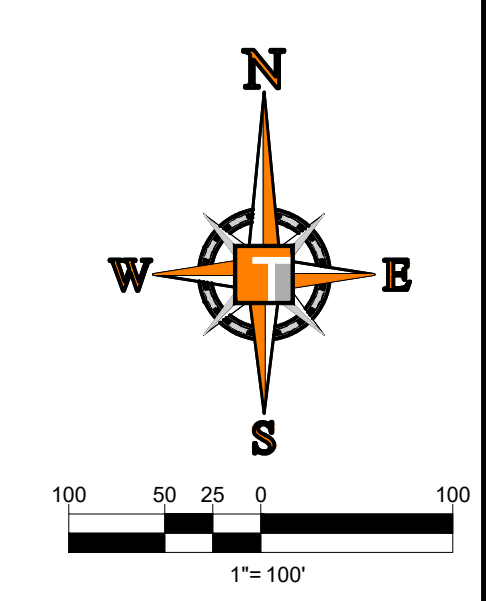
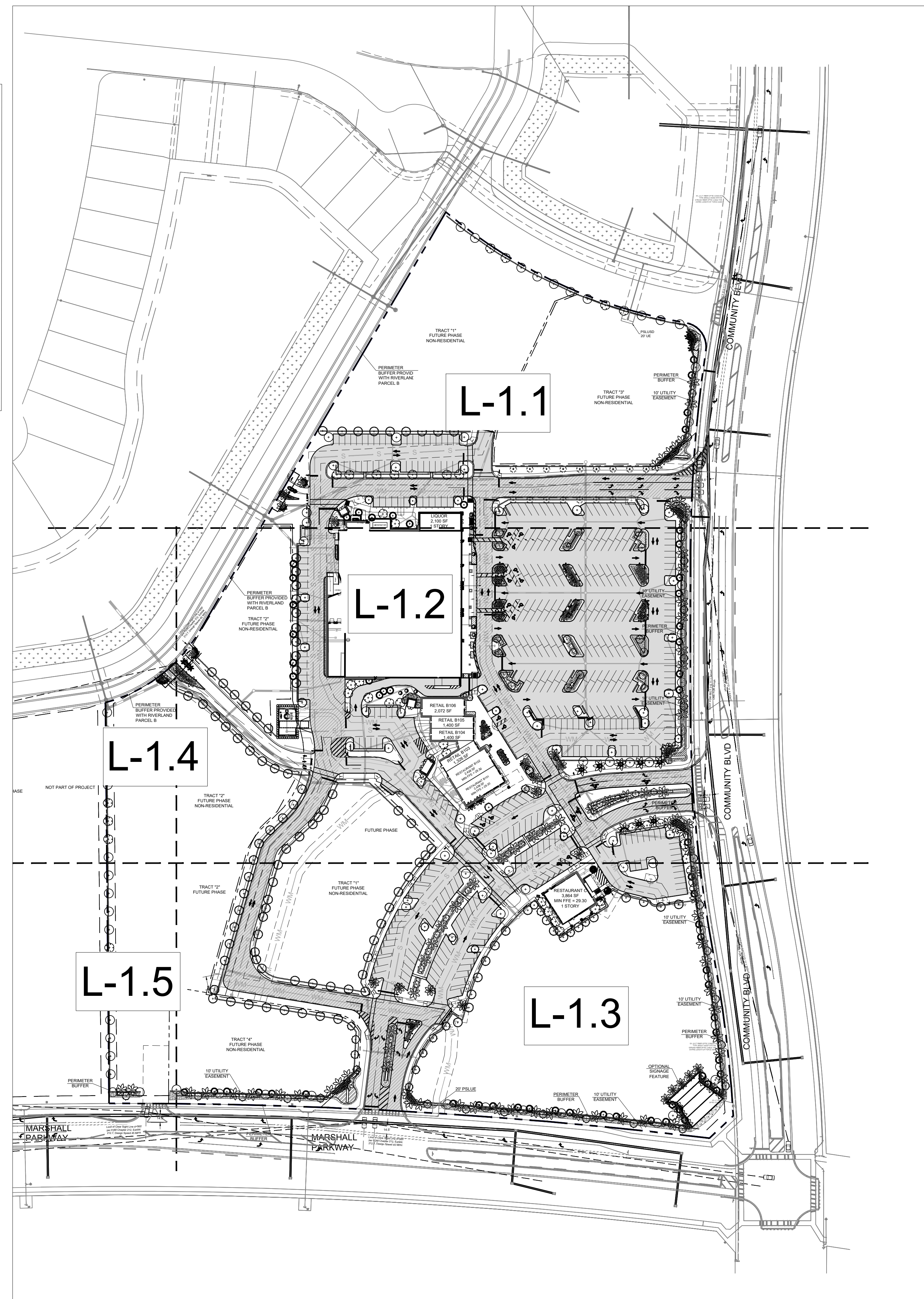


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PSLUSD #5266K
ELEVATIONS BASED ON NAVD '88

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

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TAMPA, FL 33612
P: 813-279-4100
F: 813-279-4101

REVISIONS			
REV.	DATE	COMMENT	BY

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PROJECT No.: FJ210017
DRAWN BY: MJL
CHECKED BY: BMJ
DATE: 9-1-18
CAD I.D.: FJ210017-LS-PLANS

PROJECT:
LANDSCAPE PLANS
FOR
**RIVERLAND CENTER
RIVERLAND COMMERCIAL
ASSOCIATES I, LLC**
PORT SAINT LUCIE
FLORIDA

THOMAS
ENGINEERING GROUP

840 SE Osceola St.
Suwanee, FL 34094
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT
No. 6667232
STATE OF FLORIDA
FLORIDA BUSINESS CERT. OF AUTH. No. 27538

SHEET TITLE:
LANDSCAPE KEY SHEET
SHEET NUMBER:
L-1.0
PORT ST. LUCIE PROJECT NO: P23-069

PSLUSD GENERAL NOTES

PSLUSD NOTES FOR LANDSCAPE PLANS

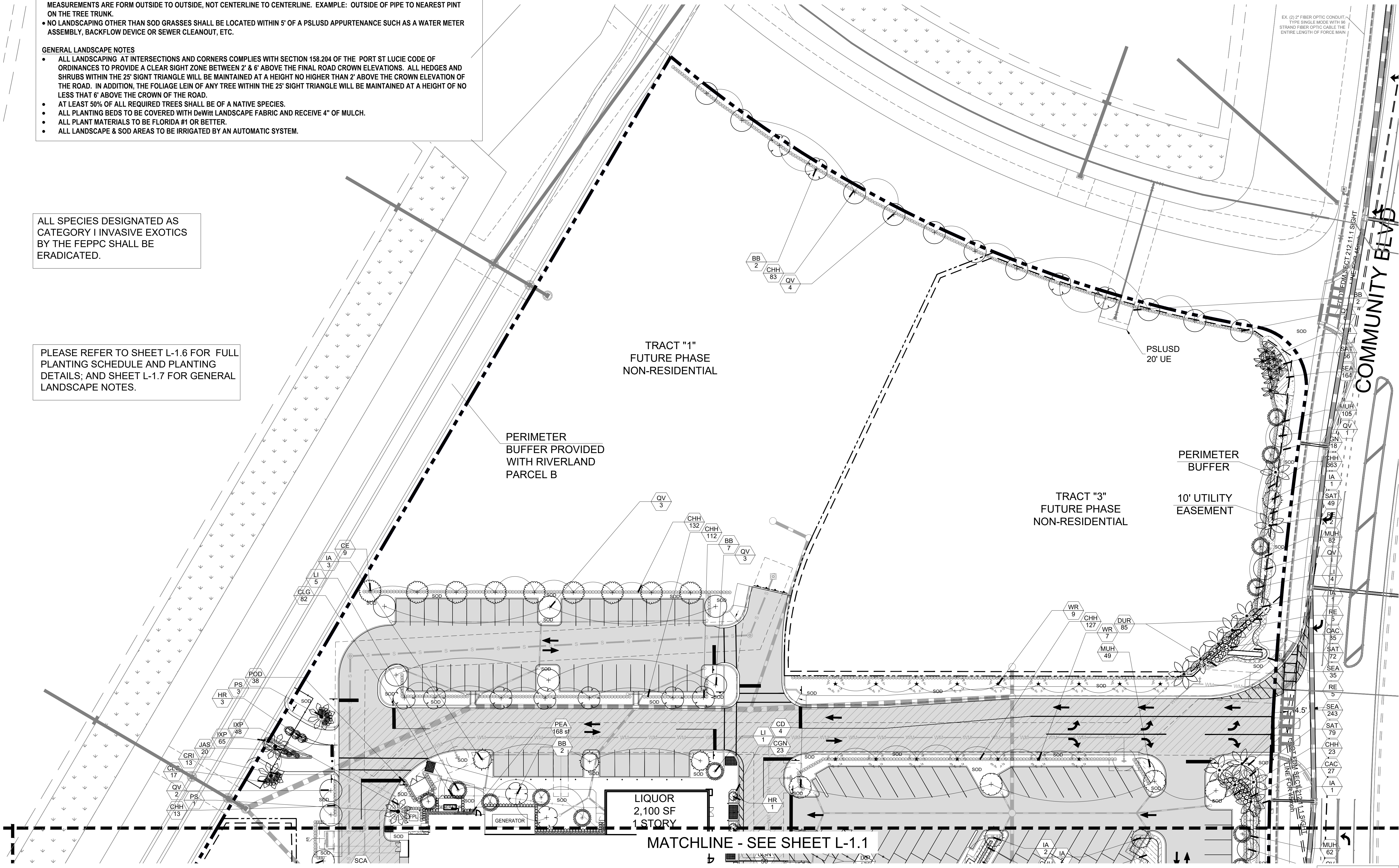
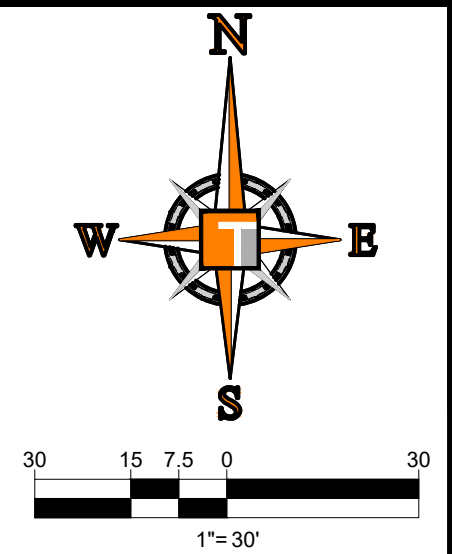
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PLEASE REFER TO SHEET L-1.6 FOR FULL PLANTING SCHEDULE AND PLANTING DETAILS; AND SHEET L-1.7 FOR GENERAL LANDSCAPE NOTES.



THOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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 P: 813-279-4100
 F: 813-279-4100
 6500 NW 31st Ave, FL 33309
 P: 954-202-7000
 F: 954-202-7000

REV.	DATE	COMMENT	BY

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PROJECT No.:	FJ210017
DRAWN BY:	MJL
CHECKED BY:	BMJ
DATE:	9-1-18
CAD I.D.:	FJ210017-LS-PLANS

PROJECT:
LANDSCAPE PLANS
 FOR _____
RIVERLAND CENTER RIVERLAND COMMERCIAL ASSOCIATES I, LLC
 PORT SAINT LUCIE FLORIDA

THOMAS ENGINEERING GROUP
 840 SE Cascoola St.
 Stuart, FL 34904
 PH: (772) 888-3138
www.ThomasEngineeringGroup.com

FLORIDA BUSINESS CERT. OF AUTH. NO. 27538
 STATE OF FLORIDA
 No. 6667232
 LANDSCAPE ARCHITECT
 LICENSED PROFESSIONAL LANDSCAPE ARCHITECT

SHEET TITLE:
LANDSCAPE PLAN
 SHEET NUMBER:
L-1.1
 PORT ST. LUCIE PROJECT NO: P23-069

PSLUSD #5266K
 ELEVATIONS BASED ON NAVD '88

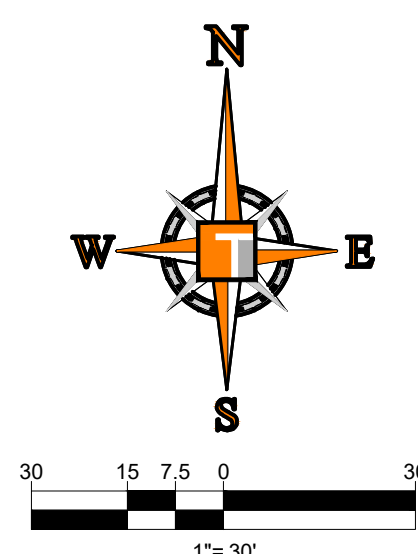
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PSLUSD NOTES FOR LANDSCAPE PLANS

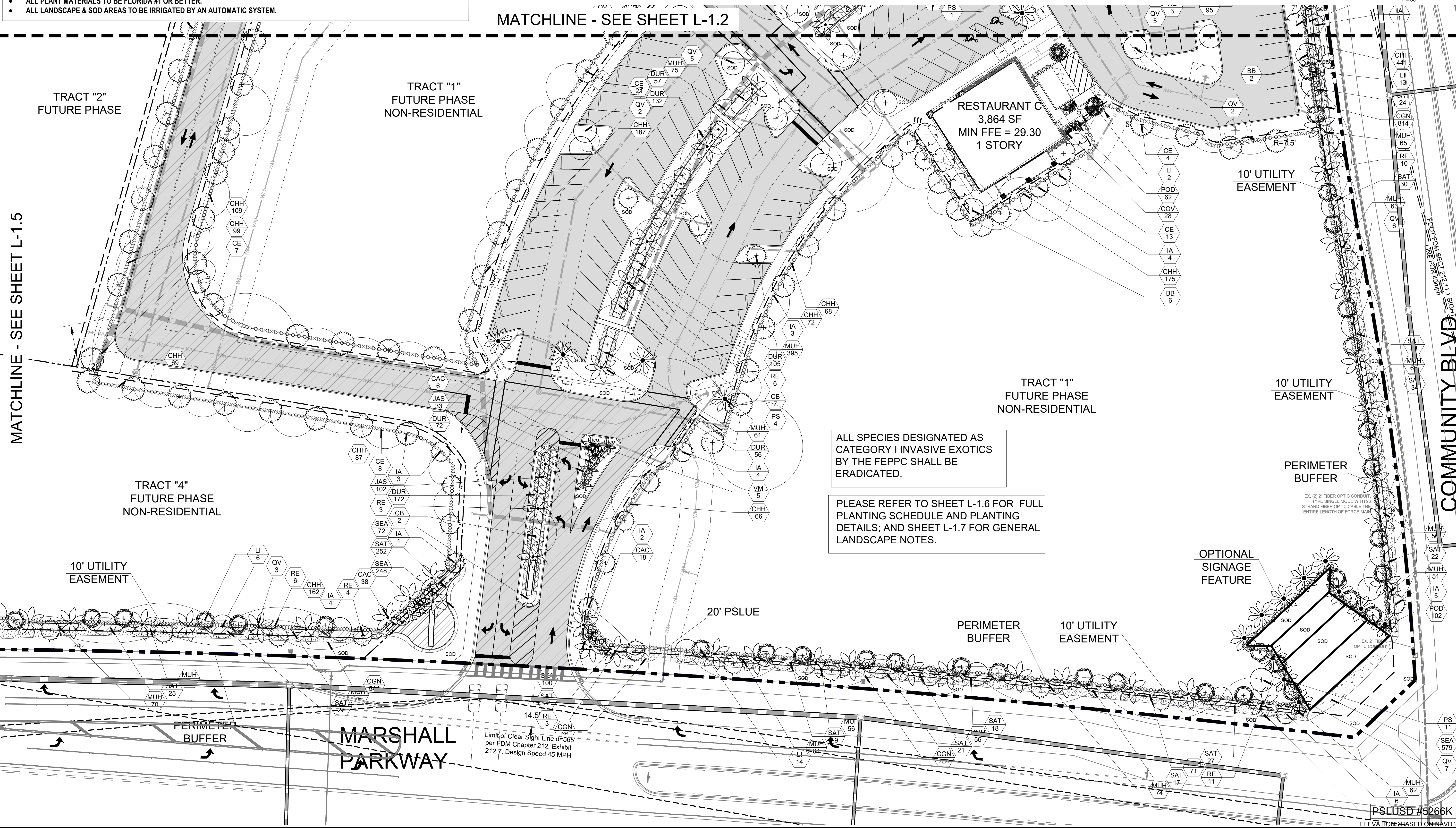
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MATCHLINE - SEE SHEET L-1.2



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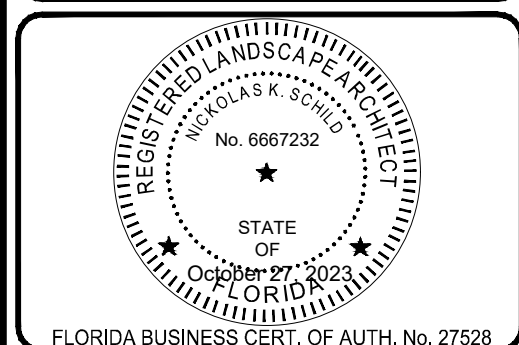
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REVISIONS			
REV.	DATE	COMMENT	BY



PROJECT No.: FJ210017
 DRAWN BY: MJL
 CHECKED BY: BMJ
 DATE: 9-1-18
 CAD I.D.: FJ210017-LS-PLANS

PROJECT:
LANDSCAPE PLANS
 FOR
RIVERLAND CENTER
RIVERLAND COMMERCIAL
ASSOCIATES I, LLC
 PORT SAINT LUCIE
 FLORIDA



SHEET TITLE:
LANDSCAPE PLAN
 SHEET NUMBER:
L-1.3
 PORT ST. LUCIE PROJECT NO: P23-069

PSLUSD NOTES FOR LANDSCAPE PLANS

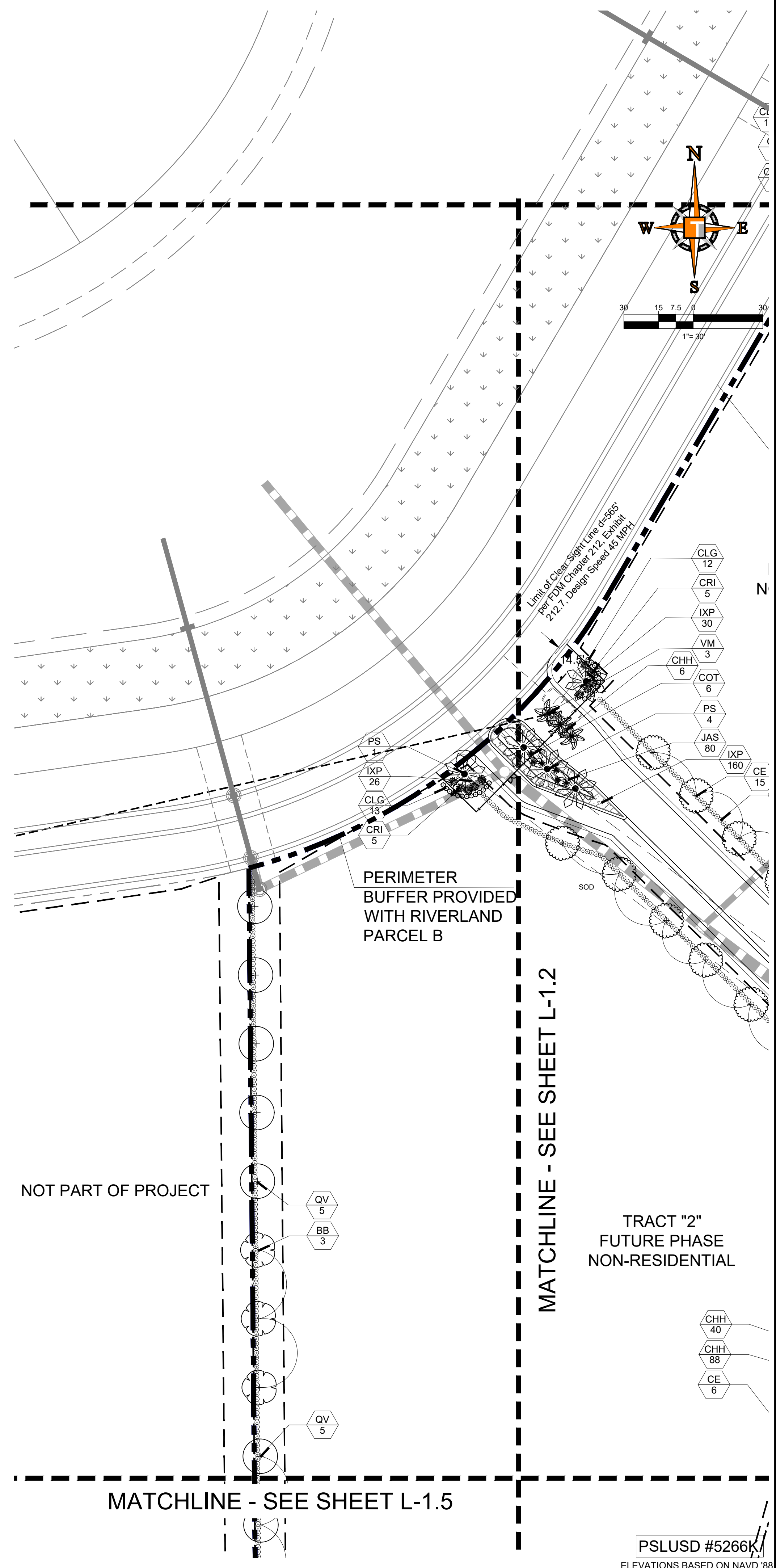
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CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

1502 W. FLETCHER AVE
TAMPA, FL 33609
P: 813-379-4100
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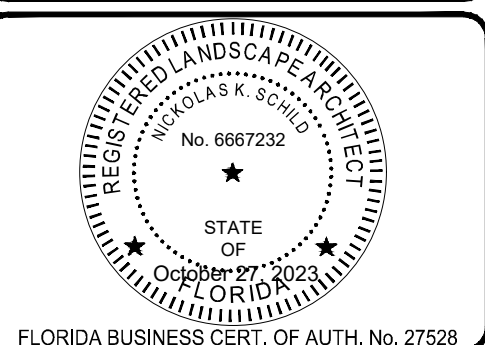
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PROJECT:
LANDSCAPE PLANS
FOR
**RIVERLAND CENTER
RIVERLAND COMMERCIAL
ASSOCIATES I, LLC**
PORT SAINT LUCIE
FLORIDA

THOMAS
ENGINEERING GROUP

840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
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SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
L-1.4
PORT ST. LUCIE PROJECT NO: P23-069

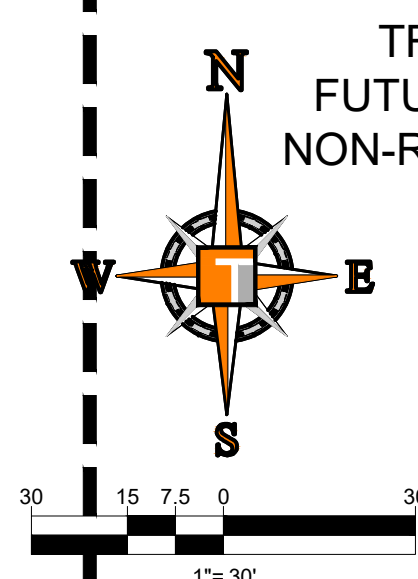
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FUTURE PHASE NOT PART OF PROJECT

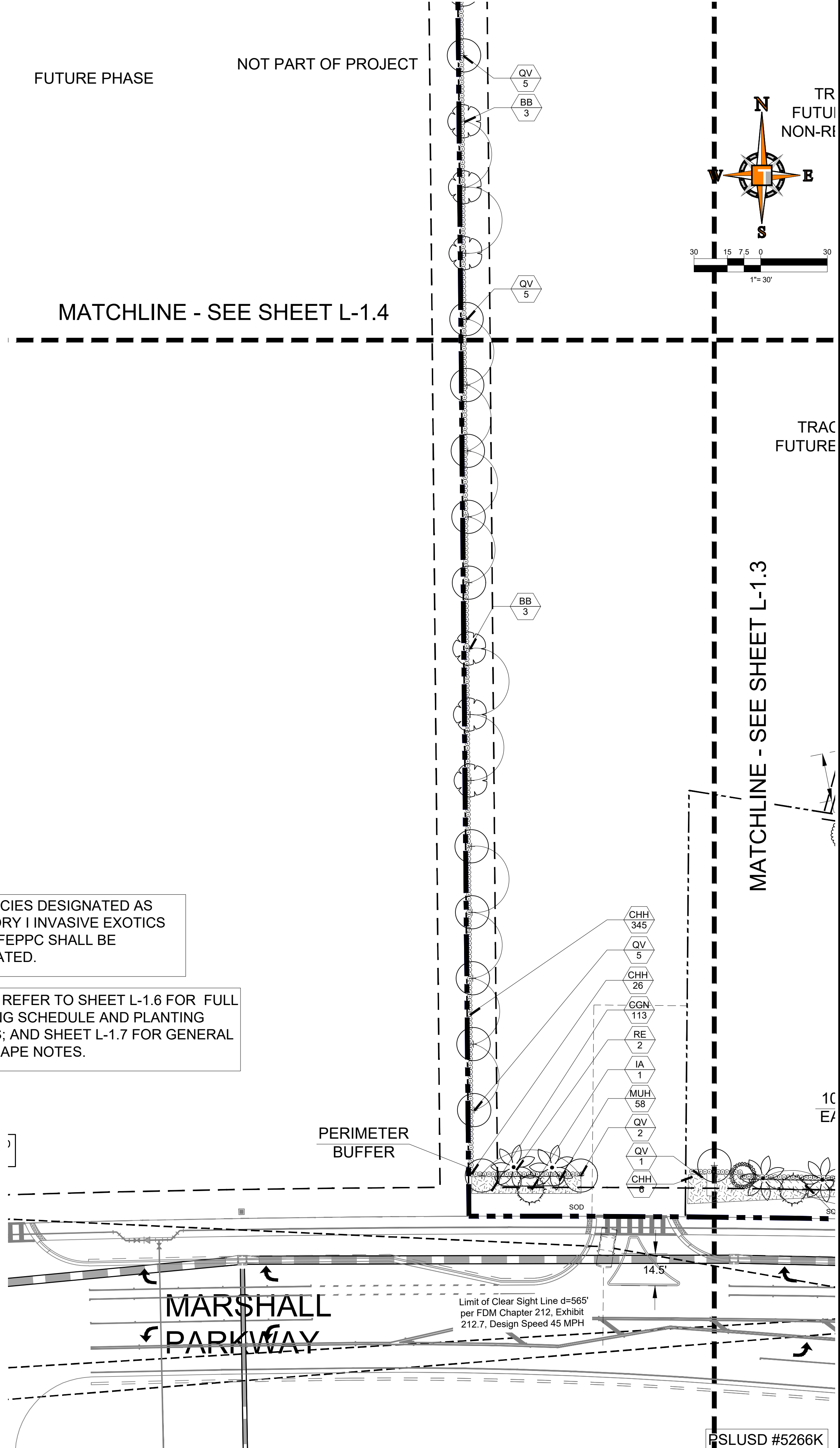


MATCHLINE - SEE SHEET L-1.4

MATCHLINE - SEE SHEET L-1.3

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LANDSCAPE PLANS
FOR
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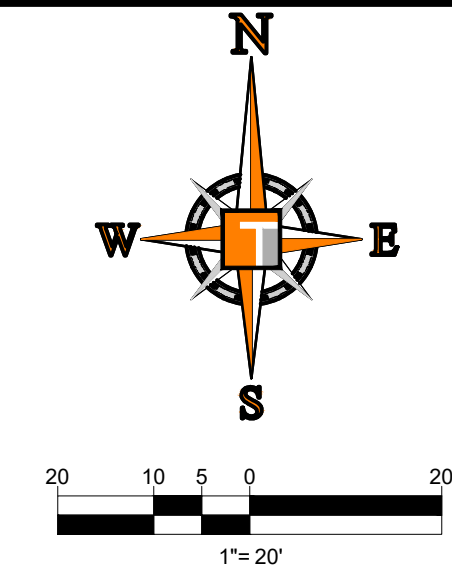
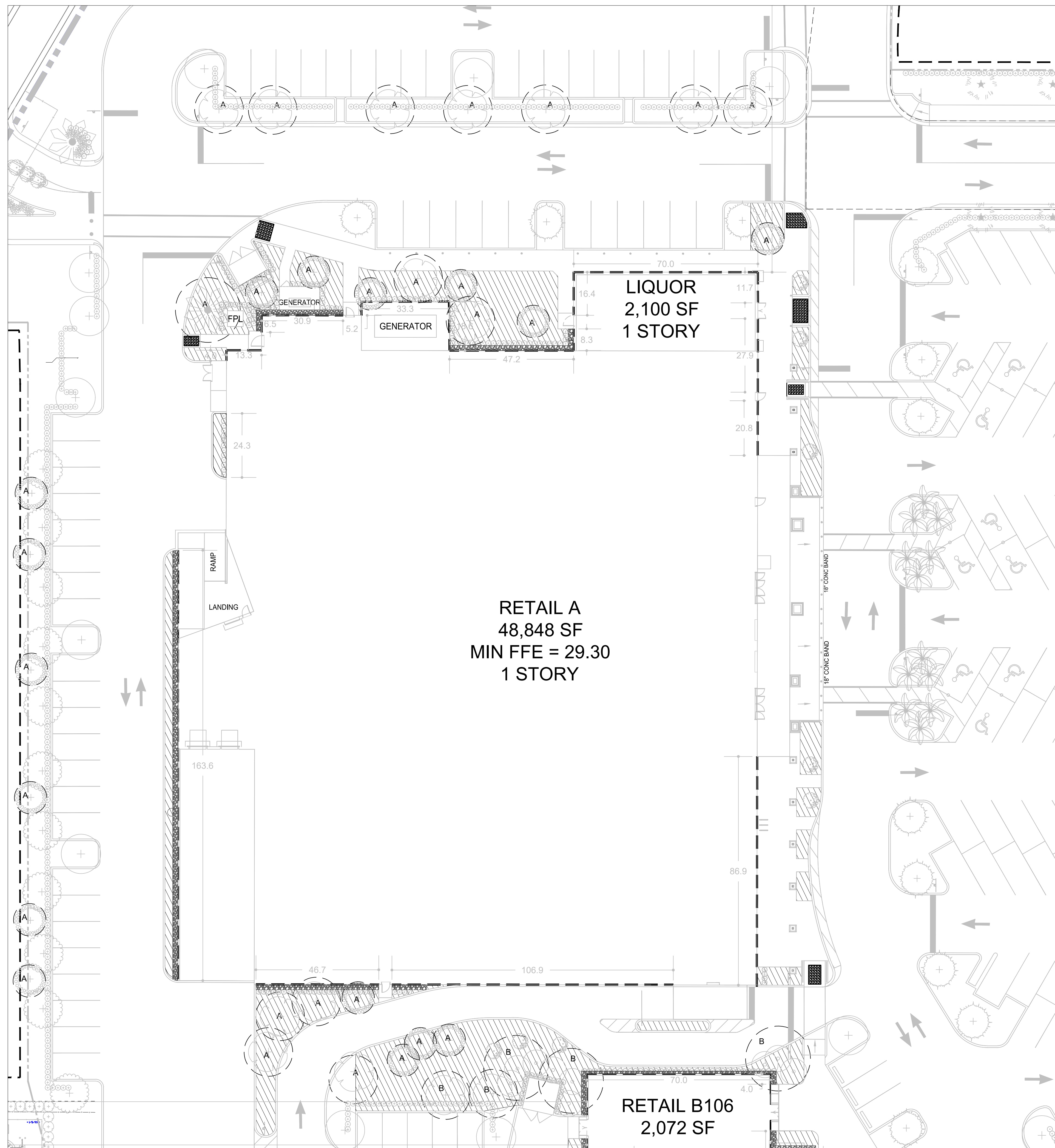
THOMAS
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Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

Professional Engineer Seal for Thomas K. Schmitt, No. 6667232, State of Florida, License No. 27558.

SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
L-1.5
PORT ST. LUCIE PROJECT NO: P23-069

PSLUSD #5266K
ELEVATIONS BASED ON NAVD '88



	PROVIDED BUILDING FAÇADE LANDSCAPE STRIP (TOTAL 13,613.8 SF)
	TREES/PALMS PROVIDED
	REQUIRED FAÇADE LANDSCAPE STRIP (MIN. 5' WIDE)
	BUILDING A: 499.85 LF X 5' = 2,499.25 SF
	BUILDING B: 472.5 LF X 5' = 2,360.75 SF
	BUILDING C: 162.9 LF X 5' = 814.5 SF
	TOTAL REQUIRED: 3,786.25 SF
	TOTAL PROVIDED: 13,613.8 SF

LANDSCAPE CODE COMPLIANCE CHART
CITY OF PORT ST LUCIE LAND DEVELOPMENT CODE
TOWN CENTER - ALTERNATIVE BUILDING FAÇADE

	REQUIRED	PROVIDED
SEC. 154.03.C.2		
Building Façade Requirements		
Required at perimeter visible to the general public with:		
1 palm or tree/30 lf		
1 shrub/2 lf		
RETAIL A: 717.5'		
	3,587.5 sq. ft.	5,344.17 sq. ft
	24 TREES	24 TREES
	359 SHRUBS	COMPLIES
RETAIL B: 472.15 LF		
	2,360.75 sq. ft.	5,705.85 sq.ft.
	16 TREES	16 TREES
	237 SHRUBS	COMPLIES
Restaurant C: 228.2 lf		
	1,141 sq.ft.	2,111.8 sq. ft.
	8 TREES	8 TREES
	115 SHRUBS	COMPLIES
SEC. 154.03.C.3.b		
5' landscape strip between a building and loading space with:		
1 tree/30 lf		
1 shrub/2 lf		
Loading Building A: 162.90'		
	814.5 sq ft	911.31 sq ft
	6 TREES	6 TREES
	82 SHRUBS	COMPLIES
TOTAL	54 TREES	54 TREES

THOMAS
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PROJECT:
LANDSCAPE PLANS

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PROFESSIONAL LANDSCAPE ARCHITECT

No. 6667232

STATE OF FLORIDA

FLORIDA BUSINESS CERT. OF AUTH. No. 27558

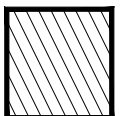


SHEET TITLE:
ALTERNATIVE COMPLIANCE PLAN BUILDING A

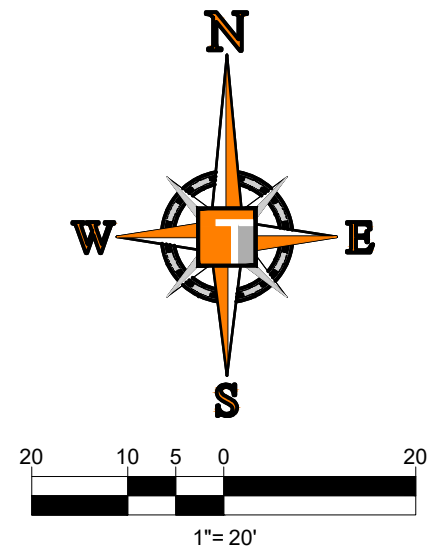
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L-1.5A

PORT ST. LUCIE PROJECT NO: P23-069

PSLUSD #5266K
ELEVATIONS BASED ON NAVD '88

LANDSCAPE CODE COMPLIANCE CHART		
CITY OF PORT ST LUCIE LAND DEVELOPMENT CODE		
TOWN CENTER - ALTERNATIVE BUILDING FAÇADE		
SEC. 154.03.C.2	REQUIRED	PROVIDED
Building Façade Requirements		
Required at perimeter visible to the general public with:	1 palm or tree/30 lf	
	1 shrub/2 lf	
RETAIL A: 717.5'	3,587.5 sq. ft.	5,344.17 sq. ft.
	24 TREES	24 TREES
	359 SHRUBS	COMPLIES
RETAIL B: 472.15 LF	2,360.75 sq. ft.	5,705.85 sq. ft.
	16 TREES	16 TREES
	237 SHRUBS	COMPLIES
Restaurant C: 228.2 lf	1,141 sq. ft.	2,111.8 sq. ft.
	8 TREES	8 TREES
	115 SHRUBS	COMPLIES
SEC. 154.03.C.3.b		
5' landscape strip between a building and loading space with:		
	1 tree/30 lf	
	1 shrub/2 lf	
Loading Building A: 162.90'	814.5 sq ft	911.31 sq ft
	6 TREES	6 TREES
	82 SHRUBS	COMPLIES
TOTAL	54 TREES	54 TREES

 PROVIDED BUILDING FAÇADE LANDSCAPE STRIP (TOTAL 13,613.8 SF)
 TREES/PALMS PROVIDED
 REQUIRED FAÇADE LANDSCAPE STRIP (MIN. 5' WIDE)
 BUILDING A: 499.85 LF X 5' = 2,499.25 SF
 BUILDING B: 472.5 LF X 5' = 2,362.5 SF
 BUILDING C: 162.9 LF X 5' = 814.5 SF
 TOTAL REQUIRED: 3,786.25 SF
 TOTAL PROVIDED: 13,613.8 SF



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 ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 1500 W. FLETCHER AVE
 SUITE 100
 TAMPA, FL 33612
 P: 813-279-4100
 F: 813-279-4100
 6800 NW 31st AVE
 SUITE 100
 TAMPA, FL 33609
 P: 954-202-7000
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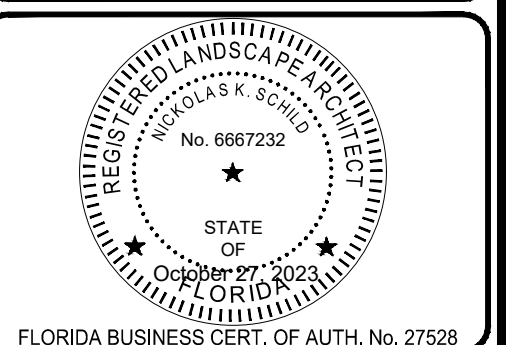
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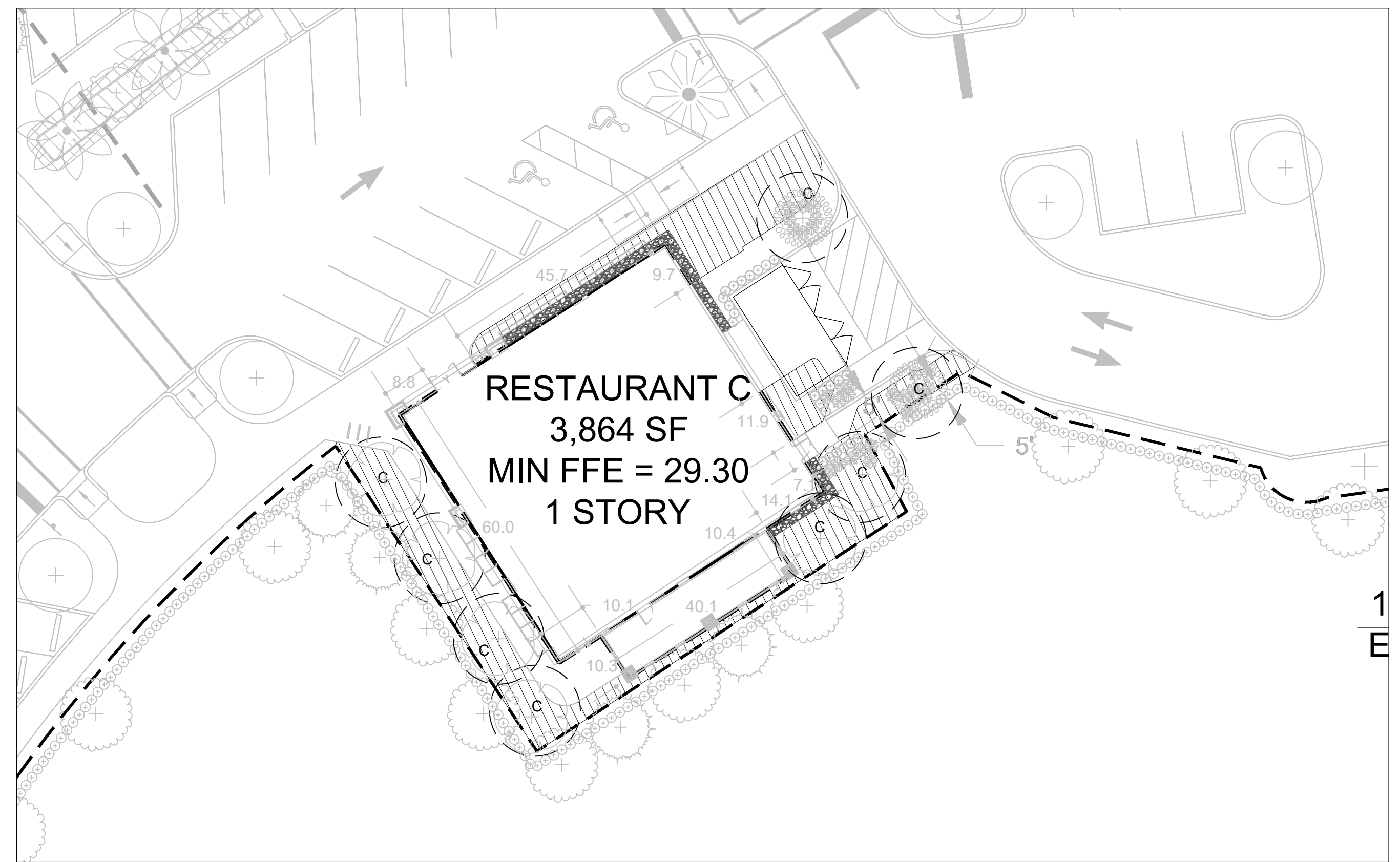
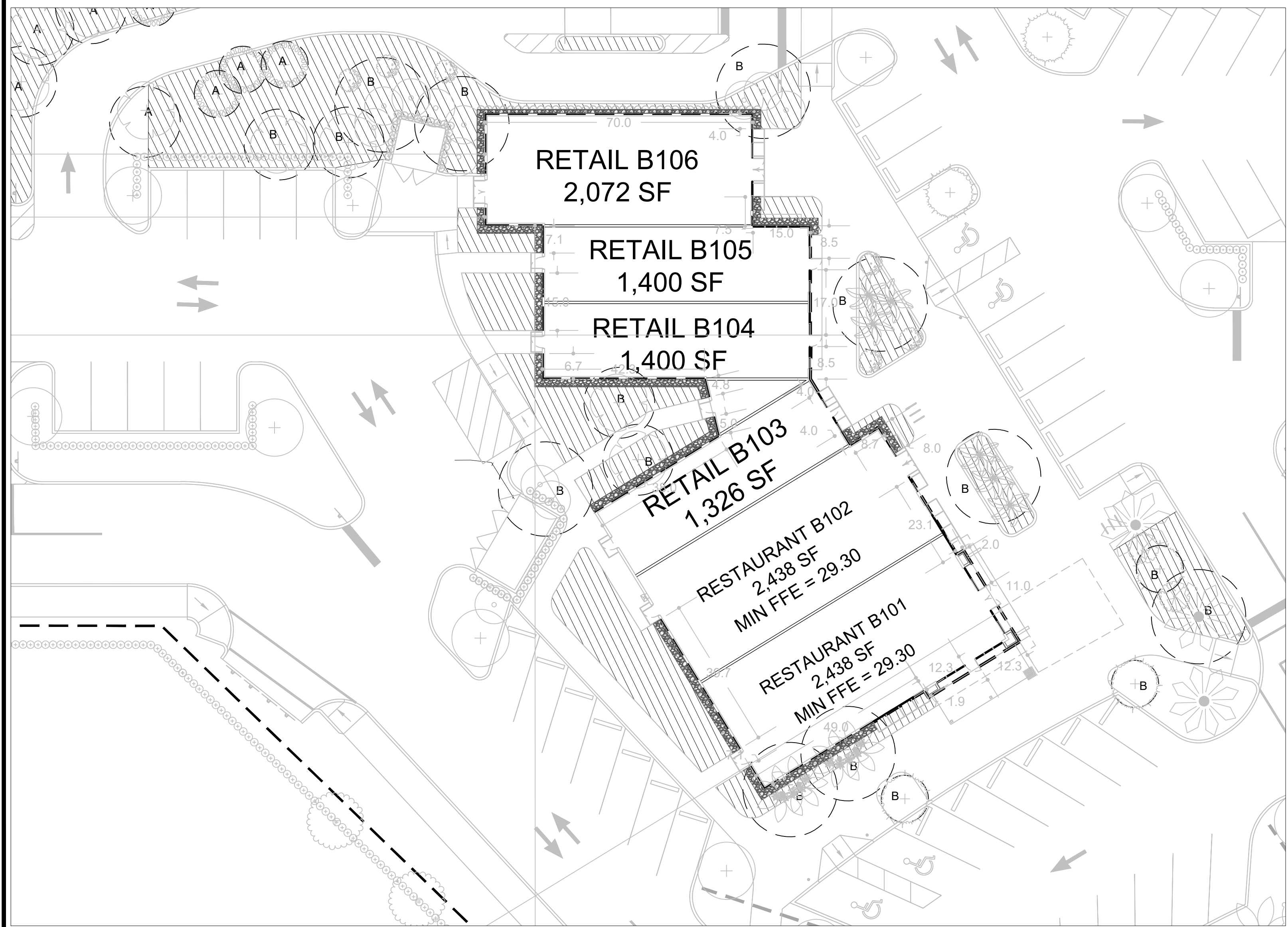
PROJECT No.:	FJ210017
DRAWN BY:	MJL
CHECKED BY:	BMJ
DATE:	9-1-18
CAD I.D.:	FJ210017-LS-PLANS - ALTERNATIVE-B1.A1

PROJECT:
LANDSCAPE PLANS
 FOR
RIVERLAND CENTER
RIVERLAND COMMERCIAL
ASSOCIATES I, LLC
 PORT SAINT LUCIE
 FLORIDA

THOMAS
 ENGINEERING GROUP
 840 SE Cascoia St.
 Stuart, FL 34904
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SHEET TITLE:
ALTERNATIVE COMPLIANCE PLAN BUILDING A,B,C
 SHEET NUMBER:
L-1.5B
 PORT ST. LUCIE PROJECT NO: P23-069



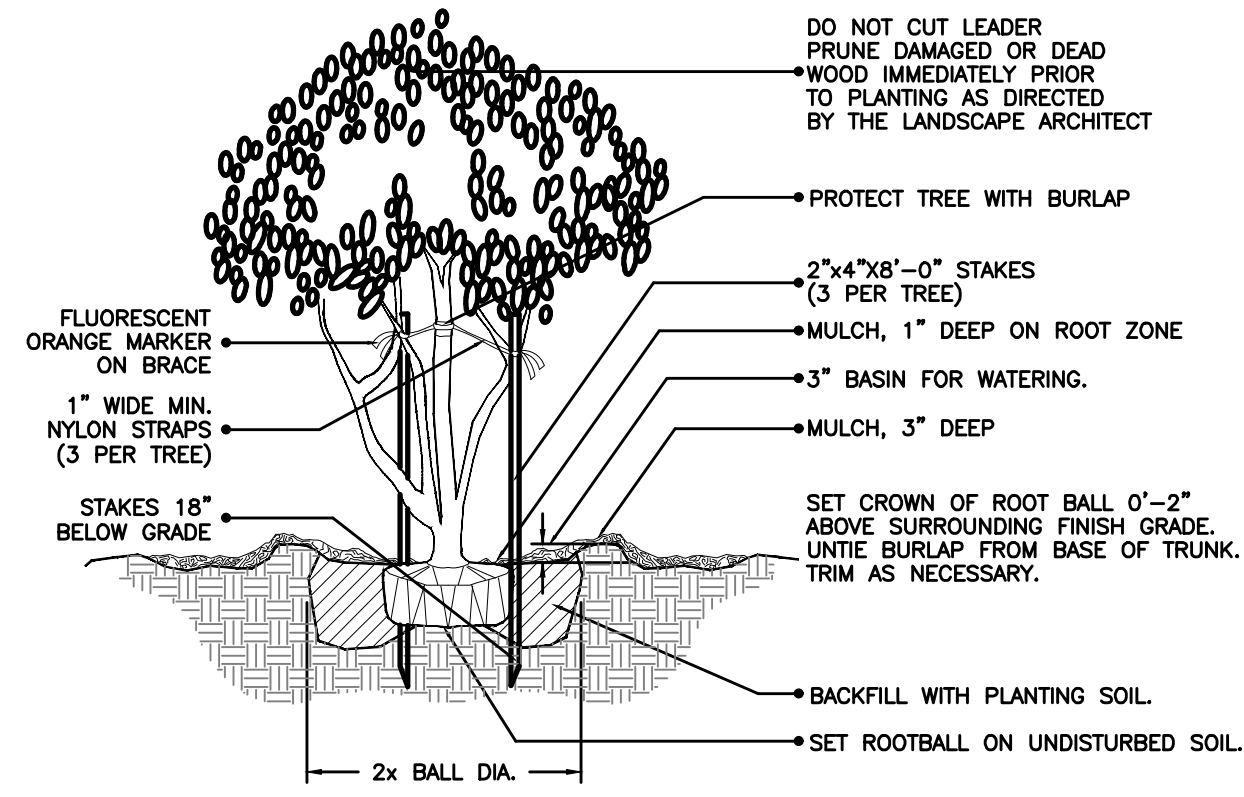
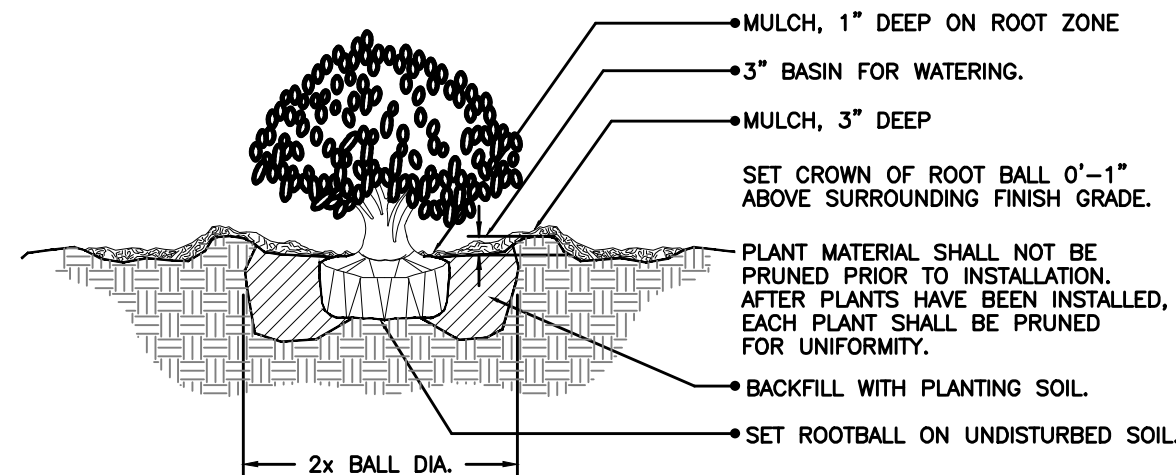
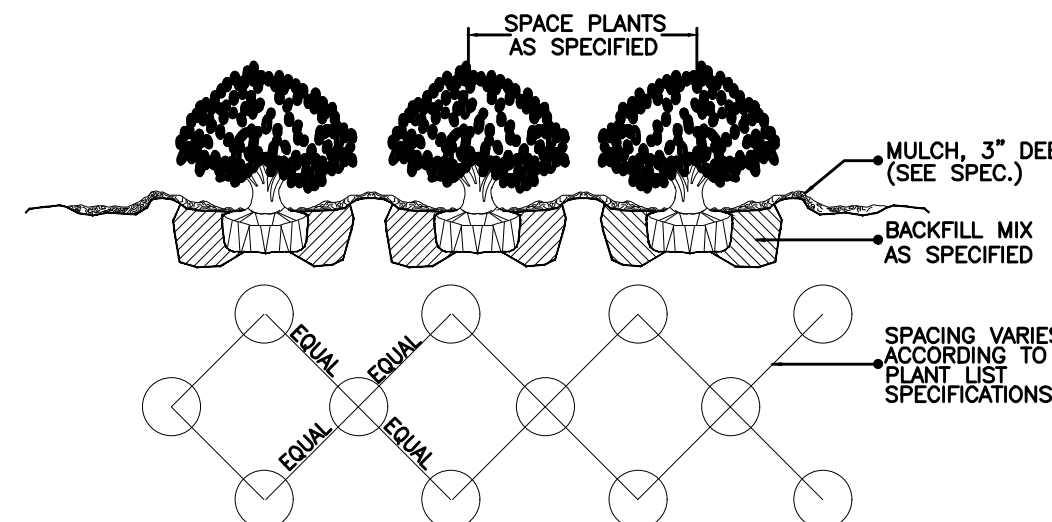
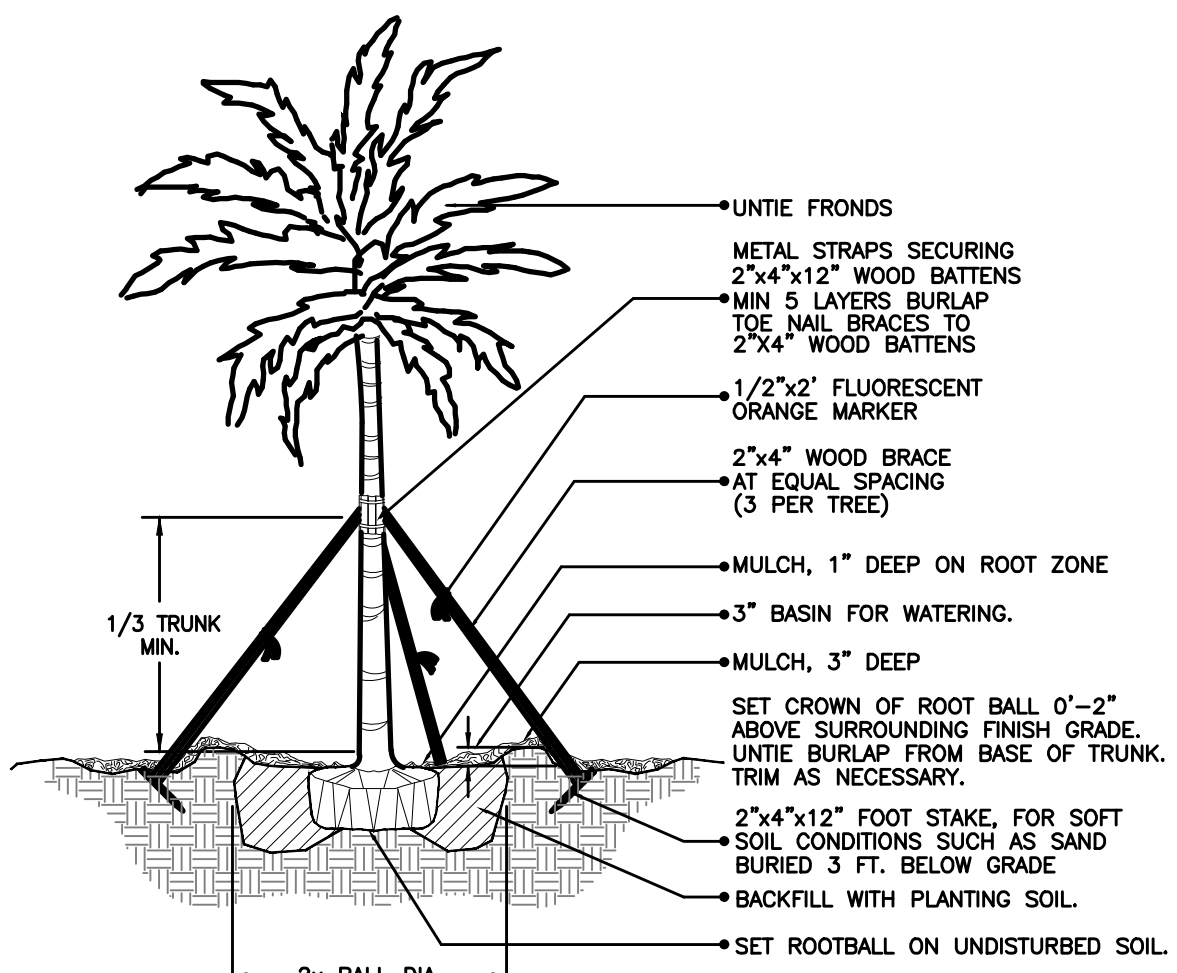
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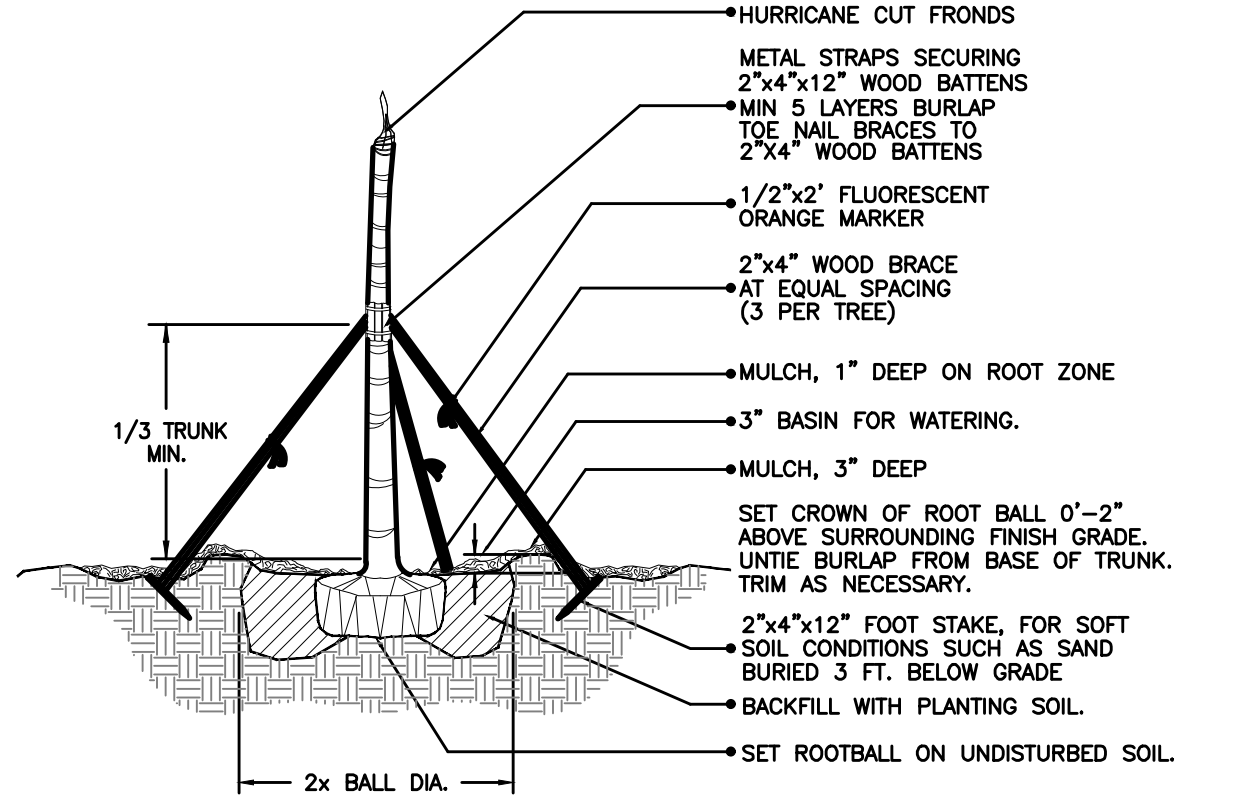
PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT/ROOTBALL SIZE	SIZE	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS		
	BB	37	Hong Kong Orchid	Bauhinia blakeana	B & B	3" Cal	14' Ht	5'	No	High	5' CT		
	CB	17	Wishing Tree	Cassia bakeriana	45 gal	2.5" Cal	12-14' Ht	4.5'	No	Medium			
	CD	7	Pigeon Plum	Coccoloba diversifolia	B & B	2.5" Cal	14' Ht	5'	Yes	High	4' CT		
	CE	106	Buttonwood	Conocarpus erectus	B & B	2.5" Cal	14' Ht	4-5'	Yes	High			
	IA	69	East Palatka Holly	Ilex attenuata 'East Palatka'	B & B	2.5" Cal	12' Ht	5'	Yes	High			
	LI	64	Crape Myrtle	Lagerstroemia indica 'Muskegee'	45 gal	2.5" Cal	12' Ht	5'	No	High	4' CT		
	QV	101	Southern Live Oak	Quercus virginiana	45 gal	2.5" Cal	12' Ht	5'	Yes	High	4' CT		
PALM TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT/ROOTBALL SIZE	SIZE	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS		
	PS	30	Wild Date Palm	Phoenix sylvestris	B & B		15' ct to nut		No	High	Wood to nut		
	RE	92	Florida Royal Palm	Roystonea elata	B & B		8' gw		Yes	High	Matched		
	SP	12	Cabbage Palmetto	Sabal palmetto	B & B				Yes	High	16-18" c.l., stagger		
	VM	21	Montgomery Palm	Veitchia montgomeryana	B & B		14' gw		No	Medium			
	VM2	36	Montgomery Palm	Veitchia montgomeryana	B & B		26' gw		No	Medium			
	VMD	2	Montgomery Palm	Veitchia montgomeryana	45 gal		16-20' gw		No	High	double		
	WR	16	Mexican Fan Palm	Washingtonia robusta	B & B		16' c.l.		No	High	booted, matched		
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS		
	CAC	176	Jamaican Caper	Capparis cynphallophora	-	As Shown	42"	30-36"	No	High			
	CHH	4,037	Red Tip Cocoplum	Chrysobalanus icaco 'Red Tip'	-		24"	24"	24"	Yes	High	Full to base	
	CLG	124	Small-Leaf Clusia	Clusia guttifera	NA		24"	24"	18-24"	Yes	High		
	COT	16	Black Magic Ti Plant	Cordyline terminalis 'Black Magic'	7 gal	As Shown	30"	24"	No	High	3 ppp		
	COV	74	Croton	Codiaeum variegatum 'Mammey'	7 gal	As Shown	30"	24"	No	Medium	3 ppp		
	CRI	23	'Queen Emma' Crinum	Crinum augustum 'Queen Emma'	15 gal	As Shown	48"	48"	No	Medium			
	HR	14	Pink Hibiscus Std.	Hibiscus rosa-sinensis 'Seminole Pink'	5 gal	1.5" Cal	5' Ht	3'	No	Low			
	JAT	3	Peregrina Jatropha	Jatropha integerrima	25 gal	1.5" Cal	5' Ht	3'	No	High	30" CT		
	MYC	54	Wax Myrtle	Myrica cerifera	-		24"	24"	18"	Yes	High	full to base	
	NOP	42	Pink Oleander	Nerium oleander 'Hot Pink'	-		48"	6-8' Ht.	3-4'	No	High	full to base	
	POD	282	Shrubby Yew	Podocarpus macrophyllus maki	3 gal		24"	24"	24"	No	Medium	24"x24"	
	SCA	283	Dwarf Scheffera	Scheffera arboricola	3 gal		24"	24"	24"	No	High	Full to base	
	TRJ	2	Confederate Jasmine	Trachelospermum jasminoides 'Confederate'	3 gal	As Shown	48"	48"	No	Medium			
SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	SPACING	REMARKS	
	HAM	263	Dwarf Fire Bush	Hamelia patens 'compacta'	3 gal		24"	18-24"	18-24"	Yes	High	24" o.c.	Full to base
	JAS	1,294	Southern Wax Jasmine	Jasminum volubile	3 gal		24"	18"	18"	No	Medium	24" o.c.	Full to base
	MUH	2,857	Pink Muhly Grass	Muhlenbergia capillaris	3 gal		18"	14-16"	14-16"	Yes	High	18" o.c.	Full to base
	SAT	1,469	Variegated Scheffera	Scheffera arboricola 'trinneta'	3 gal		24"	18"	18"	No	High	24" o.c.	Full to base
	TRI	53	Fakahatchee Grass	Tripsacum dactyloides	-		30"	30-36"	24-30"	Yes	High	30" o.c.	
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	SPACING	REMARKS	
	CGN	3,164	Dwarf Clusia	Clusia guttifera 'nana'	1 gal		18"	14-16"	14-16"	No	Medium	18" o.c.	
	DUR	2,095	Duranta Gold Mound	Duranta erecta 'Gold Mound'	3 gal		18"	16-18"	16-18"	Yes	High	18" o.c.	
	IXP	1,829	Dwarf Red Ixora	Ixora coccinea 'Petite Red'	1 gal		18"	10-12"	8-10"	No	Medium	18" o.c.	
	LIR	374	Lily Turf	Liriope muscari	1 gal		18"	12-14"	10-12"	No	High	18" o.c.	Full clumps
	SEA	1,649	TBD	Seasonal Annuals	-		12"	8-10"	6'-8"	No	Medium	12" o.c.	
MISCELLANEOUS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	SPACING	REMARKS	
	PEA	314 sf		Pea Gravel	n/a		24"					24" Pea Gravel	

A TOTAL OF 365 TREES ARE REQUIRED AND 41 TREES FROM 13 PALMS @ 1:1 AND 28 PALMS @ 3:1. ADDITIONAL PALM TREES ARE PROPOSED FOR ACCENT PURPOSES ON SITE.



(2" cal. and under) SMALL TREE PLANTING DETAIL



(2" cal. and over) LARGE TREE PLANTING DETAIL

LANDSCAPE CODE COMPLIANCE CHART
CITY OF PORT ST LUCIE LAND DEVELOPMENT CODE

TOWN CENTER
TOTAL SITE AREA: 1,554,958 sq.ft (35.7 AC)
DEVELOPMENT AREA (THIS PHASE): 571,511 sq.ft. (13.12 AC)
TOTAL VUA: 322,798 sq.ft. (7.41 AC) 56.5%
TOTAL BUILDING AREA: 66,068 sq.ft. (1.52 AC) 11.6%
SIDEWALK/PEDESTRIAN AREA: 35,988 sq.ft. (0.83 AC) 6.3%
TOTAL OPEN AREA: 146,657 sq.ft. (3.37 AC) 27.7%
PROPOSED ZONING: MPUD

REQUIRED	PROVIDED
101 TREES	149 TREES
25/98 TREES	0/98 TREES
44 TREES	89 TREES
32 TREES	60 TREES
3,587.5 sq. ft.	5,344.17 sq. ft.
24 TREES	24 TREES
369 SHRUBS	COMPLIES
2,360.75 sq. ft.	5,705.85 sq. ft.
16 TREES	16 TREES
237 SHRUBS	COMPLIES
1,141 sq. ft.	2,111.8 sq. ft.
8 TREES	8 TREES
115 SHRUBS	COMPLIES
10/41 TREES	10/41 TREES (25%)
117 TREES	117 TREES
COMPLIES	COMPLIES
10/41 TREES	9/185 TREES (25%)
93 TREES	93 TREES
24/93 TREES	20/93 TREES (25%)
814.5 sq ft	835.7 sq ft
6 TREES	6 TREES
82 SHRUBS	COMPLIES
93 TREES	93 TREES
24/93 TREES	20/93 TREES (25%)
TOTAL	365 TREES
	413 TREES
91	41*
183/365 TREES	356/506 (70.3%)
5 SPECIES	12 SPECIES
73/365 TREES	103 of 413 (24.9%)
70 OF 93	86 OF 93 (92.4%)

* O/H Electrical Lines Present Across Street Frontages. FP&L Right Tree Right Place Guidelines.
**Only includes palm trees counting towards minimum tree requirements.

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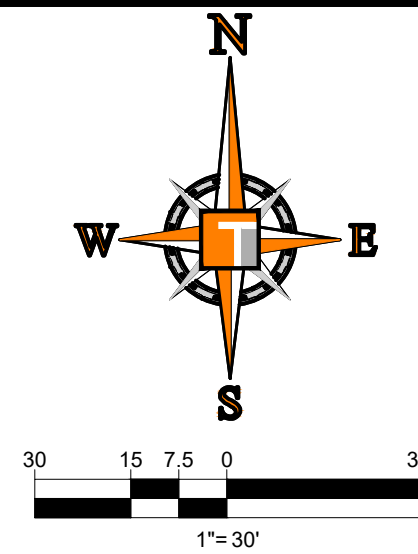
PROJECT No.: FJ210017
DRAWN BY: MUL
CHECKED BY: BMU
DATE: 9-1-18
CAD I.D.: FJ210017-LS-PLANS

PROJECT: LANDSCAPE PLANS
FOR: RIVERLAND CENTER RIVERLAND COMMERCIAL ASSOCIATES I, LLC
PORT SAINT LUCIE FLORIDA

HOMAS ENGINEERING GROUP
840 SE Osceola St.
Suwanee, FL 34094
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

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SHEET TITLE: LANDSCAPE REQUIREMENTS & DETAILS
SHEET NUMBER: **L-1.6**
PORT ST. LUCIE PROJECT NO: P23-069
PSLUSD #5266K
ELEVATIONS BASED ON NAVD'83



PLEASE REFER TO SHEET L-1.0 THROUGH L-1.6 FOR LANDSCAPE PLANS, SHEET L-2.0 OF OVERALL IRRIGATION KEY SHEET, SHEET L-2.6 FOR IRRIGATION SCHEDULES AND SHEET L-2.7 FOR IRRIGATION NOTES.

TRACT "1"
FUTURE PHASE
NON-RESIDENTIAL

TRACT "3"
FUTURE PHASE
NON-RESIDENTIAL

COMMUNITY BLVD

PERIMETER
BUFFER
10' UTILITY
EASEMENT

LIQUOR
2,100 SF
1 STORY

MATCHLINE - SEE SHEET L-2.2

EX. (2) 2" FIBER OPTIC CONDUIT
TYPE SINGLE MODE WITH 56
STRAND FIBER OPTIC CABLE THE
ENTIRE LENGTH OF FORCE MAIN

FOOT FDM SECT 212.11.1 SIGHT
LINE FOR 45mph

PSLUSD
20' UE

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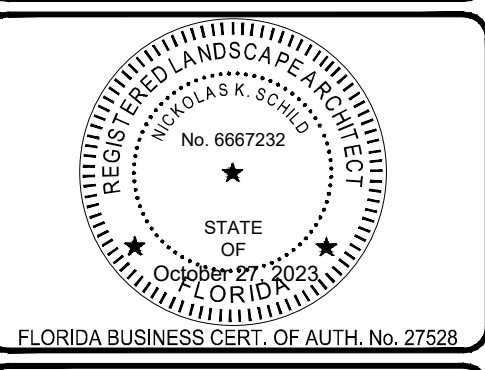
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FOR _____
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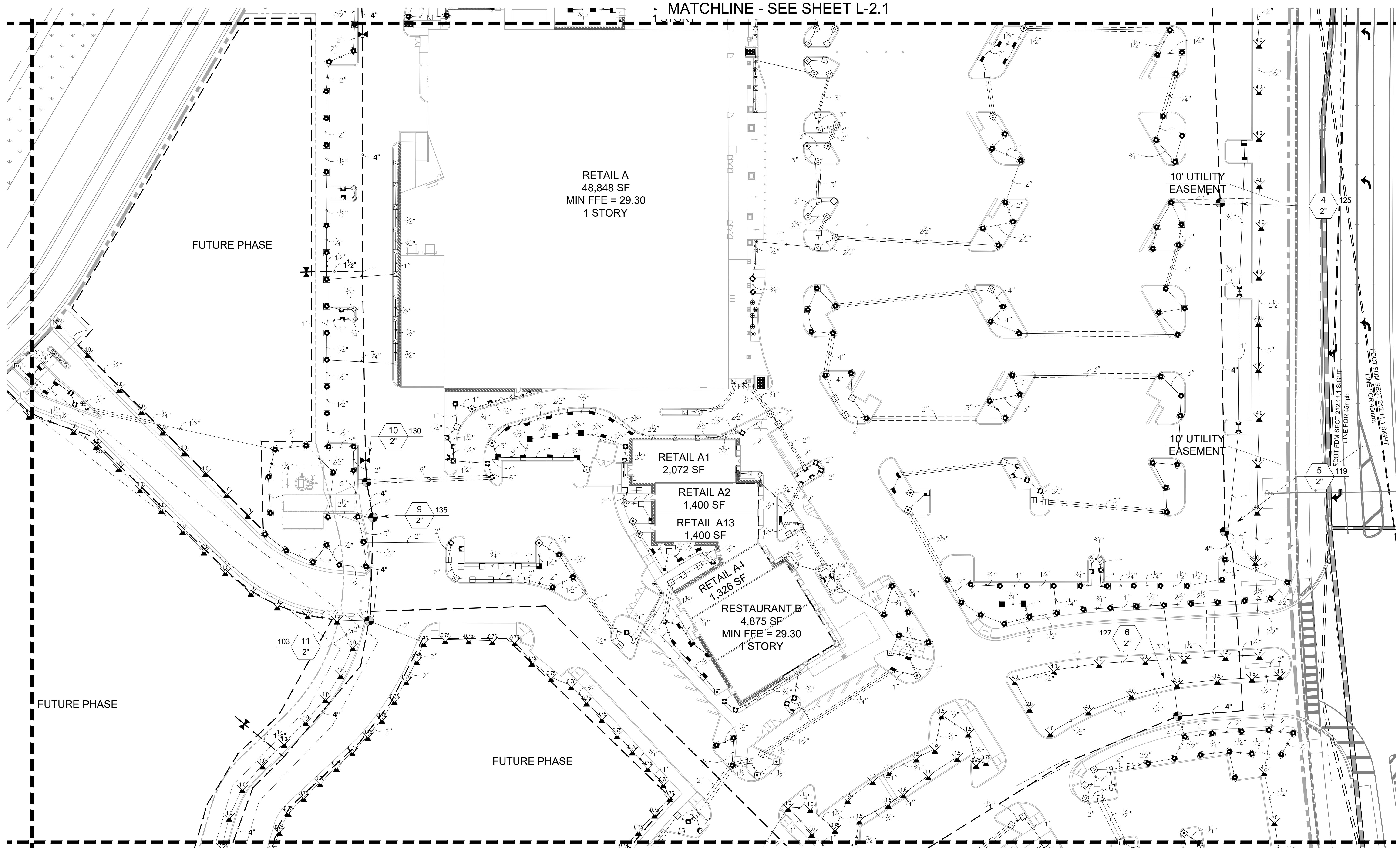
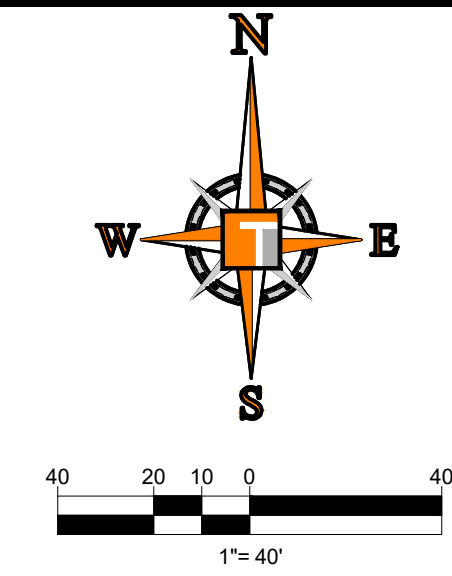


SHEET TITLE:
IRRIGATION PLAN
SHEET NUMBER:
L-2.1
PORT ST. LUCIE PROJECT NO: P23-069

PSLUSD #5266K
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MATCHLINE - SEE SHEET L-2.1

MATCHLINE - SEE SHEET L-2.3

RETAIL A
48,848 SF
MIN FFE = 29.30
1 STORY

RETAIL A1
2,072 SF

RETAIL A2
1,400 SF

RETAIL A3
1,400 SF

RETAIL A4
1,326 SF

RESTAURANT B
4,875 SF
MIN FFE = 29.30
1 STORY

10' UTILITY EASEMENT

10' UTILITY EASEMENT

PSLUSD #5266K
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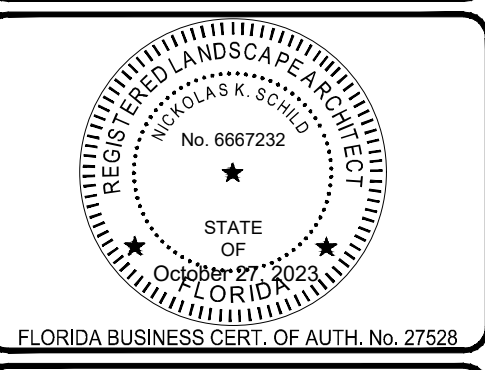
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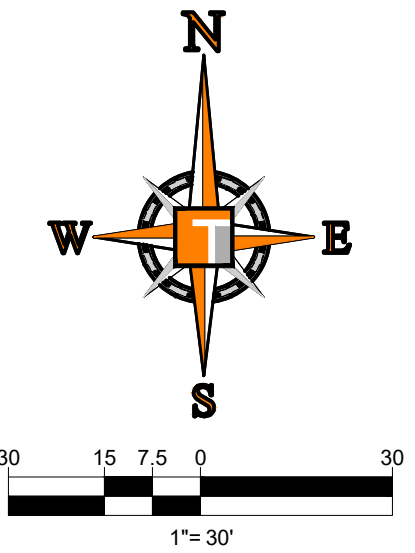
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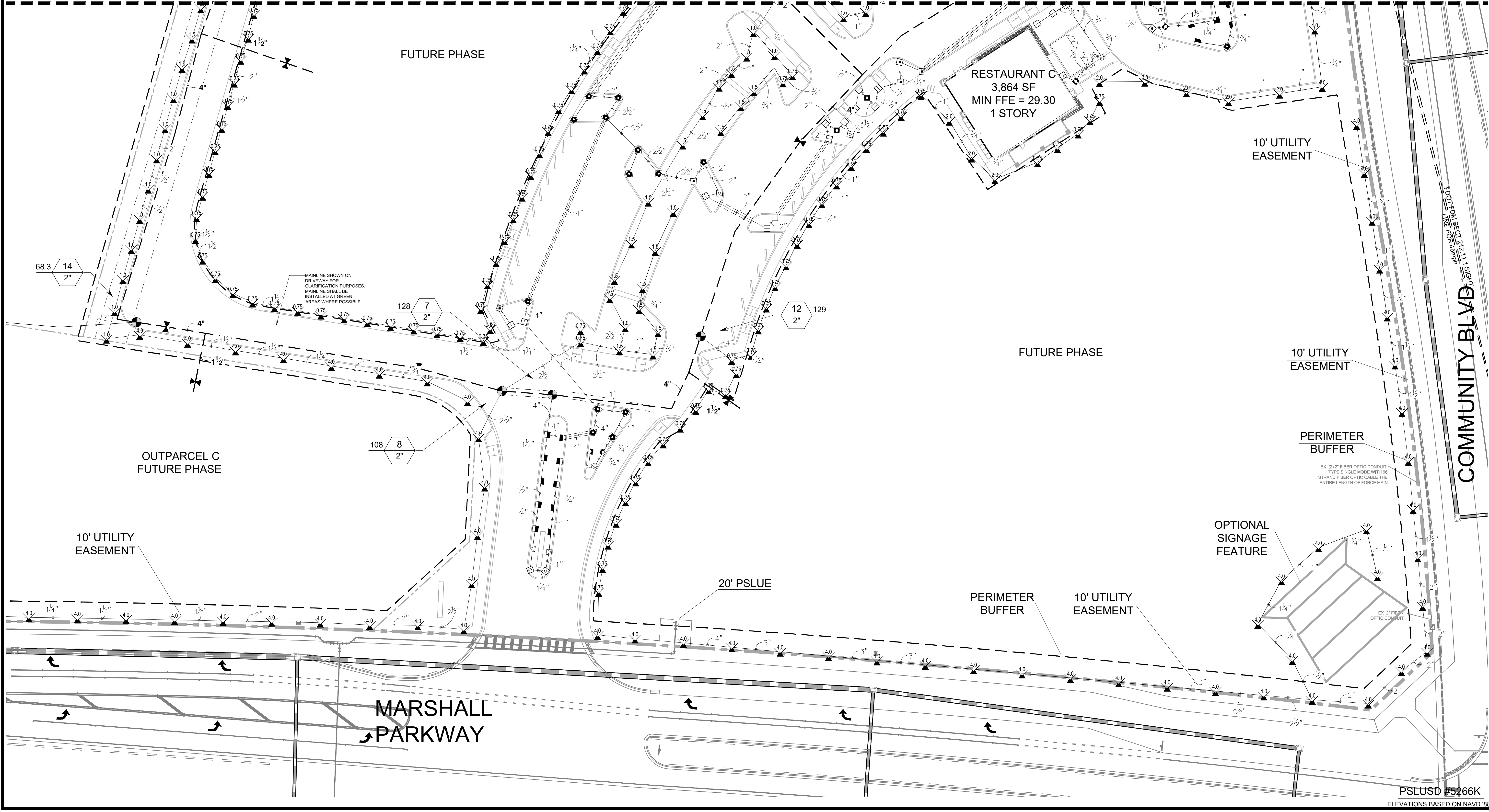
SHEET TITLE:
IRRIGATION PLAN
SHEET NUMBER:
L-2.2
PORT ST. LUCIE PROJECT NO. P23-069

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MATCHLINE - SEE SHEET L-2.2



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PROJECT:
LANDSCAPE PLANS

FOR _____

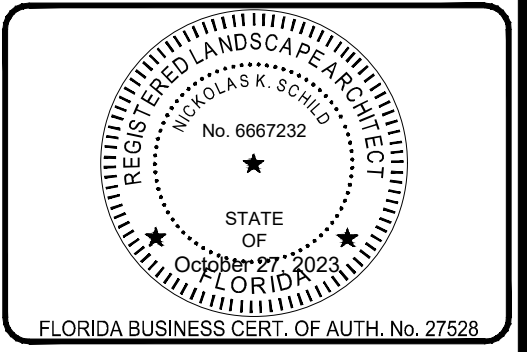
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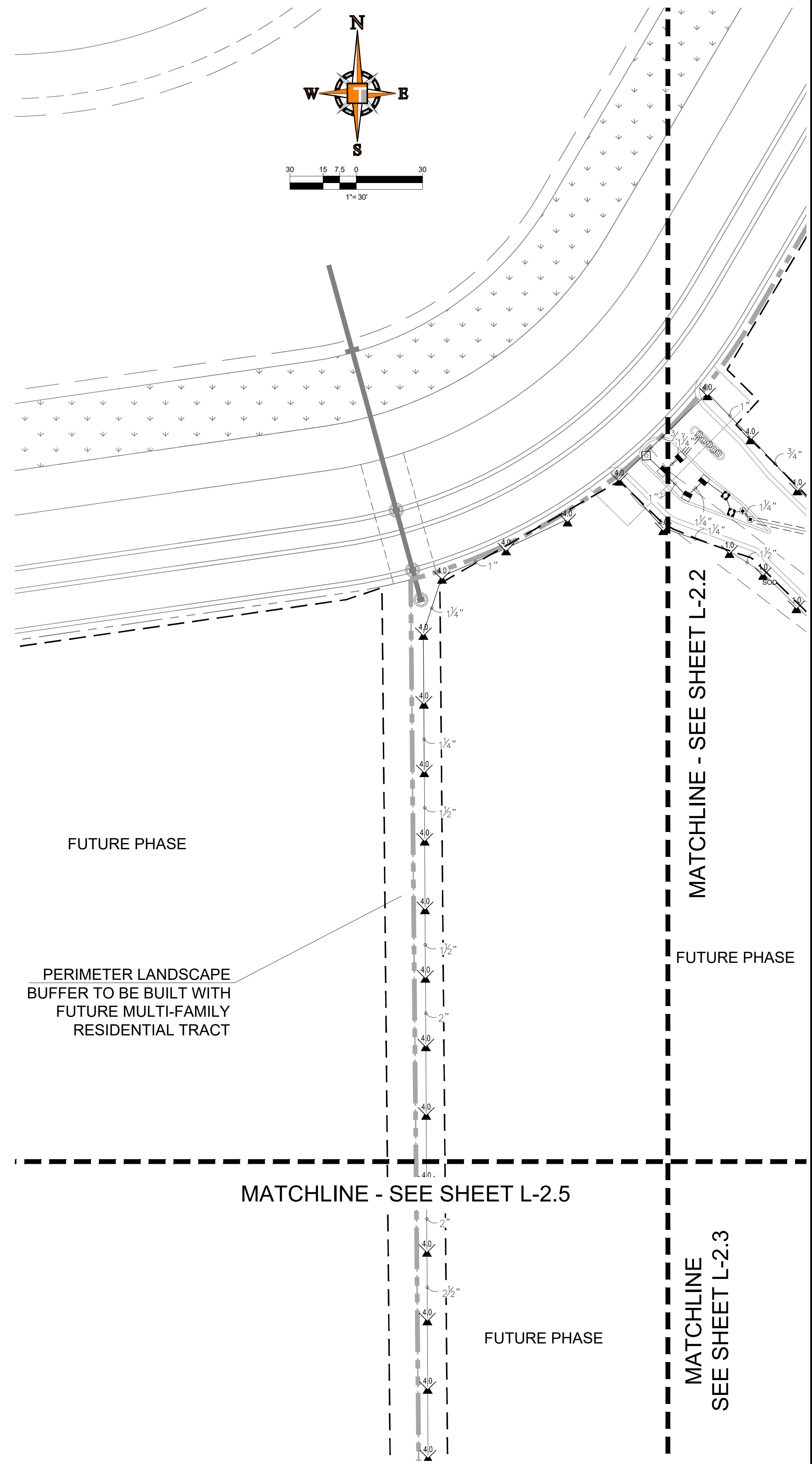
SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L-2.3

PORT ST. LUCIE PROJECT NO. P23-069

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STATE OF FLORIDA
Professional Engineer
No. 6667232

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L-2.4

PORT ST. LUCIE PROJECT NO: P23-069

PSLUSD #5266K
ELEVATIONS BASED ON NAVD '88

