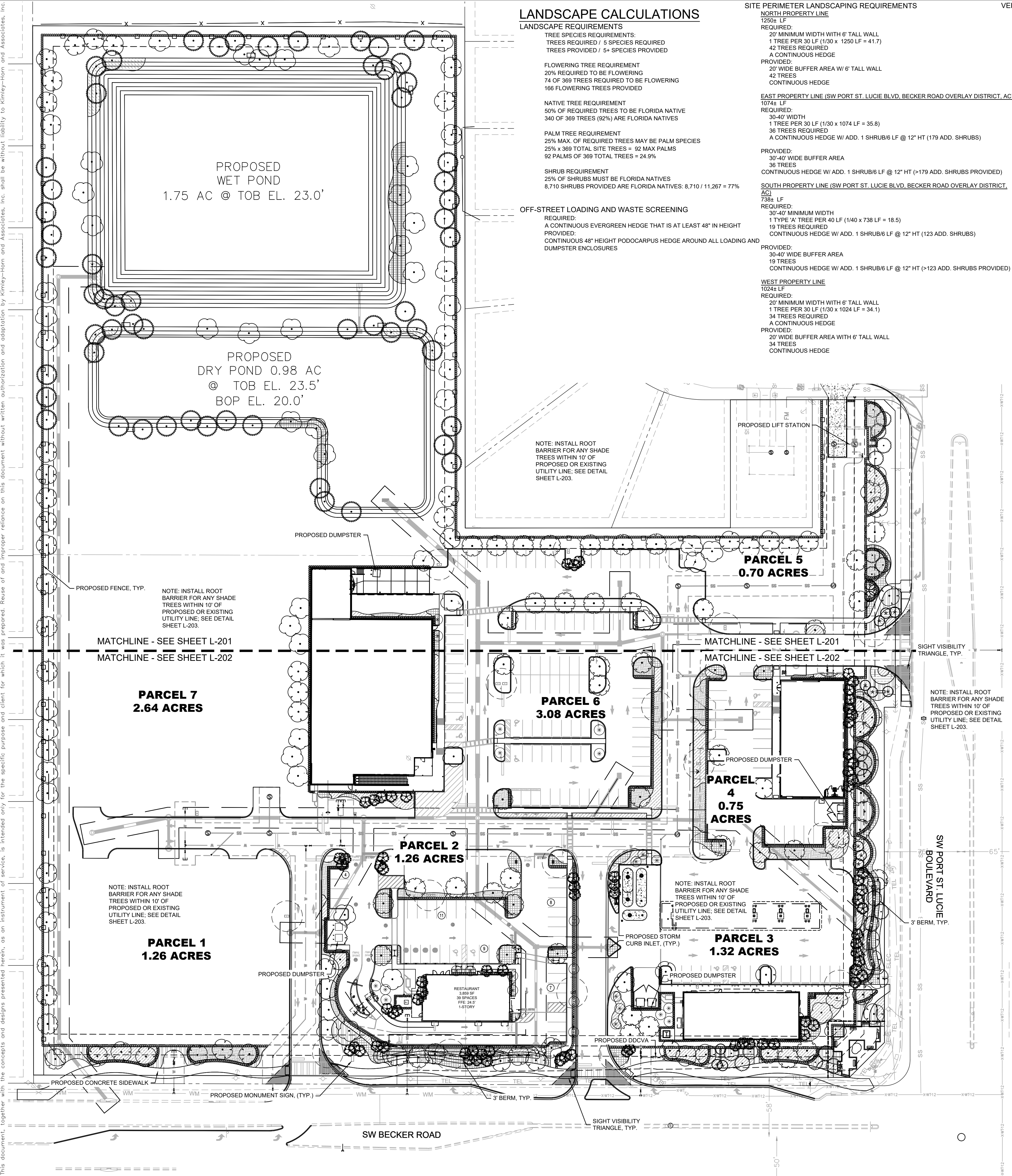


Plotted By: Verna Christina, Sheet Set: 147944002 - Becker and PSL Blvd CAD Plan Sheets L-200, Landscape Plan - 147944002.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LANDSCAPE CALCULATIONS

LANDSCAPE REQUIREMENTS

TREE SPECIES REQUIREMENTS:
TREES REQUIRED / 5 SPECIES REQUIRED
TREES PROVIDED / 5+ SPECIES PROVIDED

FLOWERING TREE REQUIREMENT
20% REQUIRED TO BE FLOWERING
74 OF 369 TREES REQUIRED TO BE FLOWERING
166 FLOWERING TREES PROVIDED

NATIVE TREE REQUIREMENT
50% OF REQUIRED TREES TO BE FLORIDA NATIVE
340 OF 369 TREES (92%) ARE FLORIDA NATIVES

PALM TREE REQUIREMENT
25% MAX. OF REQUIRED TREES MAY BE PALM SPECIES
25% x 369 TOTAL SITE TREES = 92 MAX PALMS
92 PALMS OF 369 TOTAL TREES = 24.9%

SHRUB REQUIREMENT
25% OF SHRUBS MUST BE FLORIDA NATIVES
8,710 SHRUBS PROVIDED ARE FLORIDA NATIVES: 8,710 / 11,267 = 77%

OFF-STREET LOADING AND WASTE SCREENING

REQUIRED:
A CONTINUOUS EVERGREEN HEDGE THAT IS AT LEAST 48" IN HEIGHT
PROVIDED:
CONTINUOUS 48" HEIGHT PODOCARPUS HEDGE AROUND ALL LOADING AND DUMPSTER ENCLOSURES

SITE PERIMETER LANDSCAPING REQUIREMENTS

NORTH PROPERTY LINE
1250+ LF
REQUIRED:
20' MINIMUM WIDTH WITH 6" TALL WALL
1 TREE PER 30 LF (1/30 x 1250 LF = 41.7)
42 TREES REQUIRED
A CONTINUOUS HEDGE
PROVIDED:
20' WIDE BUFFER AREA W/ 6" TALL WALL
42 TREES
CONTINUOUS HEDGE

EAST PROPERTY LINE (SW PORT ST. LUCIE BLVD, BECKER ROAD OVERLAY DISTRICT, AC)
1074+ LF
REQUIRED:
30-40' WIDTH
1 TREE PER 30 LF (1/30 x 1074 LF = 35.8)
36 TREES REQUIRED
A CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (179 ADD. SHRUBS)
PROVIDED:
30-40' WIDE BUFFER AREA
36 TREES
CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (>179 ADD. SHRUBS PROVIDED)

SOUTH PROPERTY LINE (SW PORT ST. LUCIE BLVD, BECKER ROAD OVERLAY DISTRICT, AC)
738+ LF
REQUIRED:
30-40' MINIMUM WIDTH
1 TYPE 'A' TREE PER 40 LF (1/40 x 738 LF = 18.5)
19 TREES REQUIRED
CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (123 ADD. SHRUBS)
PROVIDED:
30-40' WIDE BUFFER AREA
19 TREES
CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (>123 ADD. SHRUBS PROVIDED)

WEST PROPERTY LINE
1024+ LF
REQUIRED:
20' MINIMUM WIDTH WITH 6" TALL WALL
1 TREE PER 30 LF (1/30 x 1024 LF = 34.1)
34 TREES REQUIRED
A CONTINUOUS HEDGE
PROVIDED:
20' WIDE BUFFER AREA WITH 6" TALL WALL
34 TREES
CONTINUOUS HEDGE

VEHICULAR USE AREA REQUIREMENTS

REQUIRED:
1 SF OF LANDSCAPE AREA PER 18 SF OF VUA (SF VUA)
180 SF MIN. PER AREA, 10' MIN. WIDTH WITH 1 TREE PER AREA
SHRUBS AND GROUND COVER NOT TO EXCEED 3' H.

VUA PERIMETER TREE REQUIREMENT
ONE (1) TREE PER 30 LINEAR FEET WITH CONTINUOUS HEDGE (24"OC)

PARKING ISLAND TERMINAL (P.I.T.) REQUIREMENT 1 TREE PER ISLAND

PARCEL 1:
VUA LANDSCAPE REQUIRED: N/A

PARCEL 2:
VUA LANDSCAPE REQUIRED:
28536.01 VUA/18 SF =
1585.33 SF VUA LANDSCAPE AREA
9 PARKING ISLANDS =
9 REQUIRED PARKING ISLAND TREES

PROVIDED:
5525 SF OF VEHICULAR USE LANDSCAPE AREA
9 PARKING ISLAND TREES

PARCEL 3:
VUA LANDSCAPE REQUIRED:
37636.48 VUA/18 SF =
1535.36 SF VUA LANDSCAPE AREA
2 PARKING ISLANDS =
2 REQUIRED PARKING ISLAND TREES

PROVIDED:
1030 SF OF VEHICULAR USE LANDSCAPE AREA**
2 PARKING ISLAND TREES

****LANDSCAPE AREA LESS THAN REQUIRED SF DUE TO OUTPARCEL INTENDED USE**

PARCEL 4:
VUA LANDSCAPE REQUIRED:
12207.20 VUA/18 SF =
1535.36 SF VUA LANDSCAPE AREA
7 PARKING ISLANDS =
7 REQUIRED PARKING ISLAND TREES

PROVIDED:
5573 SF OF VEHICULAR USE LANDSCAPE AREA
7 PARKING ISLAND TREES

PARCEL 5:
VUA LANDSCAPE REQUIRED: N/A

PARCEL 6:
VUA LANDSCAPE REQUIRED:
47193.79 VUA/18 SF =
2621.88 SF VUA LANDSCAPE AREA
16 PARKING ISLANDS =
16 REQUIRED PARKING ISLAND TREES

PROVIDED:
7345 SF OF VEHICULAR USE LANDSCAPE AREA
16 PARKING ISLAND TREES

PARCEL 7:
VUA LANDSCAPE REQUIRED: N/A

BUILDING FACADE REQUIREMENTS

1 TREE OR PALM PER 30LF OF BUILDING (1/30 x xx LF = x)
1 SHRUB/2 LF OF BUILDING
MINIMUM WIDTH OF 3' TO 15' FROM FACADE

PARCEL 1:
REQUIRED: N/A

PARCEL 2:
264.45 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING
(1/30 x 264.45 LF = 8.8 TREES/PALMS)
9 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 264.45 LF = 132.2)
132 SHRUBS REQUIRED

PROVIDED:
7 PALMS, 2 FLOWERING TREES
477 TOTAL SHRUBS

PARCEL 3:
322.42 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING
(1/30 x 322.42 LF = 10.7 TREES/PALMS)
11 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 322.42 LF = 161.2)
161 SHRUBS REQUIRED

PROVIDED:
11 PALMS
161 TOTAL SHRUBS

PARCEL 4:
358.38 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING
(1/30 x 358.38 LF = 11.9 TREES/PALMS)
12 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 358.38 LF = 179.1)
179 SHRUBS REQUIRED

PROVIDED:
12 PALMS
216 TOTAL SHRUBS

PARCEL 5:
REQUIRED: N/A

PARCEL 6:
564.46 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING
(1/30 x 564.46 LF = 18.8 TREES/PALMS)
19 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 564.46 LF = 282.2)
282 SHRUBS REQUIRED

PROVIDED:
16 PALMS, 3 FLOWERING TREES
1042 TOTAL SHRUBS

PARCEL 7:
REQUIRED: N/A

STORMWATER POND LANDSCAPE REQUIREMENTS

NORTHERN POND
REQUIRED:
1 TYPE A TREE OR 2 TYPE B TREES PER 40 LF OF TOP OF BANK
(1/40 x 1081 LF = 27 TYPE A TREES OR 54 TYPE B TREES)
1 SHRUB/ 8 LF OF TOP OF BANK
(1/8 x 1081 LF = 135 SHRUBS)
1 SQ FT OF GROUND COVER/ 8 LF OF TOP OF BANK
(1/8 x 1081 LF = 135 SQ FT GROUND COVER)
1 BENCH/ 400 LF OF TOP OF BANK
(1/400 x 1081 LF = 3 BENCHES)

PROVIDED:
27 TYPE A TREES
135 SHRUBS
135 SQ FT OF GROUND COVER
3 BENCHES

STORMWATER POND LANDSCAPE REQUIREMENTS

SOUTHERN POND
REQUIRED:
1 TYPE A TREE OR 2 TYPE B TREES PER 40 LF OF TOP OF BANK
(1/40 x 949 LF = 24 TYPE A TREES OR 48 TYPE B TREES)
1 SHRUB/ 8 LF OF TOP OF BANK
(1/8 x 949 LF = 119 SHRUBS)
1 SQ FT OF GROUND COVER/ 8 LF OF TOP OF BANK
(1/8 x 949 LF = 119 SQ FT GROUND COVER)
1 BENCH/ 400 LF OF TOP OF BANK
(1/400 x 949 LF = 2 BENCHES)

PROVIDED:
24 TYPE A TREES
119 SHRUBS
119 SQ FT OF GROUND COVER
2 BENCHES

TREE MITIGATION REQUIREMENTS

ENTIRE SITE = 15.45 AC
25% MITIGATION ON UPLAND AREA REQUIRED FOR SITES OVER 2 AC
MITIGATION PAYMENT = \$25,005 / AC
15.45 AC X 25% = 3.862 AC
3.862 AC X \$25,005 / AC =
\$96,569.30 MITIGATION FUND PAYMENT REQUIRED

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
TREES				
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM
	IP	25	EAST PALATKA HOLLY FG, STRAIGHT, SINGLE LEADER, FULL	ILEX X ATTENUATA 'EAST PALATKA'
	MG	62	SOUTHERN MAGNOLIA FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	MAGNOLIA GRANDIFLORA
	QV	62	SOUTHERN LIVE OAK FG, STRAIGHT, SINGLE LEADER, FULL, FL# 1	QUERCUS VIRGINIANA
	TD	58	BALD CYPRESS FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	TAXODIUM DISTICHUM
PALM TREES				
	RR	18	CUBAN/FLORIDA ROYAL PALM	ROYSTONEA REGIA
	SS	77	CABBAGE PALMETTO	SABAL PALMETTO
UNDERSTORY TREES				
	LE	29	'TUSKEGEE GRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA 'TUSKEGEE'
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
SHRUBS				
	CHR	2,401	RED TIP COCCOLUPUM FULL TO GROUND	CHRYSOBALANUS ICACO 'RED TIP'
	CNA	513	CLUSIA NANA FULL TO GROUND	CLUSIA ROSEA 'NANA'
	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS
SHRUB AREAS				
	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS
	FGI	1,279	GREEN ISLAND FICUS	FICUS MICROCARPA 'GREEN ISLAND'
	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES
GROUND COVERS				
	JUE	1,397	SOFT RUSH	JUNCUS EFFUSUS
	LIR	3,170	EVERGREE GIANT LIRIOPE FULL	LIRIOPE MUSCARI 'EVERGREEN GIANT'

PSLUSD LANDSCAPE NOTES:

LANDSCAPE PLANS SHALL BE SUBMITTED FOR THE PROJECT INDICATING THE LOCATION OF LANDSCAPE AREAS, PERIMETER WALLS, FOUNDATIONS, BERMS, TREE WELLS, FENCES, GATES, SIGNS, DECORATIVE ROCKS, SCULPTURE, FOUNTAINS, AND ANY OTHER FEATURES THAT MAY INFLUENCE THE LOCATION OF WATER/WASTEWATER/RECLAIMED WATER FACILITIES; ALSO, EXISTING AND PROPOSED WATER/WASTEWATER/RECLAIMED FACILITIES; ANY RIGHT-OF-WAY, LOT LINES AND ALL EASEMENT INFORMATION, SHOWING OFFICIAL RECORD BOOK AND PAGE NUMBER, SHALL BE INCLUDED. THE PLANS SHALL INCLUDE AND CONFIRM TO THE FOLLOWING STANDARD NOTES:

A. ALL LANDSCAPING WITHIN PSLUSD UTILITY EASEMENTS AND WITHIN 10' OF PSLUSD INFRASTRUCTURE SHALL COMPLY WITH CHAPTER 154 OF THE CITY'S CODE OF ORDINANCES AND PSLUSD UTILITY STANDARDS.

B. NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION, OR MAINTENANCE.

C. NO LANDSCAPING OTHER THAN SOD GRASSES MAY BE PLANTED WITHIN A 5' RADIUS MAINTENANCE AREA OF ANY PSLUSD APPURTENANCE SUCH AS WATER METERS, BACKFLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS, MANHOLES, AIR RELEASE VALVES, ETC. TREES SHALL NOT BE PLANTED WITHIN 10' OF ANY PSLUSD INFRASTRUCTURE. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE, NOT CENTERLINE TO CENTERLINE. EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.

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.
- NO LANDSCAPE MATERIAL TALLER THAN 24" SHALL BE PLANTED WITHIN THE AREAS OF CLEAR SITE AT ROADWAY INTERSECTIONS.

GRAPHIC SCALE IN FEET
0 25 50 100

CITY OF PORT ST. LUCIE PROJECT #
P25-022
PSLUSD PROJECT #
11-952-00

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLER DURHAM, P.L.A. ON THE DATE ADJACENT TO THE SEAL. REPRODUCED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

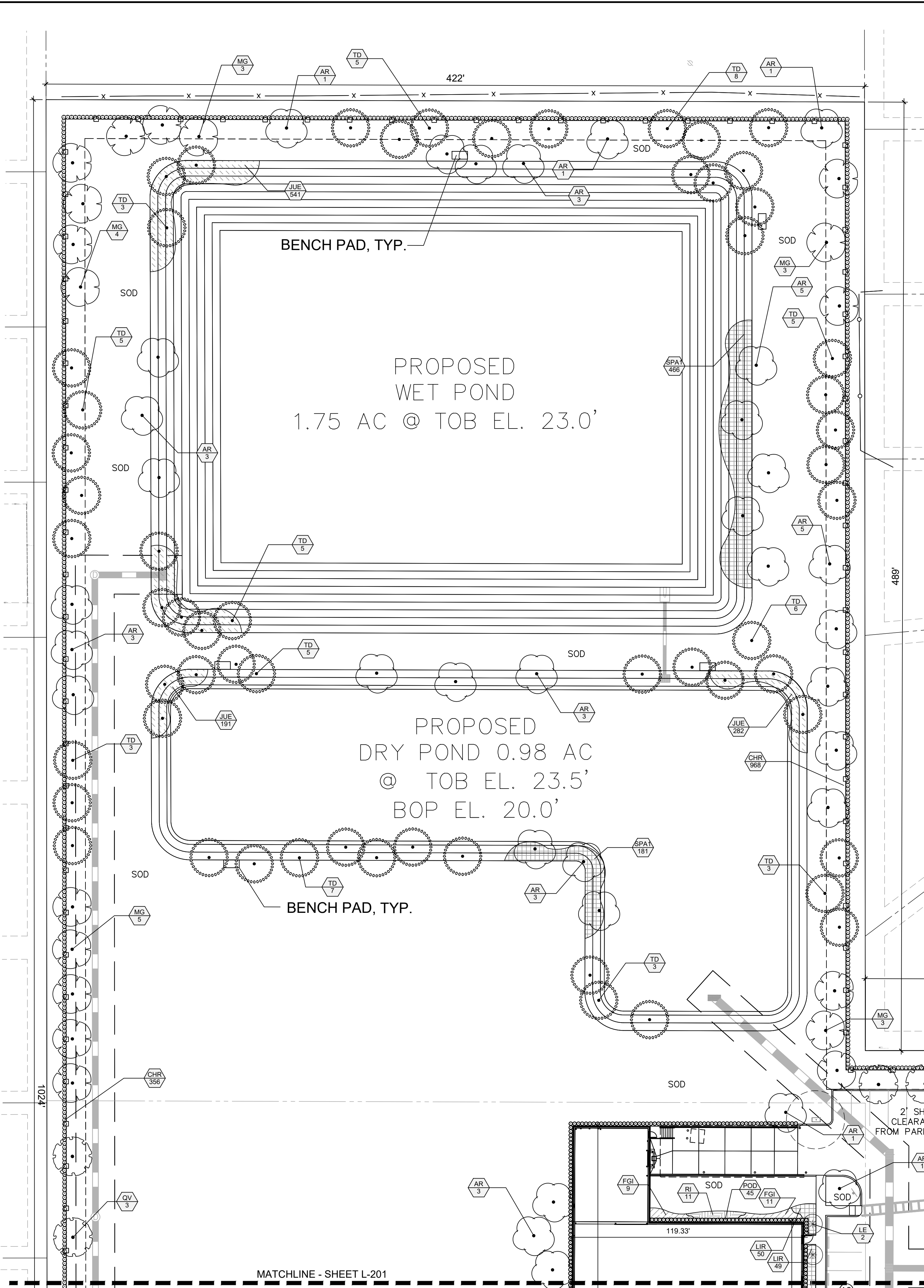
KYLER DURHAM
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
No. LA6657668
DATE 11/25/2025
STATE OF FLORIDA
FLOOR OF OFFICE

KHA PROJECT
147944002
DATE
12/13/24
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

NWC - BECKER AND
PORT ST. LUCIE BLVD
PREPARED FOR
THE MORGAN COMPANIES
CITY OF PORT ST. LUCIE
FLORIDA

LANDSCAPE PLAN

SHEET NUMBER
L-200



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
TREES				
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM
	IP	25	EAST PALATKA HOLLY FG, STRAIGHT, SINGLE LEADER, FULL	ILEX X ATTENUATA 'EAST PALATKA'
	MG	62	SOUTHERN MAGNOLIA FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	MAGNOLIA GRANDIFLORA
	QV	62	SOUTHERN LIVE OAK FG, STRAIGHT, SINGLE LEADER, FULL, FL# 1	QUERCUS VIRGINIANA
	TD	58	BALD CYPRESS FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	TAXODIUM DISTICHUM
PALM TREES				
	RR	18	CUBAN/FLORIDA ROYAL PALM	ROYSTONEA REGIA
	SS	77	CABBAGE PALMETTO	SABAL PALMETTO
UNDERSTORY TREES				
	LE	29	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA 'TUSKEGEE'
SHRUBS				
	CHR	2,401	RED TIP COCOPLUM FULL TO GROUND	CHRYSOBALANUS ICAGO 'RED TIP'
	CNA	513	CLUSIA NANA FULL TO GROUND	CLUSIA ROSEA 'NANA'
	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS
SHRUB AREAS				
	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS
	FGI	1,279	GREEN ISLAND FICUS	FICUS MICROCARPA 'GREEN ISLAND'
	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES
GROUND COVERS				
	JUE	1,397	SOFT RUSH	JUNCUS EFFUSUS
	LIR	3,170	EVERGREE GIANT LIRIOPE	LIRIOPE MUSCARI 'EVERGREEN GIANT'

NOTES:

1. 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.
2. ALL LANDSCAPING WITHIN CITY UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES.
3. TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.
4. 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.
5. NO LANDSCAPE MATERIAL TALLER THAN 24" SHALL BE PLANTED WITHIN THE AREAS OF CLEAR SITE AT ROADWAY INTERSECTIONS.

PSLUSD LANDSCAPE NOTES:

LANDSCAPE PLANS SHALL BE SUBMITTED FOR THE PROJECT INDICATING THE LOCATION OF LANDSCAPE AREAS, PERIMETER WALLS, FOUNDATIONS, BERMS, TREE WELLS, FENCES, GATES, SIGNS, DECORATIVE ROCKS, SCULPTURE, FOUNTAINS, AND ANY OTHER FEATURES THAT MAY INFLUENCE THE LOCATION OF WATER/WASTEWATER/RECLAIMED WATER FACILITIES; ALSO, EXISTING AND PROPOSED WATER/WASTEWATER/RECLAIMED FACILITIES, AND RIGHT-OF WAY, LOT LINES AND ALL EASEMENT INFORMATION, SHOWING OFFICIAL RECORD BOOK AND PAGE NUMBER, SHALL BE INCLUDED.

THE PLANS SHALL INCLUDE AND CONFIRM TO THE FOLLOWING STANDARD NOTES:

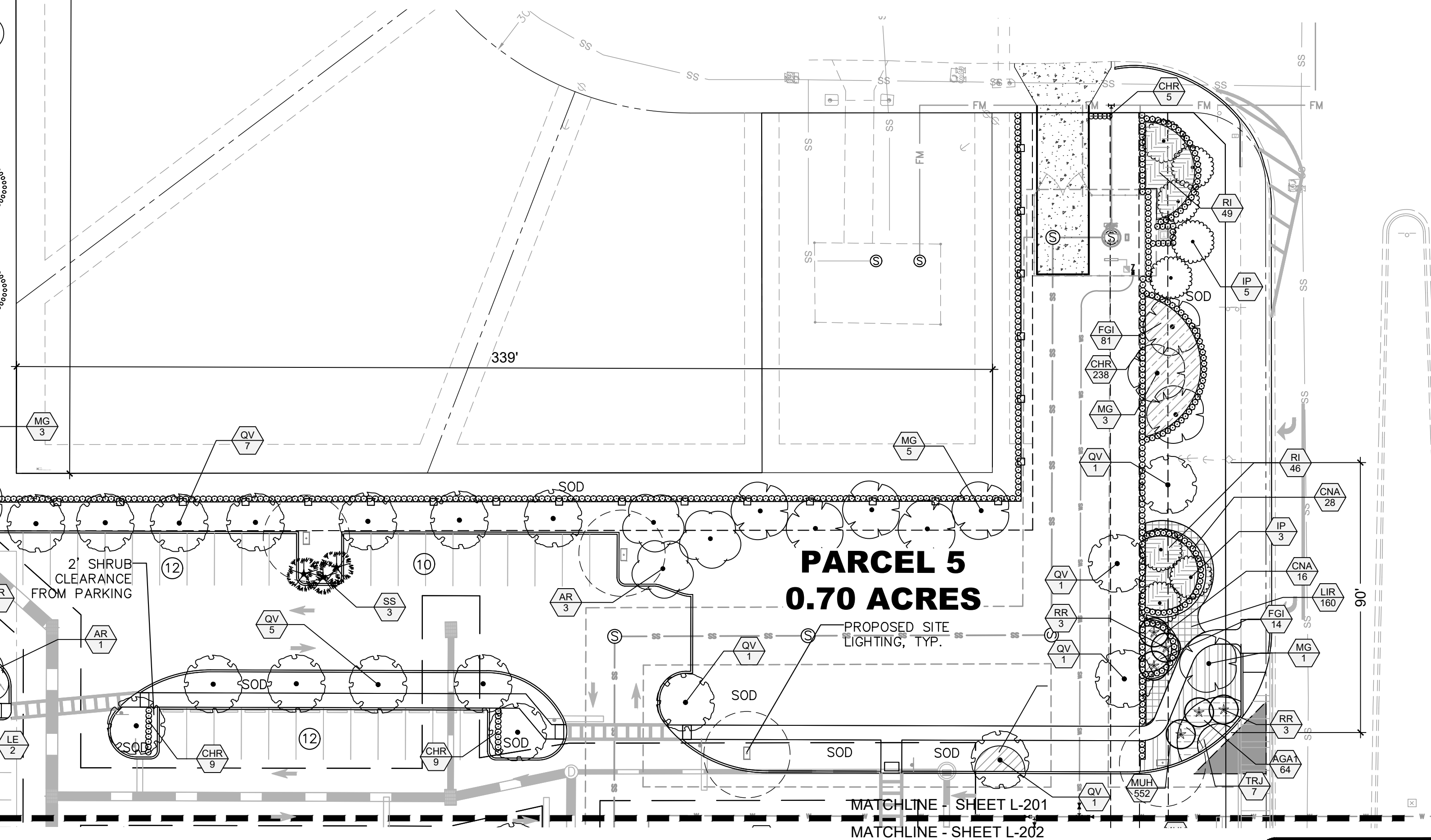
A. ALL LANDSCAPING WITHIN PSLUSD UTILITY EASEMENTS AND WITHIN 10' OF PSLUSD INFRASTRUCTURE SHALL COMPLY WITH CHAPTER 154 OF THE CITY'S CODE OF ORDINANCES AND PSLUSD UTILITY STANDARDS.

B. NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION, OR MAINTENANCE.

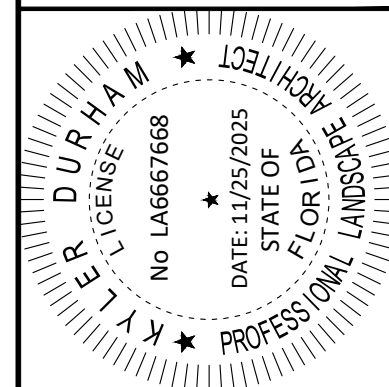
C. NO LANDSCAPING OTHER THAN SOD GRASSES MAY BE PLANTED WITHIN A 5' RADIUS MAINTENANCE AREA OF ANY PSUSD APPURTENANCE SUCH AS WATER METERS, BACKFLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS, MANHOLES, AIR RELEASE VALVES, ETC. TREES SHALL NOT BE PLANTED WITHIN 10' OF ANY PSUSD INFRASTRUCTURE. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE, NOT CENTERLINE TO CENTERLINE. EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.



GRAPHIC SCALE IN FEET

A horizontal scale bar with tick marks at 0, 15, 30, and 60 feet. The bar is divided into alternating black and white segments. The first 15-foot segment is black, the next 15-foot segment is white, the next 15-foot segment is black, and the final 15-foot segment is white.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLER DURHAM, PLA ON THE DATE ADJACENT TO THE SEAL.



KHA PROJECT 147944002	DATE 12/13/24	SCALE AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
--------------------------	------------------	----------------	-------------	----------	------------

LANDSCAPE PLAN

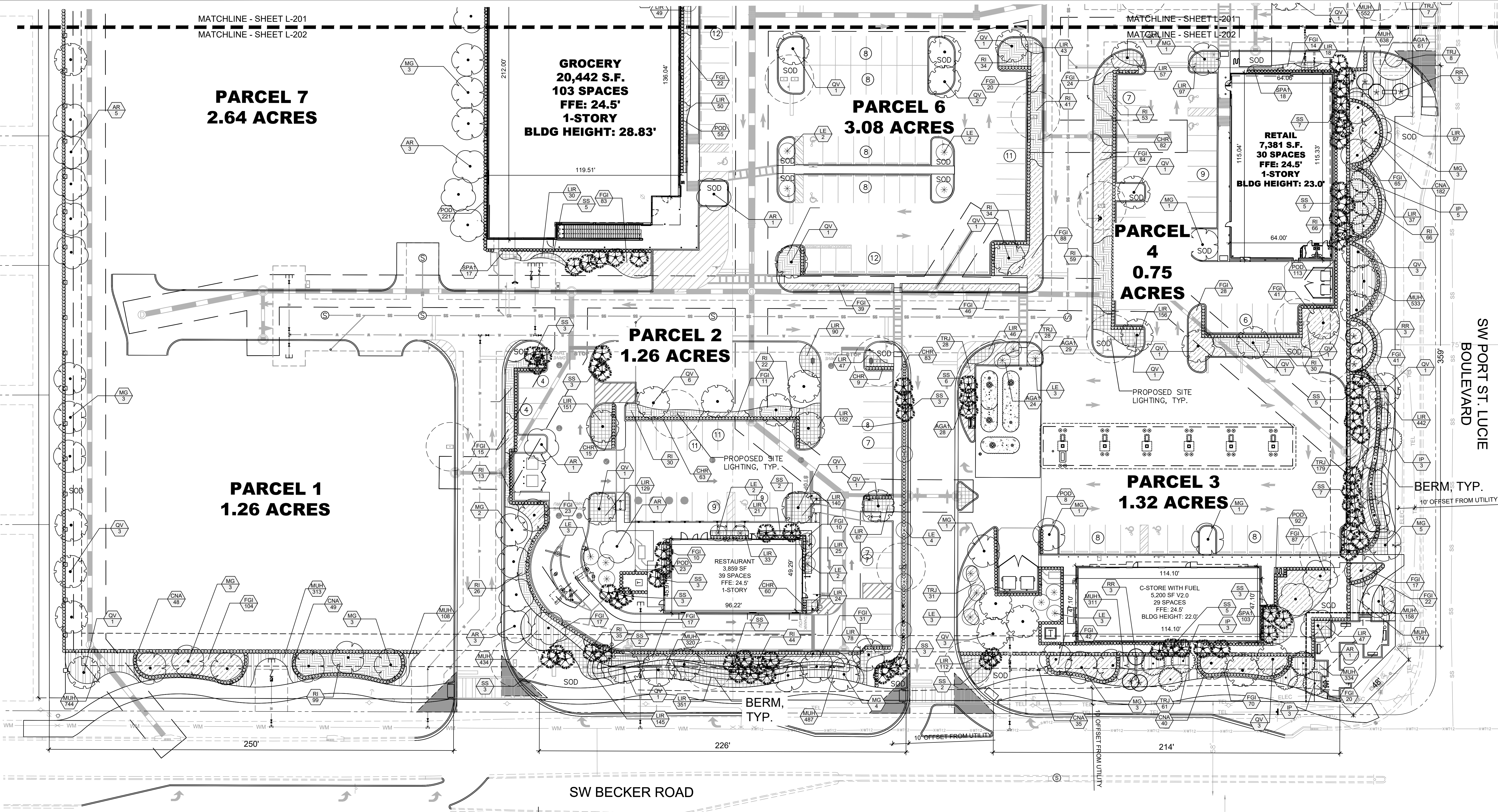
**NWC - BECKER AND
PORT ST. LUCIE BLVD
PREPARED FOR
THE MORGAN COMPANIES
CITY OF PORT ST. LUCIE
FLORIDA**

SHEET NUMBER
L-201

No.	REVISIONS	DATE	BY
-----	-----------	------	----

Plotted By:Viona, Christina Sheet Set:147944002 — Becker and PSL Blvd November 25, 2025 09:53:03am K:\RB_DE\147944002 — Becker and PSL Blvd\CAD\PlanSheets\1-200 LANDSCAPE PLAN — 147944002.dwg

Plotted By: Vanna Christina, Sheet Set: 147944002 - Becker and PSL Blvd Layout: L-202 November 25, 2025 09:53:10am K:\VRB-LDEV\147944002 - Becker and PSL Blvd\CAD\PlanSheets\L-200 LANDSCAPE PLAN - 147944002.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- 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.
 - NO LANDSCAPE MATERIAL TALLER THAN 24" SHALL BE PLANTED WITHIN THE AREAS OF CLEAR SITE AT ROADWAY INTERSECTIONS.

PSLUSD LANDSCAPE NOTES:

LANDSCAPE PLANS SHALL BE SUBMITTED FOR THE PROJECT INDICATING THE LOCATION OF LANDSCAPE AREAS, PERIMETER WALLS, FOUNDATIONS, BERMS, TREE WELLS, FENCES, GATES, SIGNS, DECORATIVE ROCKS, SCULPTURE, FOUNTAINS, AND ANY OTHER FEATURES THAT MAY INFLUENCE THE LOCATION OF WATER/WASTEWATER/RECLAIMED WATER FACILITIES; ALSO, EXISTING AND PROPOSED WATER/WASTEWATER/RECLAIMED FACILITIES, AND RIGHT-OF-WAY, LOT LINES AND ALL EASEMENT INFORMATION, SHOWING OFFICIAL RECORD BOOK AND PAGE NUMBER, SHALL BE INCLUDED. THE PLANS SHALL INCLUDE AND CONFIRM TO THE FOLLOWING STANDARD NOTES:

A. ALL LANDSCAPING WITHIN PSLUSD UTILITY EASEMENTS AND WITHIN 10' OF PSLUSD INFRASTRUCTURE SHALL COMPLY WITH CHAPTER 154 OF THE CITY'S CODE OF ORDINANCES AND PSLUSD UTILITY STANDARDS.

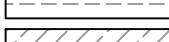
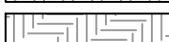
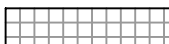
B. NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION, OR MAINTENANCE.

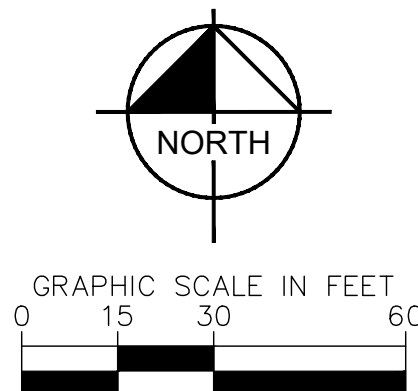
C. NO LANDSCAPING OTHER THAN SOD GRASSES MAY BE PLANTED WITHIN A 5' RADIUS MAINTENANCE AREA OF ANY PSLUSD APPURTENANCE SUCH AS WATER METERS, BACKFLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS, MANHOLES, AIR RELEASE VALVES, ETC. TREES SHALL NOT BE PLANTED WITHIN 10' OF ANY PSLUSD INFRASTRUCTURE. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE, NOT CENTERLINE TO CENTERLINE.

EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.

PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
TREES				
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM
	IP	25	EAST PALATKA HOLLY FG, STRAIGHT, SINGLE LEADER, FULL	ILEX X ATTENUATA 'EAS
	MG	62	SOUTHERN MAGNOLIA FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	MAGNOLIA GRANDIFLO
	QV	62	SOUTHERN LIVE OAK FG, STRAIGHT, SINGLE LEADER, FULL, FL# 1	QUERCUS VIRGINIANA
	TD	58	BALD CYPRESS FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	TAXODIUM DISTICHUM
PALM TREES				
	RR	18	CUBAN/FLORIDA ROYAL PALM	ROYSTONEA REGIA
	SS	77	CABBAGE PALMETTO	SABAL PALMETTO

UNDERSTORY TREES				
	LE	29	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA 'TUSKEGEE'
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
SHRUBS				
	CHR	2,401	RED TIP COCOPLUM FULL TO GROUND	CHRYSOBALANUS ICAGO 'RED TIP'
	CNA	513	CLUSIA NANA FULL TO GROUND	CLUSIA ROSEA 'NANA'
	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS
SHRUB AREAS				
	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS
	FGI	1,279	GREEN ISLAND FICUS	FICUS MICROCARPA 'GREEN ISLAND'
	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES
GROUND COVERS				
	JUE	1,397	SOFT RUSH	JUNCUS EFFUSUS
	LIR	3,170	EVERGREE GIANT LIRIOPE FULL	LIRIOPE MUSCARI 'EVERGREEN GIANT'

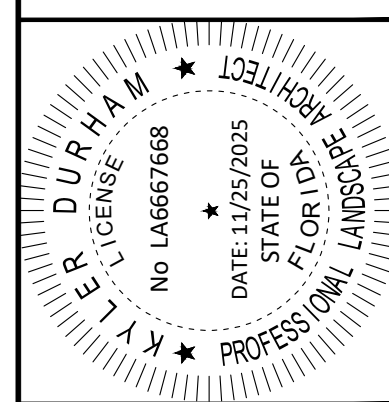


CITY OF PORT ST. LUCIE PROJECT #
P25-022
PSLUSD PROJECT #
11-952-00

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLER DURHAM, PLA ON THE DATE ADJACENT TO THE SEAL. REPRODUCED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



KHA PROJECT
147944002
DATE
12/13/24
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

LANDSCAPE PLAN

**NWC - BECKER AND
PORT ST. LUCIE BLVD**
PREPARED FOR
THE MORGAN COMPANIES
CITY OF PORT ST. LUCIE
FLORIDA
SHEET NUMBER
L-202

