

**Project Team:**

**Client & Property Owner:** Midway Glades Developer, LLC  
 7807 Baymeadows Road, Suite 205  
 Jacksonville, Florida 32256

**Land Planner / Landscape Architect:** Lucido & Associates  
 701 East Ocean Boulevard  
 Stuart, Florida 34994

**Engineer:** Kimley-Horn  
 445 24th Street, Suite 200  
 Vero Beach, Florida 32960

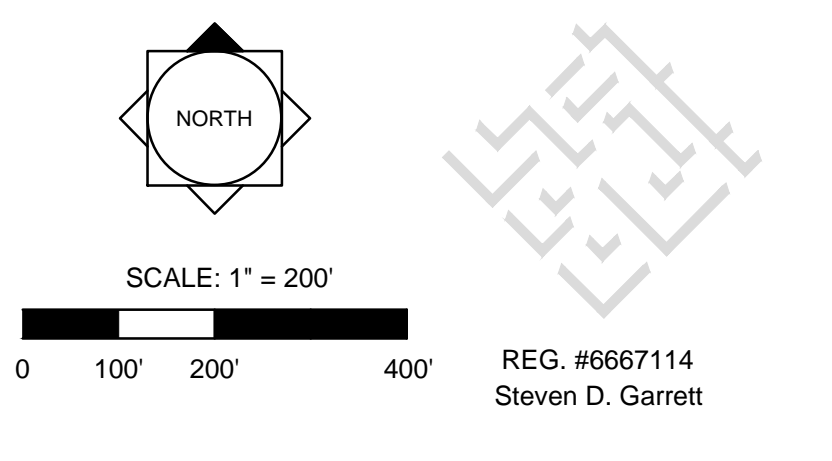
**Surveyor:** GeoPoint Surveying, Inc.  
 213 Hobbs Street  
 Tampa, Florida 33619

**Wylder**  
**POD 2**

**Phase 1 and 2**  
**Street Tree and Buffer**  
**Landscape Plan**

Port St Lucie, Florida  
 P24-154  
 PSLUSD# 11-642-03

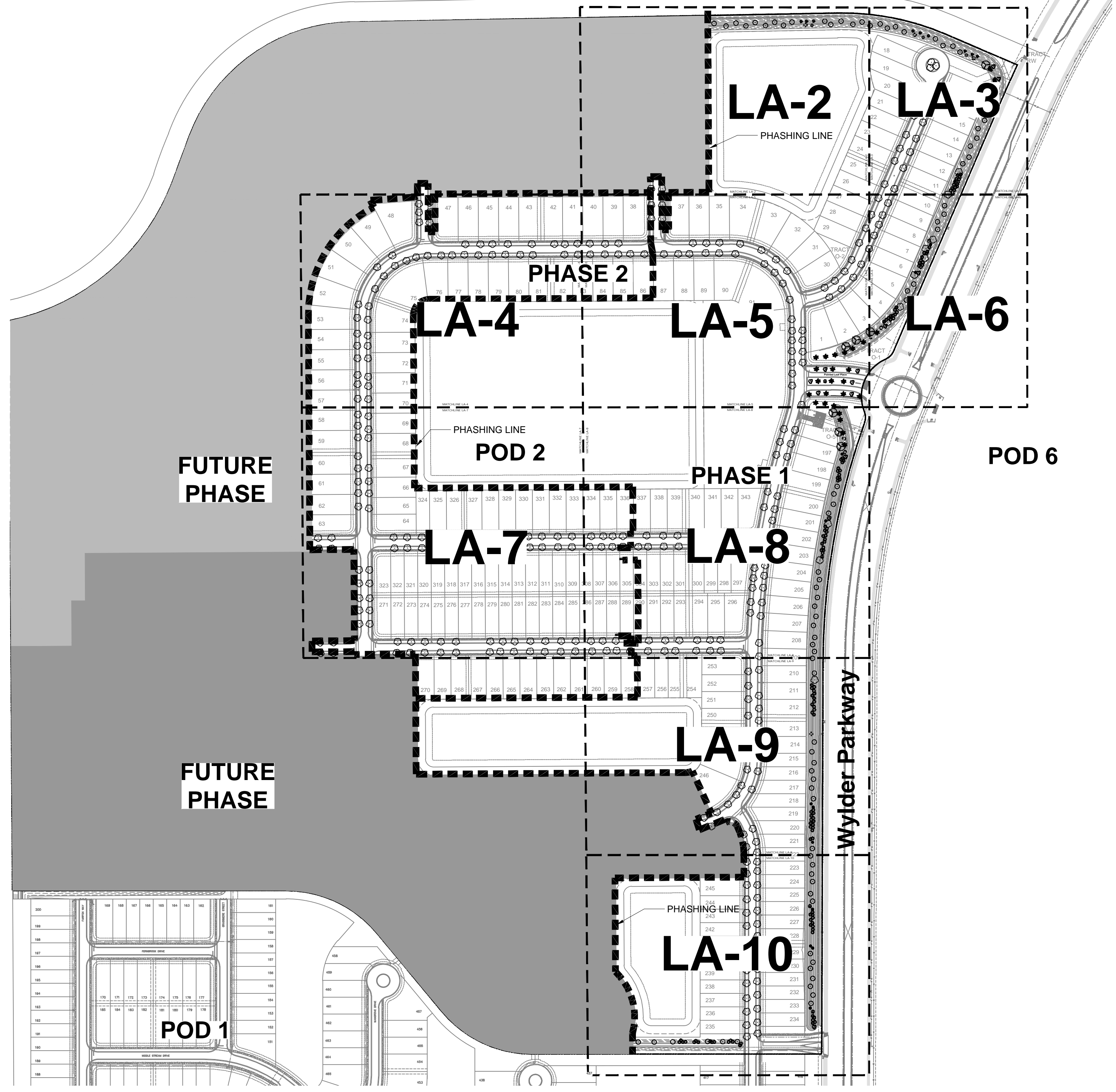
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10.22.24	EDF	Re-Submittal
11.26.24	EDF	Re-Submittal
02.12.25	EDF	Re-Submittal



Designer	EFD	Sheet
Manager	SG	<b>LA1</b>
Project Number	20-535	
Municipal Number	P24-154	
Computer File	Wylder - POD 2 Phase 1 and 2 Landscape F	
LA 1		

**PLANT SCHEDULE PHASE 1 & 2**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALDB#	
<b>TREES</b>											
BB	11		Bauhinia x blakesiana	Hong Kong Orchid Tree	FG	14' HT	5' W	STD, F, SP	Non-native	2.5' Calper	
CH2	13		Chamaerops humilis	Mediterranean Fan Palm	FG	7-10' HT		Multi tr. Sp, FH	Non-native		
CON	342		Conocarpus erectus	Green Buttonwood	FG	14' HT	6' SPR	STD, F, SP	Native	2.5' Calper	
ED	3		Elaeocarpus decipiens	Japanese Blueberry Tree	FG	10' HT	4' W	F, SP, STD	Non-native	2.5' Calper	
IEA	9		Ilex x attenuata 'Eagleston'	Eagleston Holly	FG	10'-12' HT	3'-4' SPR	STD, F, SP	Native	2.5' Calper	
LM	4		Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	FG	14' HT	3'-4' SPR	F, SP, STD	Non-native	2.5' Calper	
PE	55		Pinus ellioti	Slash Pine	FG	14'-16' HT	6' SPR	F, SP, STD	Native	3'-4' Calper	
QV	80		Quercus virginiana	Southern Live Oak	FG	14' HT	7' SPR	F, SP, STD	Native	2.5' Calper	
QV4	8		Quercus virginiana	Southern Live Oak	FG	16'-18' HT	6-8' SPR	STD, F, SP	Native	3'-4' Calper	
RO	24		Roystonea regia	Florida/Cuban Royal Palm	FG	16' HT		F, SP, No Scars	Native		
SP	62		Sabal palmetto	Sabal Palm	FG	10'-16' CT		Booted, Hurricane cut	Native		
SE	8		Senna polyphylla	Desert Cassia	25G	10'-12' HT	3'-4' SPR	STD, F, SP	Non-native	2' Calper	
TC	9		Tabebuia caraba	Yellow Tabebuia	FG	12'-14' HT	3'-4' SPR	STD, F, SP	Non-native	2.5' Calper	
TR	8		Thrinax radiata	Florida Thatch Palm	FG	5'-6' OA		SGL, SP	Native		
<b>SHRUBS</b>											
AWB	168		Acalypha wilkesiana 'Louisiana Red'	Red Copperleaf	3G	3' HT	24"W	FTB, SP	Non-native	36" OC	
AB	68		Aechmea blanchetiana 'Orange'	Orange Bromeliad	7G	24" HT x 18" SPR	1'-2' SPR	STD, F, SP	Non-native	48" OC	
AB2	26		Agave x 'Blue Flame'	Blue Flame Agave	7G	30" OA		SP	Non-native		
CHH	304		Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum	3G	24" HT	18" SPR	F	Native	24" OC	
CHR	616		Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native	24" OC	
CHR2	741		Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	24"W	F, SP	Native	24" OC	
CLU	1,255		Cusia guttata	Small-Leaf Cusia	7G	24" HT	24"-36" SPR	FTB	Non-native	36" OC	
COD	59		Codiaeum variegatum 'Mammy'	Mammy Croton	3G	24" HT	18"W	FTB, SP	Non-native	24" OC	
CE2	38		Conocarpus erectus	Green Buttonwood	3G	24" HT	30"W	FTB	Native		
CES	417		Conocarpus erectus 'Sericeus'	Silver Buttonwood	3G	24" HT	36"W	F	Native	36" OC	
CRI	44		Citrus sp.	Green Citrus	7G	24" HT	36"W	F, SP	Non-native	48" OC	
GAG	63		Galphimia glauca	Thryallis	3G	24" HT	18"W	F	Non-native	36" OC	
HAM	465		Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" HT	24"W	FTB	Native	36" OC	
IXN	22		Ixora coccinea 'Nora Grant'	Red Ixora	3G	24" OA	24"W	FTB	Non-native		
MC2	385		Myrica cerifera	Wax Myrtle	3G	24" HT	18"	F, SP	Native		
PA	218		Pennisetum setaceum 'Alba'	White Leaved Fountain Grass	3G	24" HT	24"W	FTB	Non-native		
PLI	60		Plumbago auriculata 'Imperial Blue'	Plumbago	3G	24" HT	24"W	F, SP	Non-native	36" OC	
ROL	389		Rondeletia leucophylla	Panama Rose 'Pink'	3G	24" HT	24"W	FTB, SP	Non-native		
SAR	411		Schefflera arboricola	Green Schefflera	3G	24" HT	24"W	F	Non-native	36" OC	
SCT	42		Schefflera arboricola 'Trinette'	Schefflera	3G	24" HT	24"W	FTB, SP	Non-native		
SER	55		Serenoa repens 'Cinerea'	Silver Saw Palmetto	FG	4 - 5' HT	4' SPR	F, SP	Native	60" OC	
STU	424		Stachytarpheta jamaicensis	Blue Portenweed	3G	24" HT	18"W	F	Native	36" OC	
<b>SHRUB AREAS</b>											
BH1	1,830		Bougainvillea x 'Helen Johnson'	Helen Johnson Compact Bougainvillea	3G	12" HT	12" SPR	F	Non-native	18" o.c.	
HAP	52		Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" HT	18"W		Native	30" o.c.	
<b>GRASSES</b>											
MJH	1,438		Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F	Native	18" OC 24" o.c.	
TRD	522		Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA		Full	Native	36" OC 36" o.c.	
TDF	229		Tripsacum floridanum	Florida Gamagrass	3G	18" OA		F	Native	24" o.c.	
<b>GROUND COVERS</b>											
ABB	155		Agapanthus africanus 'Blue'	Blue African Lily	1G	12" OA			Non-native	18" o.c.	
GIF	754		Ficus microcarpa 'Green Island'	Green Island Ficus	1G	12" HT	12"W	Full	Native	18" o.c.	
ILS	1,192		Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	1G	12" HT	12"W	Full	Native	18" o.c.	
JUP	846		Juniperus chinensis 'Parsoni'	Parsoni Juniper	1G	10" HT	15" SPR	Full	Non-native	24" o.c.	
PMO	113		Podocarpus macrophyllus 'Dwarf Pringle's'	Dwarf Podocarpus	3G	12" HT	12"W	FTB	Native	18" o.c.	



**Landscape Data Phase 1 and 2**

Required Trees:	Native%	# of Species	Flowering%	Drought Tolerant%	Palm%
Perimeter Buffer: (4,226/ 30')	140	50%=70	5	20%=28	
Street Tree: (14,412/ 60')	240	50%=120			
<b>Total:</b>	<b>380</b>	<b>50%=190</b>	<b>5</b>	<b>20%=28</b>	

Provided Trees:	Native%	# of Species	Flowering%	Drought Tolerant%	Palm%
Perimeter: (4,226/30 = 140)	225	75%=169	13	22%=49	100%
Street: (14,412/60 = 240)	324	100%=324	1	0	100%
<b>Total:</b>	<b>549</b>	<b>90%=493</b>	<b>13</b>	<b>22%=49</b>	<b>18%=41*</b>

Required Shrubs:	Native%	Drought Tolerant%
Perimeter Buffer: (4,226/2')	2,113	25%=528 50%=1,057
<b>Total:</b>	<b>2,113</b>	<b>25%=528 50%=1,057</b>

Provided Shrubs:	Native%	Drought Tolerant%
Perimeter Buffer: (4,226/2 = 2,113)	6,047	58%=3,522 100%=6,047
<b>Total:</b>	<b>6,047</b>	<b>58%=3,522 100%=6,047</b>

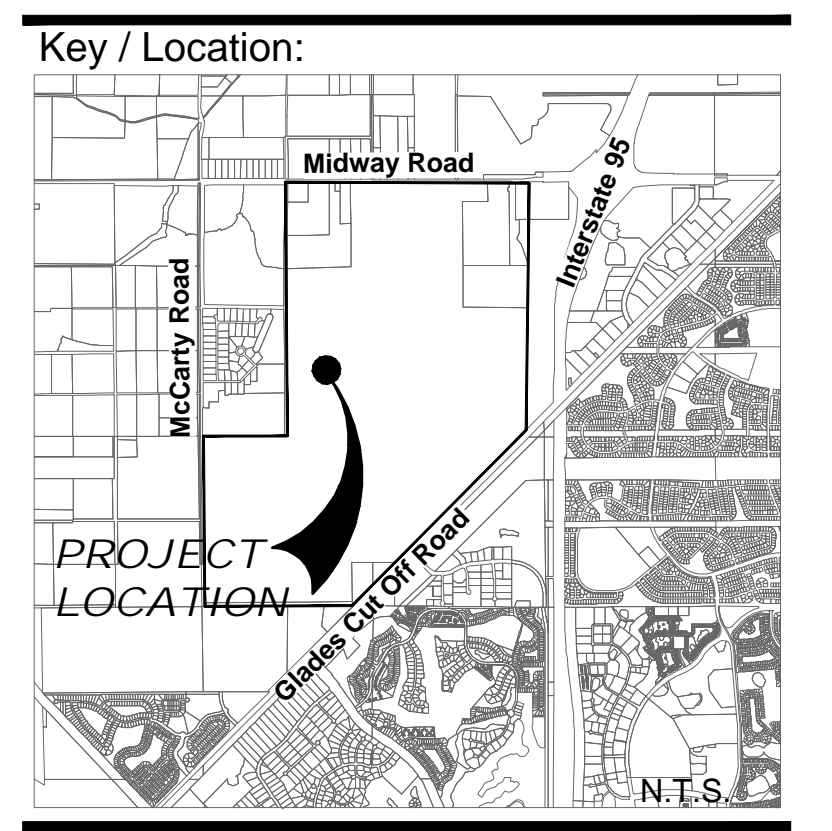
**Phase Lines**

- 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 landscape at intersection 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 shall be maintained at a height no greater 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 of no less than 6' above the road crown elevation.
  - Street tree locations will occur within 5' of the Landscape Easement as shown on the civil engineering plans and can be adjacent based on final utility, sidewalk, and driveway locations.
  - Where applicable, street trees requiring root barriers shall be installed with Biobarrier Root Control Fabric or approved equal. Install per manufacturer specifications. Root barrier is required for any tree planted within 5' of curb, pavement, or drainage and sewer lines.
  - Berm landscape to be field adjusted according to final grading and top of berm locations. The hedge will be planted along each side of the boundary fence or wall, following the top of berm.
  - The boundary feature will be either a Black Vinyl Covered Chain Link Fence (6') in height, or Opaque Concrete Wall (6') in height.
  - Fence other than the chain link boundary fence will be a Decorative Aluminum Fence (6') in height.
  - All proposed landscaping must meet FDOT specifications.

- PSLUSD Notes For Landscape Sheet Plans**
- All new landscaping within utility easements and within 10' 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 10' 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 154 of the City of Port St. Lucie Code of Ordinances, PSLUSD technical specifications and policies, the City of Port St. Lucie Engineering Standards for Land Development, and the City of Port St. Lucie Beautification Policy.

**Landscape Sheet Index**

Overall Landscape Plan	LA 1
Landscape Plans	LA-2 - LA-10
Cross Sections and Details	LA-11
Details & Specifications	LA-12 - LA-13



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**Wylder  
 POD 2**

**Phase 1 and 2  
 Street Tree and Buffer  
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Port St Lucie, Florida  
 P24-154  
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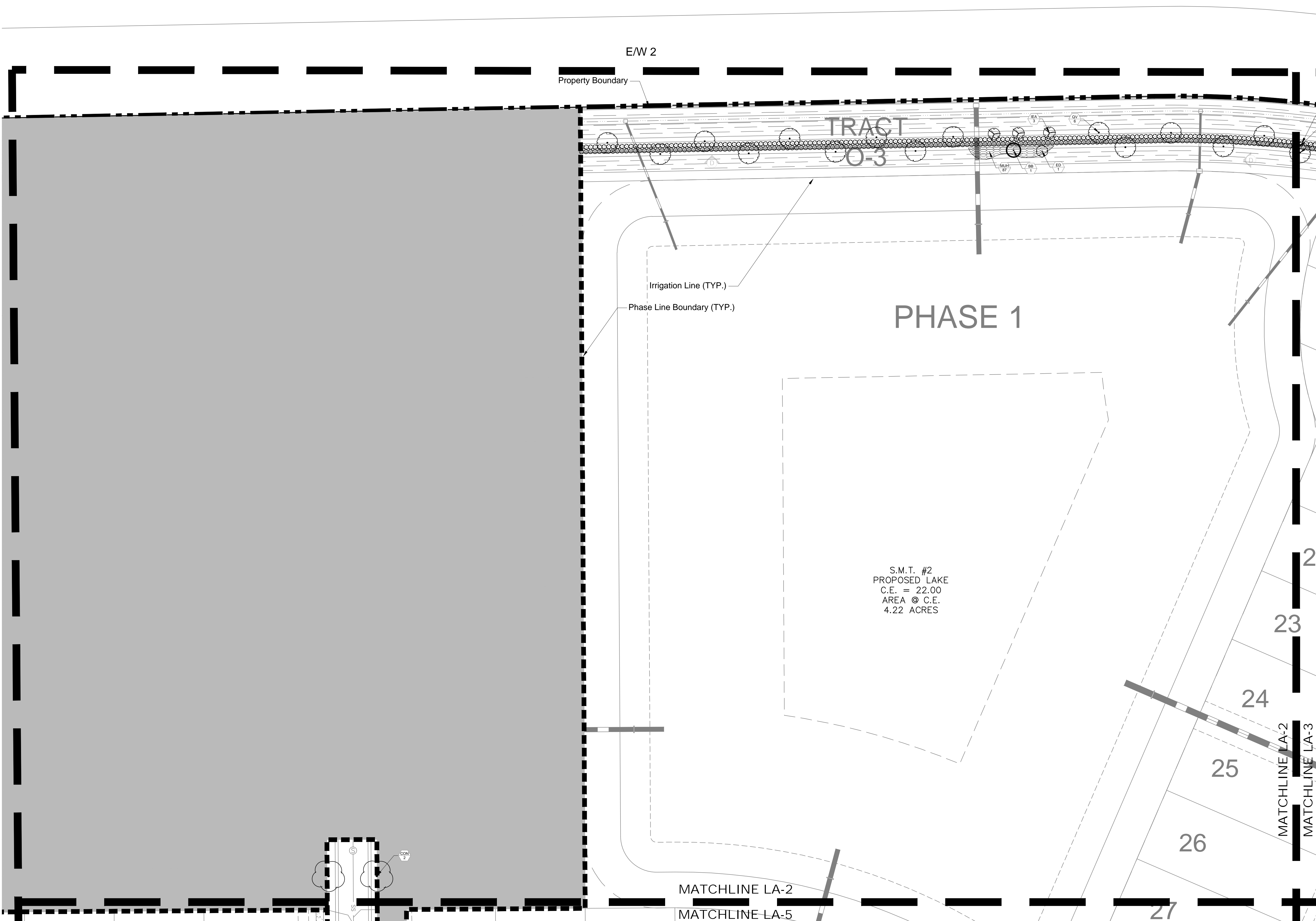
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**NORTH**

REG. #6667114  
 Steven D. Garrett

Designer: EFD Sheet  
 Manager: SG  
 Project Number: 20-535  
 Municipal Number: P24-154  
 Computer File: Wylder - POD 2 Phase 1 and 2 Landscape P

**LA2**



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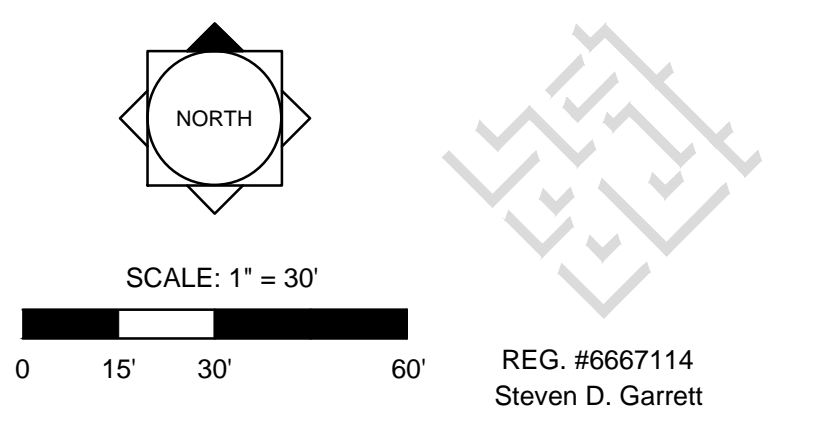
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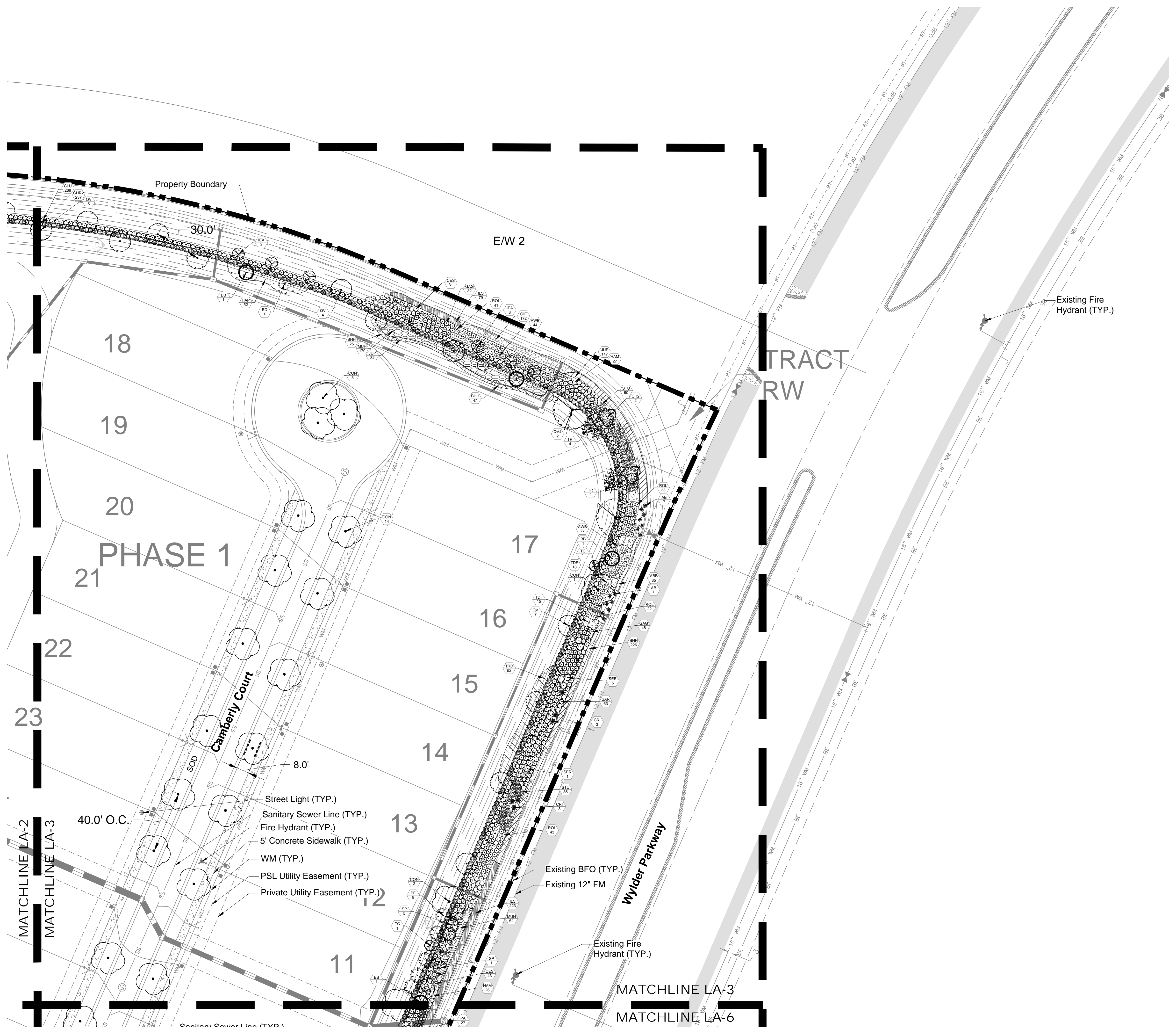
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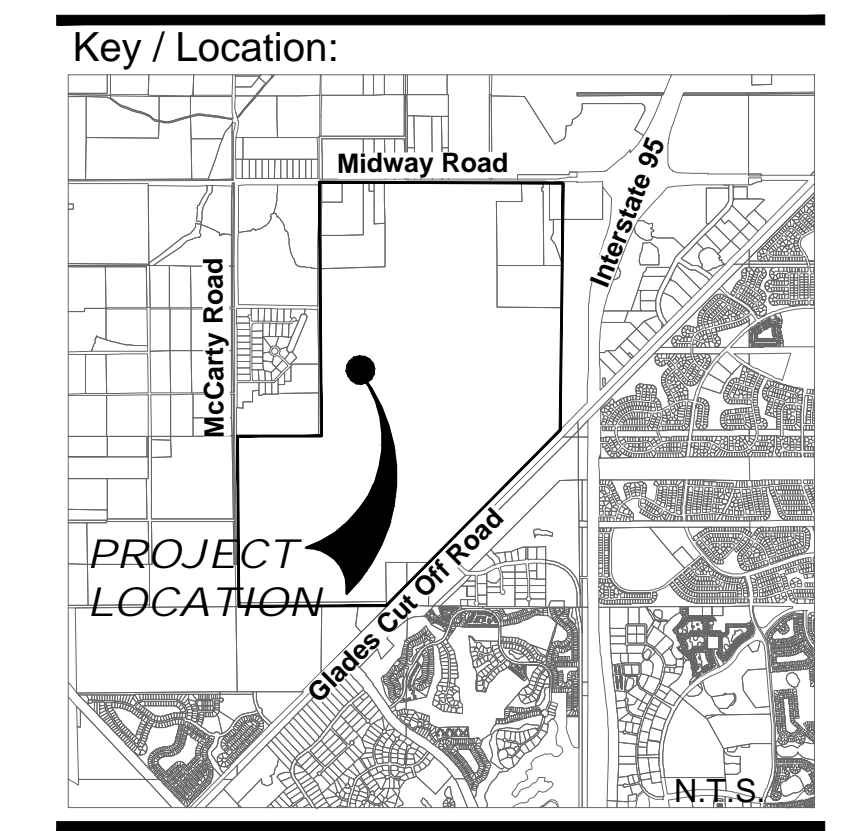


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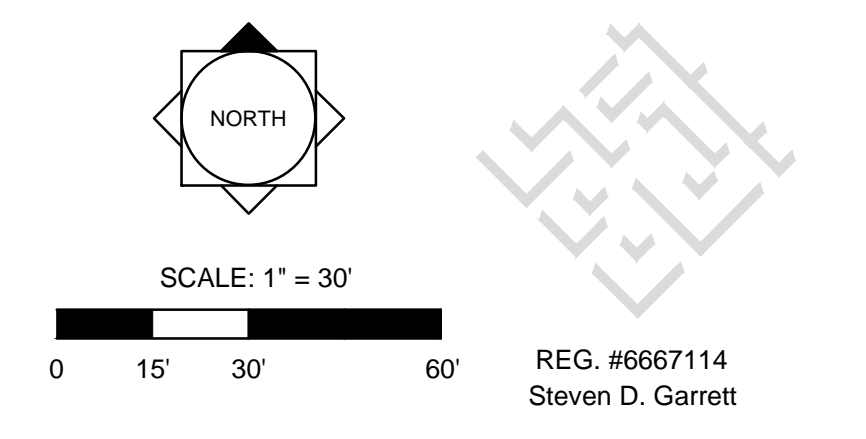
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**Wylder  
 POD 2**

Phase 1 and 2  
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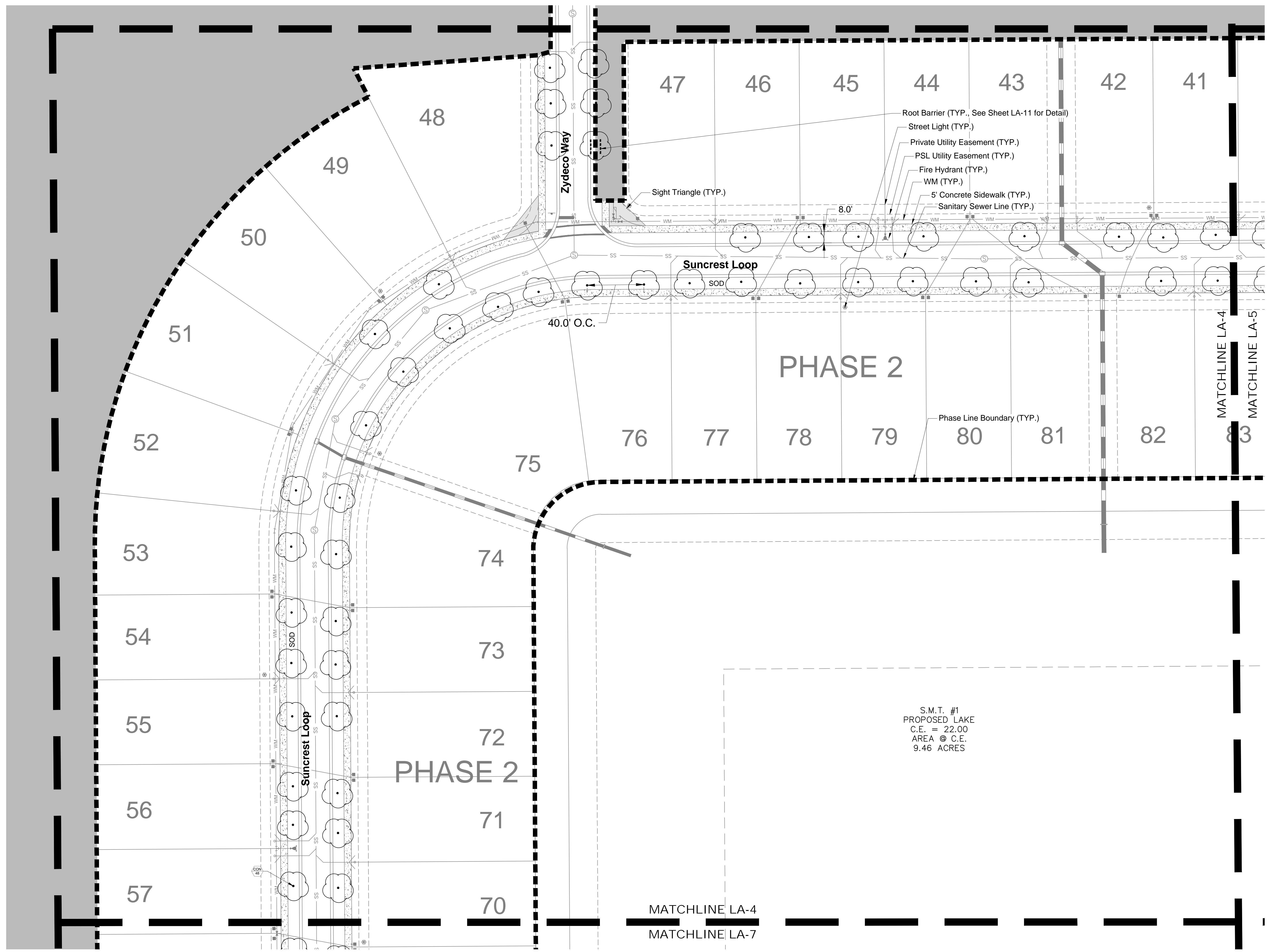
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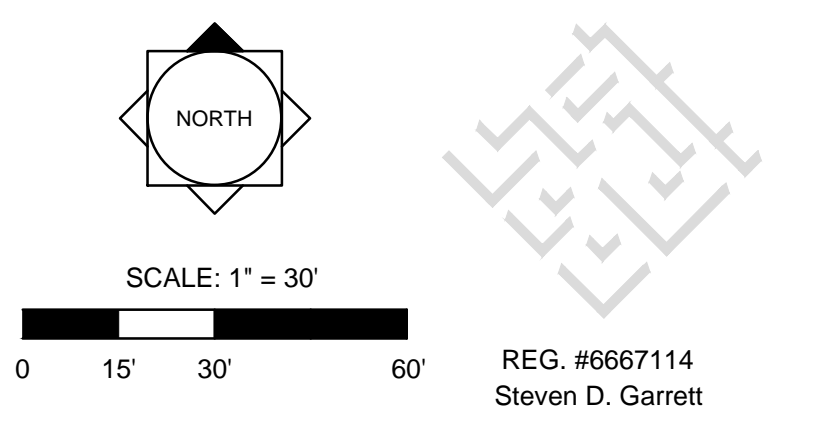
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**Wylder**  
 POD 2

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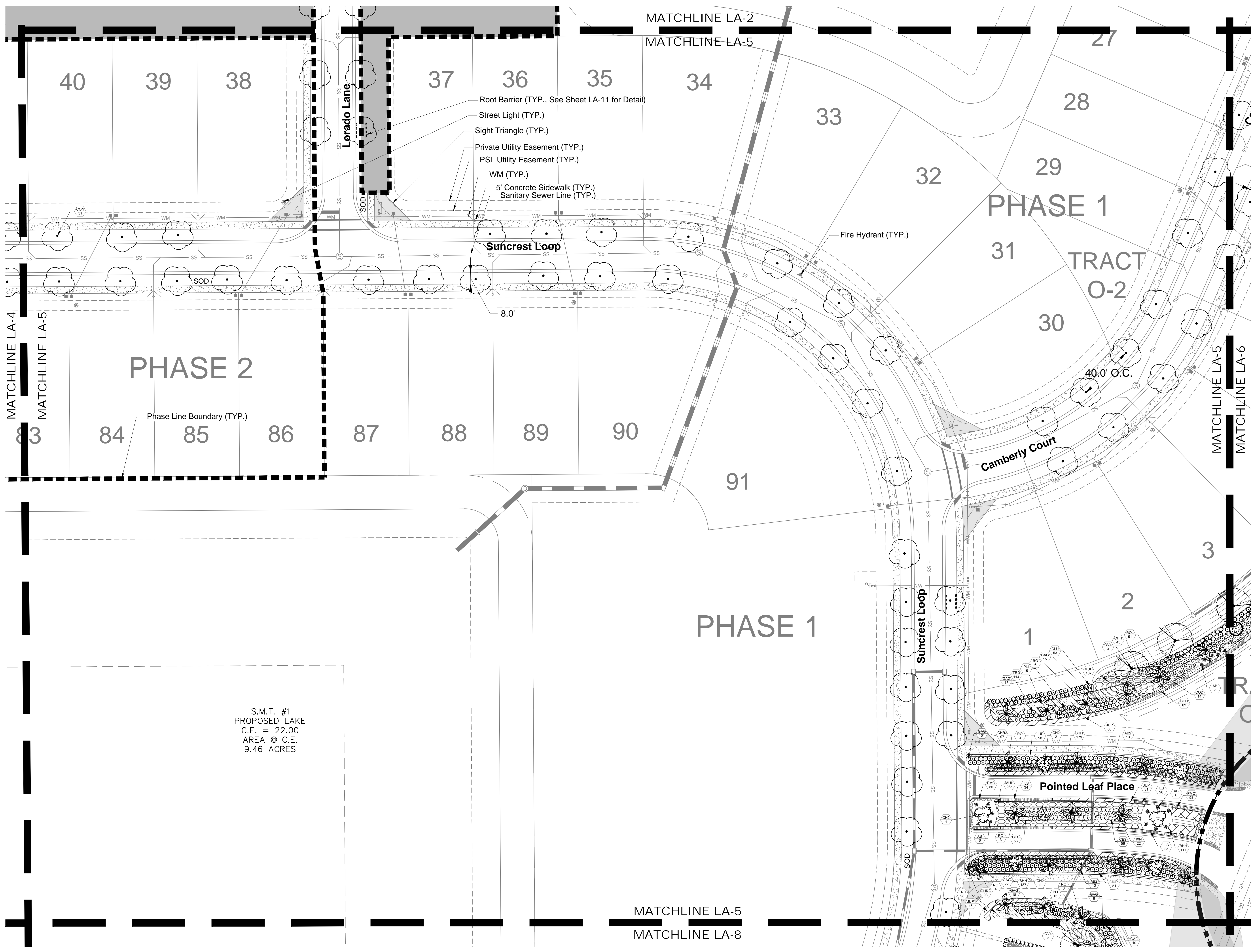
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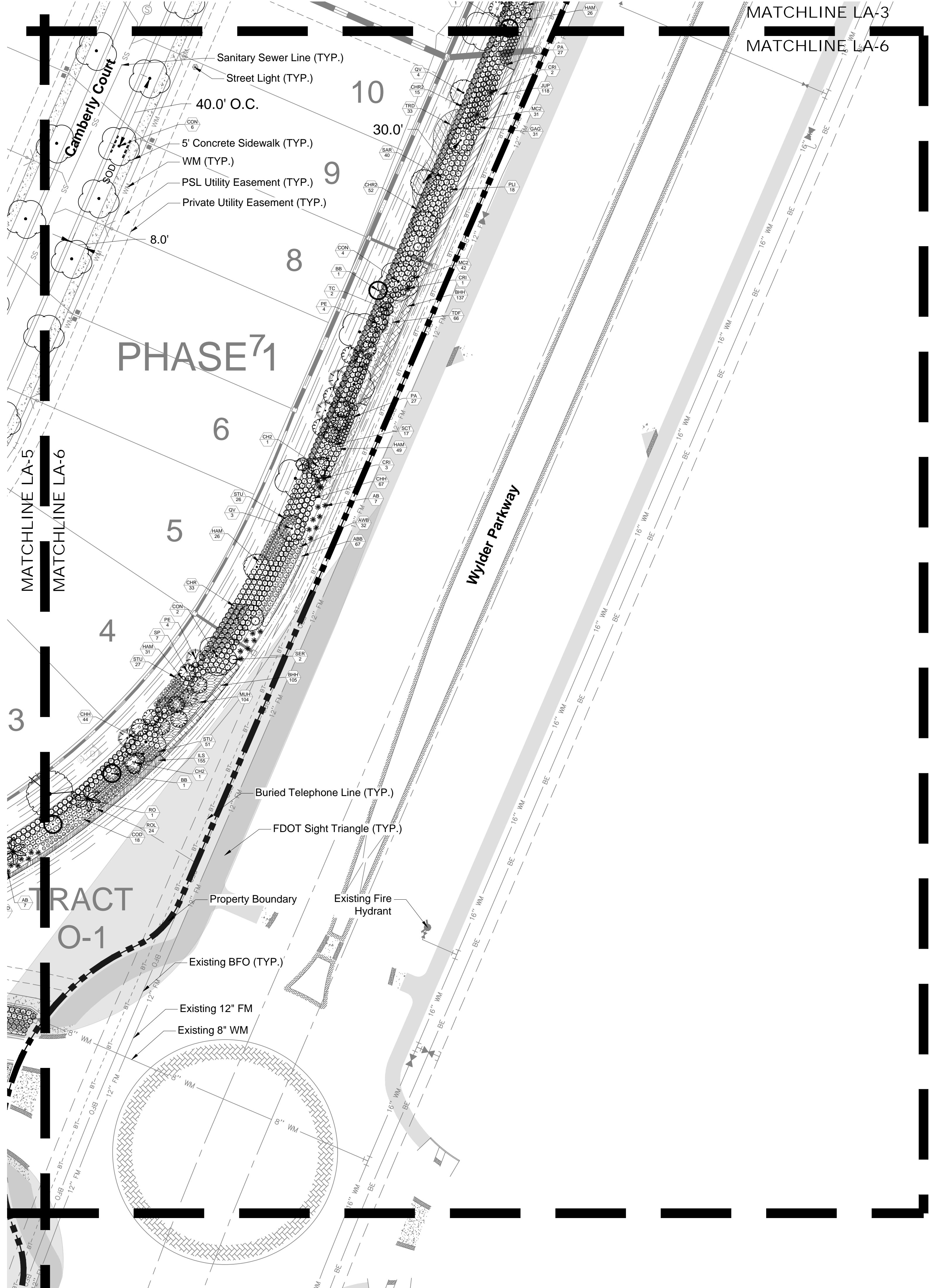
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**LA5**



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 9.46 ACRES

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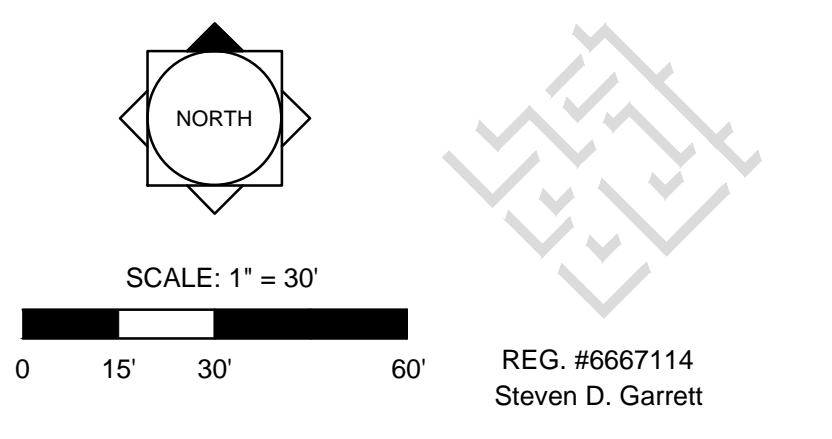
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## Wylder POD 2

### Phase 1 and 2 Street Tree and Buffer Landscape Plan

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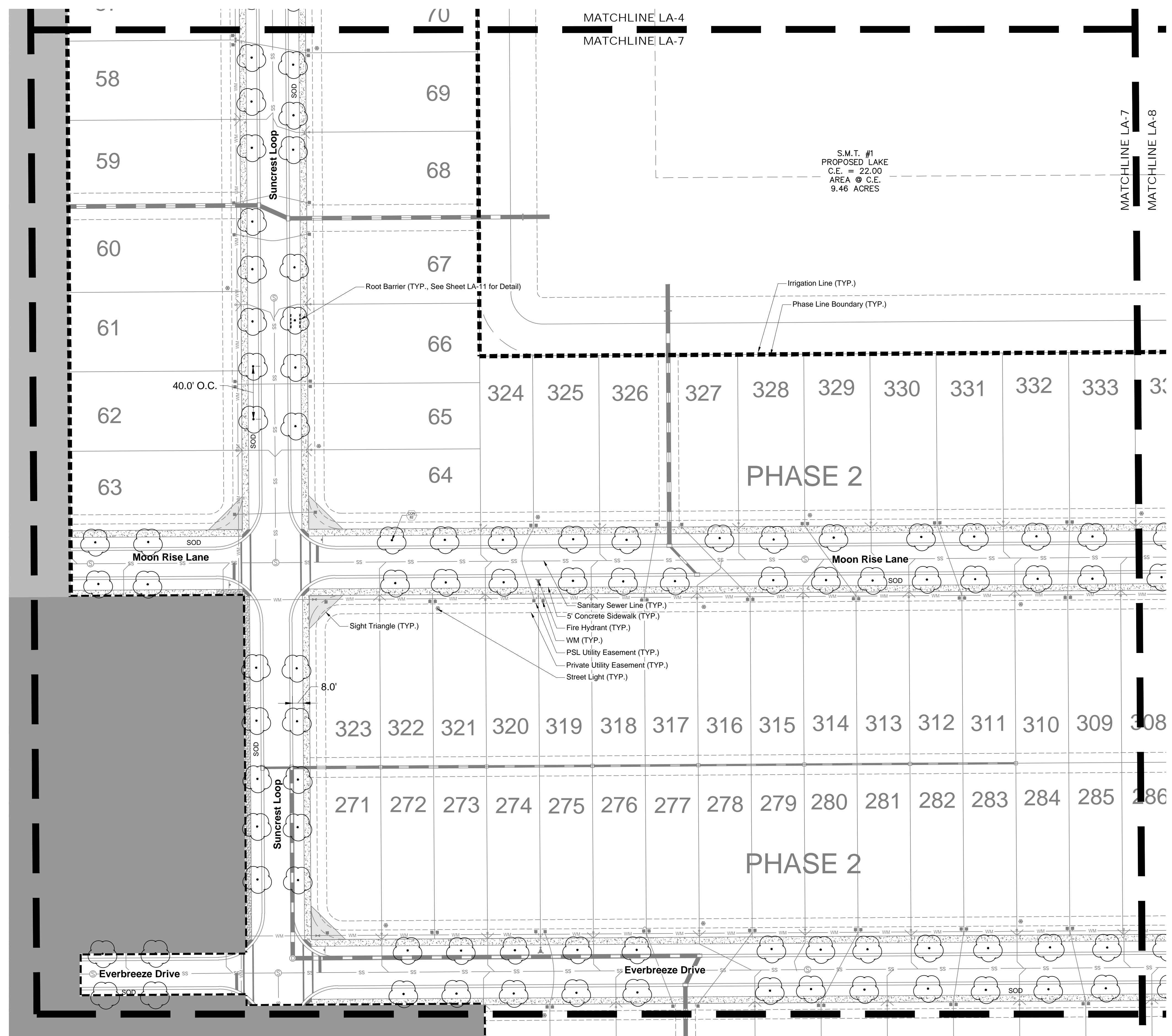
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# LA6

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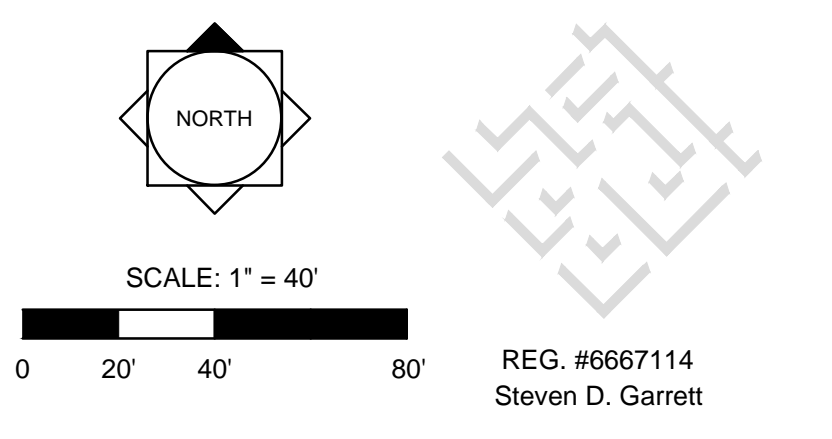
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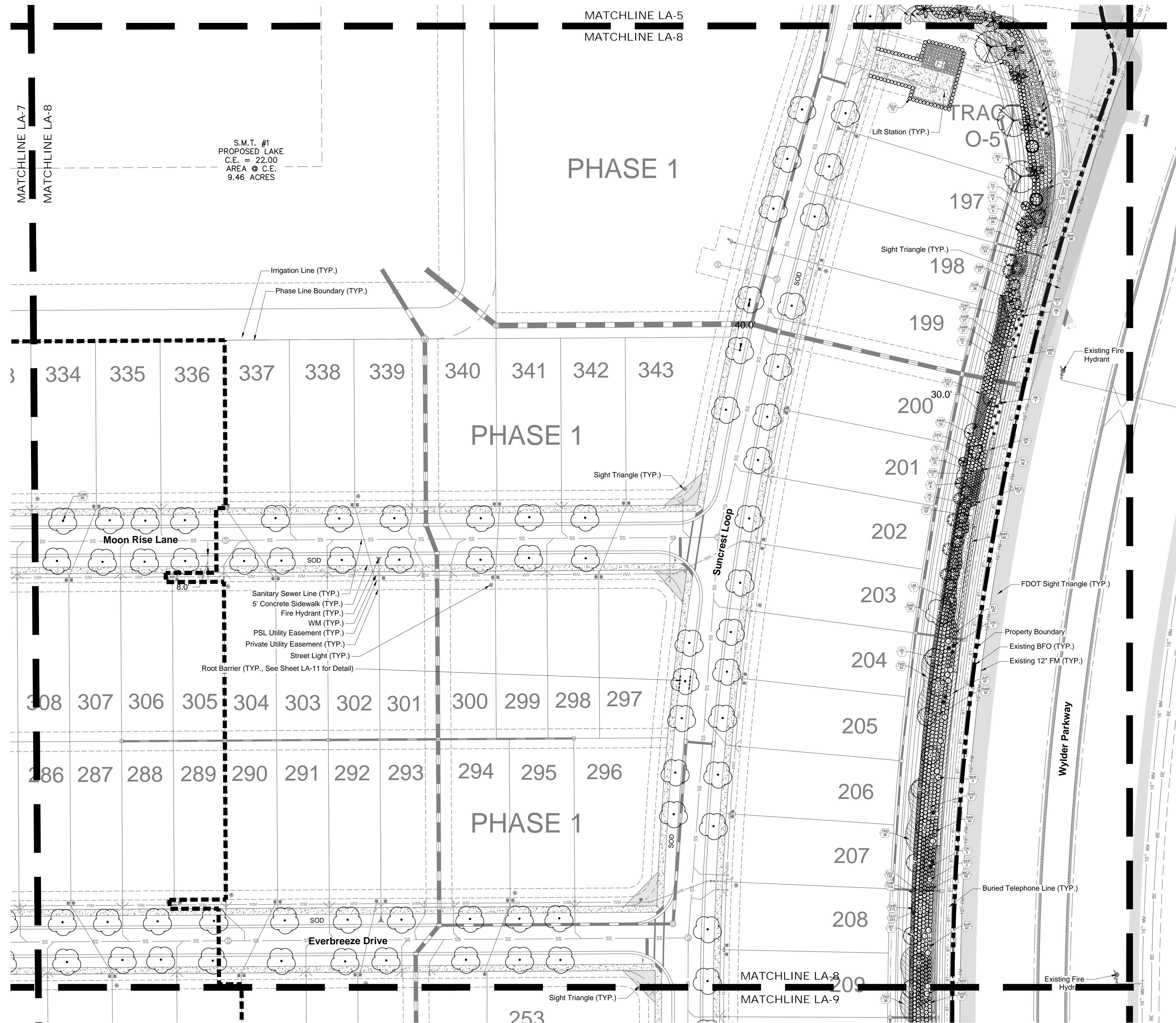
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LA7

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S.M.T. #1  
 PROPOSED LAKE  
 C.E. = 22.00  
 AREA @ C.E.  
 9.46 ACRES



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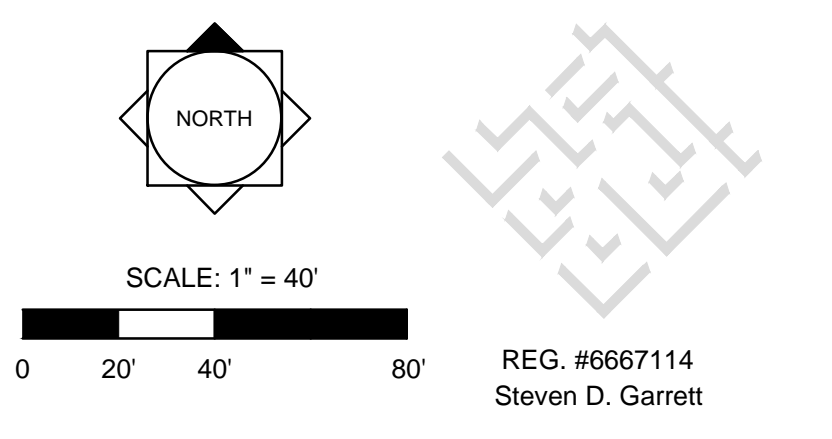
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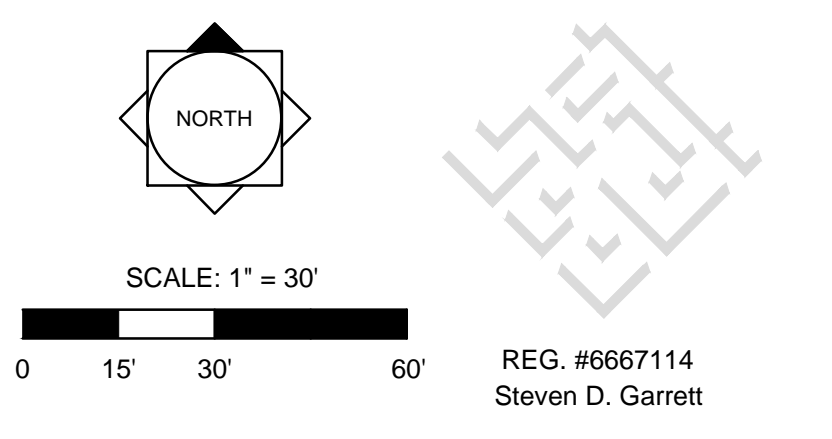
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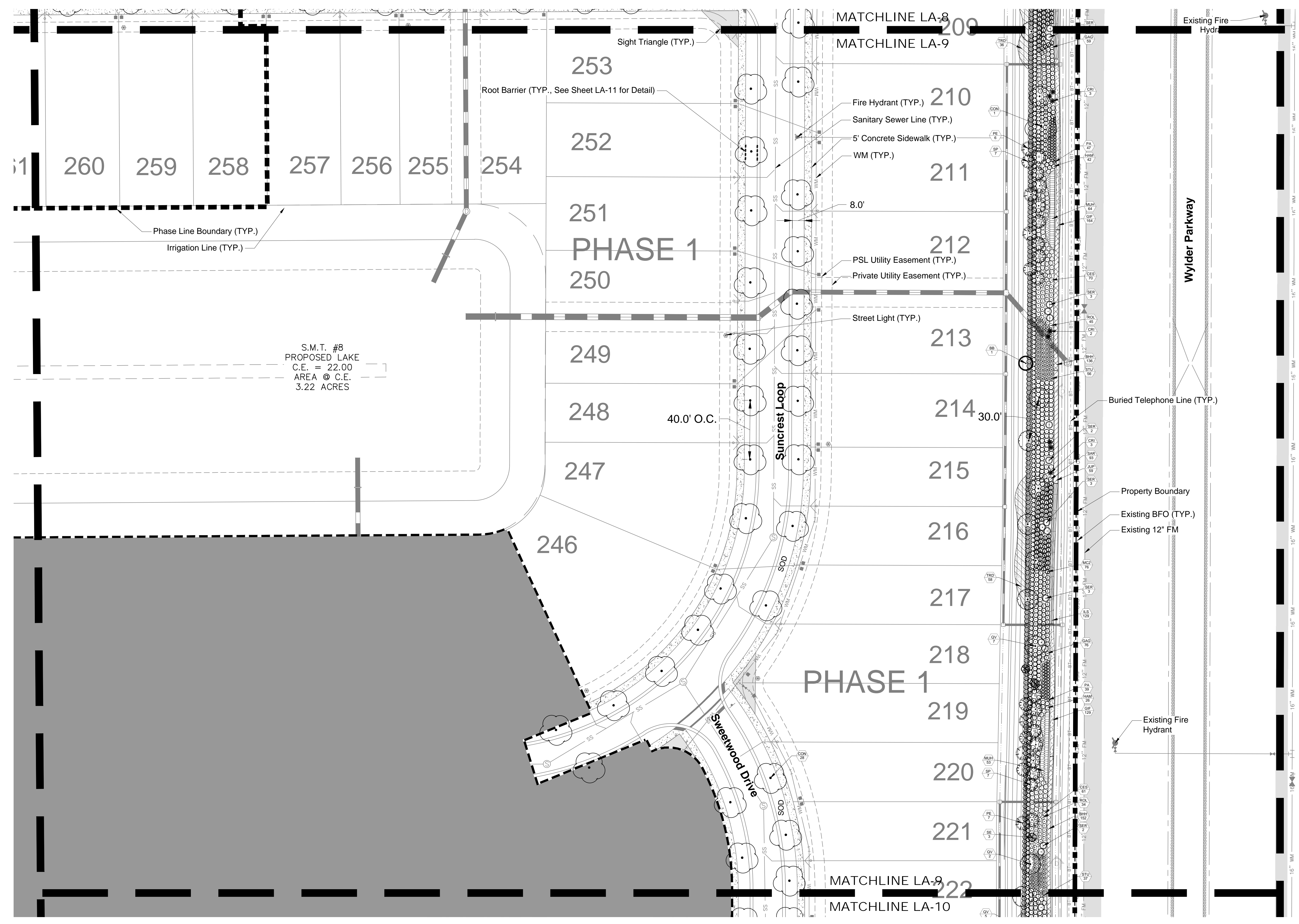
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02.12.25	EDF	Re-Submittal



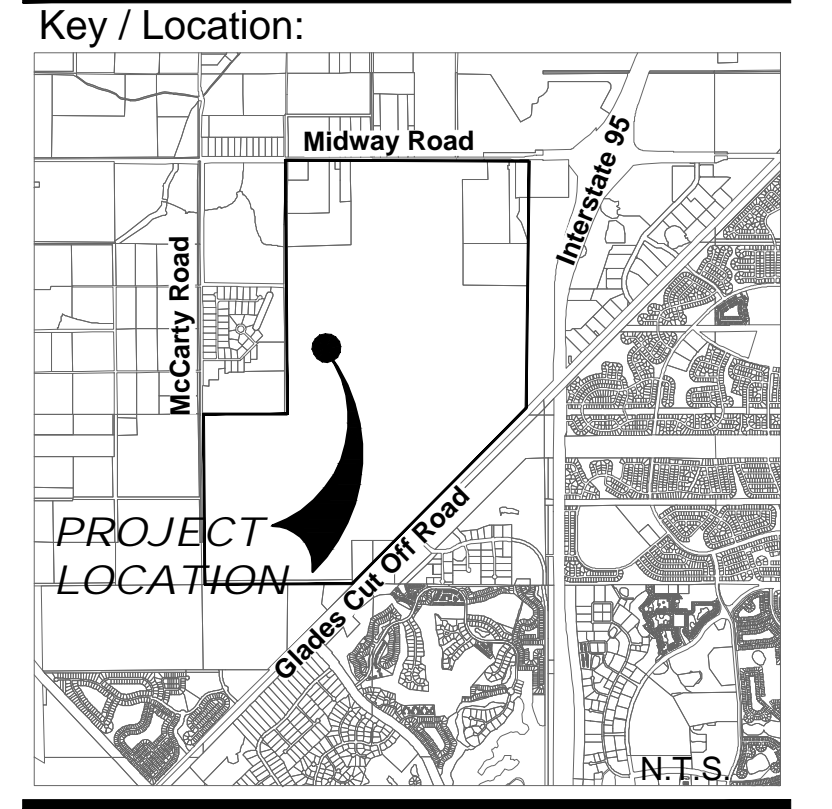
REG. #6667114  
 Steven D. Garrett

Designer EFD Sheet  
 Manager SG  
 Project Number 20-535  
 Municipal Number P24-154  
 Computer File Wylder - POD 2 Phase 1 and 2 Landscape P

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**LA9**



Project Team:

**Client & Property Owner:** Midway Glades Developer, LLC  
 7807 Baymeadows Road, Suite 205  
 Jacksonville, Florida 32256

**Land Planner / Landscape Architect:** Lucido & Associates  
 701 East Ocean Boulevard  
 Stuart, Florida 34994

**Engineer:** Kimley-Horn  
 445 24th Street, Suite 200  
 Vero Beach, Florida 32960

**Surveyor:** GeoPoint Surveying, Inc.  
 213 Hobbs Street  
 Tampa, Florida 33619

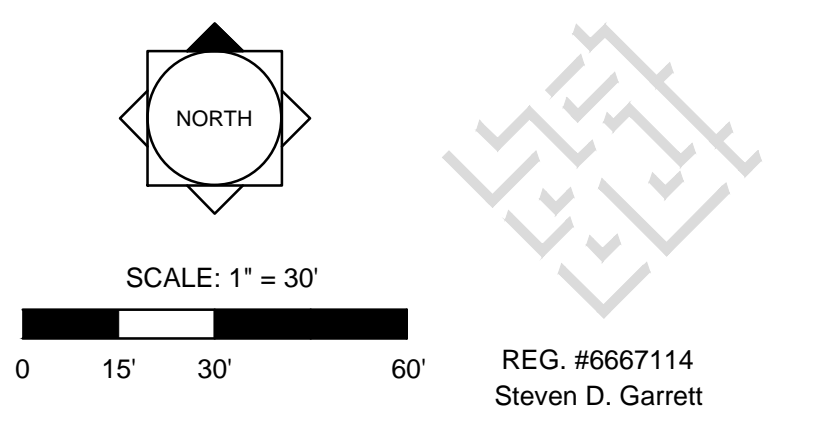
**Wylder  
 POD 2**

**Phase 1 and 2  
 Street Tree and Buffer  
 Landscape Plan**

Port St Lucie, Florida  
 P24-154  
 PSLUSD# 11-642-03

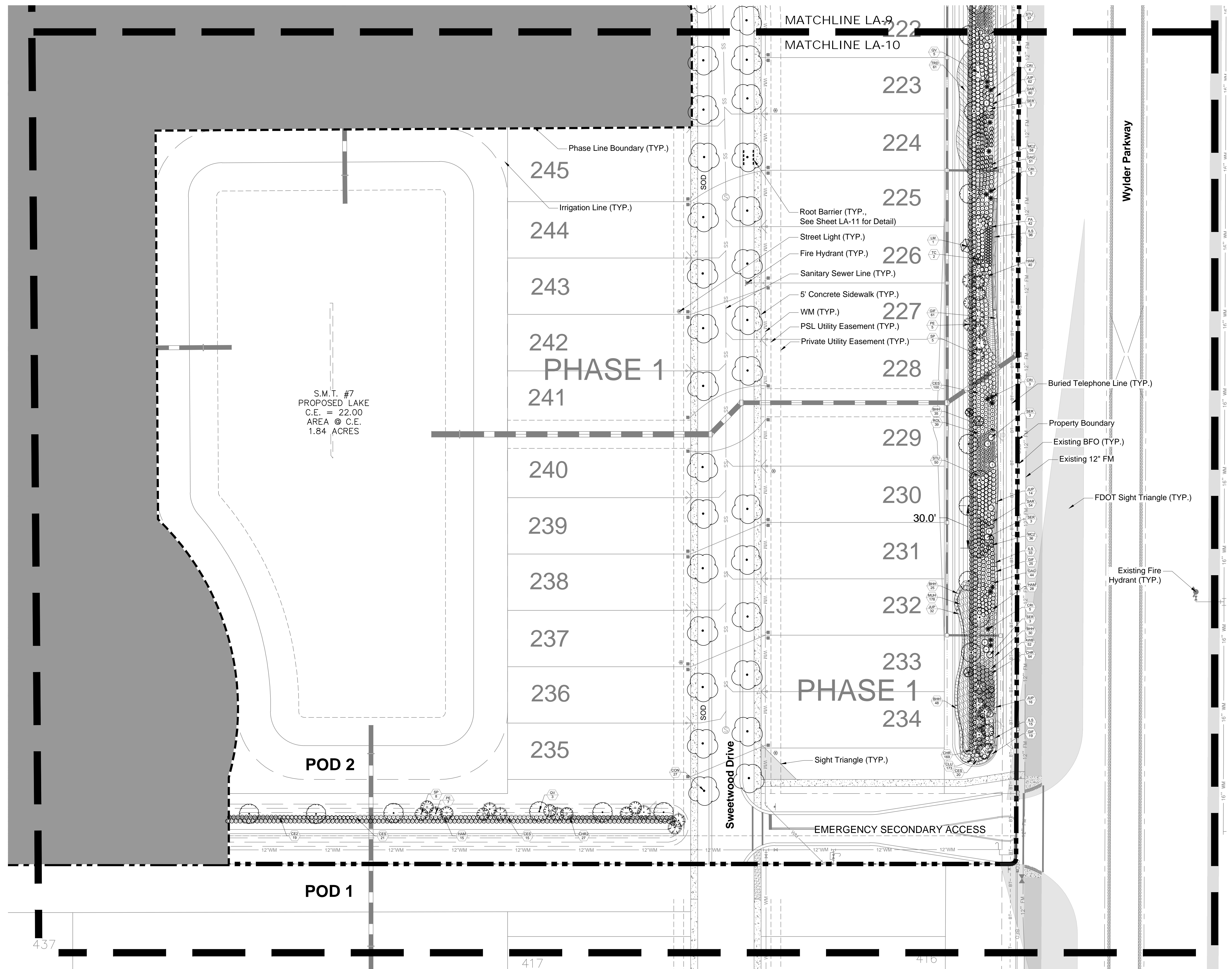
Date	By	Description
10.22.24	EDF	Re-Submittal
11.26.24	EDF	Re-Submittal
02.12.25	EDF	Re-Submittal

Date	By	Description



REG. #6667114  
 Steven D. Garrett

Designer EFD Sheet  
 Manager SG  
 Project Number 20-535  
 Municipal Number P24-154  
 Computer File Wylder - POD 2 Phase 1 and 2 Landscape P  
**LA10**

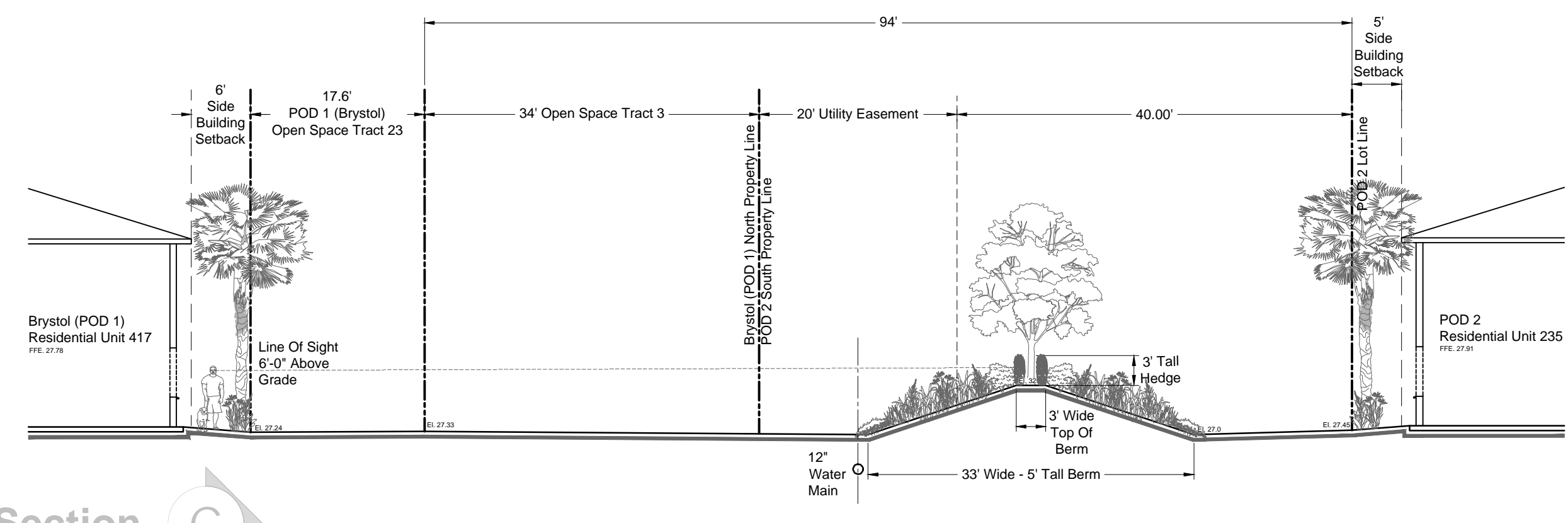
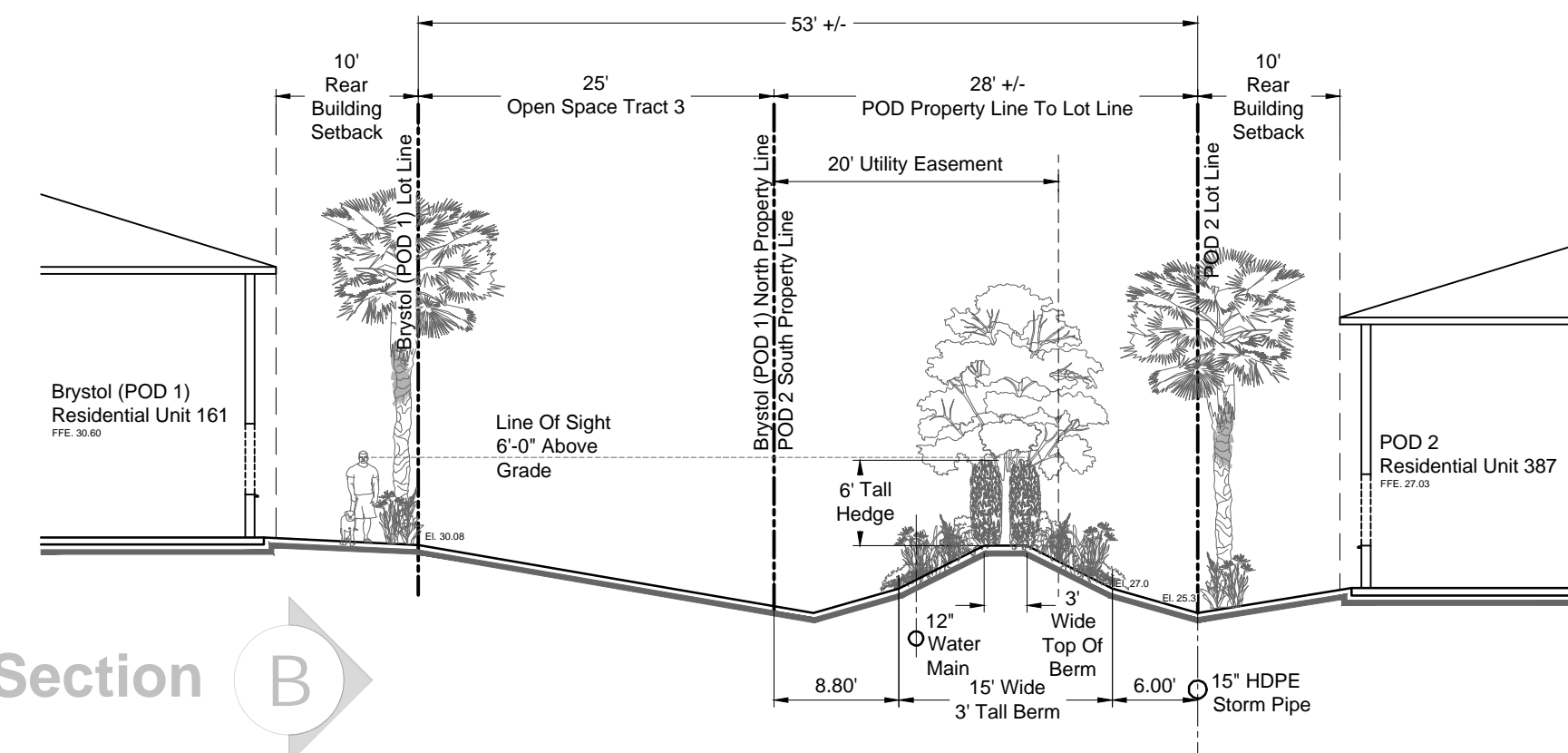
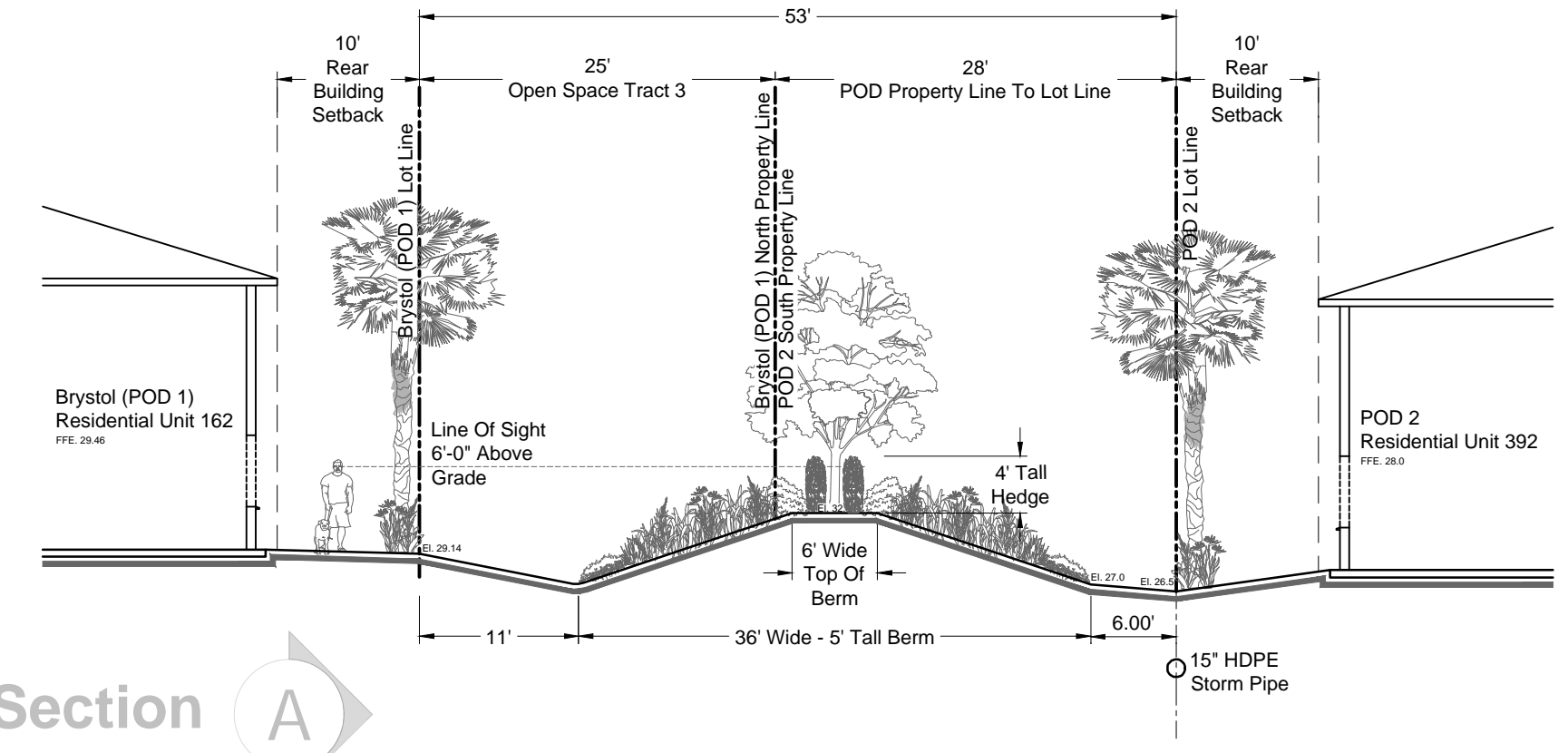


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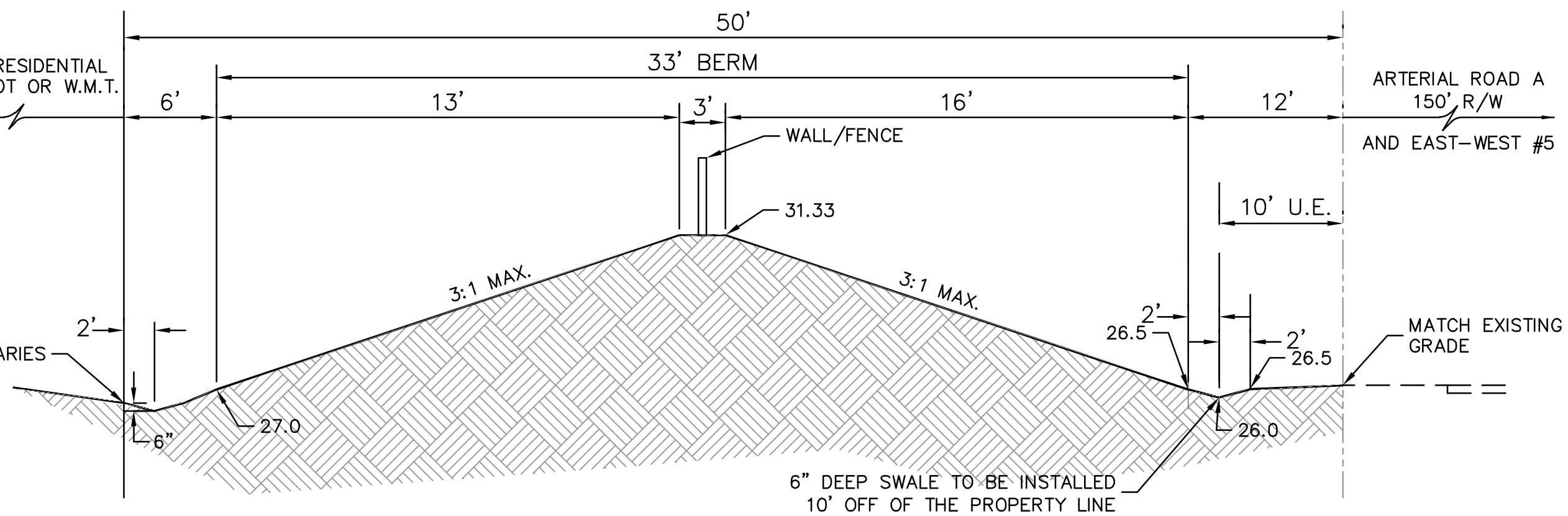
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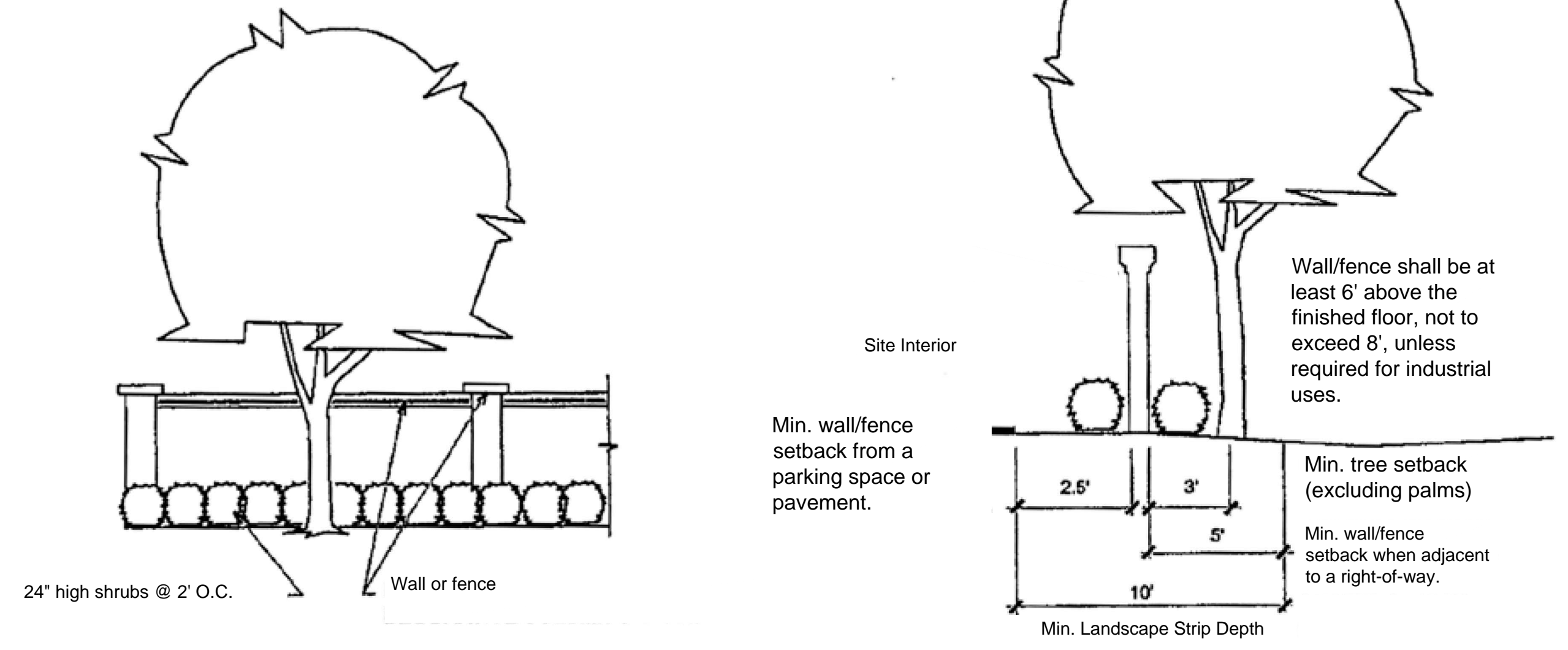


**POD 1/POD 2 Berm Detail - n.t.s**

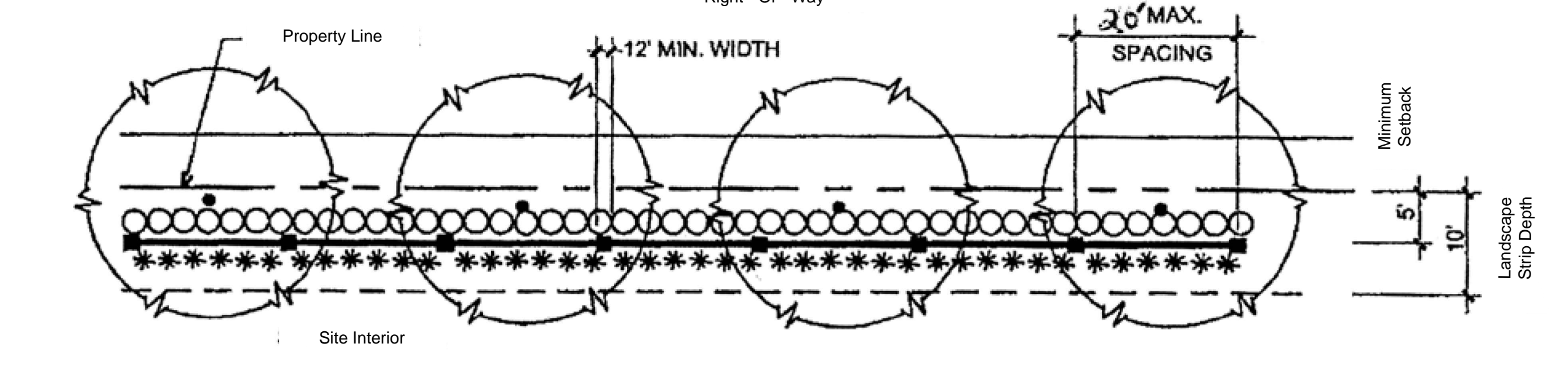


**Typical Berm Detail - n.t.s**  
 \*Detail includes specifications for EW #2/Wylder Parkway Perimeters and Western Property Perimeter

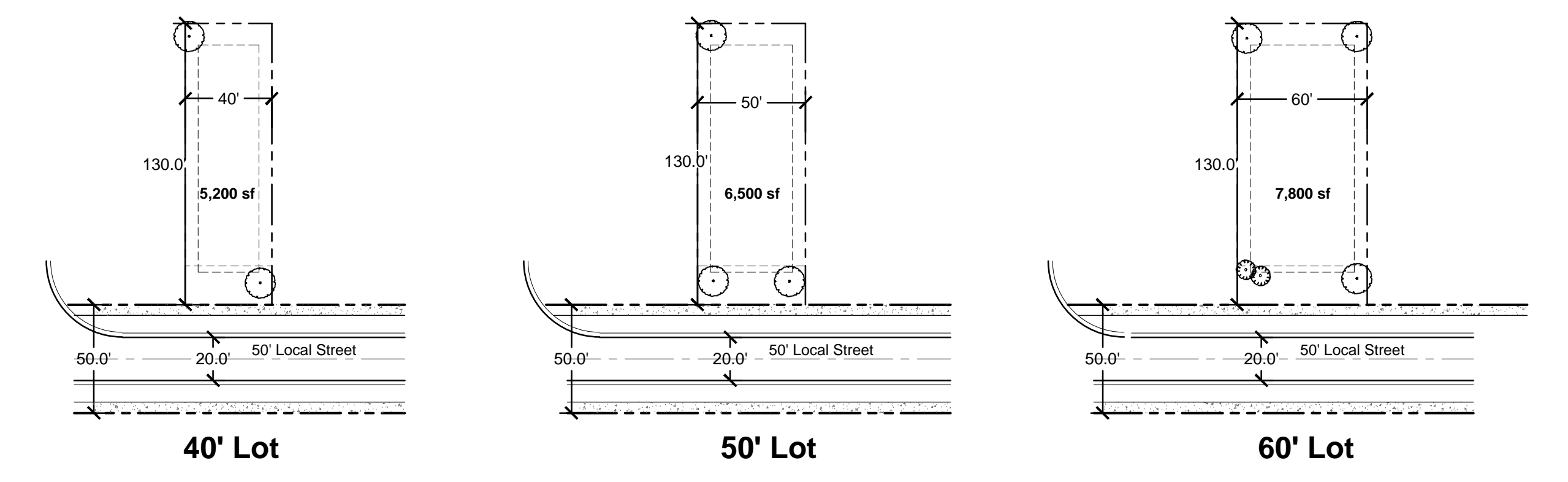
**Wall/Fence Planting Cross Section - n.t.s**



**Wall Planting Detail - n.t.s**



**Typical Lot Planting Detail - n.t.s**



Lot Size	Total Required Trees (Less than 6,000 sf = 2 trees):	Total Provided:
40' Lot Landscape	2 Trees	2 Trees
50' Lot Landscape	3 Trees	3 Trees
60' Lot Landscape	4 Trees	3 Trees

\*3 shade trees, 2 palms (Palms = 2 @ 1 credit)

**Typical Lot Planting Tree List**

Alternate Species may be used to satisfy Lot Tree requirements depending on planting space & species availability. Alternates are as follows:

- Ilex cassine* - Dahoon Holly
- Myracianthes fragrans* - Simpson's Stopper
- Coccoloba diversifolia* - Pigeon Plum
- Elaeocarpus decipiens* - Japanese Blueberry
- Ilex x attenuata 'Eagleston'* - Eagleston Holly
- Thrinax radiata* - Florida Thatch Palm

\*Location of lot trees may vary due to the location of driveways and conflicting utilities, and owner preference.



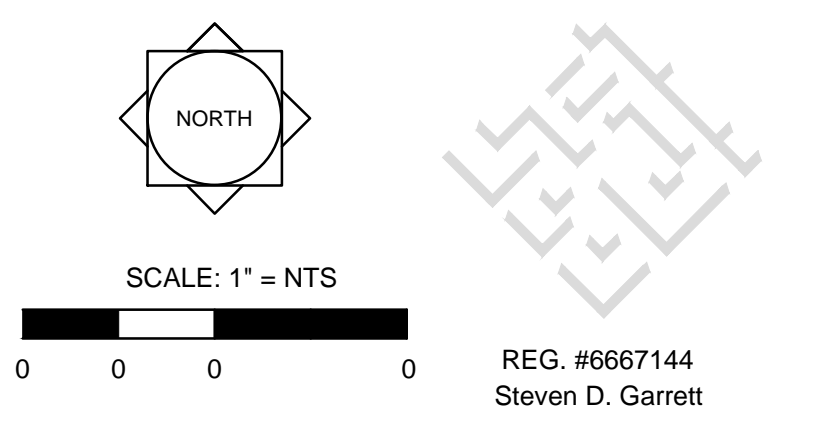
**Project Team:**

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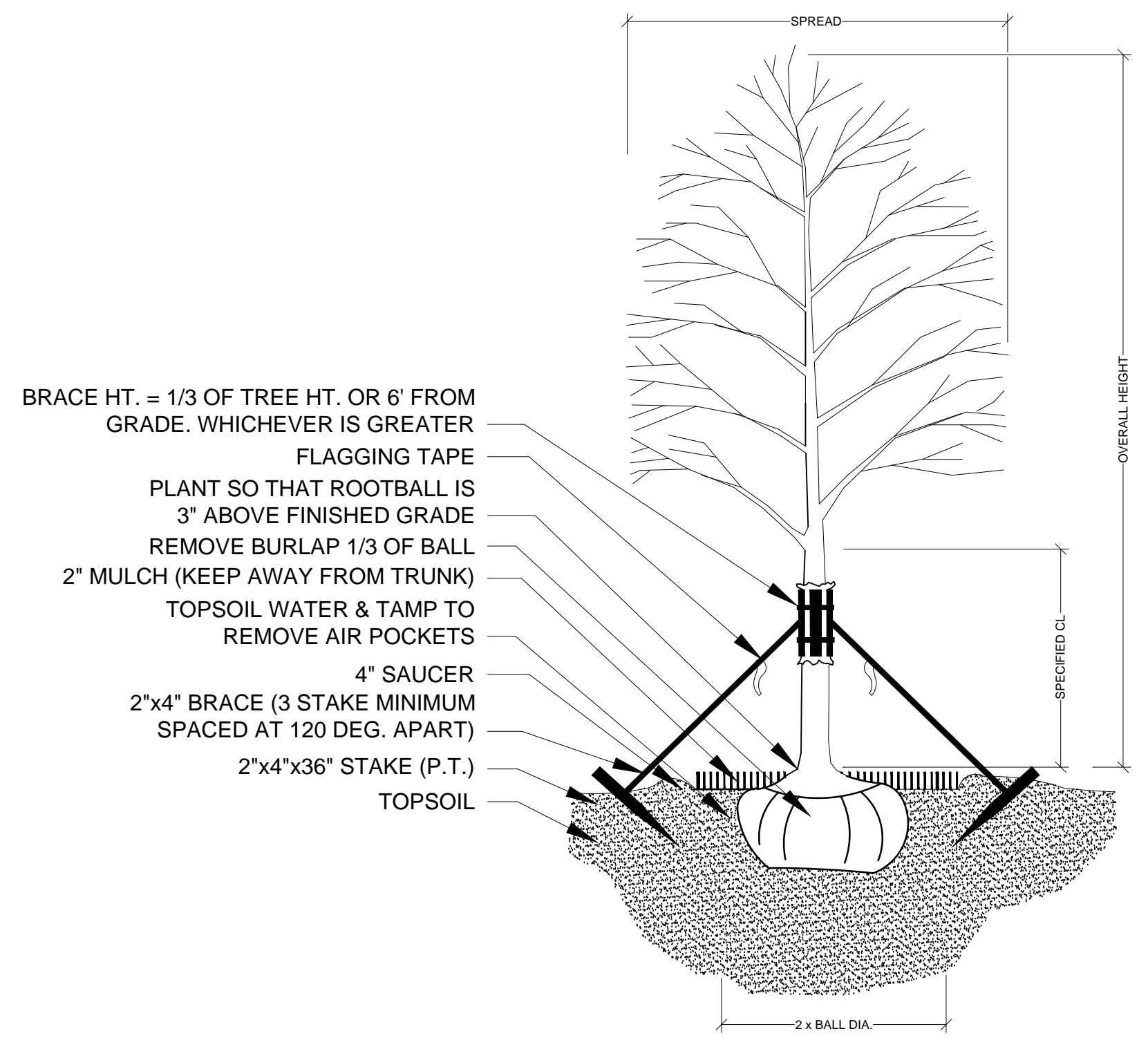
**Wylder  
 POD 2  
 Street Tree and Buffer  
 Landscape Plan  
 Cross Sections**

Port St Lucie, Florida  
 P24-154  
 PSLUSD# 11-642-03

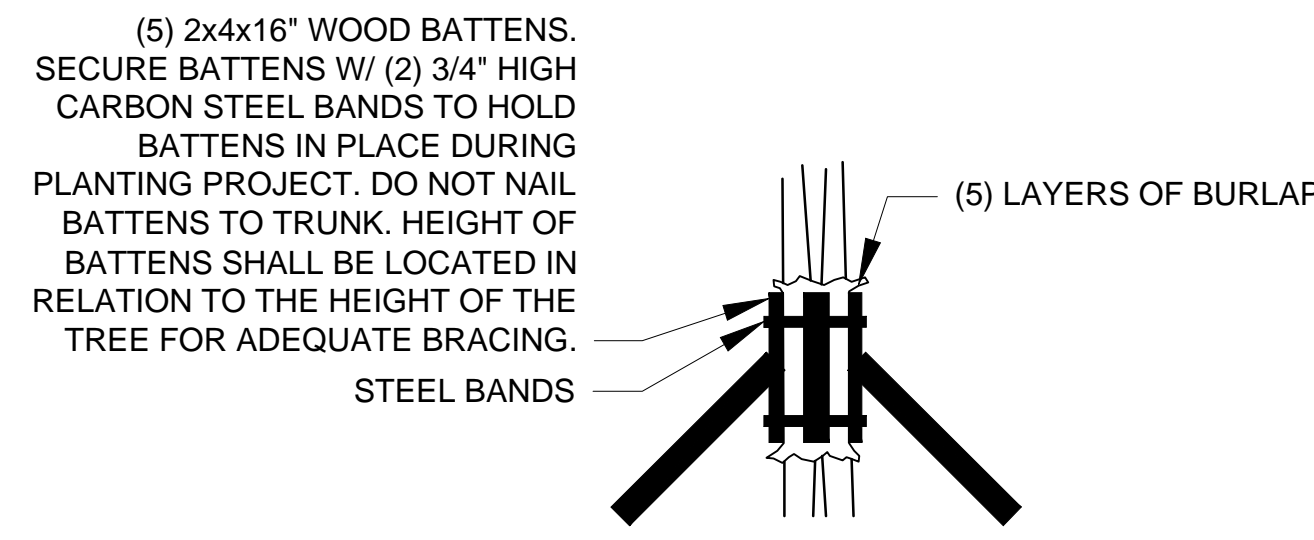
Date	By	Description
10.22.24	EDF	Re-Submittal
11.26.24	EDF	Re-Submittal



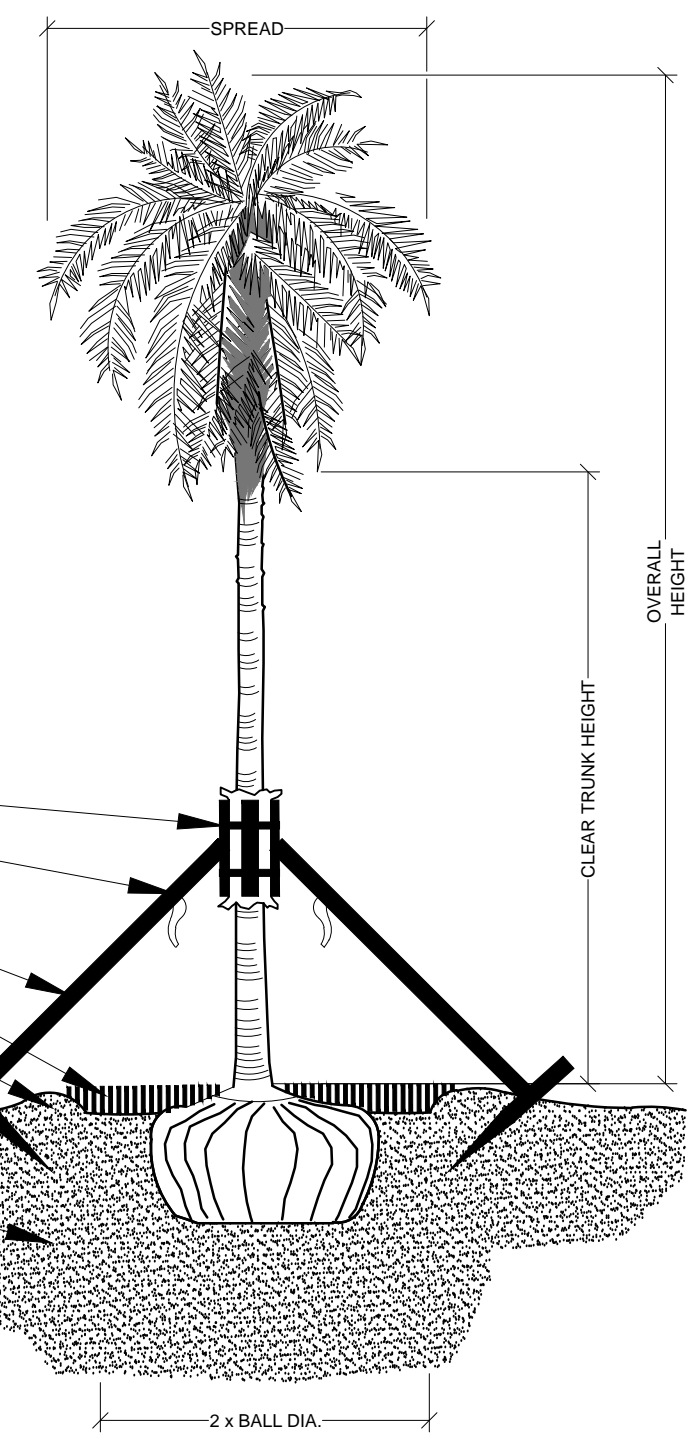
Designer	EFD	Sheet
Manager	SG	<b>LA11</b>
Project Number	20-535	
Municipal Number	P24-154	
Computer File	Wylder - POD 2 Phase 1 and 2 Landscape F	



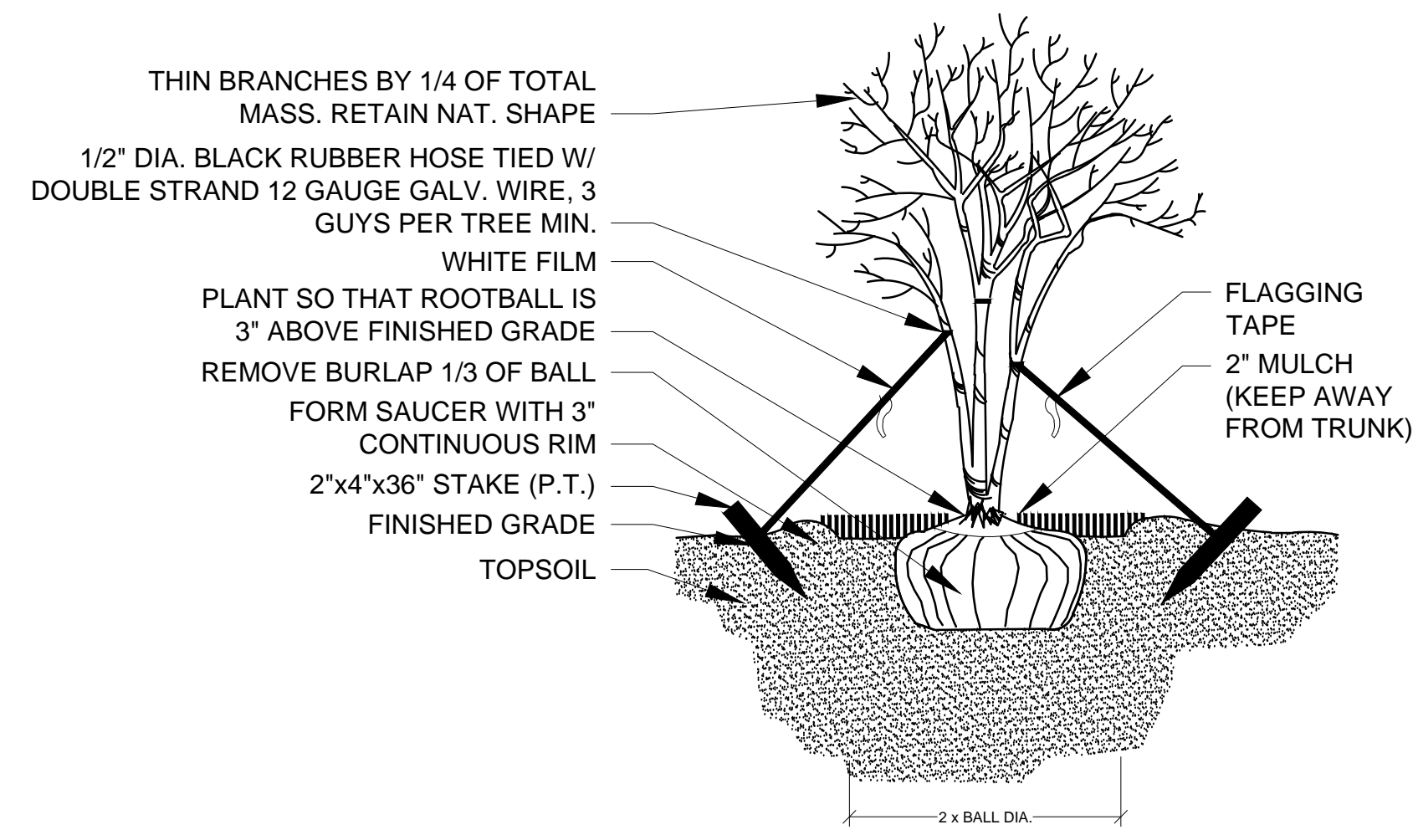
**TREE PLANTING & STAKING**  
NOT TO SCALE



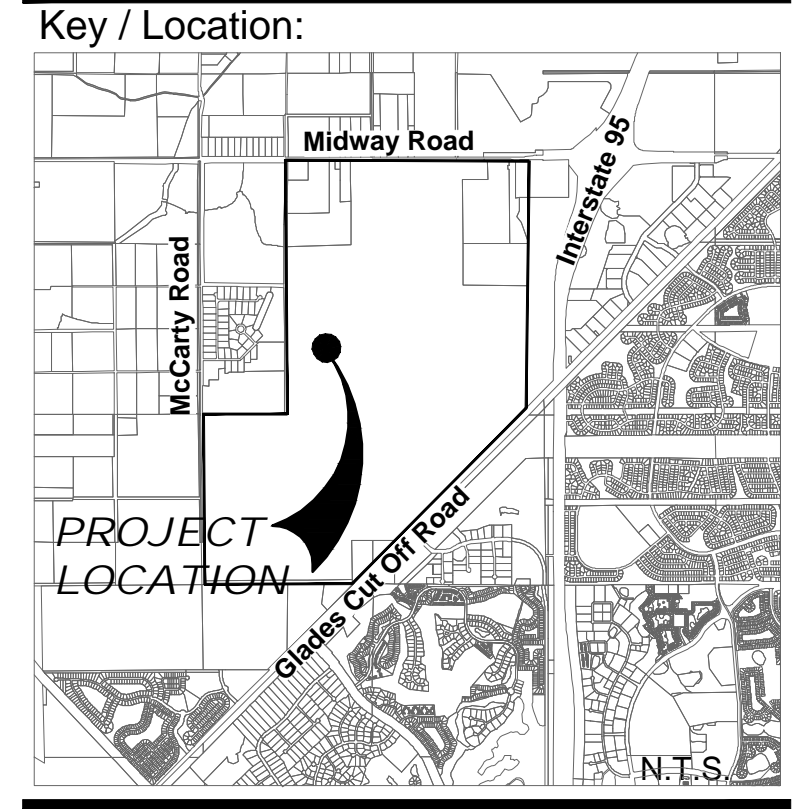
**BRACING DETAIL**  
NOT TO SCALE



**PALM PLANTING - ANGLE STAKE**  
NOT TO SCALE

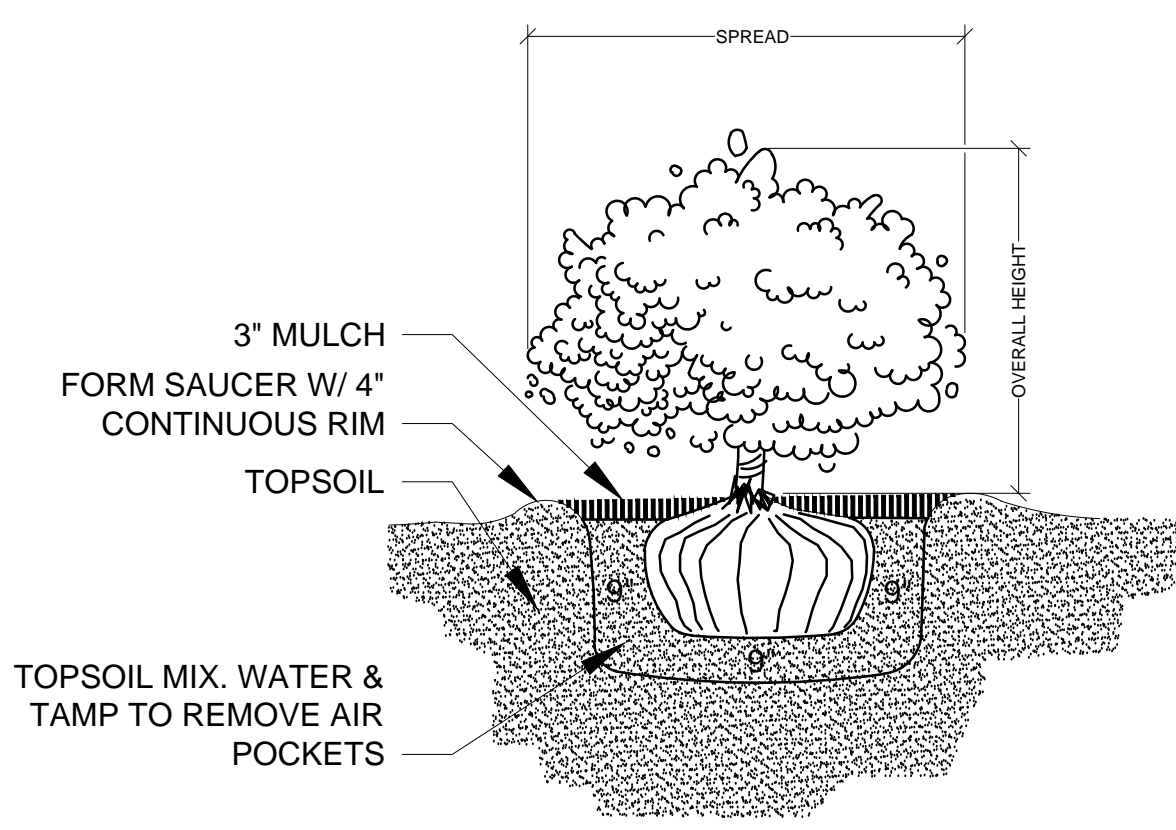


**MULTI-TRUNK PLANTING & GUYING**  
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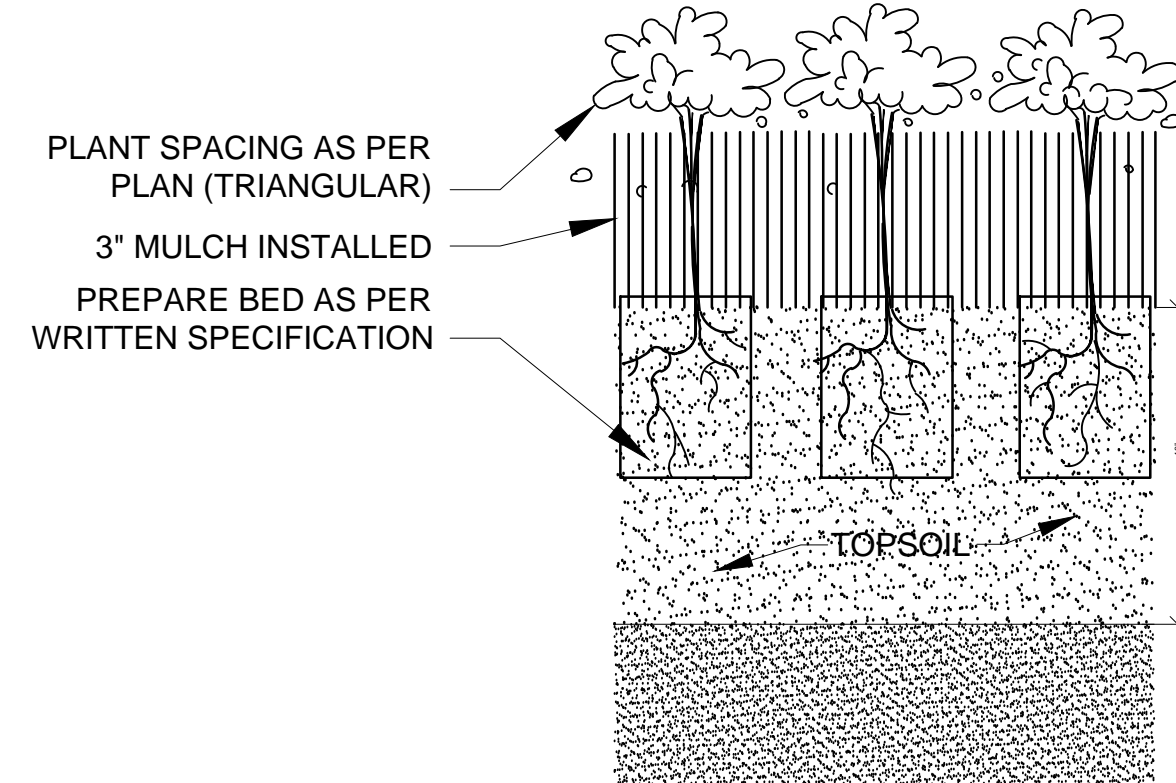


**Project Team:**

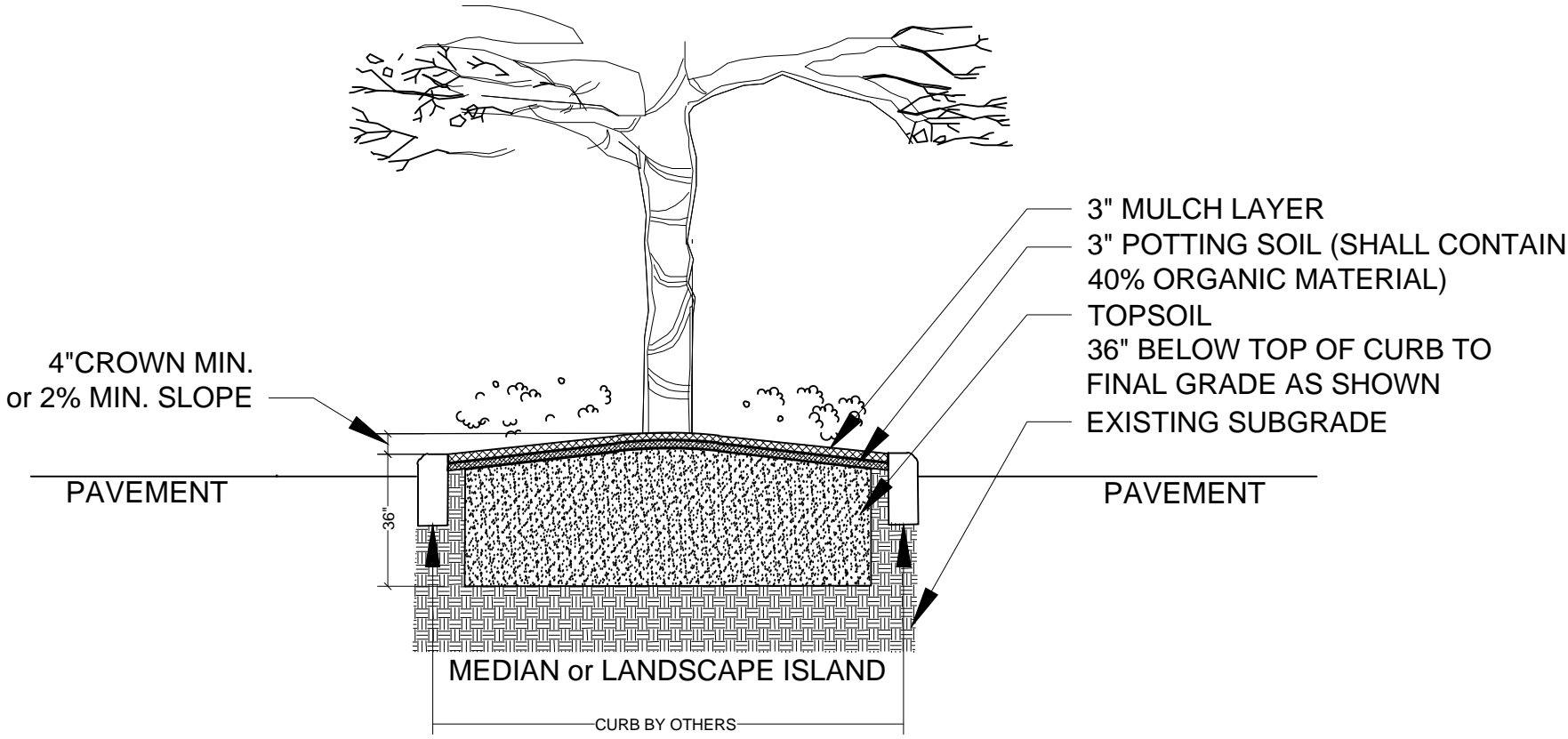
- Client & Property Owner:** Midway Glades Developer, LLC  
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**SHRUB PLANTING**  
NOT TO SCALE



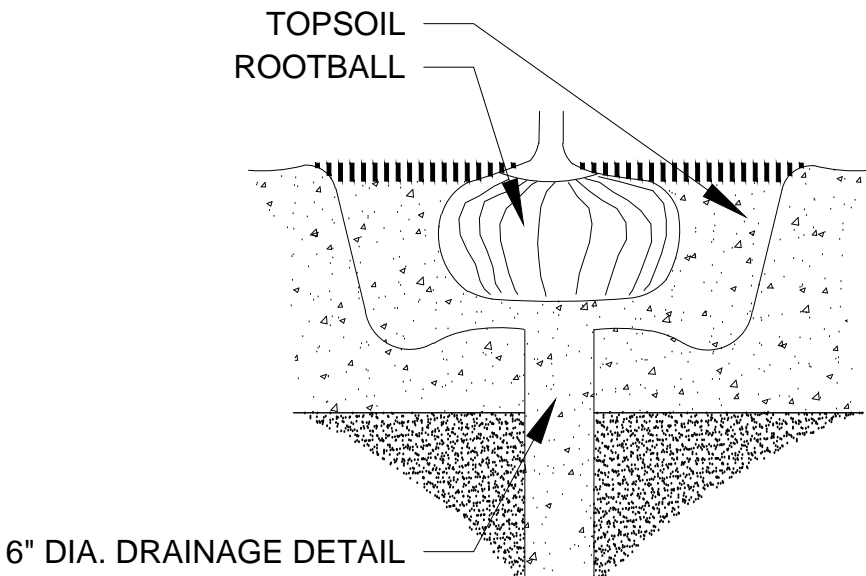
**GROUNDCOVER PLANTING DETAIL**  
NOT TO SCALE



**LANDSCAPE AREA PREPARATION DETAIL**  
NOT TO SCALE

THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

- \*TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING

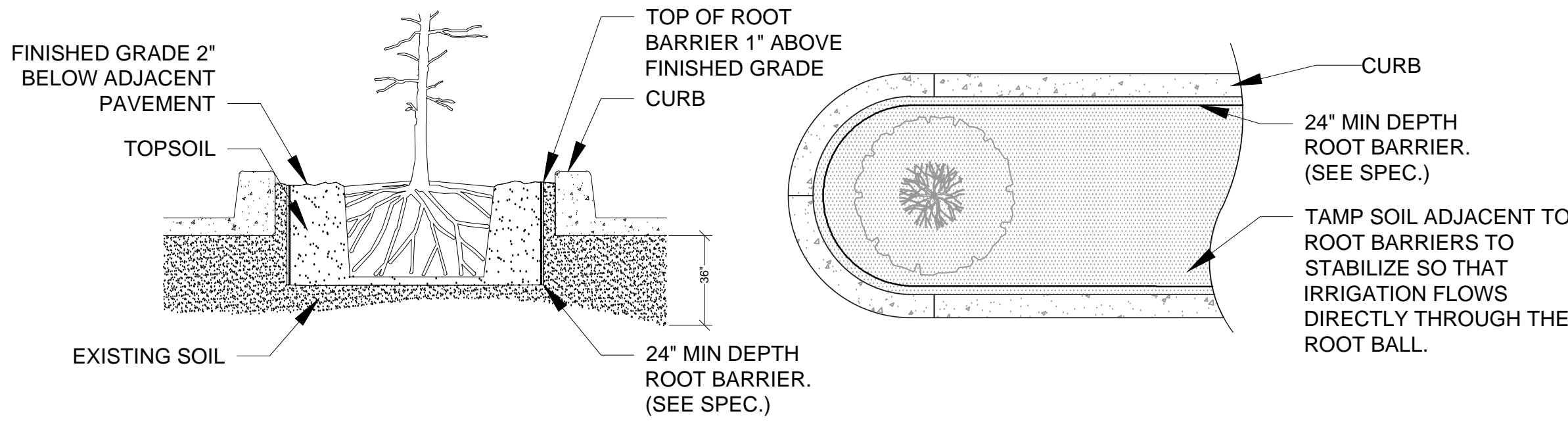


**DRAINAGE TESTING DETAIL**  
NOT TO SCALE

**DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.**

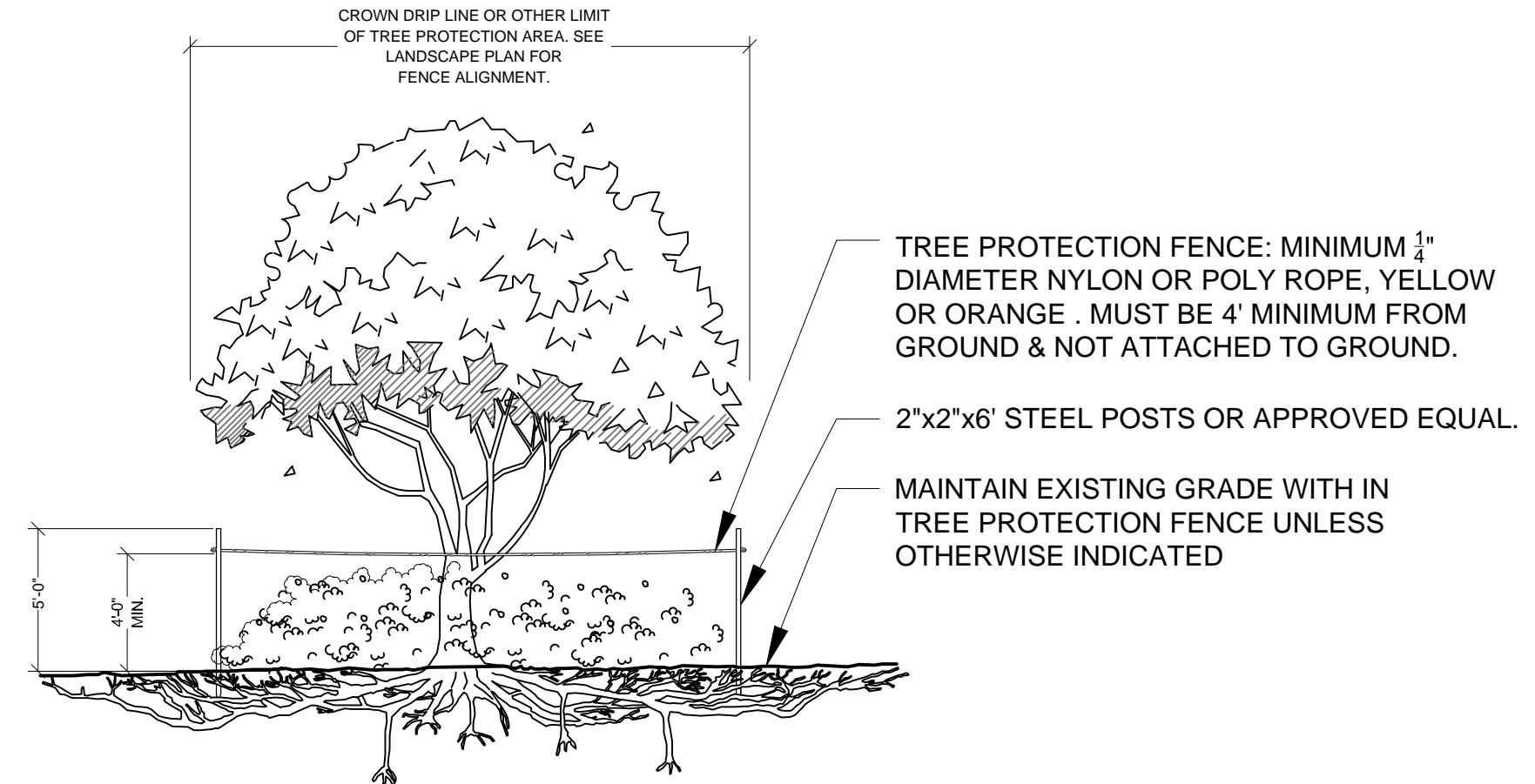
PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

- DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



**SPECIAL APPLICATIONS ROOT BARRIER DETAIL**  
NOT TO SCALE

- NOTES:**
- 1- ROOT BARRIER SHALL BE "BIO-BARRIER 24" DEPTH OR APPROVED EQUAL.
  - 2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
  - 3- IF REQUIRED BY A MUNICIPALITY AND IN INSTANCES WHERE A TREE(S) IS PLANTED CLOSER THAN FIVE (5') FROM A SIDEWALK OR STRUCTURE, A ROOT BARRIER(S) SHALL BE INSTALLED. ROOT BARRIERS FOR TREES SHALL BE INSTALLED ALONG THE EDGE OF THE STRUCTURE, PAVING OR CURB. THE ROOT BARRIER SHALL BE INSTALLED WITH 20 LF CENTERED FROM THE TRUNK FOR LARGE TREES AND 15 LF FOR SMALL TREES.



**TREE PROTECTION BARRICADE**  
NOT TO SCALE

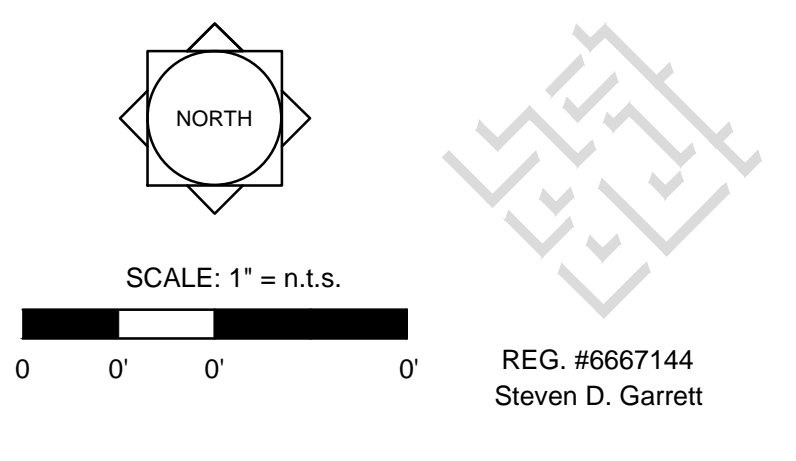
- NOTES:**
- 1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
  - 3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
  - 4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

**Wylder POD 2**

**Street Tree and Buffer Landscape Details**

Port St Lucie, Florida  
 P24-154  
 PSLUSD# 11-642-03

Date	By	Description
10.22.24	EDF	Re-Submittal
11.26.24	EDF	Re-Submittal



Designer	EFD	Sheet
Manager	SG	
Project Number	20-535	
Municipal Number	P24-154	
Computer File	Wylder - POD 2 Phase 1 and 2 Landscape F	

**LA12**

