

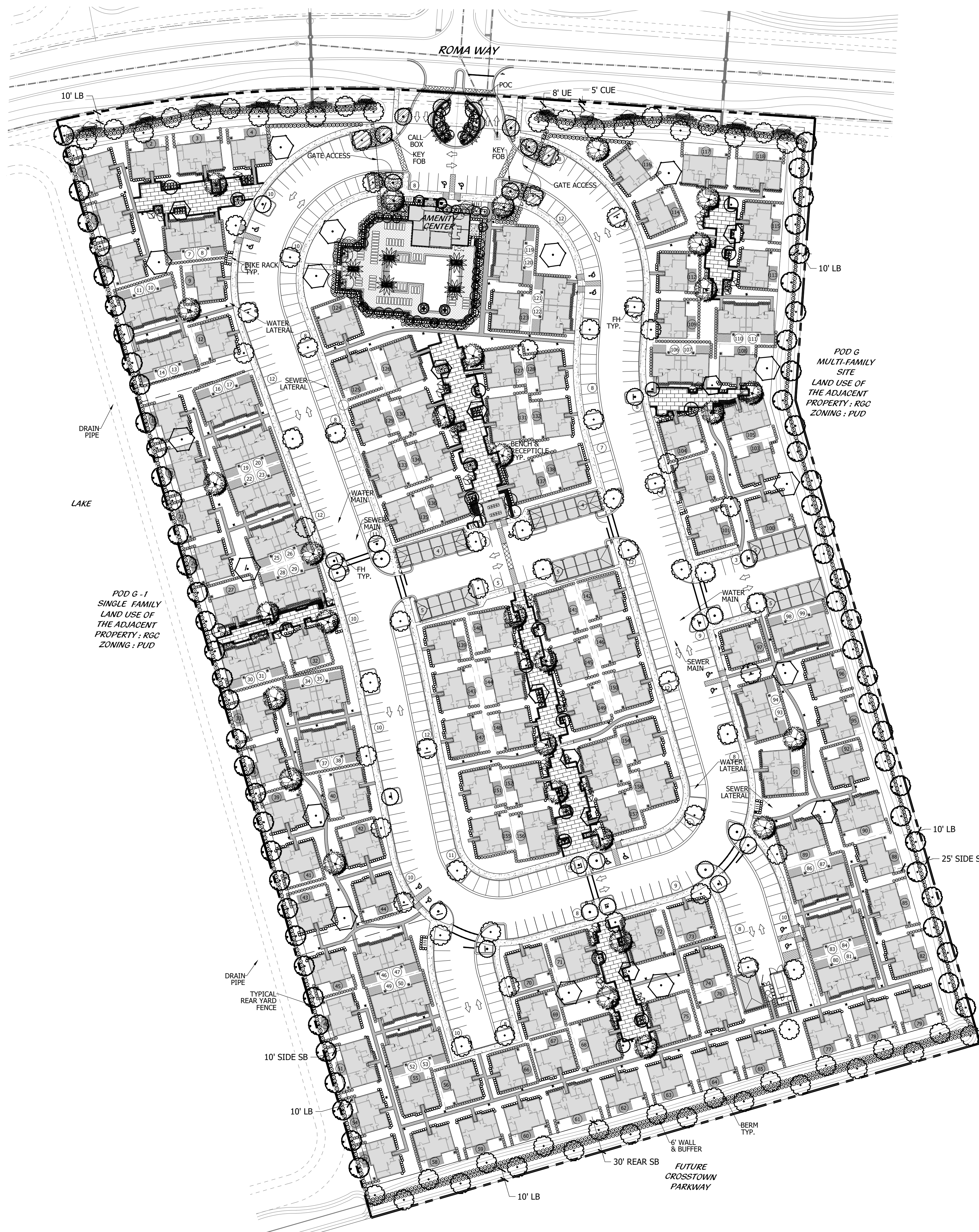
Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

VERANO POD G CASITAS

Kolter Homes
Port St. Lucie, Florida



LANDSCAPE DATA

| | SF | ACRES |
|--|------------|-------|
| TOTAL SITE AREA | 685,292.12 | 15.73 |
| LANDSCAPE BUFFER REQUIREMENTS | | |
| SITE PERIMETER (EXCLUDING ENTRANCE DRIVE) | 3393.00 | 113 |
| REQ. 10' WIDE, 1 TREE PER 30', CONT. HEDGE 2' O.C. | | 113 |
| TREE SPECIFICATIONS (OF REQUIRED TREES ON SITE) | | |
| NATIVE SPECIES (MIN) | 50% | 70% |
| FLOWERING SPECIES (MIN) | 20% | 30% |
| PALM TREES (MAX) | 25% | 25% |
| DROUGHT/COLD TOLERANT | 100% | 100% |
| MIX OF SPECIES | 6 | 6 |
| *MIX OF TREE SPECIES IS LOCATED THROUGHOUT THE SITE, NOT JUST THE PERIMETER BUFFER | | |
| VEHICULAR USE LANDSCAPE AREA REQ. | | |
| (1) TREE PER LANDSCAPE ISLAND | 49 | 49 |
| FOUNDATION PLANTING | | |
| AMENITY CENTER TOTAL PERIMETER | 205' | 7 |
| (REQ. 5' WIDE, 1 TREE PER 30', HEDGE 2' O.C.) | | 7 |

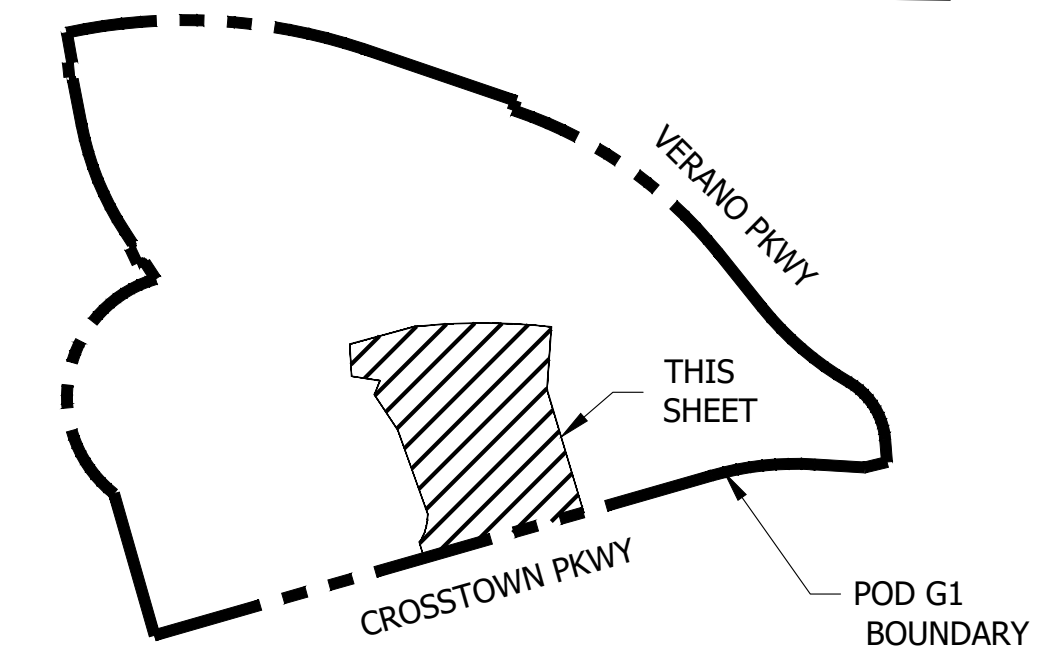
LEGEND

- HC HANDICAP
- LB LANDSCAPE BUFFER
- R RADIUS
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- FH FIRE HYDRANT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- HC SIGN
- STOP SIGN
- PEDESTRIAN CROSSING
- PARKING LIGHT
- PEDESTRIAN LIGHT

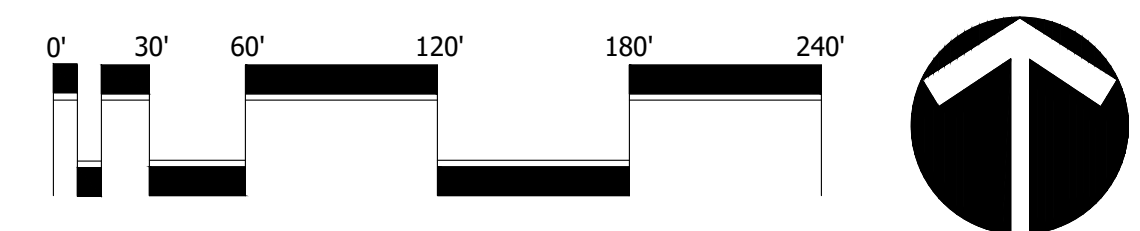
PROJECT TEAM

- OWNER:**
DK CENTRAL PARK LLC
105 1ST ST
DELRAY BEACH, FL 33444
682-9500
- ENGINEER:**
THOMAS ENGINEERING
125 W. INDIANTOWN ROAD, SUITE 206
JUPITER, FL 33458
561.203.7503
- APPLICANT/CLIENT:**
STELLAR COMMUNITIES
2860 WEST STATE ROAD 84, SUITE 118
FT LAUDERDALE, FL 33312
954.671.1400
- SURVEYOR:**
GEOPOINT SURVEYING, INC.
4152 W BLUE HERON BLVD STE 105
RIVIERA BEACH, FL 33404
561.444.2720
- LANDSCAPE ARCHITECT/PLANNER:**
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.515.4450
- TRAFFIC:**
MACKENZIE ENGINEERING & PLANNING INC.
1172 SW 30TH STREET, SUITE 500
PALM CITY, FL 34990
772.286.8030
- ARCHITECT:**
PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES
1330 NW 84TH AVE,
DORAL, FL 33126
305.592.1363

KEY MAP

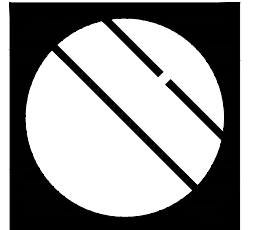


PSL PROJ# P21-107 PSLUSD PROJ# 11-652-36D POD G1 CASITA LANDSCAPE PLAN



Scale: 1" = 60'-0"

| | |
|------------|----------|
| DESIGNED | LAH |
| DRAWN | LAH |
| APPROVED | DTS |
| JOB NUMBER | 21-0204 |
| DATE | 05-05-21 |
| REVISIONS | 06-03-21 |
| | 07-26-21 |



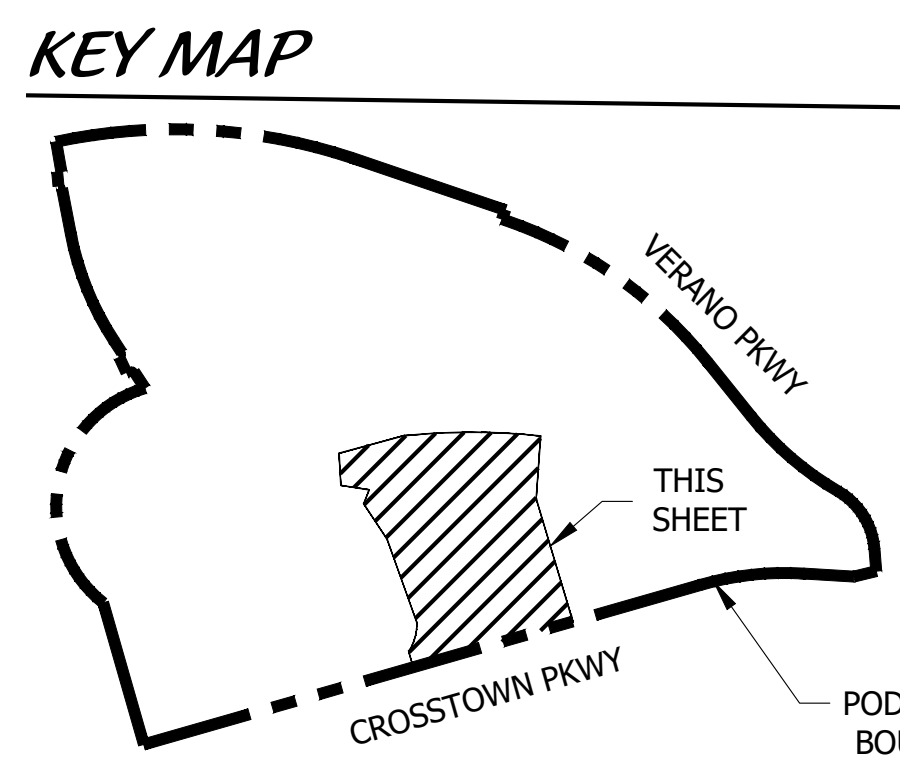
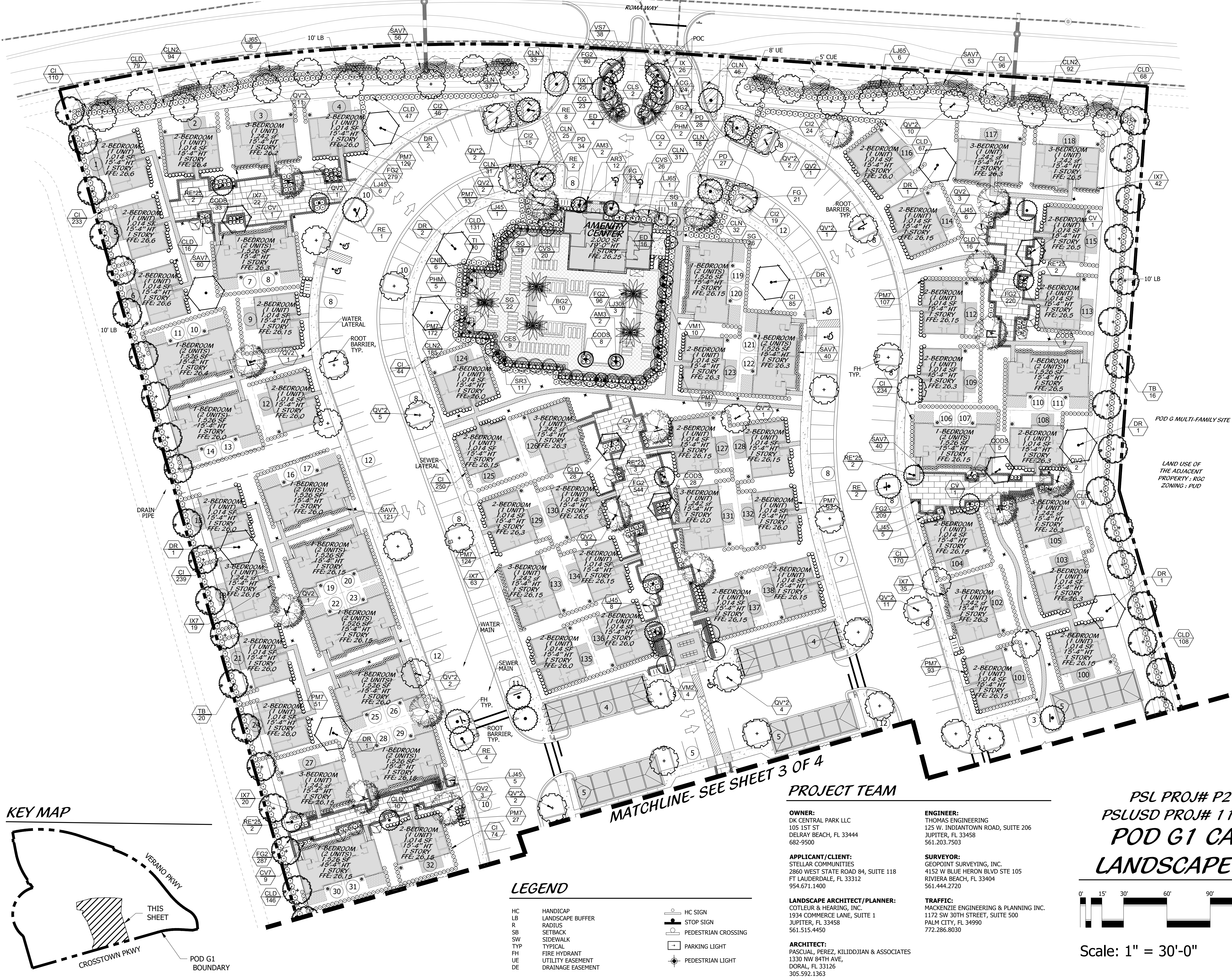
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MATCHLINE - SEE SHEET 3 OF 4

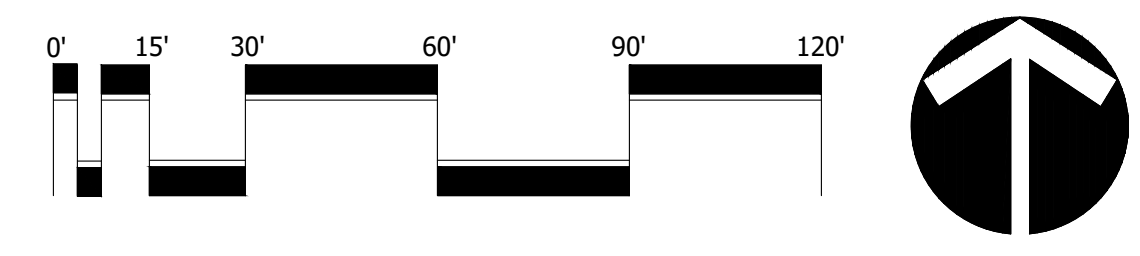
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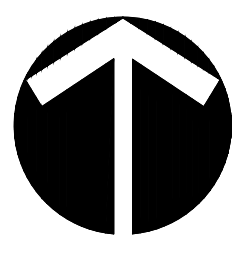
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POD G1 CASITA
LANDSCAPE PLAN



Scale: 1" = 30'-0"



North

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| DRAWN | LAH |
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MATCHLINE- SEE SHEET 2 OF 4

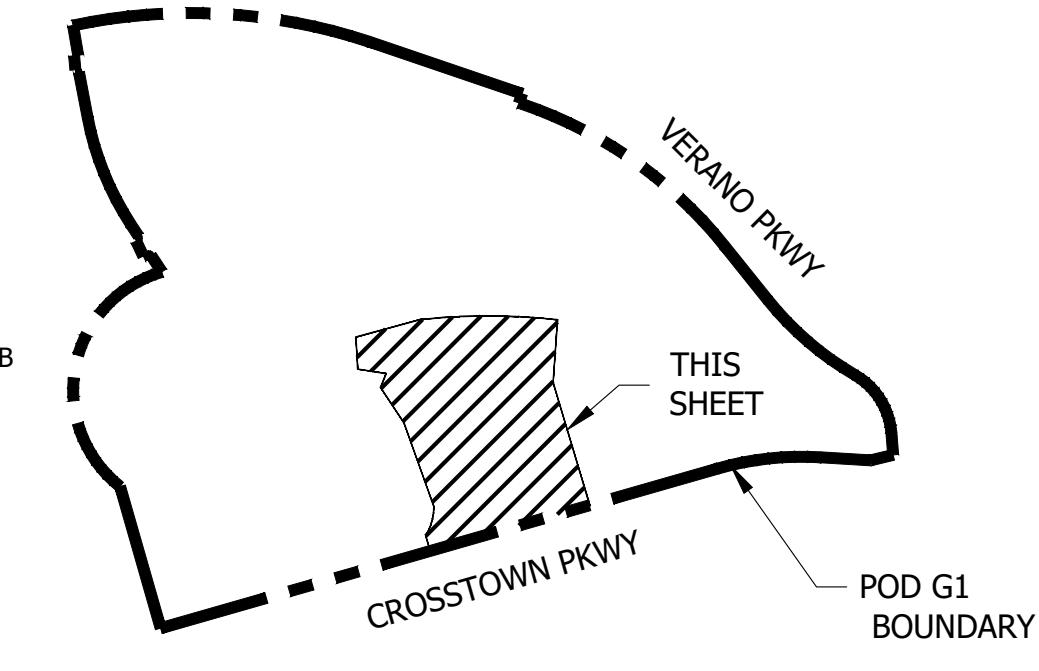
LEGEND

- | | | | |
|-----|-------------------|---|---------------------|
| HC | HANDICAP | ○ | HC SIGN |
| LB | LANDSCAPE BUFFER | ■ | STOP SIGN |
| R | RADIUS | ○ | PEDESTRIAN CROSSING |
| SB | SETBACK | □ | PARKING LIGHT |
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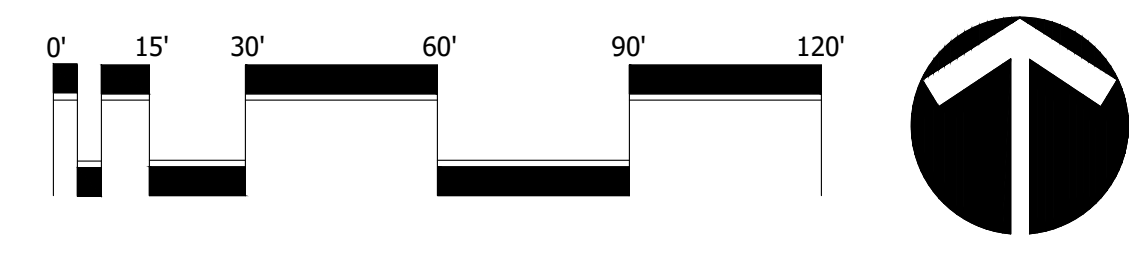
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KEY MAP



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North

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LANDSCAPE SPECIFICATIONS

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.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS: TREE SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRASS AND STANDARDS FOR NURSERY PLANTS PART I & II, LATEST EDITION 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 GROWN IN ITS DEVELOPMENT THAT IT WILL BE HEALTHY AND WELL BRANDED AND FREE FROM DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NOMINAL 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 FIBRIOUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

MULCH SHALL BE SHREDED CYPRESS MULCH. 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, 2% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER SHALL BE NOMINAL FOR THE GRAIN SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

| PLANT SIZE | 16-7-12 | AGRIFORM TABLETS* (21 GRAM) |
|---------------|--------------------|-----------------------------|
| 1 GAL | 1/4 LB. | 3 |
| 2-7-5 CALIPER | 1/2 LB. | 6 |
| 12-6" CALIPER | 2 LBS. 11" CALIPER | 2 PER 1" CALIPER |
| 6" AND LARGER | 3 LBS. 1" CALIPER | 2 PER 1" CALIPER (*) |

*FLORIDA EAST COAST PALM SPECIAL SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 3.18 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 LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNPREDICTABLE 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 HURRICANE CUT.

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 ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

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, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS THROUGHOUT HIS CREWS DURING THE PERIOD 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 SITE.

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 UNACCEPTABLE 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 END OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, WINDSTORM, 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 UNDESIRABLE MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES
EXCAVATE PIT AS PER PLANTING DETAILS. COMPACT LAYER OF TOPSOIL IN PIT WITH A SLIGHTLY DISHED GRADE TO CENTER.

BACKFILL AROUND BALL WITH TOPSOIL AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUCKLE UP TO TOPSOIL BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH.

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 WITH 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 AT BOTTOM BEFORE PLACING PLANTS. BACKFILL AROUND PLANTS WITH PLANTING MIXTURE. COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERNED 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 SMOOTH.

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. LISTING PLANT FOLIAGE ABOVE MULCH. PURPLE QUEEN GROUND COVER, IF SPECIFIED, SHALL ONLY RECEIVE 1" OF MULCH.

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

5. PLANTING LAWNS
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 GRASSES BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SOFTENED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

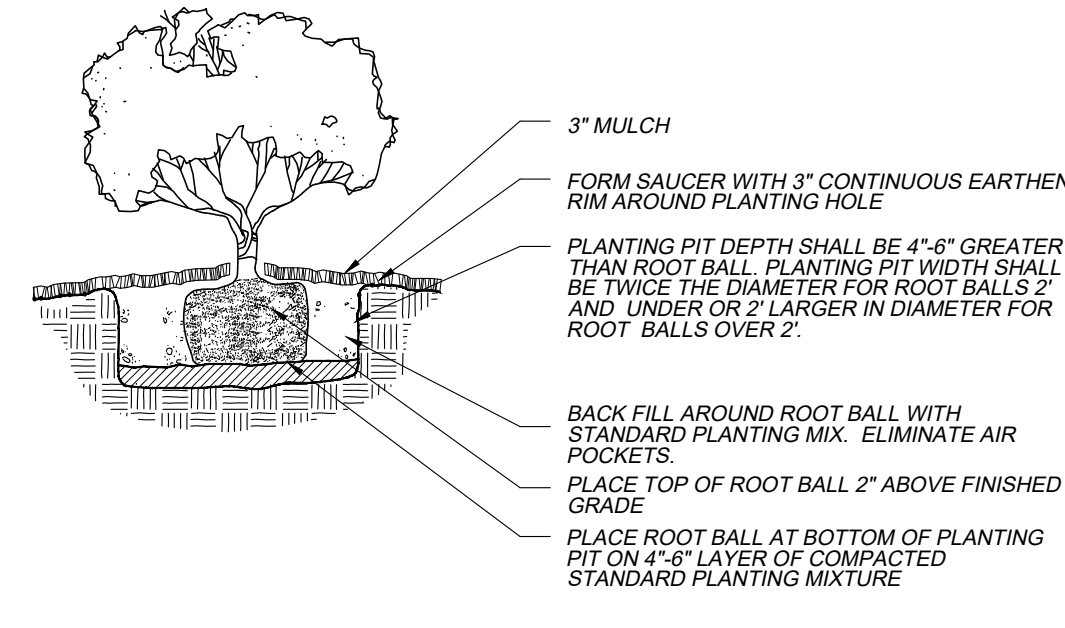
6. MISCELLANEOUS LANDSCAPE WORK
LANDSCAPE MAINTENANCE
MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING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

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.

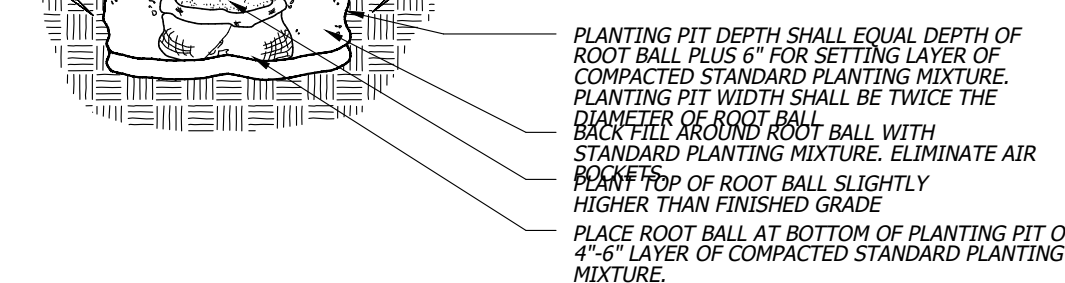
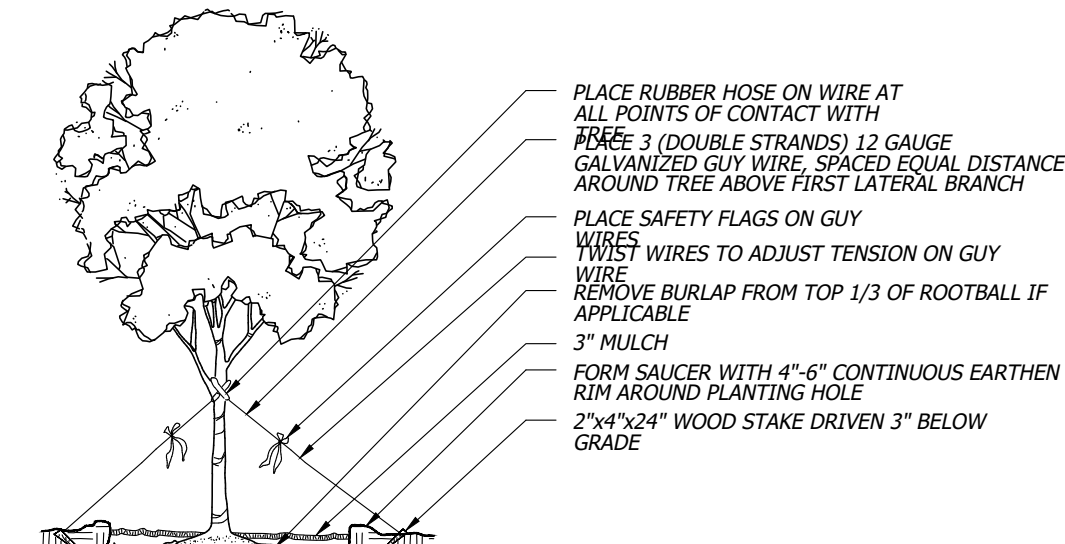
ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

PLANTING DETAILS



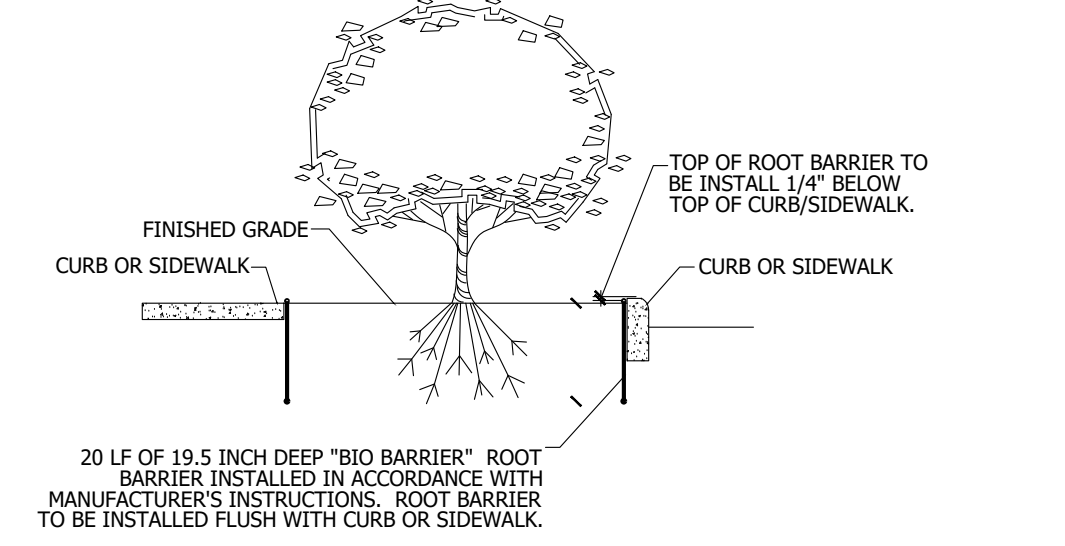
SHRUB/GROUND COVER PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS



ROOT BARRIER DETAIL

SECTION VIEW

NTS

THE CITY OF PSL WILL ALLOW STREET TREES WITHOUT ROOT BARRIERS AS LONG AS THEY ARE A MINIMUM OF 4 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 4' FROM THE EDGE OF A CURB. (MEASUREMENT IS FROM OUTSIDE TO OUTSIDE)

LANDSCAPE NOTES

ALL LANDSCAPE 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 EDITION 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 IS 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.

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 ROUND 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.

ALL LANDSCAPE SHALL BE LOCATED IN THE RIGHT-OF-WAY AND ON PRIVATE PROPERTY SO THAT NO CONFLICT OCCURS WITH DESIGNATED CITY DRAINAGE AND / OR UTILITY EASEMENTS, OVERHEAD AND UNDERGROUND UTILITY LINES AND 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 50 DIPS AND DEPRESSIONS ARE REMOVED AND POSITIVE DRAINAGE IS ACHIEVED. THE FINISHED GRADE OF SOIL 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.

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 WHELED 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% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION WATER SOURCE SHALL BE WELL WATER OR SUCTIION 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.

PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE | NATIVE | REMARKS | |
|----------------------|-------|--------------------------------------|--------------------------------------|--------------------|-------------------------------|------------------------|--------------|--|-----------------------------|
| CV | 9 | CHIONANTHUS VIRGINICUS | WHITE FRINGETREE | 45 GAL | 2" CAL | 15" O.A. | N | FULL & THICK | |
| CLS | 2 | CLUSIA ROSEA | SMALL LEAF CLUSIA | 45 GAL | 2" CAL | 8"-7" HT. 4.5" SPRD | N | SINGLE TRUNK, STANDARD | |
| CES | 9 | CONOCARPUS ERECTUS 'SERICEUS' | SILVER BUTTWOOD | 45 GAL | 2.5" DBH | 12"-14" HT. 4'-6" SPRD | Y | FULL CANOPY, STANDARD, SINGLE TRUNK | |
| DR | 16 | DELONIX REGIA | ROYAL POINCIANA | FIELD GROWN | 4" CAL | 14' OA | N | FULL CANOPY, FLORIDA FANCY | |
| LD | 20 | ELAEOCARPUS DECIPUENS | JAPANESE BLUEBERRY TREE | 45 GAL | 3" CAL | 12' OA | N | CONICAL, FULL TO BASE, MATCHED | |
| E30 | 3 | LIGUSTRUM JAPONICUM | JAPANESE PRIVET | 30 GAL | MULTI TRUNK | 6" HT. X 5.6" SPRD. | N | FULL CANOPY, MULTI-STEM, LIMB UP | |
| LJ45 | 54 | LIGUSTRUM JAPONICUM | JAPANESE PRIVET | 45 GAL | 1" GA | 8' HT, 8' SPD. | N | MULTI-STEM, LIMB UP 2.5" | |
| LJ65 | 13 | LIGUSTRUM JAPONICUM | JAPANESE PRIVET | 65 GAL | 1.3" TRK MIN., 1"-2" CAL. EA. | 8' HT, 8' SPRD. | N | FULL CANOPY, 4" CT., MULTI-TRUNK, FLORIDA FANCY | |
| QV2 | 30 | QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | FIELD GROWN | 4" CAL | 20' -25' O.A | Y | FLORIDA #1, DOUBLE DUG | |
| QV22 | 70 | QUERCUS VIRGINIANA 'SKY CLIMBER' | SKY CLIMBER LIVE OAK | NA | 2" CAL | 12"-14" OA | Y | FULL CANOPY, DOUBLE DUG | |
| TB | 30 | TERMINALIA BUCERAS | BLACK OLIVE TREE | 65 GAL | 2.5" CAL | 12"-14" HT | Y | FULL & THICK | |
| PALM TREES | | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE | NATIVE | REMARKS |
| AM3 | 4 | ADONIDIA MERRILLII TRIPLE | TRIPLE CHRISTMAS PALM | FIELD GROWN | NA | 12'-14" OA | N | FULL CANOPY, 3 TRUNK MIN | |
| CNB | 6 | BECCARHOENIX ALFREDII | PLATEAU COCONUT PALM | 45 GAL | NA | 8' CT | N | FULL & THICK, MATCHED | |
| PHM | 7 | PHOENIX DACTYLIFERA 'MEDJOO' | MEDJOO DATE PALM | FIELD GROWN | NA | 14' CT | N | FULL, MATCHED, SYMMETRICAL, DIAMOND CUT TRUNK, FLORIDA FANCY | |
| RE*25 | 19 | ROYSTONIA REGIA | ROYAL PALM | FIELD GROWN | N.A. | 8' CT. | Y | MATCHED, FLORIDA FANCY | |
| RM | 30 | ROYSTONIA REGIA | ROYAL PALM | FIELD GROWN | NA | 12' C.T. | Y | MATCHED, FULL CANOPY | |
| VM2 | 4 | VEITCHIA MONTGOMERYANA | MONTGOMERY PALM | FIELD GROWN | NA | 14'-16" OA | N | FULL & THICK, TWO LEADERS | |
| VM1 | 10 | VEITCHIA MONTGOMERYANA | MONTGOMERY PALM | FIELD GROWN | NA | 18' OA | N | SINGLE, STRAIGHT TRUNK | |
| SHRUBS | | QTY | BOTANICAL NAME | COMMON NAME | CONT | SIZE | SPACE | NATIVE | REMARKS |
| AR3 | 12 | AECHMEA 'PINOT NOIR' | PINOT NOIR BROMELIAD | 3 GAL | 2" X 2" | 2" OC | 2" OC | Y | FULL & THICK, SUN GROWN |
| BQ2 | 12 | BOUGAINVILLEA 'PALM BEACH PURPLE' | PALM BEACH PURPLE BOUGAINVILLEA VINE | 15 GAL | 4" X 4" | AS | | Y | VINE, FULL & THICK |
| CI | 3,478 | CHRYSOBALANUS ICACO | RED TIP COCOPLUM | 3 GAL | 2.5" X 2" | 2.5" OC | | Y | FULL & THICK |
| CLD | 1,321 | CLUSIA GUTTIFERA | SMALL LEAF CLUSIA | 15 GAL | 5-6" O.A | 3-4" O.C. | | N | FULL & THICK, FLORIDA FANCY |
| CLN2 | 371 | CLUSIA GUTTIFERA 'NANA' | DWARF CLUSIA | 3 GAL | 2" X 2" | 2" OC | | N | FULL & THICK |
| CV7 | 9 | CODIAEUM VARIEGATUM | CROTON | 3 GAL | 2" X 2" | AS | | N | FULL & THICK |
| CCDS | 140 | CODIAEUM VARIEGATUM 'STOPLIGHT' | STOPLIGHT CROTON | 3 GAL | 2" X 2" | 2.5" O.C. | | N | FULL & THICK |
| TI | 10 | CORDYLINE TERMINALIS 'AUNTIE LOU' | AUNTIE LOU TI PLANT | 3 GAL | 3" X 3" | AS | | N | FULL & THICK |
| IQ | 2 | ORNING AUGUSTUM 'QUEEN EMMA' | QUEEN EMMA' CRINUM | 7 GAL | 3-4" OA | AS | | Y | CRINUM |
| IG2 | 2,532 | FICUS MICROCARPA 'GREEN ISLAND' | GREEN ISLAND FICUS | 3 GAL | 1.5" X 1.5" | 1.5" OC | | Y | FULL & THICK, FLORIDA FANCY |
| IX7 | 512 | IXORA 'NORA GRANT' | PINK IXORA | 7 GAL | 3" X 3" | 3" OC | | N | FULL & THICK |
| PM7 | 1,735 | PODOCARPUS MAKI | PODOCARPUS | 7 GAL | 4" X 2" | 2" OC | | N | FULL & THICK |
| SAV7 | 5 | SCHEFFLERA ARBORICOLA 'GOLD CAPELLA' | GOLD CAPELLA SCHEFFLERA | 7 GAL | 2.5" X 2.5" | 2.5" OC | | N | FULL & THICK |
| SR3 | 11 | STRELITZIA REGINAE | ORANGE BIRD OF PARADISE | 7 GAL | 2.5" X 2" | 2" OC | | N | FULL & THICK, FLORIDA FANCY |
| V57 | 38 | VIURNUM ODORATISSIMUM | SWEET VIURNUM | 7 GAL | 3" X 3" | 3" OC | | N | FULL |
| GROUND COVERS | | CONT | BOTANICAL NAME | COMMON NAME | CONT | SIZE | SPACE | NATIVE | REMARKS |
| CG | 47 | CHRYSOBALANUS ICACO 'GREEN TIP' | COCOPLUM | 3 GAL | 3"0" X 3"0" | 2.5" OC | | Y | FULL & THICK |
| CI2 | 104 | CHRYSOBALANUS ICACO 'RED TIP' | RED TIP COCOPLUM | 7 GAL | 3" O.A | 2.5" OC | | Y | FULL & THICK |
| CLN | 253 | CLUSIA GUTTIFERA 'NANA' | DWARF CLUSIA | 3 GAL | 2" X 2" | 2" OC | | N | FULL & THICK, FLORIDA FANCY |
| CVS | 46 | CODIAEUM VARIEGATUM 'STOPLIGHT' | STOPLIGHT CROTON | 7 GAL | 3" X 2" | 2" OC | | N | FULL & THICK |
| FG | 44 | FICUS MICROCARPA 'GREEN ISLAND' | GREEN ISLAND FICUS | 3 GAL | 2" X 2" | 2" OC | | N | FULL & THICK, FLORIDA FANCY |
| IX | 51 | IXORA X 'MAUI YELLOW' | YELLOW MAUI IXORA | 3 GAL | 2" X 2" | 2" OC | | N | FULL & THICK |
| PD | 89 | PODOCARPUS MACROPHYLUS 'MAKI' | MAKI PODOCARPUS | 3 GAL | 2" X 2" | 2" OC | | N | FULL & THICK |
| SG | 85 | SCHEFFLERA ARBORICOLA 'GOLD CAPELLA' | GOLD CAPELLA SCHEFFLERA | 3 GAL | 2" X 2" | 2" OC | | N | FULL & THICK |

