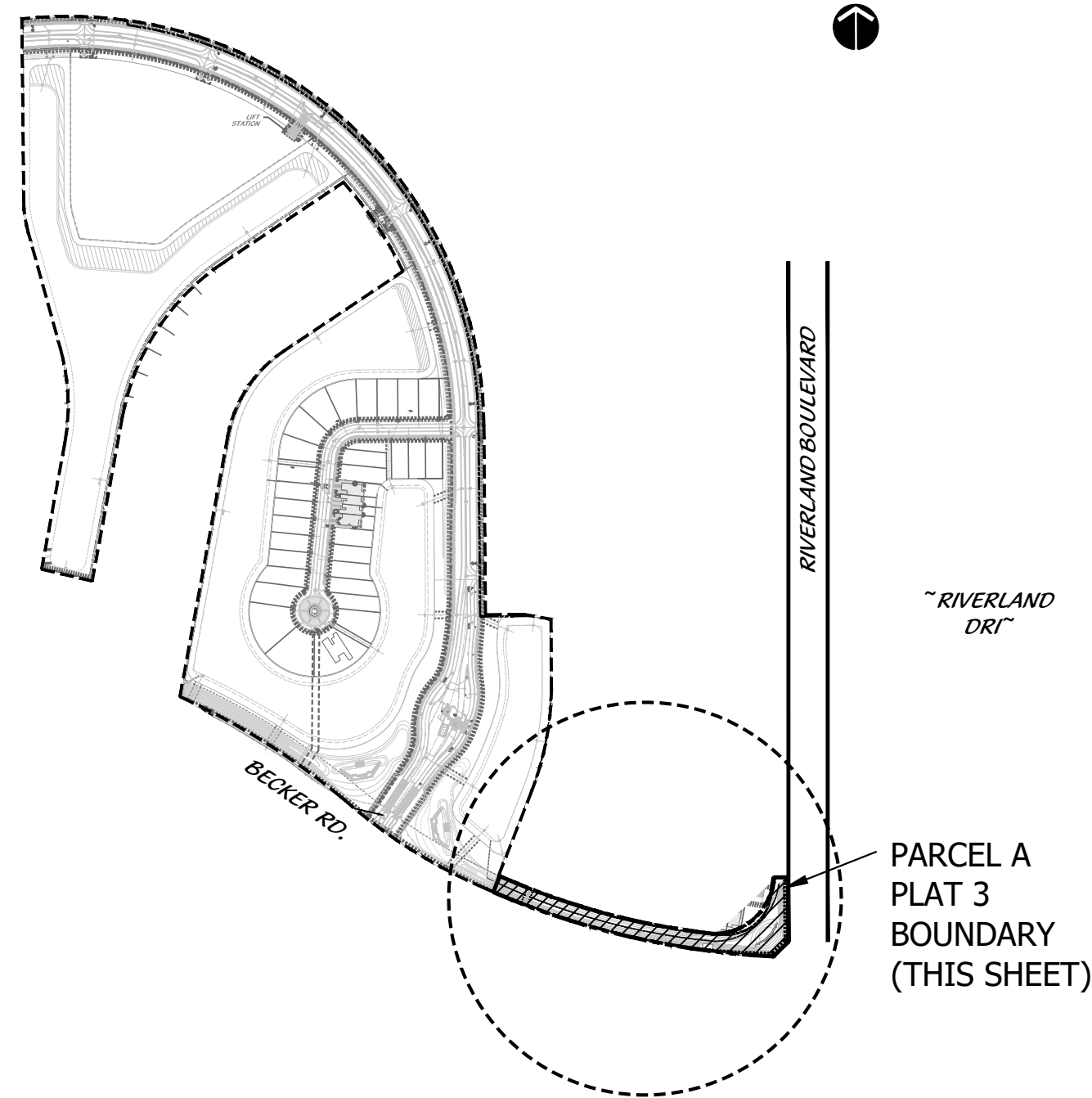
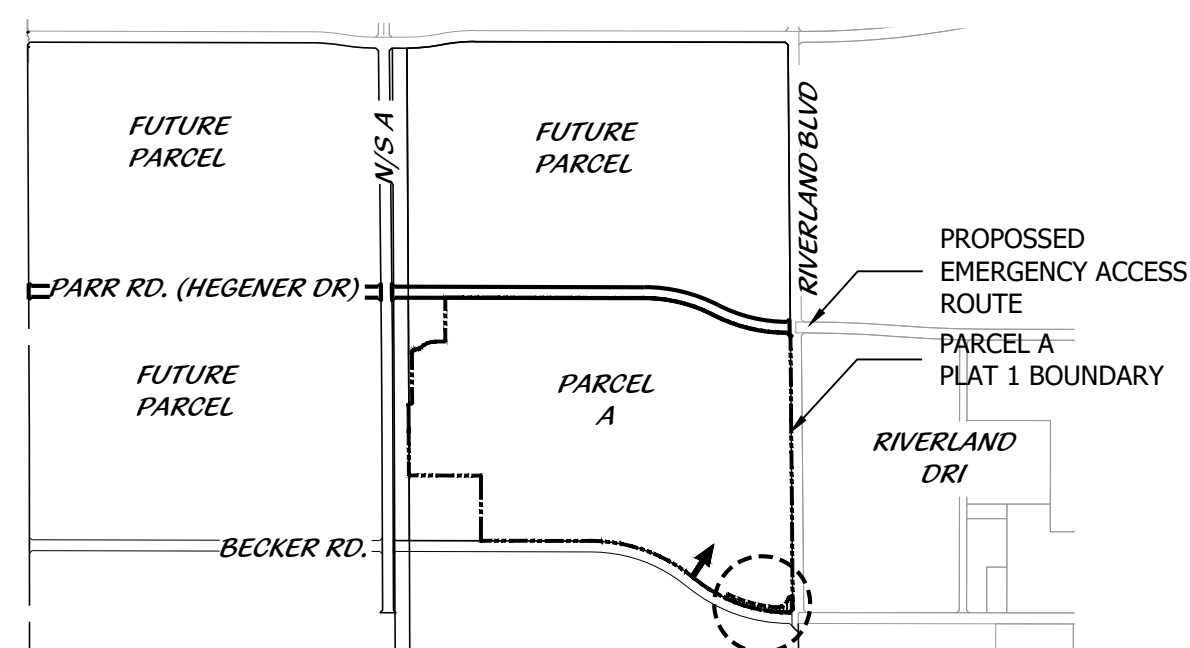


KEY MAP



VICINITY MAP

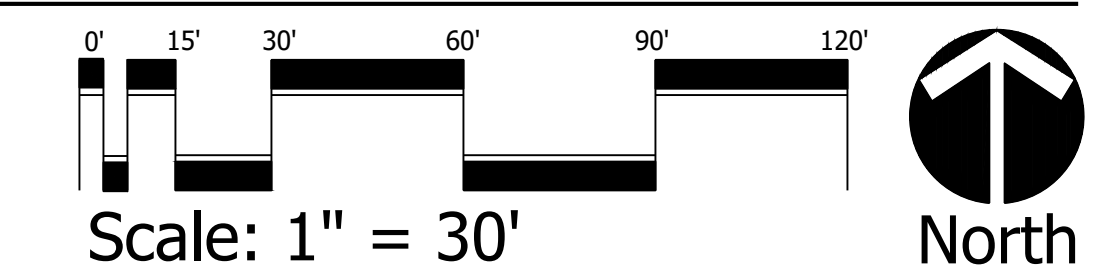


LANDSCAPE DATA

TOTAL PLAT 3 SITE AREA	68,182.37 S.F. (1.57 ACRES)		
LANDSCAPE BUFFER REQUIREMENTS			
SOUTH (BECKER RD) (1 TREE PER 50' LF)	LENGTH	REQUIRED	PROVIDED
TOTAL SHRUBS (CONT. HEDGE 2' O.C.)	1000.59	20	20
MINIMUM 25% NATIVE		500	504
		125	504
NATIVE TREE REQUIREMENTS PER MPUD SEC. 4.(A).4.			
TOTAL TREES (CRITERIA DOES NOT APPLY TO REQUIRED STREET TREES)		REQUIRED	PROVIDED
MINIMUM 50% NATIVE (CRITERIA MET WITH 9 QV, 1 RE)		10	10
REMAINING NON NATIVE TREES (ED)		5	5
MAXIMUM 25% PALM TREES (SS, RE USED TO MEET SPACING REQUIREMENTS WITHIN BUFFER)		5	5

PSLUSD # 11-681-A3
PSL# P24-156

**PLAT 3
LANDSCAPE PLAN**



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Lic# LC-C000239

PARCEL A - PLAT 3
CATALINA PALMS
Port St. Lucie, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	20-0518
DATE	03-04-25
REVISIONS	

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, GUIDING AND MULCHING.
PLANT SIZE AND QUALITY
TREES, PALMS, SHRUBS, GROUNDCOVERS, PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS...

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPORTED 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 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 MORGANITE 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...

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. BUILD A 6" HIGH BERM OF 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 TIE 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.
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.
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.

LANDSCAPE NOTES

ALL LANDSCAPING AND SITE IMPROVEMENTS SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE CITY OF PORT ST. LUCIE'S CHAPTER 153, LANDSCAPE AND LAND CLARING 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 CROSSEWS.

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 ROUNDABOUT 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 FOLLAGE 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 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 5". TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SITE LIGHTING.

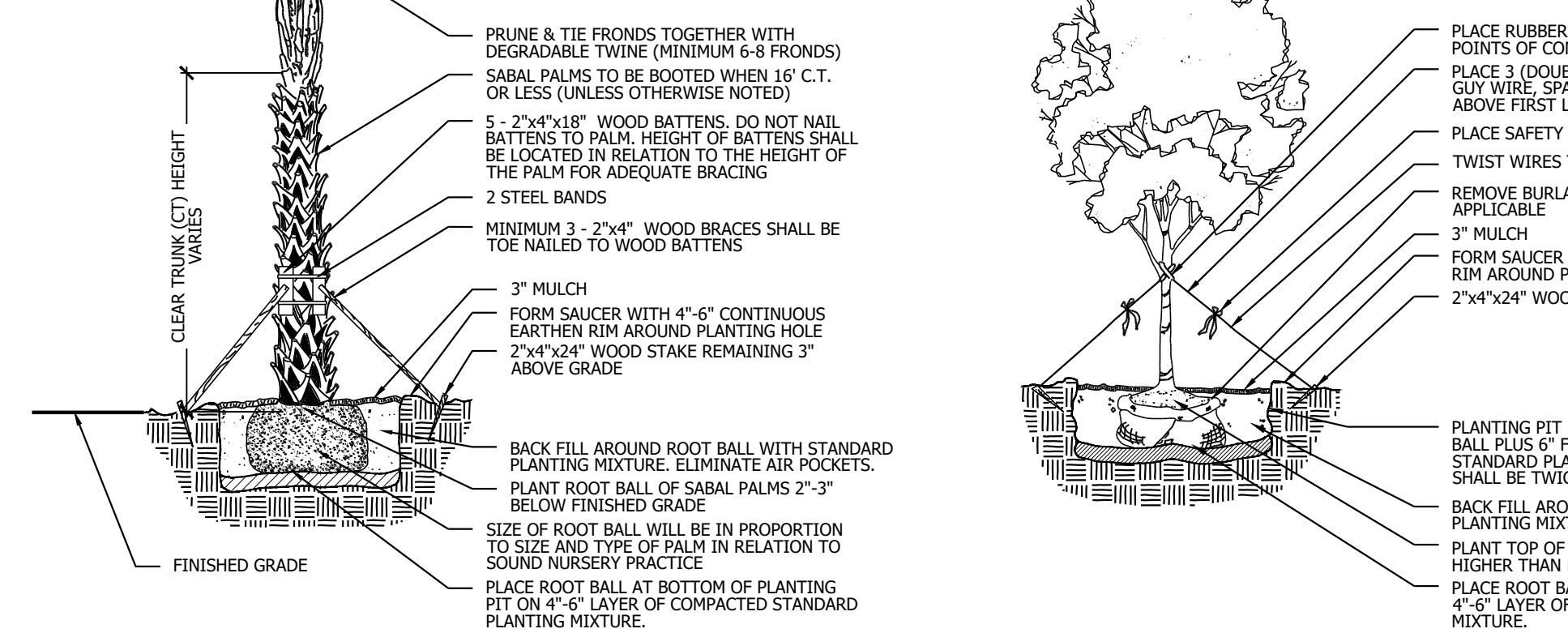
PLANTING ISLANDS WITHIN AND ADJACENT TO PARKING AREAS SHALL BE FREE OF LIME ROCK AND OTHER FOREIGN MATERIALS TO A DEPTH OF 30". IF NECESSARY, RECYCLED PLANTING SOIL MIXTURE SHOULD BE USED TO REPLACE UNSUITABLE SOIL, WHICH IS EXCAVATED.
THE SURFACE OF ALL AREAS TO RECEIVE LANDSCAPING WILL BE FINELY GRADED 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.
SO: ST. AUGUSTINE
ALL TREES, SHRUBS AND GROUND COVER 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% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.
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 SENSICOUNT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AIR CONDITIONER, CONDENSERS, SHALL BE 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.

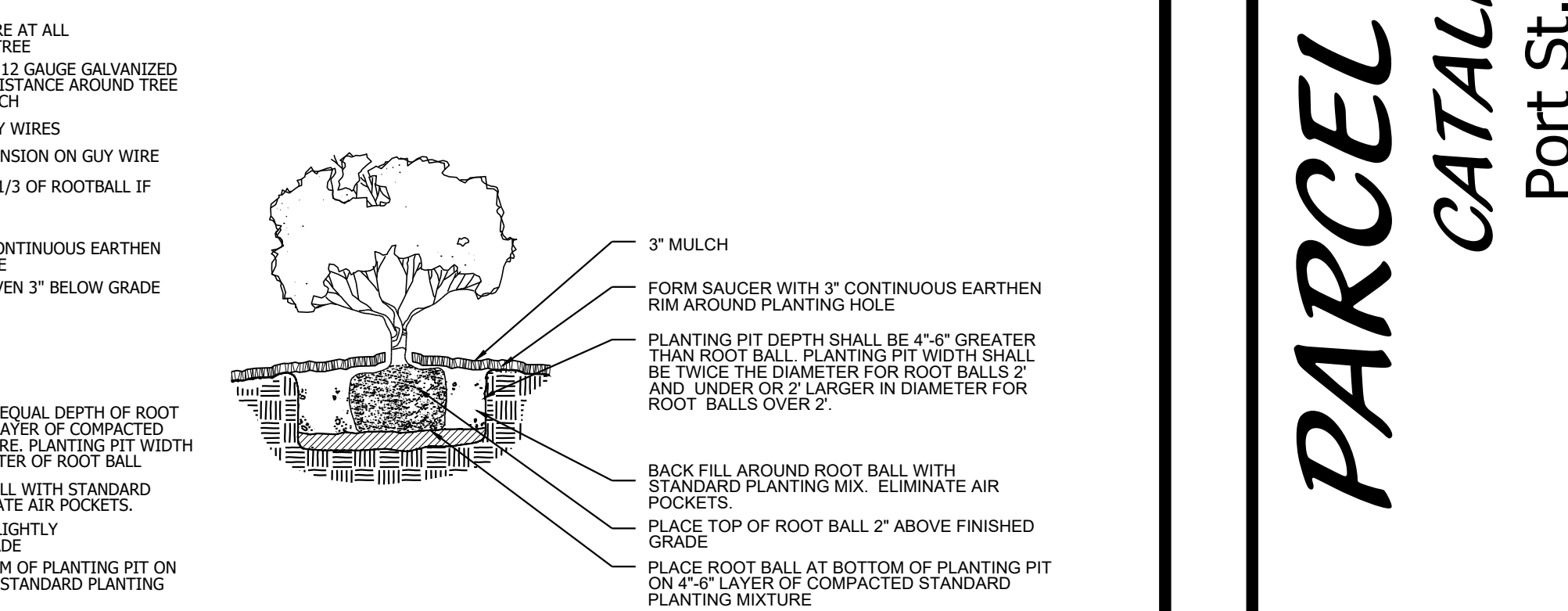
PLANT LIST

Table with columns: CODE, QTY, BOTANICAL NAME, COMMON NAME, CONT, CAL, SIZE, NATIVE, REMARKS. Lists various plants like Japanese Blueberry Tree, Ligustrum japonicum, Quercus virginiana, etc.

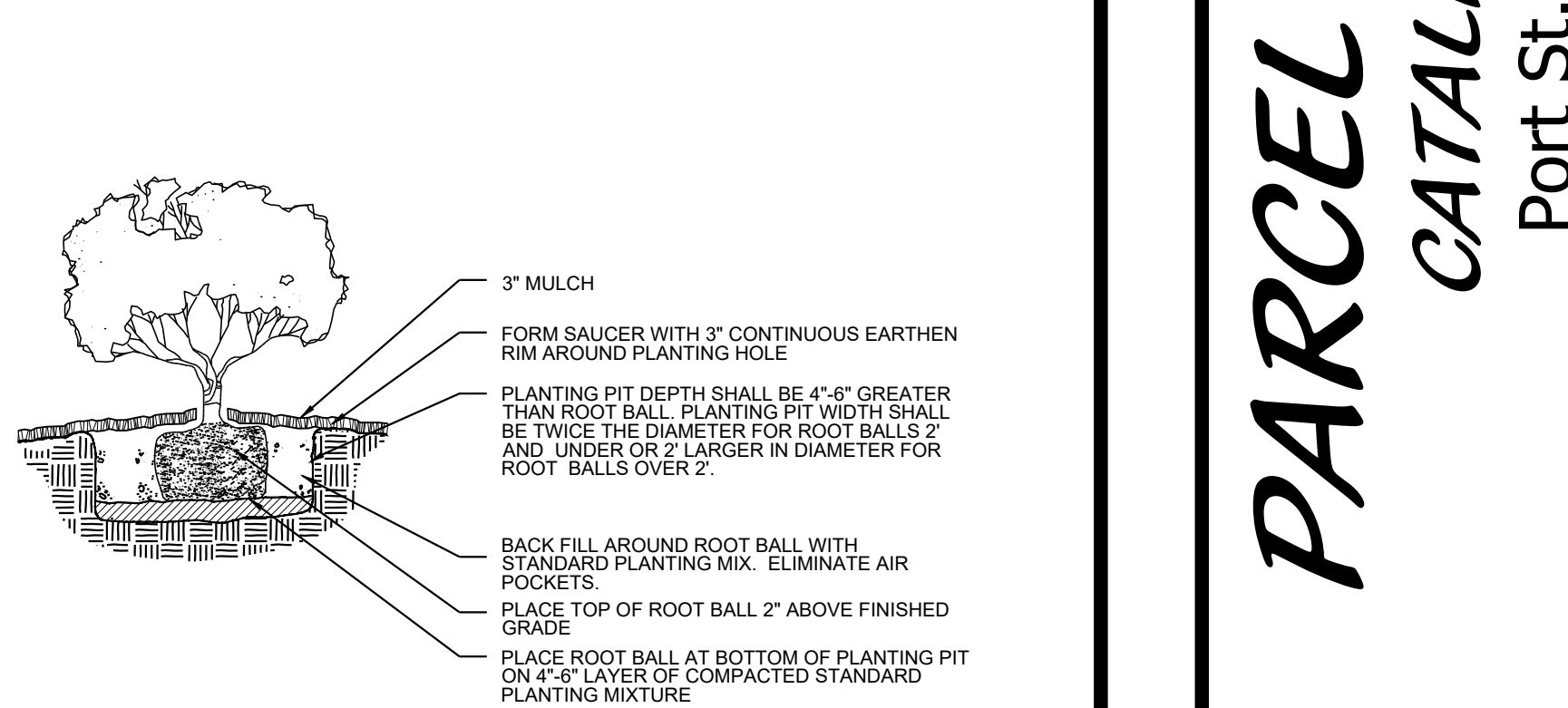
PLANTING DETAILS
1. NO TREE OR OTHER INTRUSIVE ROOT PLANTINGS SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY MAIN. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM OF 18" BELOW CITY UTILITY MAINS (ALL MEASUREMENTS ARE FROM 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 UTILITY.
3. ALL LANDSCAPING MATERIAL TO BE FL NO. 1.
4. ALL LANDSCAPING MEETS FDOT CLEAR ZONE AND SIGHT DISTANCE CRITERIA.



PALM PLANTING DETAIL NTS



LARGE TREE PLANTING DETAIL NTS



SHRUB/GROUND COVER PLANTING DETAIL NTS

PSLUSD # 11-681-A3
PSL# P24-156
PARCEL A PLAT 3
DESIGNED _____ PRP
DRAWN _____ PRP
APPROVED _____ LAH
JOB NUMBER 20-0518
DATE 03-04-25
REVISIONS _____

SHEET L2 OF 2
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PARCEL A - PLAT 3 CATALINA PALMS

Port St. Lucie, Florida