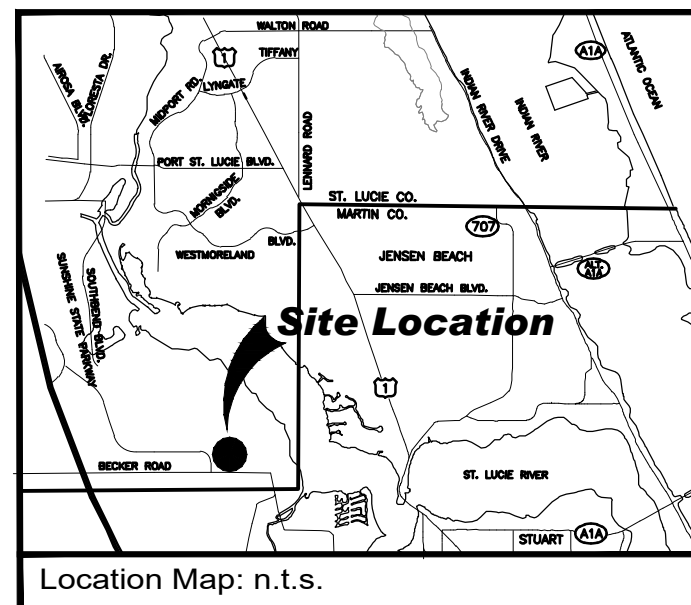


Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 15850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Engineer: Culppeper and Terpening, Inc.
 2580 South 25th Street
 Ft. Pierce, Fla. 34981

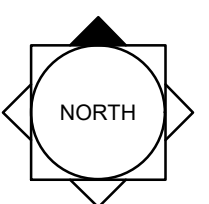
Veranda Oaks

Landscape Plans

Port St. Lucie, Florida

City of Port St. Lucie P#20-128
 PSLUD No. 11-824-10

Date	By	Description
03.03.20	RM	Initial Submittal
09.02.20	RM	Resubmittal
01.28.21	RM	Resubmittal



SCALE: 1" = 200'

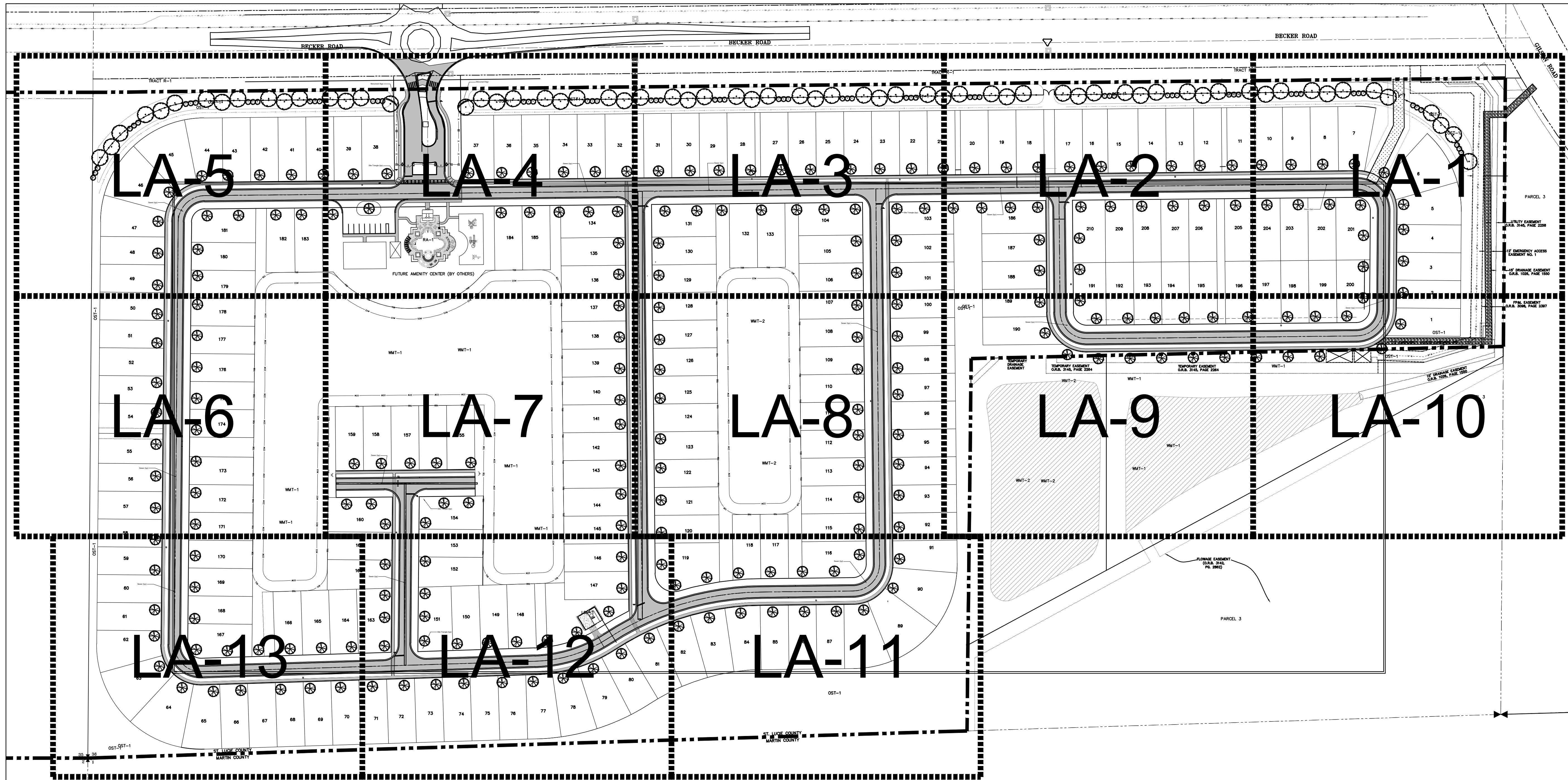
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REG. # 1018
 Thomas P. Lucido

Designer	RM	Sheet
Manager	SG	CV
Project Number	19-900	
Municipal Number	P20-128	
Computer File	19-900 Veranda Oaks - Landscape PlanAX.dwg	

Index of Drawings:

Landscape Plans	LA-1 - LA-13
Plant List	CV
Details & Specifications	LA-14 - LA-15



General Landscape Notes:

- At least 50% of all required trees shall be of a native species.
- All plant material to be Florida No. 1 or better.
- All landscape & sod areas to be irrigated by an automated system that provides 100% coverage with 100% overlap with a minimum d.u. of .70.
- All landscaping at intersection and corners complies with Section 158.204 of the Port St Lucie Code of Ordinances to provide a clear sight zone between 2' - 6' above the final road crown elevation. All hedges and shrubs within the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the foliage line any tree within the 25' sight triangle will be maintained at a height of no less than 6' above the road crown.
- Street tree locations will occur within 5' Landscape Easement as shown on civil engineering plans and can be adjusted based on final utility, sidewalk and driveway locations.
- Where applicable, street trees requiring root barriers shall be installed with Biobarrier Root Control Fabric or approved equal. Install per manufacturer specifications.
- Berm landscape to be field adjusted according to final grading and top of berm locations. The viburnum hedge will be planted along each side of the boundary fence or wall, following the top of berm.
- The boundary feature will be either a Black Vinyl Covered Chain Link (6') in height or Opaque Concrete Wall (6') in height.
- Fence other than the chain link boundary fence will be a Decorative Aluminum fence (6') in height.
- The street trees may be located within the home landscape beds, or as a stand-alone specimen in sod.
- All proposed landscaping meets FDOT specifications.

PSLUD Notes for Landscape Plans:

- All new landscaping within utility easements and within ten (10) feet of underground utility infrastructure shall comply with PSLUD technical specifications, policies, and codes.
- No landscaping other than sod grasses may be planted within a 5' radius maintenance area of any utility appurtenances such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc. Trees shall not be planted within ten (10) feet of any underground infrastructure.
- No landscaping shall be planted in such a manner as to adversely affect utility installation, operation and maintenance.

Street Tree Notes:

Alternate Species may be used to satisfy Street Tree requirements depending on planting space & species availability. Alternates are as follows:

- Quercus virginiana- Live Oak
- Swietenia mahagoni- Mahogany
- Southern Magnolia- Magnolia grandiflora
- *Bauhinia x blakeana- Hong Kong Orchid Tree
- *Elaeocarpus decipiens- Japanese Blueberry
- *Ilex x attenuata 'Eagleston' Eagleston Holly
- *Lagerstroemia indica - Crape Myrtle

*Note: If medium or small canopy trees are used as alternates, planting intervals will follow guidelines in the Street Tree Planting section 156.121

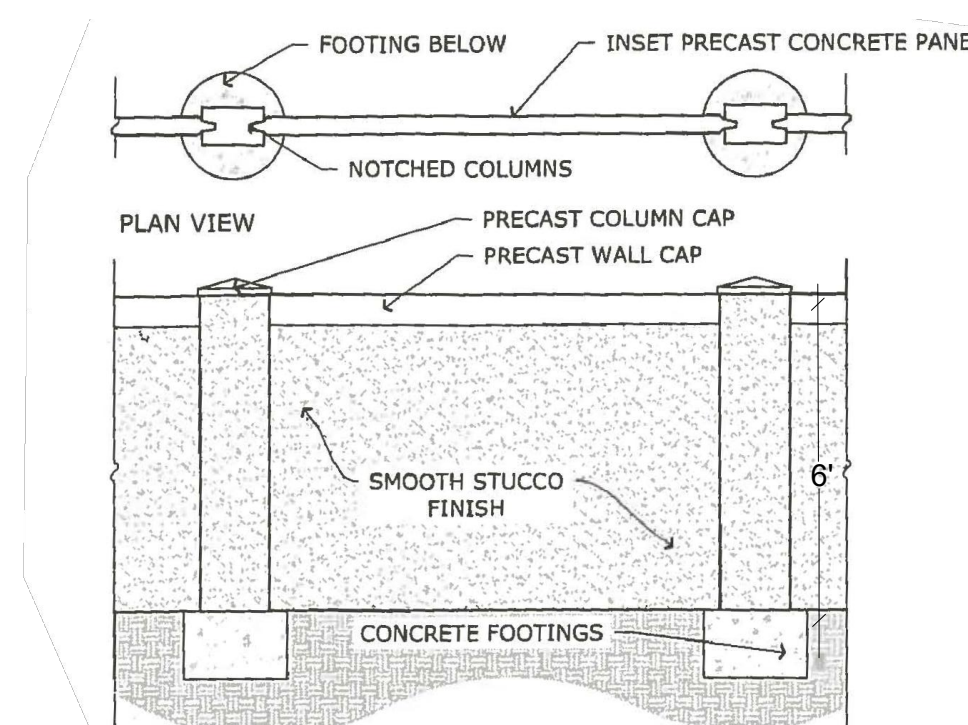
Landscape Data:

Required Street Tree Credits per PSL Code Section 156.121: 14,041' / 60' =	234
Proposed Trees* <i>Ulmus parvifolia</i> , Drake Elm FG 14' HT x 6" SPR, 3" C, SP, HO	240

*Location of street trees may vary due to the location of driveways

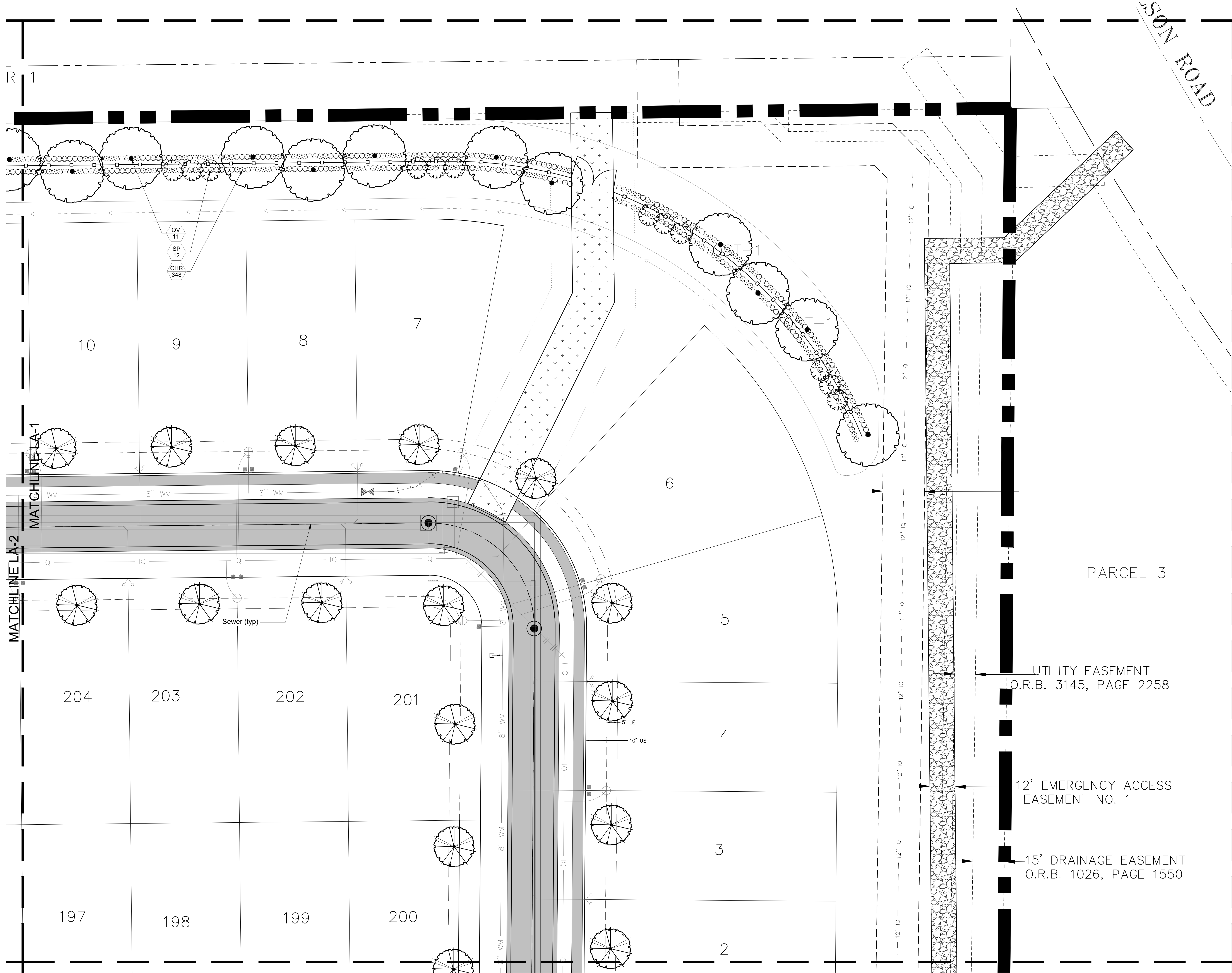
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	CALIPER
	QV	132	Quercus virginiana	Southern Live Oak	65G	12' HT	6" SPR	F, SP	3" Caliper
	SP	129	Sabal palmetto	Sabal Palm	FG	10'-18' CT		HVY CAL, SP	
	UD	240	Ulmus parvifolia 'Drake'	Drake Elm	FG	14' HT	6" SPR	SP, HO	3" Caliper
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	
	CHR	4,028	Chrysobalanus icaco 'Red Tip'	Red Tip Coccolup	3G	24" HT	18"W	FTB	
	MFR	141	Myrcianthes fragrans	Simpson's Stopper	7G	4' HT	3"W	FTB	

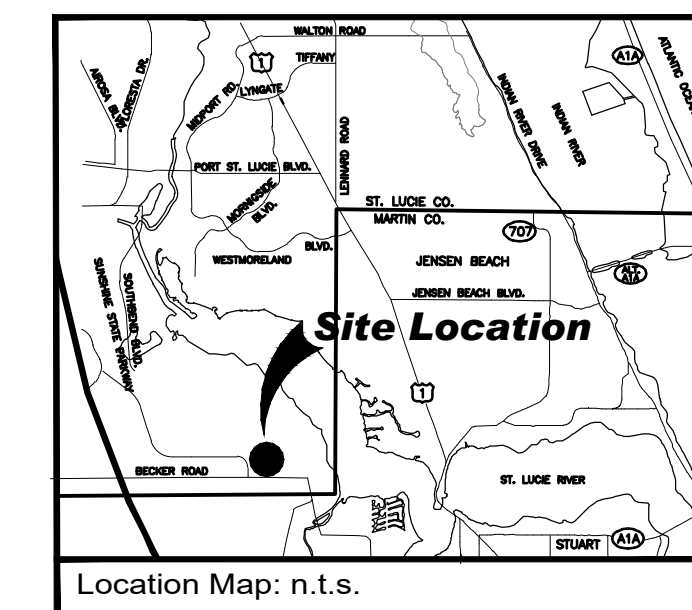


Optional Perimeter Wall - Typical Detail

Scale: NTS



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
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 Brooksville, FL 34601

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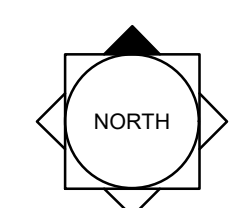
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 445 34th St.
 Vero Beach, FL 32960

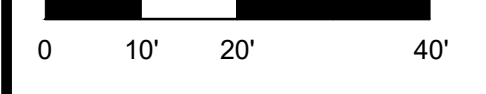
Veranda Oaks

Landscape Plans

Port St. Lucie, Florida
 City of Port St. Lucie P#20-128
 PSLUD No. 11-824-10

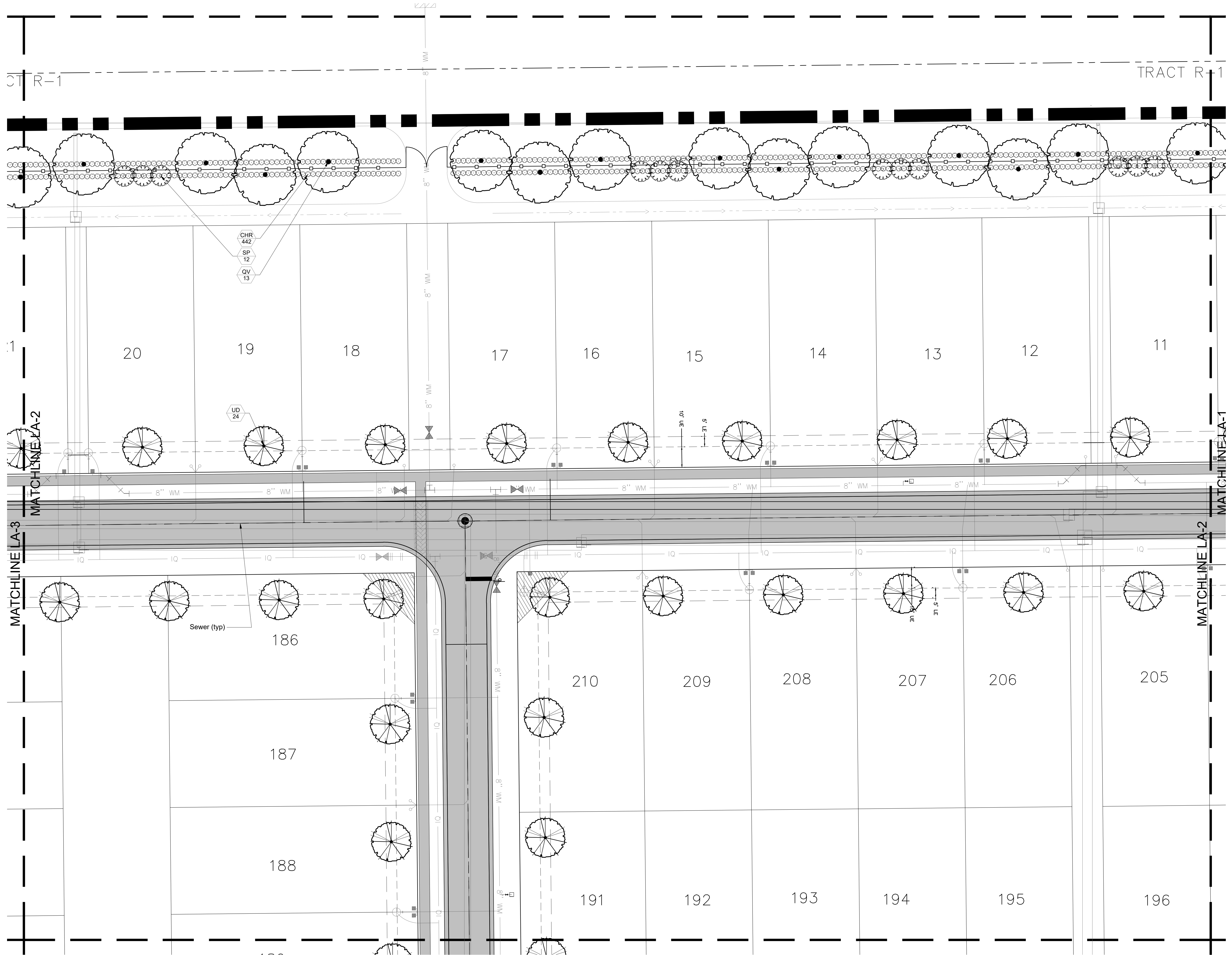
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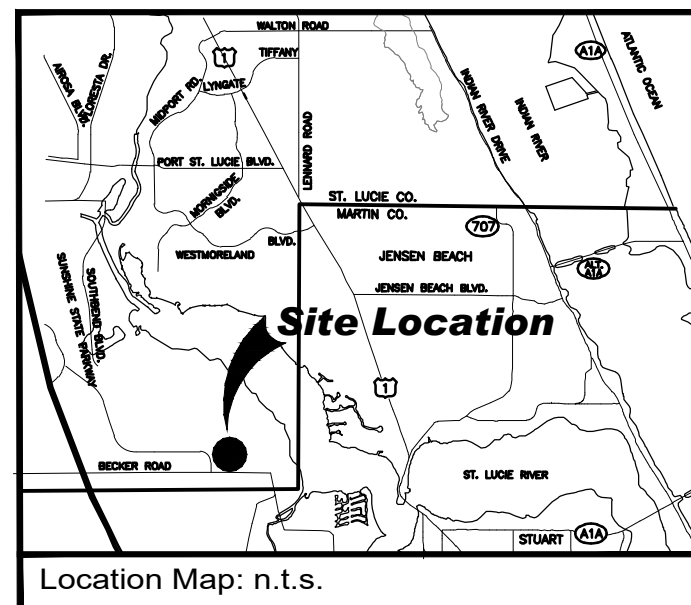
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REG. # 1018
 Thomas P. Lucido

Designer	RM	Sheet
Manager	SG	LA-1
Project Number	19-900	
Municipal Number	P20-128	
Computer File	19-900 Veranda Oaks - Landscape PlanAX.dwg	



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
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 18850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

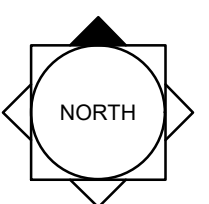
Engineer: Kinley Horn & Associates
 445 34th St.
 Vero Beach, FL 32960

Veranda Oaks

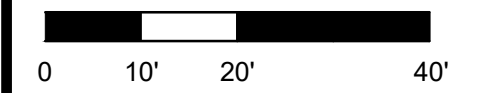
Landscape Plans

Port St. Lucie, Florida
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01.28.21	RM	Resubmittal



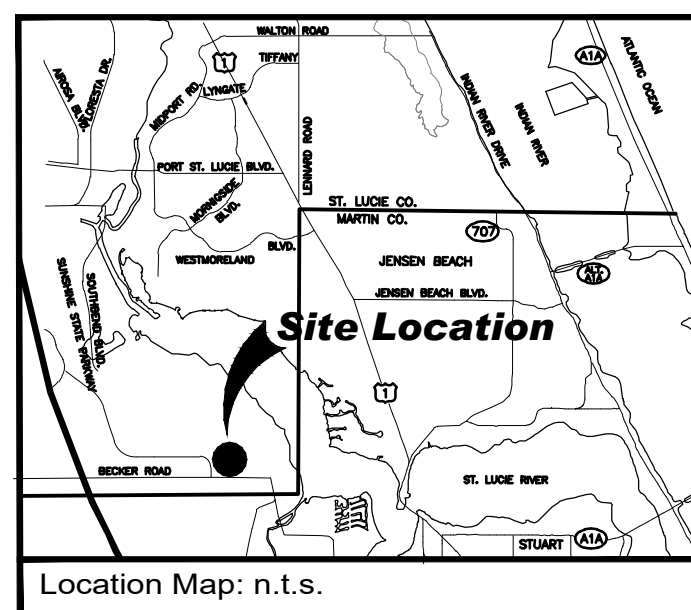
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REG. # 1018
 Thomas P. Lucido

Designer	RM	Sheet
Manager	SG	LA-2
Project Number	19-900	
Municipal Number	P20-128	
Computer File	19-900 Veranda Oaks - Landscape PlanAX.dwg	

Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 18850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

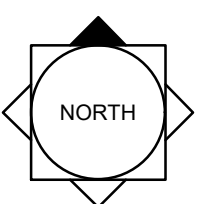
Engineer: Kinley Horn & Associates
 445 34th St.
 Vero Beach, FL 32960

Veranda Oaks

Landscape Plans

Port St. Lucie, Florida
 City of Port St. Lucie P#20-128
 PSLUD No. 11-824-10

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09.02.20	RM	Resubmittal
01.28.21	RM	Resubmittal

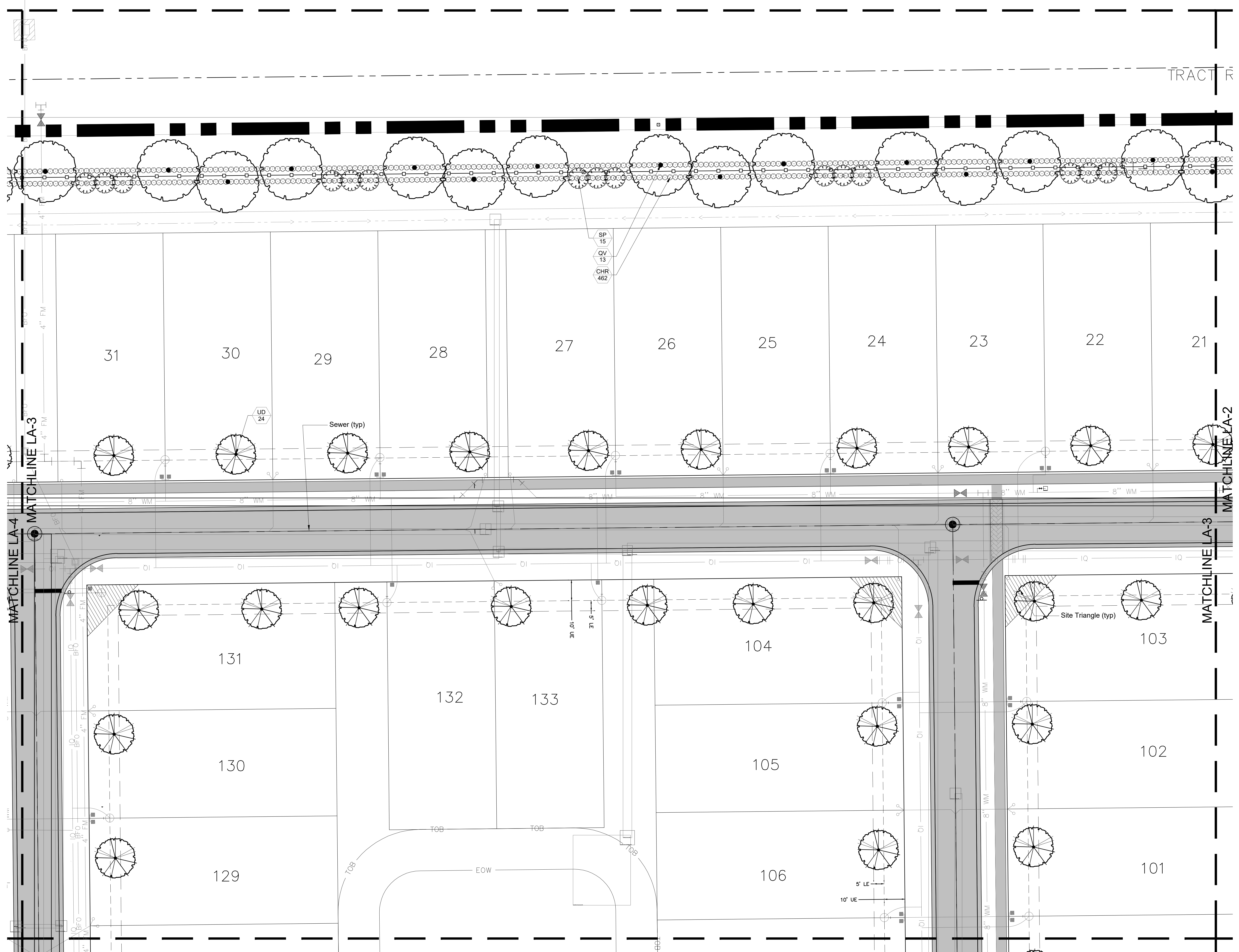


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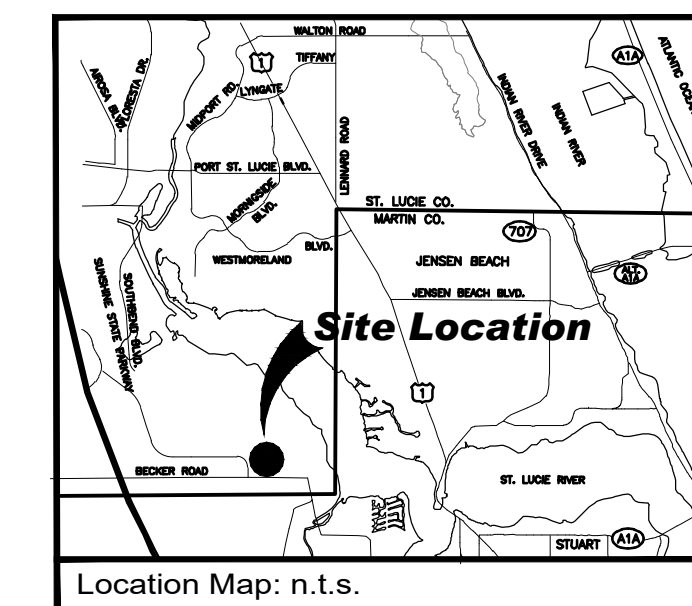
REG. # 1018
 Thomas P. Lucido

Designer RM Sheet
 Manager SG
 Project Number 19-900
 Municipal Number P20-128
 Computer File 19-900 Veranda Oaks - Landscape PlanAX.dwg

LA-3



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

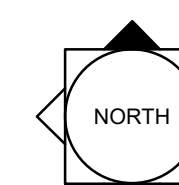
Engineer: Kinley Horn & Associates
 445 34th St.
 Vero Beach, FL 32960

Veranda Oaks

Landscape Plans

Port St. Lucie, Florida
 City of Port St. Lucie P#20-128
 PSLUD No. 11-824-10

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01.28.21	RM	Resubmittal

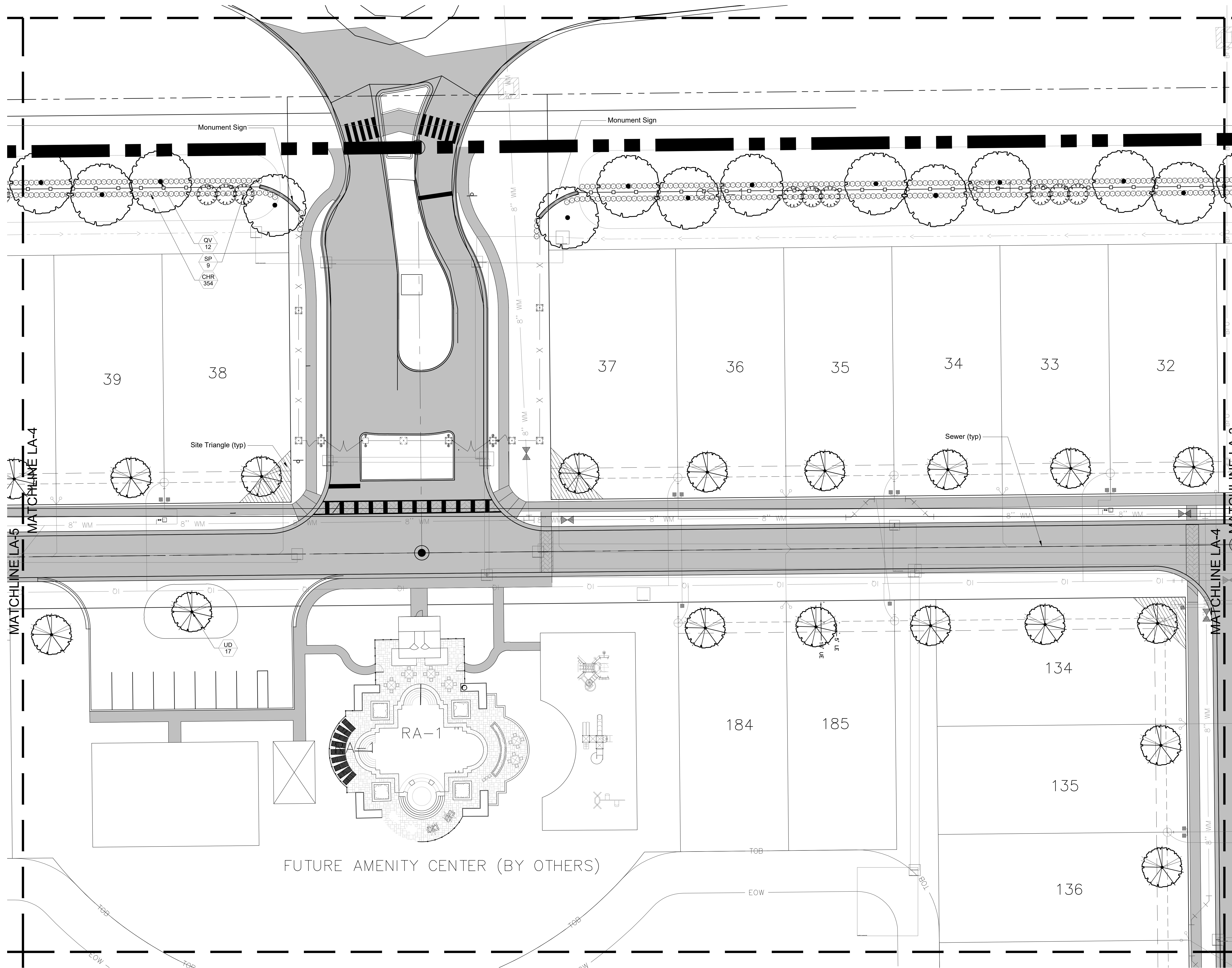


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REG. # 1018
 Thomas P. Lucido

Designer RM Sheet
 Manager SG
 Project Number 19-900
 Municipal Number P20-128
 Computer File 19-900 Veranda Oaks - Landscape PlanAX.dwg

LA-4



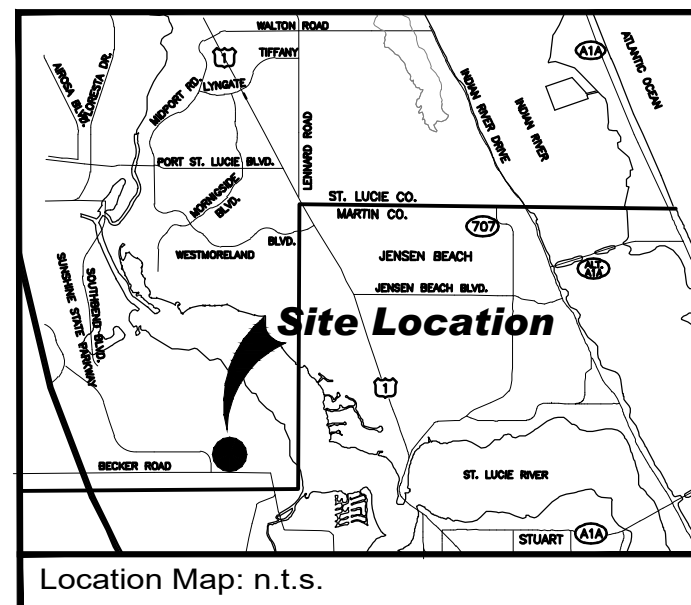
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MATCHLINE LA-4

MATCHLINE LA-4

MATCHLINE LA-3

Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

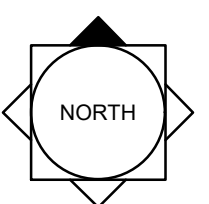
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 445 34th St.
 Vero Beach, FL 32960

Veranda Oaks

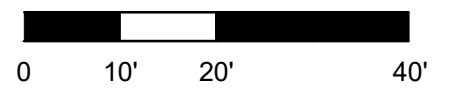
Landscape Plans

Port St. Lucie, Florida
 City of Port St. Lucie P#20-128
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Date	By	Description
03.03.20	RM	Initial Submittal
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01.28.21	RM	Resubmittal

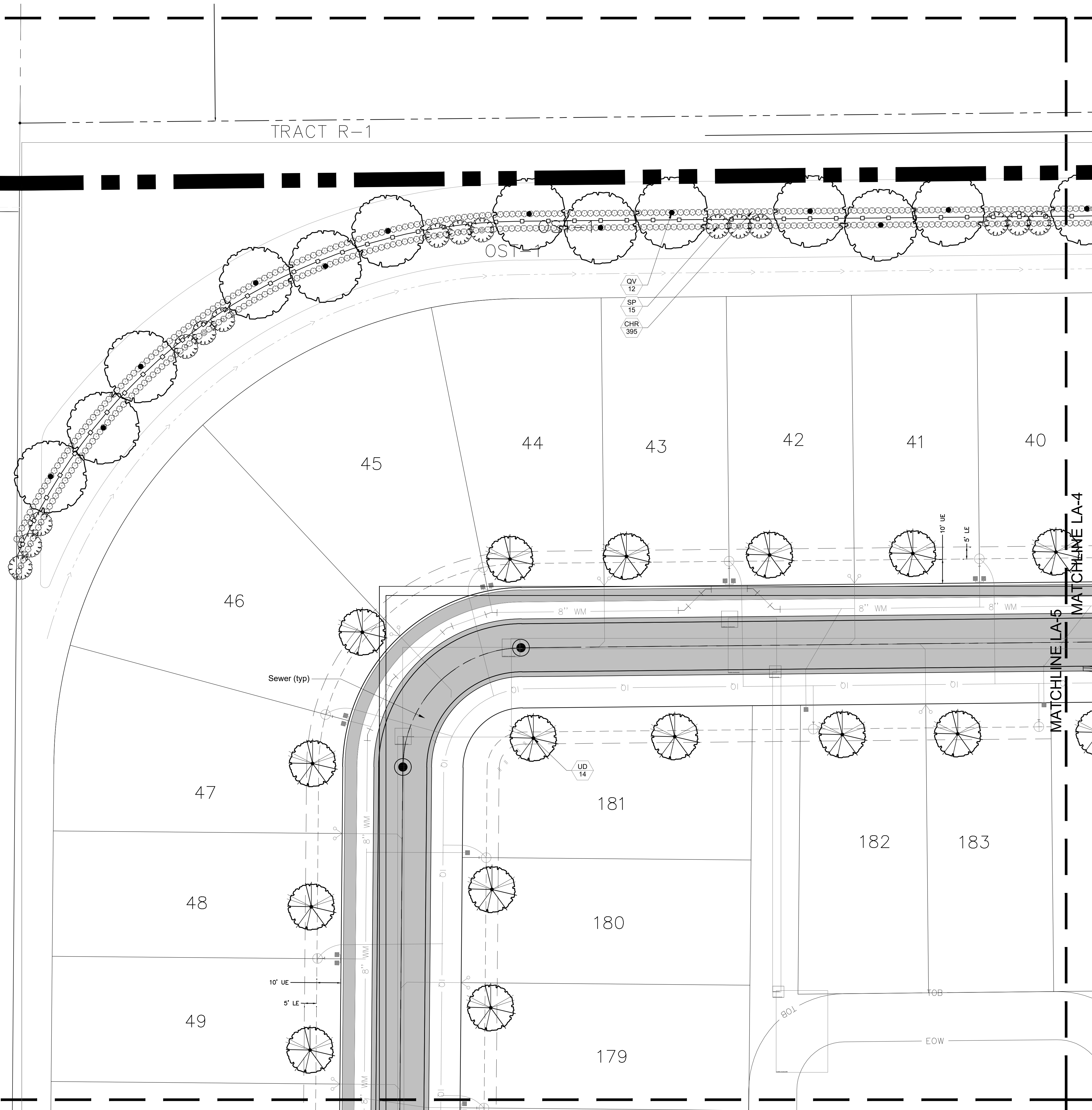


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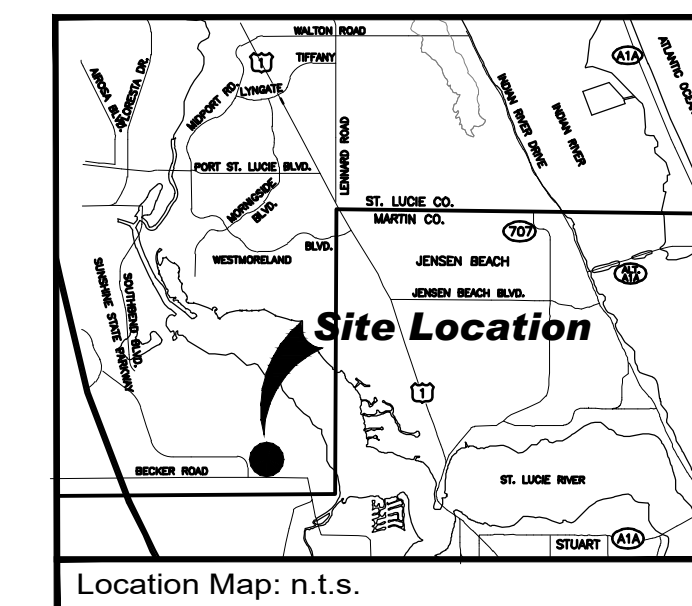


REG. # 1018
 Thomas P. Lucido

Designer RM Sheet
 Manager SG
 Project Number 19-900 **LA-5**
 Municipal Number P20-128
 Computer File 19-900 Veranda Oaks - Landscape PlanAX.dwg



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

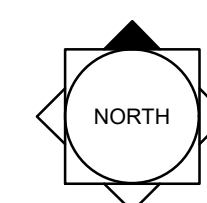
Engineer: Kinley Horn & Associates
 445 34th St.
 Vero Beach, FL 32960

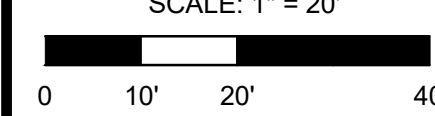
Veranda Oaks

Landscape Plans

Port St. Lucie, Florida
 City of Port St. Lucie P#20-128
 PSLUD No. 11-824-10

Date	By	Description
03.03.20	RM	Initial Submittal
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01.28.21	RM	Resubmittal

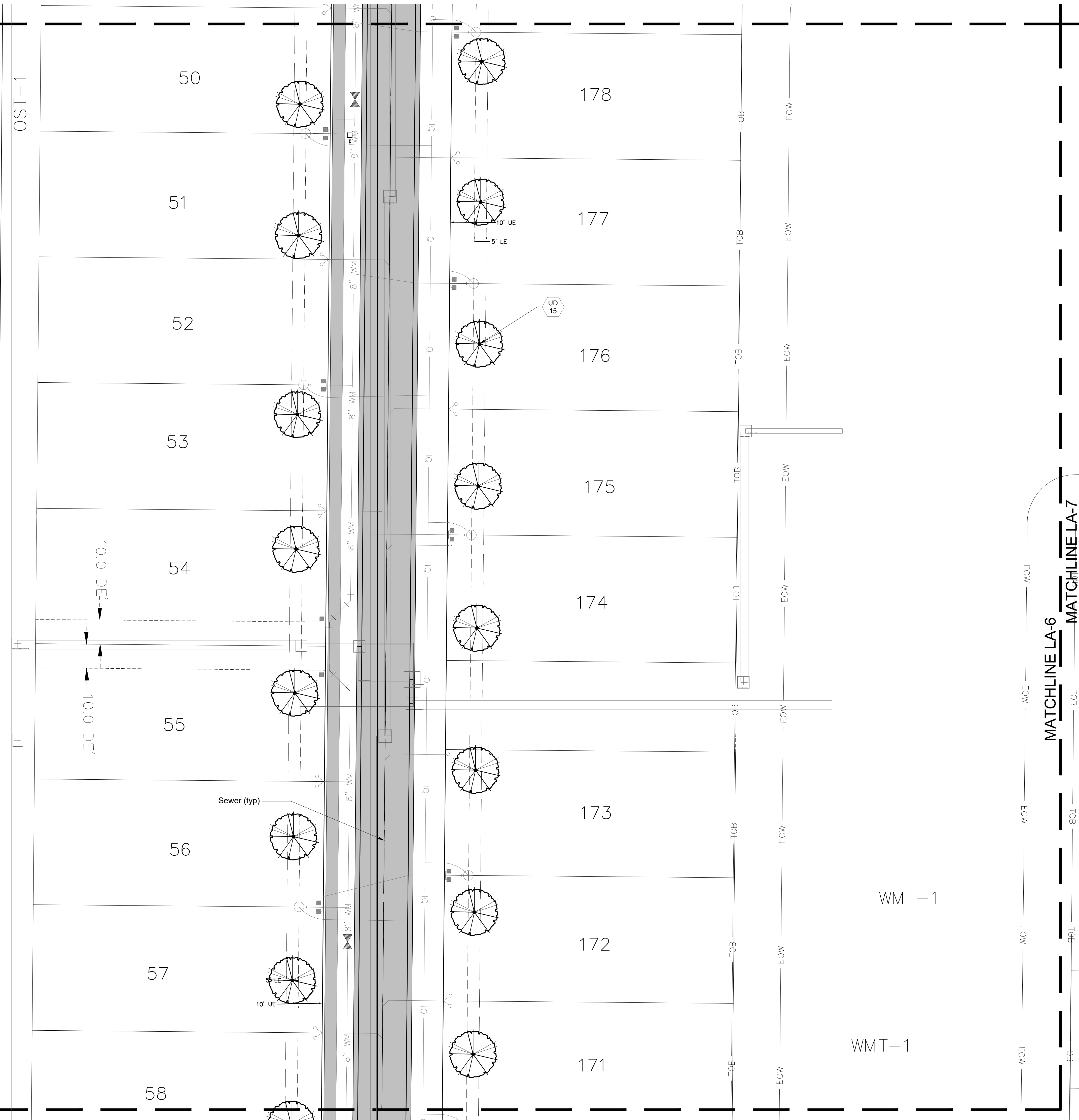


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REG. # 1018
 Thomas P. Lucido

Designer	RM	Sheet
Manager	SG	LA-6
Project Number	19-900	
Municipal Number	P20-128	
Computer File	19-900 Veranda Oaks - Landscape PlanAX.dwg	

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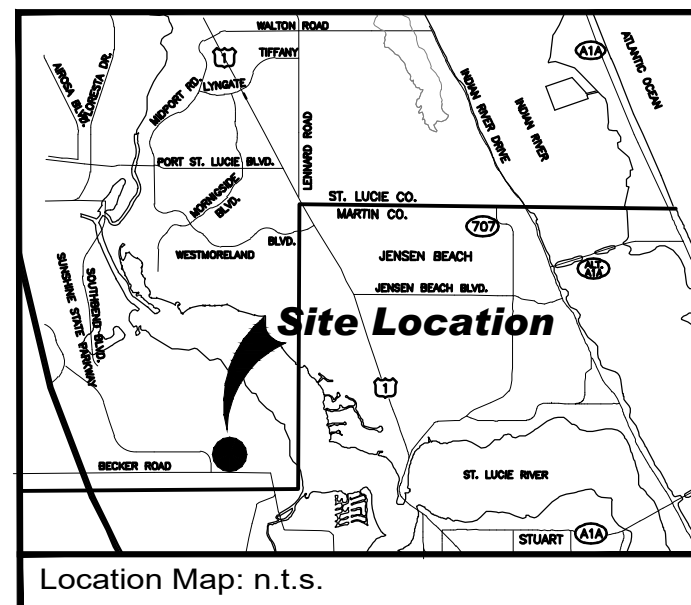


MATCHLINE LA-6 MATCHLINE LA-7

WMT-1

WMT-1

Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

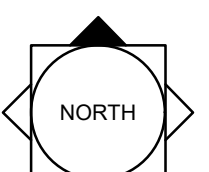
Engineer: Kinley Horn & Associates
 445 24th St.
 Vero Beach, FL 32960

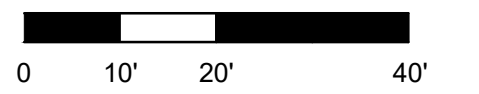
Veranda Oaks

Landscape Plans

Port St. Lucie, Florida
 City of Port St. Lucie P#20-128
 PSLUD No. 11-824-10

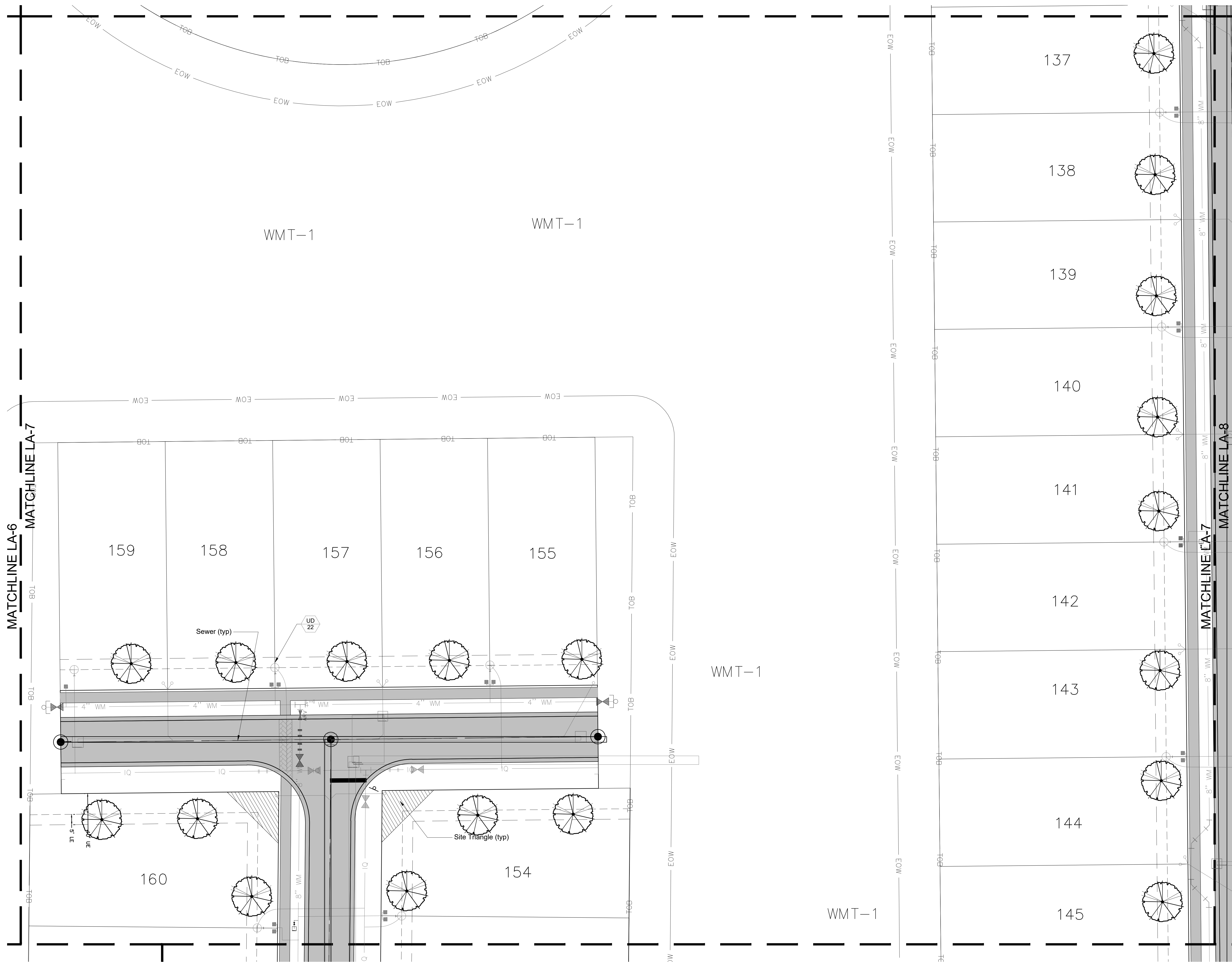
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01.28.21	RM	Resubmittal



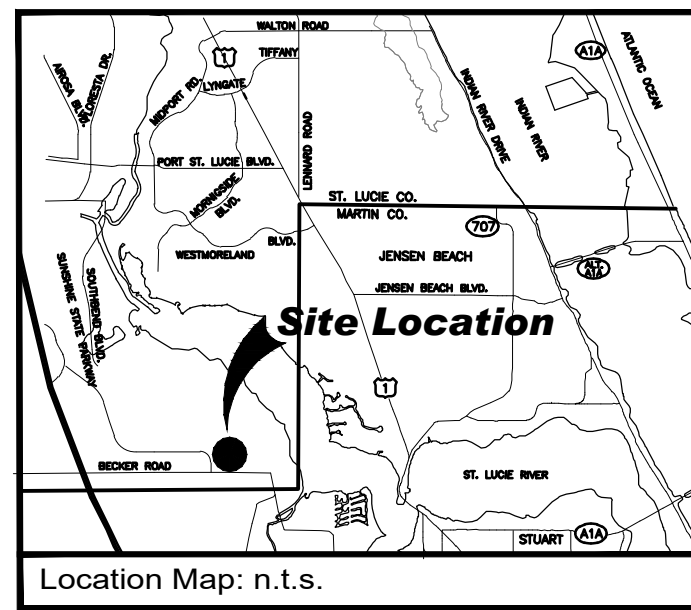
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REG. # 1018
 Thomas P. Lucido

Designer	RM	Sheet
Manager	SG	LA-7
Project Number	19-900	
Municipal Number	P20-128	
Computer File	19-900 Veranda Oaks - Landscape PlanAX.dwg	



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

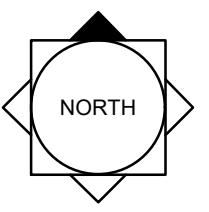
Engineer: Kinney Horn & Associates
 445 24th St.
 Vero Beach, FL 32960

Veranda Oaks

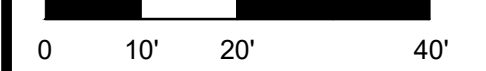
Landscape Plans

Port St. Lucie, Florida
 City of Port St. Lucie P#20-128
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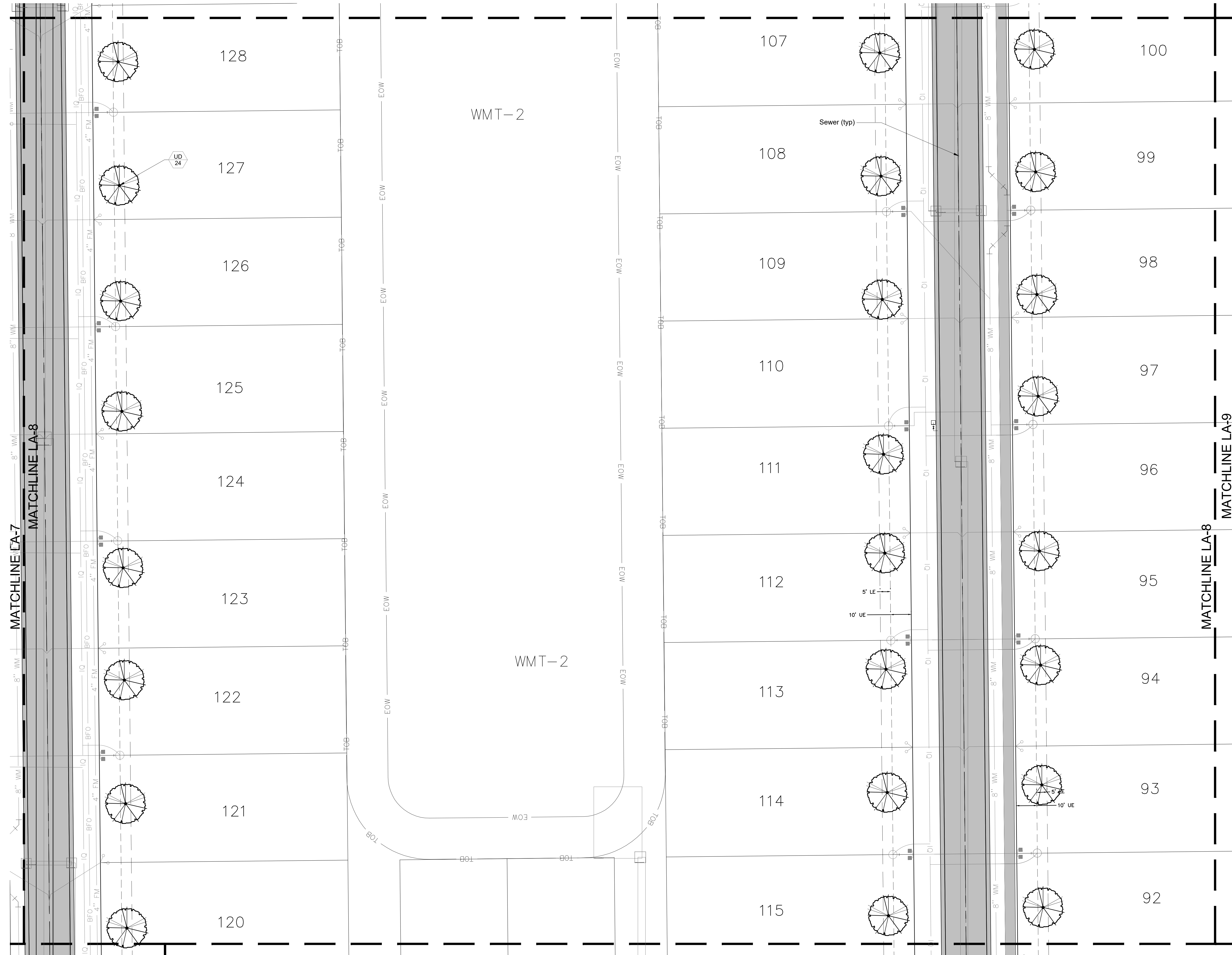


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Thomas P. Lucido

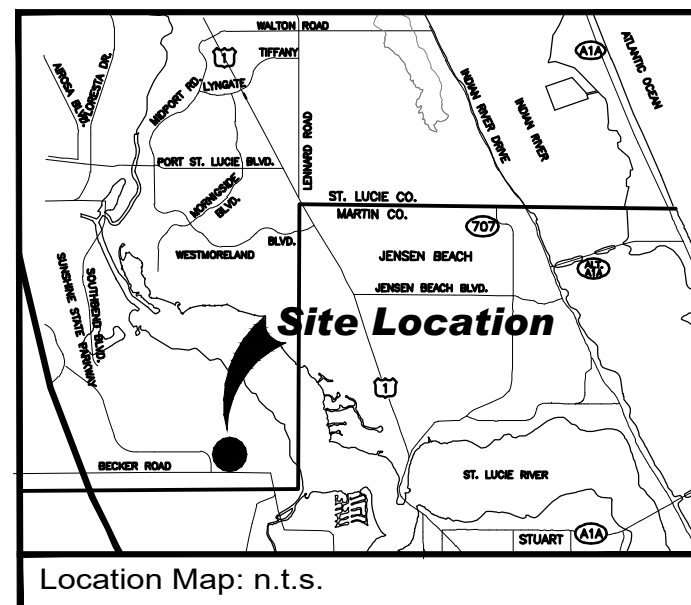
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 Project Number 19-900
 Municipal Number P20-128
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LA-8

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Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
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 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
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 Stuart, Florida 34994

Engineer: Kinley Horn & Associates
 445 34th St.
 Vero Beach, FL 32960

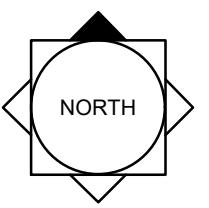
Veranda Oaks

Landscape Plans

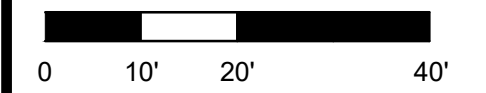
Port St. Lucie, Florida

City of Port St. Lucie P#20-128
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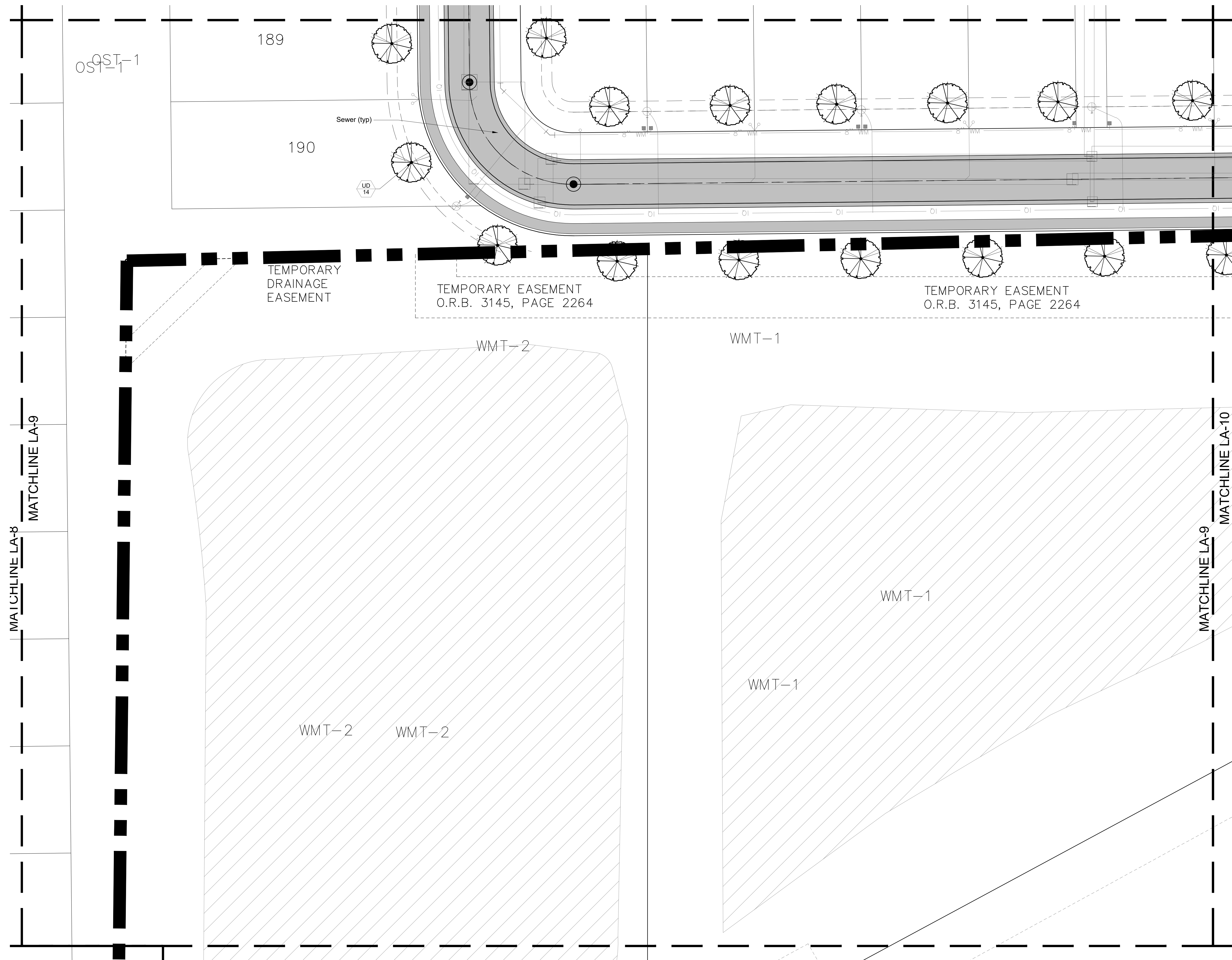
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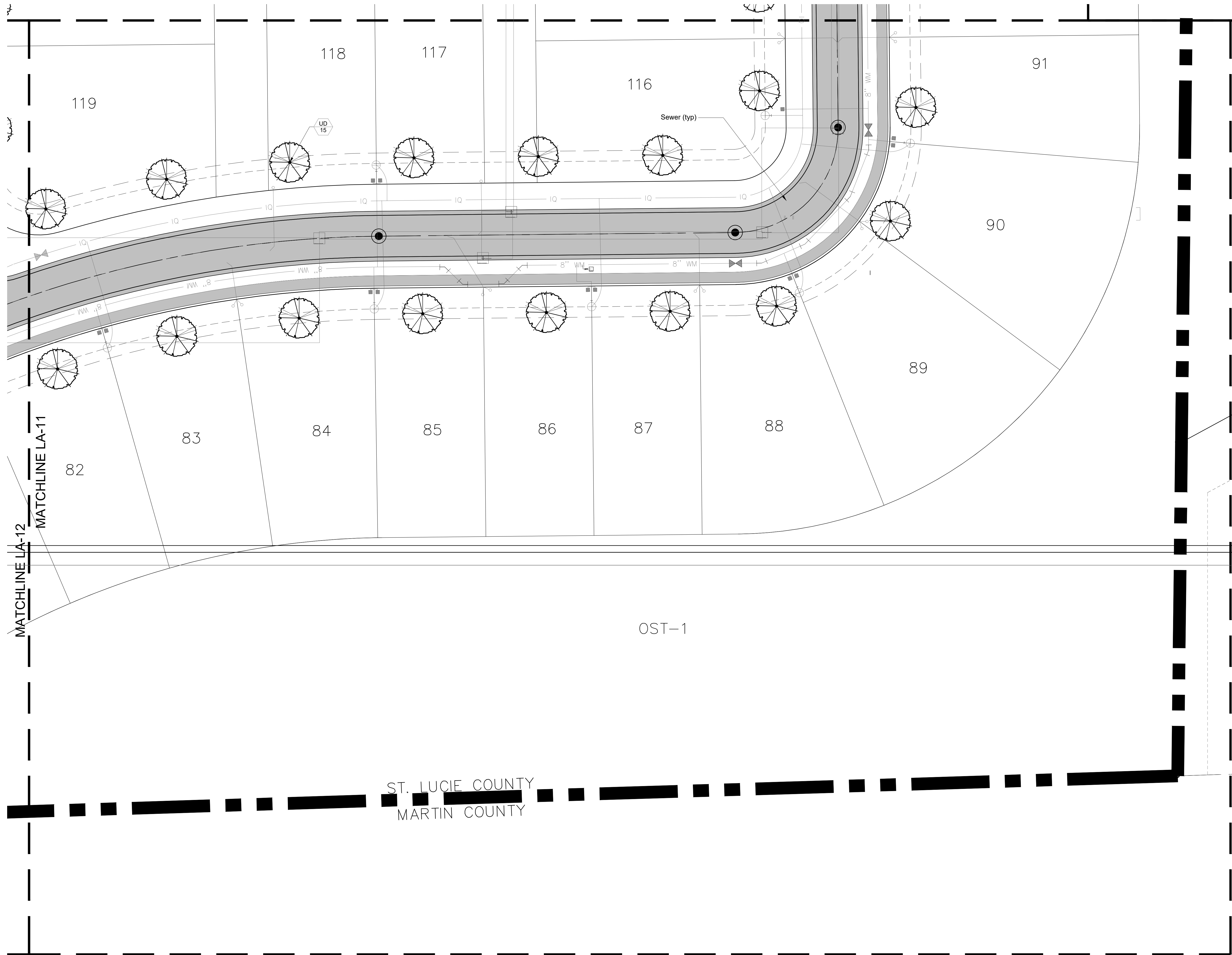


REG. # 1018
 Thomas P. Lucido

Designer RM Sheet
 Manager SG
 Project Number 19-900 **LA-9**
 Municipal Number P20-128
 Computer File 19-900 Veranda Oaks - Landscape PlanAX.dwg

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Key / Location:

Location Map: n.t.s.

Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

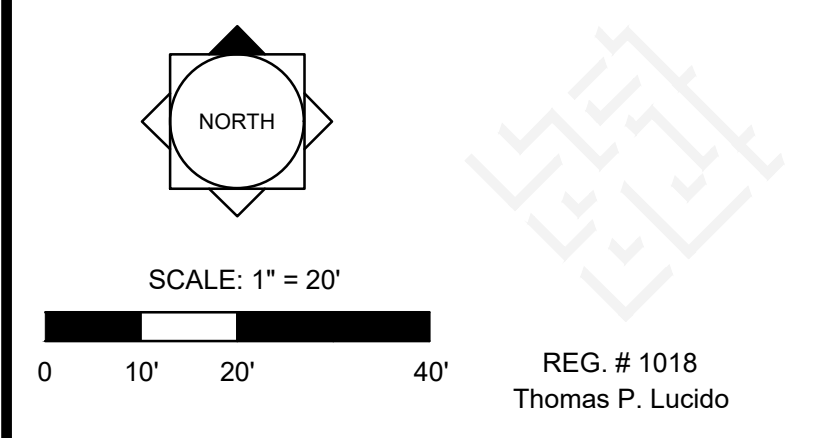
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 445 34th St.
 Vero Beach, FL 32960

Veranda Oaks

Landscape Plans

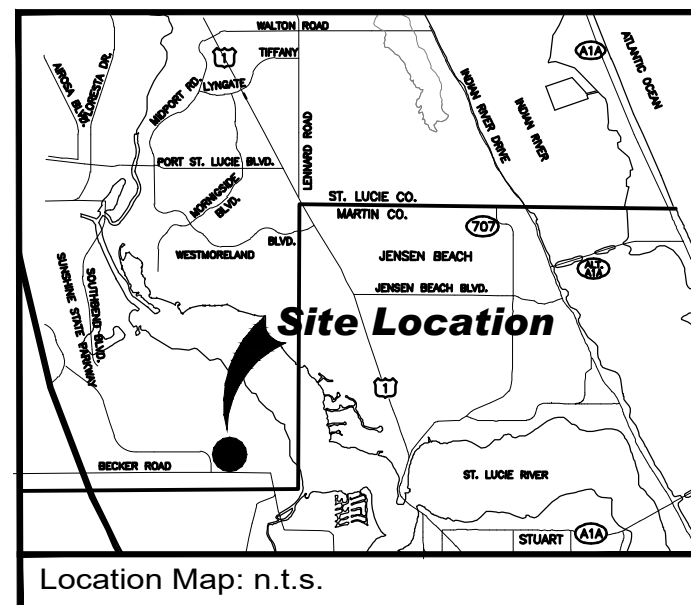
Port St. Lucie, Florida
 City of Port St. Lucie P#20-128
 PSLUD No. 11-824-10

Date	By	Description
03.03.20	RM	Initial Submittal
09.02.20	RM	Resubmittal
01.28.21	RM	Resubmittal



Designer RM Sheet
 Manager SG
 Project Number 19-900 **LA-11**
 Municipal Number P20-128
 Computer File 19-900 Veranda Oaks - Landscape PlanAX.dwg

Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

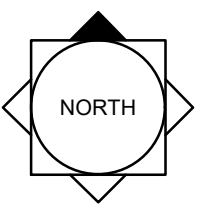
Engineer: Kinley Horn & Associates
 445 34th St.
 Vero Beach, FL 32960

Veranda Oaks

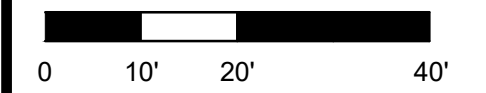
Landscape Plans

Port St. Lucie, Florida
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01.28.21	RM	Resubmittal



SCALE: 1" = 20'



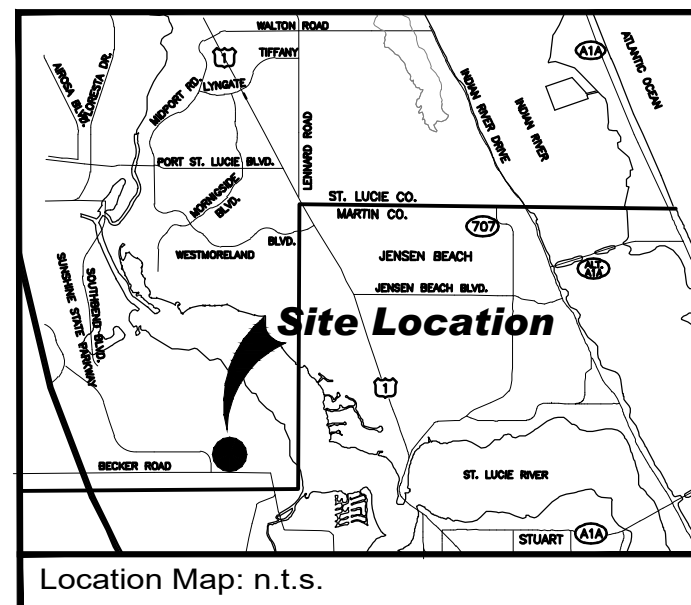
REG. # 1018
 Thomas P. Lucido

Designer RM Sheet
 Manager SG
 Project Number 19-900
 Municipal Number P20-128
 Computer File 19-900 Veranda Oaks - Landscape PlanAX.dwg

LA-12



Key / Location:



Project Team:

Client & Property Owner: GreenPointe Communities, LLC
 Southern Hills Plantation Club
 19850 Southern Hills Boulevard
 Brooksville, FL 34601

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

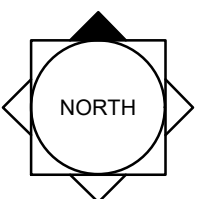
Engineer: Kinley Horn & Associates
 445 24th St.
 Vero Beach, FL 32960

Veranda Oaks

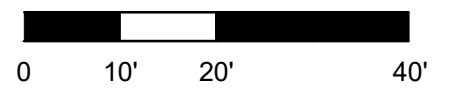
Landscape Plans

Port St. Lucie, Florida
 City of Port St. Lucie P#20-128
 PSLUD No. 11-824-10

Date	By	Description
03.03.20	RM	Initial Submittal
09.02.20	RM	Resubmittal
01.28.21	RM	Resubmittal



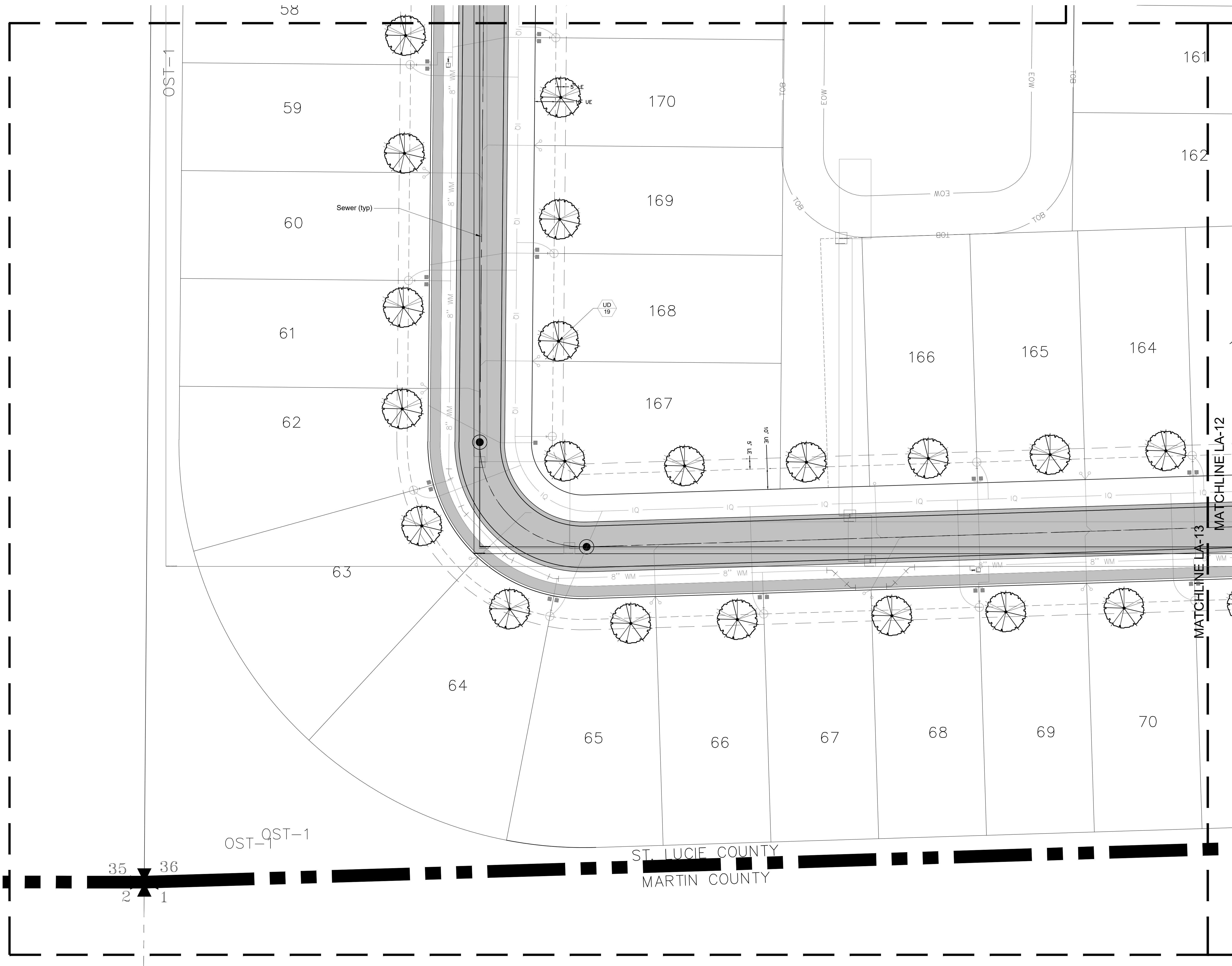
SCALE: 1" = 20'



REG. # 1018
 Thomas P. Lucido

Designer RM Sheet
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LA-13

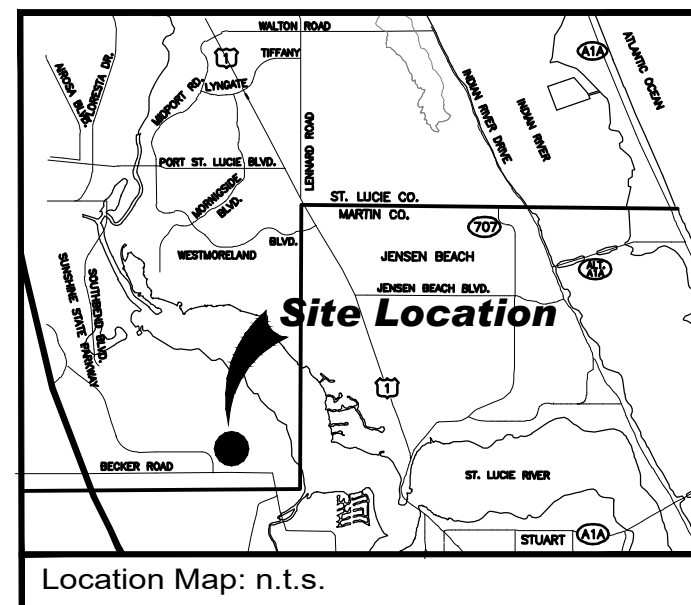


35 36
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OST-1 QST-1

ST. LUCIE COUNTY
 MARTIN COUNTY

Key / Location:

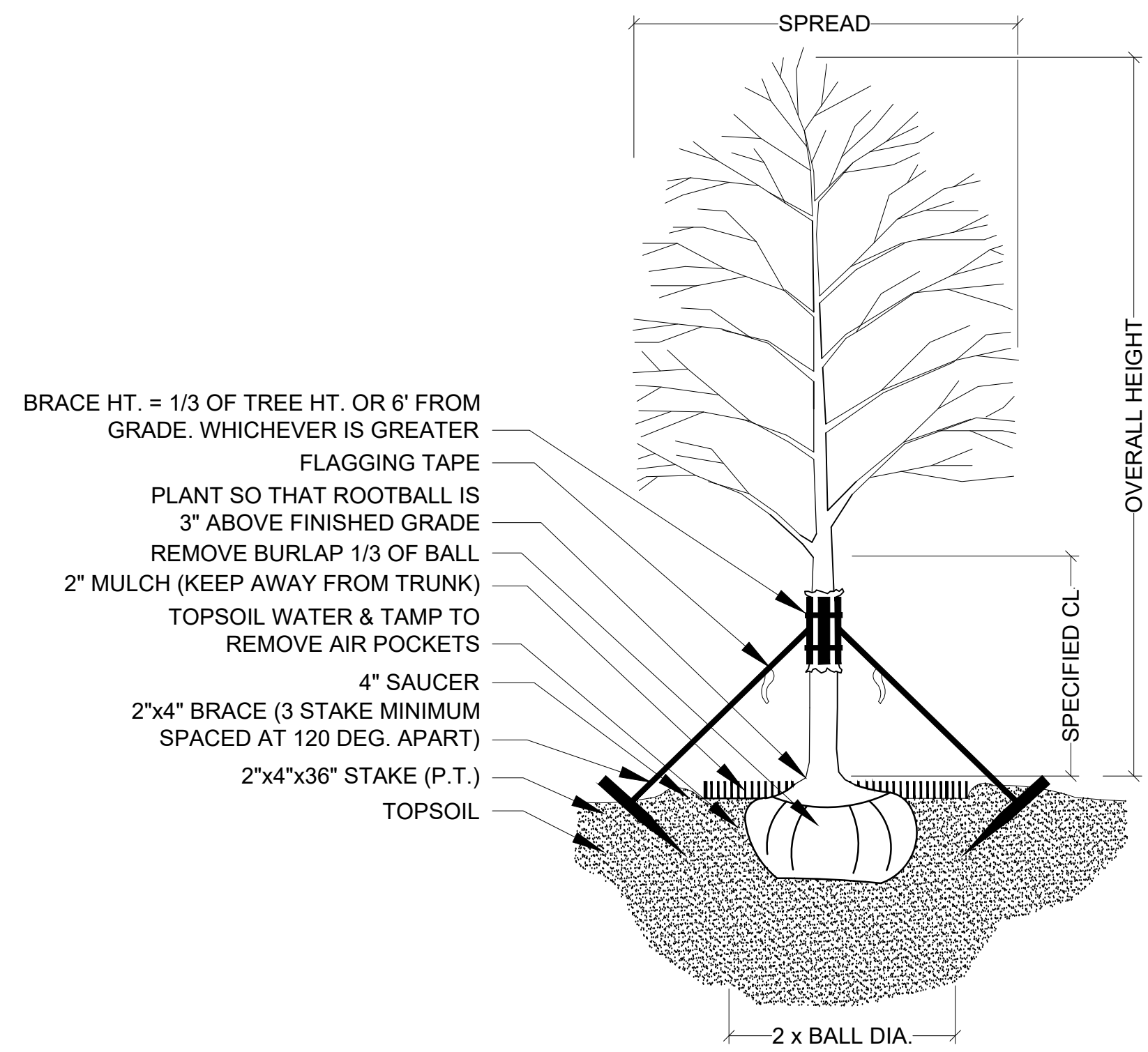


Project Team:

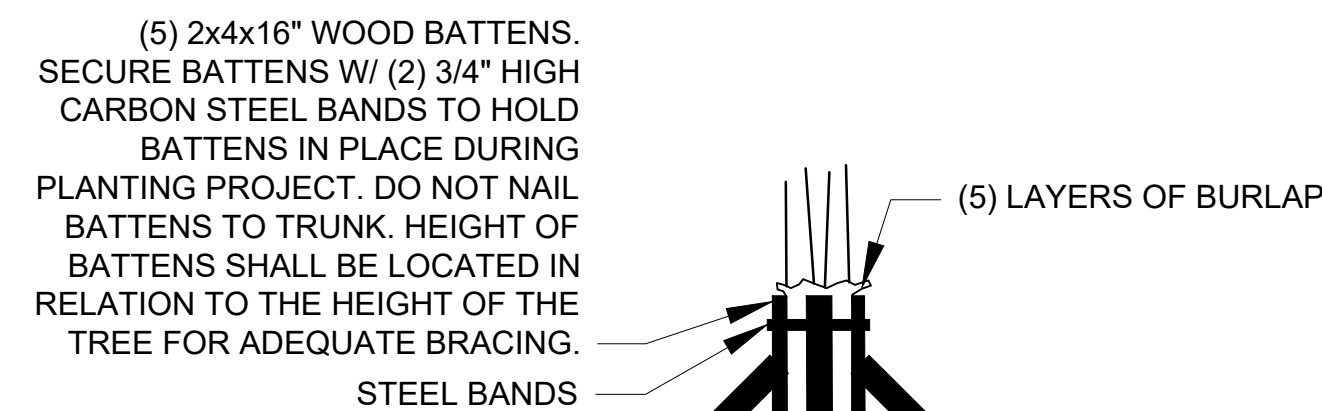
Client & Property Owner: GreenPointe Communities, LLC
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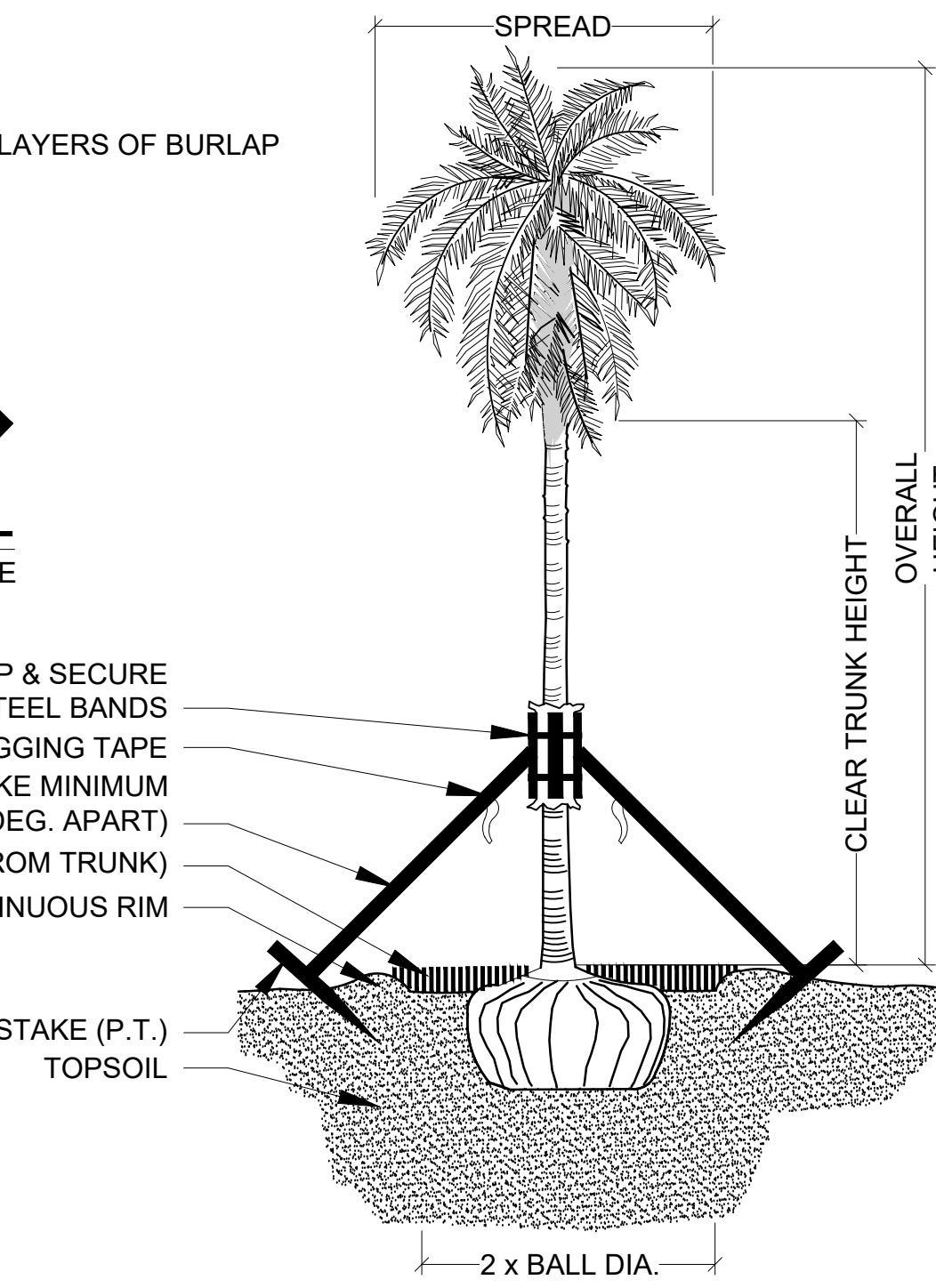
TREE PLANTING & STAKING
 NOT TO SCALE



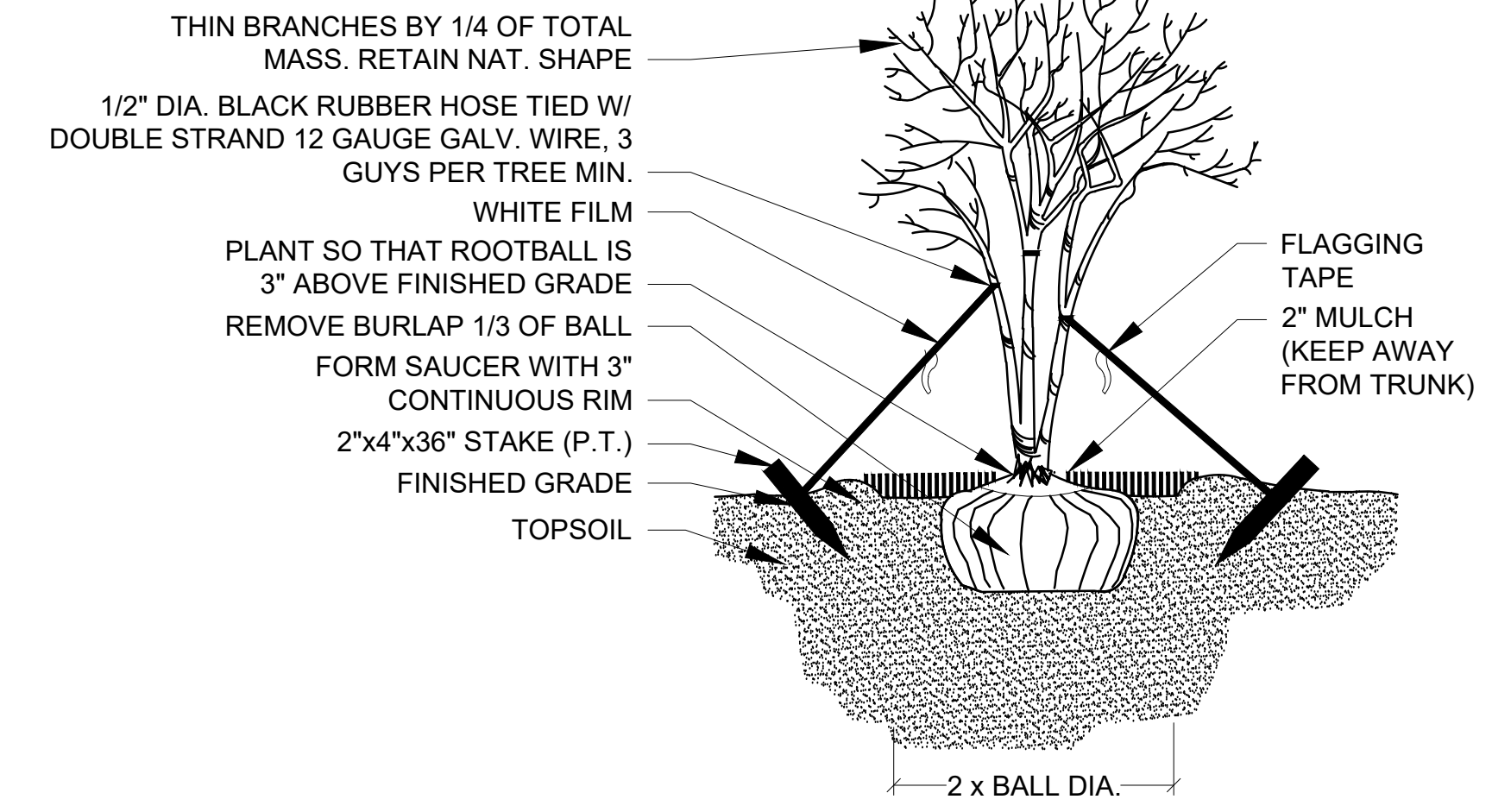
BRACING DETAIL
 NOT TO SCALE

WRAP TRUNK IN BURLAP & SECURE BATTENS W/ 3/4" HIGH CARBON STEEL BANDS
 FLAGGING TAPE
 2"x4" BRACE (3 STAKE MINIMUM SPACED AT 120 DEG. APART)
 2" MULCH (KEEP AWAY FROM TRUNK)
 FORM SAUCER WITH 4" CONTINUOUS RIM

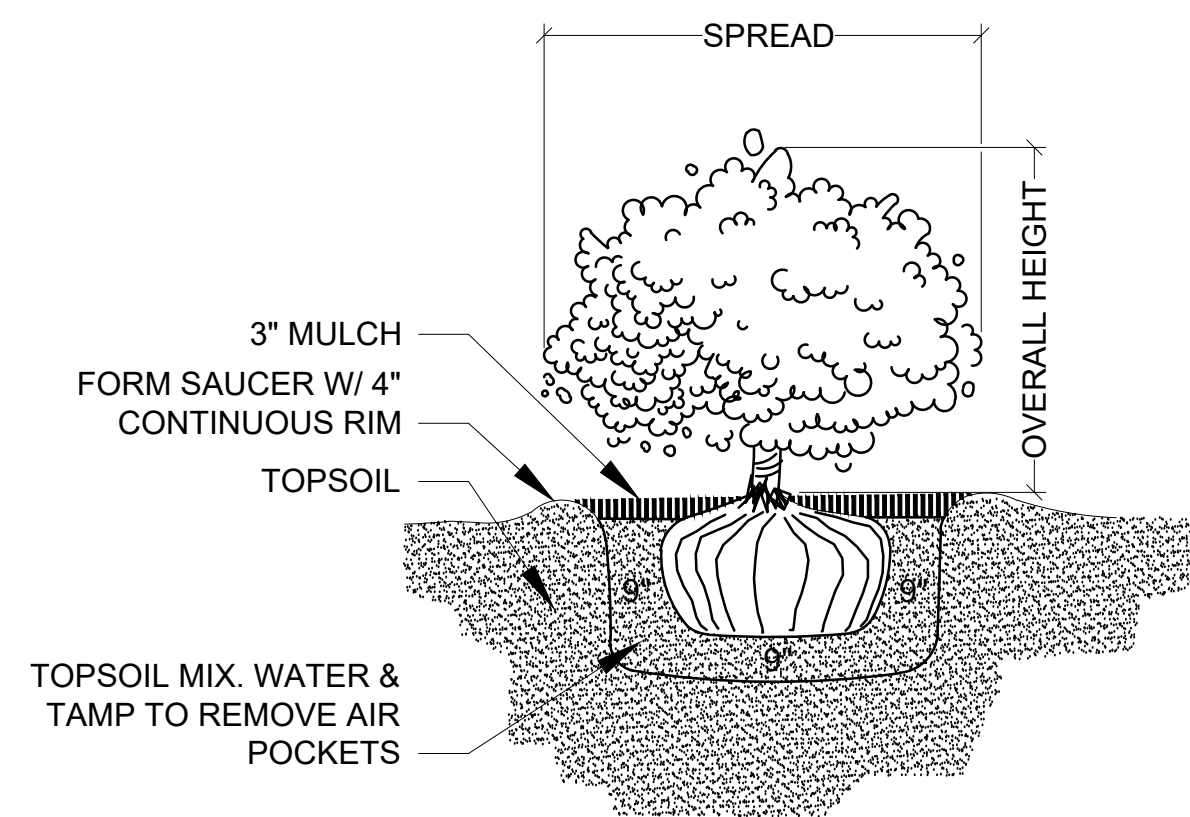
2x4x36" STAKE (P.T.)
 TOPSOIL



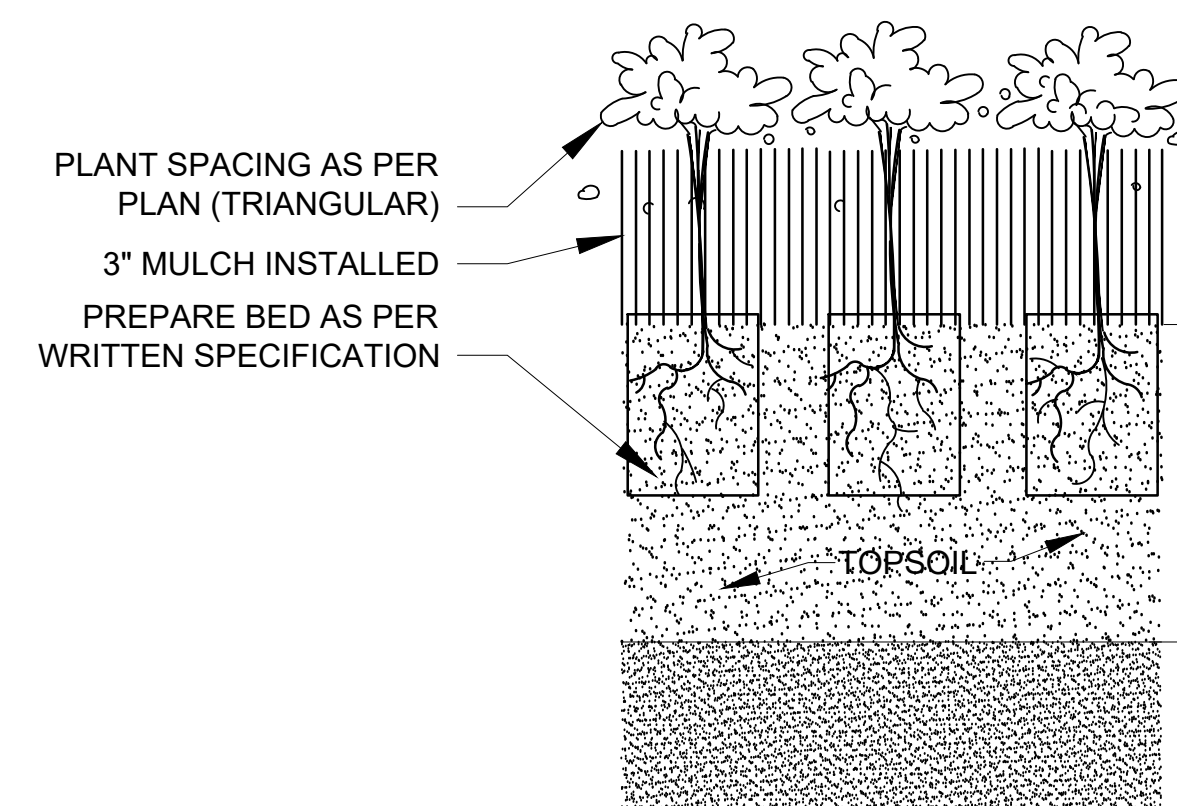
PALM PLANTING - ANGLE STAKE
 NOT TO SCALE



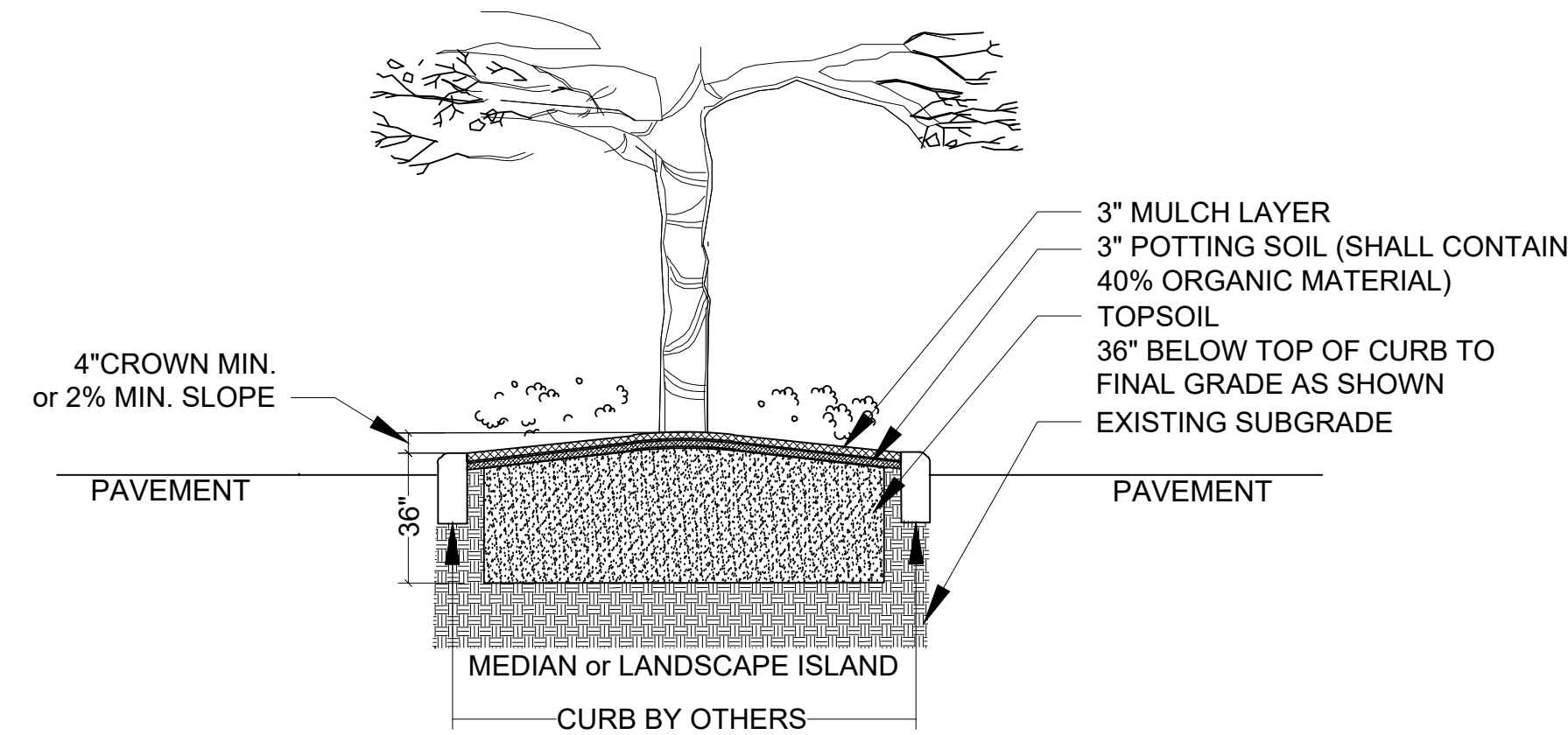
MULTI-TRUNK PLANTING & GUYING
 NOT TO SCALE



SHRUB PLANTING
 NOT TO SCALE



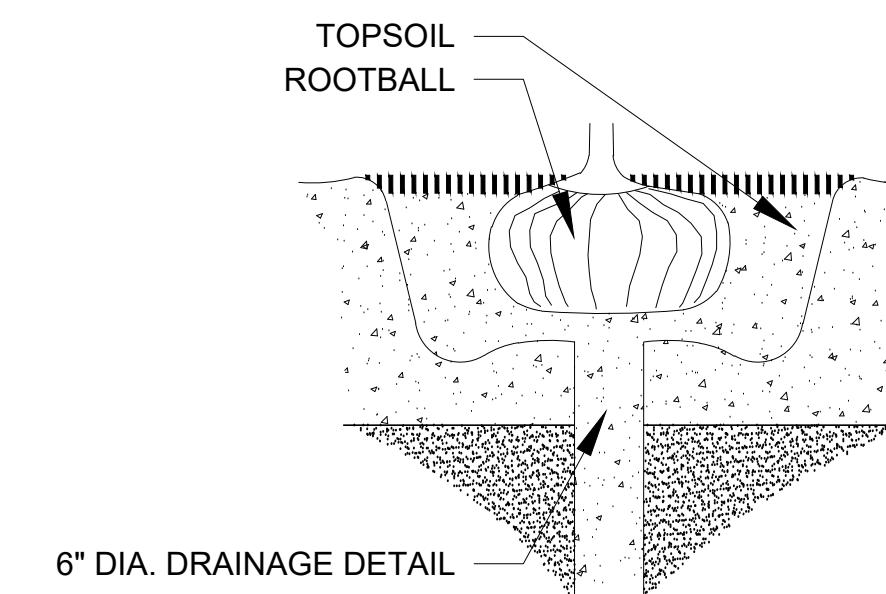
GROUNDCOVER PLANTING DETAIL
 NOT TO SCALE



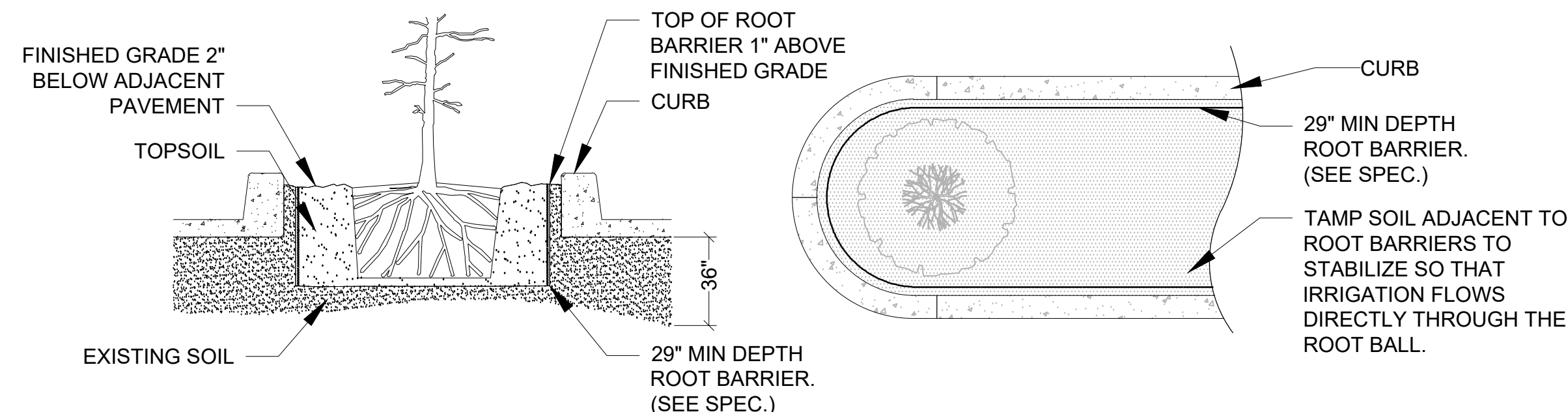
LANDSCAPE AREA PREPARATION DETAIL
 NOT TO SCALE

THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

- * TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING

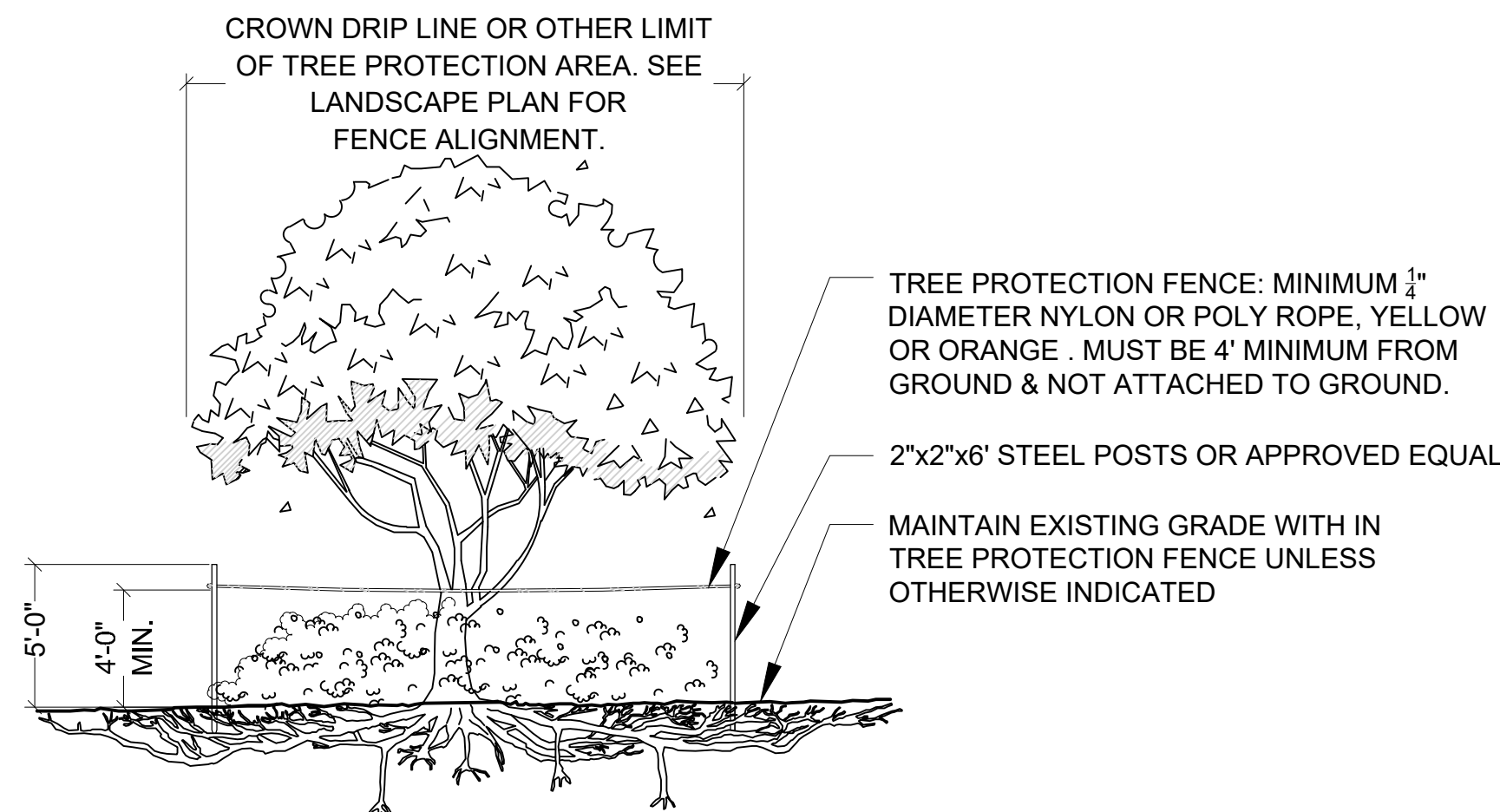


DRAINAGE TESTING DETAIL
 NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
 NOT TO SCALE

NOTES:
 1- ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT AND OR CURB.
 2- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
 3- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



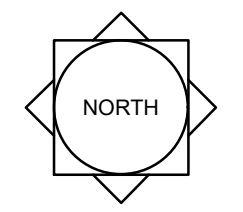
TREE PROTECTION BARRICADE
 NOT TO SCALE

NOTES:
 1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
 2- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 3- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

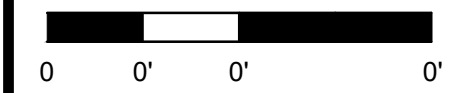
DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

- DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



SCALE: 1" = N.T.S.



REG. # 1018
 Thomas P. Lucido

Designer RM Sheet
 Manager SG
 Project Number 19-900
 Municipal Number
 Computer File 19-900 Veranda Oaks - Landscape PlanAX.dwg

LA-14

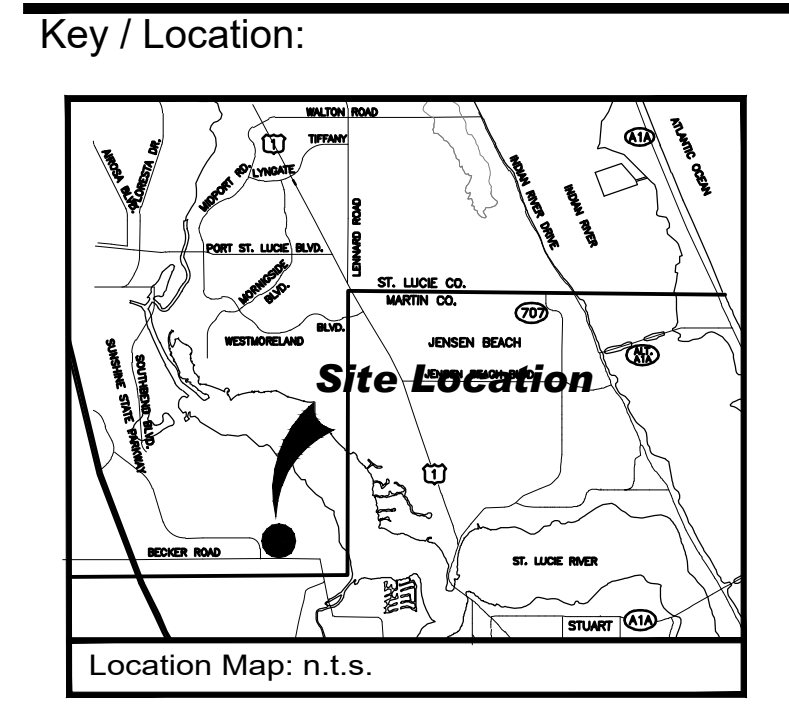
LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

- 1.01 SCOPE: The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
1.02 AGENCY STANDARDS: Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
1.03 SITE EXAMINATION: The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons.
1.04 ERRORS AND OMISSIONS: The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings.
1.05 EXECUTION OF THE WORK: The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
1.06 PROTECTION OF PUBLIC AND PROPERTY: The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public.
1.07 CHANGES AND EXTRAS: The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor.
1.08 GUARANTEE: The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner.
1.09 CARE AND MAINTENANCE: The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
1.10 SAFETY: It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage.
1.11 CONTRACTOR QUALIFICATION: The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1.12 INSURANCE AND BONDING: The contractor (s) shall submit proof of insurance for this job for the time period that the work is done.
1.13 PERMITS AND CERTIFICATES: All contractors shall secure and pay for all permits and certificates required for his/her class of work.
PART 2: MARTERIALS
2.01 PLANT MATERIALS: A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary.
B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect.
C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes.
D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.
E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

- 2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality.
2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant.
B. Plants with broken, damaged or insufficient rootballs will be rejected.
C. All plant material shall be protected from possible bark injury or breakage of branches.
D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun.
2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.
C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.
2.05 A. PROTECTION DURING PLANTING: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods.
2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth.
B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas.
2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws.
B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal.
2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement.
B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered.
PART 3
3.01 A. EXECUTION DIGGING: The Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems.
3.02 A. GRADING: Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions.
3.03 A. PLANTING: Planting shall take place during favorable weather conditions.
B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
C. Tree Planting shall be located where it is shown on the plan.
D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans.
E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage.
F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc.
H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

- I. All plants shall be set to ultimate finished grade.
J. All flagging ribbon shall be removed from trees and shrubs before planting.
K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's.
3.04 A. PRUNING: Remove dead and broken branches from all plant material.
B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs.
C. Trees shall not be poled or topped.
D. Remove all trimming from site.
3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion.
B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points.
C. Stake & Brace all trees larger than 12' oa.
D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
3.06 A. WATER: Each plant or tree shall be thoroughly watered in after planting.
B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis.
3.07 A. SOD: The Landscape Contractor shall sod all areas indicated on the drawings.
B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development.
D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut.
E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.
G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.
H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.
3.08 A. SEEDING: The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre.
C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.
3.09 A. CLEANING UP: The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work.
3.10 A. MAINTENANCE: Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect.
B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.
3.11 A. COMPLETION, INSPECTION AND ACCEPTANCE: Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance.
D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.
E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.



Project Team: Client & Property Owner: GreenPointe Communities, LLC, Southern Hills Plantation Club, 19850 Southern Hills Boulevard, Brooksville, FL 34601. Land Planner / Landscape Architect: Lucido & Associates, 701 East Ocean Boulevard, Stuart, Florida 34994. Engineer: Kinley Horn & Associates, 445 34th St., Vero Beach, FL 32960.

Veranda Oaks Landscape Specifications

Port St. Lucie, Florida
City of Port St. Lucie P#20-128
PSLUD No. 11-824-10

Table with 3 columns: Date, By, Description. Rows: 03.03.20 RM Initial Submittal, 09.02.20 RM Resubmittal, 01.28.21 RM Resubmittal

Design information including Designer (RM), Manager (SG), Project Number (19-900), and Computer File (19-900 Veranda Oaks - Landscape PlanAX.dwg). Includes a north arrow, scale (1" = N.T.S.), and registration information (REG. # 1018, Thomas P. Lucido).

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