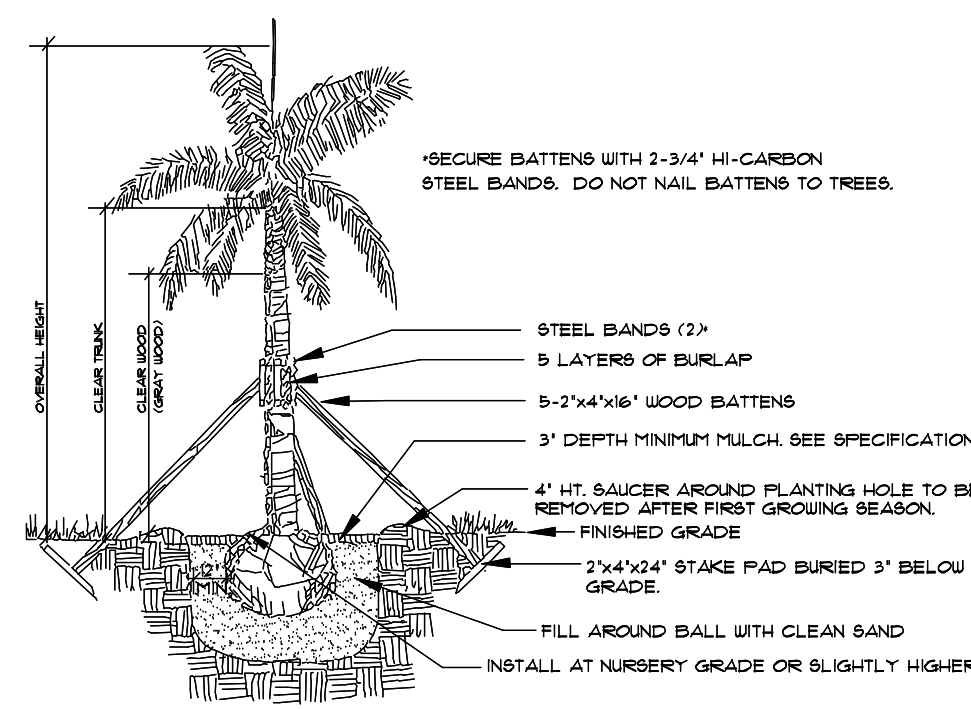
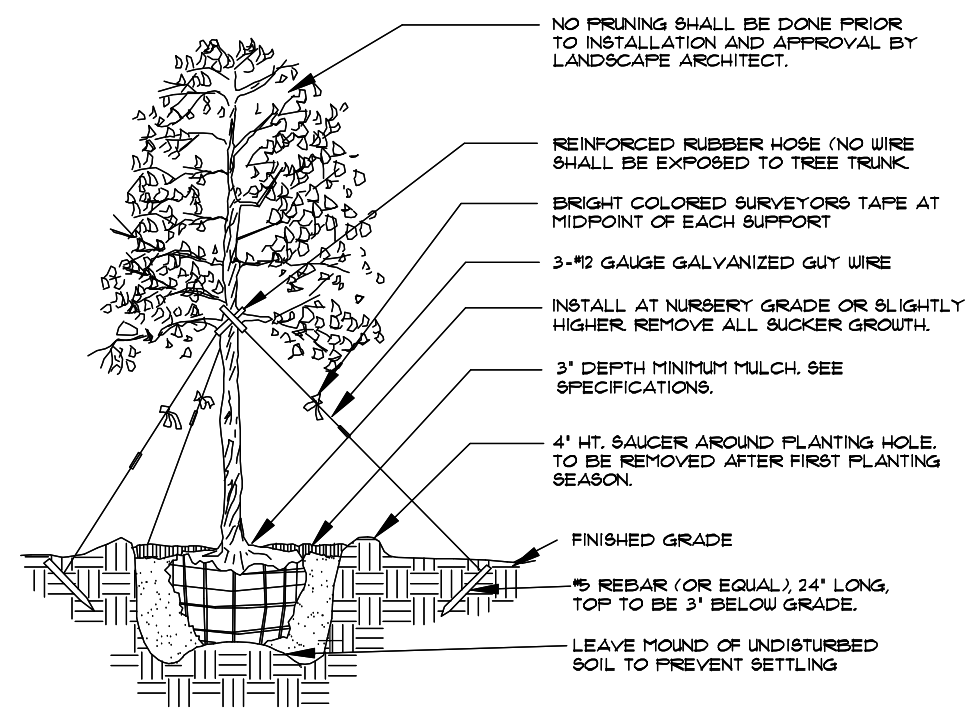


# Symbols Legend

D.E.	DRAINAGE EASEMENT	O.E.	OVERHANG EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT	G.E.	GRADING EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT	PSL	PORT ST LUCIE
R.O.W.	RIGHT OF WAY	L.E.	LANDSCAPE EASEMENT
U.E.	UTILITY EASEMENT	D.S.E.	DRAINAGE SWALE EASEMENT
U.E.-R.A.	UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	O.S.	OPEN SPACE
STM	STORM SEWER LINE WITH MANHOLE	1	LOT NUMBER
STM	STORM SEWER LINE WITH CATCH BASIN	1	LOT NUMBER
SAN	SANITARY SEWER LINE WITH MANHOLE	1	LOT NUMBER
WM	WATER MAIN	1	LOT NUMBER
W.M.	WATER SVC. TO LOT WITH METER	1	LOT NUMBER
W.M.	WATER SVC. TO LOT WITH CLEANOUT	1	LOT NUMBER
C.O.	C.O.	1	LOT NUMBER

# Planting Details

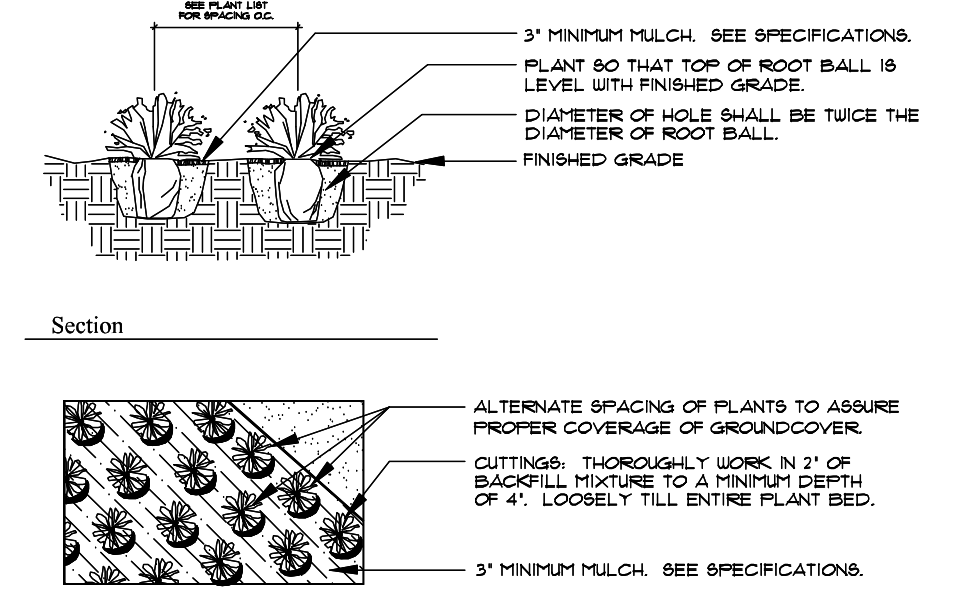
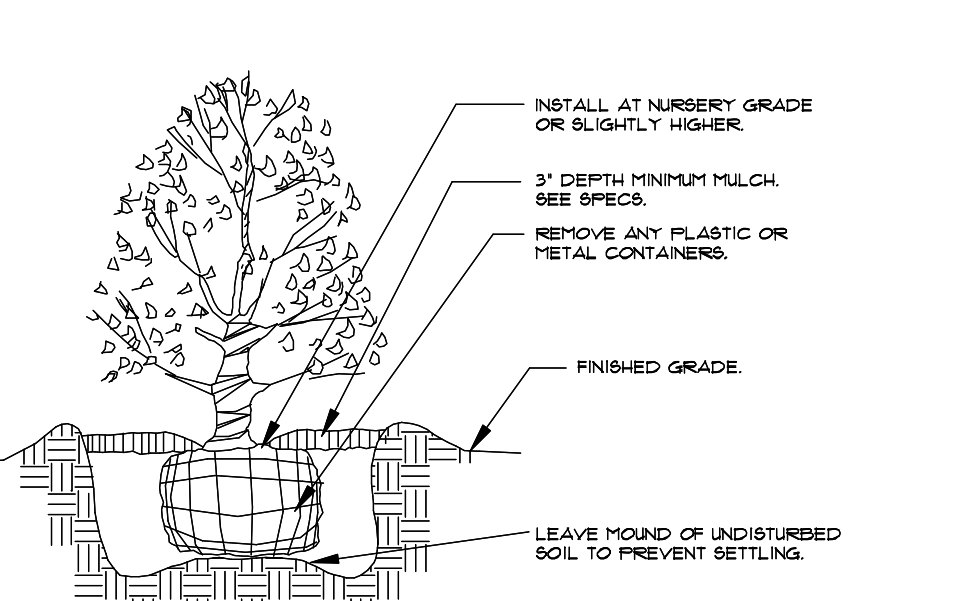


**Tree Planting**

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.

**Palm Planting**

- APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, FOXTAIL PALMS.
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



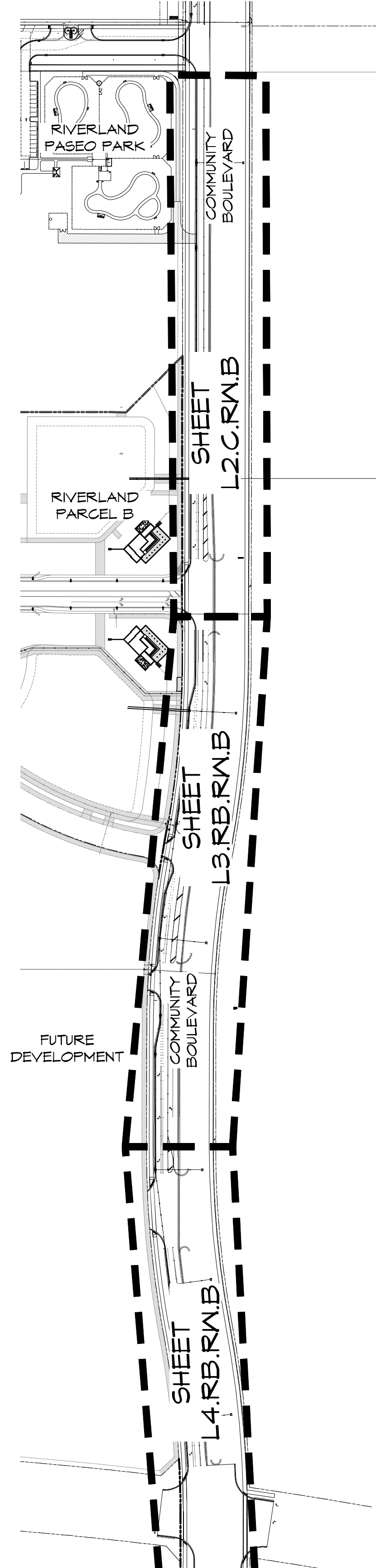
**Shrub Planting**

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION

**Groundcover Planting**

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION

# COMMUNITY BOULEVARD AT RIVERLAND PARCEL B (RIVERLAND MPUD) PLANTING PLANS



# Planting Plans for:

- Sheet L1.C.R.W.B COVER SHEET, DETAILS, AND SPECIFICATIONS
- Sheet L2.C.R.W.B COMMUNITY BOULEVARD R.O.W. PLANTING PLAN
- Sheet L3.C.R.W.B COMMUNITY BOULEVARD R.O.W. PLANTING PLAN
- Sheet L4.C.R.W.B COMMUNITY BOULEVARD R.O.W. PLANTING PLAN

# COMMUNITY BLVD AT PARCEL B DATA TABLE

COMMUNITY BLVD AT PARCEL B - TREES	Trees Required	Palms Allowed (25%)	Palms Provided	Shade Trees Provided	Total Trees/Palms Provided	Native Trees Required (50%)	Native Shade Trees Provided
	72.4 (1)	18.1	33	55	73 (2)	36.2	55 (76%)

(1) 2197 LF OF ROADWAY WITH LARGE TREES (AVG SPACING AT 60' O.C.) = 36.6 TREES  
 1435 LF OF ROADWAY WITH SMALL TREES/PALMS (AVG SPACING AT 40' O.C.) = 35.8 TREES  
 38.2 TREES + 33.7 TREES = 72.4 TREES REQUIRED  
 BALANCE OF ROADWAY IS NOT PLANTABLE SPACE DUE TO INTERSECTIONS, TURN LANES, AND FUTURE MEDIAN OPENINGS.

(2) TOTAL TREES /PALMS PROVIDED: 55 SHADE TREES PROVIDED + 18 PALMS ALLOWED (25%) = 73 TOTAL TREES/PALMS PROVIDED.  
 15 ADDITIONAL PALMS WERE PROVIDED IN EXCESS OF THE 25% ALLOWED BY CODE AND WERE NOT USED TO MEET THE TOTAL NUMBER OF TREES REQUIRED.

# PSLUD Notes:

LANDSCAPE PLANS SHALL BE SUBMITTED FOR THE PROJECT INDICATING THE LOCATION OF LANDSCAPE AREAS, PERIMETER WALLS, FOUNDATIONS, BERMS, TREE WELLS, FENCES, GATES, SIGNS, DECORATIVE ROCKS, SCULPTURE, FOUNTAINS, AND ANY OTHER FEATURES THAT MAY INFLUENCE THE LOCATION OF WATER / WASTEWATER / RECLAIMED WATER FACILITIES. ALSO, EXISTING AND PROPOSED WATER / WASTEWATER / RECLAIMED FACILITIES AND RIGHT-OF-WAY, LOT LINES AND ALL EASEMENT INFORMATION, SHOWING OFFICIAL RECORD BOOK AND PAGE NUMBER SHALL BE INCLUDED. THE PLANS SHALL INCLUDE AND CONFIRM TO THE FOLLOWING STANDARD NOTES:

a. ALL LANDSCAPING WITHIN PSLUD UTILITY EASEMENTS AND WITHIN 10' OF PSLUD INFRASTRUCTURE SHALL COMPLY WITH CHAPTER 154 OF THE CITY'S CODE OF ORDINANCES AND PSLUD UTILITY STANDARDS.

b. NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION, OR MAINTENANCE.

c. NO LANDSCAPING OTHER THAN 60D GRASSES MAY BE PLANTED WITHIN A 5' RADIUS MAINTENANCE AREA OF ANY PSLUD APPURTENANCE SUCH AS WATER METERS, BACKFLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS, MANHOLES, AIR RELEASE VALVES, ETC. WITH THE EXCEPTION OF FOXTAIL PALMS. TREES SHALL NOT BE PLANTED WITHIN 10' OF ANY PSLUD INFRASTRUCTURE. AS SPECIFICALLY APPROVED BY THE PSLUD, FOXTAIL PALMS MAY BE A DISTANCE NOT LESS THAN SEVEN (7) FEET OF ANY PSLUD INFRASTRUCTURE. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE, NOT CENTERLINE TO CENTERLINE. EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.

- TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUD MAINS OR APPURTENANCES (UNLESS OTHERWISE APPROVED BY PSLUD).
- UTILITY & DRAINAGE EASEMENTS TO REMAIN CLEAR OF TREES.

# Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Florida Grades and Standards for Nursery Plants, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

**Trees:** Height shall be measured from ground to the top most portion of the tree. Small, multi-trunked trees are measured to the top of main body of the crown. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "Y" crotches that could be points of weak limb structure or disease infestation.

**Shrubs:** Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

**Palms:** Clear Trunk (C.T.), shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with tapered or burred trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be free from heavy clay, stones, lime plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizers shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 2 1/2 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorus, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-17-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
1-1b gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2 1/2" caliper
6" and larger	3 lbs./1" caliper	2 1/2" caliper

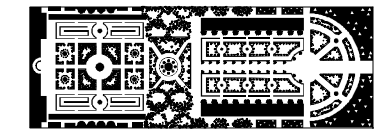
"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.



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design group, inc.

LANDSCAPE ARCHITECTURE  
PLANNING • GRAPHICS  
4425 Military Trail, Suite 202  
Suite 330  
Jupiter, Florida 33458

Telephone: (561) 747-5069  
Fax: (561) 747-2041  
Email: mail@pydg.com  
License #LA-0001347

COMMUNITY BLVD. AT RIVERLAND  
 PARCEL 'B'  
 PORT ST. LUCIE, FLORIDA  
 COVER SHEET

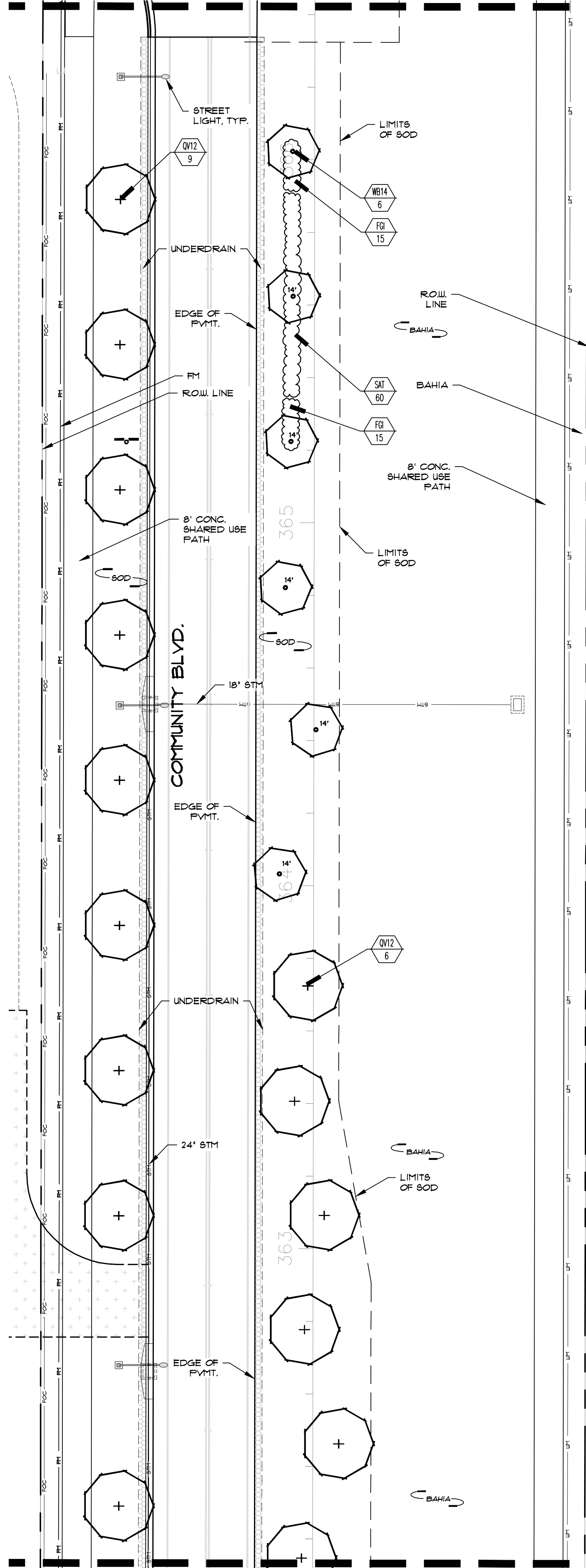
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DRAWN BY: AJO/MAY  
JOB NO.: 17-077  
SCALE:  
FILENAME: RvR\_MHOA

REVISIONS:  
5.11.21 PSL Cmmts.  
6.9.21 New turn lane  
6.23.21 PSL Cmmts.  
7.8.21 Median drainage  
7.13.21 PSL Cmmts.

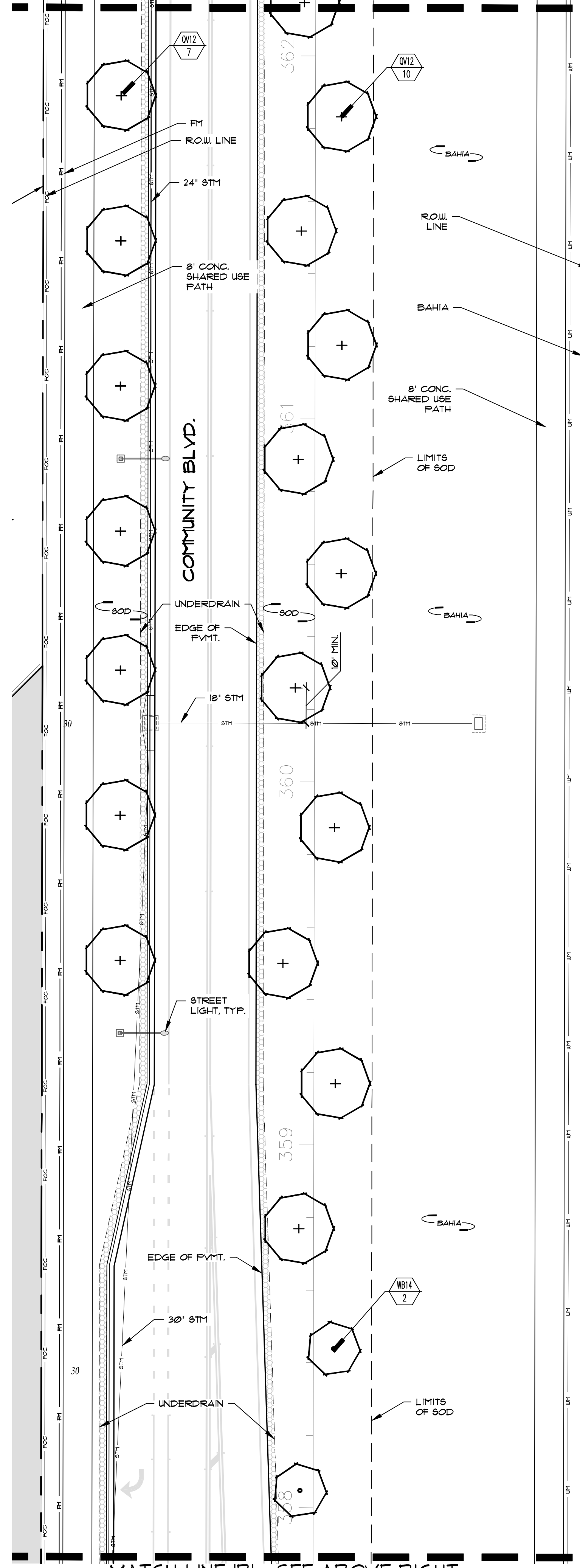
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L1.C.R.W.B

EXTENT OF THIS SUBMITTAL - SEE COMMUNITY BOULEVARD AT PARCEL C PLANS, SHEET L5.C.RW

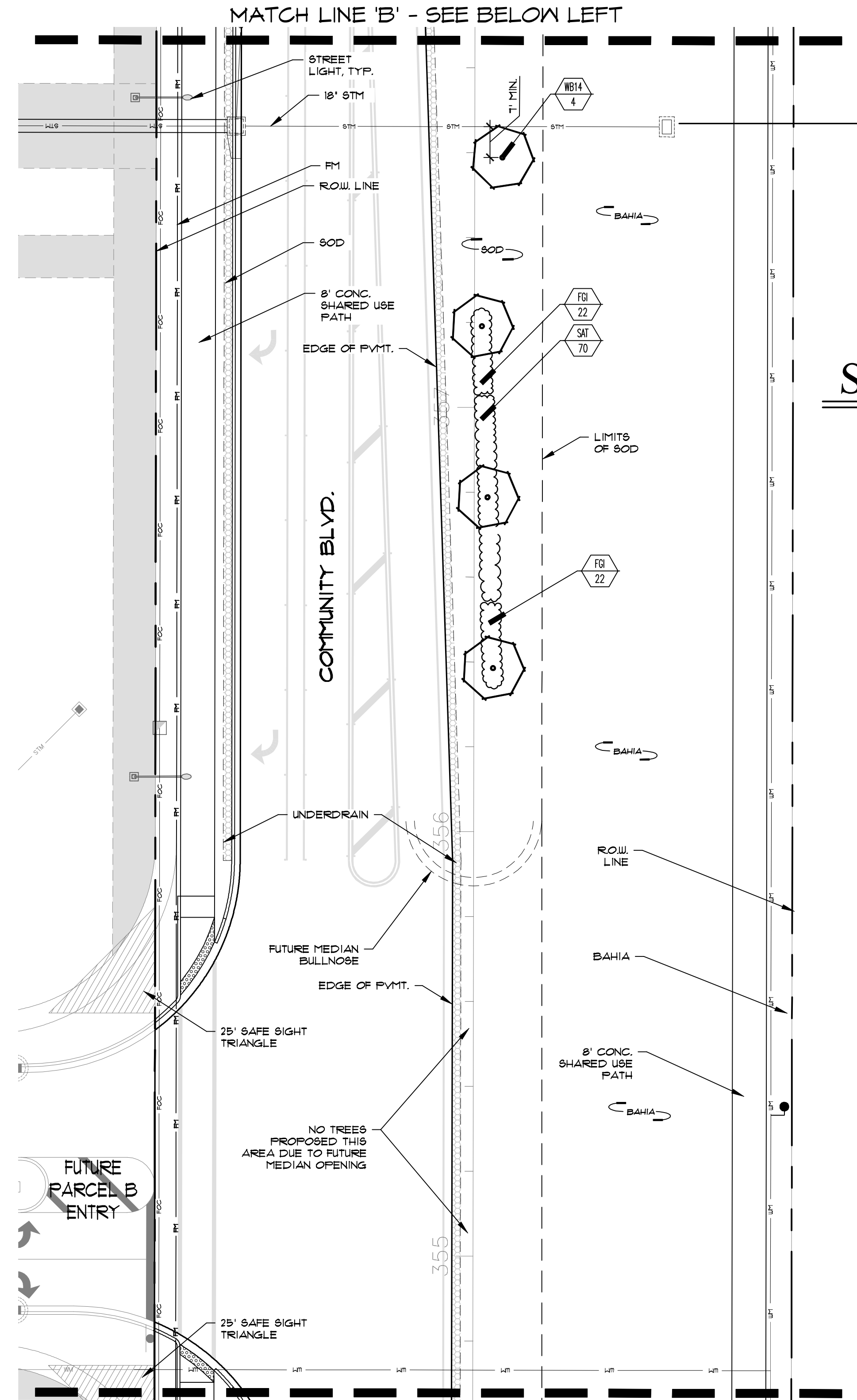
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MATCH LINE 'A' - SEE ABOVE RIGHT



MATCH LINE 'B' - SEE ABOVE RIGHT



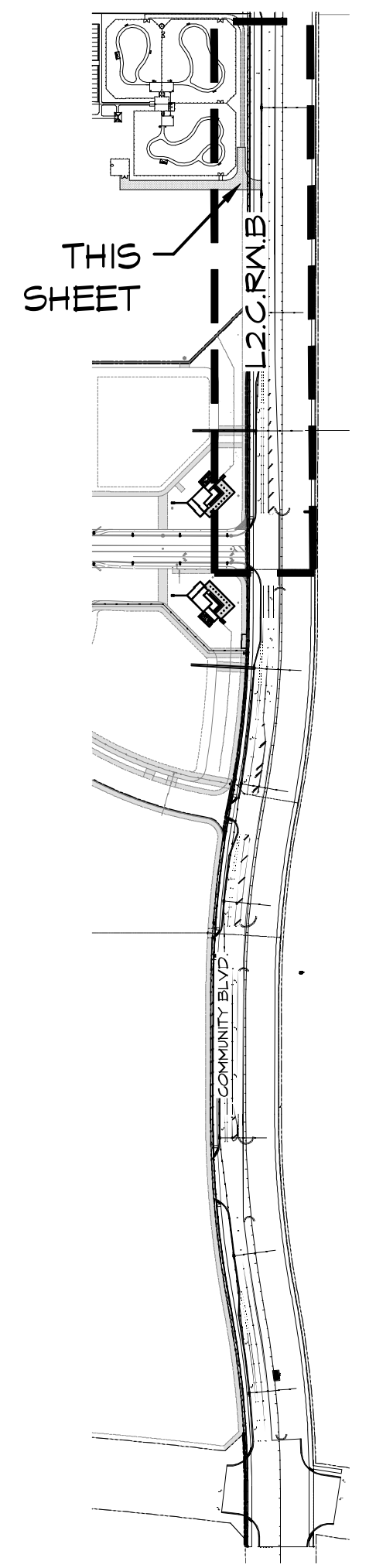
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**PLANT LIST - SHEET L2.C.RW.B**

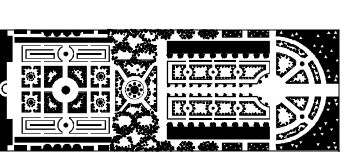
QV12	Quercus virginiana / Live Oak	12' x 6', 25' cal., full canopy	32
<b>PALMS</b>			
WB14	Podysetia bifurcata / Foxtail Palm	14' c.t., heavy cal., full Frond	12
<b>SHRUBS, ACCENTS, AND GROUNDCOVER</b>			
FG1	Ficus 'Green Island' / Green Island Ficus	3 gal., 14" x 10", full, 24" o.c.	74
SAT	Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera	3 gal., 22 x 20", full	130
SOD	Stenotaphrum secundatum / St. Augustine Floratam	Solid sod, laid tight, Qty in 9'	
BAHIA SOD	Paspalum notatum / Bahia Grass	Solid sod, laid tight, Qty in 9'	
MULCH	Chocolate Mulch	2" Thick 'A' Grade Raw Wood Mulch, CHOCOLATE color - BID PER CY	

NOTE:  
ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE AND CONTAINER SPECIFICATIONS IN PLANT LIST. PLANT MATERIALS NOT MEETING SPECIFICATION WILL BE REJECTED. CONTRACTOR TO COORDINATE AVAILABILITY ISSUES WITH OWNER PRIOR TO COMMENCING WORK.

**SHEET KEY**



10' 0 20'  
PSL PROJECT NO. P21-067



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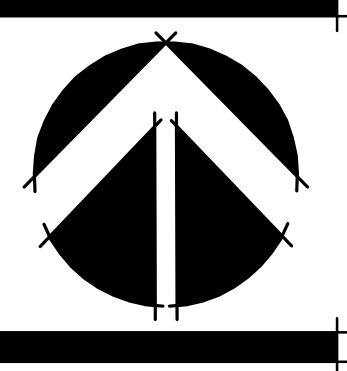
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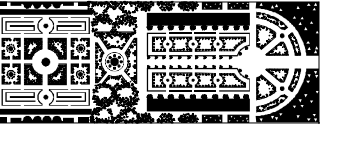
COMMUNITY BLVD. AT RIVERLAND  
PARCEL 'B'  
PORT ST. LUCIE, FLORIDA  
COMMUNITY BOULEVARD R.O.W. PLANTING PLAN

DATE: 3.16.21  
DRAWN BY: ALJ/MAY  
JOB NO.: 17-077  
SCALE: 1" = 20'-0"  
FILENAME: Rvr MH0A

REVISIONS:  
5.17.21 PSL cmnts.  
6.3.21 New turn lane  
6.23.21 PSL cmnts  
7.13.21 Median drainage  
7.13.21 PSL cmnts.



SHEET:  
**L2.C.RW.B**



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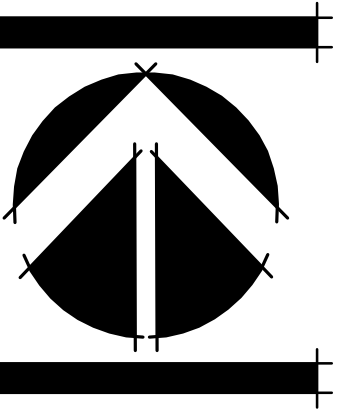
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COMMUNITY BLVD. AT RIVERLAND  
PARCEL 'B'  
PORT ST. LUCIE, FLORIDA  
COMMUNITY BOULEVARD R.O.W. PLANTING PLAN

DATE: 3.16.21  
DRAWN BY: AJL/WAY  
JOB NO.: 17-077  
SCALE: 1" = 20'-0"  
FILENAME: Riv MHOA

REVISIONS:  
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6.3.21 New turn lane  
6.23.21 PSL Cmnts  
7.9.21 Median drainage  
7.19.21 PSL Cmnts.

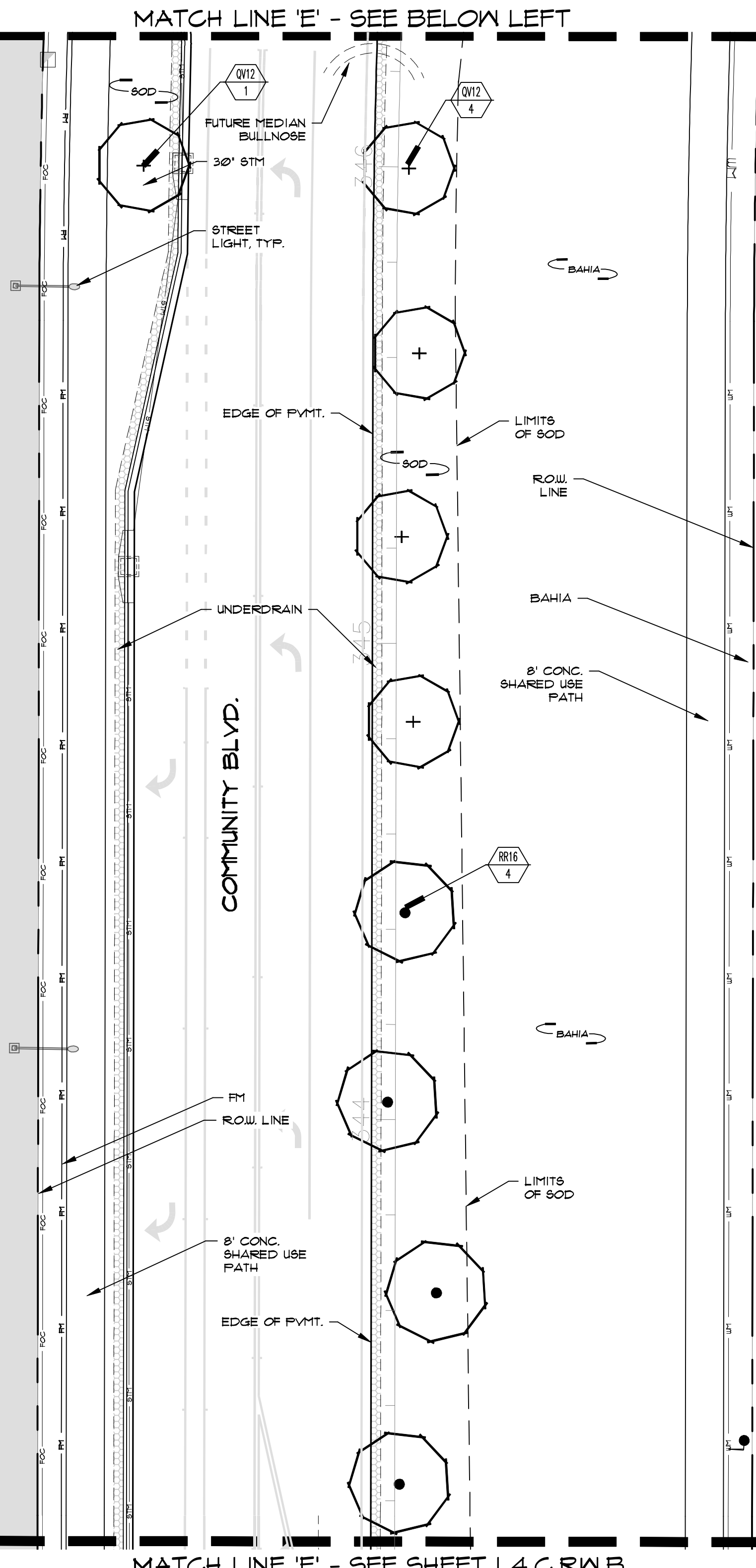
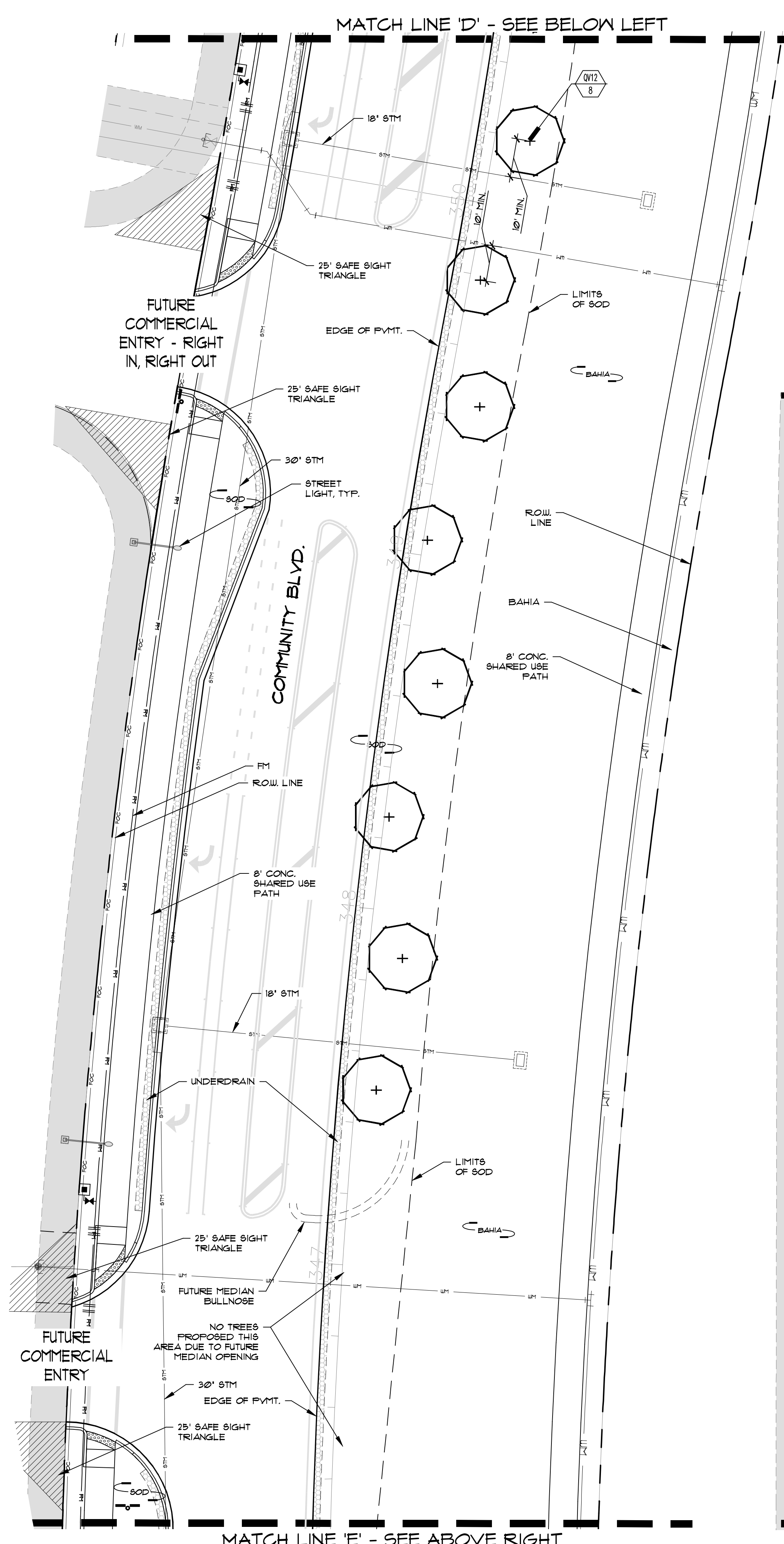
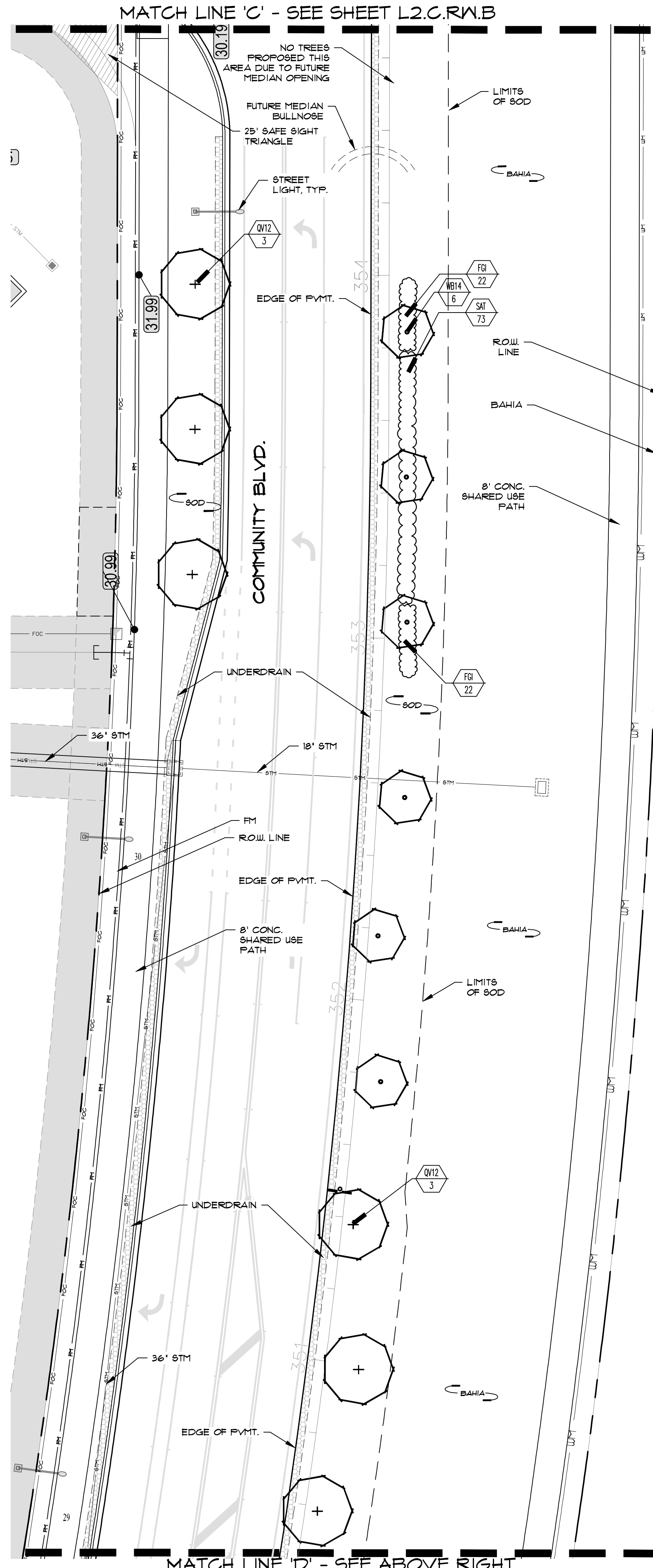


SHEET:  
L3.C.R.W.B

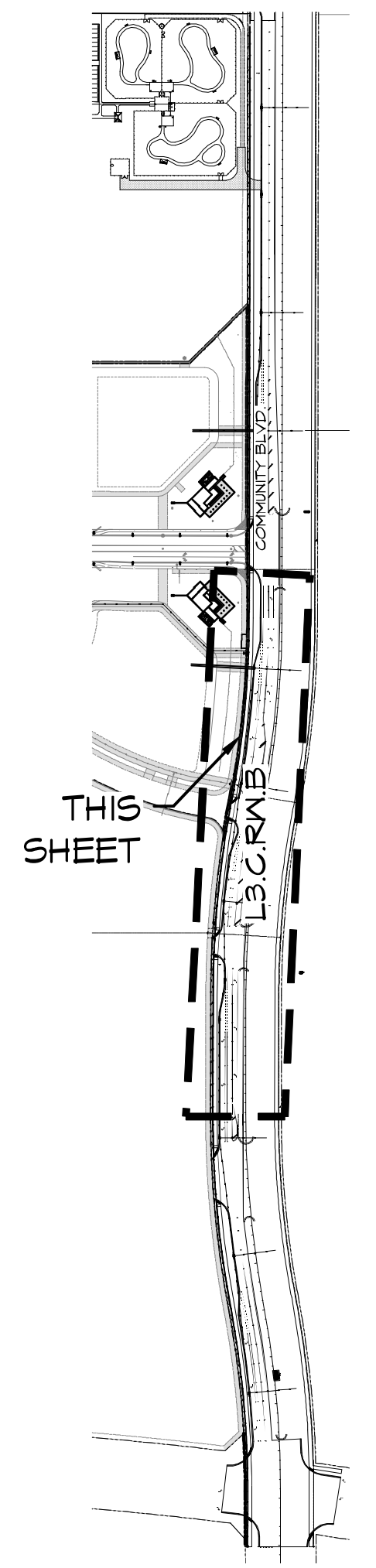
PLANT LIST - SHEET L3.C.R.W.B

TREES			
QV12	Quercus virginiana / Live Oak	12' x 6', 25" cal., full canopy	14
<b>PALMS</b>			
KB14	Podysetia bifurcata / Foxtail Palm	14' c.t., heavy cal., full fronds	6
RR16	Royalstonia regia / Royal Palm	16' g.w., heavy cal., full fronds	4
<b>SHRUBS, ACCENTS, AND GROUNDCOVER</b>			
FG1	Ficus 'Green Island' / Green Island Ficus	5 gal., 14" x 18", full, 24" o.c.	44
SAT	Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera	5 gal., 22 x 20", full	70
SOD	Stenotaphrum secundatum / St. Augustine Floratam	Solid sod, laid tight, Qty in 9F	
BAHIA SOD	Paspalum notatum / Bahia Grass	Solid sod, laid tight, Qty in 9F	
MULCH	Chocolate Mulch	2" Thick 'A' Grade Raw Wood Mulch, CHOCOLATE color - B10 PER CY	

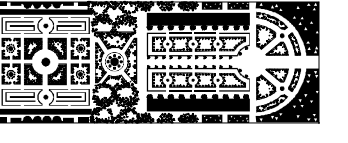
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SHEET KEY



10' 0 20'  
PSL PROJECT NO. P21-067



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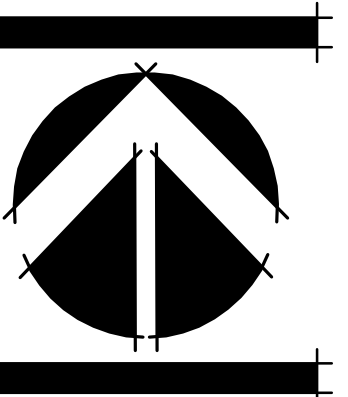
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COMMUNITY BLVD. AT RIVERLAND  
PARCEL 'B'  
PORT ST. LUCIE, FLORIDA  
COMMUNITY BOULEVARD R.O.W. PLANTING PLAN

DATE: 9.16.21  
DRAWN BY: AJO/MAY  
JOB NO.: 11-071  
SCALE: 1" = 20'-0"  
FILENAME: RIV MHOA

REVISIONS:  
5.17.21 PSL cmnts.  
6.3.21 New turn lane  
6.23.21 PSL cmnts  
7.2.21 Wshl Fkwy 1 section  
7.8.21 Median drainage  
7.13.21 PSL cmnts.



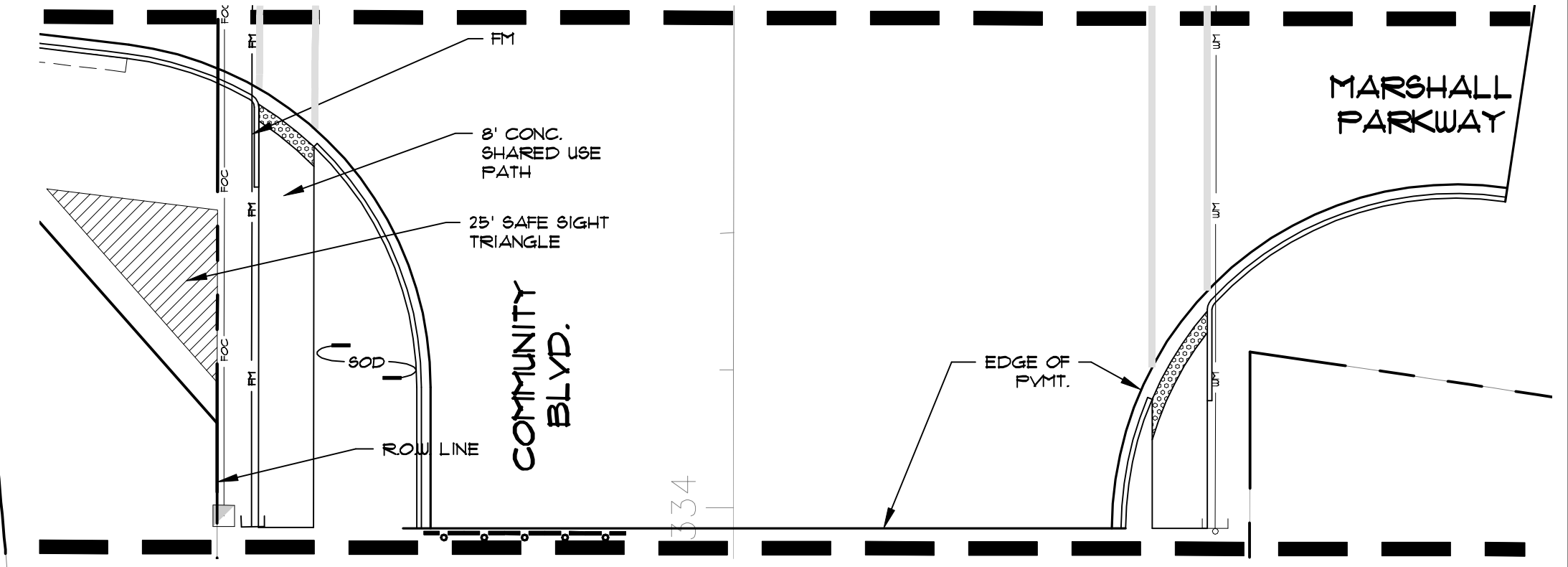
SHEET:  
L4.C.R.W.B

PLANT LIST - SHEET L4.C.R.W.B

TREES			
QV12	Quercus virginiana / Live Oak	12' x 6", 25' cal., full canopy	4
PALMS			
RR16	Roystonea regia / Royal Palm	16' g.w., heavy cal., full frond	11
SHRUBS, ACCENTS, AND GROUNDCOVER			
SOD	Stenotaphrum secundatum / St. Augustine Floratam	Solid sod, laid tight. Qty in SF	
BAHIA SOD	Paspalum notatum / Bahia Grass	Solid sod, laid tight. Qty in SF	
MULCH	Chocolate Mulch	2" Thick 'A' Grade Raw Wood Mulch, CHOCOLATE color - BID PER CY	

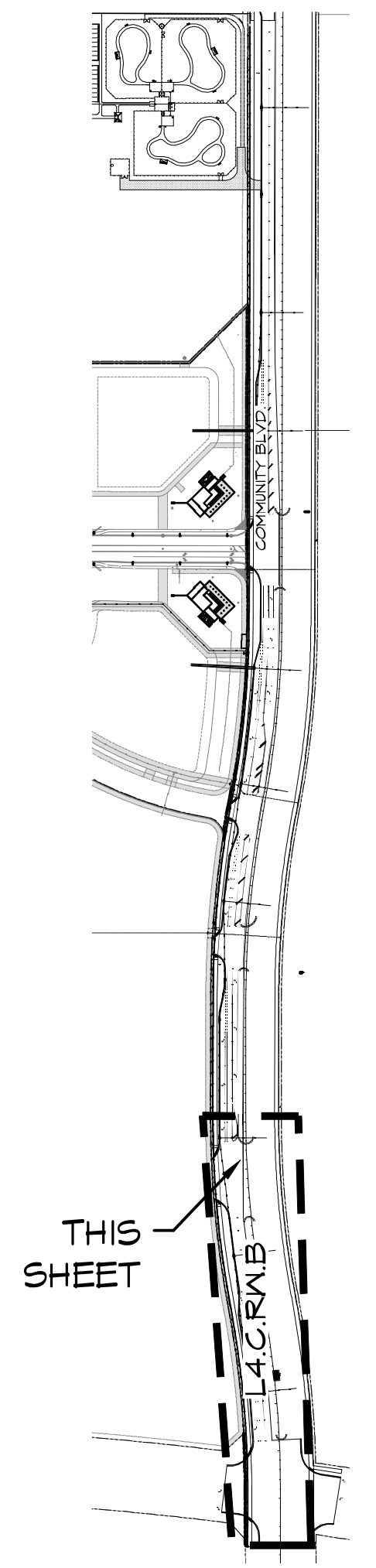
NOTE:  
ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE AND CONTAINER SPECIFICATIONS IN PLANT LIST. PLANT MATERIALS NOT MEETING SPECIFICATION WILL BE REJECTED. CONTRACTOR TO COORDINATE AVAILABILITY ISSUES WITH OWNER PRIOR TO COMMENCING WORK.

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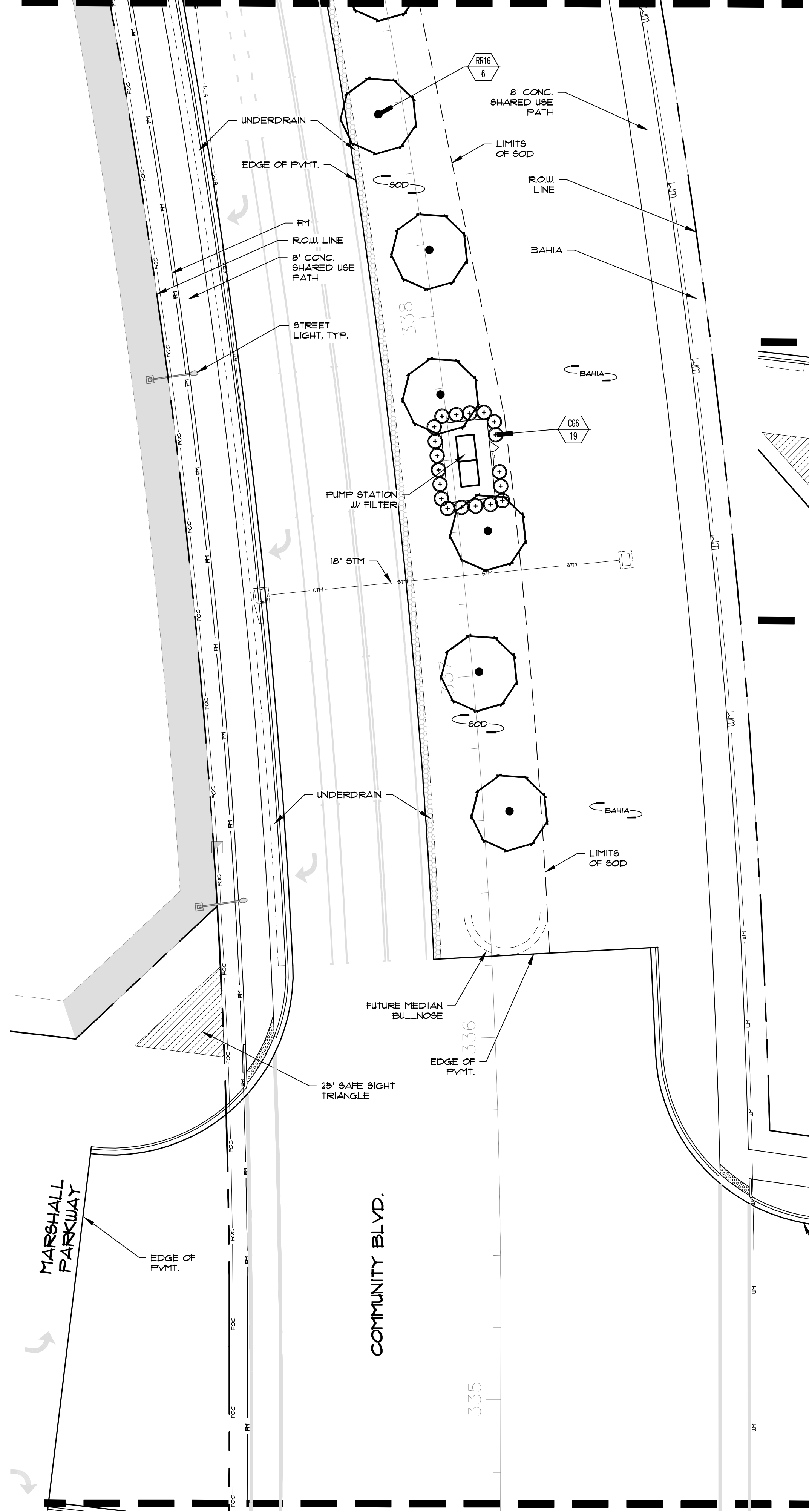
LIMIT OF WORK

SHEET KEY



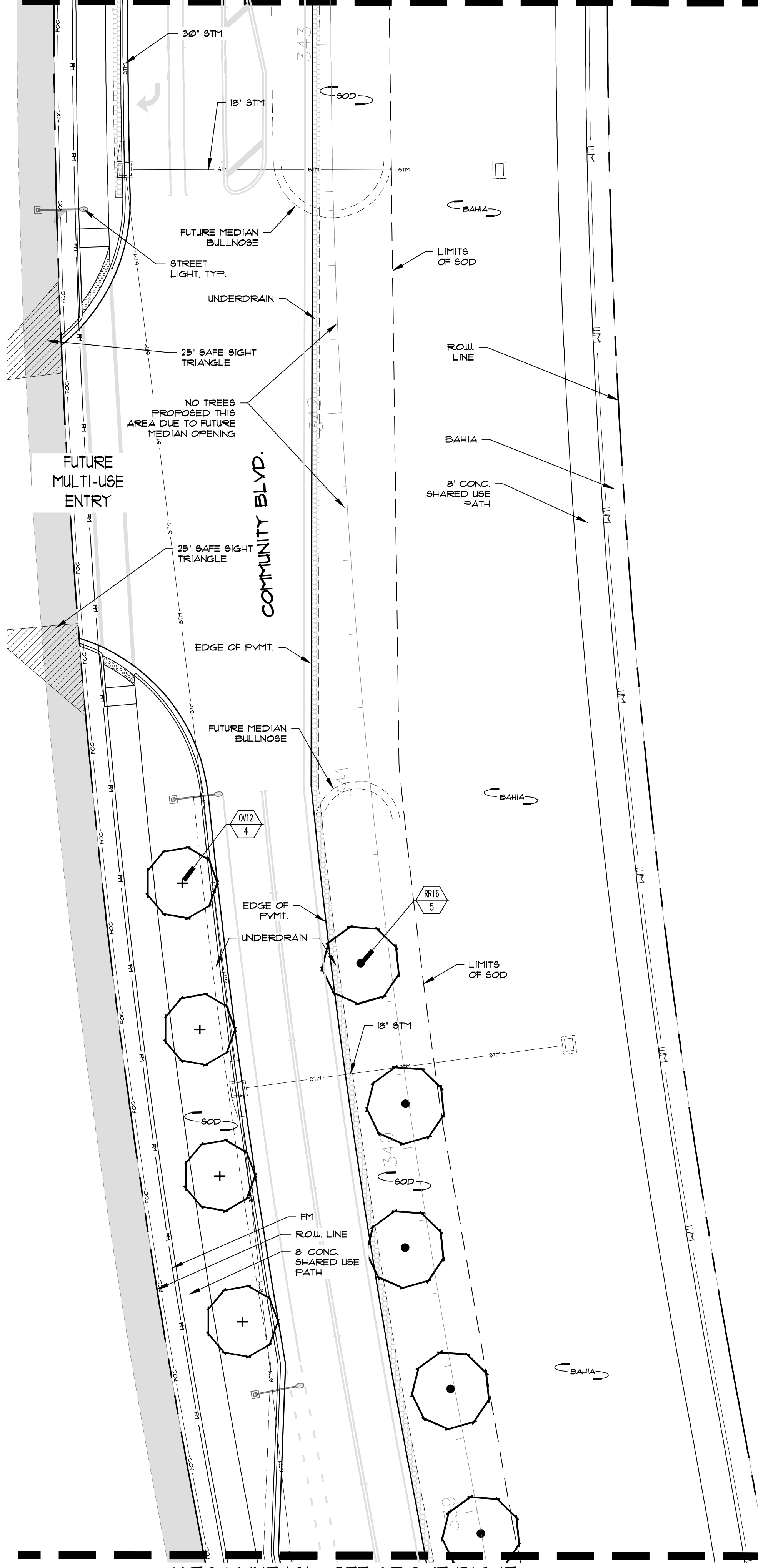
10' 0 20'  
PSL PROJECT NO. P21-067

MATCH LINE 'G' - SEE BELOW LEFT



MATCH LINE 'H' - SEE ABOVE RIGHT

MATCH LINE 'F' - SEE SHEET L3.C.R.W.B



MATCH LINE 'G' - SEE ABOVE RIGHT