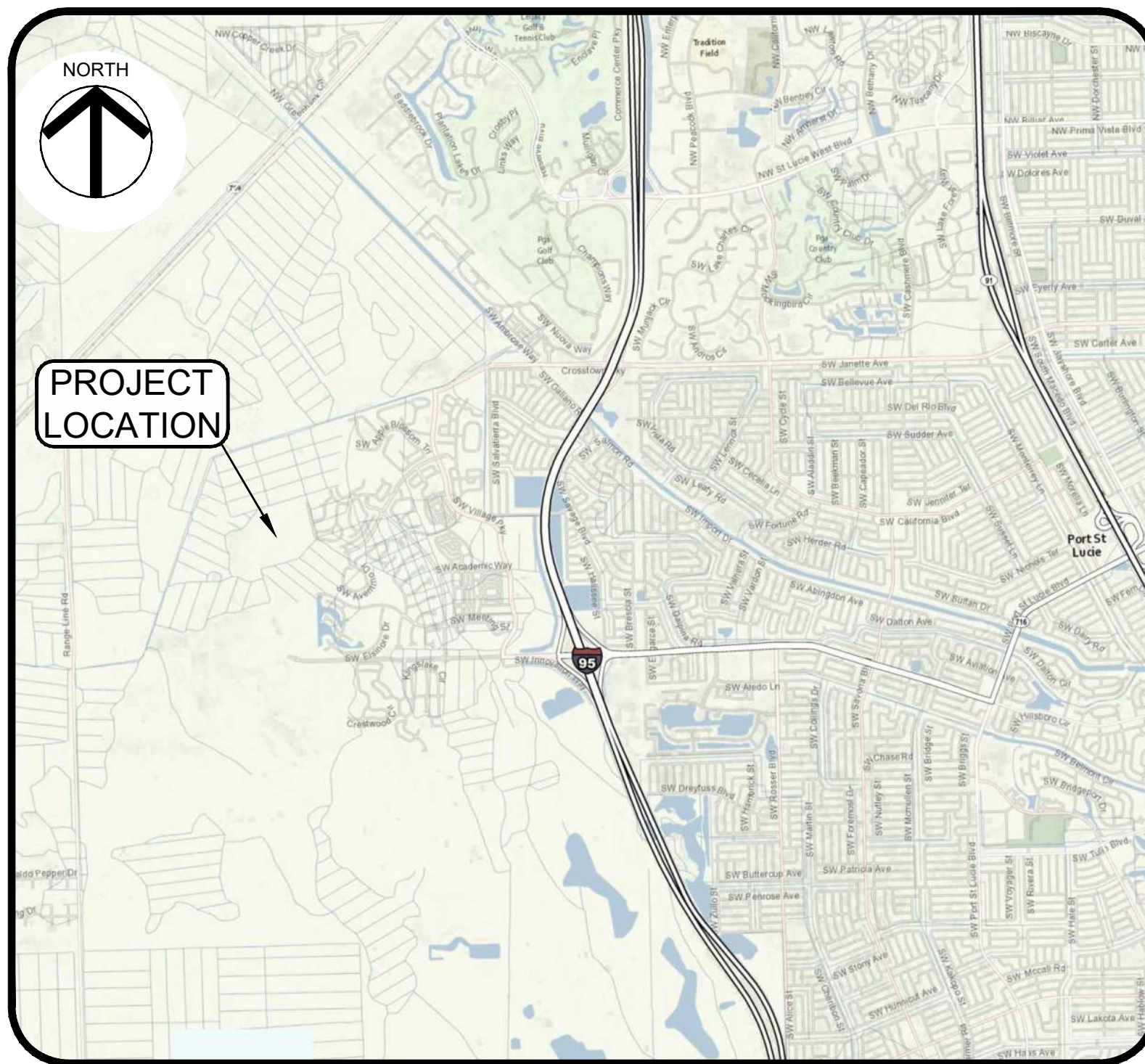
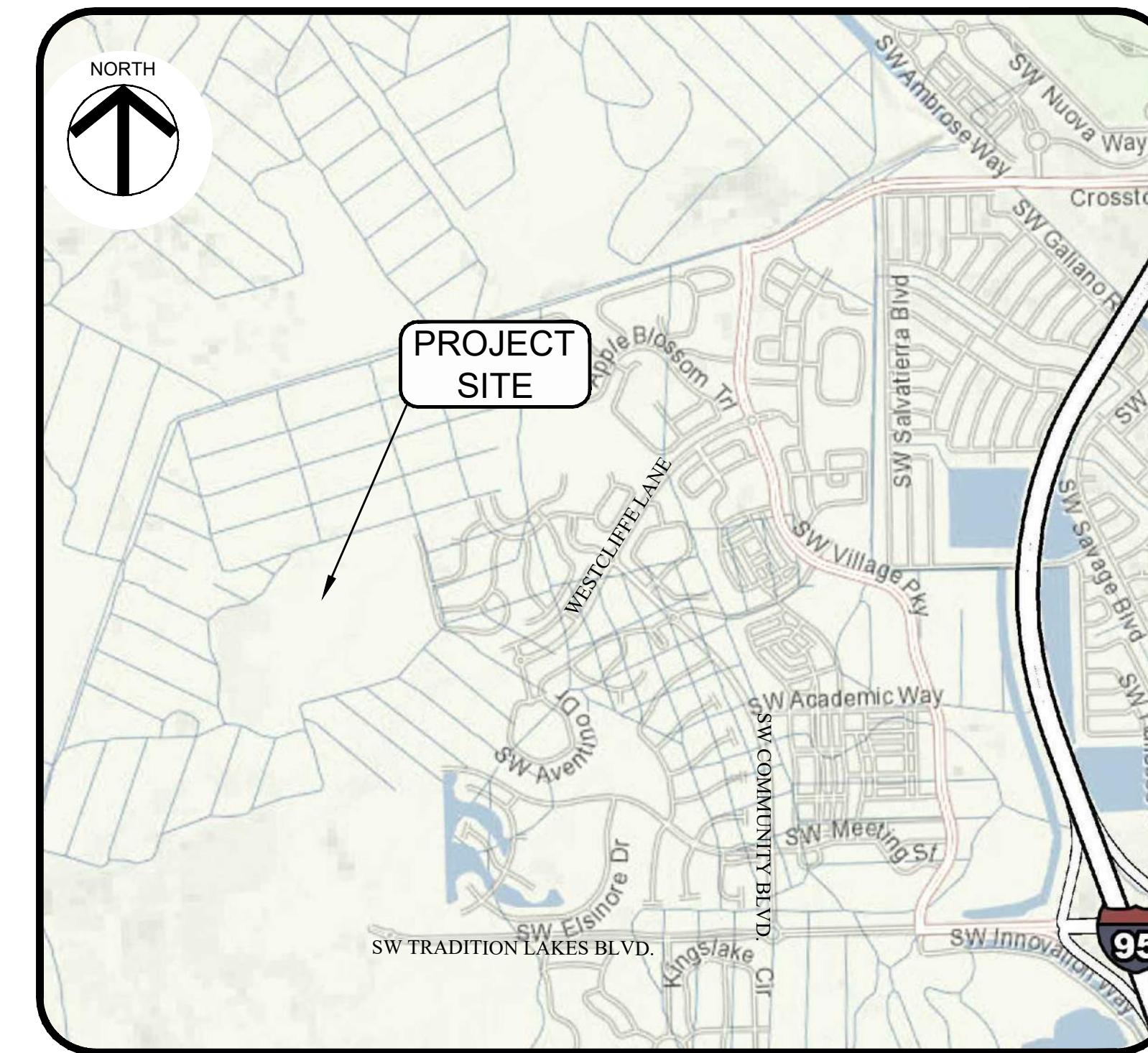


CODE MINIMUM LANDSCAPE PLANS FOR
**ESPLANADE
 AT TRADITION**
 PHASE 1
 CITY OF PORT ST. LUCIE, FLORIDA



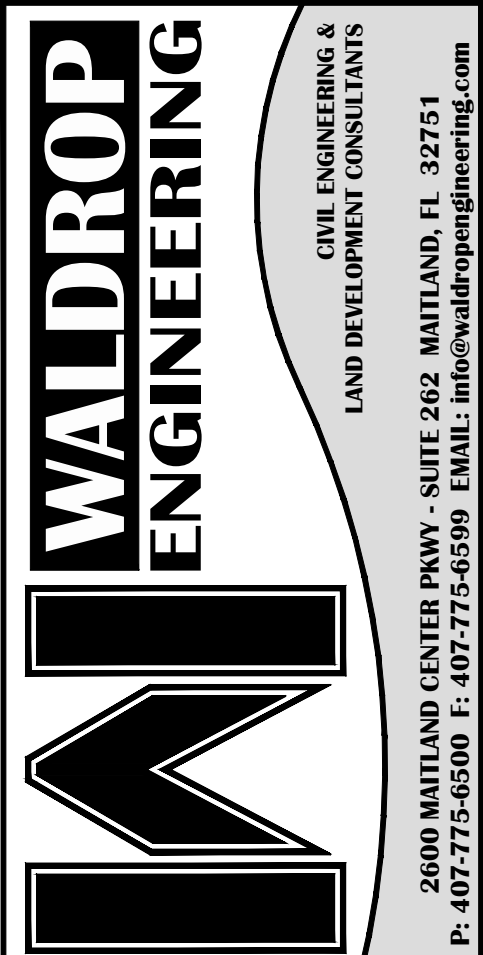
PROJECT LOCATION MAP
 NO SCALE

SHEET INDEX	
COVER	COVER SHEET
L-000	GENERAL NOTES & DRAFTING LEGEND
L-100	LANDSCAPE SITE REFERENCE PLAN
L-101	LANDSCAPE SITE PLAN
L-102	LANDSCAPE SITE PLAN
L-103	LANDSCAPE SITE PLAN
L-104	LANDSCAPE SITE PLAN
L-105	LANDSCAPE SITE PLAN
L-106	LANDSCAPE SITE PLAN
L-107	LANDSCAPE SITE PLAN
L-108	LANDSCAPE SITE PLAN
L-109	LANDSCAPE SITE PLAN
L-110	LANDSCAPE SITE PLAN
L-111	LANDSCAPE SITE PLAN
L-112	LANDSCAPE SITE PLAN
L-113	LANDSCAPE SITE PLAN
L-114	LANDSCAPE SITE PLAN
L-115	LANDSCAPE SITE PLAN
L-501	BUFFER DETAILS
L-502	LANDSCAPE DETAILS
L-503	LANDSCAPE DETAILS
L-601	LANDSCAPE NOTES & MATERIALS SCHEDULE



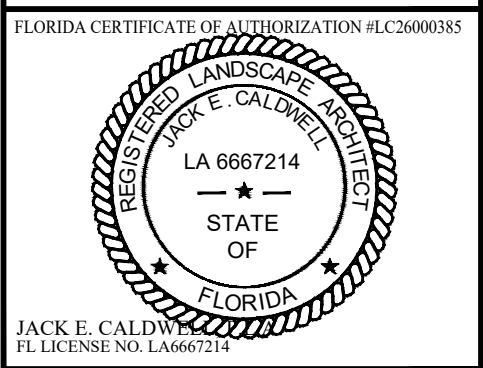
PROJECT SITE MAP
 NO SCALE

DEVELOPED BY:
TAYLOR MORRISON OF FLORIDA, INC.
 2600 LAKE LUCIEN DRIVE - SUITE 300
 MAITLAND, FL 32751
 PHONE: (321) 397-7245 FAX: (321) 397-7243



CODE MINIMUM LANDSCAPE PLANS
**ESPLANADE AT
 TRADITION**
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 COVER SHEET

PLAN REVISIONS	
10/04/19	REVISION PER CITY REVIEW COMMENTS
10/08/19	REVISION PER CITY REVIEW COMMENTS
10/09/19	REVISION PER CITY REVIEW COMMENTS
10/11/19	REVISION PER CITY REVIEW COMMENTS
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12/30/19	REVISION PER CITY REVIEW COMMENTS
12/31/19	REVISION PER CITY REVIEW COMMENTS



FLORIDA CERTIFICATE OF ADOPTION #LC2000035
 JACK E. CALLOWAY
 LICENSE NO. LA 6667214
 CITY OF PORT ST. LUCIE PROJECT #
P21-043
 SET NUMBER: 890-004-01
 SHEET: COVER

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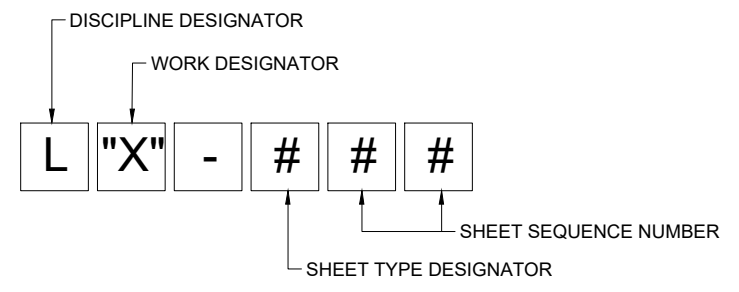
PLAN SET FORMAT DESCRIPTION:

THE CONSTRUCTION DATA INCLUDED IN THIS PLAN SET CONFORMS TO THE UNITED STATES NATIONAL CAD STANDARD (NCS) - "MODIFIED" FORMAT. PLEASE REFER TO THIS SHEET (000) AS A DETAILED LEGEND OF INCLUDED PLAN REFERENCES, LABELS, CALL-OUTS, NOTES, ETC. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT WITH ANY CONFLICTS IN COMPREHENSION OF PLAN SET FOR RESOLUTION.

THIS PLAN SET IS ORGANIZED BY STARTING WITH AN OVERVIEW, OR 'BIG PICTURE', OF CONSTRUCTION DATA INCLUDED IN THE DOCUMENT, AND PROCEEDS TO INTRODUCE FURTHER DETAIL THROUGHOUT THE PLAN SET.

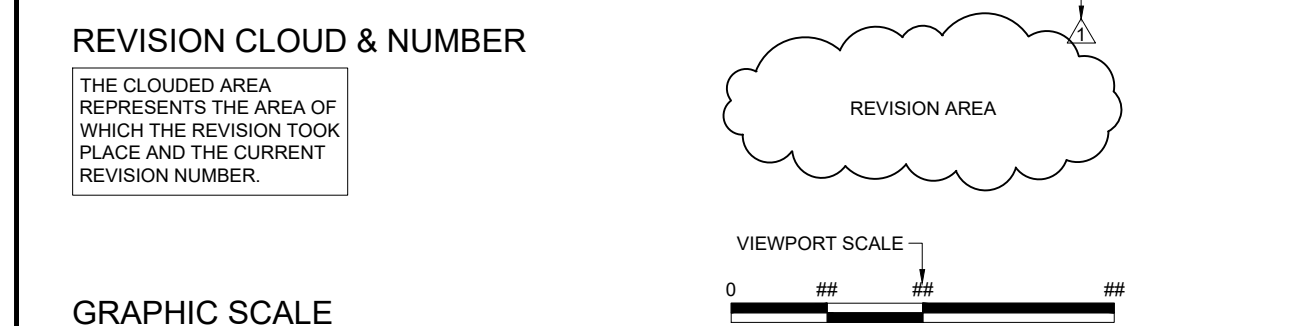
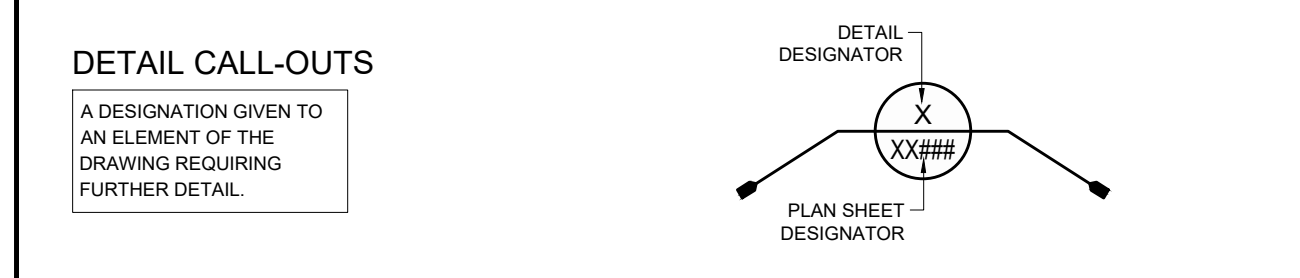
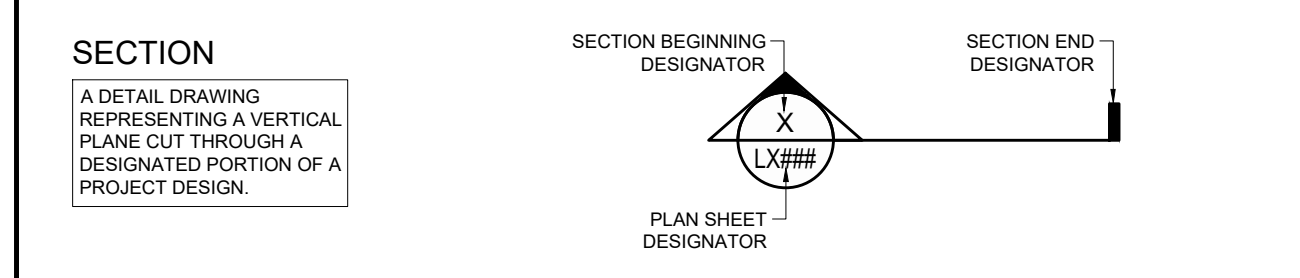
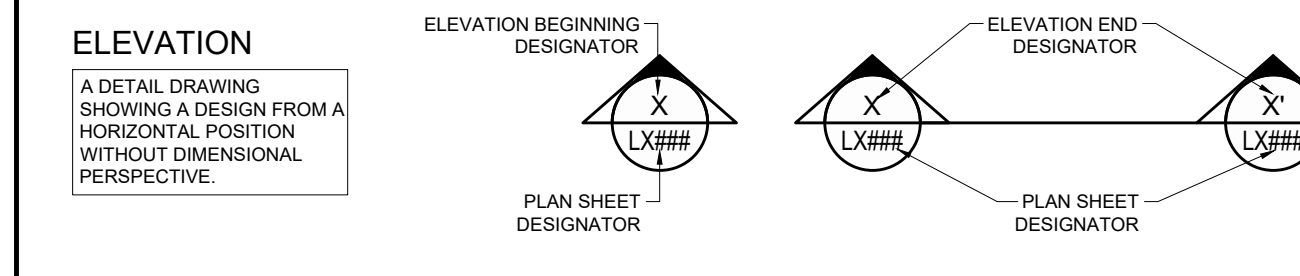
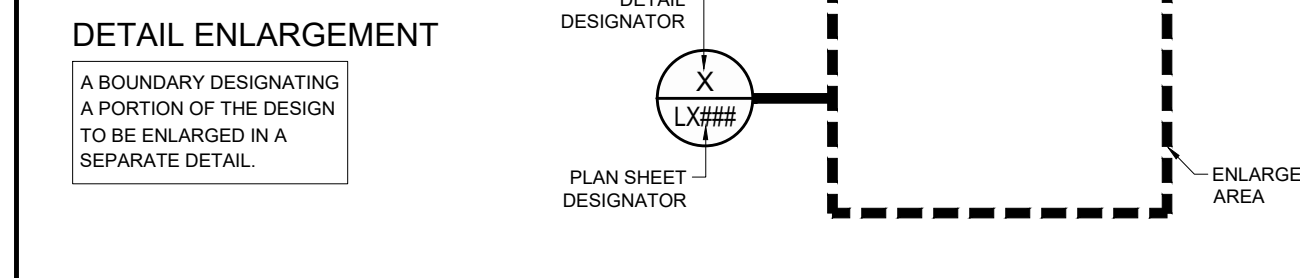
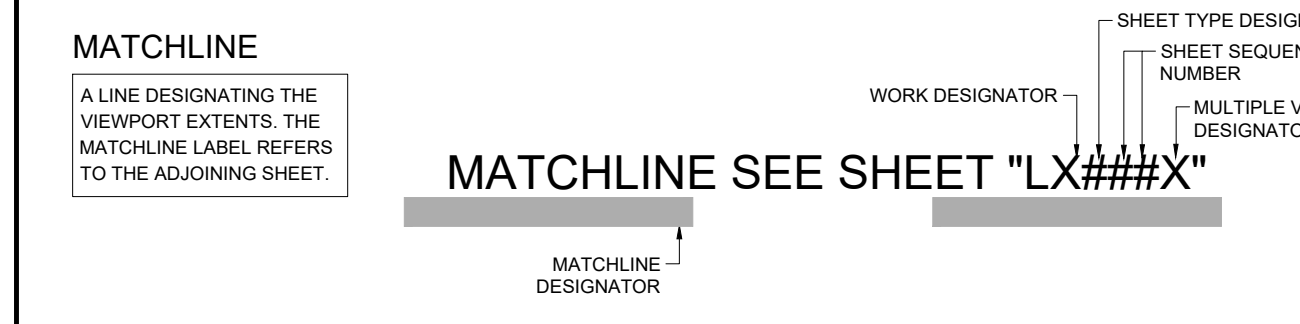
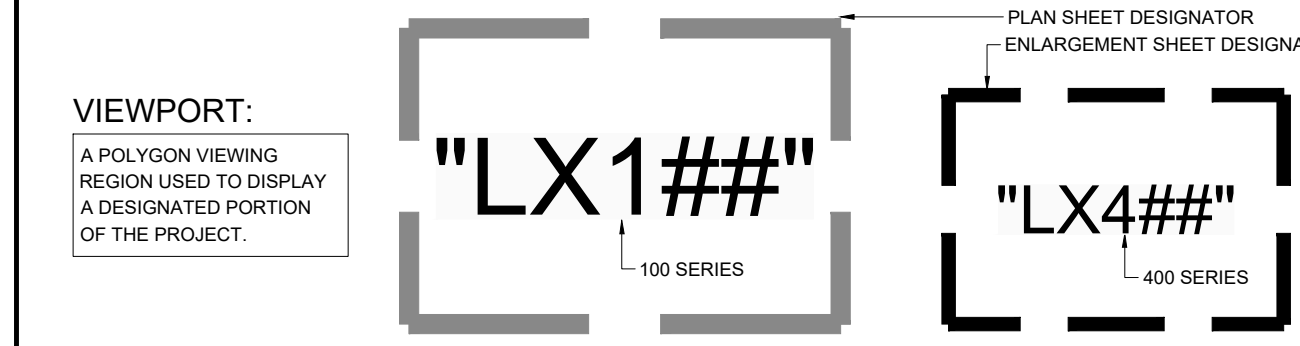
CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS IMMEDIATELY. ALL SUBCONTRACTORS SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY DISCREPANCIES AND DIFFICULTIES. ALL CONSTRUCTION SHALL BE CONSIDERED "TURN-KEY" UNLESS OTHERWISE NOTED - GENERAL/SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTOR WORK.

PLAN SHEETS:

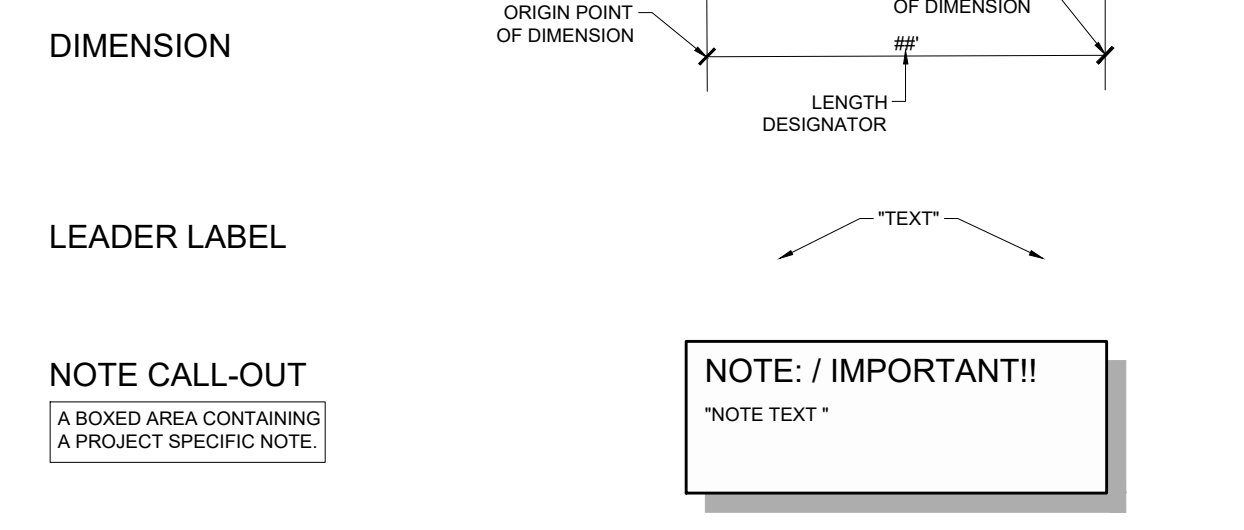
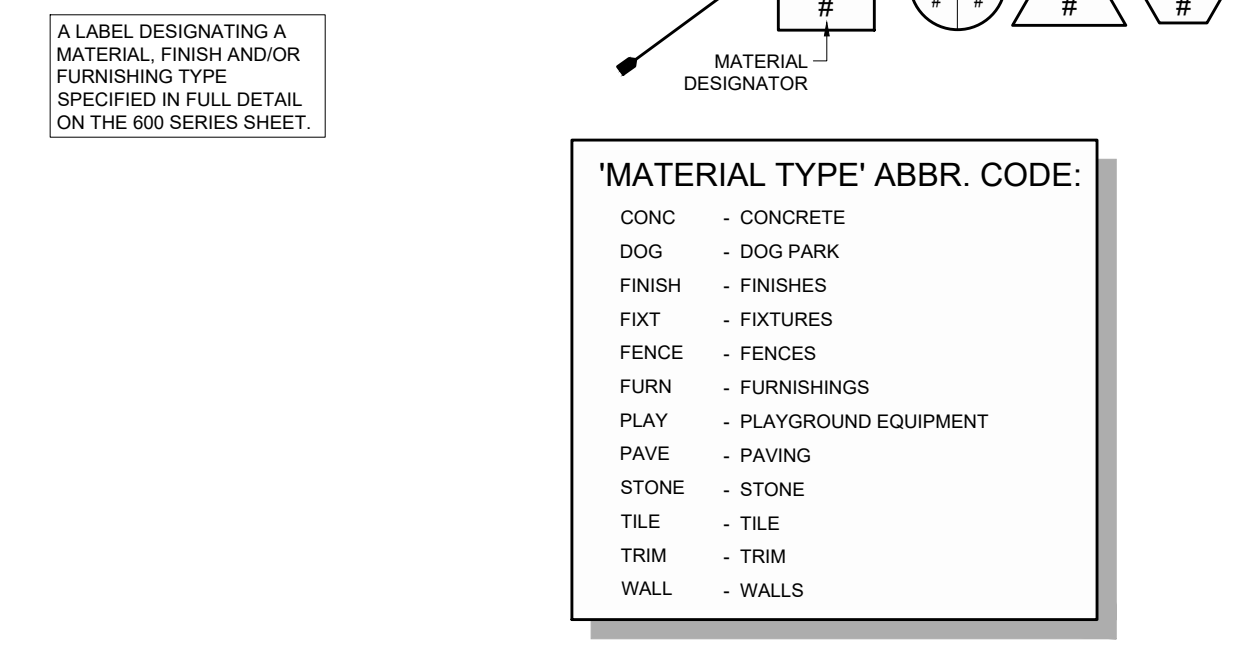


WORK DESIGNATOR CODE:	SHEET TYPE DESIGNATOR CODE:
D - DEMOLITION	000 - GENERAL
R - RELOCATION	100 - SITE PLANS
S - SITE	200 - ELEVATIONS
G - GRADING	300 - SECTIONS
P - PLANTING	400 - PLAN ENLARGEMENTS
I - IRRIGATION	500 - DETAILS
L - LIGHTING	600 - SCHEDULES / MATERIALS
F - FINISHES / FURNISHINGS	700 - USER DEFINED
	800 - USER DEFINED
	900 - 3D REPRESENTATIONS

PLAN REFERENCES:



MATERIAL CALL-OUTS:

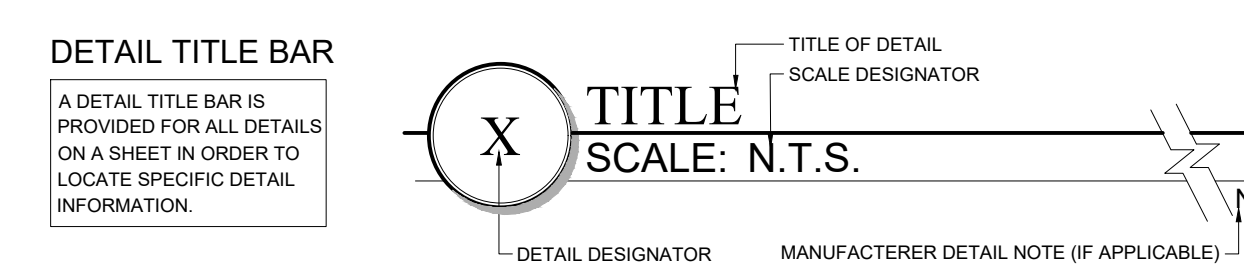
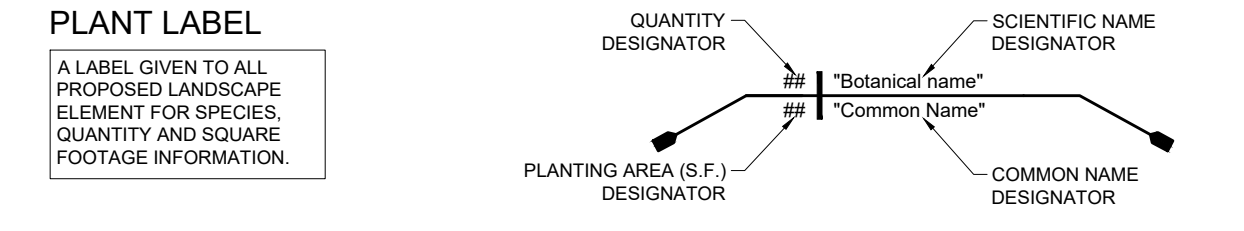
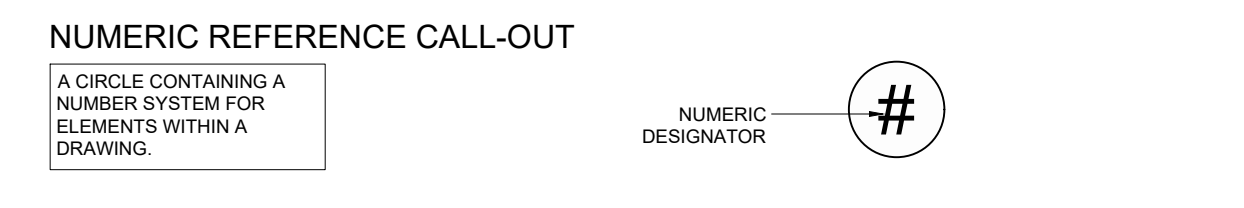
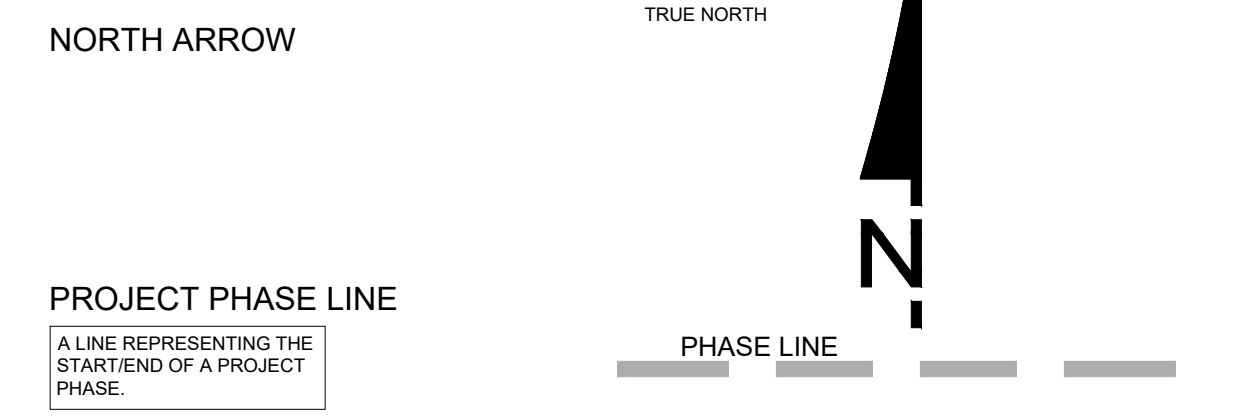


SITE TABLE/CALCULATIONS CALL-OUT

A BOXED AREA CONTAINING PROJECT SPECIFIC TABLES, NOTES AND/OR CALCULATIONS PER CODE REQUIREMENTS.

Calculation/Note text	Required #	Provided #
Calculation/Note text	#	#

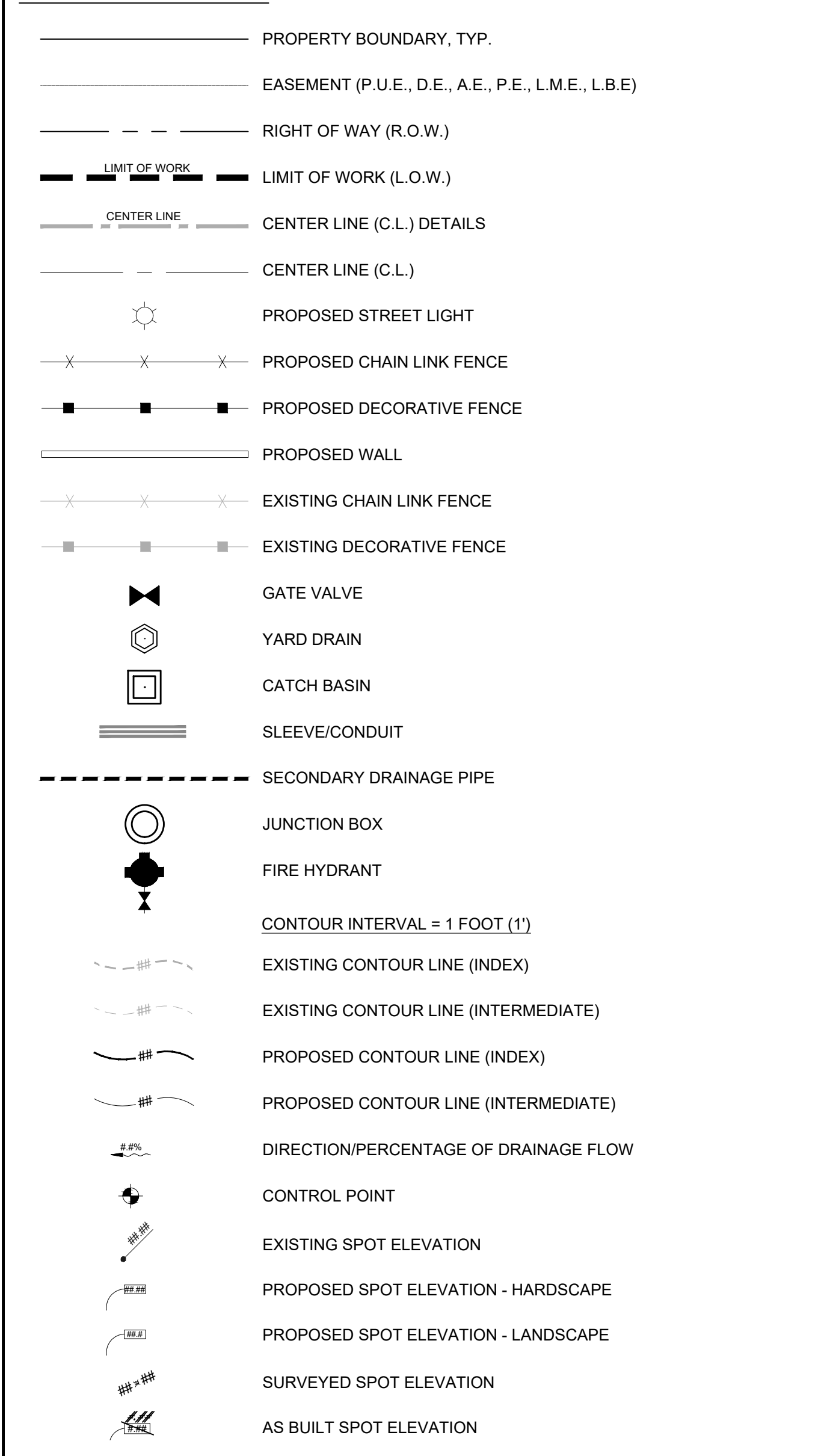
NOTES:



ABBREVIATION LEGEND:

A.	ANGLE	LN.	LINER
B&B	BALLED & BURLAPPED	L.O.W.	LIMIT OF WORK
B.R.	BARE ROOT	L.P.	LOW POINT
B.S.	BOTTOM OF STAIRS	MAX.	MAXIMUM
B.O.C.	BACK OF CURB	MIN.	MINIMUM
BTD.	BOOTED TRUNK (SABALS)	ML.	MULTIPLE LIMBS/TRUNKS
CAL.	CALIPER	N.T.S.	NOT TO SCALE
C.B.S.	CONCRETE BLOCK STRUCTURE	OA.	OVERALL HEIGHT
C.I.P.	CAST IN PLACE	O.C.	ON CENTER
C.L.	CENTER LINE	OH.	OVERHEAD
C.M.U.	CONCRETE MASONRY UNIT	P.B.	POINT OF BEGINNING
C.Y.	CUBIC YARD	PH.	PHASE
C.T.	CLEAR TRUNK	P.H.	PLANTED HEIGHT
D.B.H.	DIAMETER BREST HEIGHT	P.R.	POINT OF REFERENCE
DBL.	DOUBLE TRUNK	P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT	P.V.C.	POLYVINYL CHLORIDE
DIA.	DIAMETER	R.	RADIUS
D.I.	DRAIN INLET	R.O.W.	RIGHT OF WAY
DWF.	DWARF	S.F.	SQUARE FOOT
E.O.P.	EDGE OF PAVEMENT	SGL.	SINGLE TRUNK
ESP.	ESPALIER	SPECS.	SPECIFICATIONS
F.F.	FLORIDA FANCY (GRADES & STDS.)	SPRD.	SPREAD
F.F.E.	FINISH FLOOR ELEVATION	STD.	STANDARD
F.G.	FINISH GRADE	T.B.	TOP OF BEAM
FL.#1	FLORIDA NO. 1 (GRADES & STDS.)	T.C.	TOP OF COPING
FL.#2	FLORIDA NO. 2 (GRADES & STDS.)	T.COL.	TOP OF COLUMN
FT.	FOOT	T.P.	TOP OF PEDESTAL
GAL.	GALLON	T.O.B.	TOP OF BERM/BANK
G.W.	GREY WOOD	T.O.S.	TOE OF SLOPE
H.P.	HIGH POINT	TRP.	TRIPLE TRUNK
INT.	INTERPOLATED SPOT ELEV.	TYP.	TYPICAL
INV.	INVERT	T.W.	TOP OF WALL
LAN.	LANDING	T.S.	TOP OF STAIRS
L.B.E.	LANDSCAPE BUFFER EASEMENT	WD.	WOOD
L.F.	LINEAL FOOT		

SYMBOL LEGEND:



BASE PLAN & SURVEY DATA:

THE LANDSCAPE ARCHITECTURAL PLANS ARE PREPARED BASED ON THE DATA AND/OR PLANS PROVIDED BY THE PROJECT SURVEY ENGINEER AND/OR ARCHITECT AND ARE SUBJECT TO THE ACCURACY OF THESE DOCUMENTS. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR FIELD DISCREPANCIES OCCURRING DUE TO ERRORS, INACCURACIES AND/OR OMISSIONS IN THE BASE INFORMATION PROVIDED TO HIS OFFICE. HE CANNOT BE HELD RESPONSIBLE FOR SAME DUE TO BASE INFORMATION NOT BEING PROVIDED PRIOR TO THE PREPARATION OF THE LANDSCAPE ARCHITECTURAL PLANS IN A TIMELY MANNER IN ORDER TO MEET THE CONSTRUCTION SCHEDULE OF THE PROJECT.

CONTRACTOR TO VERIFY PROPERTY LINES AND SETBACKS BEFORE CONSTRUCTION. CONTRACTOR MUST HAVE PROPERTY LINES STAKED AND LOCATED, AND MUST VERIFY FIELD CONDITIONS AND FIELD CONDITIONS ARE CONSISTENT. ANY INCONSISTENCIES WITH THESE PLANS NEED TO BE REPORTED TO WALDROP ENGINEERING, P.A. AND THE OWNER. CONTRACTOR SHALL VERIFY THAT HE HAS THE MOST UP TO DATE PLANS, AND THAT THEY HAVE BEEN APPROVED AND ACCEPTED BY THE OWNER BEFORE COMMENCING CONSTRUCTION.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITY SERVICE PROVIDERS HAVE BEEN NOTIFIED TO THE CONTRACTOR ACTIVITIES PRIOR TO CONSTRUCTION.

Call Before You Dig

Call Sunshine State One Call, at 811 or 800-432-4770, two full days before digging in any easement, right-of-way or permitted use area.

CONSTRUCTION INSTALLATION NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD, PRIOR TO CONSTRUCTION.
- PROPERTY LINE TO BE LOCATED AND FLAGGED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL FIELD DIMENSION DISCREPANCIES TO BE REPORTED TO THE LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE PRIOR TO ANY FIELD ADJUSTMENTS OR COMMENCEMENT OF CONSTRUCTION.
- ALL FIELD ADJUSTMENTS REQUIRE APPROVAL OF LANDSCAPE ARCHITECT AND/OR THE OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- FINISH GRADE TO BE PROVIDED BY OTHERS. CONTRACTOR TO VERIFY THE FINISH GRADE AND OBTAIN THE APPROVAL OF THE LANDSCAPE ARCHITECT AND/OR THE OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- FINISH GRADE IS TO BE WITHIN 1" OF THAT INDICATED ON DESIGN PLANS UNLESS OTHERWISE INDICATED. CONTRACTOR RESPONSIBLE FOR RETURNING ALL GRADES TO THE FINISH GRADE REQUIRED AND IS RESPONSIBLE FOR PROPER DRAINAGE.
- STAKING OF ALL SITE ELEMENTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE LAYOUT TO INITIATE AT THE ORIGIN POINT/DIMENSION MARK ARE TO BE LOCATED IN THE FIELD BY SURVEY METHOD IF NOT EXISTING.
- ALL REQUIRED REVISIONS, RELOCATIONS, AND/OR RE-STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IF VERIFICATION, FIELD LOCATION AND APPROVAL ARE NOT OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR THE ADHERENCE TO ALL PERMITS, CODES, SETBACKS AND BUILDING RESTRICTIONS OF ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- CONTRACTOR SHALL MAINTAIN AND HAVE IN CURRENT FORCE ALL REQUIRED INSURANCE FOR THE DURATION OF THE PROJECT.
- THE SCOPE OF WORK SHALL GENERALLY CONSIST OR, BUT NOT BE LIMITED TO, ALL LABOR, MATERIALS, SUPPLIES, AND EQUIPMENT NECESSARY TO BUILD THE DESCRIBED ELEMENTS AS PER, AND/OR REFERRED BY, THESE PLANS, DETAILS AND SPECIFICATIONS.
- CONTRACTOR TO PROVIDE A MINIMUM GUARANTEE AS OUTLINED IN THE SPECIFICATIONS AND A FINAL RELEASE OF LIEN FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY SITE CLEANUP AND FOR FINAL SITE CLEANUP AND HAUL OFF OF THE CONSTRUCTION RELATED DEBRIS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND LOCATION FOR ALL UNDERGROUND UTILITIES. DAMAGE TO AND/OR CAUSED BY BROKEN UNDERGROUND UTILITIES AND THE REPAIR OF THESE UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PERFORMED IN ACCORDANCE WITH THE INSTRUCTIONS OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SITE ELEMENTS AND SYSTEM. REPAIR OF ANY DAMAGE TO ANY OF THESE ELEMENTS SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL SUPPLY ALL SHOP DRAWINGS, TEST, SPEC SHEETS, STRUCTURAL DATA AND ASSEMBLY TECHNIQUES FOR ALL FENCE PANELS, SIGNAGE, PLAQUES, DECORATIVE WALL TRIM, LIGHTING FIXTURES, FINISHES AND COLORS FOR OWNERS APPROVAL.
- ALL FILL TO BE CLEAN, COMPACTED MATERIAL, FREE OF ALL DEBRIS AT A MINIMUM 96% DENSITY.
- ALL SOIL BEARING, STEEL REINFORCEMENT, CONCRETE STRENGTH, WIND LOADS, OTHER STRUCTURAL CALCULATIONS, HYDRAULIC AND/OR PLUMBING CALCULATIONS, ETC. TO BE VERIFIED BY ENGINEER AND COORDINATED BY OWNER.
- PROVISIONS FOR ELECTRICAL POWER ARE NOT INCLUDED IN THIS PLAN. BEYOND ANY EXISTING INFRASTRUCTURE SUPPORTING THE PROPOSED WORK. FIXTURES TO BE AS SPECIFIED OR APPROVED EQUAL.

WALDROP ENGINEERING

LAND DEVELOPMENT CONSULTANTS

2600 MAITLAND CENTER PKWY., SUITE 202 MAITLAND, FL 32751
P: 407-775-6500 F: 407-775-6599 EMAIL: info@waldropengineering.com

**CODE MINIMUM LANDSCAPE PLANS
ESPLANADE AT
TRADITION**

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
GENERAL NOTES & DRAFTING LEGEND

PLAN REVISIONS

NO.	DATE	REVISION
1	10/09/19	REVISED PER CITY REVIEW COMMENTS
2	10/09/19	REVISED PER CITY REVIEW COMMENTS
3	10/09/19	REVISED PER CITY REVIEW COMMENTS
4	10/21/20	REVISED PER CITY REVIEW COMMENTS
5	05/27/20	REVISED PER CITY REVIEW COMMENTS
6	07/16/20	REVISED PER ENGINEERING SITE PLAN CHANGES
7	10/16/20	REVISED PER CITY REVIEW COMMENTS
8	11/16/20	REVISED PER CITY REVIEW COMMENTS
9	11/16/20	REVISED PER CITY REVIEW COMMENTS
10	11/16/20	REVISED PER CITY REVIEW COMMENTS

FLORIDA CERTIFICATE OF AUTHORIZATION #LC2000085

JACK E. CALDWELL
LICENSE NO. 14669211

CITY OF PORT ST. LUCIE PROJECT #
P21-043

SET NUMBER: 890-004-01
SHEET: L-000

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NORTH BOUNDARY BUFFER
Per Port St. Lucie Code of Ordinances, Sec. 154.03. TOTAL LENGTH: 2,875 LF

	Minimum	Provided
Canopy Trees (1/30 LF)	95	98
Shrub Hedge - Inside Screen (2' O.C.)	1,437	1,442
Shrub Hedge - Outside Screen (2' O.C.)	1,437	1,442

NOTES:
1. Canopy Trees to be minimum: 2.5-inch cal., 14-foot ht., 5-foot spd.
2. Clusters of Palm Trees (10'-16" C.T. H.) may substitute for canopy trees at a ratio of 3:1
3. Buffer Shrubs to be minimum: 3-gallon container, 24-inch ht., 24-inch spd.
4. No more than 25% of trees may be palm trees

WEST BOUNDARY BUFFER
Per Port St. Lucie Code of Ordinances, Sec. 154.03. TOTAL LENGTH: 1,455 LF

	Minimum	Provided
Canopy Trees (1/30 LF)	48.5	49
Shrub Hedge - Inside Wall or Fence (2' O.C.)	727.5	732
Shrub Hedge - Outside Wall or Fence (2' O.C.)	727.5	732

NOTES:
1. Canopy Trees to be minimum: 2.5-inch cal., 14-foot ht., 5-foot spd.
2. Clusters of Palm Trees (10'-16" C.T. H.) may substitute for canopy trees at a ratio of 3:1
3. Buffer Shrubs to be minimum: 3-gallon container, 24-inch ht., 24-inch spd.
4. No more than 25% of trees may be palm trees

EAST BOUNDARY BUFFER
Per Port St. Lucie Code of Ordinances, Sec. 154.03. TOTAL LENGTH: 4,190 LF

	Minimum	Provided
Canopy Trees (1/30 LF)	139	140
Shrub Hedge (2' O.C.)	2,095	2,100

NOTES:
1. Canopy Trees to be minimum: 2.5-inch cal., 14-foot ht., 5-foot spd.
2. Clusters of Palm Trees (10'-16" C.T. H.) may substitute for canopy trees at a ratio of 3:1
3. Buffer Shrubs to be minimum: 3-gallon container, 24-inch ht., 24-inch spd.
4. No more than 25% of trees may be palm trees

SOUTH BOUNDARY BUFFER
Per Port St. Lucie Code of Ordinances, Sec. 154.03. TOTAL LENGTH: 3,400 LF

	Minimum	Provided
Canopy Trees (1/30 LF)	113.3	115
Shrub Hedge - Inside Screen (2' O.C.)	1,700	1,715
Shrub Hedge - Outside Screen (2' O.C.)	1,700	1,717

NOTES:
1. Canopy Trees to be minimum: 3-inch cal., 14-foot ht., 5-foot spd.
2. Clusters of Palm Trees (10'-16" C.T. H.) may substitute for canopy trees at a ratio of 3:1
3. Buffer Shrubs to be minimum: 3-gallon container, 24-inch ht., 24-inch spd.
4. Additional landscape trees and shrubs that exceed the P.S.L. Code Minimum requirements will be provided along the Westcliffe Lake perimeter buffer to conform to the TDNC landscape design guidelines.
5. No more than 25% of trees may be palm trees

- 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 i.u. of 70.
 - All landscaping at intersections 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 of any tree within the 25' sight triangle will be maintained at a height no less than 6' above the road crown elevation.
 - Street tree locations will occur within the 5' Landscape Easement as shown on the 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 per manufacturer specifications, see detail on sheet L-502.
 - Berm landscape to be field adjusted according to final grading and top of berm locations.
 - Final on-site street tree locations to be determined on site.
 - See engineer's plans for all utility locations.
 - Street trees to be installed at time of lot construction.

- PSLUSD NOTES FOR LANDSCAPE PLANS:**
(Sec. 154.03 (j))
- All new landscaping within utility easements and within ten (10) feet of underground utility infrastructure shall comply with PSLUSD technical specifications, policies, and codes.
 - No landscaping other than sod grasses may be planted within a 5' radius maintenance area of any utility appearances such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, 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.

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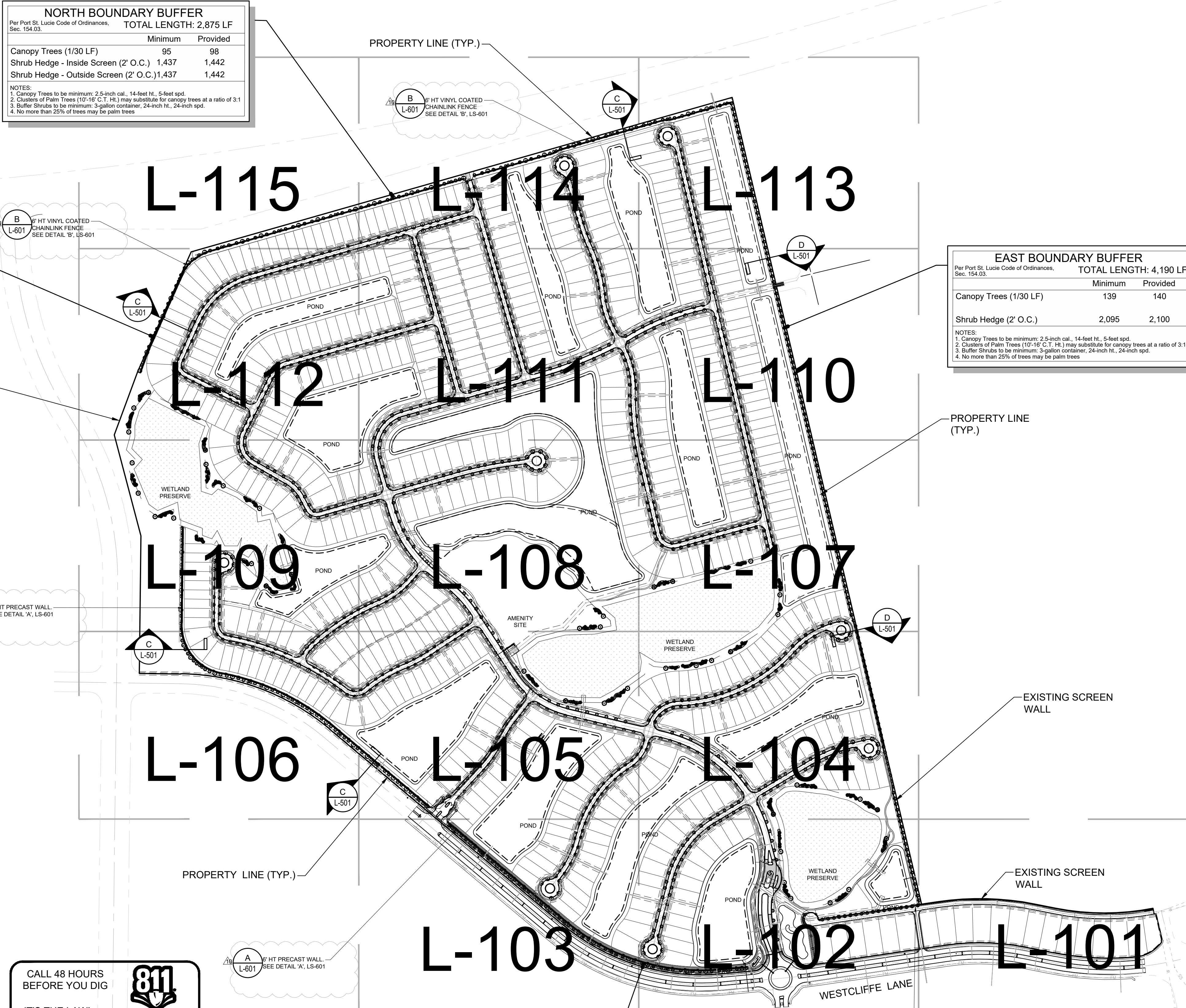
Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

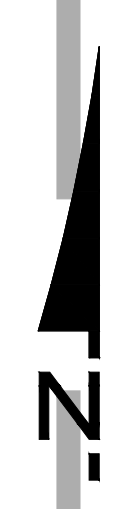
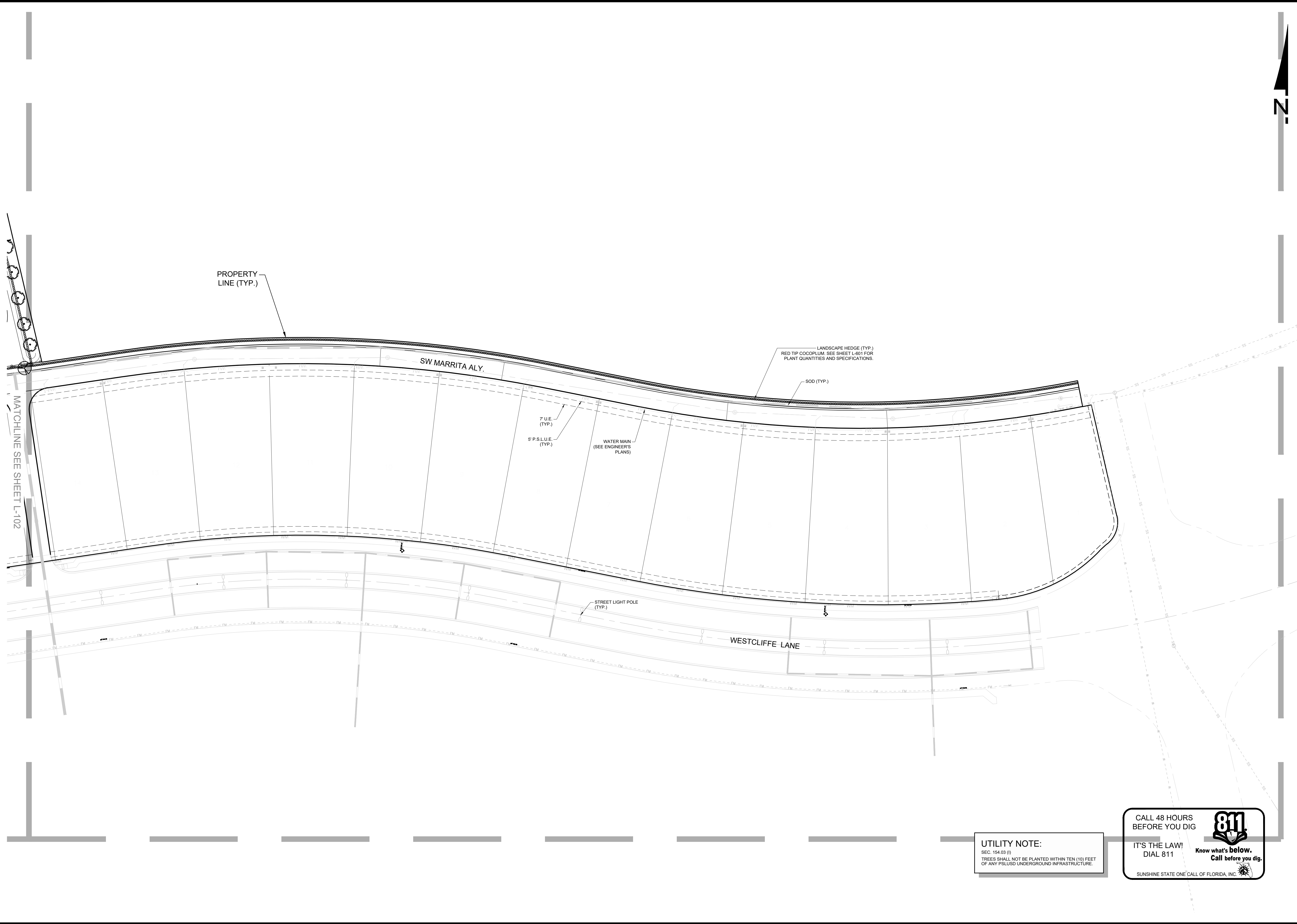
VERTICAL DATUM ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88). SUBTRACT 1.47' FROM NAVD '88 ELEVATION TO GET THE NAVD '88 ELEVATION.

CITY OF PORT ST. LUCIE PROJECT #

P21-043




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UTILITY NOTE:
 SEC. 154.03 (f)
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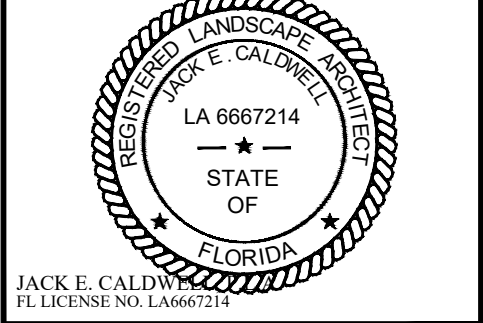
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PLAN REVISIONS

NO.	DATE	REVISION
1	10/04/19	REVISED PER CITY REVIEW COMMENTS
2	10/08/19	REVISED PER CITY REVIEW COMMENTS
3	10/09/19	REVISED PER CITY REVIEW COMMENTS
4	10/11/20	REVISED PER CITY REVIEW COMMENTS
5	05/12/20	REVISED PER ENGINEERING SITE PLAN CHANGES
6	07/15/20	REVISED PER ENGINEERING SITE PLAN CHANGES
7	10/16/20	REVISED PER CITY REVIEW COMMENTS
8	11/11/20	REVISED PER CITY REVIEW COMMENTS
9	11/12/20	REVISED PER CITY REVIEW COMMENTS

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 SCALE IN FEET



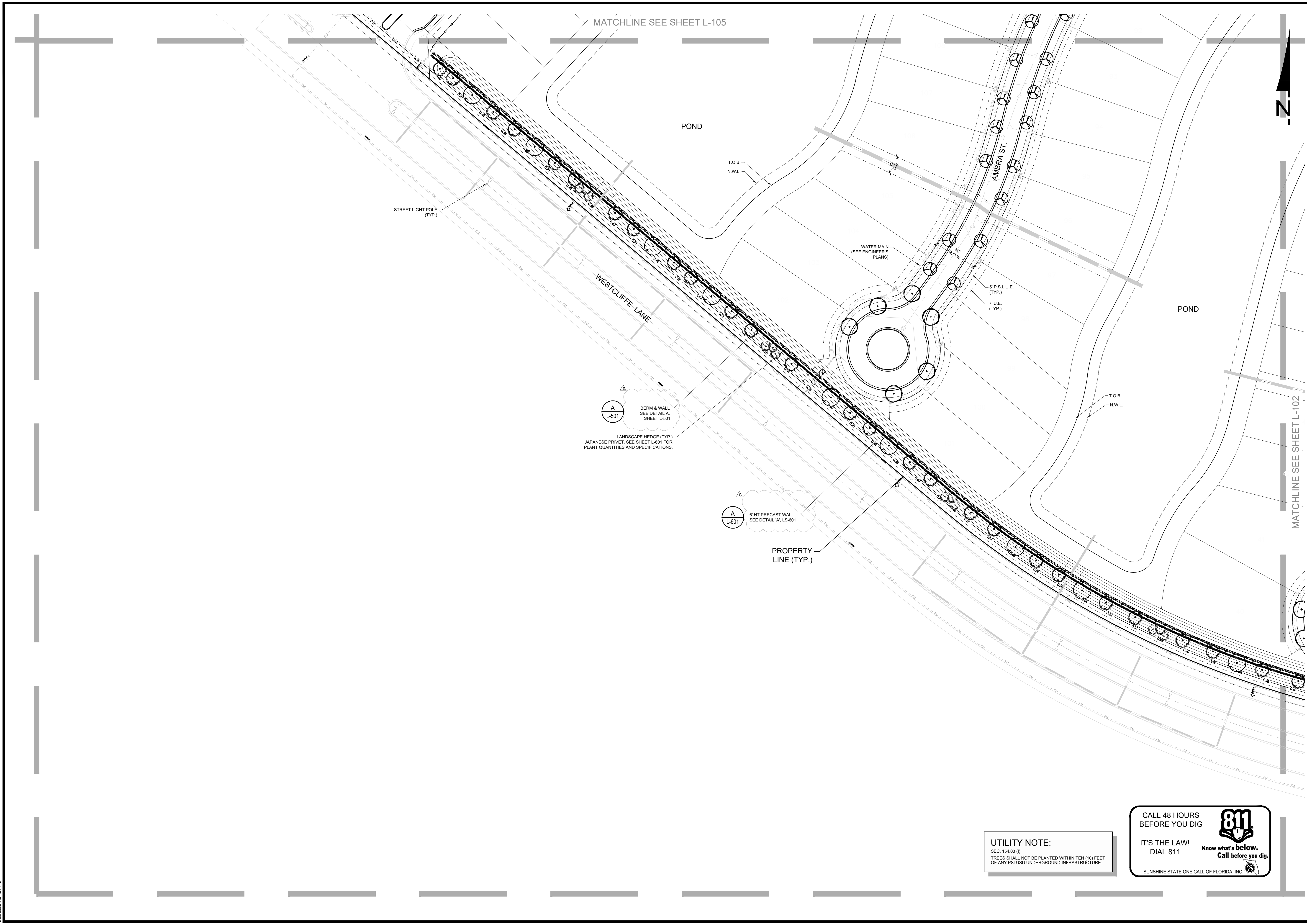
CITY OF PORT ST. LUCIE PROJECT #
P21-043
 SET NUMBER: 890-004-01
 SHEET: L-101



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CODE MINIMUM LANDSCAPE PLANS
**ESPLANADE AT
 TRADITION**
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 LANDSCAPE SITE PLAN

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CODE MINIMUM LANDSCAPE PLANS

ESPLANADE AT TRADITION

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

LANDSCAPE SITE PLAN

PLAN REVISIONS

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4	10/11/19	REVISED PER CITY REVIEW COMMENTS
5	10/17/20	REVISED PER CITY REVIEW COMMENTS
6	07/15/20	REVISED PER ENGINEERING SITE PLAN CHANGES
7	10/16/20	REVISED PER CITY REVIEW COMMENTS
8	11/12/20	REVISED PER CITY REVIEW COMMENTS
9	11/12/20	REVISED PER CITY REVIEW COMMENTS

SCALE IN FEET

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UTILITY NOTE:
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FLORIDA CERTIFICATE OF ALCRIZATION #LC3000095

JACK E. CALDWAY
 LICENSE NO. LA667214

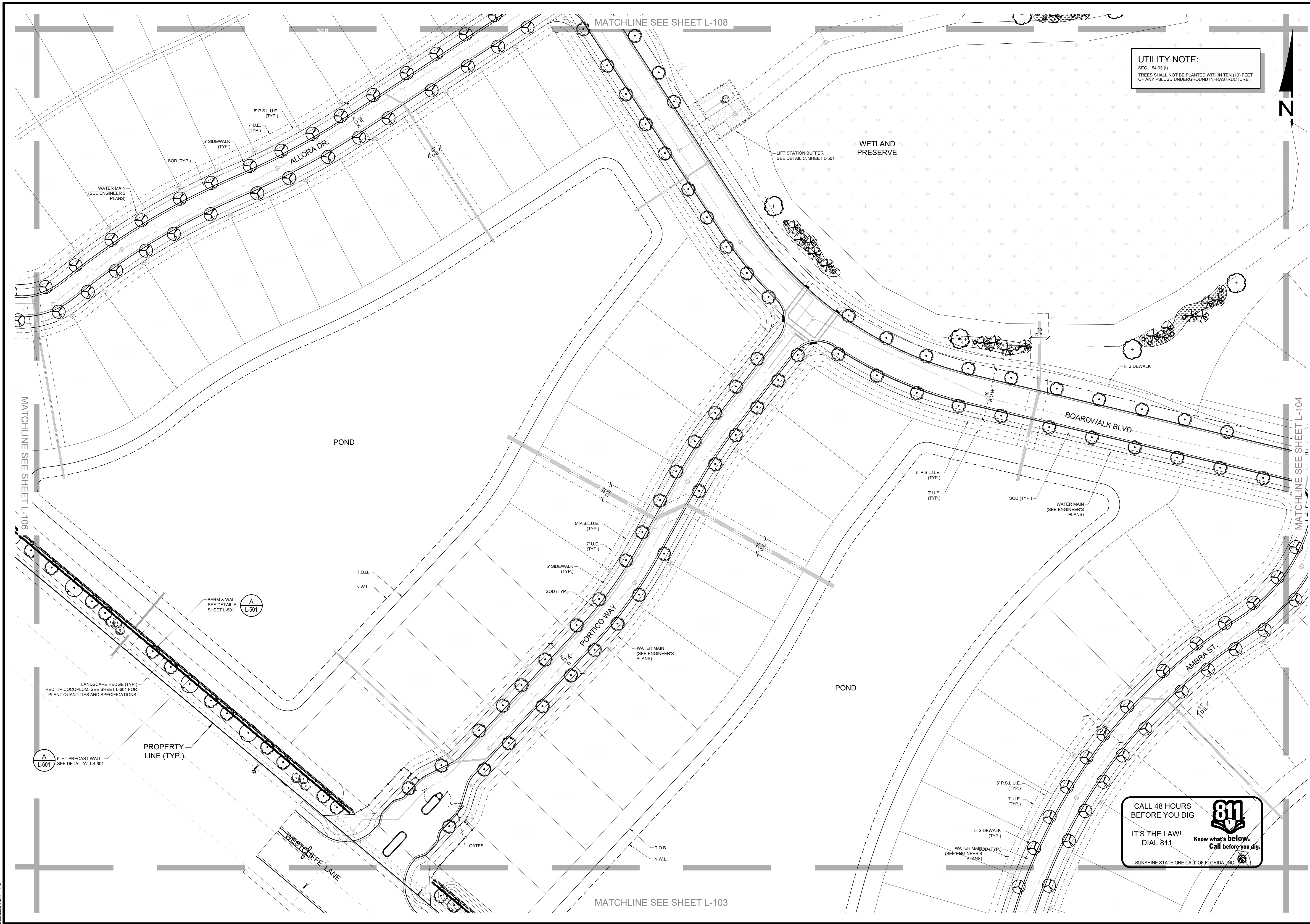
CITY OF PORT ST. LUCIE PROJECT #

P21-043

SET NUMBER: 890-004-01

SHEET: L-103

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CODE MINIMUM LANDSCAPE PLANS
ESPLANADE AT TRADITION
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 LANDSCAPE SITE PLAN

PLAN REVISIONS

NO.	DATE	REVISION
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2	10/09/19	REVISED PER CITY REVIEW COMMENTS
3	10/09/19	REVISED PER CITY REVIEW COMMENTS
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5	07/15/20	REVISED PER ENGINEERING SITE PLAN CHANGES
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7	11/12/20	REVISED PER CITY REVIEW COMMENTS
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 SCALE IN FEET

FLORIDA CERTIFICATE OF ADOPTION # LC2000085

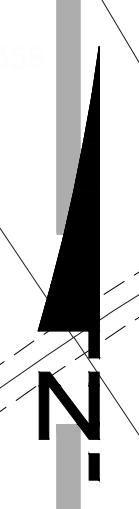
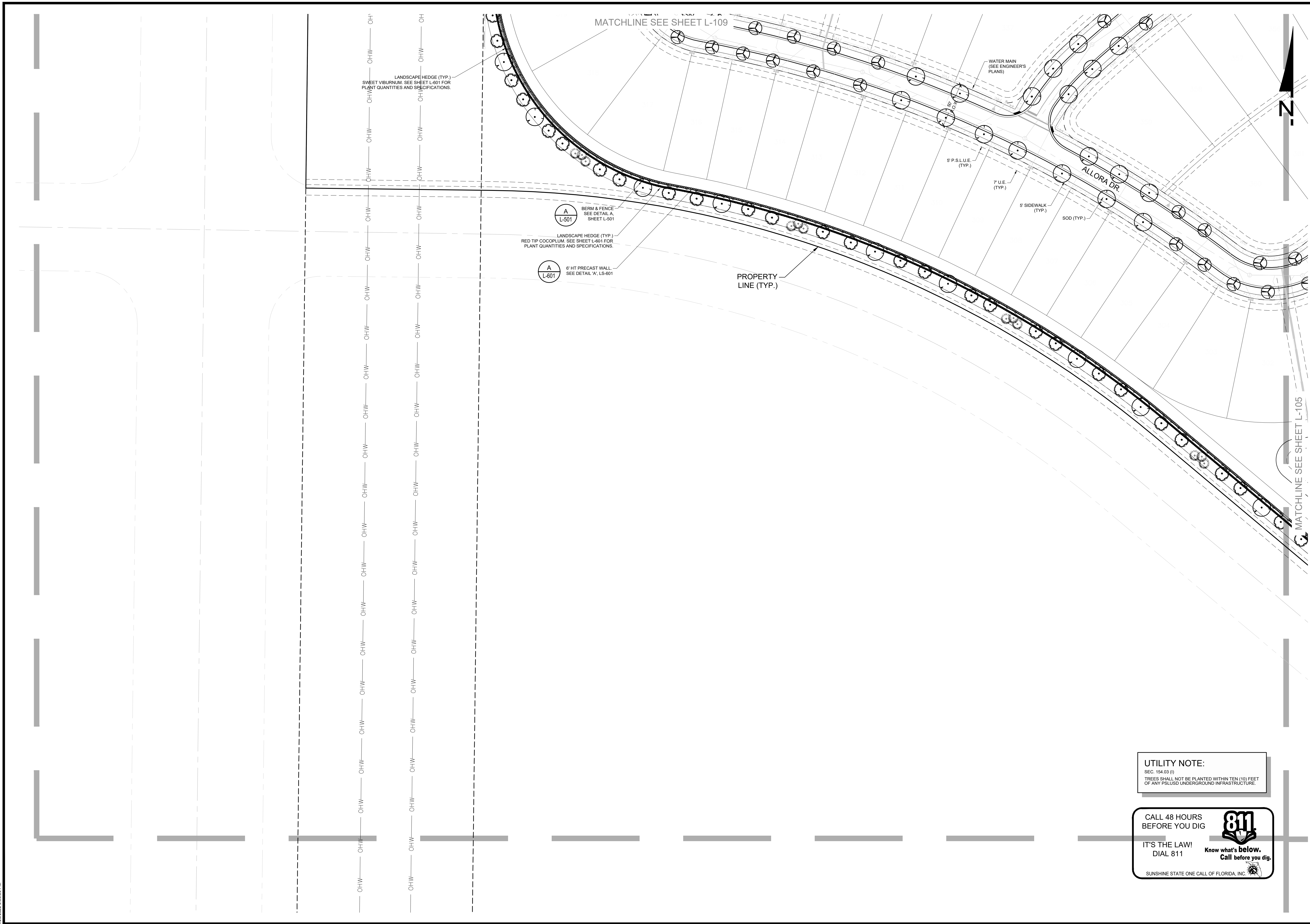
 JACK E. CALDWELL
 LICENSE NO. LA 6667214
 STATE OF FLORIDA

CITY OF PORT ST. LUCIE PROJECT #
P21-043
 SET NUMBER: 890-004-01
 SHEET: L-105

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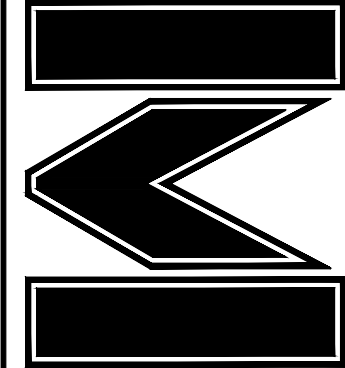


MATCHLINE SEE SHEET L-105

MATCHLINE SEE SHEET L-109

UTILITY NOTE:
 SEC. 154.03 (f)
 TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET
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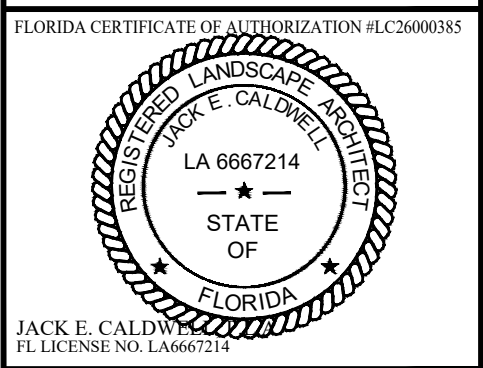
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CODE MINIMUM LANDSCAPE PLANS
ESPLANADE AT TRADITION
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 LANDSCAPE SITE PLAN

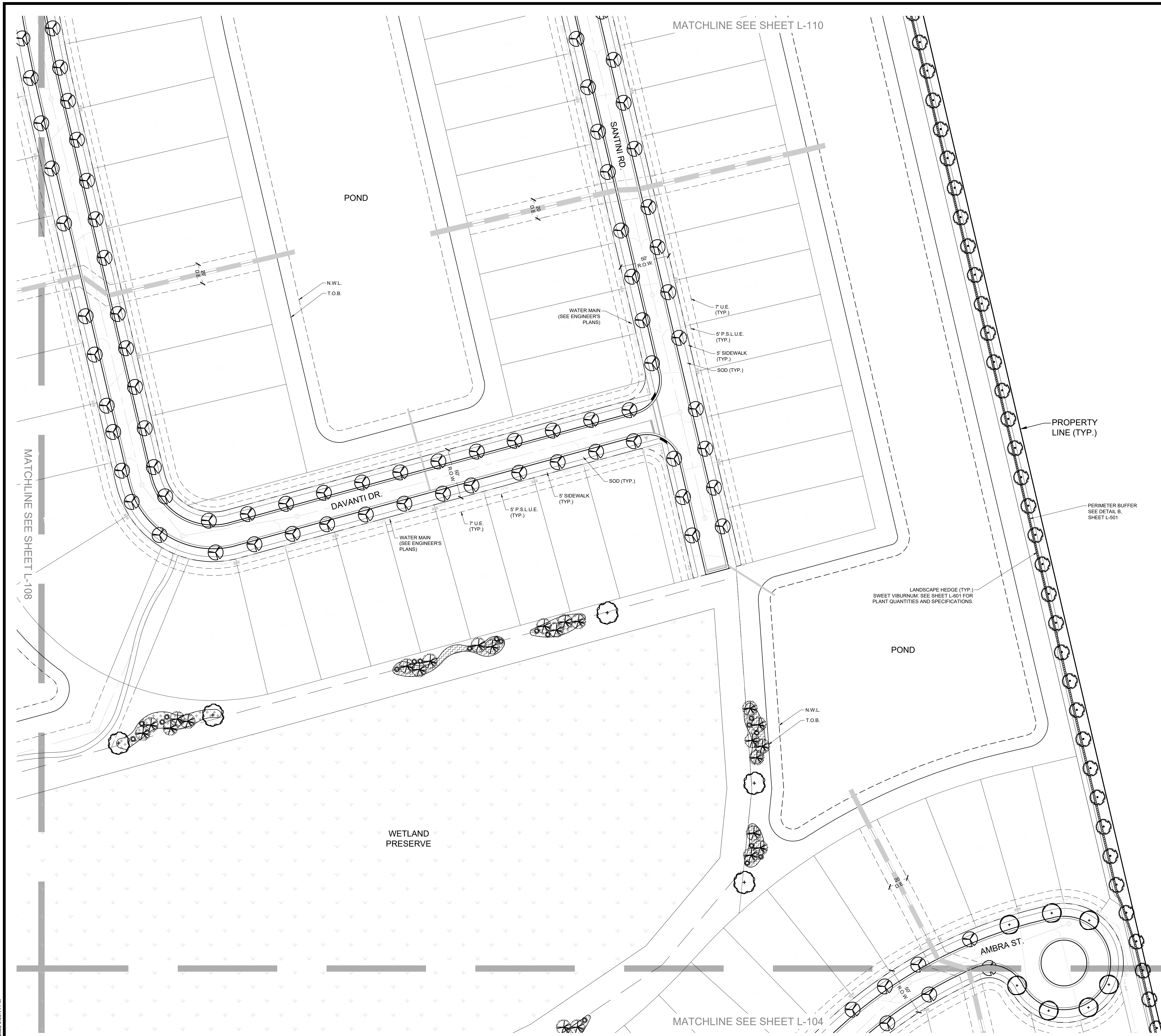
PLAN REVISIONS

NO.	DATE	DESCRIPTION
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4	10/11/20	REVISED PER CITY REVIEW COMMENTS
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6	07/12/20	REVISED PER ENGINEERING SITE PLAN CHANGES
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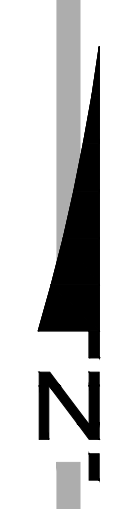
JACK E. CALDWELL
 LICENSE NO. LA 6667214
 CITY OF PORT ST. LUCIE PROJECT #
P21-043
 SET NUMBER: 890-004-01
 SHEET: L-106

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UTILITY NOTE:
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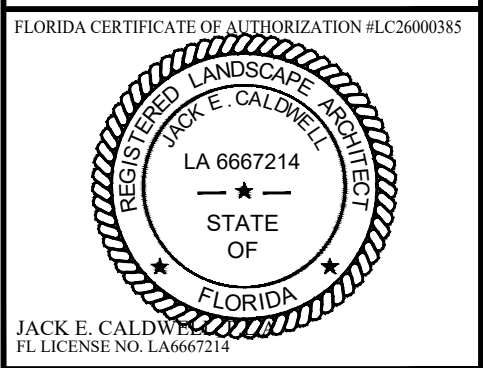
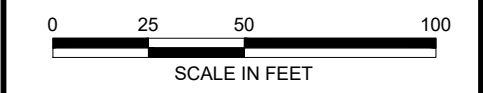


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CODE MINIMUM LANDSCAPE PLANS
ESPLANADE AT TRADITION
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 LANDSCAPE SITE PLAN

PLAN REVISIONS

NO.	DATE	REVISION
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2	10/09/19	REVISION PER CITY REVIEW COMMENTS
3	10/09/19	REVISION PER CITY REVIEW COMMENTS
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CITY OF PORT ST. LUCIE PROJECT #
P21-043
 SET NUMBER: 890-004-01
 SHEET: L-107

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PROPERTY
LINE (TYP.)

- A L-501 LANDSCAPE HEDGE (TYP.)
SWEET VIBURNUM. SEE SHEET L-501 FOR
PLANT QUANTITIES AND SPECIFICATIONS.
- A L-501 BERM & WALL
SEE DETAIL A,
SHEET L-501
- A L-501 6' HT PRECAST WALL
SEE DETAIL A, LS-501

MATCHLINE SEE SHEET L-112

WETLAND

ALEJANDRO CT.

WATER MAIN
(SEE ENGINEER'S
PLANS)

5' P.S.L.U.E.
(TYP.)

7' U.E.
(TYP.)

SOD (TYP.)

5' SIDEWALK
(TYP.)

T.O.B.

N.W.L.

N

MATCHLINE SEE SHEET L-108

POND

T.O.B.

N.W.L.

MATCHLINE SEE SHEET L-106

ALLORA DR.

WATER MAIN
(SEE ENGINEER'S
PLANS)

5' P.S.L.U.E.
(TYP.)

7' U.E.
(TYP.)

SOD (TYP.)

5' SIDEWALK
(TYP.)

R.O.W.

R.O.W.

R.O.W.

R.O.W.

R.O.W.

R.O.W.

R.O.W.

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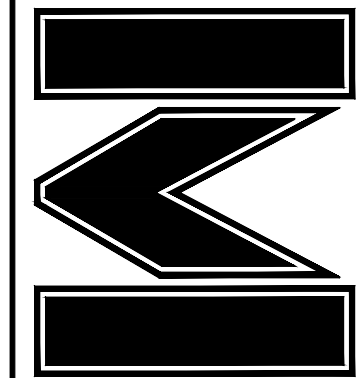
R.O.W.

R.O.W.

R.O.W.

R.O.W.

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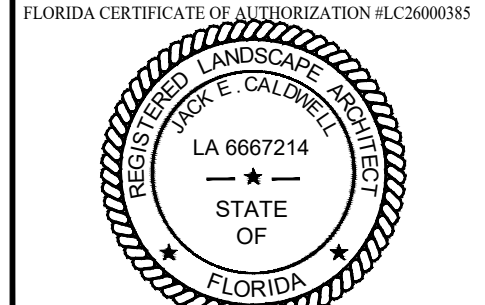
**CODE MINIMUM LANDSCAPE PLANS
ESPLANADE AT
TRADITION**

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

LANDSCAPE SITE PLAN

NO.	DATE	REVISION
1	10/08/19	REVISION PER CITY REVIEW COMMENTS
2	10/08/19	REVISION PER CITY REVIEW COMMENTS
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5	07/15/20	REVISION PER ENGINEERING SITE PLAN CHANGES
6	10/16/20	REVISION PER CITY REVIEW COMMENTS
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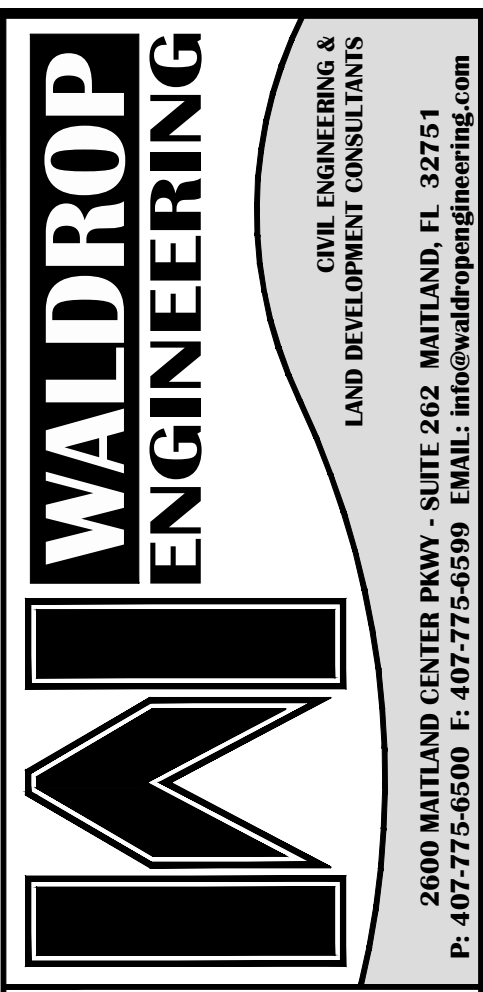
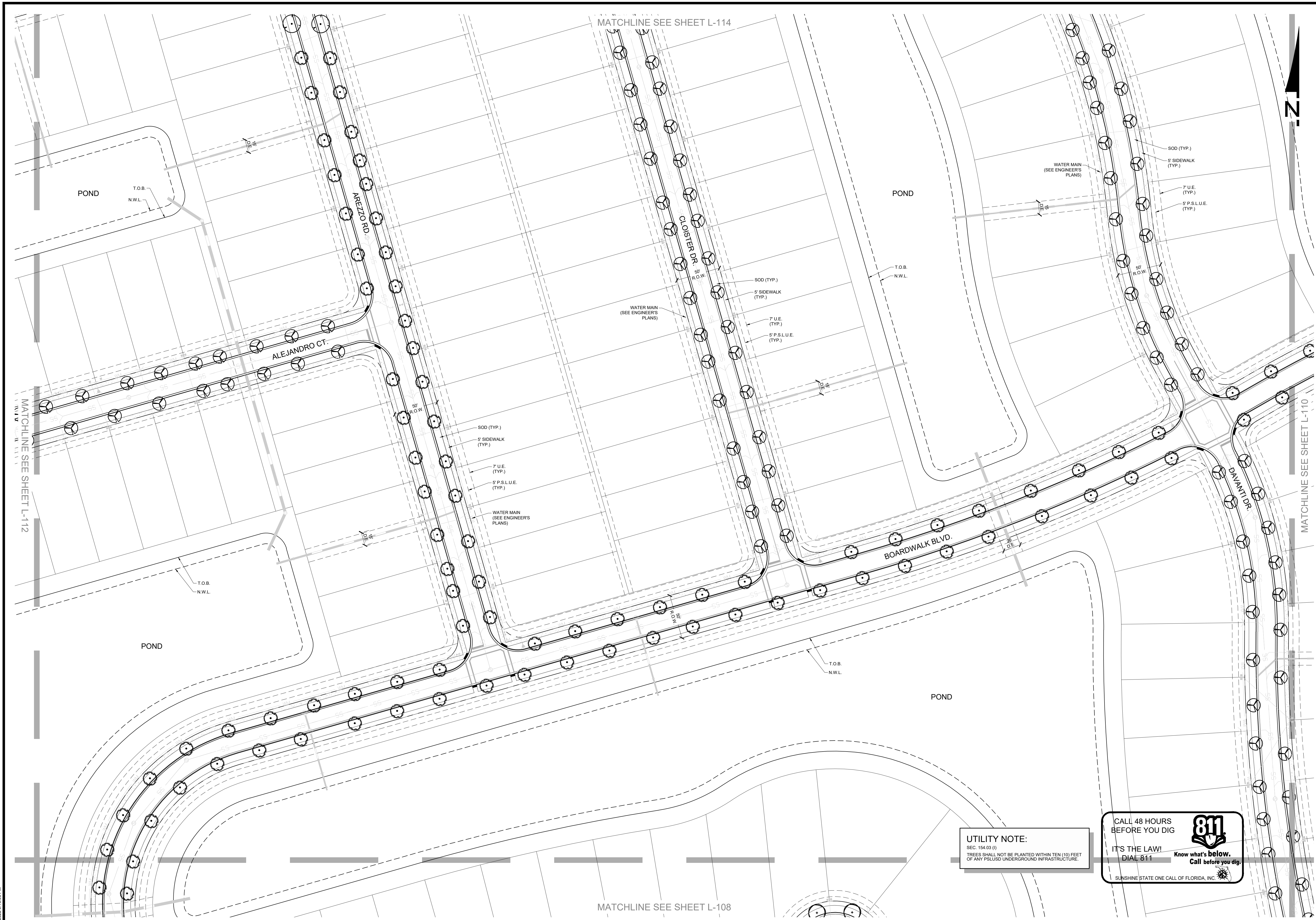
JACK E. CALDWELL
FL LICENSE NO. LA 6667214

CITY OF PORT ST. LUCIE PROJECT #
P21-043

SET NUMBER: 890-004-01

SHEET: L-109

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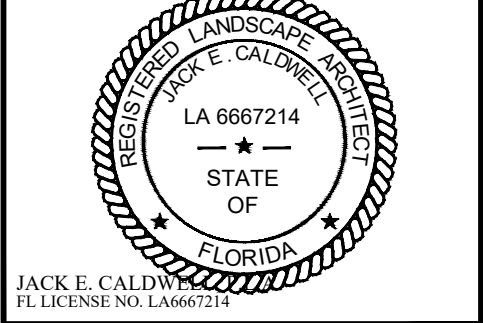


CODE MINIMUM LANDSCAPE PLANS
ESPLANADE AT TRADITION
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 LANDSCAPE SITE PLAN

PLAN REVISIONS

NO.	DATE	REVISION
1	10/04/19	ISSUED PER CITY REVIEW COMMENTS
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SCALE IN FEET

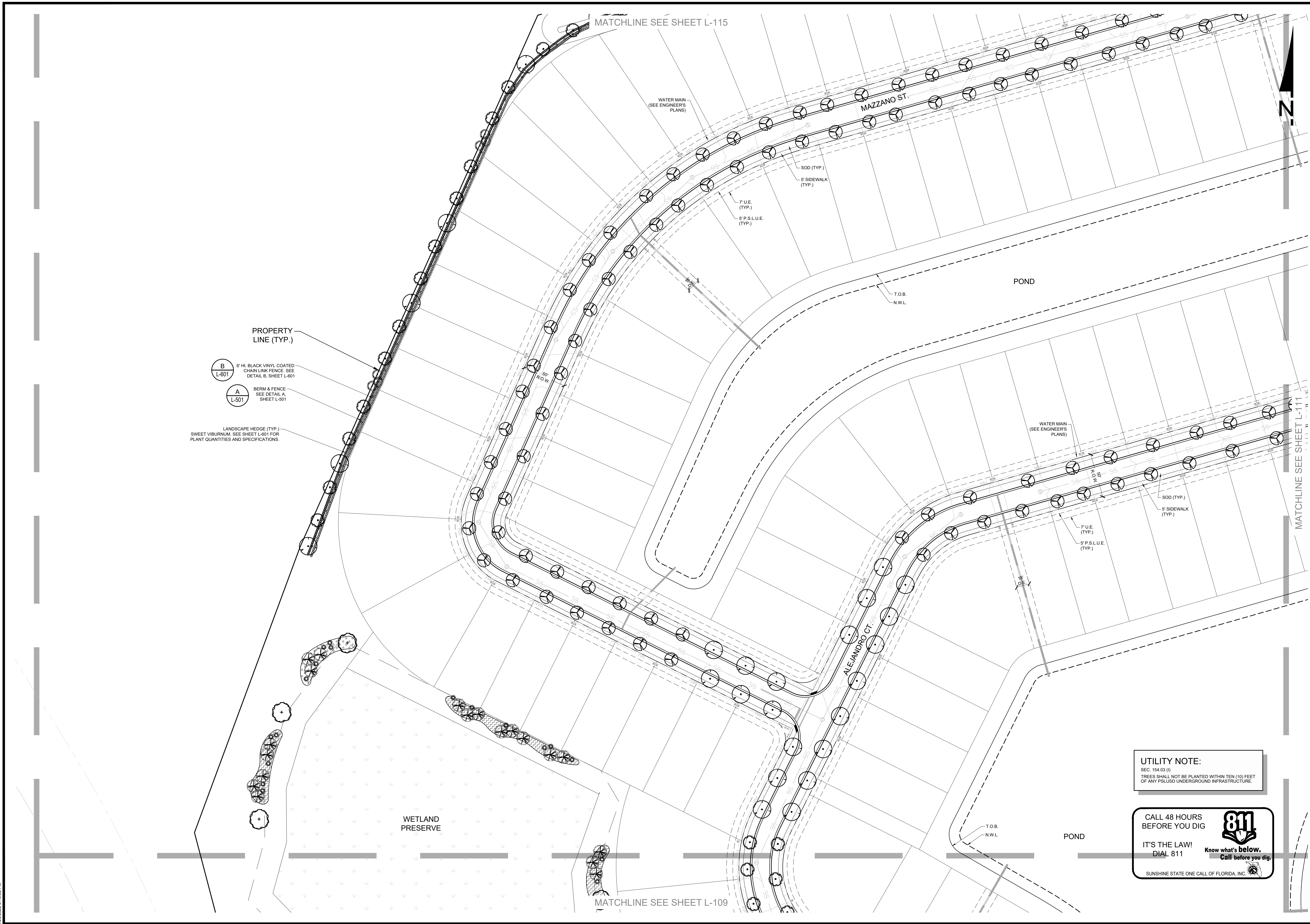


CITY OF PORT ST. LUCIE PROJECT #
P21-043
 SET NUMBER: 890-004-01
 SHEET: L-111

UTILITY NOTE:
 SEC. 154.03 (f)
 TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY P.S.L.U.E. UNDERGROUND INFRASTRUCTURE.

CALL 48 HOURS BEFORE YOU DIG
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- B**
L-601 6" H. BLACK VINYL COATED CHAIN LINK FENCE. SEE DETAIL B, SHEET L-601
- A**
L-601 BERM & FENCE. SEE DETAIL A, SHEET L-601
- LANDSCAPE HEDGE (TYP.) SWEET VIBURNUM. SEE SHEET L-601 FOR PLANT QUANTITIES AND SPECIFICATIONS.

UTILITY NOTE:
 SEC. 154.03 (f)
 TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY P.S.L.U.E. UNDERGROUND INFRASTRUCTURE.

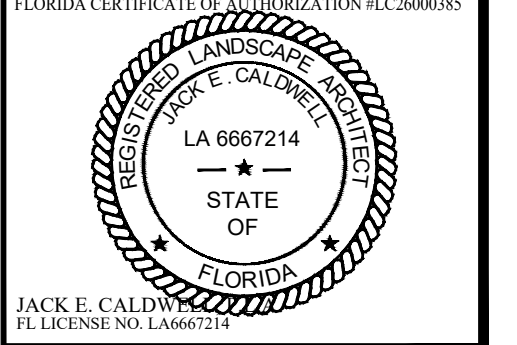
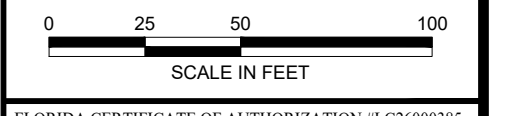
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 P. 407-775-6500 F. 407-775-6599 EMAIL: info@waldropengineering.com

CODE MINIMUM LANDSCAPE PLANS
ESPLANADE AT TRADITION
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 LANDSCAPE SITE PLAN

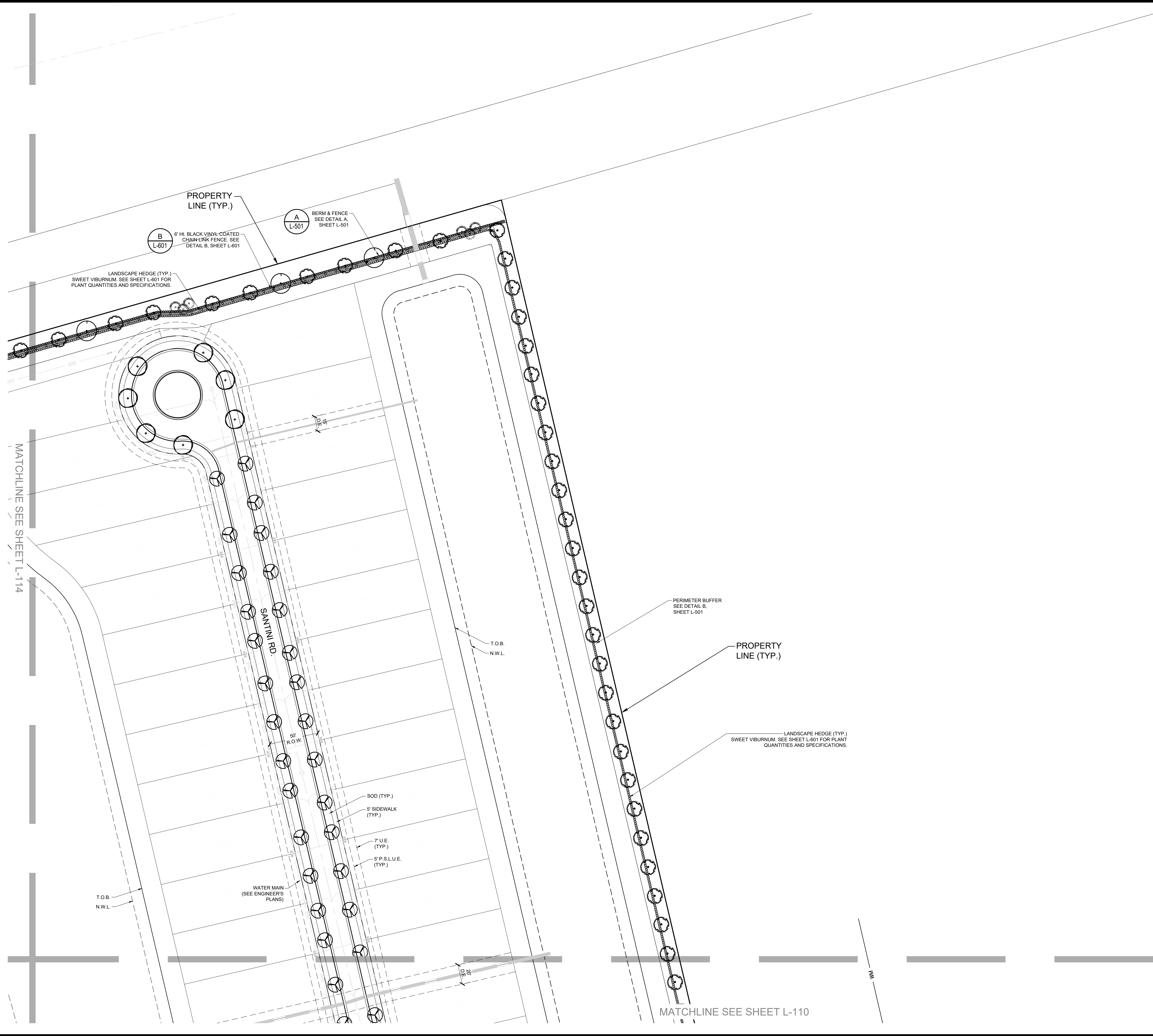
PLAN REVISIONS

NO.	DATE	REVISION
1	10/04/19	REVISED PER CITY REVIEW COMMENTS
2	10/08/19	REVISED PER CITY REVIEW COMMENTS
3	10/09/19	REVISED PER CITY REVIEW COMMENTS
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5	05/12/20	REVISED PER CITY REVIEW COMMENTS
6	07/15/20	REVISED PER ENGINEERING SITE PLAN CHANGES
7	10/16/20	REVISED PER CITY REVIEW COMMENTS
8	11/11/20	REVISED PER CITY REVIEW COMMENTS
9	11/11/20	REVISED PER CITY REVIEW COMMENTS



CITY OF PORT ST. LUCIE PROJECT #
P21-043
 SET NUMBER: 890-004-01
 SHEET: L-112

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UTILITY NOTE:
 SEC. 154.03 (1)
 TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET
 OF ANY P.S.L.U.S.D UNDERGROUND INFRASTRUCTURE.

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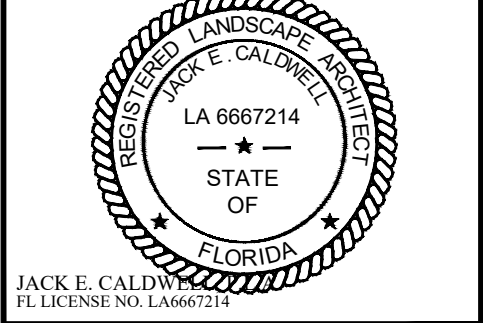
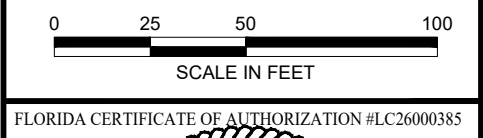
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 P: 407-775-6500 F: 407-775-6599 EMAIL: info@waldropengineering.com

CODE MINIMUM LANDSCAPE PLANS
ESPLANADE AT TRADITION
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 LANDSCAPE SITE PLAN

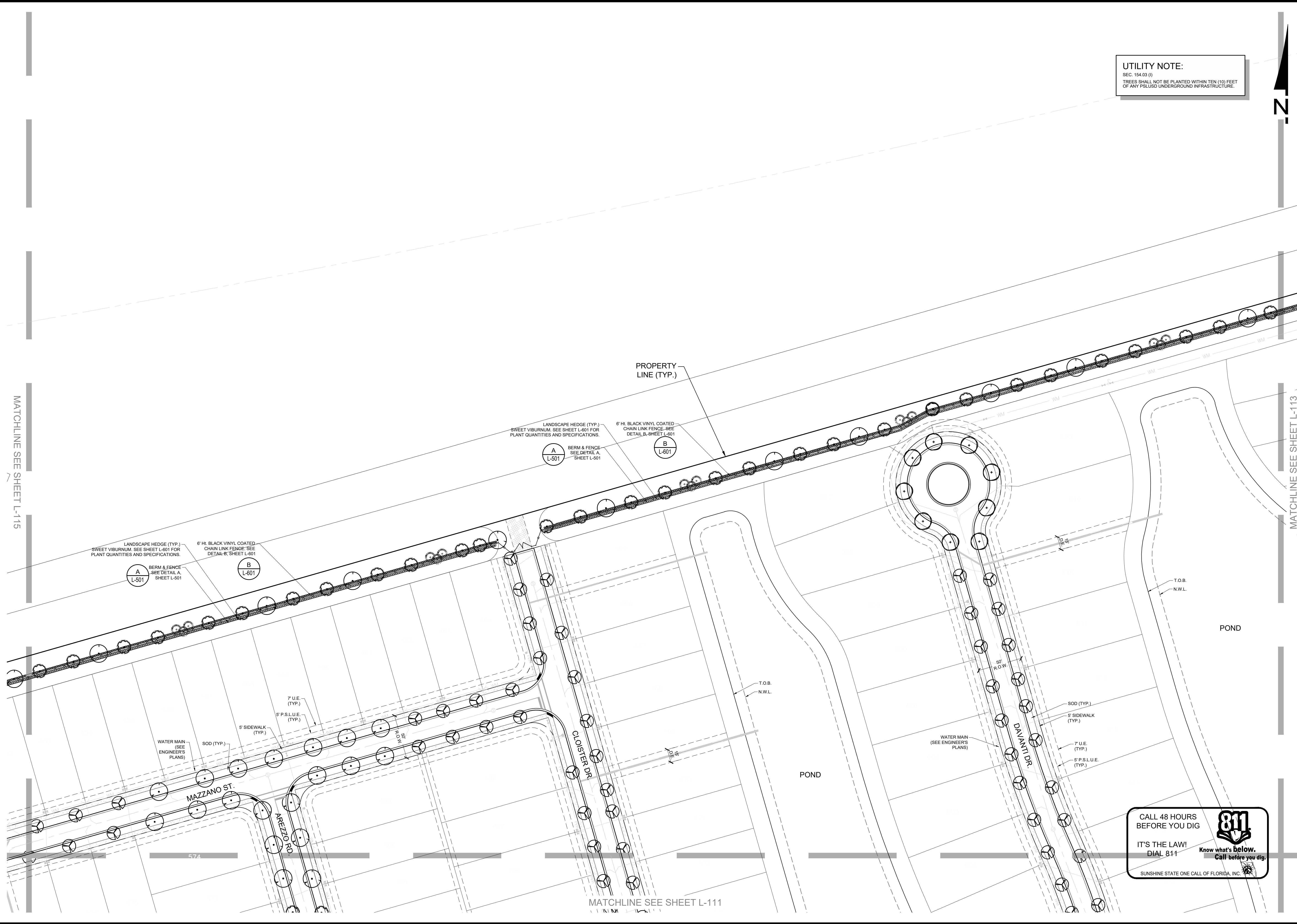
PLAN REVISIONS

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9	11/16/20	REVISION PER CITY REVIEW COMMENTS



CITY OF PORT ST. LUCIE PROJECT #
P21-043
 SET NUMBER: 890-004-01
 SHEET: L-113

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UTILITY NOTE:
 SEC. 154.03 (f)
 TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET
 OF ANY P.S.L.U.E. UNDERGROUND INFRASTRUCTURE.



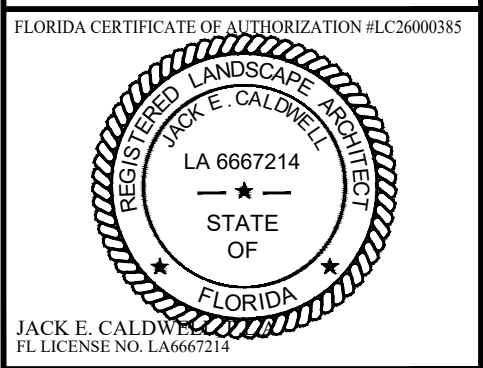
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CODE MINIMUM LANDSCAPE PLANS
ESPLANADE AT TRADITION
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 LANDSCAPE SITE PLAN

PLAN REVISIONS

NO.	DATE	REVISION
1	10/09/19	REVISION PER CITY REVIEW COMMENTS
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3	10/09/19	REVISION PER CITY REVIEW COMMENTS
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CITY OF PORT ST. LUCIE PROJECT #
P21-043
 SET NUMBER: 890-004-01
 SHEET: L-114

CALL 48 HOURS BEFORE YOU DIG

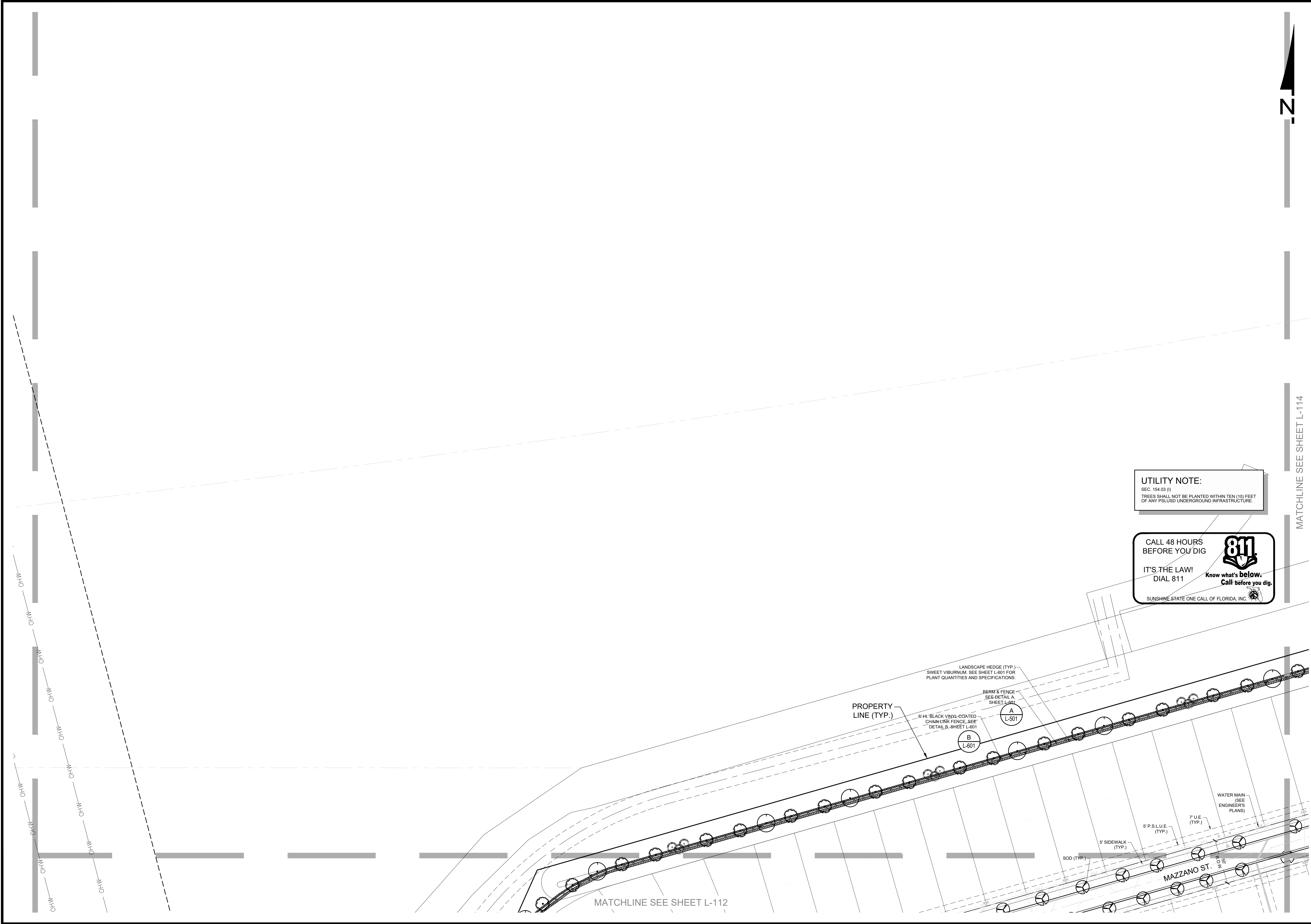
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MATCHLINE SEE SHEET L-111


MATCHLINE SEE SHEET L-115

MATCHLINE SEE SHEET L-113

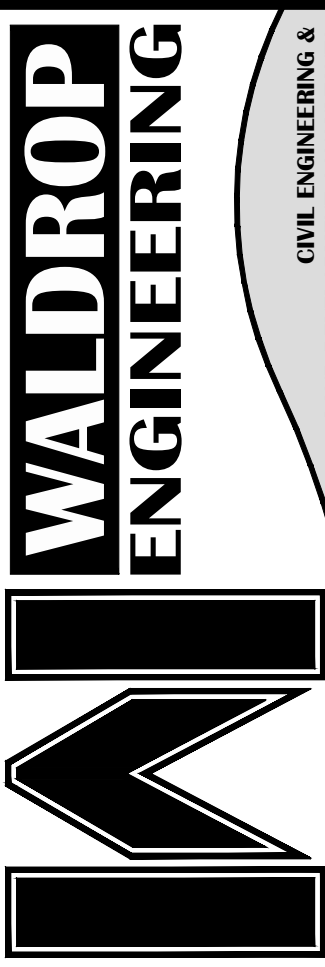
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UTILITY NOTE:
 SEC. 154.03 (I)
 TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET
 OF ANY FSLUBS UNDERGROUND INFRASTRUCTURE.

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MATCHLINE SEE SHEET L-114

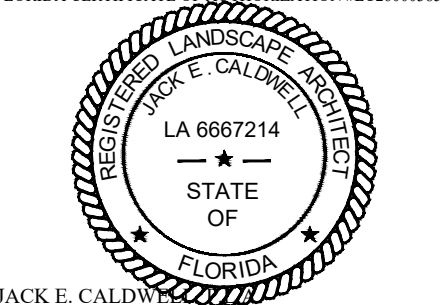
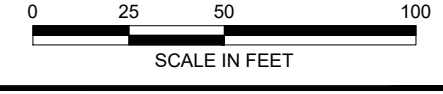



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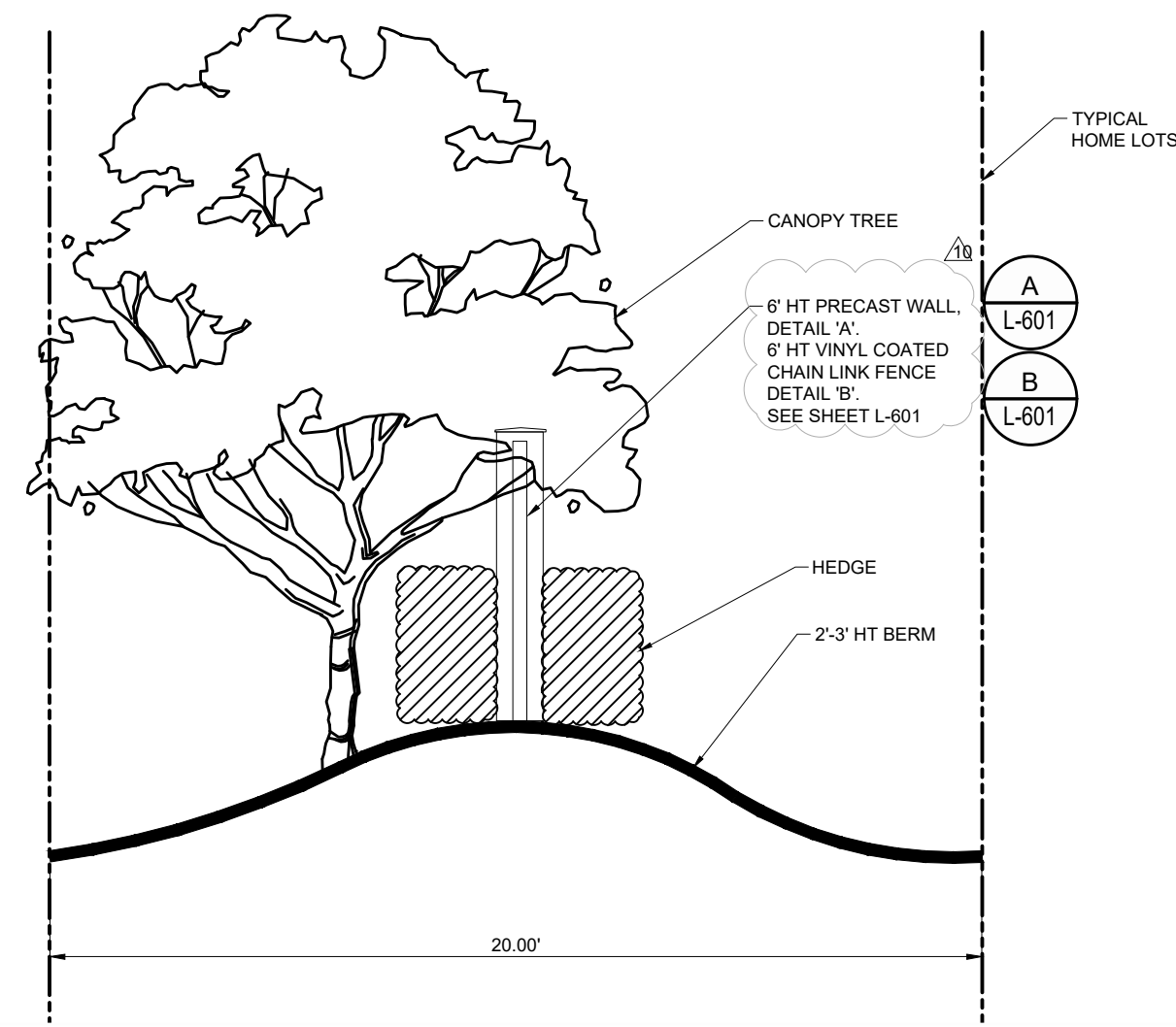
CODE MINIMUM LANDSCAPE PLANS
**ESPLANADE AT
 TRADITION**
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 LANDSCAPE SITE PLAN

PLAN REVISIONS

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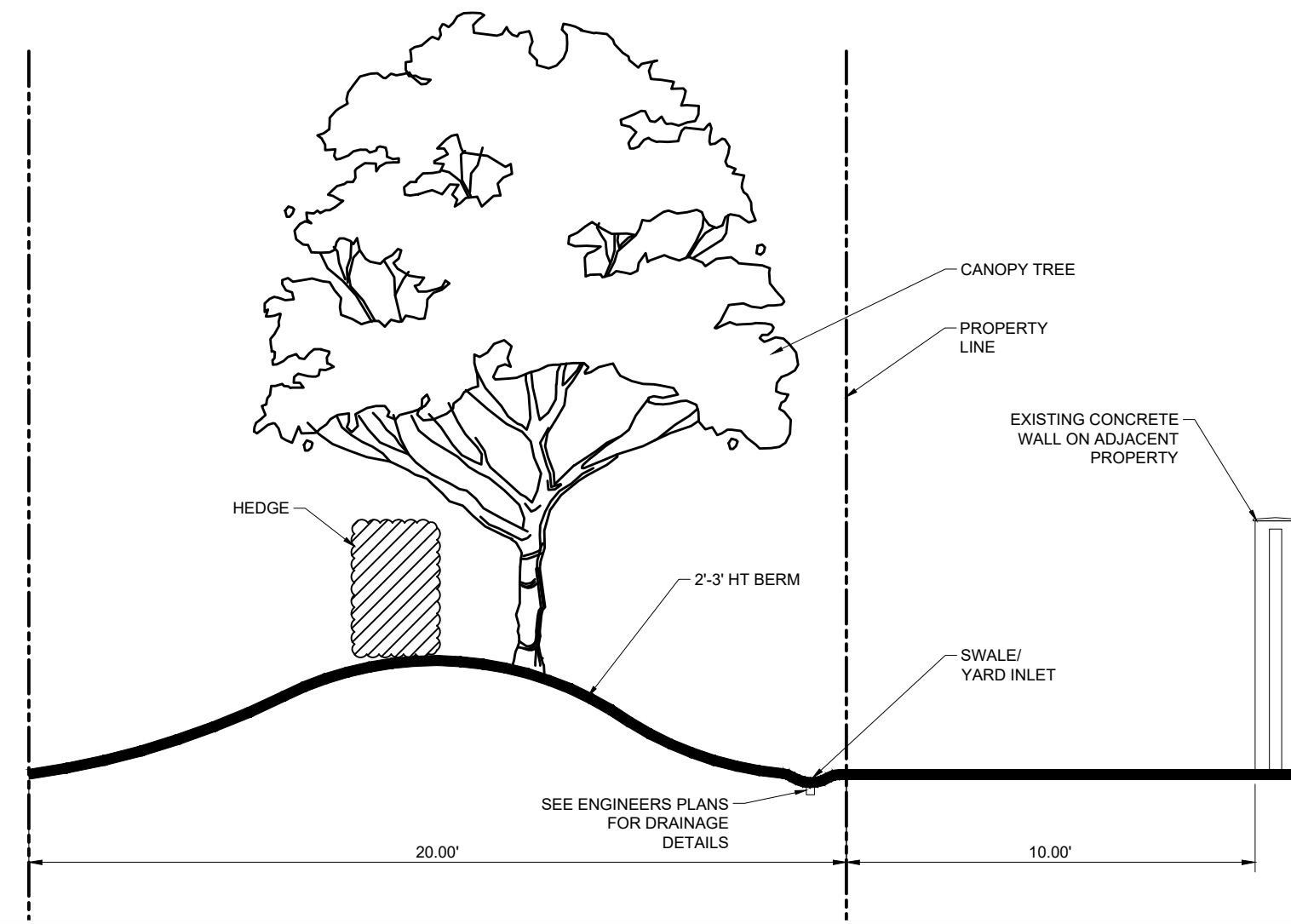


CITY OF PORT ST. LUCIE PROJECT #
P21-043
 SET NUMBER: 890-004-01
 SHEET: L-115



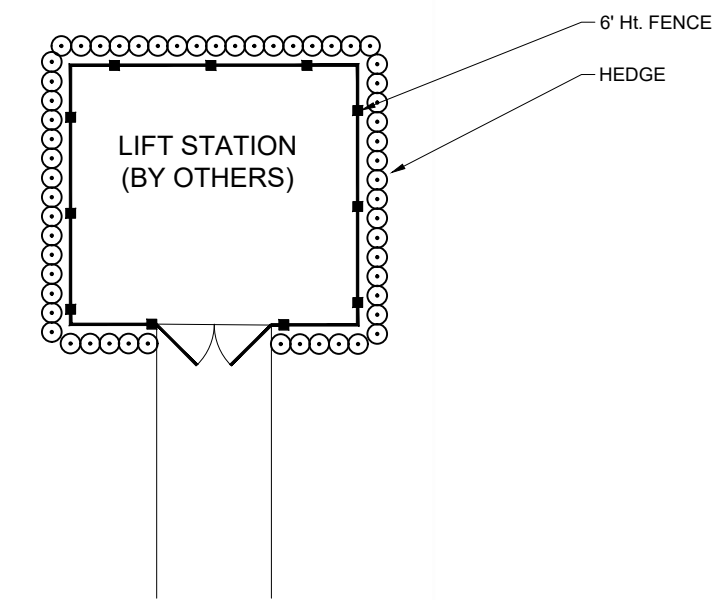
C 20' WIDE BUFFER (TYPICAL BOUNDARY) SECTION
SCALE: 1/4" = 1'

(GRAPHIC IS REPRESENTATIVE OF CODE MINIMUM LANDSCAPE, CITY OF PORT ST. LUCIE: CH. 154 - Sec. 154.03)

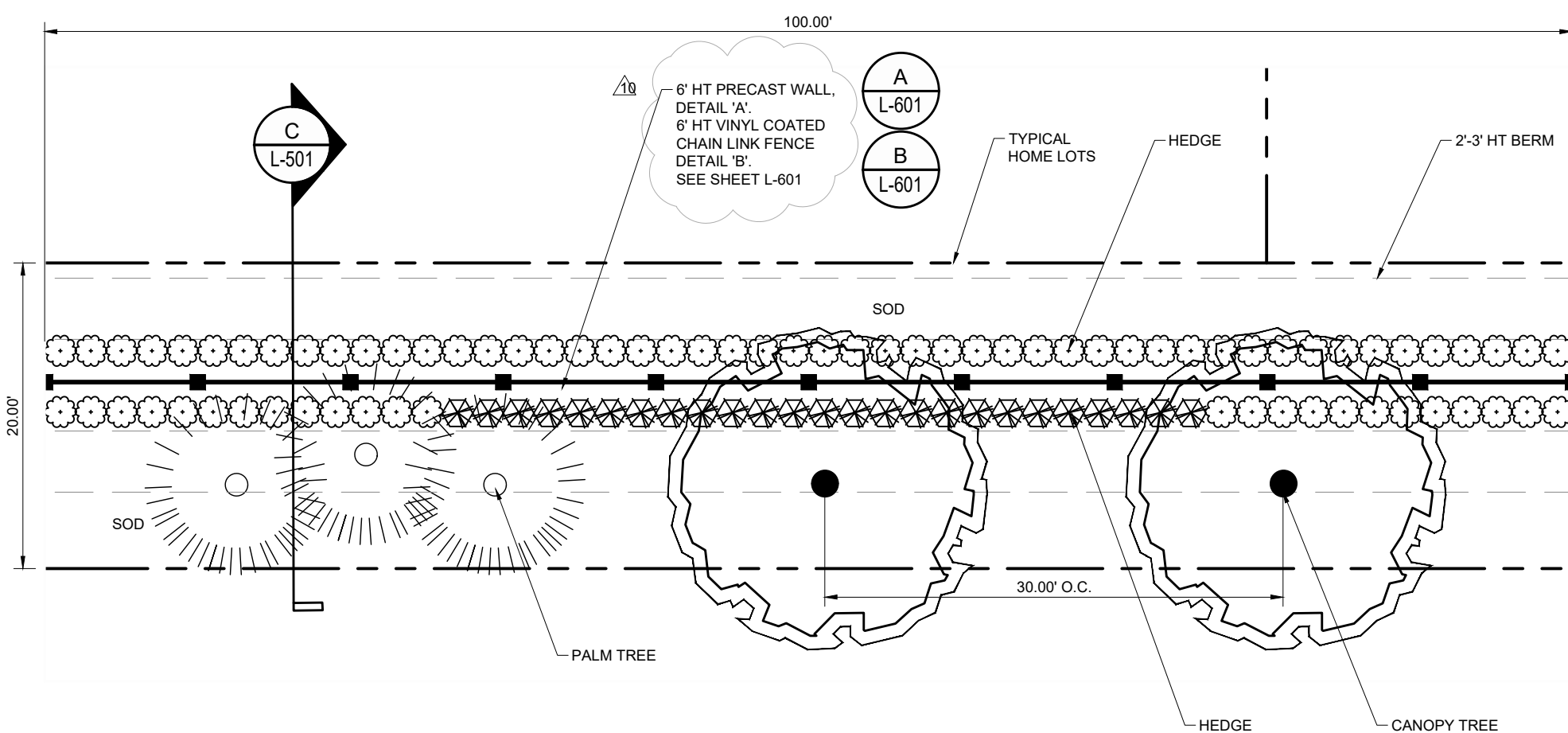


D 20' WIDE BUFFER (EAST BOUNDARY) SECTION
SCALE: 1/4" = 1'

(GRAPHIC IS REPRESENTATIVE OF CODE MINIMUM LANDSCAPE, CITY OF PORT ST. LUCIE: CH. 154 - Sec. 154.03)

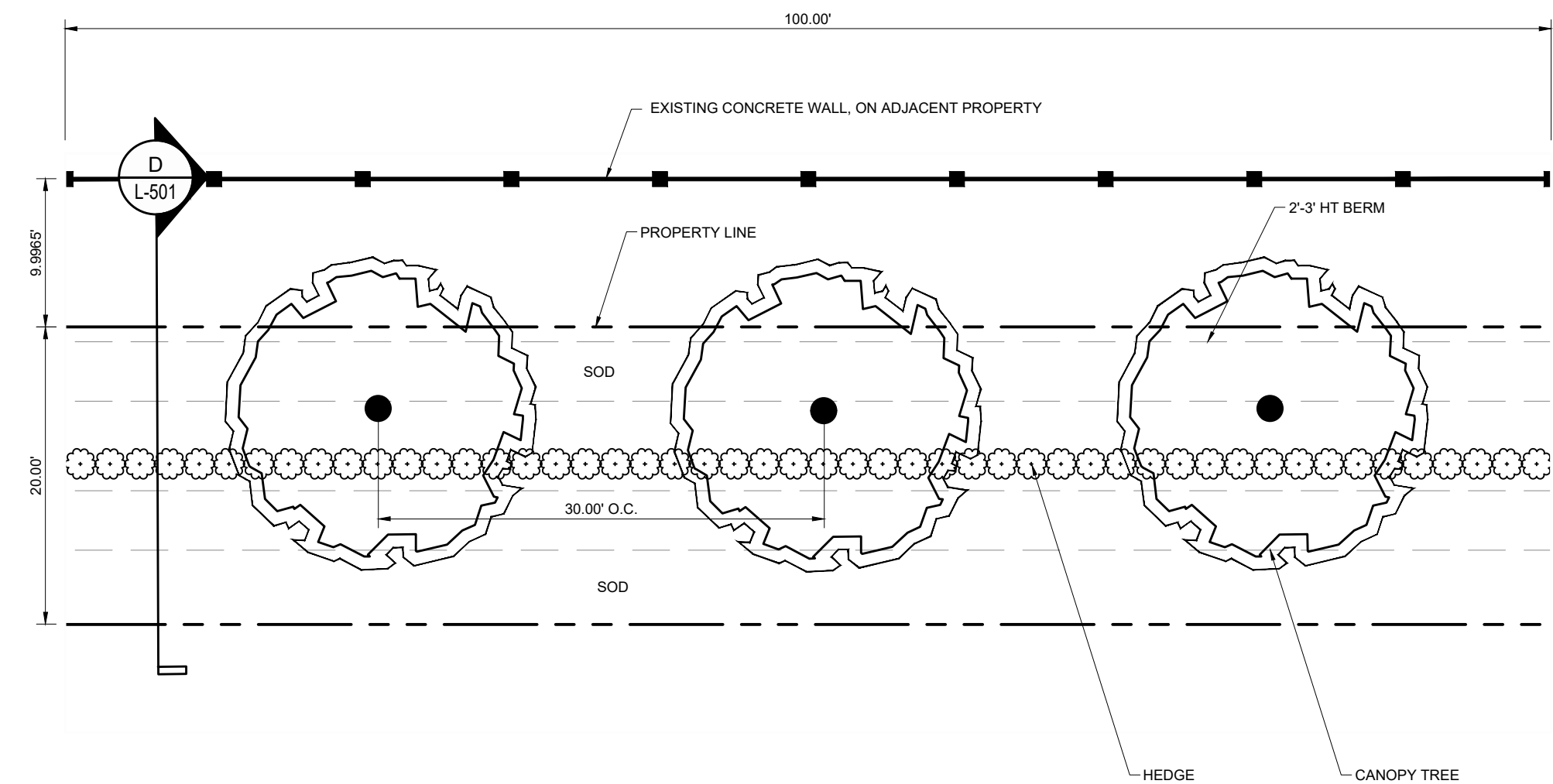


E LIFT STATION SCREENING
SCALE: 1" = 20'



A 20' WIDE BUFFER (TYPICAL BOUNDARY)
SCALE: 1" = 10'

(GRAPHIC IS REPRESENTATIVE OF CODE MINIMUM LANDSCAPE, CITY OF PORT ST. LUCIE: CH. 154 - Sec. 154.03)



B 20' WIDE BUFFER (EAST BOUNDARY)
SCALE: 1" = 10'

(GRAPHIC IS REPRESENTATIVE OF CODE MINIMUM LANDSCAPE, CITY OF PORT ST. LUCIE: CH. 154 - Sec. 154.03)



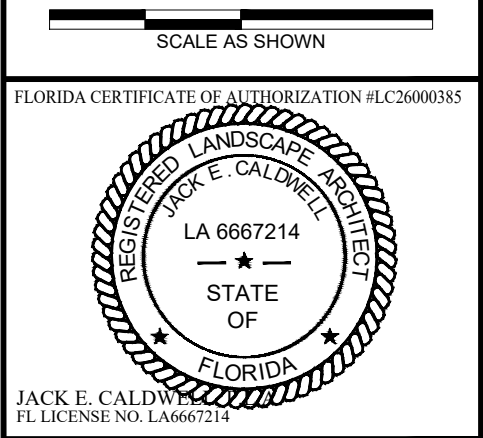
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P. 407-775-6500 F. 407-775-6599 EMAIL: info@waldropengineering.com

CODE MINIMUM LANDSCAPE PLANS
ESPLANADE AT TRADITION
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
BUFFER DETAILS

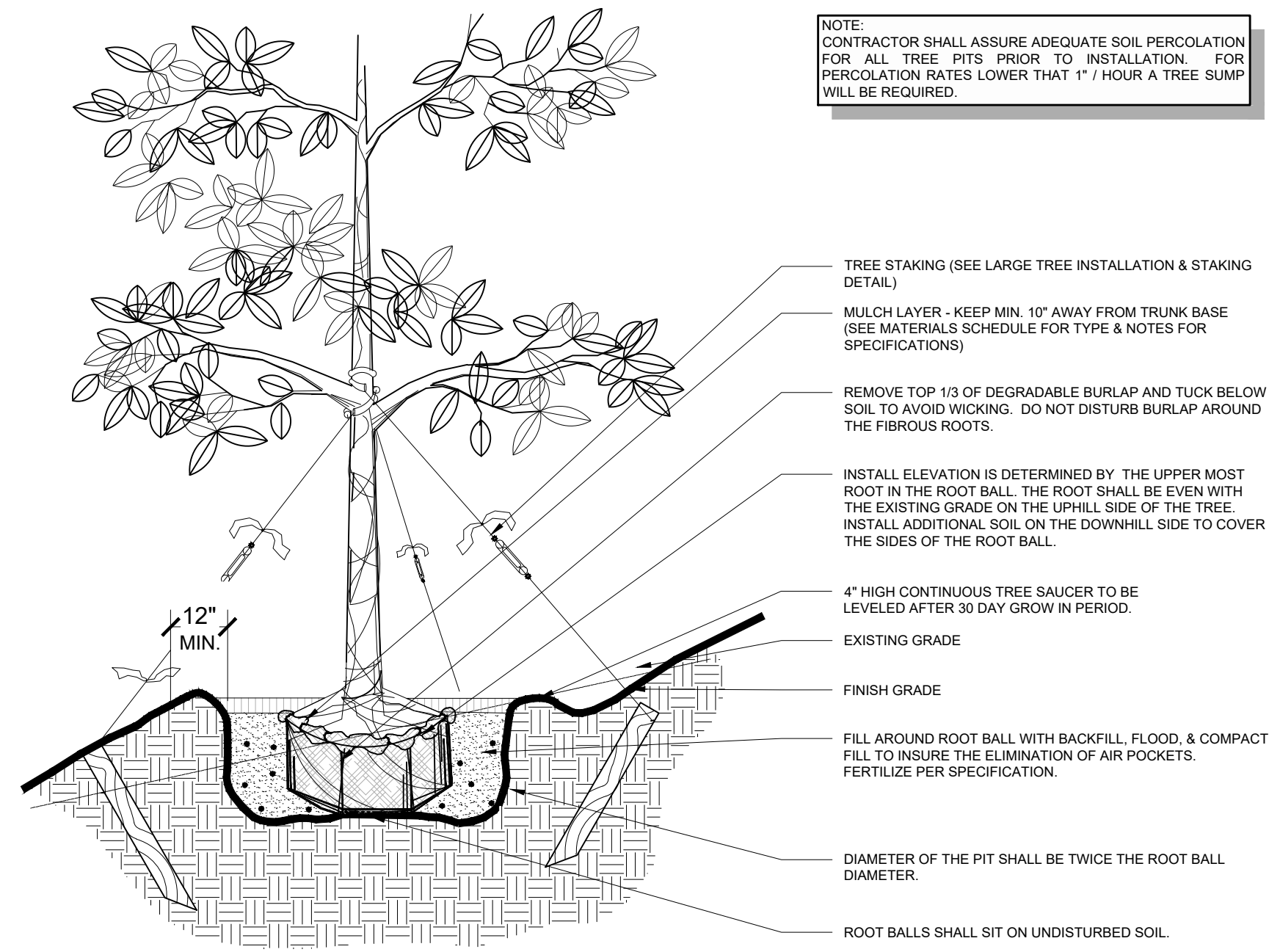
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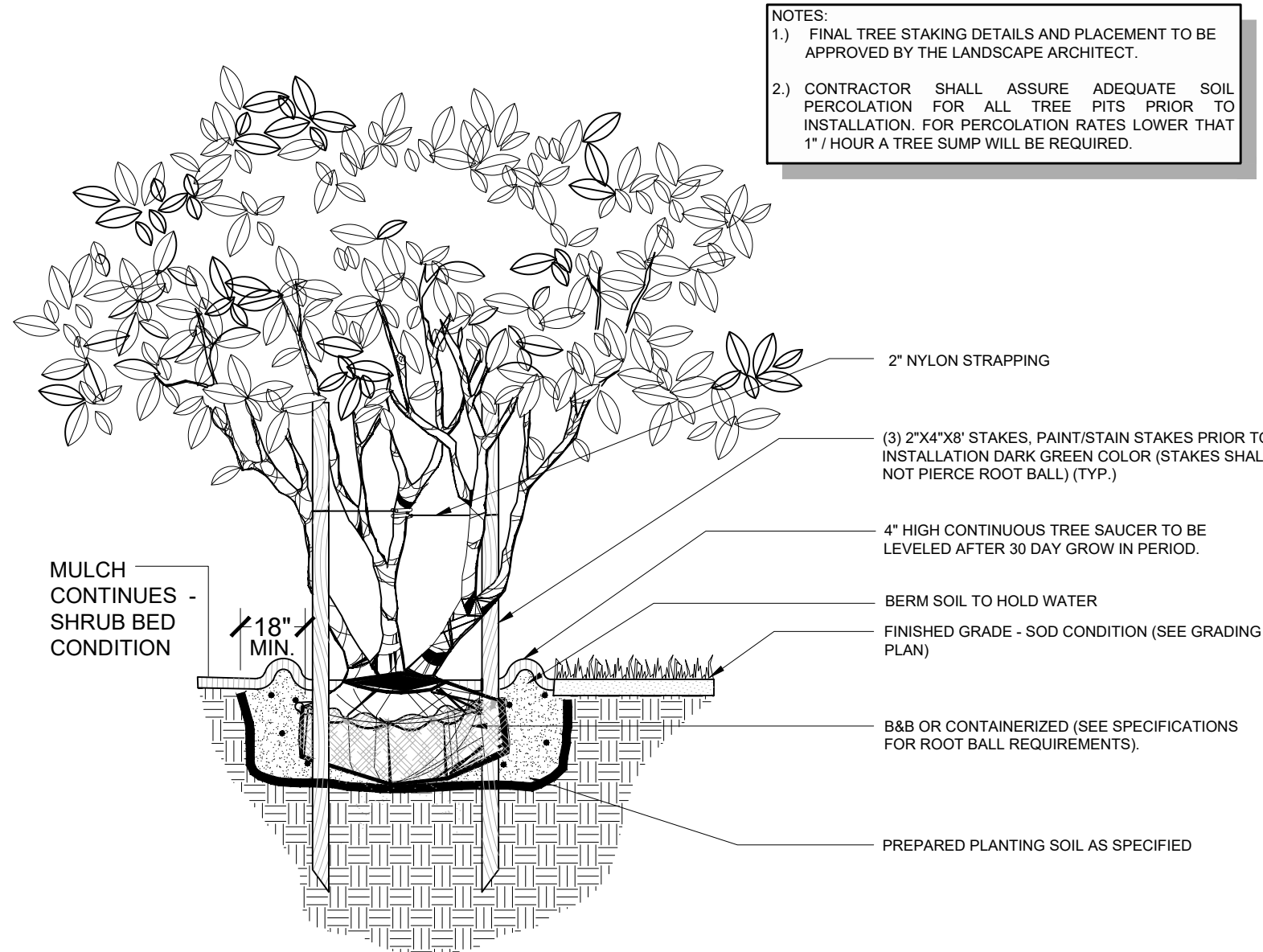


CITY OF PORT ST. LUCIE PROJECT #
P21-043
SET NUMBER: 890-004-01
SHEET: L-501

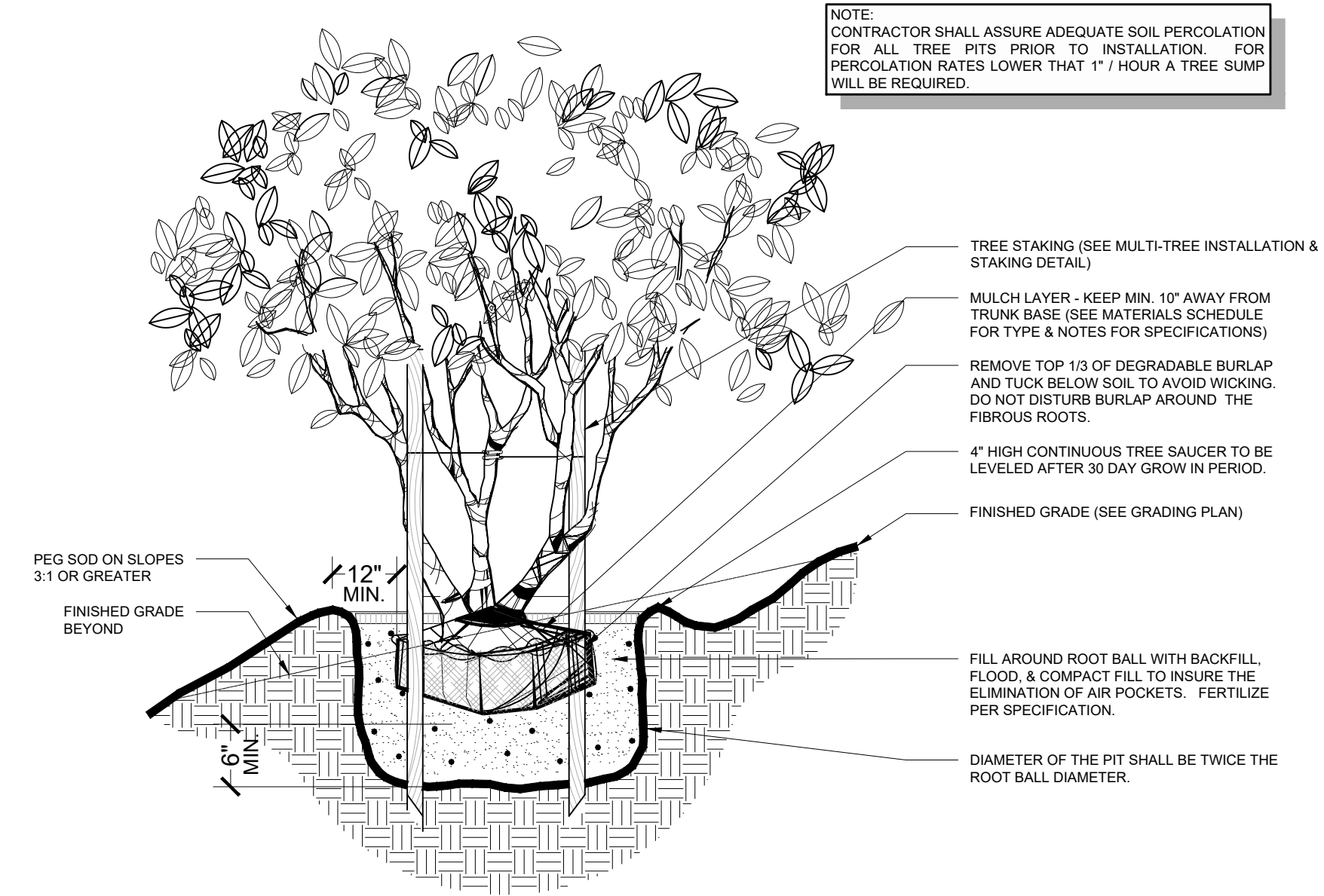
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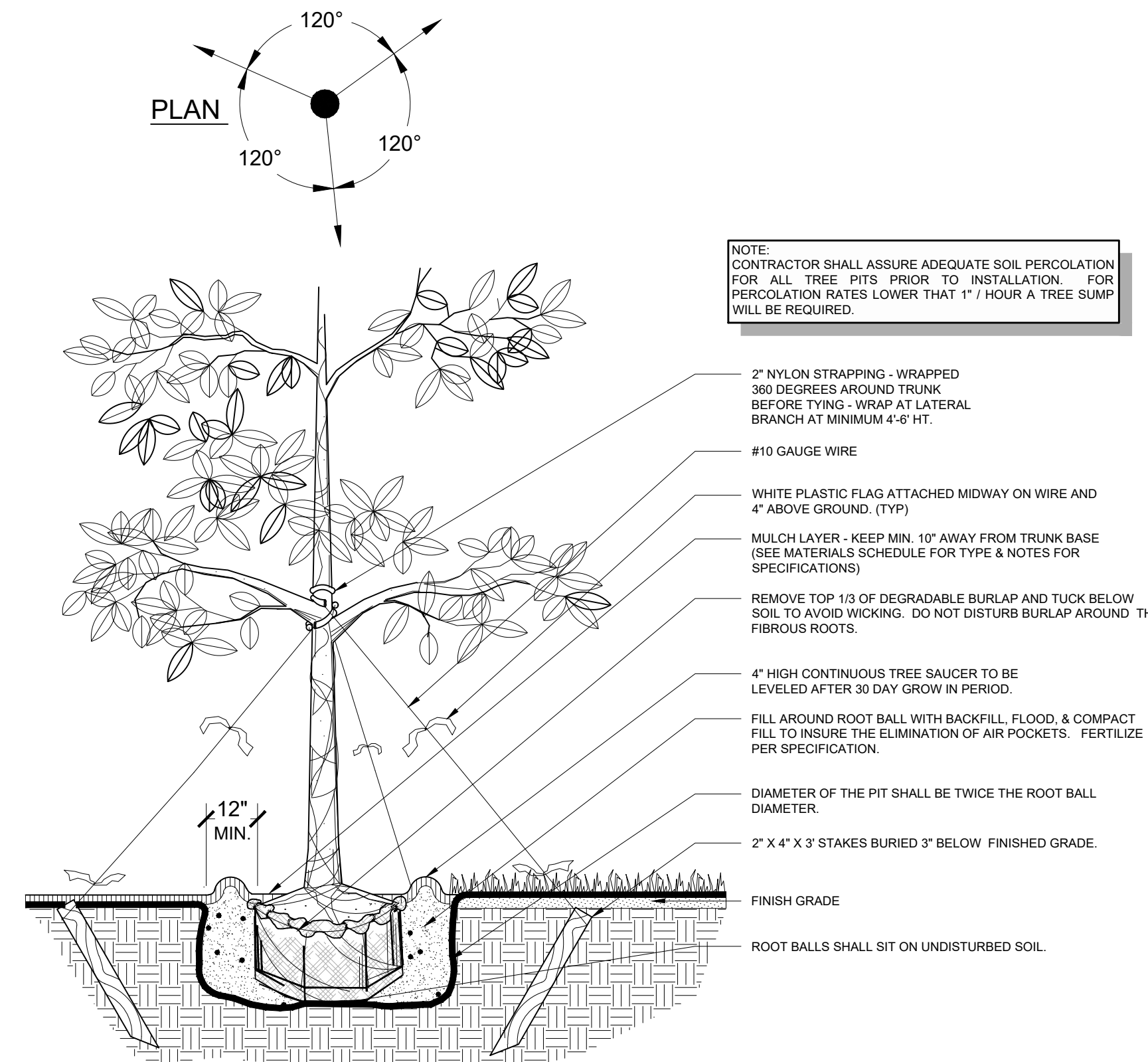
D LARGE TREE ON SLOPE
SCALE: N.T.S.



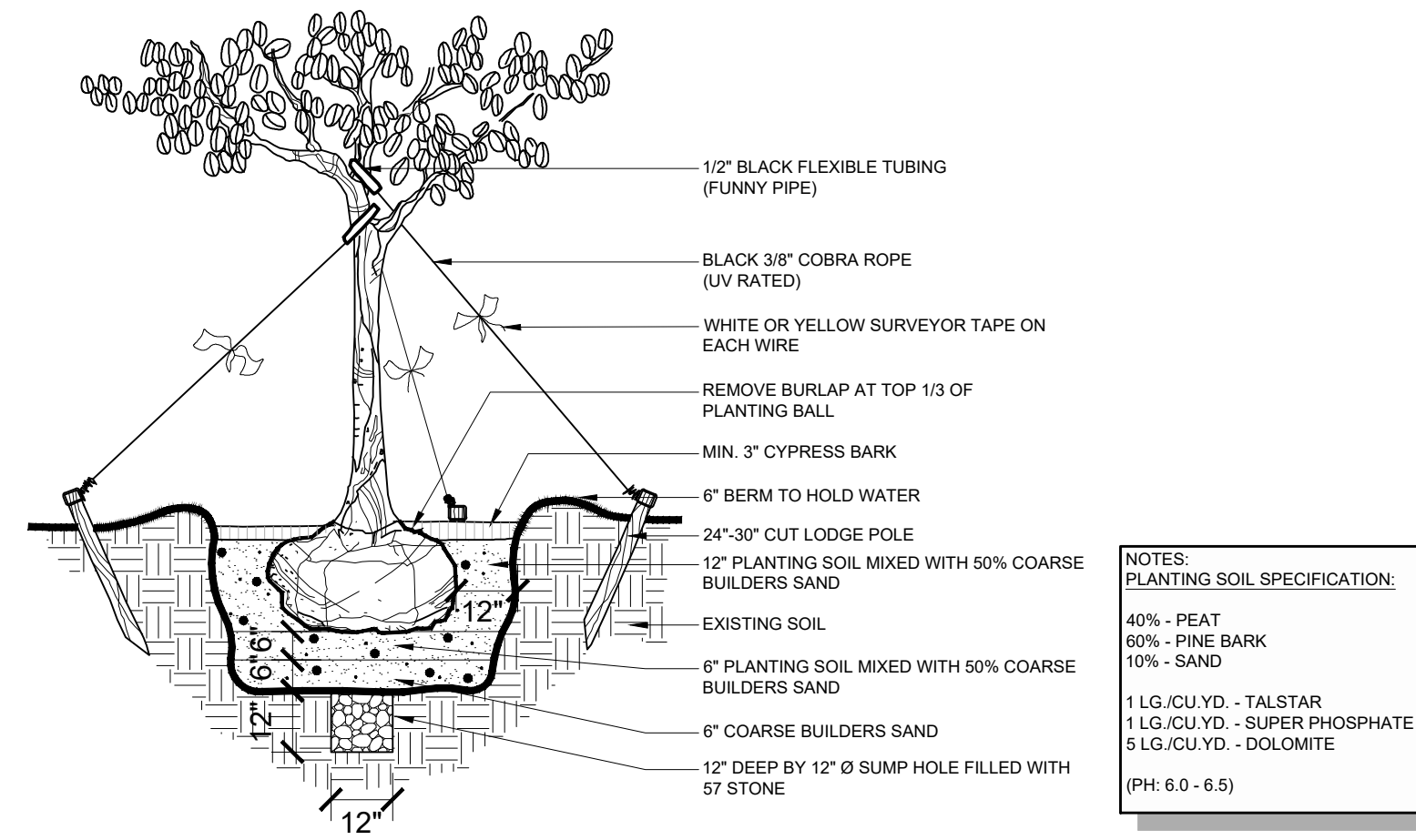
E MULTI-TRUNK TREE INSTALLATION & STAKING
SCALE: N.T.S.



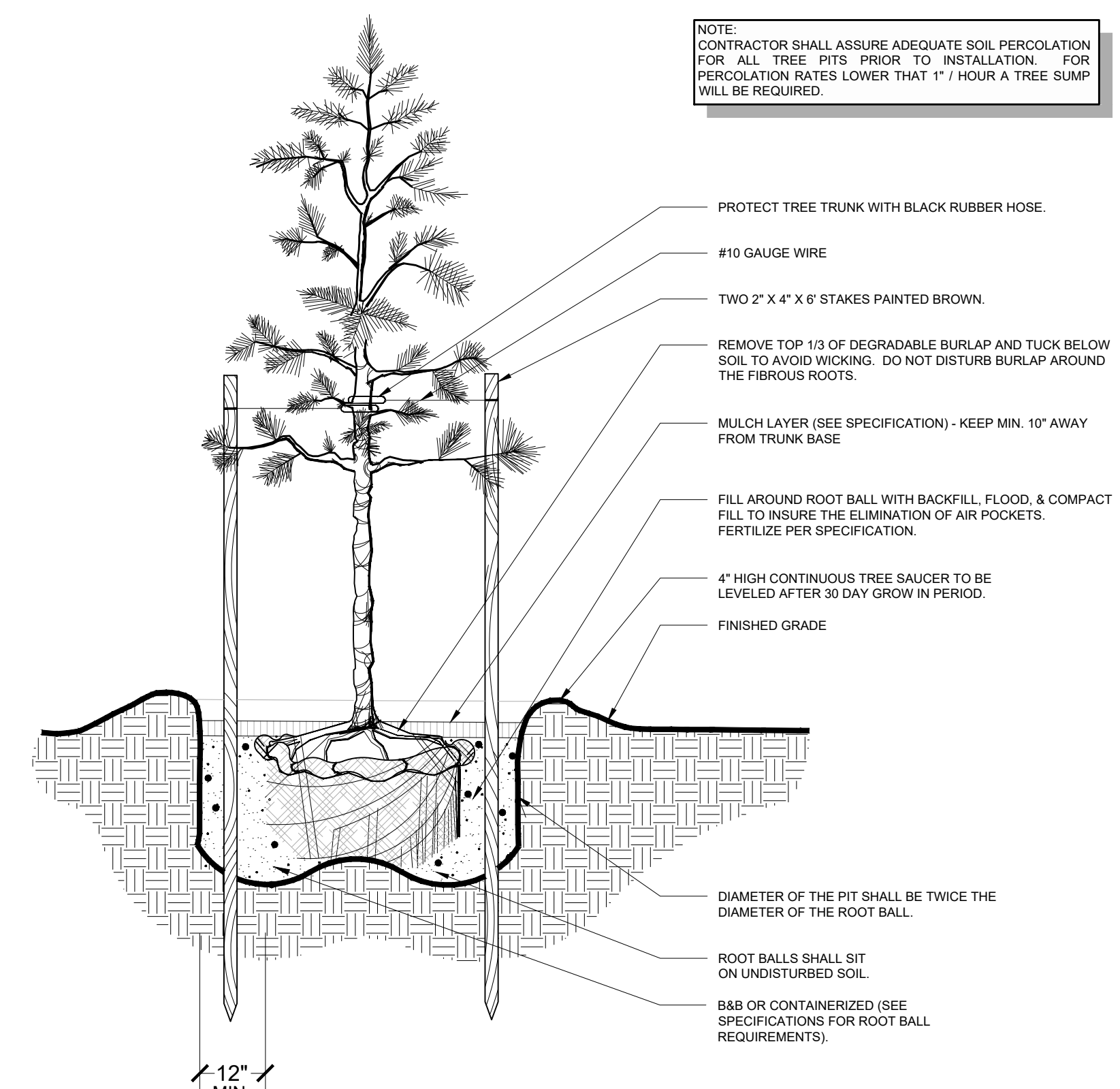
F MULTI-TRUNK TREE ON SLOPE
SCALE: N.T.S.



A LARGE TREE INSTALLATION & STAKING
SCALE: N.T.S.



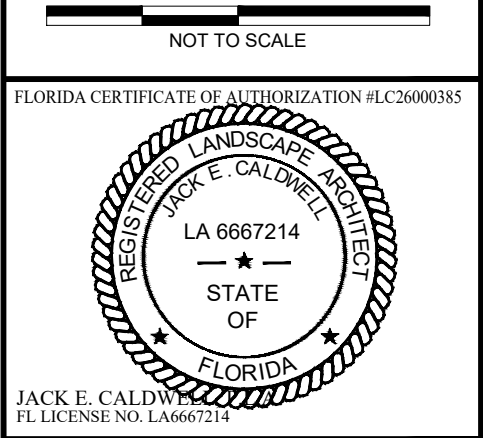
B MAGNOLIA TREE
SCALE: N.T.S.



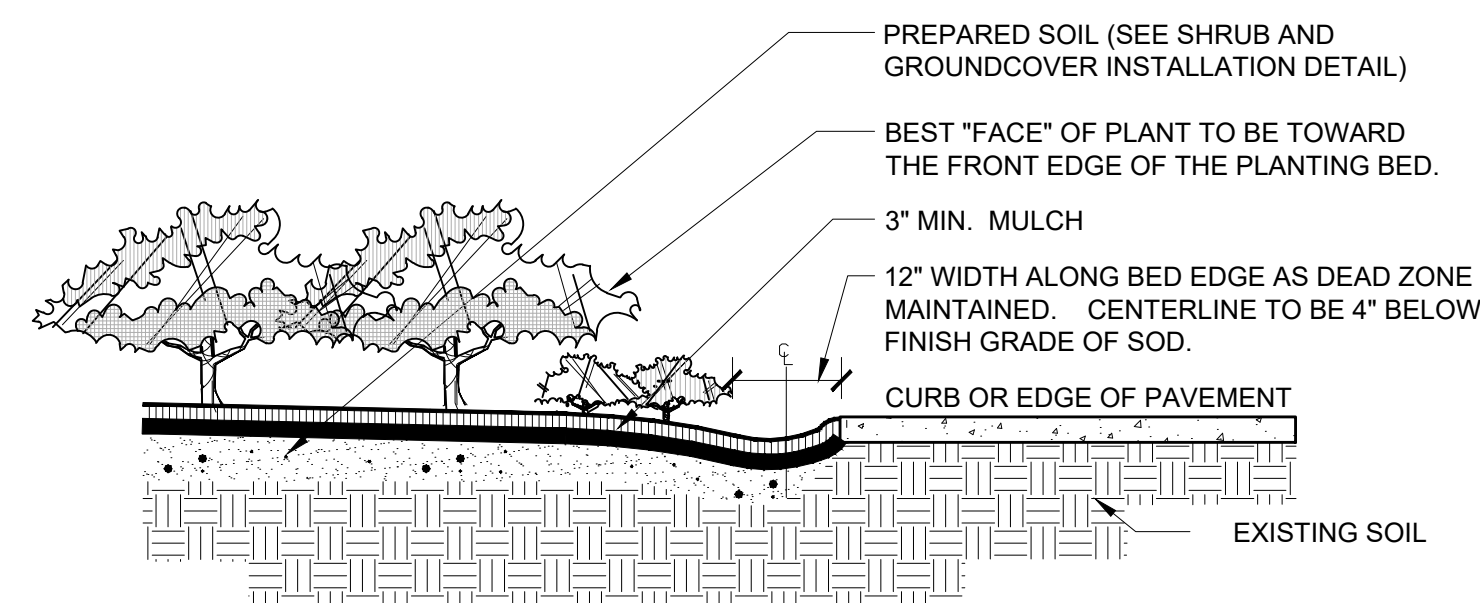
C PINE TREE INSTALLATION
SCALE: N.T.S.

PLAN REVISIONS

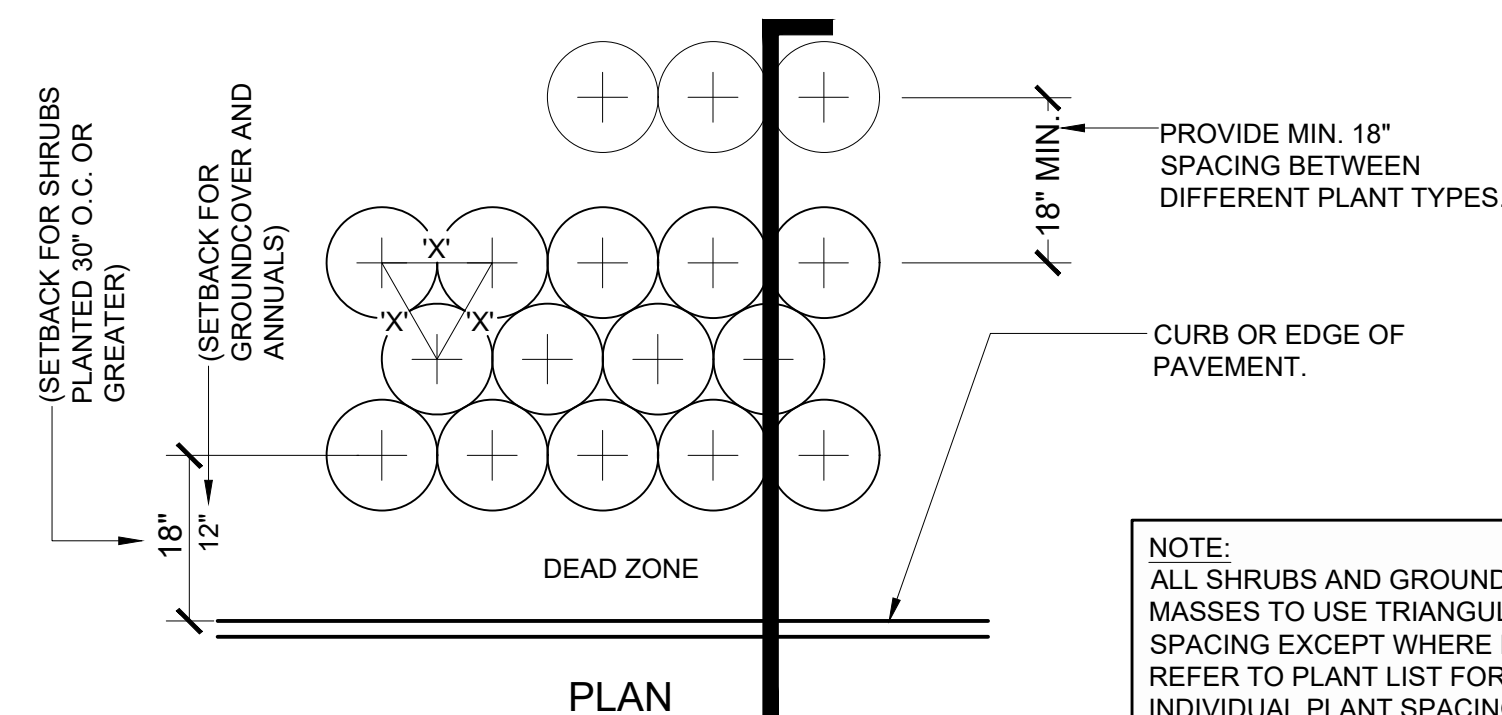
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7	10/16/20	REVISION PER CITY REVIEW COMMENTS
8	11/14/22	REVISION PER CITY REVIEW COMMENTS



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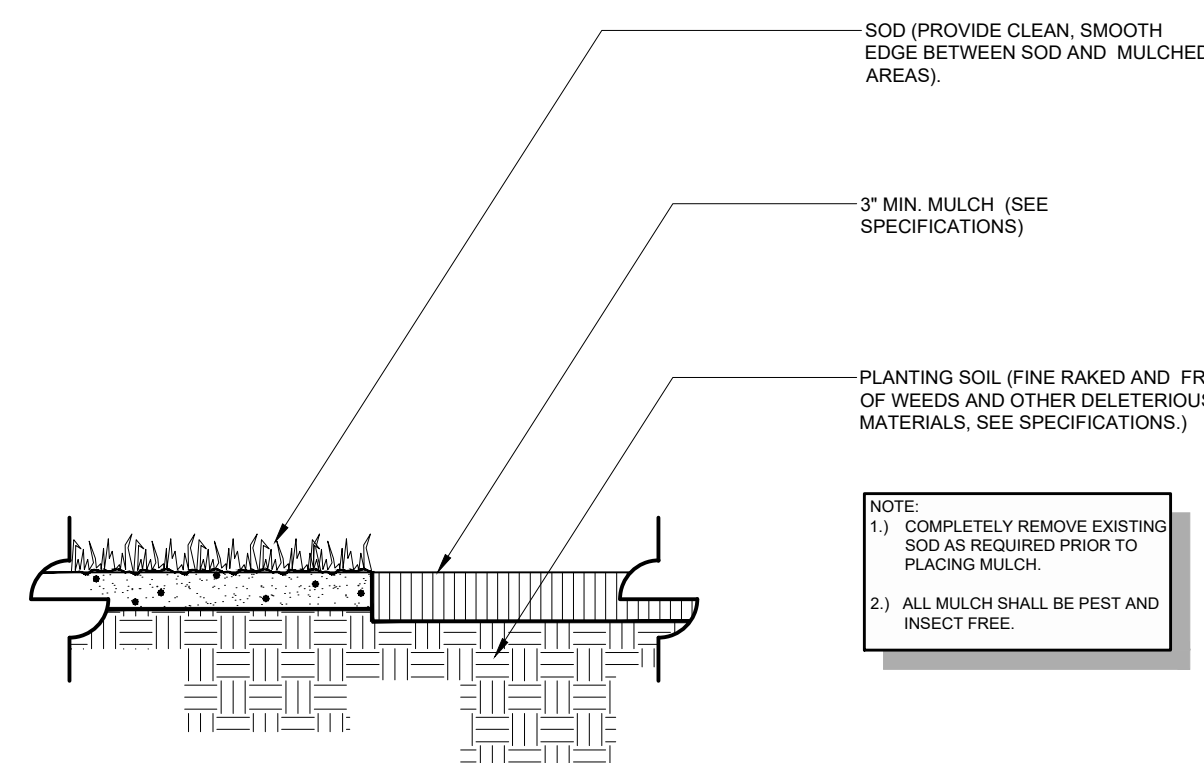


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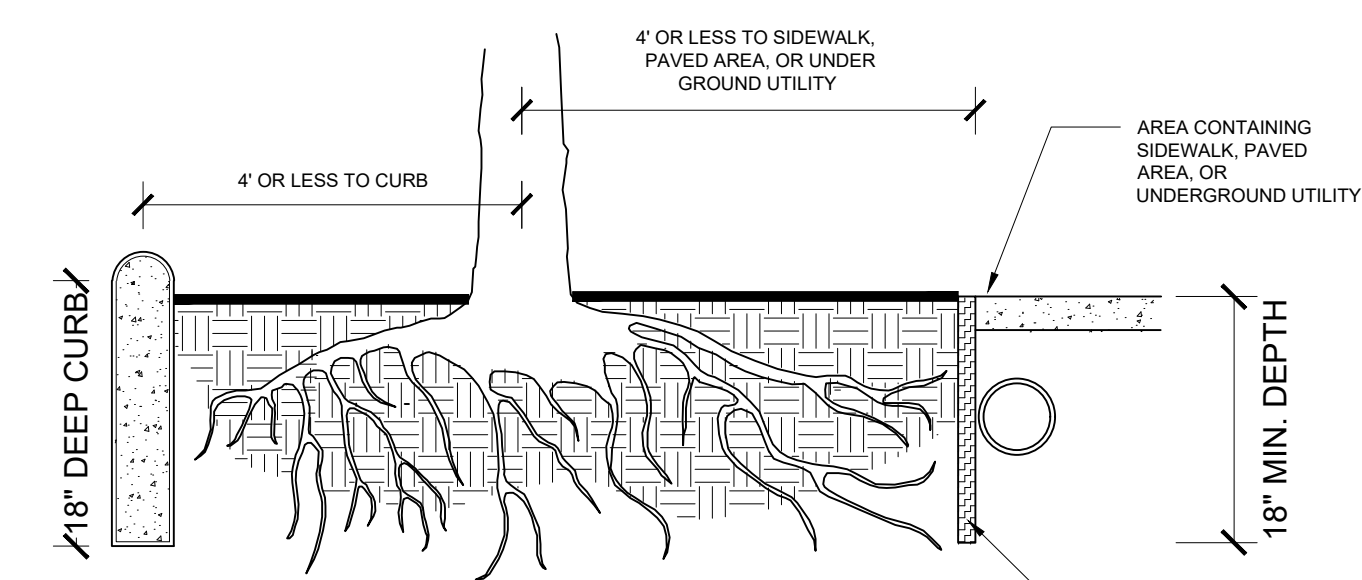


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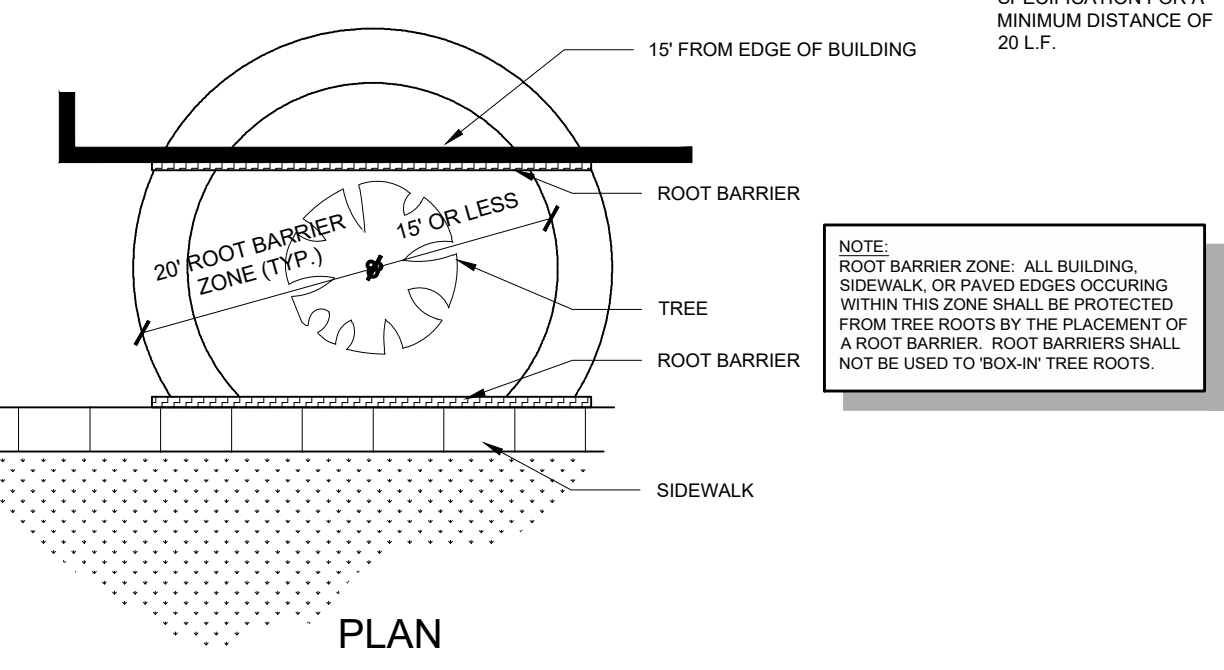
D TYPICAL PLANT SPACING DIAGRAM
SCALE: N.T.S.



E MULCH APPLICATION ~ TYPE 1
SCALE: N.T.S.

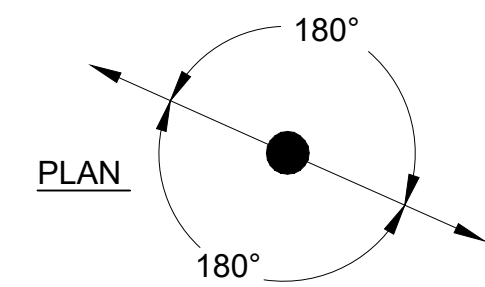


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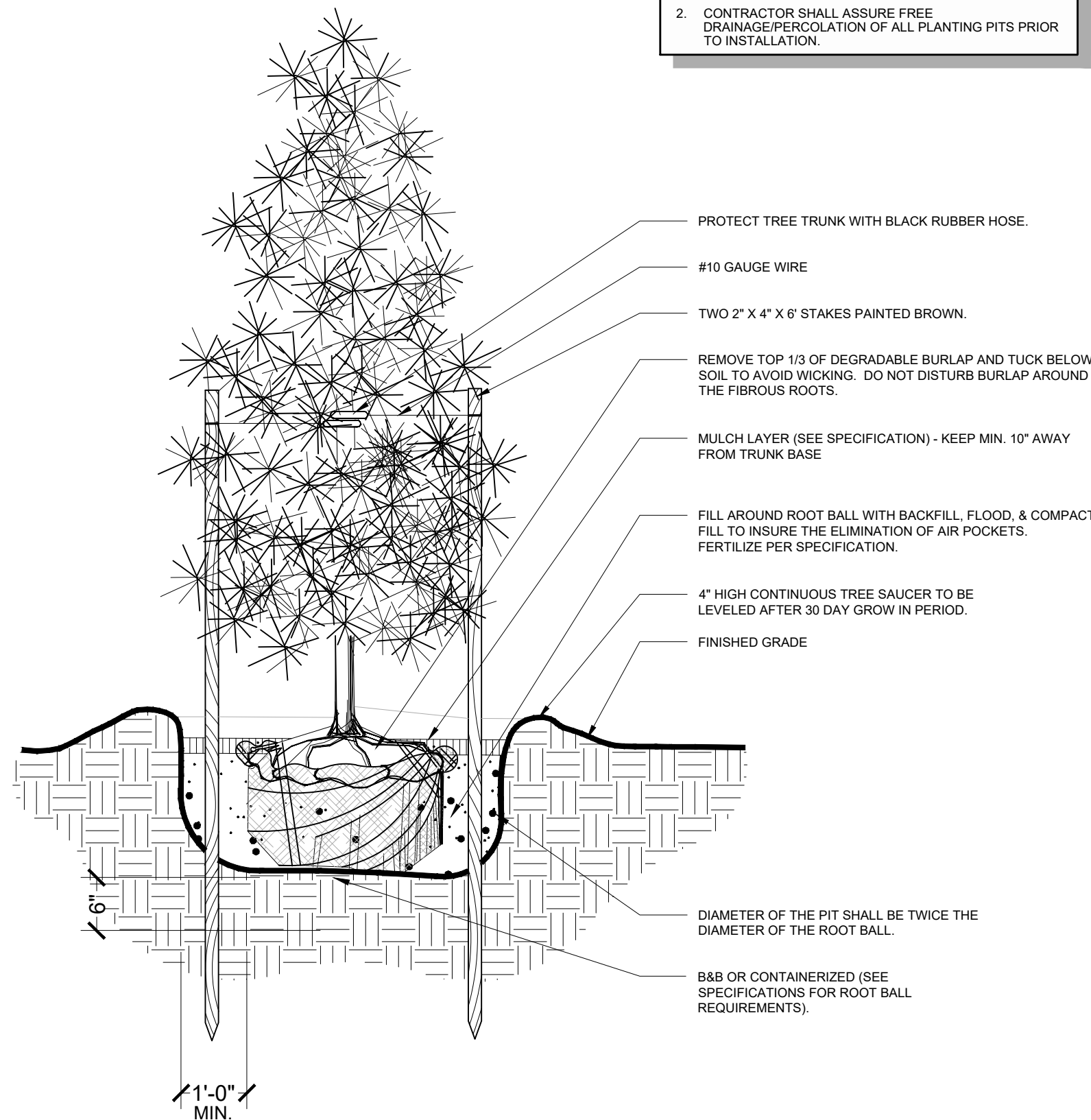


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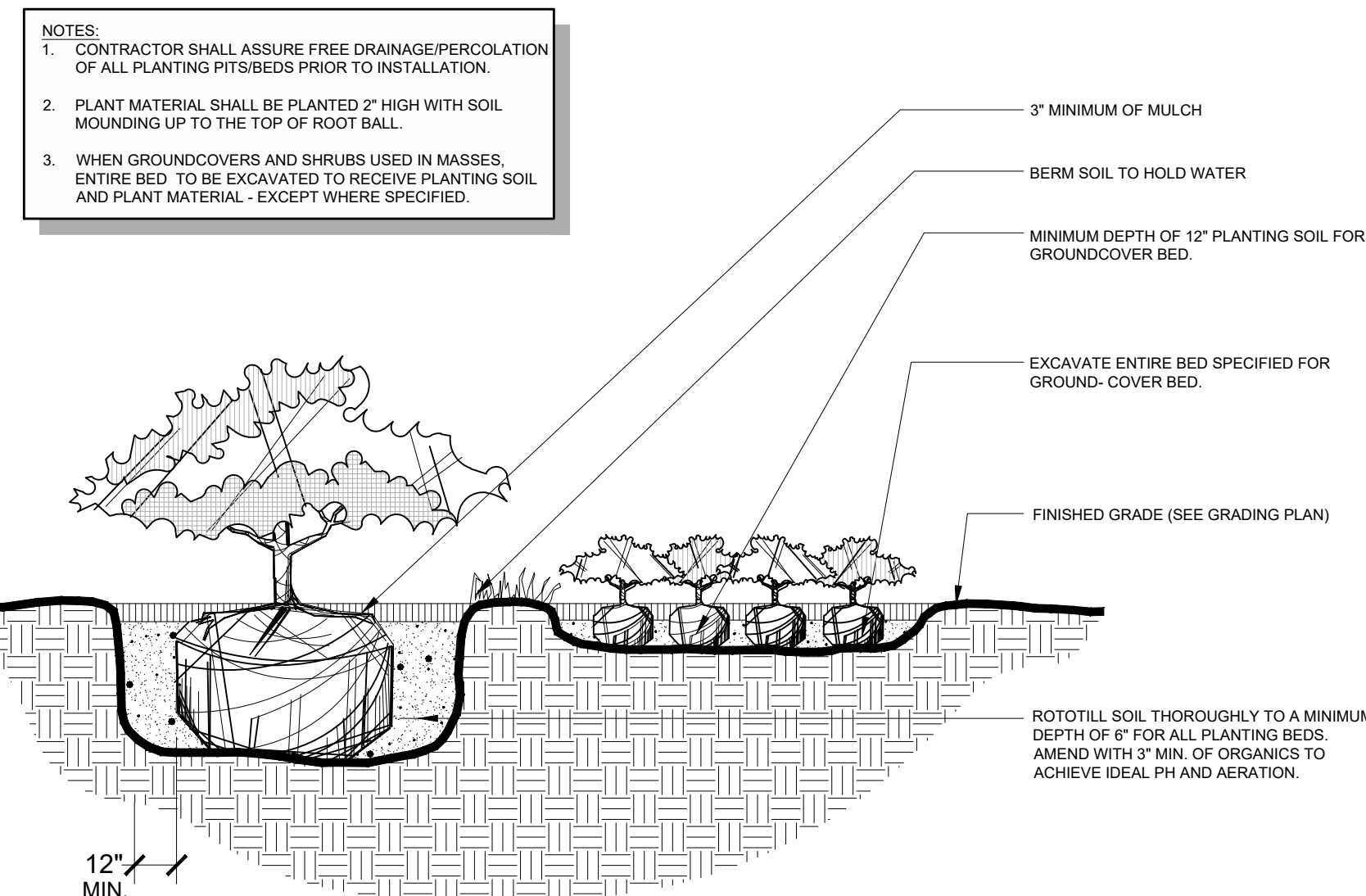
F ROOT BARRIER DETAIL
SCALE: N.T.S.



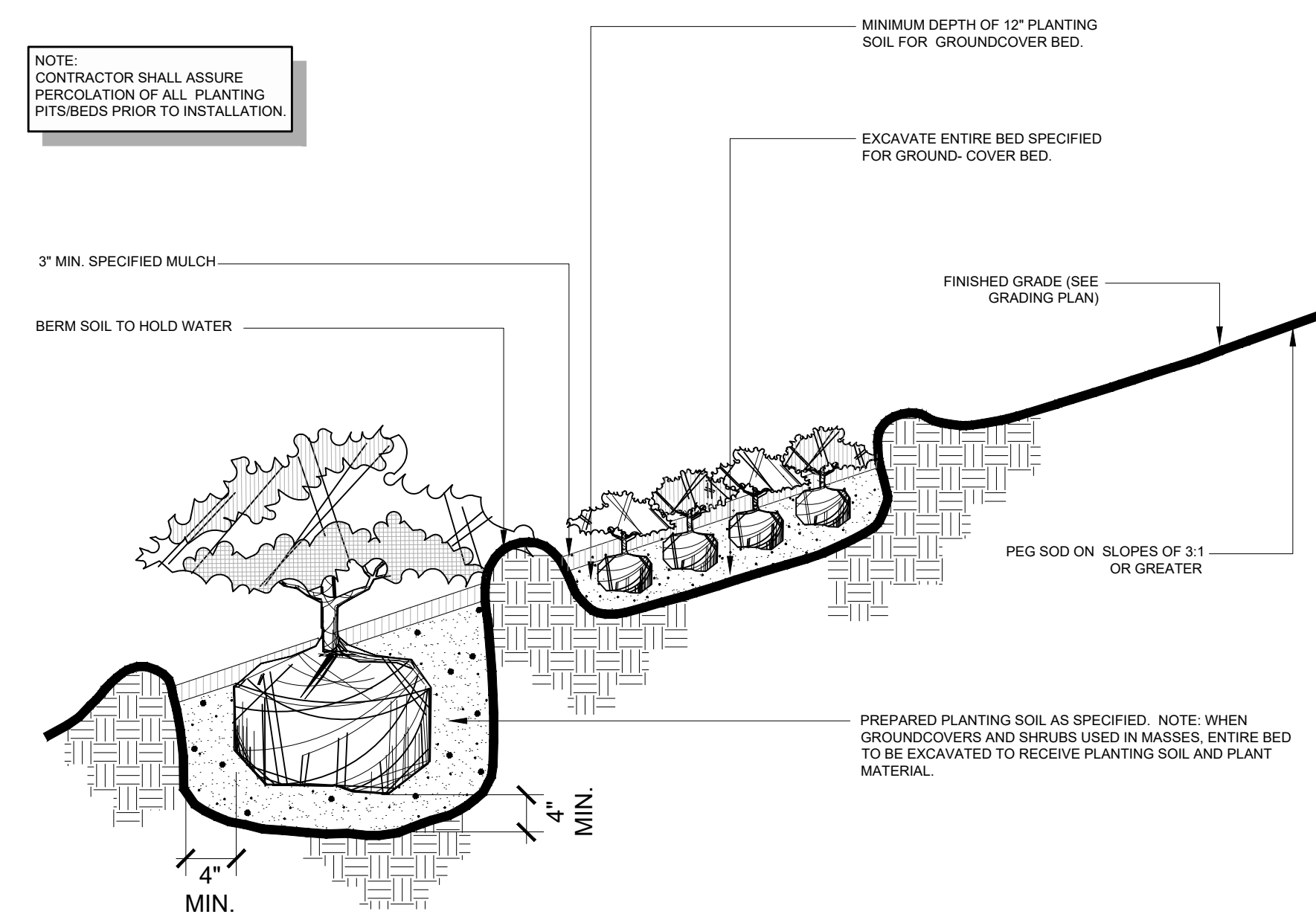
- NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT
2. CONTRACTOR SHALL ASSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



A SMALL TREE INSTALLATION
SCALE: N.T.S.



B SHRUB AND GROUNDCOVER INSTALLATION
SCALE: N.T.S.



C SHRUB AND GROUNDCOVER ON SLOPE
SCALE: N.T.S.

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CODE MINIMUM LANDSCAPE PLANS
ESPLANADE AT TRADITION
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
LANDSCAPE DETAILS

PLAN REVISIONS

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8	11/16/20	REVISION PER CITY REVIEW COMMENTS
9	11/16/20	REVISION PER CITY REVIEW COMMENTS

NOT TO SCALE

FLORIDA CERTIFICATE OF AURDORIZATION #LC2000085

JACK E. CALDWAY
FL LICENSE NO. 14667214

CITY OF PORT ST. LUCIE PROJECT #
P21-043

SET NUMBER: 890-004-01
SHEET: L-503

ITEM: PERIMETER WALL

TYPE: 6' HT. POST & PANEL WALL SYSTEM

COLOR: TRIM COLOR: SW7100 SHERWIN WILLIAMS - ARCADE WHITE
BODY COLOR SW7050 SHERWIN WILLIAMS - USEFUL GREY

NOTES: INSTALL PER MANUFACTURER'S SPECIFICATIONS AND FLORIDA BUILDING CODE. SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER/ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR TO PROVIDE ALL REQUIRED HARDWARE. POSTS TO BE 10' O.C.

SUPPLIER: BY CONTRACTOR



A PRECAST WALL DETAIL
SCALE: N.T.S.

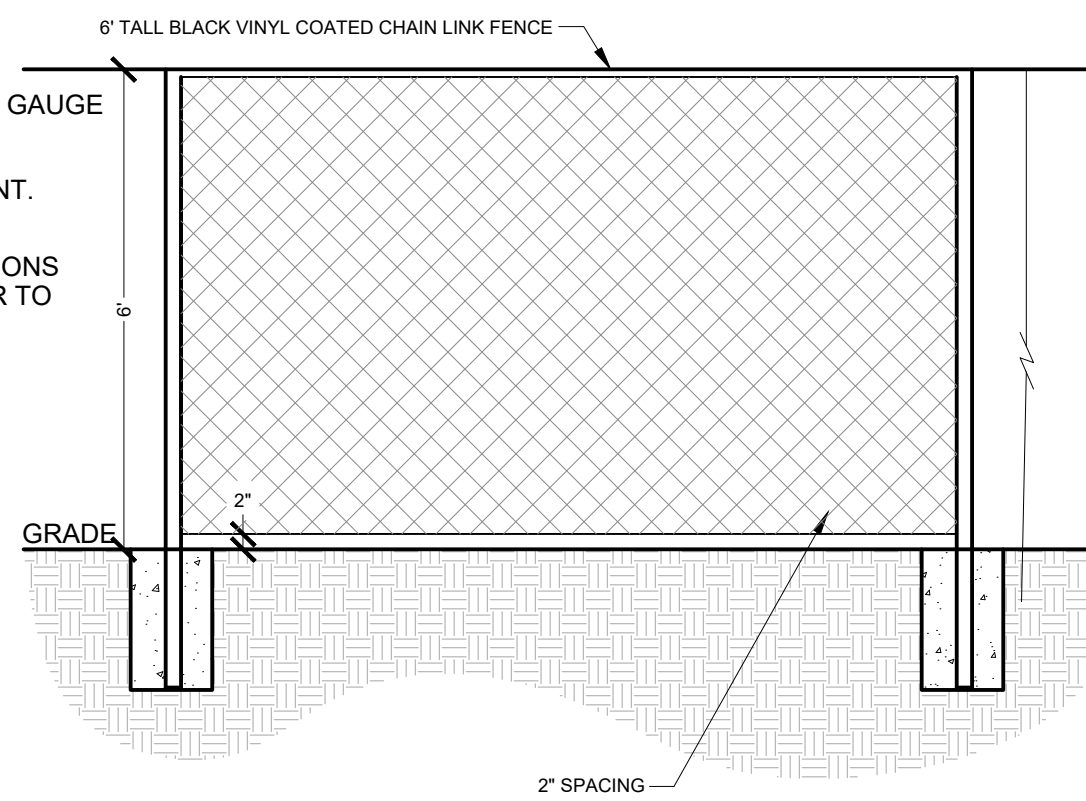
ITEM: PERIMETER WALL

TYPE: 6' HT. VINYL COATED CHAIN LINK FENCE, 2" 9 GAUGE MESH, K&K [OR EQUIVALENT]

COLOR: BLACK (CONTRACTOR TO VERIFY WITH CLIENT)

NOTES: INSTALL PER MANUFACTURER'S SPECIFICATIONS AND FLORIDA BUILDING CODE. CONTRACTOR TO PROVIDE ALL REQUIRED HARDWARE.

SUPPLIER: BY CONTRACTOR



B TYPICAL FENCE DETAIL
SCALE: N.T.S.

GENERAL LANDSCAPE NOTES:

1. At least 50% of all required trees shall be of a native species.
2. All plant material to be Florida No. 1 or better.
3. All landscape & sod areas to be irrigated by an automated system that provides 100% coverage with 100% overlap with a minimum L.I.U. of 70.
4. All landscaping at intersections 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 of any tree within the 25' sight triangle will be maintained at a height no less than 6" above the road crown elevation.
5. Street tree locations will occur within the 5' Landscape Easement as shown on the civil engineering plans and can be adjusted based on final utility, sidewalk, and driveway locations.
6. Where applicable, street trees requiring root barriers shall be installed per manufacturer specifications, see detail on sheet L-501.
7. Berm landscape to be field adjusted according to final grading and top of berm locations.
8. Final cut-to-size street tree locations to be determined on site.
9. See engineer's plans for all utility locations.
10. Street trees to be installed at time of lot construction.

PSLUSD NOTES FOR LANDSCAPE PLANS:

Per PSL Code of Ordinances: Sec. 154.03 (f)

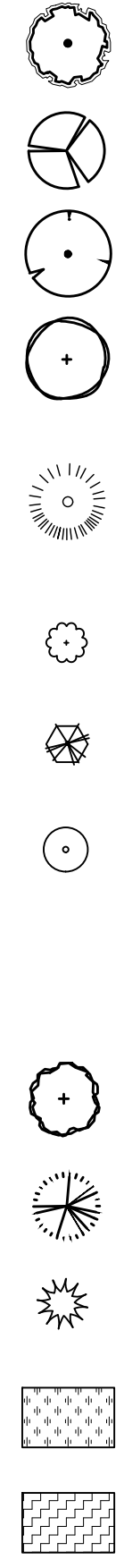
1. All new landscaping within utility easements and within ten (10) feet of underground utility infrastructure shall comply with PSLUSD technical specifications, policies, and codes.
2. No landscaping other than sod grasses may be planted within a 5' radius maintenance area of any utility appurtenances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

IRRIGATION NOTES:

Per PSL Code of Ordinances: Sec. 154.03 (H)

Irrigation System Design Standards.
Landscaped areas shall be irrigated to maintain required plant materials in good and healthy condition. Florida Friendly or Xeriscape areas must have a readily available water supply to provide temporary irrigation until plantings are established. Natural areas and native vegetation left undisturbed by development may be excluded from the irrigation system. The design plans for the irrigation system shall be submitted with the required landscape plan for review and approval by the Site Plan Review Committee. The required irrigation plan shall be prepared by or under the landscape architect's authority and demonstrate compliance with the following irrigation standards:

- a.) All landscaped areas requiring irrigation shall be provided with a fully automated irrigation system that provides 100 percent coverage with 100 percent overlap with a minimum design distribution uniformity (D.I.U.) of 70. Temporary or minimal irrigation systems acceptable to Florida Friendly or Xeriscape practices may be used when a Florida Friendly or Xeriscape plan has been approved by the Site Plan Review Committee. These temporary systems must comply with the same efficiency and design requirements as permanent systems.
- b.) All non-single-family residential irrigation systems shall consider the use of a non-potable water supply such as reclaimed water, storm water, ground water, or surface water, if such supply is available.
- c.) Automatic irrigation systems shall incorporate the following criteria:
 - i.) Zoning - irrigation systems shall be designed to ensure turf and landscape areas are irrigated on separate zones. In addition, all spray, rotor, and drip zones shall be zoned separately.
 - ii.) Pressure compensating bubblers shall be installed for all new trees. A minimum of one (1) bubbler per tree is required. The bubblers shall be zoned separately, when possible.
 - iii.) Moisture sensor or rain gauge equipment shall be required and installed on automatic irrigation systems to avoid irrigation during periods of sufficient rainfall and/or soil moisture - one per controller.
 - iv.) Irrigation systems shall be designed to minimize overspray and runoff onto paved surfaces, structures, and non-vegetated areas.
 - v.) Continuously maintained and in good working order.
 - vi.) Hydraulics - All irrigation designs must ensure mainline and lateral line piping shall be sized to limit velocities to 5 feet per second (fps), or less, and a maximum pressure variation with each zone and within all mainline piping of ten (10) percent via the friction factor method.
 - vii.) All spray heads and drip emitters must be pressure regulating and have check valves. All rotors must have check valves and pressure regulation is to be utilized, as required, to ensure proper coverage and minimize misting.
 - viii.) Water windows - all irrigation systems must be designed to be able to irrigate the entire site in one ten (10) hour day, or less.
 - ix.) Irrigation systems must be designed to be able to apply a peak daily irrigation demand of .3 inches of water to each zone.
 - x.) All irrigation system designs must meet or exceed those requirements outlined as best design and/or management practices by the Florida Irrigation Society (FIS), American Society of Irrigation Consultants (ASCI), and the Irrigation Association (IA).



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CODE MINIMUM LANDSCAPE PLANS
ESPLANADE AT TRADITION
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
LANDSCAPE NOTES & MATERIALS SCHEDULE

PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	10/06/19	REVISION PER CITY REVIEW COMMENTS
2	10/06/19	REVISION PER CITY REVIEW COMMENTS
3	10/06/19	REVISION PER CITY REVIEW COMMENTS
4	10/21/20	REVISION PER CITY REVIEW COMMENTS
5	07/15/20	REVISION PER ENGINEERING SITE PLAN CHANGES
6	10/16/20	REVISION PER CITY REVIEW COMMENTS
7	11/16/21	REVISION PER CITY REVIEW COMMENTS
8	11/16/21	REVISION PER CITY REVIEW COMMENTS

FLORIDA CERTIFICATE OF AUTHORIZATION #LC3000035

JACK E. CALDWELL
P.LICENSE NO. 11669214

CITY OF PORT ST. LUCIE PROJECT #
P21-043

SET NUMBER: 890-004-01
SHEET: L-601

O:\Projects\890-004 (Esplanade at Tradition) Phase 1 LA Services\Drawings-Exhibits\890-004-01 Code Min Landscape Plans\Current Plans\890004-01L-601.dwg
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