

BUILDING FACADE LANDSCAPE

Per Port St. Lucie Code of Ordinances, Sec. 154.03 (c) 2.

TOTAL BUILDING FACADE LENGTH: 387 LF	Minimum	Provided
Trees / Palms (1/30 LF)	12.90	13
Shrub Hedge (2' O.C.)	193.50	220

NOTES:
 1. Tree species shall be a minimum of eight (8) feet overall height when planted.
 2. Hedge shrubs shall be a minimum: 3-gallon container, 24-inch ht., 24-inch spd.
 3. Building facade planting area shall be a minimum of five (5) feet in width.

AMENITY SITE LANDSCAPE

Per Port St. Lucie Code of Ordinances, Sec. 154.03 (c) 3.1.

Trees and Shrubs Provided		
TREES	Min. % Required	% Provided
Native Trees	50%	55%
Flowering Trees	20%	40%
Drought Tolerant Trees	50%	89%
	Max. % Allowed	% Provided
Palms (Percent of required trees)	25%	24%

SHRUBS & SOD		
Shrub = 70,937 SF Sod = 65,934 SF Total Landscape = 137,363 SF		
	Min. % Required	% Provided
Native Shrubs	25%	71%
Drought Tolerant Shrubs	50%	55%
	Max. % Allowed	% Provided
Sod	50%	48%

PERIMETER LANDSCAPE

Per Port St. Lucie Code of Ordinances, Sec. 154.03 (c) 3.

TOTAL PERIMETER LENGTH: 1,655 LF	Minimum	Provided
Canopy Trees (1/30 LF)	55.16	58
Shrubs (2' O.C.)	827.5	1,032

NOTES:
 1. Canopy tree species shall be a minimum of twelve (12) feet overall height when planted with a minimum five (5) foot crown spread, and a minimum caliper of 2.5 inches.
 2. Smaller trees arranged in groupings of two (2) shall count as one (1) canopy tree.
 3. Hedge shrubs shall be a minimum: 3-gallon container, 24-inch ht., 24-inch spd.
 4. Buffer planting area shall be a minimum of ten (10) feet in width.

VEHICULAR USE AREA BUFFER

Per Port St. Lucie Code of Ordinances, Sec. 154.03 (c) 3.

TOTAL V.U.A. LENGTH: 571 LF	Minimum	Provided
Canopy Trees (1/30 LF)	19.03	20
Shrub Hedge (2' O.C.)	285.5	340

NOTES:
 1. Canopy tree species shall be a minimum of twelve (12) feet overall height when planted with a minimum five (5) foot crown spread, and a minimum caliper of 2.5 inches.
 2. Smaller trees arranged in groupings of two (2) shall count as one (1) canopy tree.
 3. Hedge shrubs shall be a minimum: 3-gallon container, 24-inch ht., 24-inch spd.
 4. Buffer planting area shall be a minimum of ten (10) feet in width.

PARKING LOT INTERIOR LANDSCAPE

Per Port St. Lucie Code of Ordinances, Sec. 154.03 (c) 3.1.

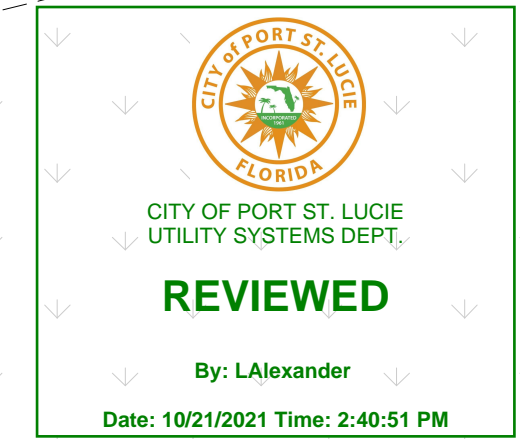
TOTAL PARKING LOT LANDSCAPE ISLANDS: 21 EA	Minimum	Provided
Canopy Trees (1/Island)	19	20
Evergreen Trees	75%	76%

NOTES:
 1. Canopy tree species shall be a minimum of twelve (12) feet overall height when planted with a minimum five (5) foot crown spread, and a minimum caliper of 2.5 inches.
 2. Smaller trees arranged in groupings of two (2) shall count as one (1) canopy tree.
 3. Parking lot landscape islands shall be landscaped with groundcover, mulch, and shrubs.

SYM.	Trees & Palms Schedule*	QTY.
	Botanical: Quercus virginiana 'Cathedral' Common: Cathedral Live Oak	40
	Botanical: Magnolia grandiflora Common: Magnolia	14
	Botanical: Bushinia x blakeana Common: Hong Kong Orchid	12
	Botanical: Callistemon viminalis Common: Weeping Bottlebrush	38
	Botanical: Ilex cassine Common: Dahoon Holly	12
	Botanical: Ligustrum japonicum Common: Wax/ Japanese Privet	20
	Botanical: Bismarckia nobilis 'Silver' Common: Silver Bismarckia Palm	14
	Botanical: Wodyetia bifurcata Common: Foxtail Palm	5
	Botanical: Sabal palmetto Common: Cabbage Palm	41

SYM.	Shrub Hedge Schedule*	QTY.
	Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta	305
	Botanical: Citrus gulfifera Common: Small Leaf Pitch Apple	413
	Botanical: Ixora coccinea Common: Red Ixora	30
	Botanical: Hamelia patens 'Compacta' Common: Dwarf Firebush	600
	Botanical: Schefflera arboricola 'Trinette' Common: Dwarf Trinetite Schefflera	113
	Botanical: Viburnum odoratissimum Common: Sweet Viburnum	106

*REFER TO SHEET LP601 FOR FULL PLANT SCHEDULE

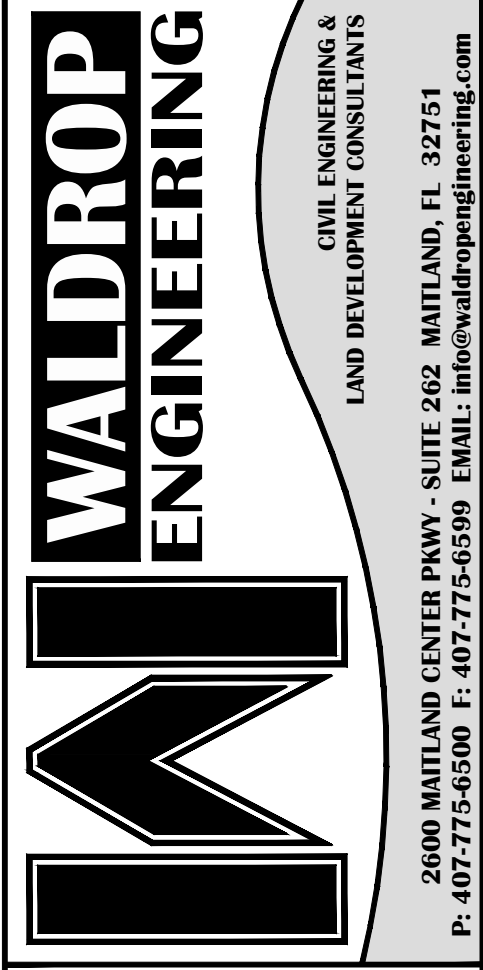


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 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

CITY OF PORT ST. LUCIE PROJECT #
P20-245
 PSLUSD #5309B-2

- ### 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 c.u. of 10.
 - 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 cut-de-sac street tree locations to be determined on site.
 - See engineer's plans for all utility locations.

- ### PSLUSD NOTES FOR LANDSCAPE PLANS:
- Per PSL Code of Ordinances: Sec. 154.03 (f)
- 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 appurtenances 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. Landscaping shall be in compliance with Chapter 153 of the City of Port St. Lucie Code of Ordinances, PSLUSD technical specifications and policies.
 - All landscaping shall meet 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 existing utility.
- Per PSL Code of Ordinances: Sec. 154.04 (C)
- In those instances where a tree(s) is planted closer than five (5) feet from a sidewalk or structure, a root barrier(s) shall be installed. Root barriers for trees shall be installed along the edge of structure, paving, or curb. The root barrier shall be a minimum of twenty-four (24) inches deep, but depending on the size, location, and species of tree to be planted, a larger barrier may be required. The root barrier shall be installed with twenty (20) linear feet, centered from the trunk, for large trees and fifteen (15) linear feet for smaller trees. All root barriers shall be linear.

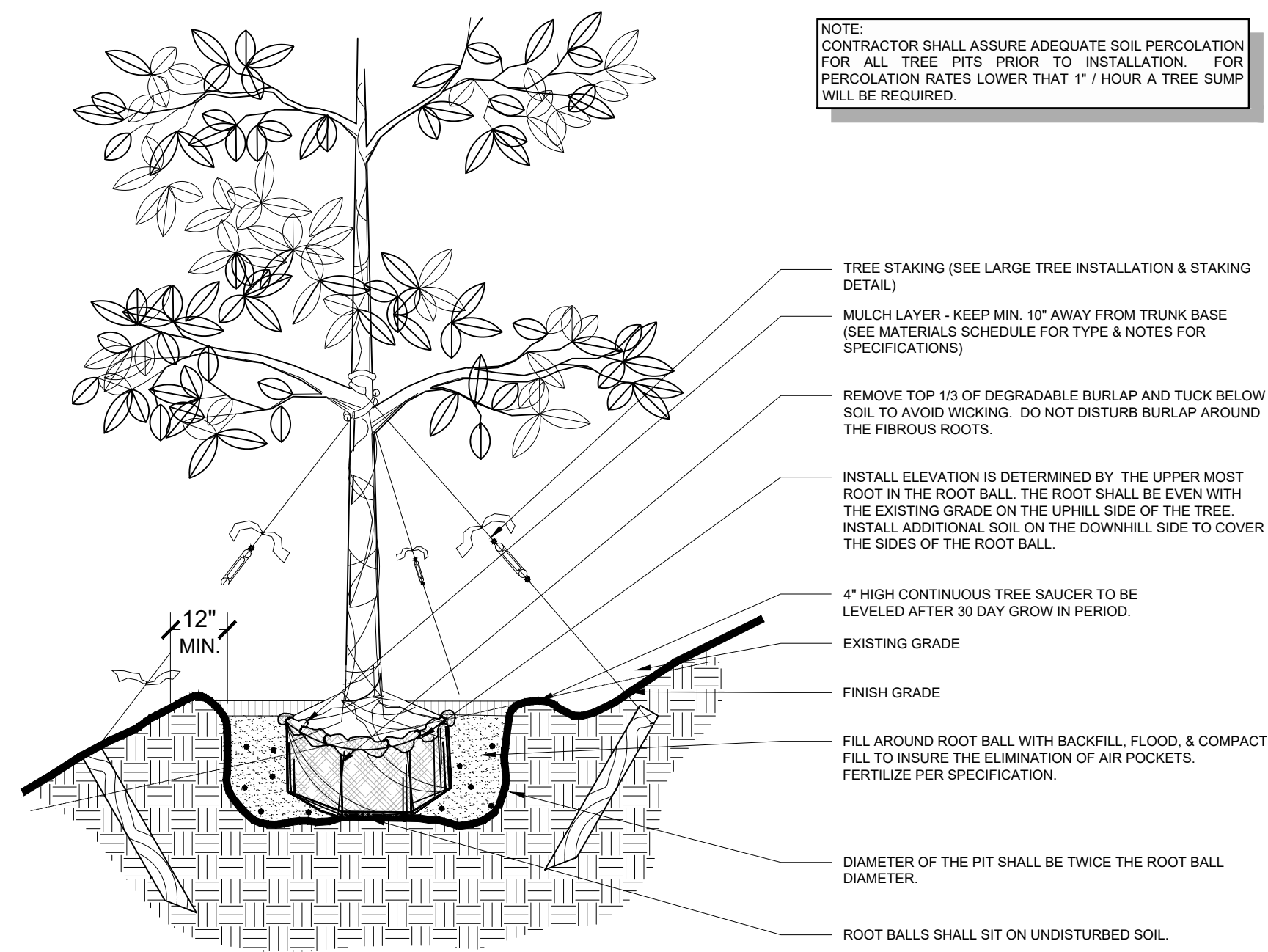


CODE MINIMUM LANDSCAPE PLANS FOR
ESPLANADE AT TRADITION AMENITY CENTER
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 LANDSCAPE PLAN

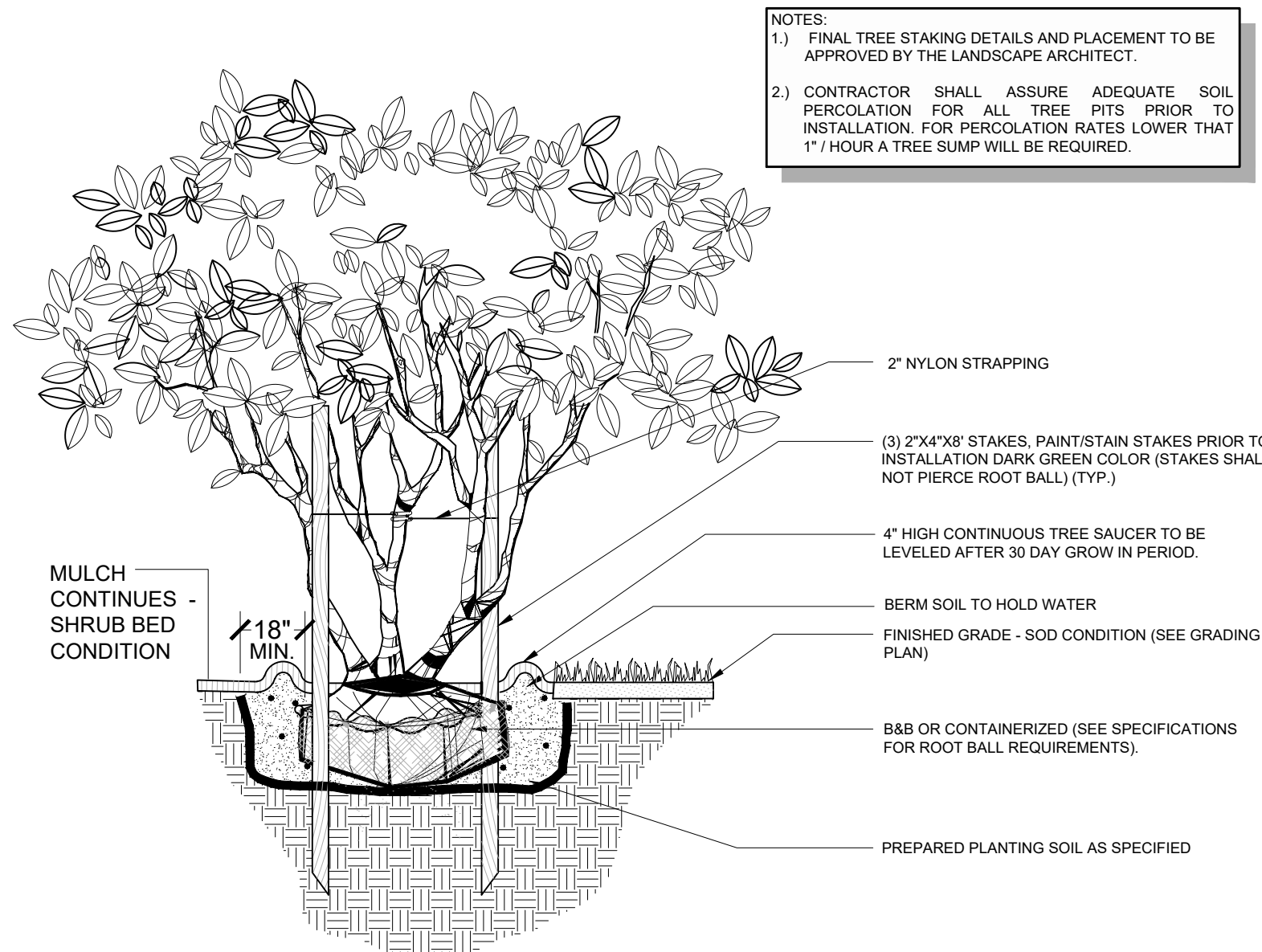
PLAN REVISIONS	NO.	DATE	DESCRIPTION
1	03/12/21	REVISED PER CITY REVIEW COMMENTS	
2	06/23/21	REVISED PER CITY REVIEW COMMENTS	
3	07/29/21	REVISED PER CITY REVIEW COMMENTS	
4	08/01/21	REVISED PER CITY REVIEW COMMENTS	
5	10/07/21	REVISED PER CITY REVIEW COMMENTS	

FLORIDA CERTIFICATE OF AUTHORIZATION #LC20060035
 ROBERT BIAS, P.L.A. FL LICENSE NO. LA666730
 SET NUMBER: 890-005-03
 SHEET: LP101

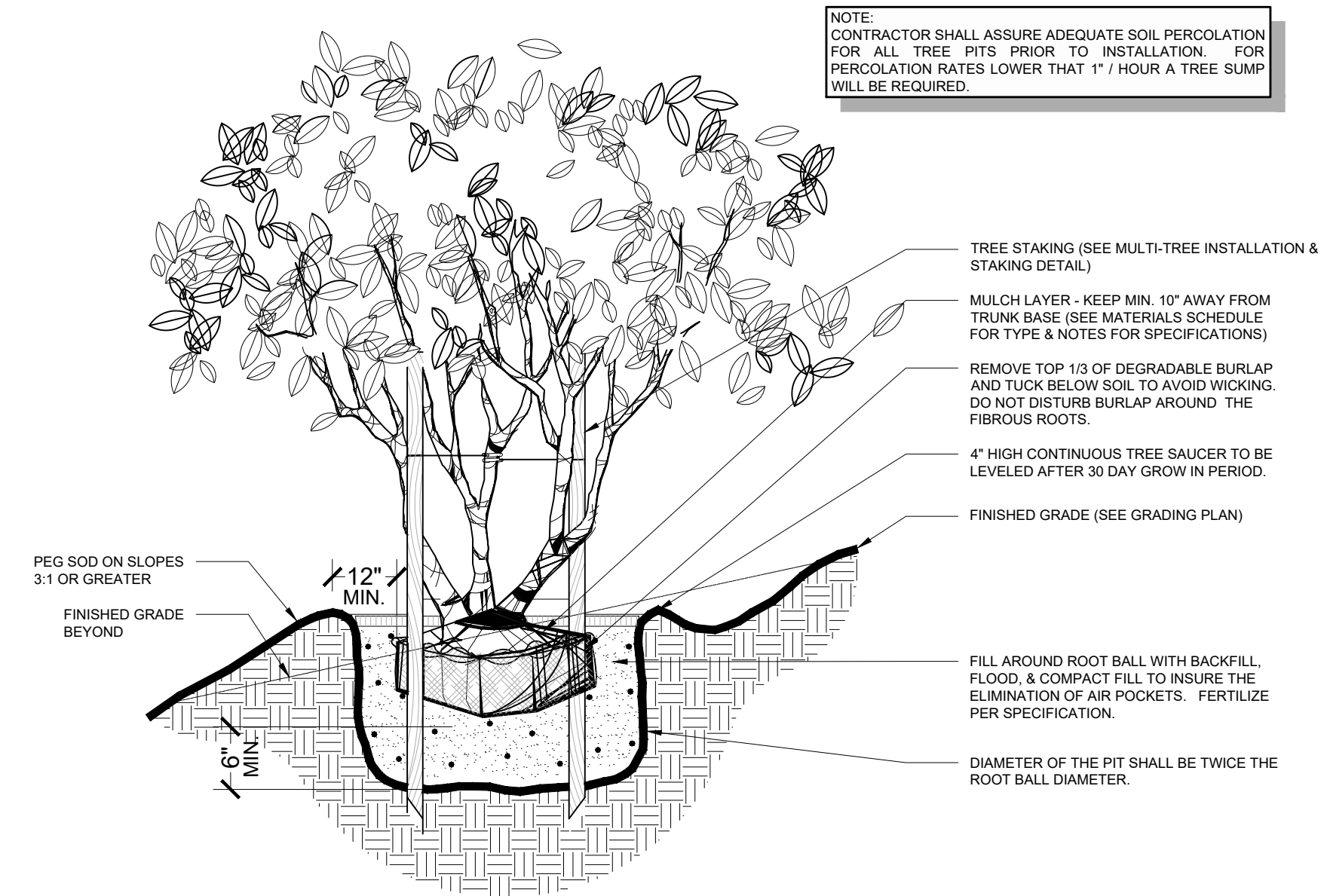




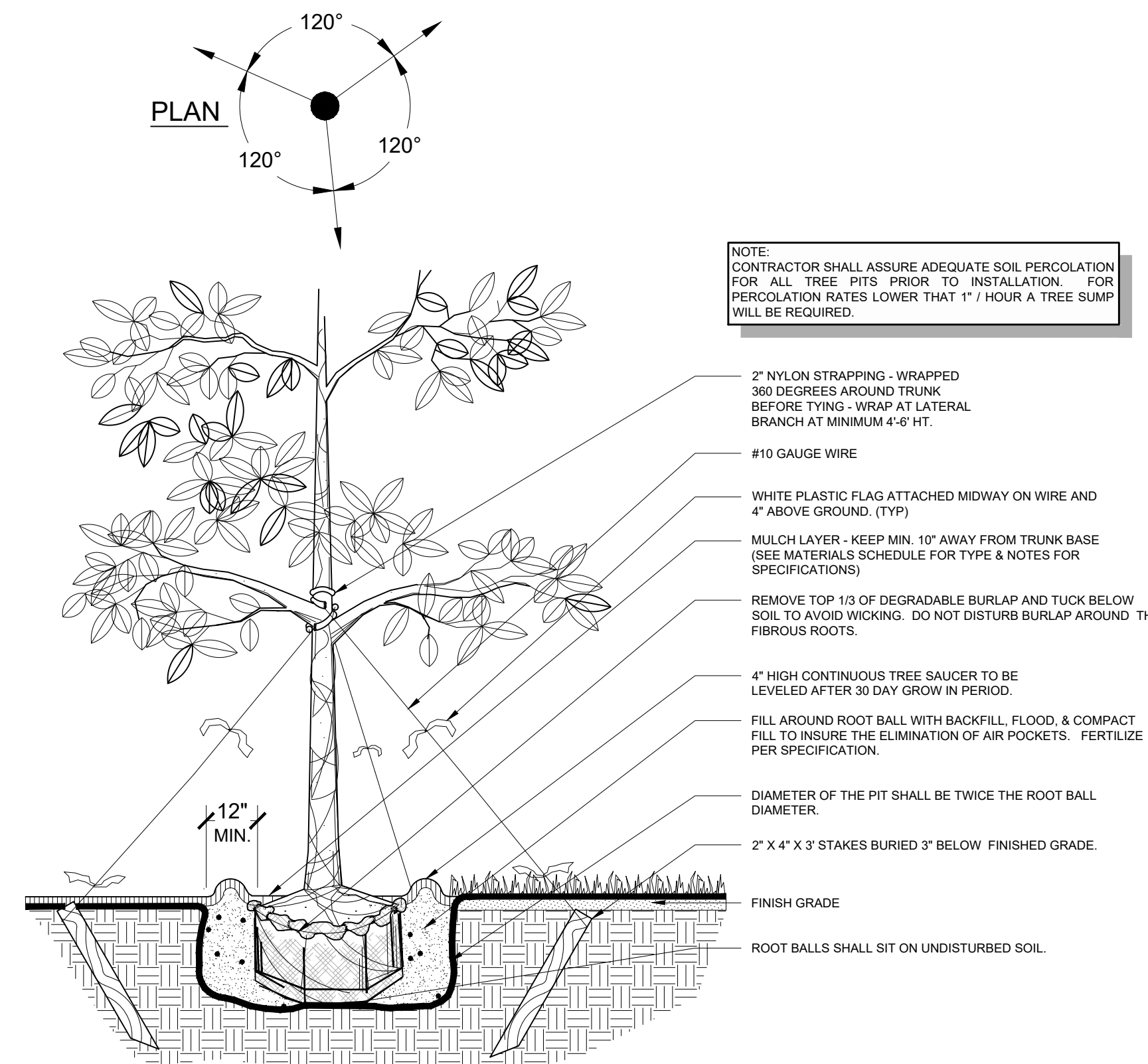
D LARGE TREE ON SLOPE
SCALE: N.T.S.



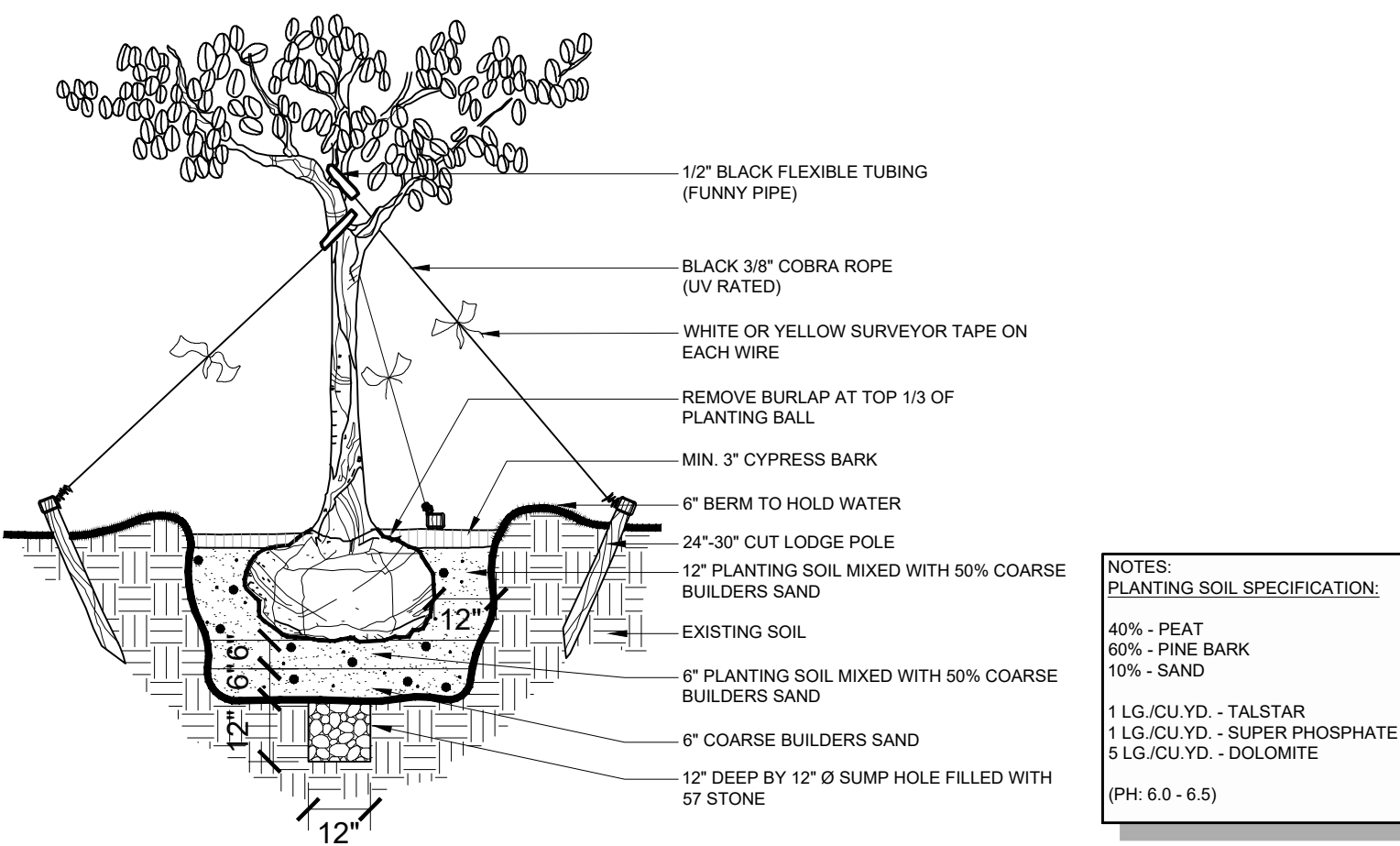
E MULTI-TRUNK TREE INSTALLATION & STAKING
SCALE: N.T.S.



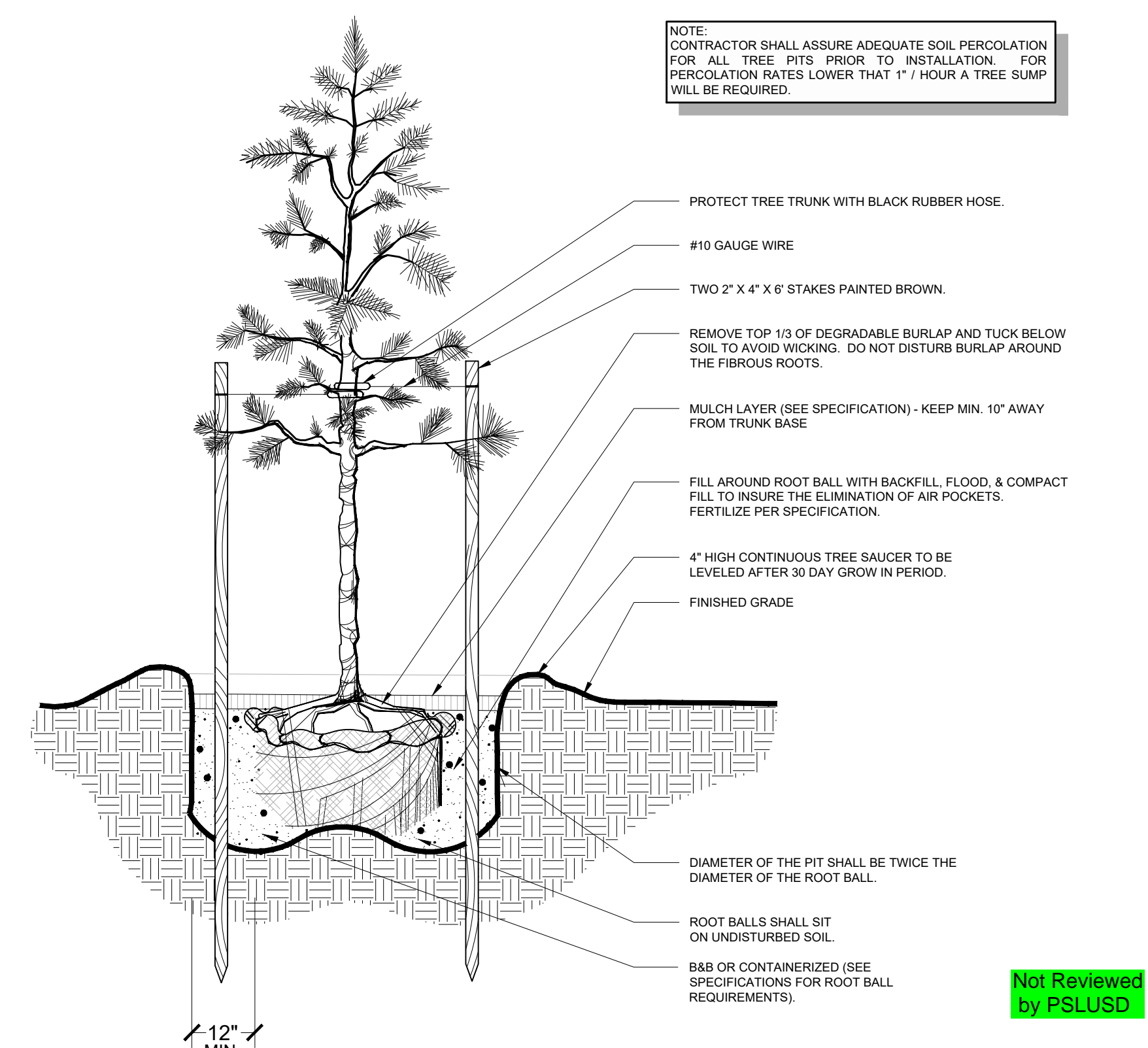
F MULTI-TRUNK TREE ON SLOPE
SCALE: N.T.S.



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



B MAGNOLIA TREE
SCALE: N.T.S.



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

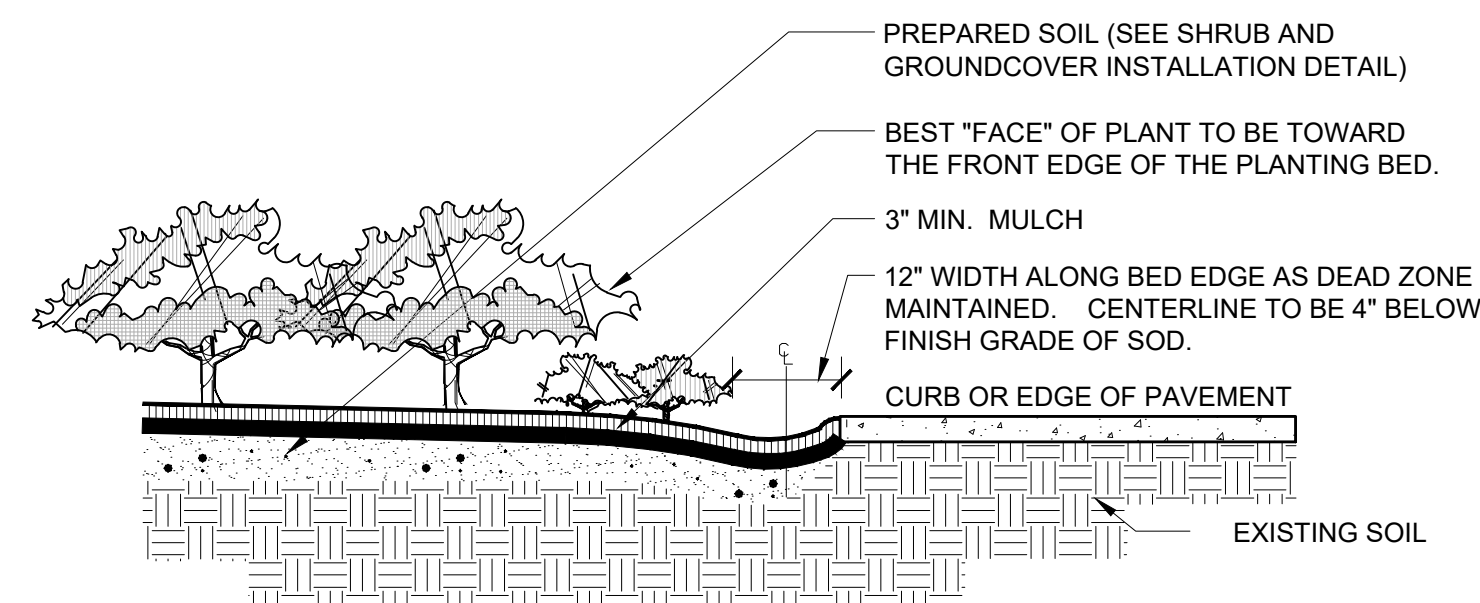
PLAN REVISIONS	DATE	DESCRIPTION
1	08/12/21	ISSUED FOR PERMITS
2	08/12/21	REVISED PER CITY REVIEW COMMENTS
3	07/26/21	REVISED PER CITY REVIEW COMMENTS
4	08/12/21	REVISED PER CITY REVIEW COMMENTS
5	10/07/21	REVISED PER CITY REVIEW COMMENTS

NOT TO SCALE

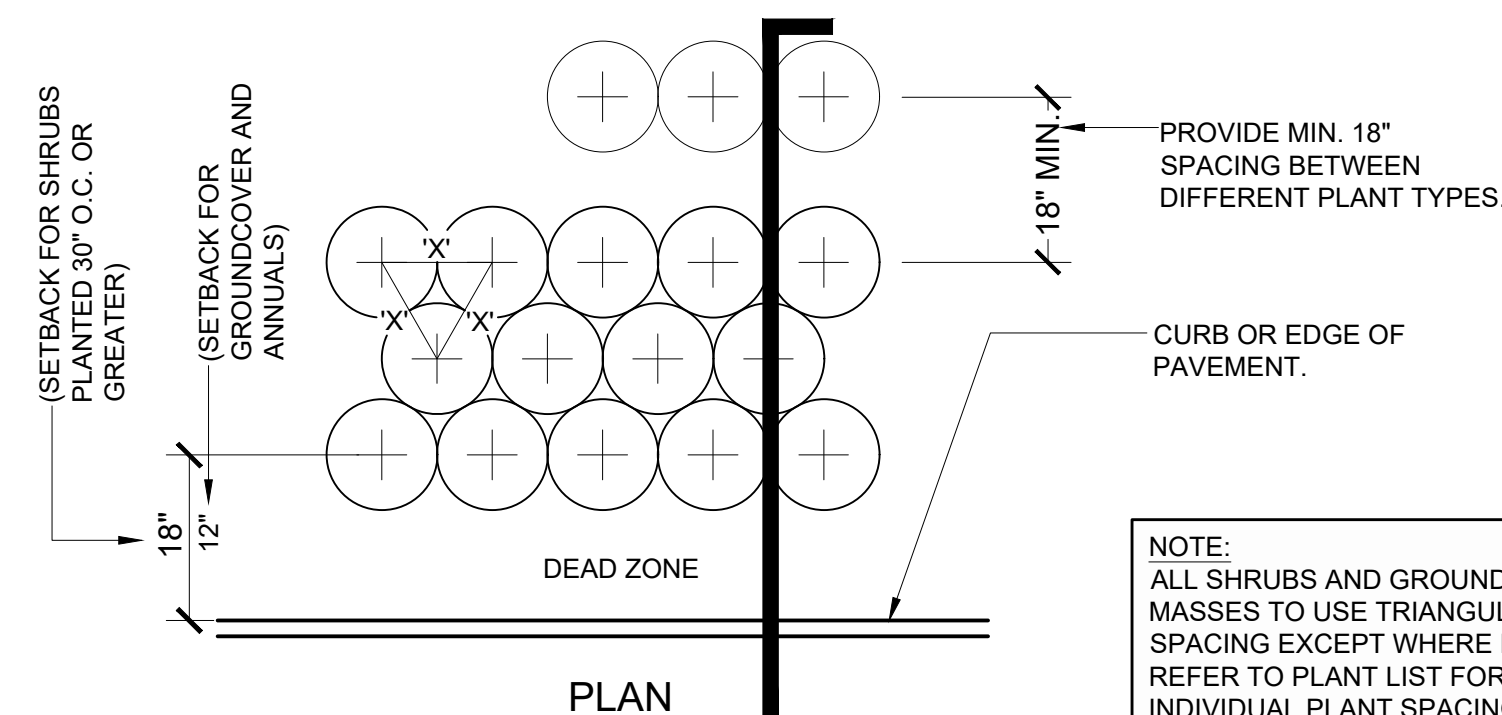
FLORIDA CERTIFICATE OF AUTHORIZATION #LC2009035

Not Reviewed by PSLUSD

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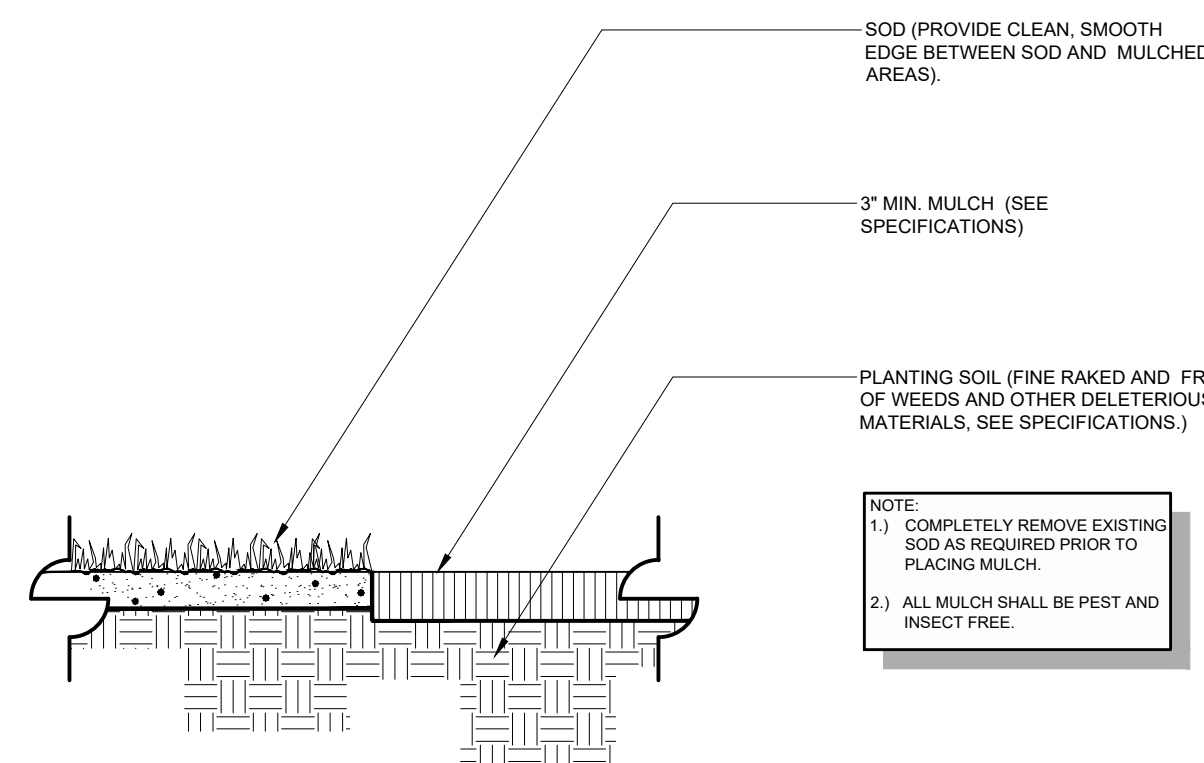
SECTION



PLAN

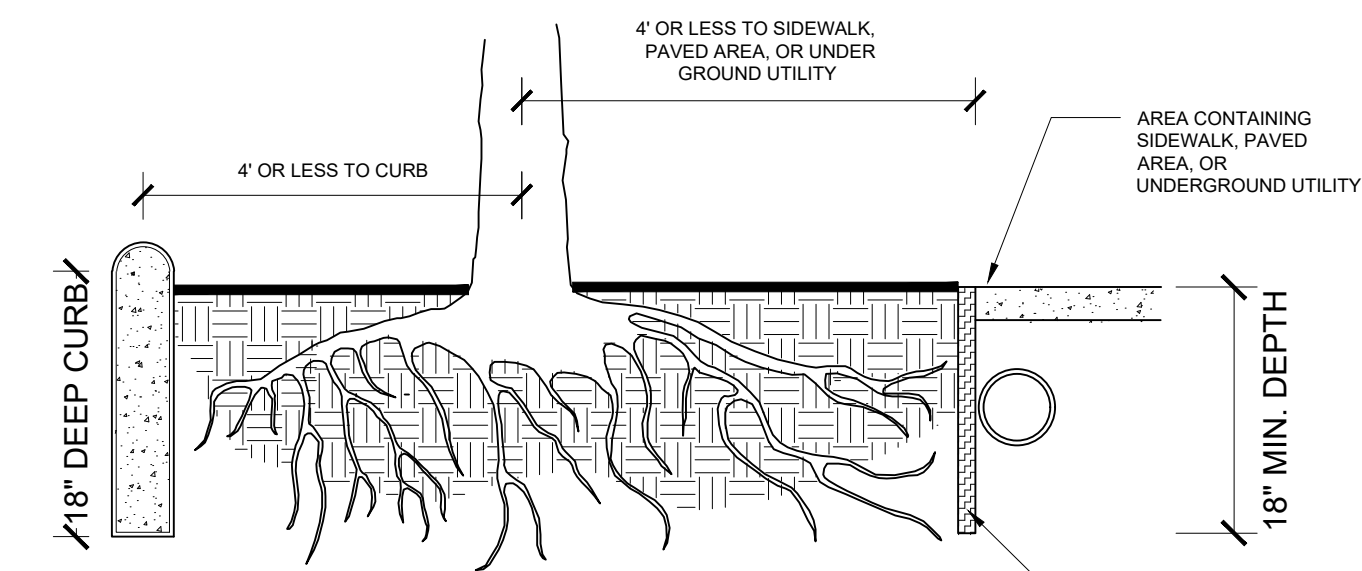
NOTE:
ALL SHRUBS AND GROUNDCOVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING 'X'.

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

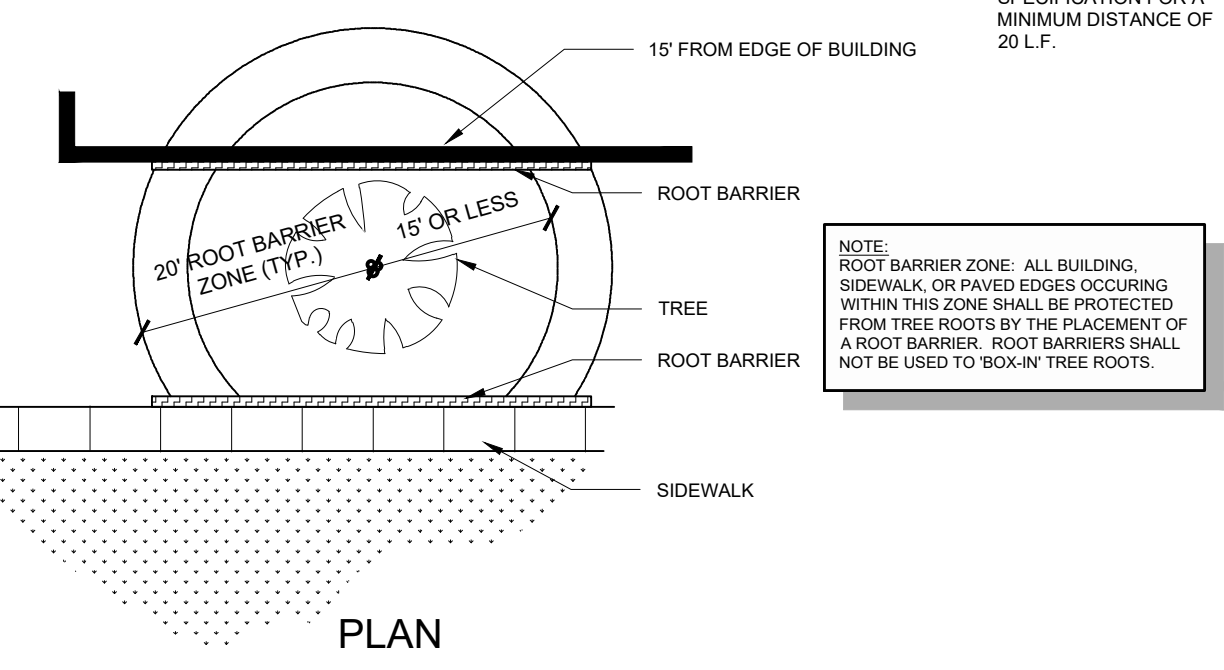


NOTE:
1) COMPLETELY REMOVE EXISTING SOD AS REQUIRED PRIOR TO PLACING MULCH.
2) ALL MULCH SHALL BE PEST AND INSECT FREE.

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



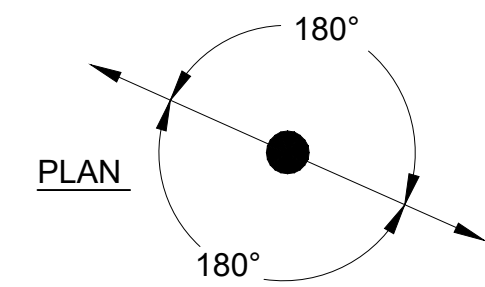
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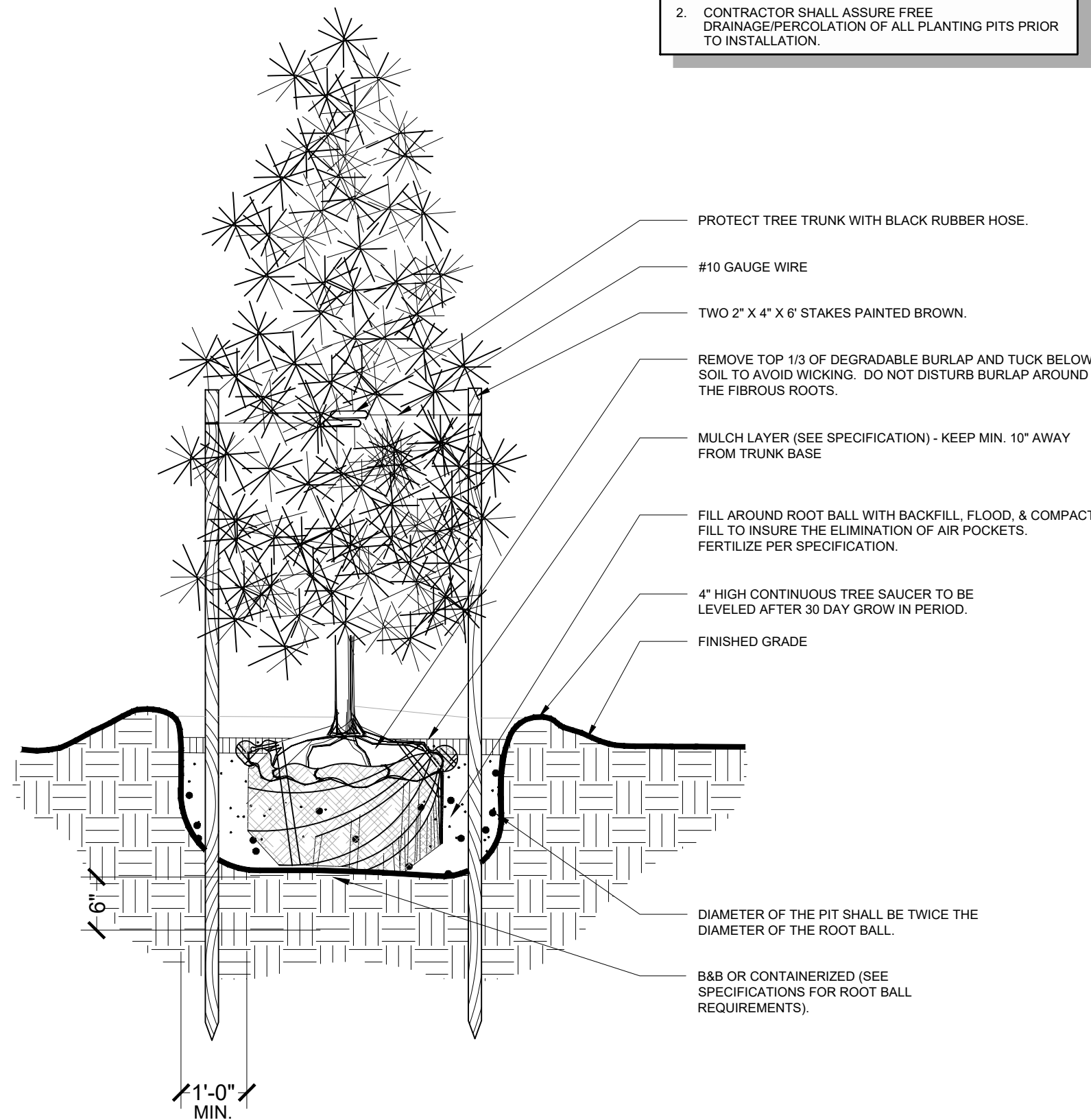
PLAN

NOTE:
ROOT BARRIER ZONE: ALL BUILDING, SIDEWALK, OR PAVED EDGES OCCURRING WITHIN THIS ZONE SHALL BE PROTECTED FROM TREE ROOTS BY THE PLACEMENT OF A ROOT BARRIER. ROOT BARRIERS SHALL NOT BE USED TO "BOX-IN" TREE ROOTS.

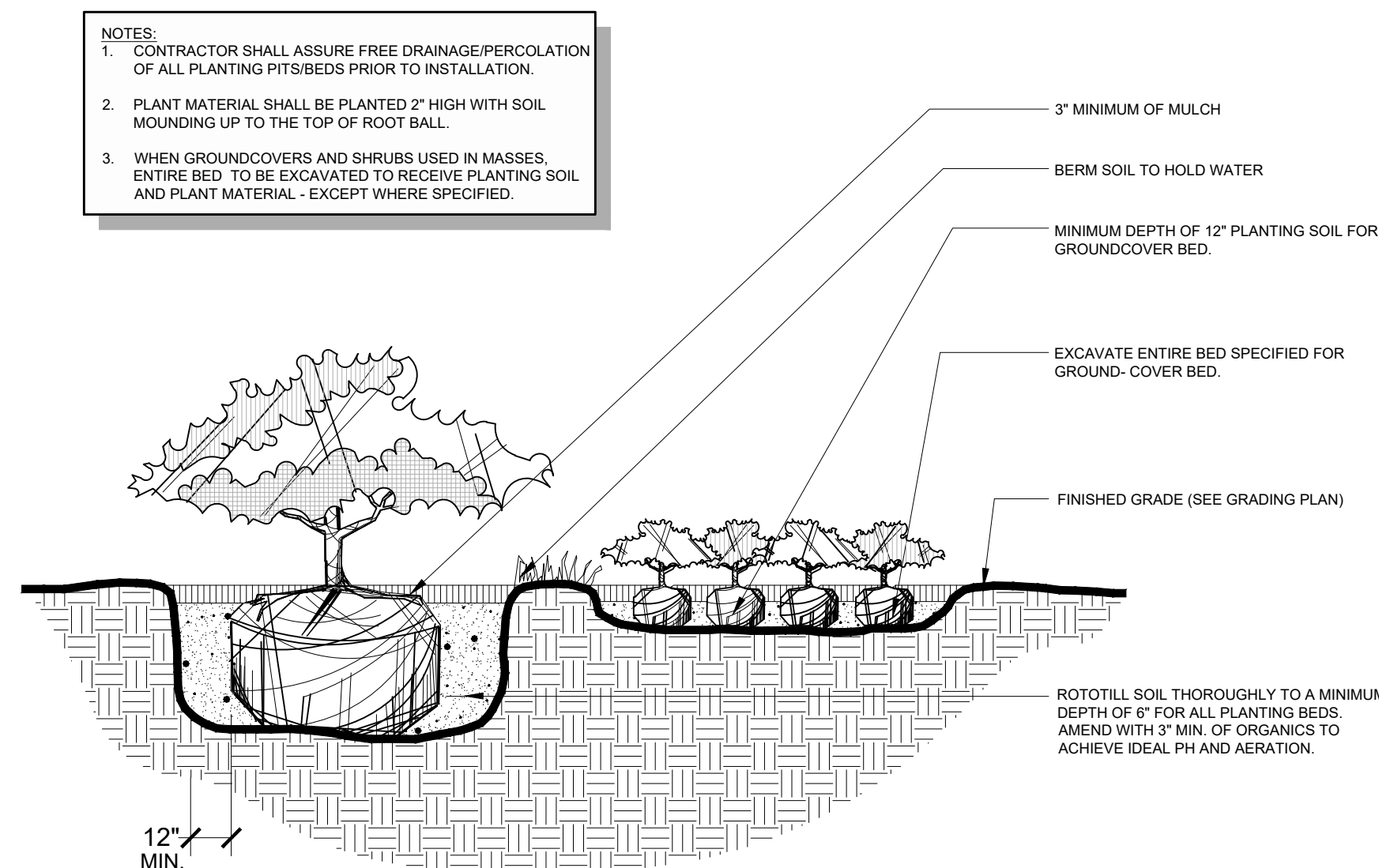
F ROOT BARRIER DETAIL
SCALE: N.T.S.



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.

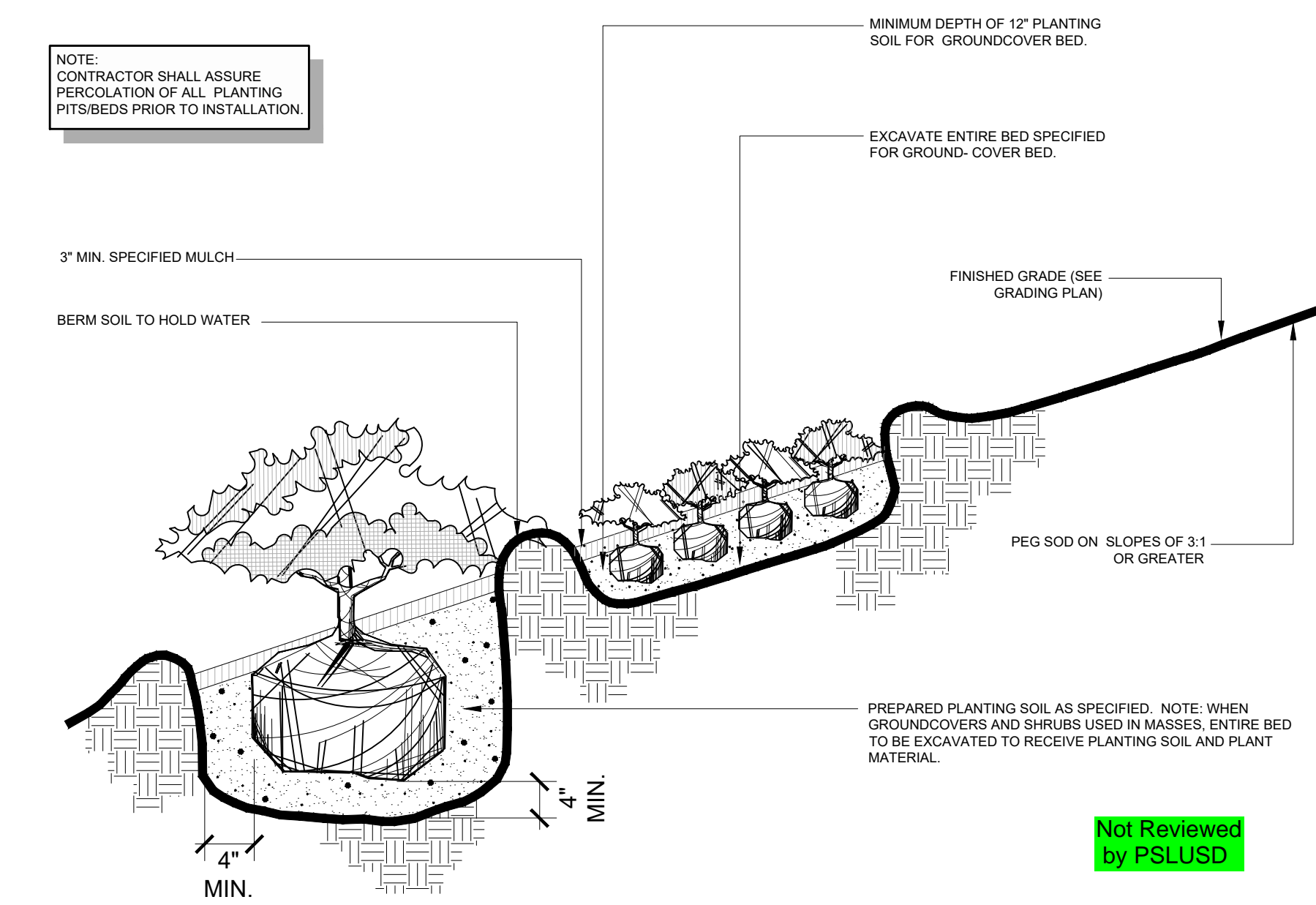


A SMALL TREE INSTALLATION
SCALE: N.T.S.



NOTES:
1. CONTRACTOR SHALL ASSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.
2. PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
3. WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL - EXCEPT WHERE SPECIFIED.

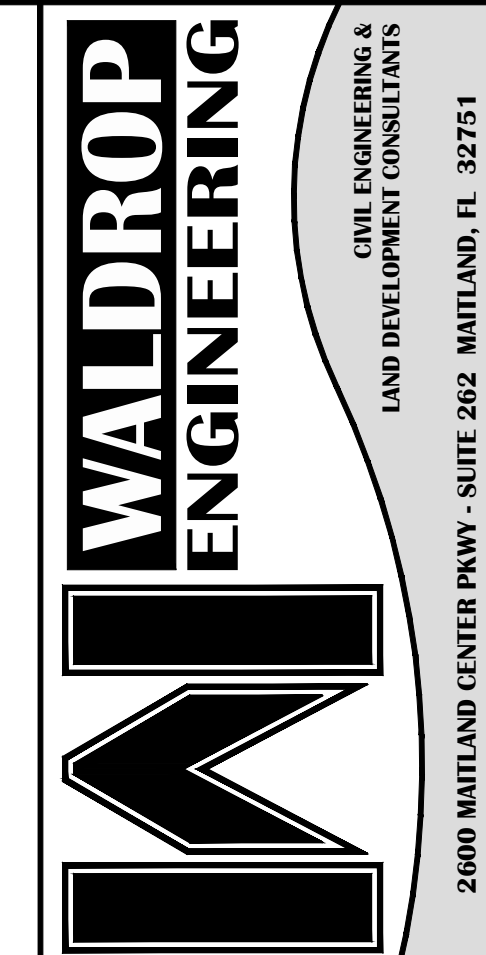
B SHRUB AND GROUNDCOVER INSTALLATION
SCALE: N.T.S.



NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.

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

Not Reviewed by PSLUSD



WALDROP ENGINEERING
2600 MAITLAND CENTER PKWY - SUITE 262 MAITLAND, FL 32751
P: 407-775-6500 F: 407-775-6599 EMAIL: info@woldropengineering.com

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

PLAN REVISIONS	DATE	REVISION
1	08/12/21	REVIS PER CITY REVIEW COMMENTS
2	08/23/21	REVIS PER CITY REVIEW COMMENTS
3	07/26/21	REVIS PER CITY REVIEW COMMENTS
4	08/12/21	REVIS PER CITY REVIEW COMMENTS
5	10/07/21	REVIS PER CITY REVIEW COMMENTS

NOT TO SCALE

FLORIDA CERTIFICATE OF AUTHORIZATION #LC2009035

ROBERT BIAS, P.L.A.
FL LICENSE NO. LA6667320
SET NUMBER: 890-005-03
SHEET: LP502

CITY OF PORT ST. LUCIE PROJECT #
P20-245
PSLUSD #5309B-2

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GENERAL LANDSCAPE NOTES:

- At least 50% of all required trees shall be of a native species.
- All plant material to be Florida No. 1 or better.
- All landscape & sod areas to be irrigated by an automated system that provides 100% coverage with 100% overlap with a minimum d.u. of 70.
- All landscaping at intersections and corners complies with Section 158.204 of the Port St. Lucie Code of Ordinances to provide a clear sight zone between 2' 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-501.
- Berm landscape to be field adjusted according to final grading and top of berm locations.
- Final cut-to-scape street tree locations to be determined on site.
- See engineer's plans for all utility locations.

PSLUSD NOTES FOR LANDSCAPE PLANS:

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

- 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 appurtenances 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. Landscaping shall be in compliance with Chapter 153 of the City of Port St. Lucie Code of Ordinances, PSLUSD technical specifications and policies.
- All landscaping shall meet 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 existing utility.

IRRIGATION NOTES:

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

- Irrigation System Design Standards.
Landscape 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:
- 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.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.
 - 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.
 - Automatic irrigation systems shall incorporate the following criteria:
 - 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.
 - 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.
 - 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.
 - Irrigation systems shall be designed to minimize overspray and runoff onto paved surfaces, structures, and non-vegetated areas.
 - Continuously maintained and in good working order.
 - Hydraulics - All irrigation designs must ensure mainline and lateral line piping shall be sized to limit velocities to 5 feet per second (ft/s), or less, and a maximum pressure variation with each zone and within all mainline piping of ten (10) percent via the friction factor method.
 - 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.
 - Water windows - all irrigation systems must be designed to be able to irrigate the entire site in one ten (10) hour day, or less.
 - Irrigation systems must be designed to be able to apply a peak daily irrigation demand of .3 inches of water to each zone.
 - 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 (ASIC), and the Irrigation Association (IA).

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ESPLANADE AT TRADITION AMENITY CENTER PLANT SCHEDULE

Symbol	Name	Quantity	Native	Drought Tolerance	Flowering	Plant Type
SHADE TREES						
	Botanical: Quercus virginiana Cathedral Common: Cathedral Live Oak Specifications: Min 4" Cal., 14'-16' Ht., 6' spd., Full, 100 Gal. or	40	Yes	High	No	Evergreen
	Botanical: Magnolia grandiflora Common: Southern Magnolia Specifications: Min 4" Cal., 14' Ht., 6' spd., Full, 100 Gal. or BB	14	Yes	High	Yes	Evergreen
	Botanical: Bauhinia x blakeana Common: Hong Kong Orchid Specifications: Min 4" Cal., 14'-16' Ht., 6' spd., Full, 100 Gal. or	12	No	High	Yes	Evergreen
ACCENT TREES						
	Botanical: Callistemon viminalis Common: Weeping Bottlebrush Specifications: Min 3" Cal., 8' Ht., 4' spd., Full, 30 Gal.	38	No	High	Yes	Evergreen
	Botanical: Ilex cassine Common: Dahoon Holly Specifications: Min 3" Cal., 8' Ht., 4' spd., Full, 30 Gal.	12	Yes	High	No	Evergreen
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 3" Cal., 8' Ht., 8' spd., Full, 65 Gal.	20	No	Medium	Yes	Evergreen
PALM TREES						
	Botanical: Bismarckia nobilis 'Silver' Common: Silver Bismarckia Palm Specifications: 10'-12' CT, 15'-16' OA, 25G, Full Head	14	No	High	No	NA
	Botanical: Wodyetia bifurcata Common: Fishtail Palm Specifications: 10' CT, 14'-15' OA, SS, Full Head	5	No	High	No	NA
	Botanical: Sabal palmetto Common: Cabbage Palm Specifications: 12', 16' C.T. Mixed, H.C., Slick Trunk	41	Yes	High	No	NA
SHRUBS						
	Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 24"H x 18"S, 3G, 36"OC	305	Yes	Medium	NA	NA
	Botanical: Clusia guttifera Common: Small Leaf Pitch Apple Specifications: 7 gal., 36" Ht. x 24" Sprd.	413	Yes	High	NA	NA
	Botanical: Ixora coccinea Common: Red Ixora Specifications: 7 gal., 36" Ht. x 30" Sprd.	30	No	Medium	NA	NA
	Botanical: Hamelia patens 'Compacta' Common: Dwarf Firebush Specifications: 7 gal., 36" Ht. x 24" Sprd.	600	Yes	High	NA	NA
	Botanical: Schefflera arboricola 'Trinette' Common: Dwarf Trinette Schefflera Specifications: 7 gal., 24" Ht. x 24" Sprd.	113	No	High	NA	NA
	Botanical: Viburnum odoratissimum Common: Sweet Viburnum Specifications: 3 gal., 24" Ht. x 24" Sprd.	106	No	Medium	NA	NA
	Botanical: Ficus microcarpa 'Green Island' Common: Green Island Ficus Specifications: 18"H x 15"S, 3G, 36"OC	1,166	No	Medium	NA	NA
	Botanical: Viburnum obovatum Common: Walter's Viburnum Specifications: 24"H x 18"S, 3G, 36"OC	1,243	Yes	High	NA	NA
	Botanical: Hamelia patens Common: Firebush Specifications: 24"H x 18"S, 3G, 42"OC	1,564	Yes	Medium	NA	NA
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 24"H x 18"S, 3G, 36"OC	1,693	Yes	High	NA	NA
	Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 24"H x 18"S, 3G, 36"OC	30	Yes	High	NA	NA
	Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 24"H x 18"S, 3G, 36"OC	1,600	Yes	Medium	NA	NA
	Botanical: Tripsacum floridana Common: Dwarf Fakahatchee Grass Specifications: 24"H x 18"S, 3G, 36"OC	496	Yes	Medium	NA	NA
	Botanical: Pennisetum setaceum 'Rubrum' Common: Red Fountain Grass Specifications: 24"H x 18"S, 3G, 36"OC	242	No	High	NA	NA
	Botanical: Dietes vegeta Common: White African Iris Specifications: 24"H x 18"S, 3G, 36"OC	276	No	Medium	NA	NA
	Botanical: Acalypha wilensiana Common: Copperleaf Specifications: 24"H x 18"S, 3G, 36"OC	174	Yes	Low	NA	NA
SOD						
SOD1 Specifications: Stenotaphrum secundatum 'Floritam' Sod		50,485 S.F.	T.B.D.	T.B.D.	T.B.D.	T.B.D.
SOD2 Specifications: Paspalum notatum Sod		38,237 S.F.	T.B.D.	T.B.D.	T.B.D.	T.B.D.
MULCH						
Specifications: Mini Pine Bark Nugget Mulch, 3" Min Depth		70,937 S.F.	T.B.D.	T.B.D.	T.B.D.	T.B.D.

Not Reviewed by PSLUSD

CITY OF PORT ST. LUCIE PROJECT #
P20-245
PSLUSD #5309B-2

WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

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

PLAN REVISIONS	<<SUBMITTED / PERMITTED>>	01/31/2020
	06/31/21	REVISED PER CITY REVIEW COMMENTS
	06/24/21	REVISED PER CITY REVIEW COMMENTS
	07/26/21	REVISED PER CITY REVIEW COMMENTS
	09/01/21	REVISED PER CITY REVIEW COMMENTS
	10/07/21	REVISED PER CITY REVIEW COMMENTS

FLORIDA CERTIFICATE OF AUTHORIZATION 4LC266035

ROBERT BIAS, P.L.A.
FL LICENSE NO. LA666720

SET NUMBER: 890-005-03

SHEET: LP601