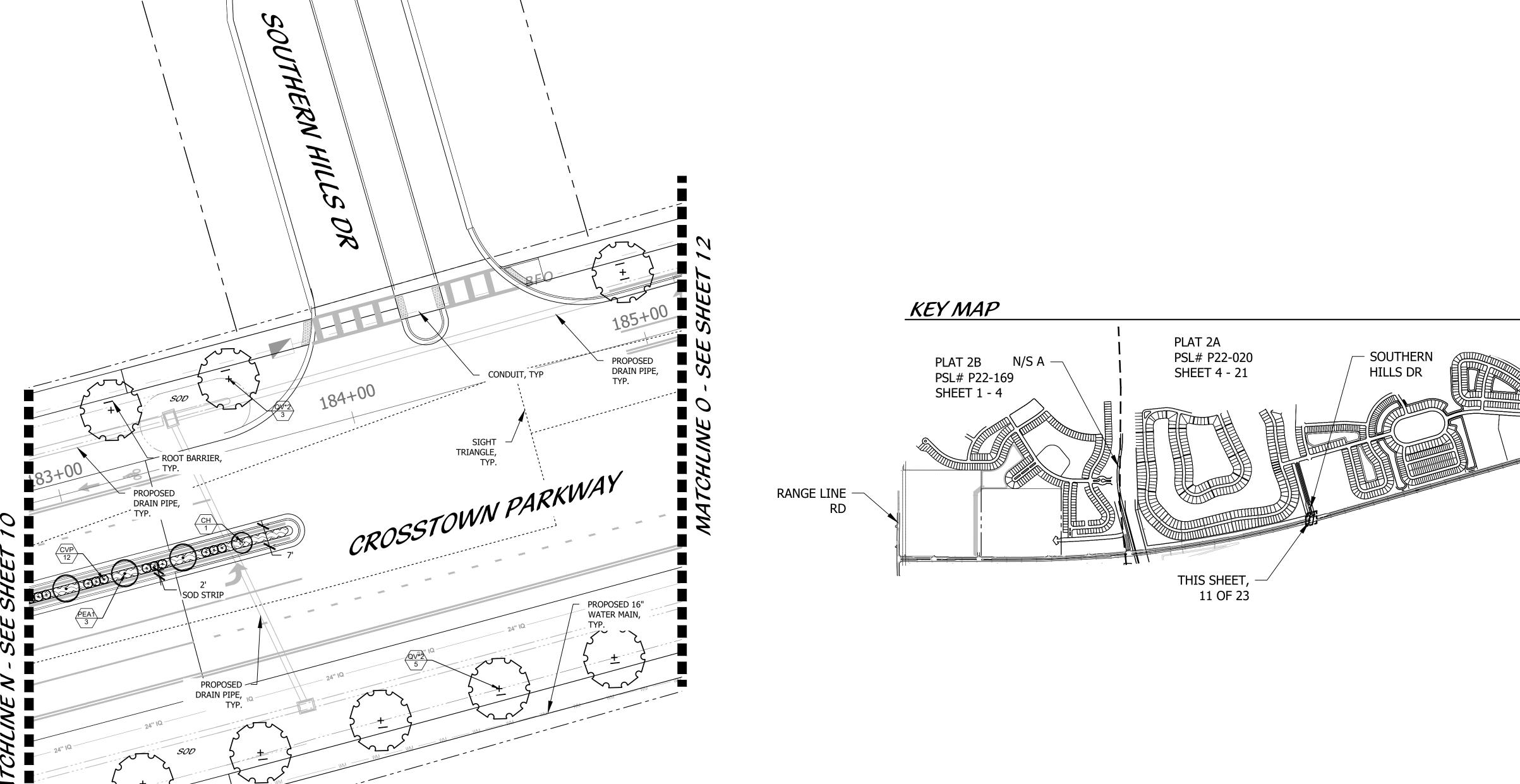
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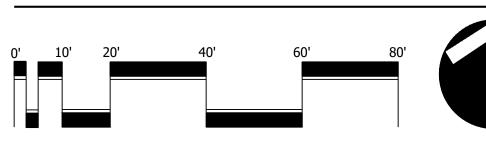
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PSLUSD # 9-0915-F PSL# P22-020 CROSSTOWN PKWY LANDSCAPE PLAN

/ VILLAGE PKWY

- CROSSTOWN PKWY



Scale: 1'' = 20'-0''

North

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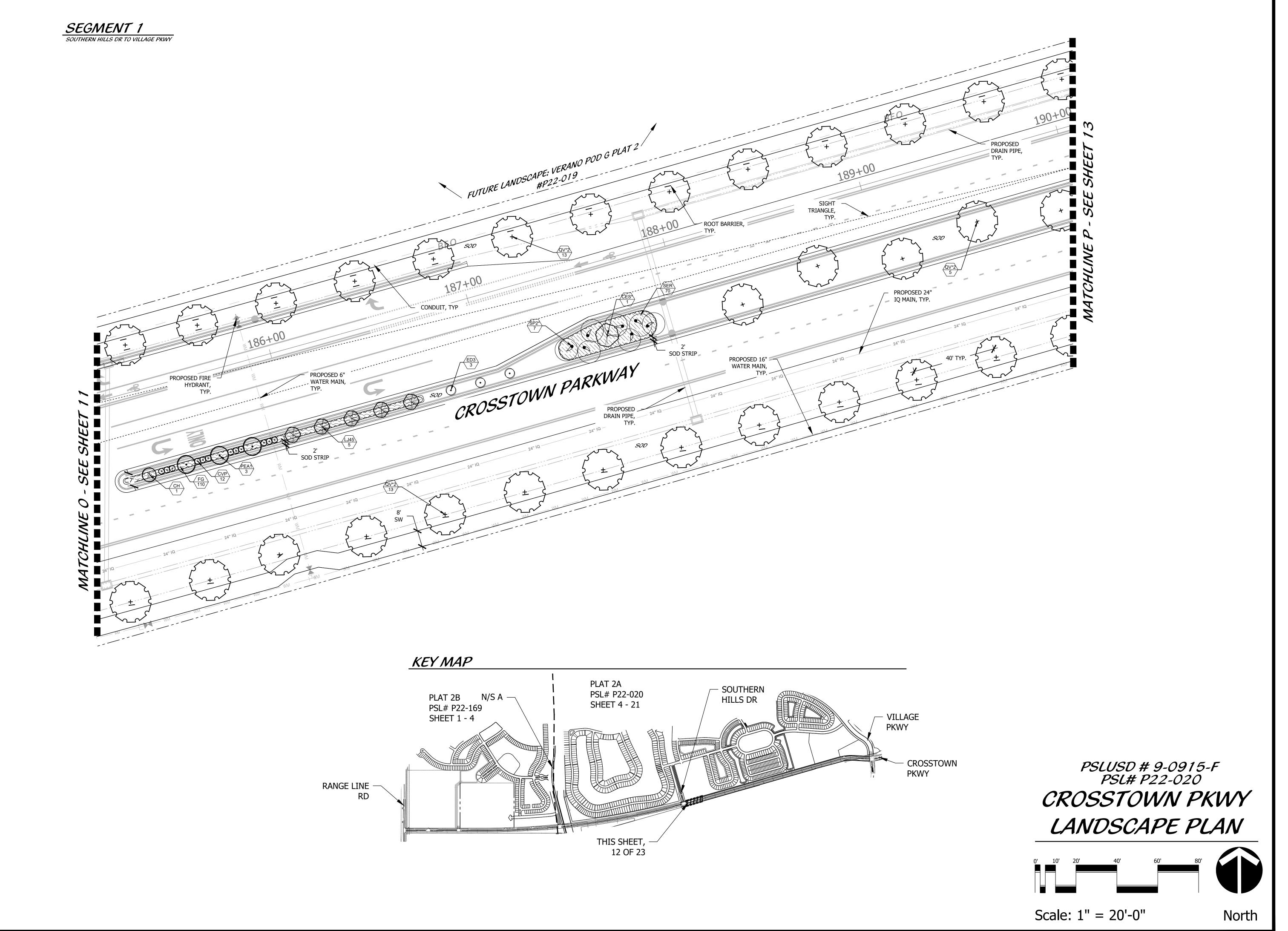
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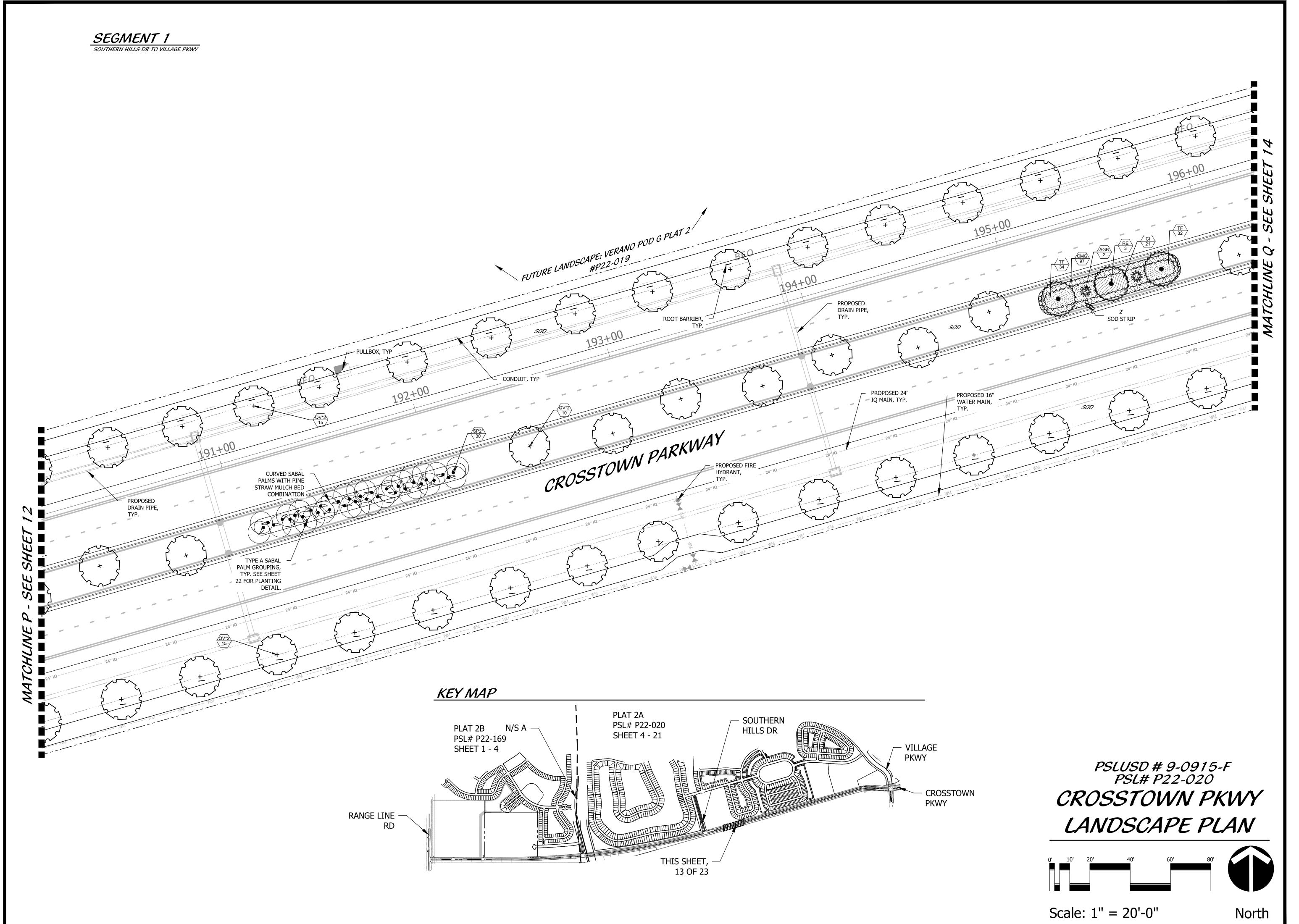
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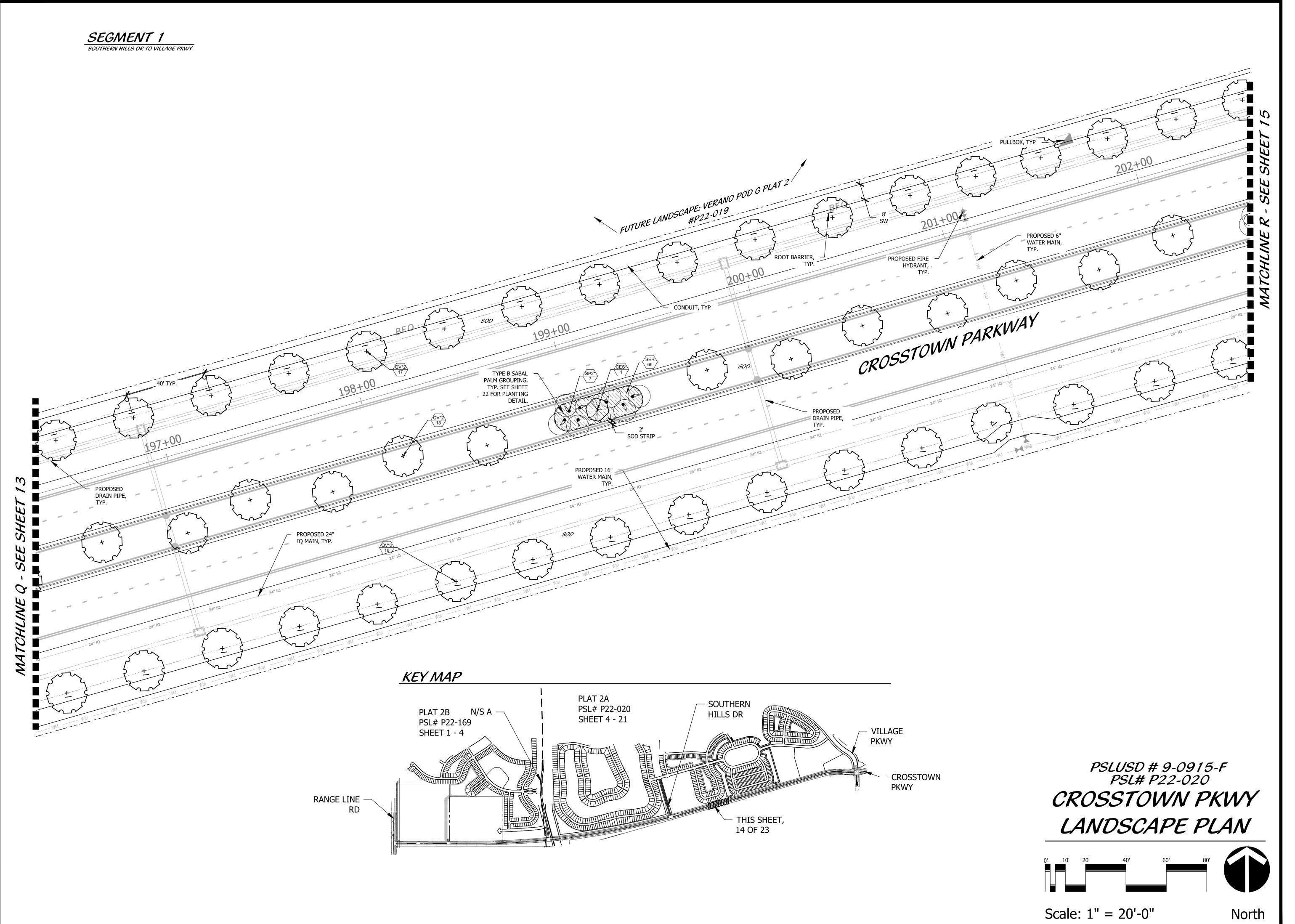


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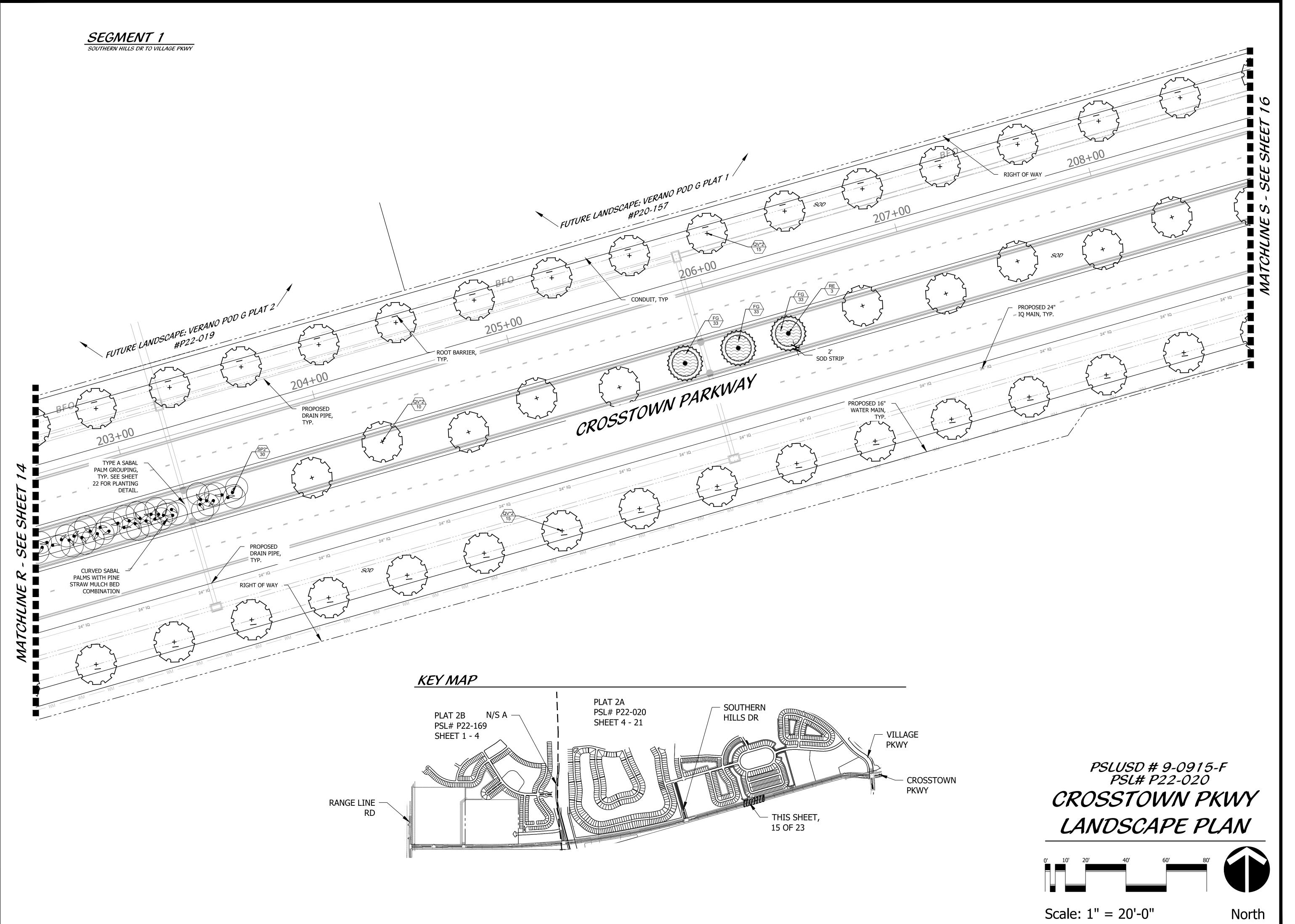
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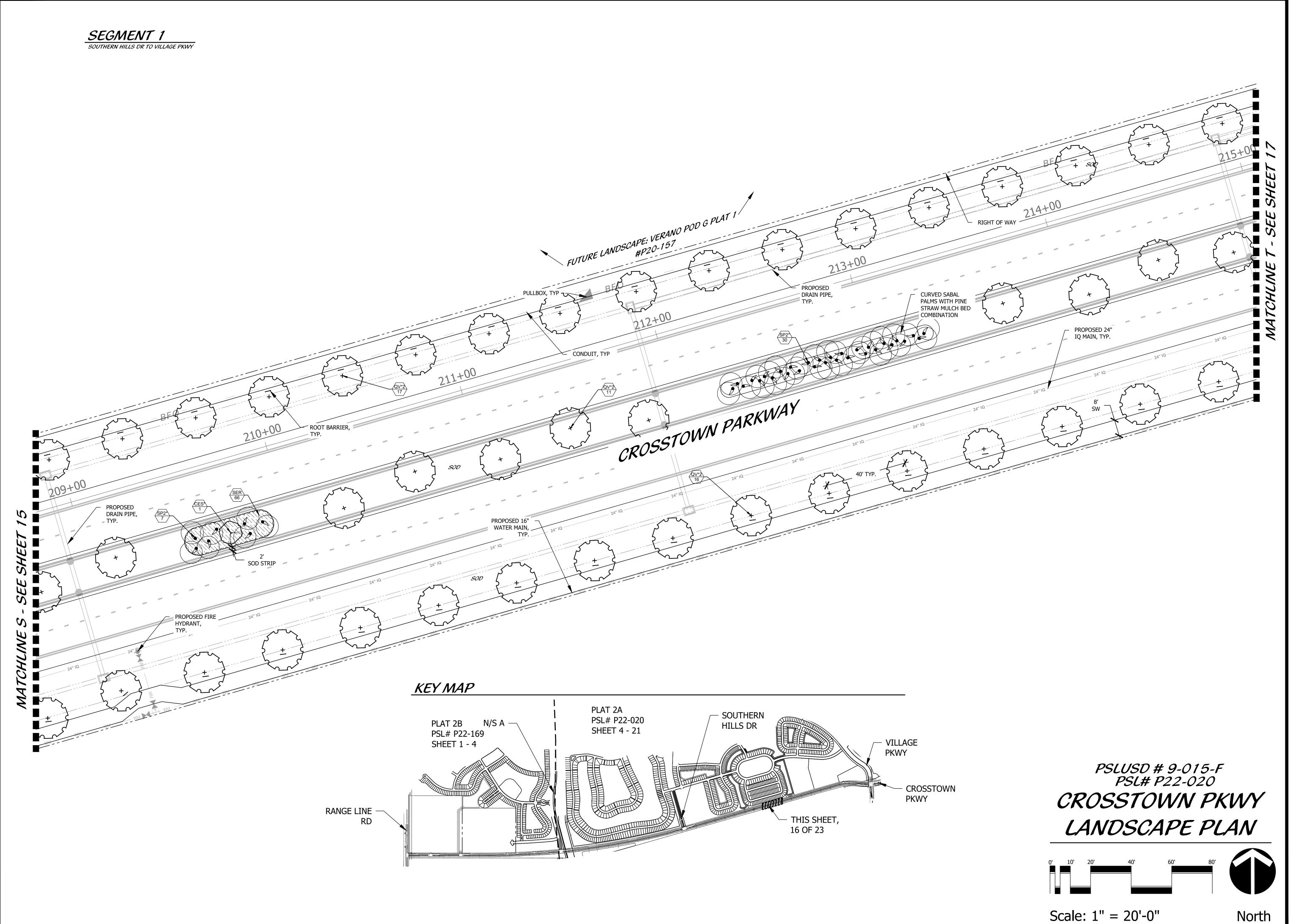
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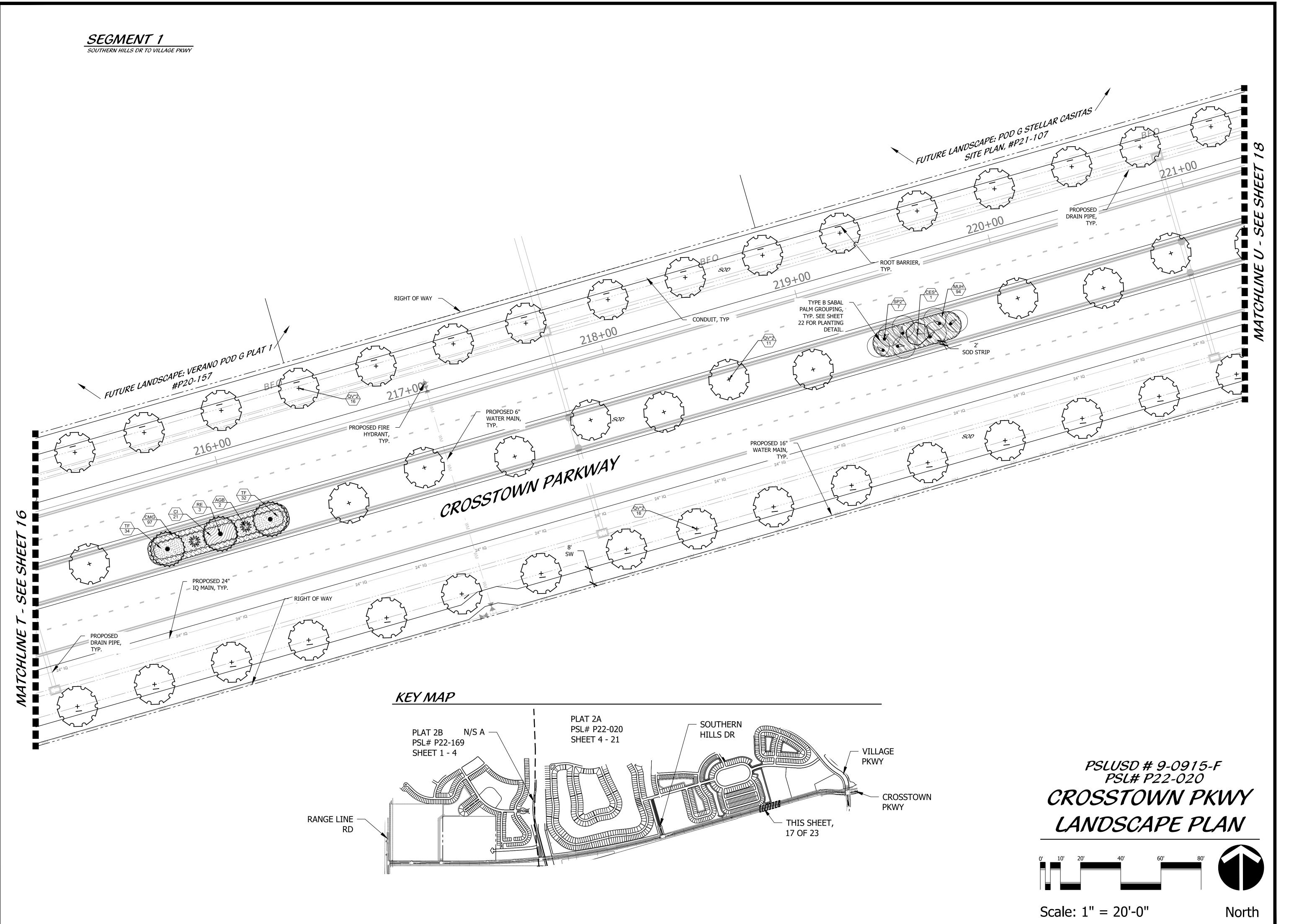
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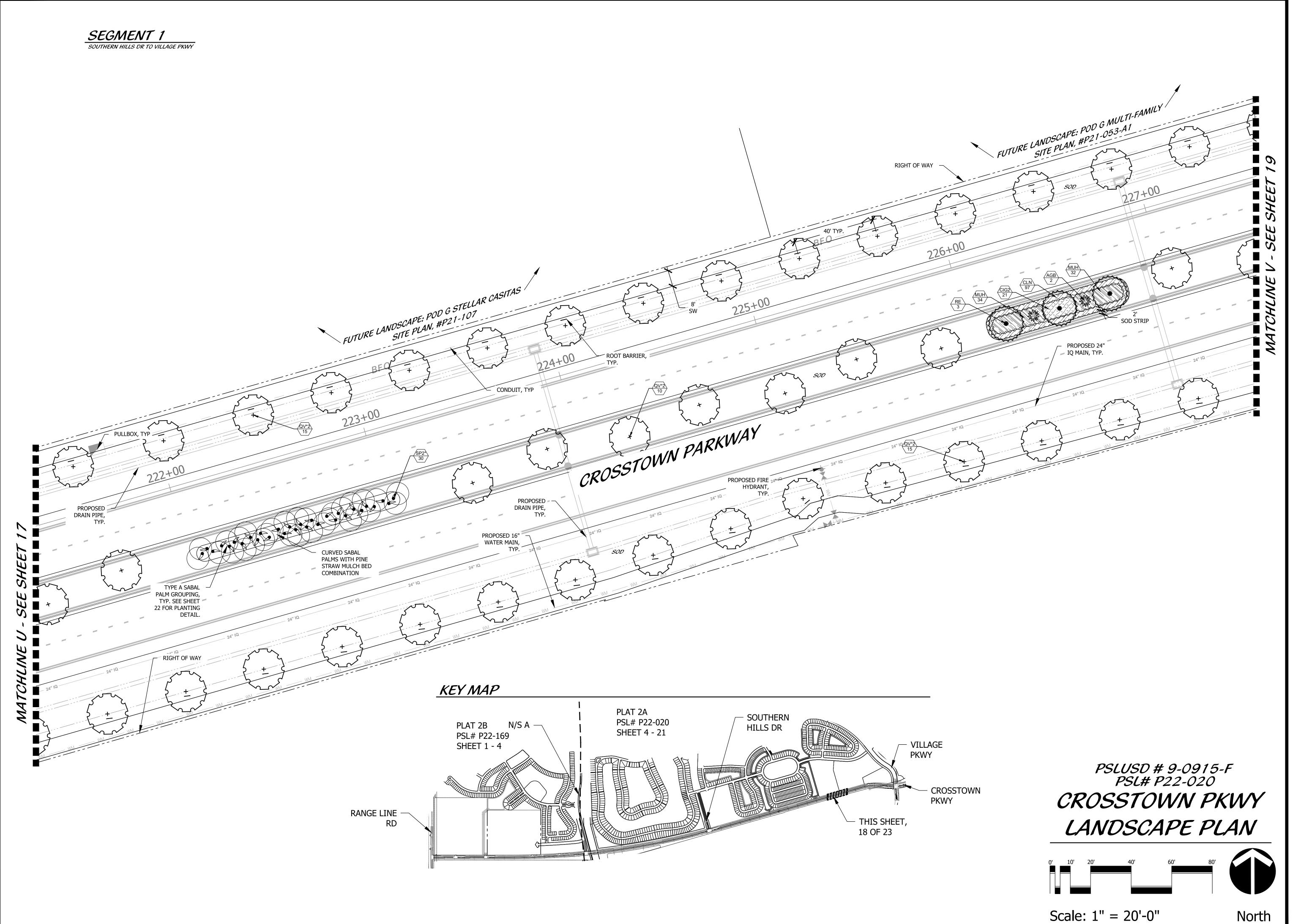




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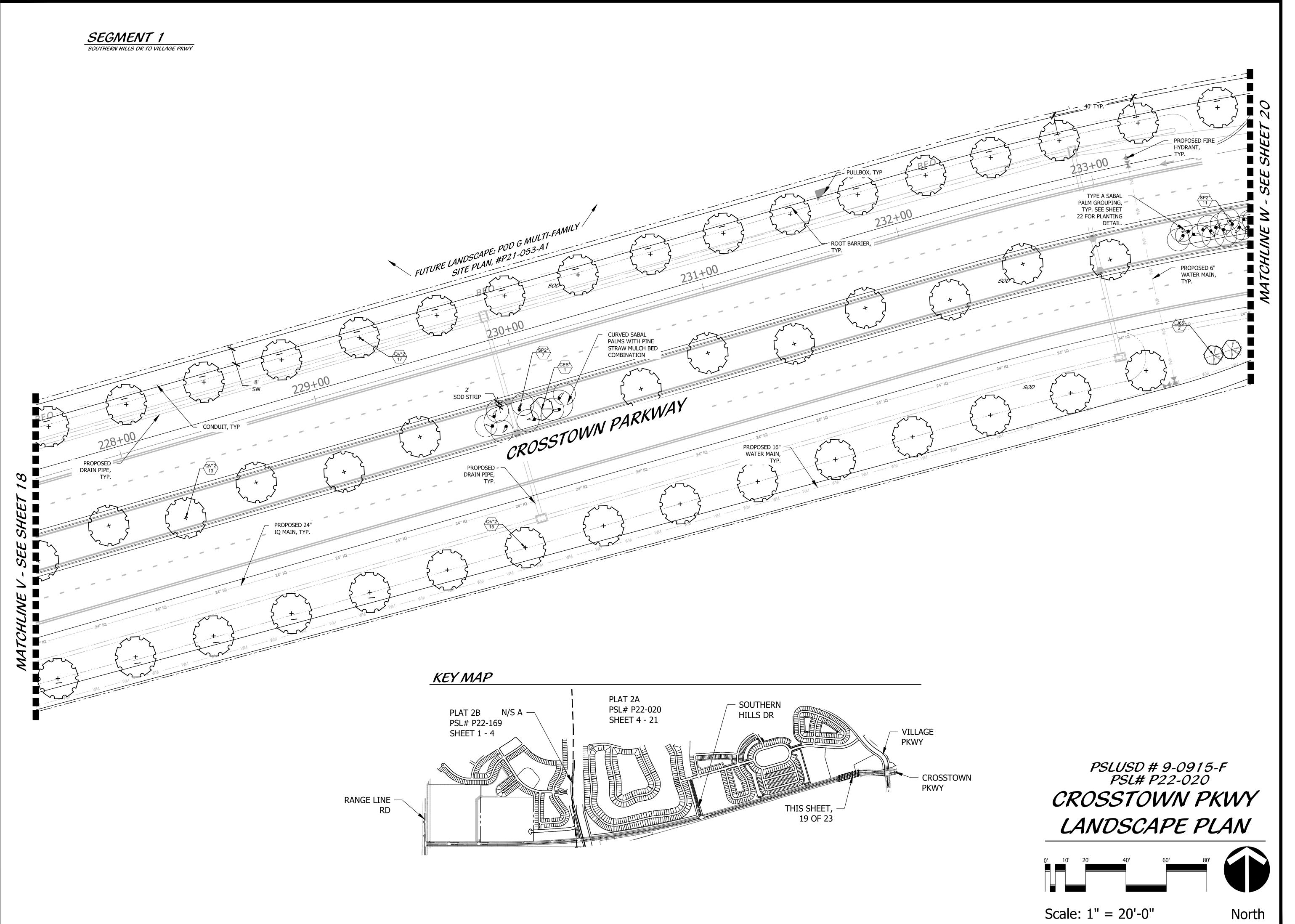
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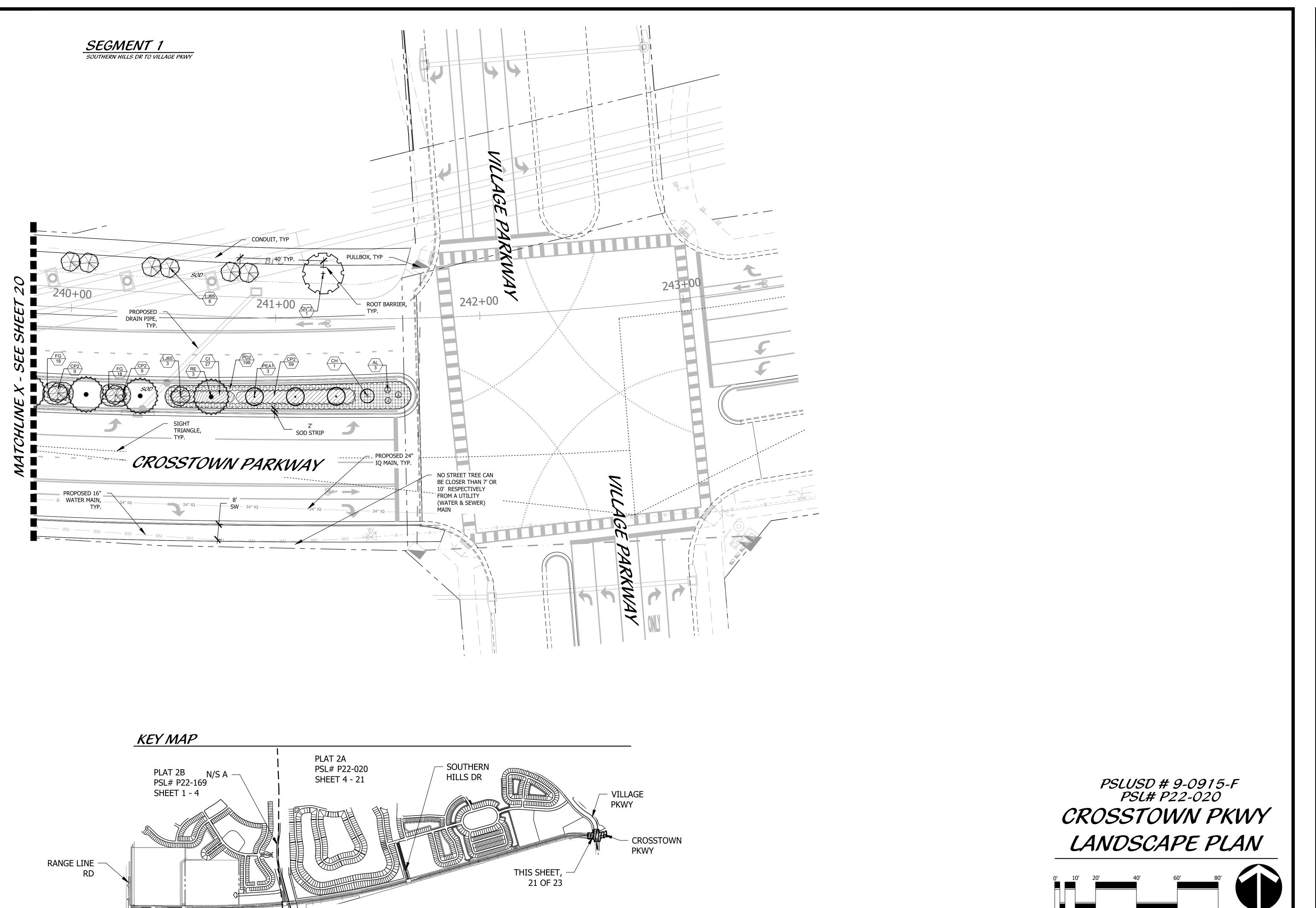
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LANDSCAPE SPECIFICATIONS LANDSCAPE NOTES

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING. CONTRACTOR IS TO REMOVE ALL TREE BRACING AT THE END OF THE FINAL WARRANTY

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS
SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED
BY THE FLORIDA DIVISION OF PLANT INDUSTRY. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN
ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY
SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE
FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT FGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

MULCH SHALL BE APPROVED RECYCLED MATERIAL AND PINE STRAW WHERE APPLICABLE. CYPRESS MULCH SHALL NOT BE USED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3' EXCEPT FOR THOSE SPECIFIC SITUATIONS SHOWN BELOW IN SECTIONS 2,3 & 4.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD. FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORÚS AND 5% POTASSIUM

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS* (21 GRAM)	
1 GAL. 3 GAL. 7-15 GAL. 1"-6" CALIPER 6" AND LARGER	1/4 LB. 1/3 LB. 1/2 LB. 2 LBS./1" CALIPER 3 LBS./1" CALIPER	1 3 6 2 PER 1" CALIPER 2 PER 1" CALIPER	
(*) TABLETS TO BE	INSTALLED IN TOP 6	-8"	

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF .5 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED. FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION. PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION. ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED,

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT CITE

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR JNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED. NITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

AND DEFECTIVE WORK CORRECTED

EXCAVATE PIT AS PER PLANTING DETAILS. COMPACT LAYER OF TOPSOIL IN PIT WITH A SLIGHTLY BACKFILL AROUND BALL WITH TOPSOIL AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF TOPSOIL BEYOND EDGE

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER. GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING. 3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND. EXCAVATE PIT OR TRENCH TO 2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF TOPSOIL IN BOTTOM BEFORE PLACING PLANTS. BACKFILL AROUND PLANTS WITH PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

Loosen Subgrade to Depth of 4" in Areas where topsoil has been stripped and spread SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH. PURPLE QUEEN GROUNDCOVER, IF SPECIFIED, SHALL ONLY RECEIVE 1" OF

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING. LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY MMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION. ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPING AND SITE IMPROVEMENTS SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE CITY OF PORT ST. LUCIE'S CHAPTER 153, LANDSCAPE AND LAND CLEARING CODE, CURRENT ADDITION AND ANY OTHER APPLICABLE CITY REGULATIONS. THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR CHANGES WITHOUT THE AUTHORIZATION OF THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE PLANS AND VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR BE RESPONSIBLE FOR ALL PERMITS RELATING TO HIS/HER WORK.

ALL LANDSCAPE PLANTED IN THE RIGHT-OF-WAY AND ON PRIVATE PROPERTY SHALL BE LOCATED SO THAT NO

CONFLICT OCCURS WITH VEHICULAR SIGHT DISTANCES AT INTERSECTIONS AND AT DESIGNATED PEDESTRIAN CROSSWALKS.

FENCE, WALL, HEDGE, OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AND ELEVATIONS BETWEEN 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 LIMITIONS 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. ALL LANDSCAPING SHALL BE LOCATED IN THE RIGHT-OF-WAY AND OR ON PRIVATE PROPERTY SO THAT NO CONFLICT OCCURS WITH DESIGNATED CITY DRAINAGE AND / OR UTILITY EASEMENTS, OVERHEAD AND UNDERGROUND UTILITY LINES AND OR UTILITY STRUCTURES. NO TREE ARE ALLOWED IN UTILITY EASEMENTS OR CLOSER THAN TEN FEET TO ANY CITY UTILITY LINES.

TREES AT ENTRANCEWAYS SHALL BE LIMBED UP TO MAXIMIZE SITE DISTANCE. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 24" AND 8'. TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SITE LIGHTING.

PLANTING ISLANDS WITHIN AND ADJACENT TO PARKING AREAS SHALL BE FREE OF LIME ROCK AND OTHER FOREIGN MATERIALS TO A DEPTH OF 30". IF NECESSARY, RECYCLED PLANTING SOIL MIXTURE SHOULD BE USED TO REPLACE UNSUITABLE SOIL, WHICH IS EXCAVATED.

THE SURFACE OF ALL AREAS TO RECEIVE LANDSCAPING WILL BE FINELY GRADED AND SET SO DIPS AND DEPRESSIONS ARE REMOVED AND POSITIVE DRAINAGE IS ACHIEVED. THE FINISHED GRADE OF SOD AND MULCH AREAS SHALL BE SET SO THAT MULCH WASHOUTS DO NOT OCCUR AND THERE IS A SMOOTH TRANSITION FROM PAVED SURFACES TO ADJACENT LAWN AREAS.

7. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUSIDE, NOT CENTERLINE TO CENTERLINE. EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.

8. TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY PSULISD MAINS OR APPLICATION.

ALL TREES, SHRUBS AND GROUNDCOVER BEDS ARE REQUIRED TO BE MULCHED WITH A 3" MIN. THICK LAYER OF MULCH. TREES LOCATED IN TURF AREAS ARE REQUIRED TO HAVE A 3" THICK MULCHED WATERING RING PROVIDED AROUND THE TRUNK. THE TREE RING IS REQUIRED TO BE A MINIMUM DIAMETER OF 3' AROUND SMALL TREES AND 5' AROUND LARGE TREES, TO FACILITATE MOWING. MULCH SHALL BE KEPT THREE FEET AWAY FROM THE TRUNK.

ALL TREE STAKING MATERIALS SHALL BE LOCATED WITHIN MULCH BEDS AND OR RINGS.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PORT ST LUCIE. IRRIGATION SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100%

THE IRRIGATION WATER SOURCE SHALL BE WELL WATER OR SUCTION FROM AN ONSITE STORMWATER MANAGEMENT AREA. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

IS LANDSCAPE DESIGN IS BASED OFF PSL BEAUTIFICATION GUIDELINES. SIGHT TRIANGLES SHOWN ON THESE PLANS ARE BASED ON PSL PUBLIC WORKS BEAUTIFICATION POLICY GUIDELINES, 50 MPH DESIGN SPEED. THE AFOREMENTIONED POLICY GUIDELINE REFERS TO FDOT STANDARDS. LANDSCAPING IN MEDIANS APPROACHING A SIGNALIZED INTERSECTION WITHIN SIGHT TRIANGLES MAY NOT HAVE TO REFLECT POLICY

CONOCARPUS ERECTUS `SERICEUS`

QUERCUS VIRGINIANA `SKY CLIMBER`

AFCHMFA BLANCHETIANA `LEMON`

CODIAEUM VARIEGATUM 'PETRA'

CHRYSOBALANUS ICACO 'RED TIP'

CODIAEUM VARIEGATUM 'PETRA'

634 FICUS MICROCARPA 'GREEN ISLAND'

MUHLENBERGIA CAPILLARIS

SERENOA REPENS `CINEREA`

413 PODOCARPUS MACR. `PRINGLES`

TRIPSACUM FLORIDANA

CHRYSOBALANUS ICACO

CLUSIA ROSEA `NANA`

223

LIGUSTRUM JAPONICUM

LIGUSTRUM JAPONICUM

LJ45

QV*2

SP2*

AGAVE AMERICANA 'GAINSVILLE BLUE'

CARISSA MACROCARPA `GREEN CARPET`

2B PLANT LIST - CENTER MEDIAN

BOTANICAL NAME
CONOCARPUS ERECTUS `SERICEUS`

QUERCUS VIRGINIANA `SKY CLIMBER`

BOTANICAL NAME
AECHMEA BLANCHETIANA `LEMON`

CHRYSOBALANUS ICACO 'RED TIP'

CODIAEUM VARIEGATUM `PETRA`

PODOCARPUS MACR. `PRINGLES`

120 FICUS MICROCARPA 'GREEN ISLAND'

AGAVE AMERICANA `GAINSVILLE BLUE`

ELAEOCARPUS DECIPIENS

LIGUSTRUM JAPONICUM

LIGUSTRUM JAPONICUM

CHAMAEROPS HUMILIS

ROYSTONEA REGIA

SABAL PALMETTO

109

PTYCHOSPERMA ELEGANS

CHRYSOBALANUS ICACO

CLUSTA ROSFA 'NANA'

436 MUHLENBERGIA CAPILLARIS

259 SERENOA REPENS `CINEREA`

ELAEOCARPUS DECIPIENS

LIGUSTRUM JAPONICUM

LIGUSTRUM JAPONICUM

CHAMAEROPS HUMILIS

PTYCHOSPERMA ELEGANS

ROYSTONEA REGIA

THRINAX RADIATA

SABAL PALMETTO

2A PHASE 1 & 2 PLANT LIST - CENTER MEDIAN

JAPANESE BLUEBERRY TREE

JAPANESE PRIVET

JAPANESE PRIVET

SKY CLIMBER LIVE OAK

COMMON NAME EUROPEAN FAN PALM

CURVED CABBAGE PALM

FLORIDA THATCH PALM

GAINSVILLE BLUE AGAVE

GREEN CARPET NATAL PLUM

I FMON BROMFI TAD

GREEN COCOPLUM

GREEN ISLAND FICUS

DWARF PODOCARPUS

SILVER SAW PALMETTO

2A PHASE 1 & 2 PLANT LIST - NORTH SIDE STREET TREES

2A PHASE 1 & 2 PLANT LIST - SOUTH SIDE STREET TREES

COMMON NAME SILVER BUTTONWOOD

SKY CLIMBER LIVE OAK

EUROPEAN FAN PALM ALEXANDER PALM

CURVED CABBAGE PALM

LEMON BROMELIAD

GREEN COCOPLUM

DWARF CLUSTA

PETRA CROTON

OUERCUS VIRGINIANA `SKY CLIMBER` SKY CLIMBER LIVE OAK 65 GAL MIN 3" CAL 12`-14` OA

2B PLANT LIST - SOUTH SIDE STREET TREES

110 QUERCUS VIRGINIANA `SKY CLIMBER` SKY CLIMBER LIVE OAK 65 GAL MIN 3" CAL 12`-14` OA

GAINSVILLE BLUE AGAVE

RED TIPPED COCOPLUM

GREEN ISLAND FICUS

DWARF PODOCARPUS

SILVER SAW PALMETTO

PINK MUHLY GRASS

JAPANESE PRIVET

JAPANESE PRIVET

ROYAL PALM

JAPANESE BLUEBERRY TREE

DWARF FAKAHATCHEE GRASS 3 GAL

PINK MUHLY GRASS

DWARF CLUSIA

PETRA CROTON

QUERCUS VIRGINIANA `SKY CLIMBER` SKY CLIMBER LIVE OAK 65 GAL MIN 3" CAL 12`-14` OA

COMMON NAME
JAPANESE PRIVET

QUERCUS VIRGINIANA `SKY CLIMBER` SKY CLIMBER LIVE OAK 65 GAL MIN 3" CAL 12`-14` OA

RED TIPPED COCOPILIM

PETRA CROTON

ALEXANDER PALM

ROYAL PALM

30 GAL

45 GAL

65 GAL MIN

FIELD GROWN NA

FIELD GROWN NA

FIELD GROWN

25 GAL

15 GAL

7 GAL

7 GAL

3 GAL

45 GAL

65 GAL

65 GAL MIN

FIELD GROWN

FIELD GROWN

FIELD GROWN

15 GAL

7 GAL

3 GAL

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AIR CONDITIONER CONDENSERS, SHALL SE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING WHICH MUST EXTEND ONE FOOT HIGHER THAN THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

NO LANDSCAPING SHALL BE LOCATED WITHIN 10' OF A CITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM OF 18" BELOW CITY UTILITY MAINS. (ALL MEASUREMENTS ARE TAKEN FROM OUTSIDE TO OUTSIDE)

NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY. ST. AUGUSTINE SOD WILL BE UTILIZED FOR ALL TURF AREAS, EXCEPT AS NOTED. BAHIA SOD WILL BE UTILIZED IN DRY RETENTION AREAS AND IN AREAS OF EXISTING TREES TO REMAIN. TREES PLANTED UNDER OR ADJACENT TO FP&L POWERLINES WILL COMPLY WITH THE FP&L "RIGHT TREE,

NERAL LANDSCAPE NOTES: NO TREE OR OTHER INTRUSIVE ROOT PLANTINGS SHALL BE LOCATED WITHIN 10' OF A CITY ILITY MAIN. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM Y UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM OF 18" BELOW CITY UTILITY MAINS (ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE)

2. NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING OR PROPOSED WATER/WASTERWATER

3. ALL LANDSCAPE MATERIAL TO BE FL NO. 1 4. ALL LANDSCAPING MEETS FDOT CLEAR ZONE AND SIGHT DISTANCE CRITERIA.

5. NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY 6. BERMS AND STRUCTURAL LANDSCAPE FEATURES SUCH AS ROCK, FOUNDATIONS, SCULPTURE, DECORATIVE WALL AND TREE WELLS AND GENERALLY NOT ALLOWED IN PSLUSD EASEMENTS, BUT MAY BE REVIEWED ON A CASE BY CASE BASIS.

8. TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY PSLUSD MAINS OR APPURTENANCES. 9. NO LANDSCAPING OTHER THAN SOD GRASSES MAY BE PLANTED WITHIN A 5' RADIUS

MAINTENANCE AREA OF ANY PSLSUD APPURTENANCE SUCH AS WATER METERS, BACKFLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS, AND MANHOLES, AIR RELEASE VALVES,

10. ALL LANDSCAPING WITHIN PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PSLUSD) UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES. TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND

LANDSCAPE IRRIGATION NOTES:
A. ALL AREAS TO RECEIVE 100% IRRIGATION COVERAGE
B. ALL ZONES TO BE AUTOMATICALLY CONTROLLED
C. CLOCKS TO HAVE AUTOMATIC "RAIN SENSORS"

2" CAL

2" CAL

3" CAL

3" CAL

N.A.

<u>SIZE</u> 2` x 2`

4` X 4`

3` X 2`

2` X 2`

1.5` X 1.5`

3` X 2`

2` X 2`

2` x 2`

1.5` X 1.5`

2` x 2`

2` X 2`

<u>CAL</u> <u>SIZE</u> <u>NATIVE</u> 3" CAL 8` HT X 8` SPRD N

2" CAL

3" CAL

3" CAL

4` X 4`

2` X 2`

3` X 2`

2` X 2`

2` x 2`

2` x 2`

<u>CAL</u> <u>SIZE</u> <u>NATI</u> 3" CAL 8` HT X 8` SPRD N

1.5` X 1.5`

1.5` X 1.5` 2` OC

NA

2` X 2`

WATER SOURCE MAY BE POTABLE OR WELL AND SHALL BE DETERMINED AT TIME OF BUILDING THE IRRIGATION SYSTEM WILL BE DESIGNED TO ACCEPT RECLAIMED WASTEWATER ONCE IT COMES AVAILABLE TO THE PROPERTY.

8` O.A., 3`-4` SPRD

6` HT X 6` SPRD

8' HT X 8' SPRD

5` O.A., 5` SPRD

5`HT X 5`SPRD

14`, 20`, 26` OA , STGG

12`-14` OA

8` CT

12` CT

2.5` OC

2` OC

3, OC

2` OC

2.5` O.C.

2` OC

2.5` OC

8` O.A., 3`-4` SPRD

6` HT X 6` SPRD

8` HT X 8` SPRD

5` O.A., 5` SPRD

14`, 20`, 26` OA , STGG

FULL CANOPY, DOUBLE DUG

FULL CANOPY, DOUBLE DUG

12`-14` OA

8` CT

2.5` OC

3, OC

2.5` O.C.

2` OC

2` OC

3` O.C.

3` O.C.

CAL SIZE NATIVE REMARKS
3" CAL 8` HT X 8` SPRD N FULL CANOPY, 4` CT, MULIT-TRUNK

FULL CANOPY, STANDARD, SINGLE

CONICAL, FULL TO BASE, MATCHED

FULL CANOPY, 4° CT, MULIT-TRUNK

MULTI-STEM, LIMB UP 2.5`

FULL CANOPY, DOUBLE DUG

FOUR STEM MIN., LIMB UP 2'

STRONG, UNIQUE CURVES, SLICK

TRUNKS, SEE PLANTING DETAIL FOR

THICK AND FULL, SUN GROWN, YELLOW

FULL CANOPY, MATCHED, FF

MATCHED, FULL CANOPY

HEIGHT ORDER

FULL & THICK

FULL & THICK

FULL & THICK

FULL & THICK

FULL & THICK

FULL & THICK

FULL & THICK

FULL & THICK

FULL & THICK

FULL & THICK

FULL & THICK

FULL CANOPY, STANDARD, SINGLE

CONICAL, FULL TO BASE, MATCHED

FULL CANOPY, 4° CT, MULIT-TRUNK

MULTI-STEM, LIMB UP 2.5`

FULL CANOPY, DOUBLE DUG

FOUR STEM MIN., LIMB UP 2`

STRONG, UNIQUE CURVES, SLICK

THICK AND FULL, SUN GROWN,

TRUNKS, SEE PLANTING DETAIL FOR

FULL CANOPY, MATCHED, FF

MATCHED, FULL CANOPY

HEIGHT ORDER

YELLOW

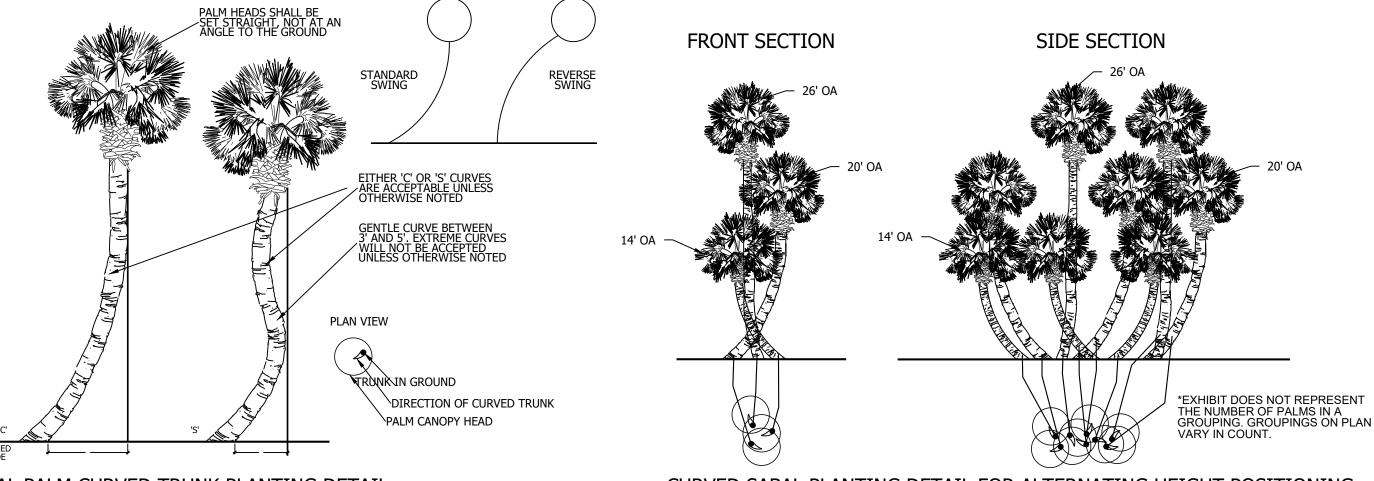
FULL & THICK

THICK AND FULL

FLORIDA FANCY

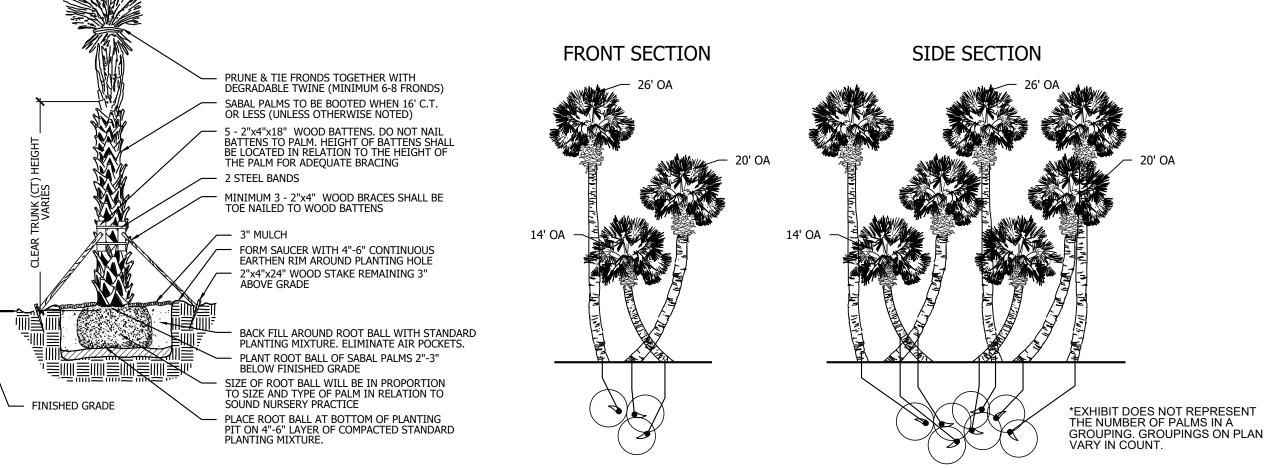
NO LIGHT POLE OR ASSOCIATED CONDUIT SHALL BE LOCATED WITHIN 5' OF A PSLUSD FACILITY.

PLANTING DETAILS



SABAL PALM CURVED TRUNK PLANTING DETAIL

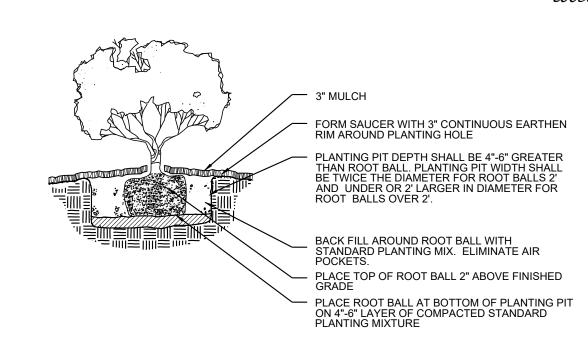




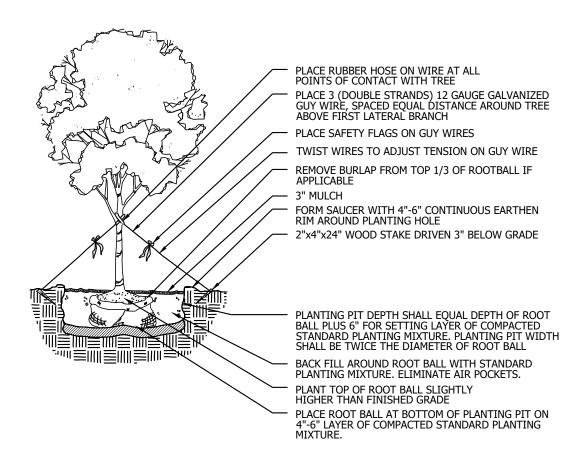
NTS

NTS

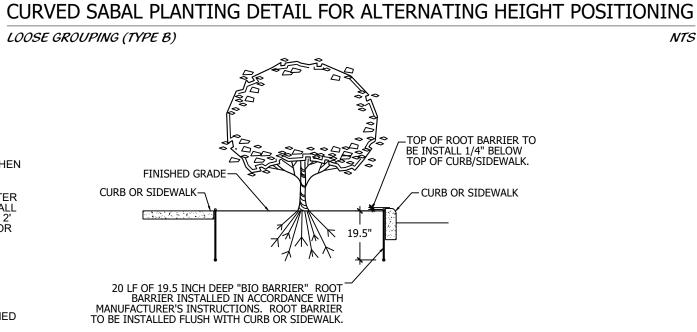
PALM PLANTING DETAIL



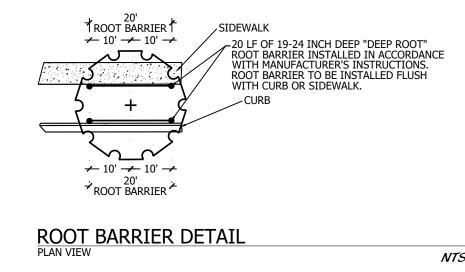
SHRUB/GROUNDCOVER PLANTING DETAIL



LARGE TREE PLANTING DETAIL



ROOT BARRIER DETAIL



NTS

THE CITY OF PSL WILL ALLOW STREET TREES WITHOUT ROOT BARRIERS AS LONG AS THEY ARE A MINIMUM OF 5' FEET FROM THE EDGE OF BOTH THE SIDEWALK AND CURB. THIS MEANS THE TREE LAWN MUST BE NO LESS THAN 8'. ROOT BARRIER SHALL BE USED WHEN A STREET TREE IS LESS THAN 4' FROM THE EDGE OF A SIDEWALK AND/OR LESS THAN 5' FROM THE EDGE OF A CURB. (MEASUREMENT IS FROM OUTSIDE TO OUTSIDE)

PSLUSD # 9-0915-F&G PSL# P22-020 & P22-169 CROSSTOWN PKWY LANDSCAPE DETAILS

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Cotleur &

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Landscape Architects

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Land Planners

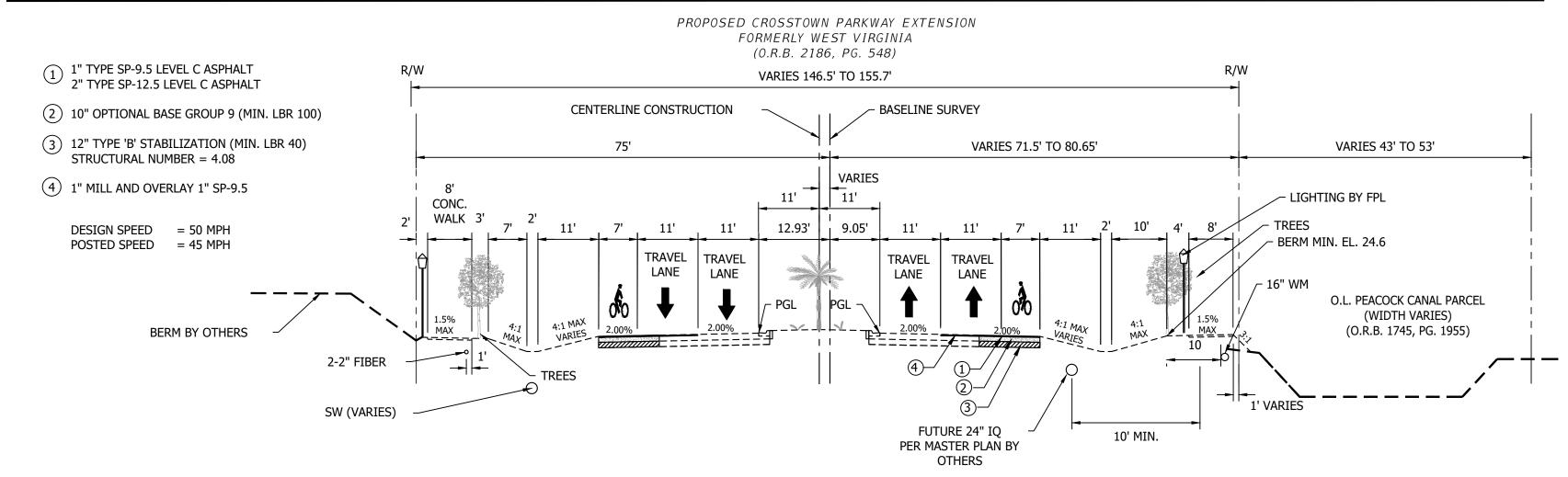
Suite 1

DESIGNED_ DRAWN_ APPROVED_ 21-0722 JOB NUMBER 09-08-23 REVISIONS_

SHEET 22 OF 23© COTLEUR & HEARING, INC. These drawings are the property of the architect and ar not to be used for extensions or on other projects excep

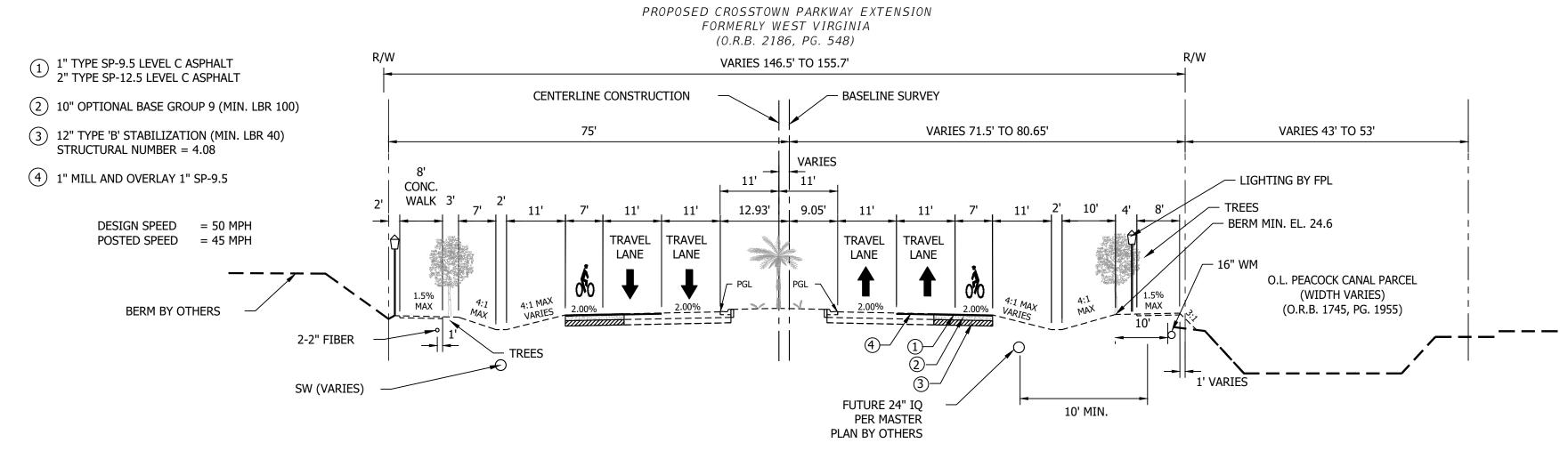
by agreement in writing with the architect. Immediate

SEGMENT 1



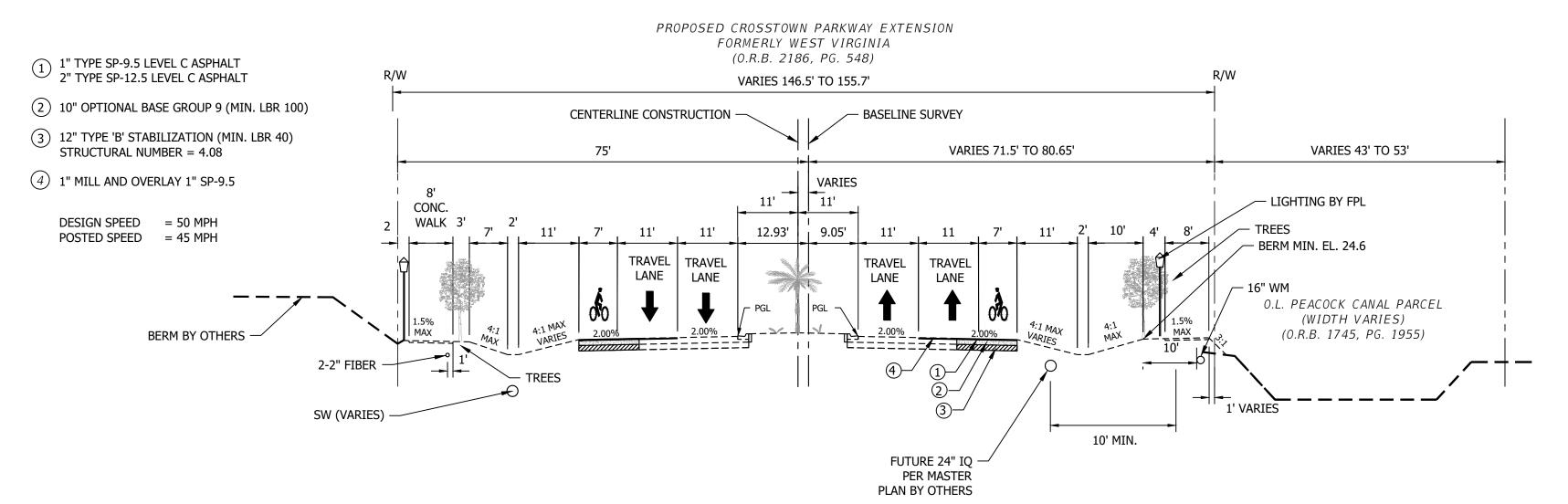
STA: 183+37.80 TO STA: 242+60

SEGMENT 2



STA: 145+91.03 TO STA: 183+37.80

SEGMENT 3



STA: 100+00 T0 145+91.03

PSLUSD # 9-0915-F&G PSL# P22-020 & P22-169 CROSSTOWN PKWY TYPICAL SECTIONS

N.T.S.

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ROSSTOWN PARKWAY LANDSCAPE PLAN Port Saint Lucie, Florida

SHEET 23 OF 23

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