TRADITION

Tradition Design Review Committee
Architectural Review

10807 SW Tradition Square Port St. Lucie, FL 34987 *Phone (772) 345-5101*

Date: 3.5.24

To: Retail DG
Attention: Tod Mowrey
100 s. 2nd Street
Ft. Pierce, FL 34950

Regarding: Paradise Car Wash Site Plan Amendment – Addition of Cell Tower

This notice serves as the Design Review Committee's response to your request as referenced above. Please note any comments made by the Committee as listed below.
If you have any questions regarding this matter, please do not hesitate to contact the Committee at (772) 345-5101.

Status: Approved With Comments

The Committee has reviewed this application and has approved it with the following comments:

Landscape:

- *Proposed Crape Myrtle shall be replaced with evergreen species, suggest Japanese Tree Fern, Japanese Blueberry or Holly at same specifications.*

Site Plan:

- *Future Verizon wireless 10' long equipment rack is placed over existing storm pipe. Prefer not to have actual equipment over the pipe.*

Design:

- *Is there an alternative to the monopole proposed? Design Review Committee would like to review if so, and reserve the right to choose a different design.*

Thank you.
Tradition Design Review Committee

LOCATION MAP

TRADITION
DESIGN REVIEW COMMITTEE
APPROVED:
APPROVED:
SEE COMMENTS:
DATE: MAR 05 2024
SIGNATURE:

REDTAIL
3100 S. Zeal Street
Port Perce, FL 34950

TM
Designed by
VP
Drawn by

PARADISE CAR WASH - CELL TOWER
MINOR SITE PLAN AMENDMENT
TRADITION PORT ST. LUCIE

DYNAMIC TOWERS, INC.
DTI
7329 SEVENE CREEK DR
PORT ST. LUCIE, FL 34986
(772) 379-4018

PREPARED BY:
GEN3 ENGINEERING
1719 SEA BREEZE WAY
WELLY CHAPEL, FLORIDA 32444
(850)913-2071
COA # 30459

01/19/2024

SHEET 01 of 06

SITE PLAN - EXISTING SITUATION

TRADITION
DESIGN REVIEW COMMITTEE
PLANS: APPROVED: ☑
DISAPPROVED: ☐
SEE COMMENTS: ☑
DATE: MAR 05 2024
DRC MEMBER:

REDTAIL LLC
3100 S. 22nd Street
Fort Pierce, FL 34950

TM
Designed by
VP
Drawn by

PARADISE CAR WASH - CELL TOWER
MINOR SITE PLAN AMENDMENT
TRADITION PORT ST. LUCIE

DYNAMIC TOWERS, INC.
DTI
Telecommunications Tower / www.dti.net
7328 BEVERLY CREEK DR
PORT ST. LUCIE, FL 34986
(772) 370-9619

PREPARED BY:
GEN3 ENGINEERING
17119 SEA BREEZE WAY
WESTON, FLORIDA 33544
(813)615-3671
COA # 30420

01/19/2024

SHEET 02 of 06

TRADITION
DESIGN REVIEW COMMITTEE
PLANS:
APPROVED: ☑
DISAPPROVED: ☐
SEE COMMENTS: ☑
DATE: MAR 05 2024
BY: [illegible]
BOARD MEMBER

SITE PLAN - PROPOSED TOWER

Crape Myrtle (9 pcs.)

Gold Mound Lantana (25 pcs.)

Japanese Yew (46 pcs.)

Dwarf Fakahatchee Grass (42 pcs.)

8' high white vinyl opaque fence.
(design shown in the photo is for reference only)

REDTAIL LLC
1140 S. 2nd Street
Fort Pierce, FL 34950

TM
Designed by
VP
Drawn by

PARADISE CAR WASH - CELL TOWER
MINOR SITE PLAN AMENDMENT
TRADITION PORT ST. LUCIE

DYNAMIC TOWERS, INC.
DTI
7328 SEVEN CREEK DR
FORT St. LUCIE, FL 34986
(772) 379-4618

PREPARED BY:
GEN3 ENGINEERING
2710 SEA BREEZE WAY
WESTON, FLORIDA 33344
954/417-2671
COA # 30-459

01/19/2024

SHEET 03 of 06

TRADITION
DESIGN REVIEW COMMITTEE

PLANS:
APPROVED: ☑
DISAPPROVED: ☐
SEE COMMENTS: ☑

DATE: MAR 0 5 2024

DRC MEMBER:

REDTAIL LLC
310 S. 2nd Street
Fort Pierce, FL 34950

TM
Designed by
VP
Drawn by

PARADISE CAR WASH - CELL TOWER
MINOR SITE PLAN AMENDMENT
TRADITION PORT ST. LUCIE

DYNAMIC TOWERS, INC.
DTI
7328 SCENIC CREEK DR
PORT ST. LUCIE, FL 34986
(772) 379-4618

PREPARED BY:
GEN3 ENGINEERING
12749 SO. BRIDGE WAY
WELLINGTON, FLORIDA 33414
561/317-2671
CoA # 30450

01/19/2024

SHEET 04 of 06

TRADITION
DESIGN REVIEW COMMITTEE

PLANS:
APPROVED: ☑
DISAPPROVED: ☐
SEE COMMENTS: ☑

DATE: MAR 0 5 2024

DRC MEMBER:

REDTAIL LLC
2 2nd Street
Port Pierce, FL 34950

TM
Designed by

VP
Drawn by

PARADISE CAR WASH - CELL TOWER

MINOR SITE PLAN AMENDMENT

TRADITION PORT ST. LUCIE

DYNAMIC TOWERS, INC.
DTI
7329 SEVENE CREEK DR
PORT ST. LUCIE, FL 34986
(772) 375-4819

PREPARED BY:
GEN3 ENGINEERING
5719 SEA BREEZE WAY
WELLY CHAPEL, FLORIDA 33544
813-671-3671
COA # 30459

01/19/2024

SHEET 05 of 06

REDTAIL LLC
3100 S. 22nd Street
Fort Pierce, FL 34950

TM
Designed by

VP
Drawn by

PARADISE CAR WASH - CELL TOWER

MINOR SITE PLAN AMENDMENT

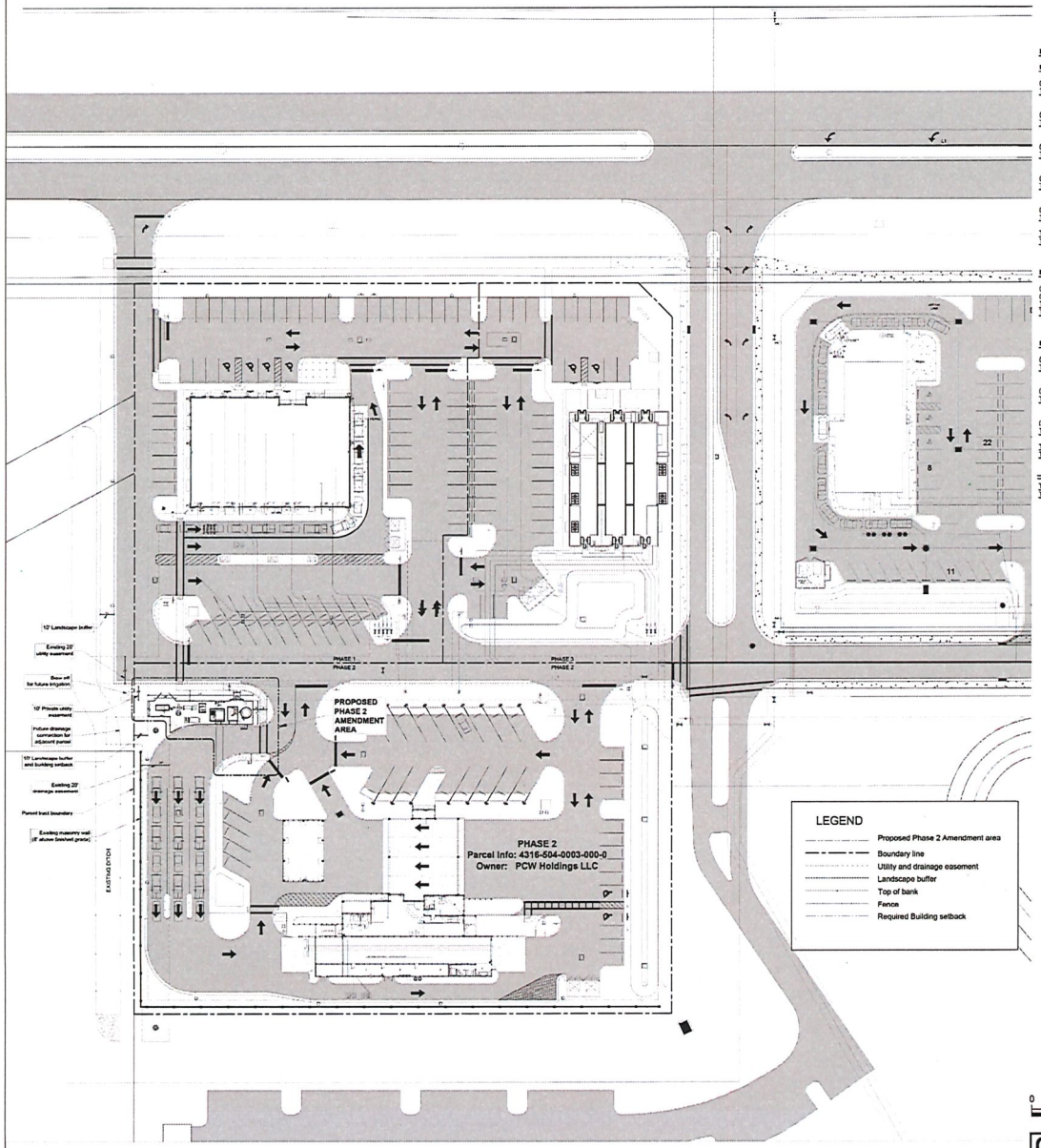
TRADITION PORT ST. LUCIE

DYNAMIC TOWERS, INC.
DTI
Telecommunications Tower / Antenna Sites
7325 SCENIC CREEK DR
PORT ST. LUCIE, FL 34986
(772) 379-4610

PREPARED BY:
GEN3 ENGINEERING
2710 SO. BRIDGE ST
WESLEY CHAPEL, FLORIDA 33544
813-973-2671
CA # 30-08

01/19/2024

SHEET 06 of 06



SITE PLAN - SHOWING THE PROPOSED PHASE 2 AMENDMENT AREA

PARKING INFORMATION: NOTE: ALL PARKING SHARED W/ CROSS ACCESS EASEMENT

PHASE 1:

RESTAURANT W/ DRIVE THRU - PHASE 1
(2,582 GSF + 500 GSF OUTDOOR SEATING @ 1 SPACE PER 100 GSF)
TOTAL PARKING REQUIRED 31 STALLS

RESTAURANT-1 - PHASE 1
(2,000 GSF @ 1 SPACE PER 100 GSF)
TOTAL PARKING REQUIRED 20 STALLS

RESTAURANT-2 - PHASE 1
(1,500 GSF @ 1 SPACES PER 100 GSF)
TOTAL PARKING REQUIRED 15 STALLS

RETAIL-1 - PHASE 1
(2,020 GSF @ 4 SPACE PER 1,000 GSF)
TOTAL PARKING REQUIRED 8 STALLS

RETAIL-2 - PHASE 1
(1,200 GSF @ 4 SPACE PER 1,000 GSF)
TOTAL PARKING REQUIRED 5 STALLS

TOTAL PH 1 PARKING REQUIRED 79 STALLS
TOTAL PH 1 PARKING PROVIDED 81 STALLS
REQUIRED HANDICAP 4 STALL
PROVIDED HANDICAP 4 STALL

PHASE 2:

CAR WASH - PHASE 2
(6,699 GSF (INCLUDES 900 SF OFFICE) & 189 GSF OUTDOOR SEATING)
(900 GSF @ 1 SPACE PER 200 GSF OFFICE AREA)
TOTAL PH 2 PARKING REQUIRED 5 STALLS
TOTAL PH 2 PARKING PROVIDED 10 STALLS
REQUIRED HANDICAP 1 STALL
PROVIDED HANDICAP 2 STALLS

PHASE 3:

RESTAURANT - PHASE 3
(1,620 GSF W/ 400 SF OUTDOOR SEATING @ 1 SPACE PER 100 GSF)
TOTAL PARKING REQUIRED 20 STALLS

RESTAURANT - PHASE 3
(2,115 GSF W/ 200 SF OUTDOOR SEATING @ 1 SPACE PER 100 GSF)
TOTAL PARKING REQUIRED 23 STALLS

OFFICE/RETAIL BUILDING - PHASE 3
(2,115 GSF @ 1 SPACE PER 200 GSF)
TOTAL PARKING REQUIRED 11 STALLS

TOTAL PH 3 PARKING REQUIRED 54 STALLS
TOTAL PH 3 PARKING PROVIDED 40 STALLS
REQUIRED HANDICAP 2 STALLS
PROVIDED HANDICAP 2 STALLS

TOTAL PROJECT PARKING REQUIRED 138 STALLS
TOTAL PROJECT PARKING PROVIDED 140 STALLS
REQUIRED HANDICAP 7 STALLS
PROVIDED HANDICAP 8 STALLS

BUILDING BREAKDOWN:

	BUILDING (GSF)	OUTDOOR SEATING (GSF)
HISTAURANT W/ DRIVE-THRU	2,583	500
RESTAURANT-1	2,000	—
RESTAURANT-2	1,500	—
RETAIL-1	2,020	—
RETAIL-2	1,200	—
TOTAL	9,303	500

	BUILDING (GSF)	OUTDOOR SEATING (GSF)
CARWASH	6,699	189
TOTAL	6,699	189

	BUILDING (GSF)	OUTDOOR SEATING (GSF)
RESTAURANT	1,620	400
RESTAURANT	2,115	200
OFFICE / RETAIL	2,115	0
TOTAL	5,850	600

TOTAL BUILDOUT GSF=	21,852	1289

LAND USE - LOT 3
PARCEL SIZE 209,088 S.F. 4.80 AC. 100.00%

TOTAL IMPERVIOUS / PERVIOUS AT BUILDOUT:

TOTAL IMPERVIOUS	152,607 S.F.	3.50 AC.	72.99%
PERVIOUS AREA*	56,481 S.F.	1.30 AC.	27.01%
DRY DETENTION AREA	7,000 S.F.	0.16 AC.	3.35%
5% USEABLE OPEN SPACE	9,815 S.F.	0.23 AC.	4.70%

*NOTE: PERVIOUS AREA INCLUDES DRY DETENTION & 5% USEABLE OPEN SPACE

0 40' 80'
1" = 40'

PLANNER
REDTAIL DESIGN GROUP
C/O TOD MOWERY, AICP
106 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.242.1592

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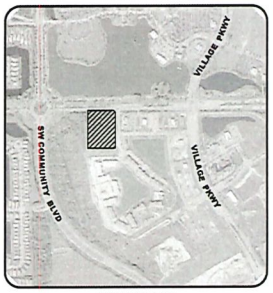
Sunshine 811 of Florida, Inc.
www.callsunshine.com



VICINITY MAP

BUILDING SETBACKS:
FRONT SETBACK = 25'
SIDE SETBACK = 10'
REAR SETBACK = 10'

SITE DATA:

PARCEL 1	4316-504-0001-000-6
PARCEL 2	4316-504-0002-000-3
PARCEL 3	4316-504-0003-000-0
SECTION	16
TOWNSHIP	37S
RANGE	40E
ZONING	MPUD
FUTURE LAND USE:	NEW COMMUNITY DEVELOPMENT
LAND USE	MIXED USE AREA
MAX. BUILDING HEIGHT	32'-0"

NEAREST FIRE HYDRANTS LOCATED WITHIN 1,000 FT.:
(APPROX. DISTANCE PER GOOGLE MAPS)

HYDRANTS:
1. WEST SIDE OF SITE ALONG SW COMMUNITY BLVD 600 FT.
2. EAST SIDE OF SITE ACROSS VILLAGE POINTE 80 FT.
3. EAST SIDE OF SITE ALONG VILLAGE COURT 380 FT.
4. EAST SIDE OF SITE ALONG VILLAGE COURT 780 FT.

LEGAL DESCRIPTION:

PARCEL 1: SOUTHERN BANK SUBDIVISION (CORRECTIVE PLAT), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE 27 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING ±0.97 ACRES, MORE OR LESS

PARCEL 2: SOUTHERN BANK SUBDIVISION (CORRECTIVE PLAT), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE 27 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING ±1.52 ACRES, MORE OR LESS

PARCEL 3: SOUTHERN BANK SUBDIVISION (CORRECTIVE PLAT), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE 27 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING ±2.31 ACRES, MORE OR LESS

WATER AND SEWER:
POTABLE WATER AND SEWER SERVICE WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING, PROPOSED TO CONNECT TO EXISTING WATER AND SEWER SERVICE PROVIDED BY PSL UTD

DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE THE RUNOFF TO PROPOSED DRY DETENTION AREAS. ALL DRAINAGE INFRASTRUCTURE WILL BE COMPLETED DURING PHASE 1.

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDINGS, THIS PROJECT WILL UTILIZE THREE PROPOSED DUMPSTER AREAS FOR SOLID WASTE AND RECYCLABLE ITEMS

HAZARDOUS WASTE:
ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

FIRE PROTECTION:
ALL HYDRANTS WITHIN 1000' ARE SHOWN.

WELL FIELD PROTECTION:
THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

LIGHTING NOTES:
ALL LIGHTING, TO INCLUDE POLE HEIGHTS SHALL BE IN CONFORMANCE WITH THE CITY OF PORT ST LUCIE CODE OF ORDINANCES SEC. 158.221.7.

LANDSCAPE:
LANDSCAPE TO BE PROVIDED BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

ENVIRONMENTAL:
PLEASE REFER TO ENVIRONMENTAL ASSESSMENT COMPLETED BY SOUTHEAST BIOLOGICAL

ENVIRONMENTAL SITE ASSESSMENT TABLE

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
WETLANDS	NO	---	NO	NO
RARE SPECIES	NO	N/A	NO	NO
THREATENED SPECIES	NO	N/A	NO	NO
ENDANGERED SPECIES	NO	N/A	NO	NO
LISTED SPECIES	NO	N/A	---	---
GRAND TREES (18" DBH OR GREATER)	YES	N/A	---	---

NOTE: THE ABOVE CITY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHING THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(a)

TRADITION
DESIGN REVIEW COMMITTEE
PLANS:
APPROVED:
APPROVED
SEE COMMENTS
DATE: MAR 05 2024
DRC MEMBER:

PSL PROJECT NUMBER
P20-004-A2

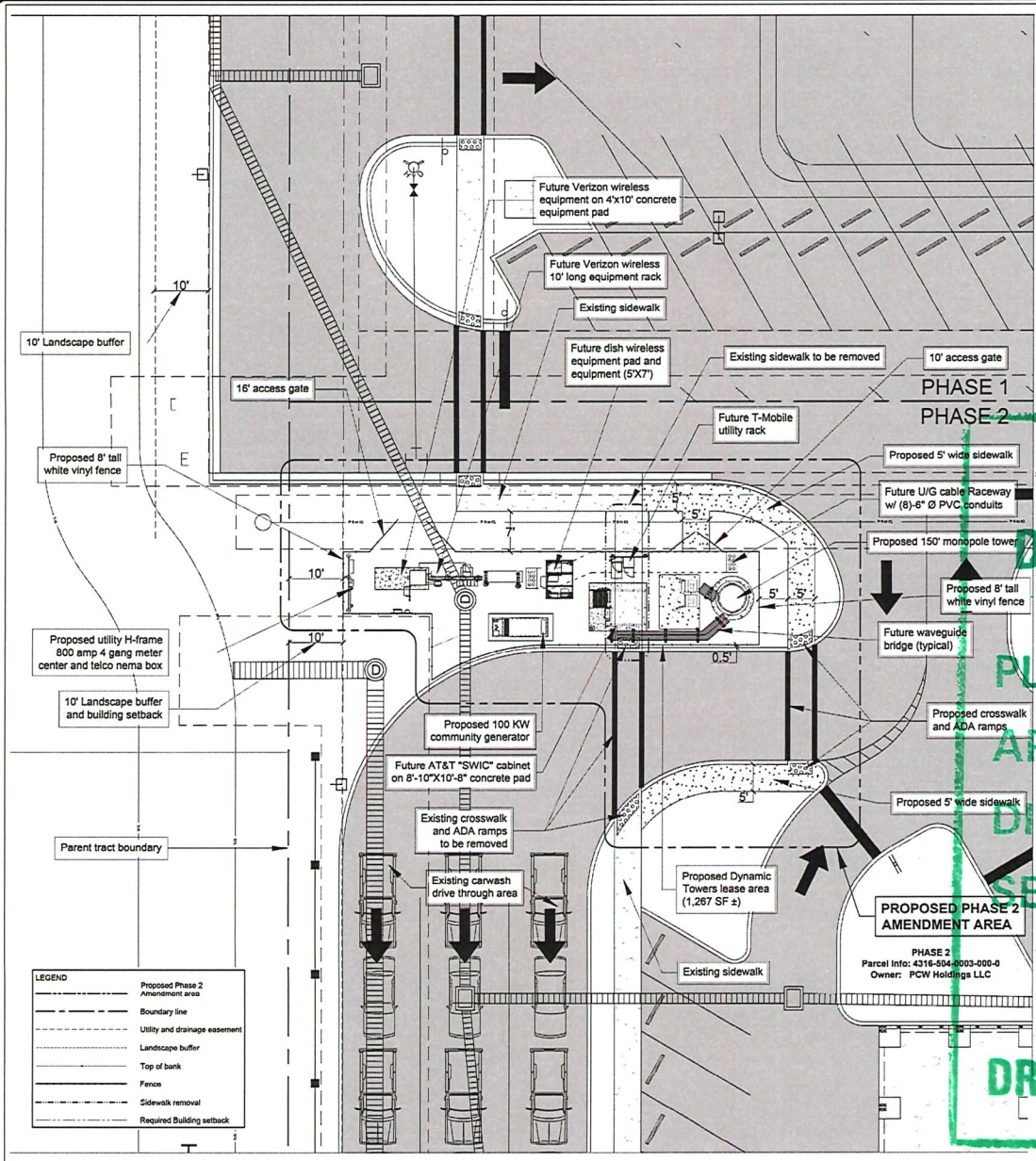
REDTAIL DESIGN GROUP
100 S. 2nd Street
Fort Pierce, FL 34950

TM
DESIGNED BY
VR
DRAWN BY
1" = 40'
SCALE
3/7/2023
DATE

REVISION COMMENTS
DATE

BARON SHOPPES - TRADITION
SITE PLAN AMENDMENT
P20-004-A2
PORT ST LUCIE FLORIDA

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 ADOPTION BY REDTAIL DG SHALL BE WITHOUT LIABILITY TO REDTAIL DG.



SITE PLAN - DETAILED VIEW OF THE PROPOSED PHASE 2 AMENDMENT AREA

PARKING INFORMATION: NOTE: ALL PARKING SHARED W/ CROSS ACCESS EASEMENT

PHASE 1:

RESTAURANT W/ DRIVE THRU - PHASE 1
(2,582 GSF + 500 GSF OUTDOOR SEATING @ 1 SPACE PER 100 GSF)
TOTAL PARKING REQUIRED 31 STALLS

RESTAURANT-1 - PHASE 1
(2,000 GSF @ 1 SPACE PER 100 GSF)
TOTAL PARKING REQUIRED 20 STALLS

RESTAURANT-2 - PHASE 1
(1,500 GSF @ 1 SPACES PER 100 GSF)
TOTAL PARKING REQUIRED 15 STALLS

RETAIL-1 - PHASE 1
(2,020 GSF @ 4 SPACE PER 1,000 GSF)
TOTAL PARKING REQUIRED 8 STALLS

RETAIL-2 - PHASE 1
(1,200 GSF @ 4 SPACE PER 1,000 GSF)
TOTAL PARKING REQUIRED 5 STALLS

TOTAL PH 1 PARKING REQUIRED 79 STALLS
TOTAL PH 1 PARKING PROVIDED 81 STALLS
REQUIRED HANDICAP 4 STALL
PROVIDED HANDICAP 4 STALL

PHASE 2:

CAR WASH - PHASE 2
(6,699 GSF (INCLUDES 900 SF OFFICE) & 189 GSF OUTDOOR SEATING)
(900 GSF @ 1 SPACE PER 200 GSF OFFICE AREA)
TOTAL PH 2 PARKING REQUIRED 5 STALLS
TOTAL PH 2 PARKING PROVIDED 19 STALLS
REQUIRED HANDICAP 1 STALLS
PROVIDED HANDICAP 2 STALLS

PHASE 3:

RESTAURANT - PHASE 3
(1,620 GSF W/ 400 SF OUTDOOR SEATING @ 1 SPACE PER 100 GSF)
TOTAL PARKING REQUIRED 20 STALLS

RESTAURANT - PHASE 3
(2,115 GSF W/ 200 SF OUTDOOR SEATING @ 1 SPACE PER 100 GSF)
TOTAL PARKING REQUIRED 23 STALLS

OFFICE/RETAIL BUILDING - PHASE 3
(2,115 GSF @ 1 SPACE PER 200 GSF)
TOTAL PARKING REQUIRED 11 STALLS

TOTAL PH 3 PARKING REQUIRED 54 STALLS
TOTAL PH 3 PARKING PROVIDED 49 STALLS
REQUIRED HANDICAP 2 STALLS
PROVIDED HANDICAP 2 STALLS

TOTAL PROJECT PARKING REQUIRED 138 STALLS
TOTAL PROJECT PARKING PROVIDED 149 STALLS
REQUIRED HANDICAP 7 STALLS
PROVIDED HANDICAP 8 STALLS

BUILDING BREAKDOWN:

	BUILDING (GSF)	OUTDOOR SEATING (GSF)
RESTAURANT W/ DRIVE THRU	2,583	500
RESTAURANT-1	2,000	—
RESTAURANT-2	1,500	—
RETAIL-1	2,020	—
RETAIL-2	1,200	—
TOTAL	9,303	500

	BUILDING (GSF)	OUTDOOR SEATING (GSF)
CARWASH	6,699	189
TOTAL	6,699	189

	BUILDING (GSF)	OUTDOOR SEATING (GSF)
RESTAURANT	1,620	400
RESTAURANT	2,115	200
OFFICE / RETAIL	2,115	0
TOTAL	5,850	600

TOTAL BUILDOUT GSF:	21,852	1289

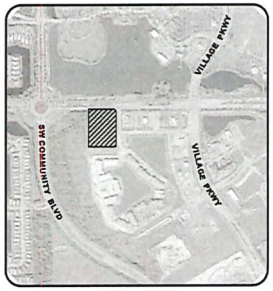
LAND USE - LOT 3

PARCEL SIZE	209,088 S.F.	4.80 AC.	100.00%

TOTAL IMPERVIOUS / PERVIOUS AT BUILDOUT

TOTAL IMPERVIOUS	151,607.15 S.F.	3.48 AC.	72.50%
PERVIOUS AREA	54,481.85 S.F.	1.25 AC.	27.01%
DRY DETENTION AREA	7,699.15 S.F.	0.18 AC.	3.68%
5% USEABLE OPEN SPACE	2,851.92 S.F.	0.07 AC.	(5.00%)

*NOTE: PERVIOUS AREA INCLUDES DRY DETENTION & 5% USEABLE OPEN SPACE



VICINITY MAP

BUILDING SETBACKS:
FRONT SETBACK = 25'
SIDE SETBACK = 10'
REAR SETBACK = 10'

SITE DATA:

PARCEL 1	4316-504-0001-000-6
PARCEL 2	4316-504-0002-000-3
PARCEL 3	4316-504-0003-000-0
SECTION	16
TOWNSHIP	37S
RANGE	40E
ZONING	MPUD
EXISTING USE	VACANT/COMMERCIAL DEVELOPMENT
PROPOSED USE	COMMERCIAL DEVELOPMENT
MAX. BUILDING HEIGHT	32'-0"

NEAREST FIRE HYDRANTS LOCATED WITHIN 1,000 FT.:
(APPROX. DISTANCE, PER GOOGLE MAPS)

HYDRANT		
1.	WEST SIDE OF SITE ALONG SW COMMUNITY BLVD.	600 FT.
2.	EAST SIDE OF SITE ALONG VILLAGE POINTE	80 FT.
3.	EAST SIDE OF SITE ALONG VILLAGE COURT	380 FT.
4.	EAST SIDE OF SITE ALONG VILLAGE COURT	760 FT.

LEGAL DESCRIPTION:

PARCEL 1, SOUTHERN GROVE PLAT NO. 28 (CORRECTIVE PLAT), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING ±2.32 ACRES, MORE OR LESS

PARCEL 2, SOUTHERN GROVE PLAT NO. 28 (CORRECTIVE PLAT), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING ±1.52 ACRES, MORE OR LESS

PARCEL 3, SOUTHERN GROVE PLAT NO. 28 (CORRECTIVE PLAT), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING ±2.31 ACRES, MORE OR LESS

WATER AND SEWER:
WATER SERVICE AND SEWER SERVICE WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING. PROPOSED TO CONNECT TO EXISTING WATER AND SEWER SERVICE PROVIDED BY PSLUSD.

DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE THE RUNOFF TO PROPOSED DRY DETENTION AREAS. ALL DRAINAGE INFRASTRUCTURE WILL BE COMPLETED DURING PHASE 1.

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDINGS, THIS PROJECT WILL UTILIZE THREE PROPOSED DUMPSTER AREAS FOR SOLID WASTE AND RECYCLABLE ITEMS

HAZARDOUS WASTE:
ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

FIRE PROTECTION:
ALL HYDRANTS WITHIN 1000' ARE SHOWN.

WELL FIELD PROTECTION:
THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

LIGHTING NOTES:
ALL LIGHTING, TO INCLUDE POLE HEIGHTS SHALL BE IN CONFORMANCE WITH THE CITY OF PORT ST LUCIE CODE OF ORDINANCES SEC. 154.221.7.

LANDSCAPE:
LANDSCAPE TO BE PROVIDED BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

ENVIRONMENTAL:
PLEASE REFER TO LEGAL DESCRIPTION. ENVIRONMENTAL ASSESSMENT COMPLETED BY [illegible] FEBRUARY 24, 2020.

ENVIRONMENTAL SITE ASSESSMENT TABLE

ASSESSMENT	FINDINGS (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
WETLANDS	NO	—	NO	NO
RARE SPECIES	NO	N/A	NO	NO
THREATENED SPECIES	NO	N/A	NO	NO
SPECIAL SPECIES	NO	N/A	NO	NO
LISTED SPECIES	NO	N/A	NO	NO
VEGETATION	[illegible]	[illegible]	[illegible]	[illegible]

NOTE: THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE [illegible] FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 43.06(j).

TRADITION
DESIGN REVIEW COMMITTEE
PLANS APPROVED:
DISAPPROVED:
SEE COMMENTS:
DATE: MAR 0 5 2024
DRC MEMBER:

811 KNOW WHAT'S BELOW. ALWAYS CALL 811 BEFORE YOU DIG! It's fast. It's free. It's the law. www.callsunshine.com

PLANNER
REDTAIL DESIGN GROUP
C/O TOD POWERS, AICP
100 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.742.1555

PSL PROJECT NUMBER
P20-004-A2

REDTAIL DESIGN GROUP
100 S. 2nd Street
Fort Pierce, FL 34950

TM
03/06/24
SP
24-0000-EV
1" = 10'
SCALE
3/7/2023
DATE

REVISION COMMENTS
DATE

BARON SHOPPES - TRADITION
SITE PLAN AMENDMENT
P20-004-A2
PORT ST LUCIE FLORIDA

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ITE TRIP GENERATION TABLE:

TRAFFIC STATEMENT:
THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE), TRIP GENERATION, 10TH EDITION, LAND USE CODES 946, 934, 933, 918, AND 720 WERE USED TO DETERMINE EXPECTED DAILY TRIP GENERATION RATES FOR THE PROPOSED PROJECT. THE TOTAL SQUARE FOOTAGE OF EACH BUILDING AT BUILD-OUT WAS USED TO OBTAIN THE FOLLOWING RESULT:

RESTAURANT W/ DRIVE THRU 2,583+500 G.S.F. (934)
WEEKDAY -
TOTAL AVG. TRIPS FOR WEEKDAY = 1,450 TRIPS (470.95 x 3.08)
TOTAL A.M. PEAK HOUR TRIPS = 157 TRIPS (50.97 x 3.08)
TOTAL P.M. PEAK HOUR TRIPS = 158 TRIPS (51.36 x 3.08)
SATURDAY -
TOTAL AVG SATURDAY TRIPS = 1,897 TRIPS (616.12 x 3.08)
TOTAL PEAK HOUR SATURDAY TRIPS = 169 TRIPS (54.86 x 3.08)
SUNDAY -
TOTAL AVG SUNDAY TRIPS = 1,455 TRIPS (472.58 x 3.08)
TOTAL PEAK HOUR SUNDAY TRIPS = 170 TRIPS (55.15 x 3.08)

RESTAURANT-1: 2,000 G.S.F. (933)
WEEKDAY -
TOTAL AVG. TRIPS FOR WEEKDAY = 691 TRIPS (346.23 X 2.00)
TOTAL A.M. PEAK HOUR TRIPS = 96 TRIPS(47.66 X 2.00)
TOTAL P.M. PEAK HOUR TRIPS = 98 TRIPS (48.70 X 2.00)
SATURDAY -
TOTAL AVG SATURDAY TRIPS = 1,392 TRIPS (696.00 X 2.00)
TOTAL PEAK HOUR SATURDAY TRIPS = 110 TRIPS (54.60 X 2.00)
SUNDAY -
TOTAL AVG SUNDAY TRIPS = 1,000 TRIPS (500.00 X 2.00)

RESTAURANT-2: 1,500 G.S.F. (933)
WEEKDAY -
TOTAL AVG. TRIPS FOR WEEKDAY = 519 TRIPS (346.23 x 1.50)
TOTAL A.M. PEAK HOUR TRIPS = 71 TRIPS (47.66 x 1.50)
TOTAL P.M. PEAK HOUR TRIPS = 73 TRIPS (48.70 x 1.50)
SATURDAY -
TOTAL AVG SATURDAY TRIPS = 1,044 TRIPS (696.00 x 1.50)
TOTAL PEAK HOUR SATURDAY TRIPS = 82 TRIPS (54.60 x 1.50)
SUNDAY -
TOTAL AVG SUNDAY TRIPS = 750 TRIPS (500.00 x 1.50)

RETAIL (MEDICAL OFFICE)-1: 2,020 G.S.F. (720)
WEEKDAY -
TOTAL AVG. TRIPS FOR WEEKDAY = 70 TRIPS (34.80 X 2.02)
TOTAL A.M. PEAK HOUR TRIPS = 7 TRIPS (3.53 X 2.02)
TOTAL P.M. PEAK HOUR TRIPS = 8 TRIPS (4.10 X 2.02)
SATURDAY -
TOTAL AVG SATURDAY TRIPS = 17 TRIPS (8.57 X 2.02)
TOTAL PEAK HOUR SATURDAY TRIPS = 6 TRIPS (3.10 X 2.02)
SUNDAY -
TOTAL AVG SUNDAY TRIPS = 3 TRIPS (1.42 X 2.02)
TOTAL PEAK HOUR SUNDAY TRIPS = 1 TRIP (0.32 X 2.02)

RETAIL 2: 1,200 G.S.F. (918)
WEEKDAY -
TOTAL A.M. PEAK HOUR TRIPS = 1 TRIP (1.21 x 1.20)
TOTAL P.M. PEAK HOUR TRIPS = 2 TRIPS (1.94 x 1.20)
SATURDAY -
TOTAL PEAK HOUR SATURDAY TRIPS = 17 TRIPS (5.08 x 3.40)

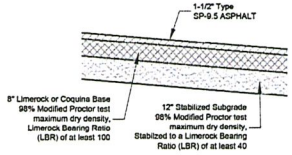
CAR WASH: 8,699 G.S.F. (948)
WEEKDAY -
TOTAL AVG. TRIPS FOR WEEKDAY PEAK= 78 TRIPS (11.68 x 6.7)
SATURDAY -
TOTAL PEAK HOUR SATURDAY TRIPS = 204 TRIPS (30.40 x 6.7)

RESTAURANT: 1,820 + 400 G.S.F (933)
WEEKDAY -
TOTAL AVG. TRIPS FOR WEEKDAY = 699 TRIPS (346.23 X 2.02)
TOTAL A.M. PEAK HOUR TRIPS = 96 TRIPS (47.66 X 2.02)
TOTAL P.M. PEAK HOUR TRIPS = 98 TRIPS (48.70 X 2.02)
SATURDAY -
TOTAL AVG SATURDAY TRIPS = 1,406 TRIPS (696.00 X 2.02)
TOTAL PEAK HOUR SATURDAY TRIPS = 110 TRIPS (54.60 X 2.02)
SUNDAY -
TOTAL AVG SUNDAY TRIPS = 1,010 TRIPS (500.00 X 2.02)

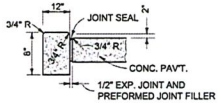
RESTAURANT: 2,115 + 200 G.S.F. (933)
WEEKDAY -
TOTAL AVG. TRIPS FOR WEEKDAY = 803 TRIPS (346.23 X 2.32)
TOTAL A.M. PEAK HOUR TRIPS = 111 TRIPS (47.66 X 2.32)
TOTAL P.M. PEAK HOUR TRIPS = 113 TRIPS (48.70 X 2.32)
SATURDAY -
TOTAL AVG SATURDAY TRIPS = 1,615 TRIPS (696.00 X 2.32)
TOTAL PEAK HOUR SATURDAY TRIPS = 127 TRIPS (54.60 X 2.32)
SUNDAY -
TOTAL AVG SUNDAY TRIPS = 1,160 TRIPS (500.00 X 2.32)

OFFICE/RETAIL: 2,116 G.S.F. (720)
WEEKDAY -
TOTAL AVG. TRIPS FOR WEEKDAY = 74 TRIPS (34.80 X 2.12)
TOTAL A.M. PEAK HOUR TRIPS = 7 TRIPS (3.53 X 2.12)
TOTAL P.M. PEAK HOUR TRIPS = 9 TRIPS (4.10 X 2.12)
SATURDAY -
TOTAL AVG SATURDAY TRIPS = 18 TRIPS (8.57 X 2.12)
TOTAL PEAK HOUR SATURDAY TRIPS = 7 TRIPS (3.10 X 2.12)
SUNDAY -
TOTAL AVG SUNDAY TRIPS = 3 TRIPS (1.42 X 2.12)
TOTAL PEAK HOUR SUNDAY TRIPS = 1 TRIP (0.32 X 2.12)

TOTAL TRIP GENERATION FOR ALL USES
WEEKDAY -
TOTAL AVG. TRIPS FOR WEEKDAY = 4,384 TRIPS
TOTAL A.M. PEAK HOUR TRIPS = 546 TRIPS
TOTAL P.M. PEAK HOUR TRIPS = 559 TRIPS
SATURDAY -
TOTAL AVG SATURDAY TRIPS = 7,389 TRIPS
TOTAL PEAK HOUR SATURDAY TRIPS = 832 TRIPS
SUNDAY -
TOTAL AVG SUNDAY TRIPS = 5,381 TRIPS
TOTAL PEAK HOUR SUNDAY TRIPS = 172 TRIPS

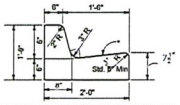


TYPICAL PAVEMENT SECTION



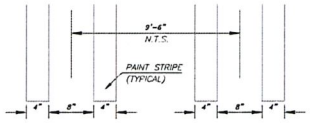
Note:
1. Use 3,000 P.S.I. concrete at 28 days for construction.

FLUSH HEADER CURB

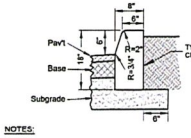


*NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

TYPE F

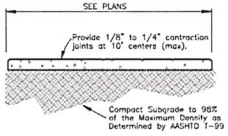


DOUBLE STRIPING DETAIL



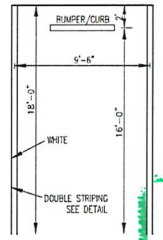
NOTES:
1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001.

TYPE "D" CURB

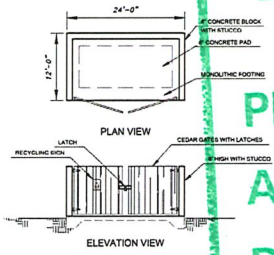


NOTES:
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk thickness to be increased to 6" thick at driveway locations.
3. All repairs required during construction shall be removed and replaced 10' minimum to next full joint.

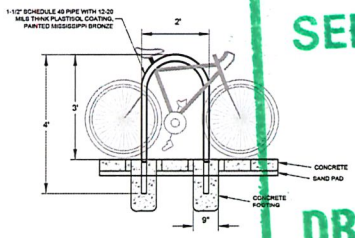
4" THICK SIDEWALK DETAIL



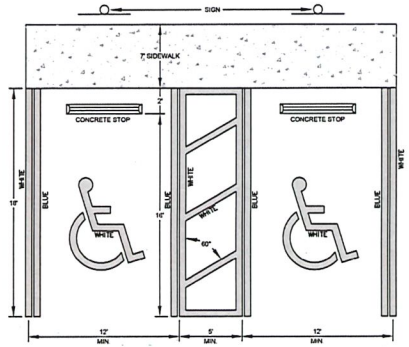
18' PARKING STALL DETAIL



DUMPSTER DETAIL



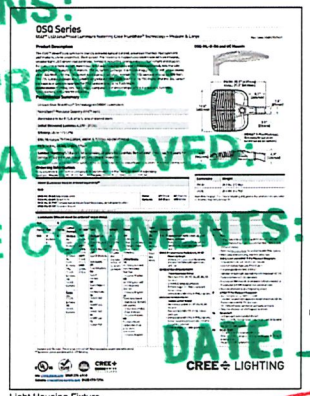
BIKE RACK DETAIL



NOTES:
1. FTP-20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP-21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP-20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

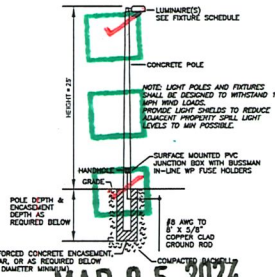
HANDICAPPED SPACE DETAIL

TYPICAL LANDSCAPE WALL
N.T.S.



Light Housing Fixture
Max height per City of PSL Ordinance 158.221.7.
*Maximum pole height to be 6' when near residential areas.

Luminaire Schedule								
Symbol		Qty	Label	Arrangement	Lamps	Total Watts	Description
		14	9A	SINGLE	0.903	Cree Lighting OSQ-M-B-14L-40K7-4M-UL-NM-XX / OSQ-BLTMP, Single Head
		9	9B	DIRC	0.903	Cree Lighting OSQ-M-B-14L-40K7-3R-UL-NM-XX, 2MIN



NOTE: PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL INCLUDE THE POLE, LUMINAIR, AND REINFORCED CONCRETE ENCASEMENT CALCULATIONS TO SHOW COMPLIANCE WITH FLORIDA BUILDING CODE , FOR WIND LOADING. SHOP DRAWINGS MAY BE BASED ON GENERIC SOIL CONDITIONS. ACTUAL SITE SOIL BORINGS AND ANALYSIS FOR EACH POLE LOCATION MUST BE VERIFIED BY THE FLORIDA REGISTERED PROFESSIONAL ENGINEER AND DOCUMENTED IN THE SHOP DRAWINGS. ALL ASSOCIATED COSTS FOR THE TOTAL INSTALLATION INCLUDING SHOP DRAWINGS, INSPECTIONS AND DESIGN FEES SHALL BE INCLUDED IN THE CONTRACT.

POLE MOUNTING DETAIL

TRADITION
DESIGN REVIEW COMMITTEE
PLANS:
APPROVED:
DISAPPROVED:
SEE COMMENTS:
DATE: MAR 05 2024
DRC MEMBER

PSL PROJECT NUMBER
P20-004-A2

REDTAIL
100 S. 2nd Street
Fort Pierce, FL 34950

TM DESIGNED BY
VS DRAWN BY
1" = 20' SCALE
3/7/2022 DATE

REVISION COMMENTS
DATE

BARON SHOPPES - TRADITION
SITE PLAN AMENDMENT
P20-004-A2
PORT ST LUCIE FLORIDA

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 ADOPTION BY REDTAIL DG SHALL BE WITHOUT LIABILITY TO REDTAIL DG.

Location Map

Legal Description

SOUTHERN GROVE PLAT NO. 18 (PB 73-25) LOT 3 (4.80 AC - 209,088 SF)

Landscape Data

PERIMETER BUFFER CALCULATIONS

TOWER AMENDMENT AREA BUFFER: 170 LF

	REQ.	PROV.
1 (F) TREE / 20 LF	9	9
1 SHRUB / 3 LF	57	60+

Amendment Area Plant List

Key	Tradition Plant Key	Qty	Scientific Name	Common Name	Size	Spacing
UNDERSTORY TREES						
LIM	LIM65	9	Lagerstroemia fauriei 'Muskogee'	Crape Myrtle	10'x 6', 65g, 2.5" CAL. Min.	AS
SHRUBS & GROUNDCOVERS						
LGM	LGGM	25	Lantana camera	Gold Mound Lantana	1g, full	18" OC
PM	PM	46	Podocarpus macrophyllus 'Maki'	Japanese Yew	7g, 4' oa, full	30" OC
TFL*	TFL	42	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	24" OC

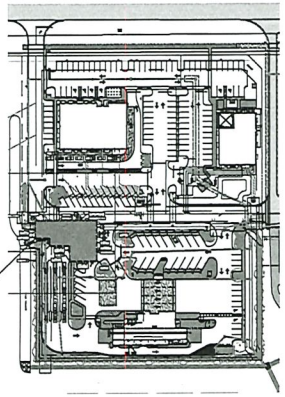
*DENOTES FLORIDA NATIVE PLANT MATERIAL
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2015 EDITION

Misc.

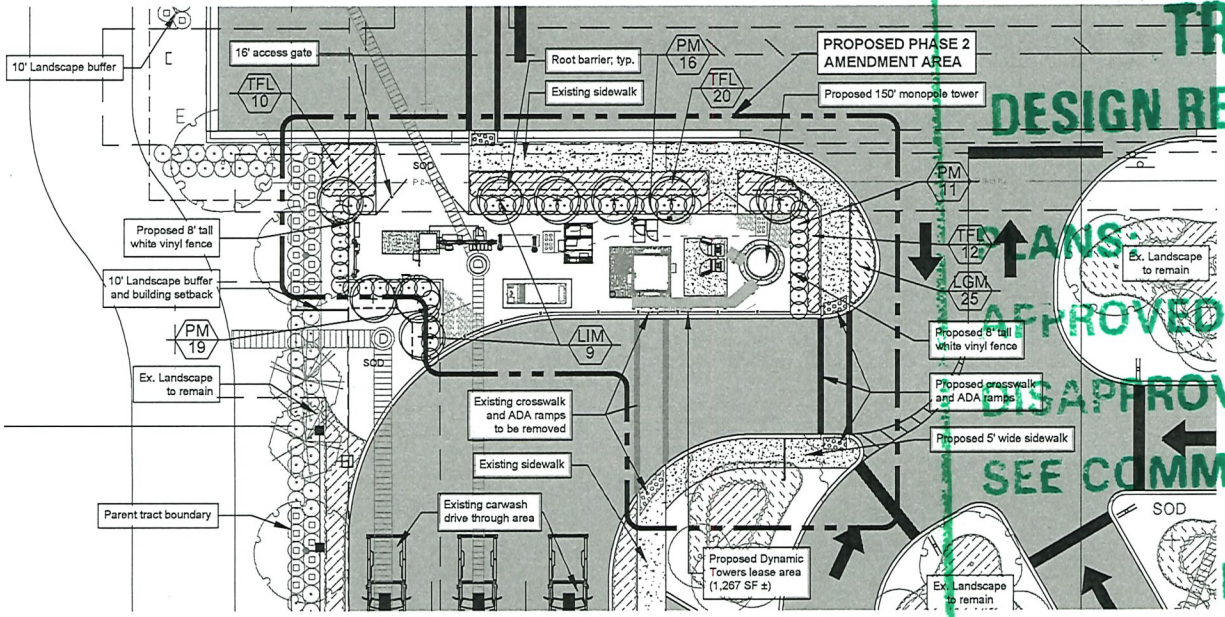
SOD - Stenotaphrum secundatum 'Floratam' - St. Augustine Floratam - solid sod, laid tight

Key Map

SCALE: 1" = 100'



PROPOSED AMENDMENT AREA



(SEE SHEET L2 FOR PLANT LIST & SPECIFICATIONS)

TRADITION
DESIGN REVIEW COMMITTEE
PLANS:
APPROVED: ☑
DISAPPROVED: ☐
SEE COMMENTS: ☑
DRC MEMBER:
DATE: MAR 05 2024

ACKNOWLEDGEMENT STATEMENT:

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE TRADITION COMMERCIAL LANDSCAPE AND SITE DESIGN GUIDELINES.

Sunshine 811
Call 811 or visit Sunshine811.com at least two business days before digging to have utilities located and marked.
Obey posted regulatory signs before you dig!

Scale: 0' 5' 10' 20'
NORTH

REDTAIL

BARON SHOPPES - TRADITION

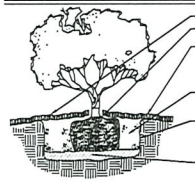
AMENDMENT LANDSCAPE PLAN

PORT SAINT LUCIE FLORIDA

L1 OF 2

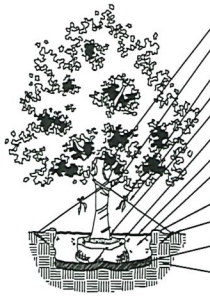
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY REDTAIL DESIGN GROUP, INC. SHALL BE WITHOUT LIABILITY TO EDG, INC.

Planting Details



SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

Plant 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:

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

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

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

MULCH SHALL BE SHREDDED EUCALYPTUS MULCH.

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

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ¼ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

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

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECTS DIRECTION.

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 OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT 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 TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIAL WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

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

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 TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

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

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

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD 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, LIFTING PLANT FOLIAGE ABOVE MULCH. PLANTS OTHER GROUNDCOVER, 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 INTO INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY 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.

Plant List

Key	Tradition Plant Key	Qty	Scientific Name	Common Name	Size	Spacing
UNDERSTORY TREES						
LIM	LIM-65	9	Lagerstroemia fauriei 'Muskogee'	Crape Myrtle	10'x 6', 65g, 2.5" CAL. Min.	AS
SHRUBS & GROUNDCOVERS						
LGM	LGSM	25	Lantana camera	Gold Mound Lantana	1g, full	18" OC
PM	PM	46	Podocarpus macrophyllus 'Maki'	Japanese Yew	7g, 4' oa, full	30" OC
TFL*	TFL	42	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	24" OC

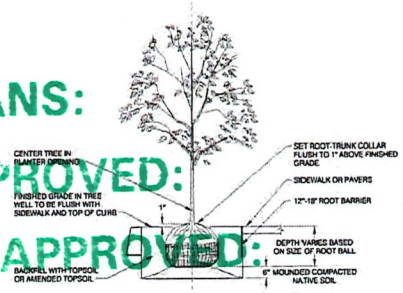
*DENOTES FLORIDA NATIVE PLANT MATERIAL

ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2015 EDITION

Misc.

SOD - Stenotaphrum secundatum 'Floratam' - St. Augustine floratam - solid sod, laid tight

Tree Root Barrier Detail



General Notes

ALL LANDSCAPE WORK SHALL CONFORM TO THE LOCAL REQUIREMENTS OF THE LANDSCAPE CODE.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR CHANGES WITHOUT THE AUTHORIZATION OF THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS.

THE LANDSCAPE CONTRACTOR BE RESPONSIBLE FOR THE PERMITS RELATED TO HIS/HER WORK.

PLANT MATERIAL USED SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY GRADE AND STANDARDS, LATEST EDITION.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE LOCAL LANDSCAPE CODE. IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

ALL LANDSCAPING WITHIN CITY UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES.

ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE LATEST PSLUSD LANDSCAPE POLICY AND SHALL NOT BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY PSLUSD UTILITY.

TREES SHALL NOT BE PLANTED WITHIN 10' OF PRESENT OR FUTURE ANY PSLUSD UNDERGROUND WATER PIPELINE.

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.

TRADITION
DESIGN REVIEW COMMITTEE
PLANS:
APPROVED: ☐
DISAPPROVED: ☐
SEE COMMENTS: ☐
MAR 05 2024
PROCESSED

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DRAWN BY: DG
DATE: 10-7-2023

BARON SHOPPES - TRADITION
AMENDMENT LANDSCAPE DETAILS
PORT SAINT LUCIE FLORIDA

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE SUGG
LA 6667190
STATE OF FLORIDA

L2 OF 2

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