

RIVERLAND - PARCEL 'B'

(RIVERLAND MPUD)

LANDSCAPE PLANS

PLAT THREE

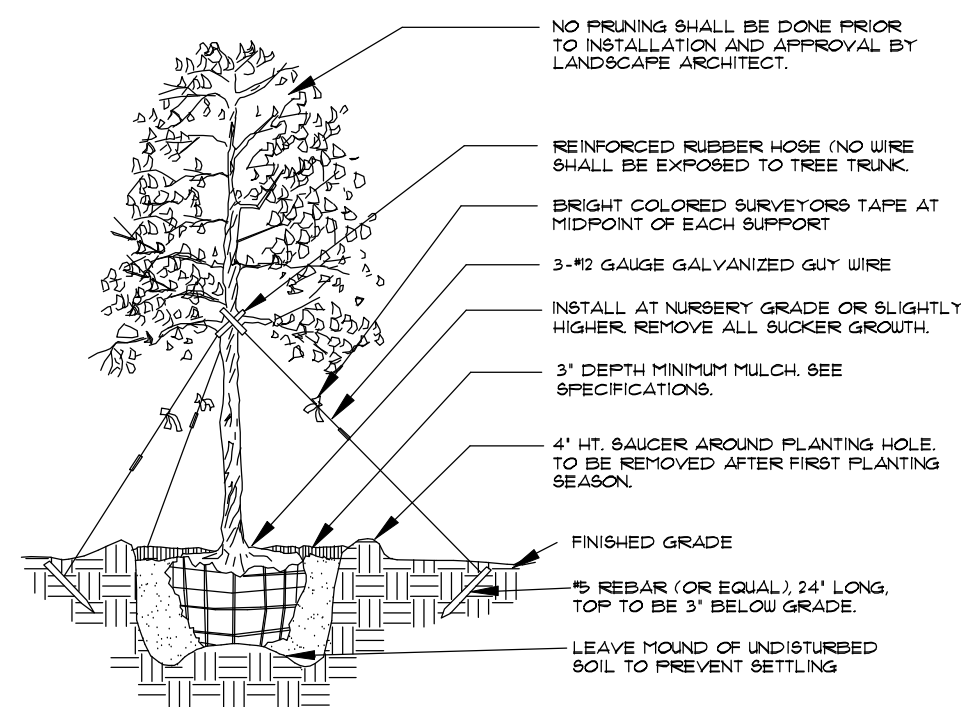
Symbols Legend

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	●	SIGN
STM	STORM SEWER LINE WITH CATCH BASIN	①	LOT NUMBER
SAN	SANITARY SEWER LINE WITH MANHOLE	⊕	FIRE HYDRANT
WM	WATER MAIN		
W.M.	WATER SVC. TO LOT WITH METER		
W.M.	WATER SVC. TO LOT WITH CLEANOUT		

PSLUD Notes:

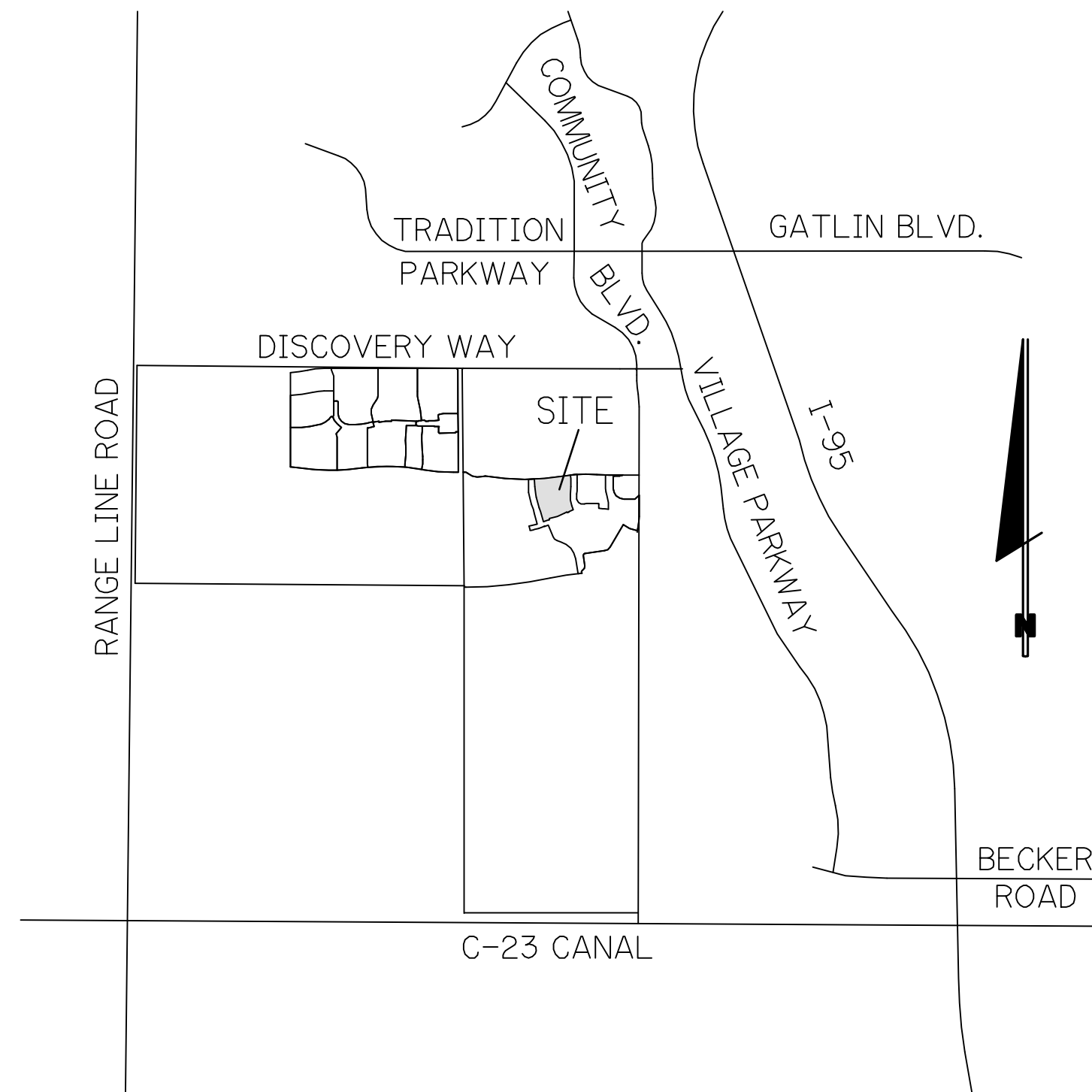
- LANDSCAPE PLANS SHALL BE SUBMITTED FOR THE PROJECT INDICATING THE LOCATION OF LANDSCAPE AREAS, PERMETER WALLS, FOUNDATIONS, BERRIS, TREE WELLS, FENCES, GATES, SIGNS, DECORATIVE ROCKS, SCULPTURE, FOUNTAINS, AND ANY OTHER FEATURES THAT MAY INFLUENCE THE LOCATION OF WATER / WASTEWATER / RECLAIMED WATER FACILITIES; ALSO EXISTING AND PROPOSED WATER / WASTEWATER / RECLAIMED WATER 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 CONFORM TO THE FOLLOWING STANDARD NOTES:
- a) ALL LANDSCAPING WITHIN PSLUD UTILITY EASEMENTS AND WITHIN 10' OF PSLUD INFRASTRUCTURE SHALL COMPLY WITH CHAPTER 84 OF THE CITY'S CODES 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 800 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 UNLESS OTHERWISE APPROVED BY THE EASEMENT HOLDER.

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.



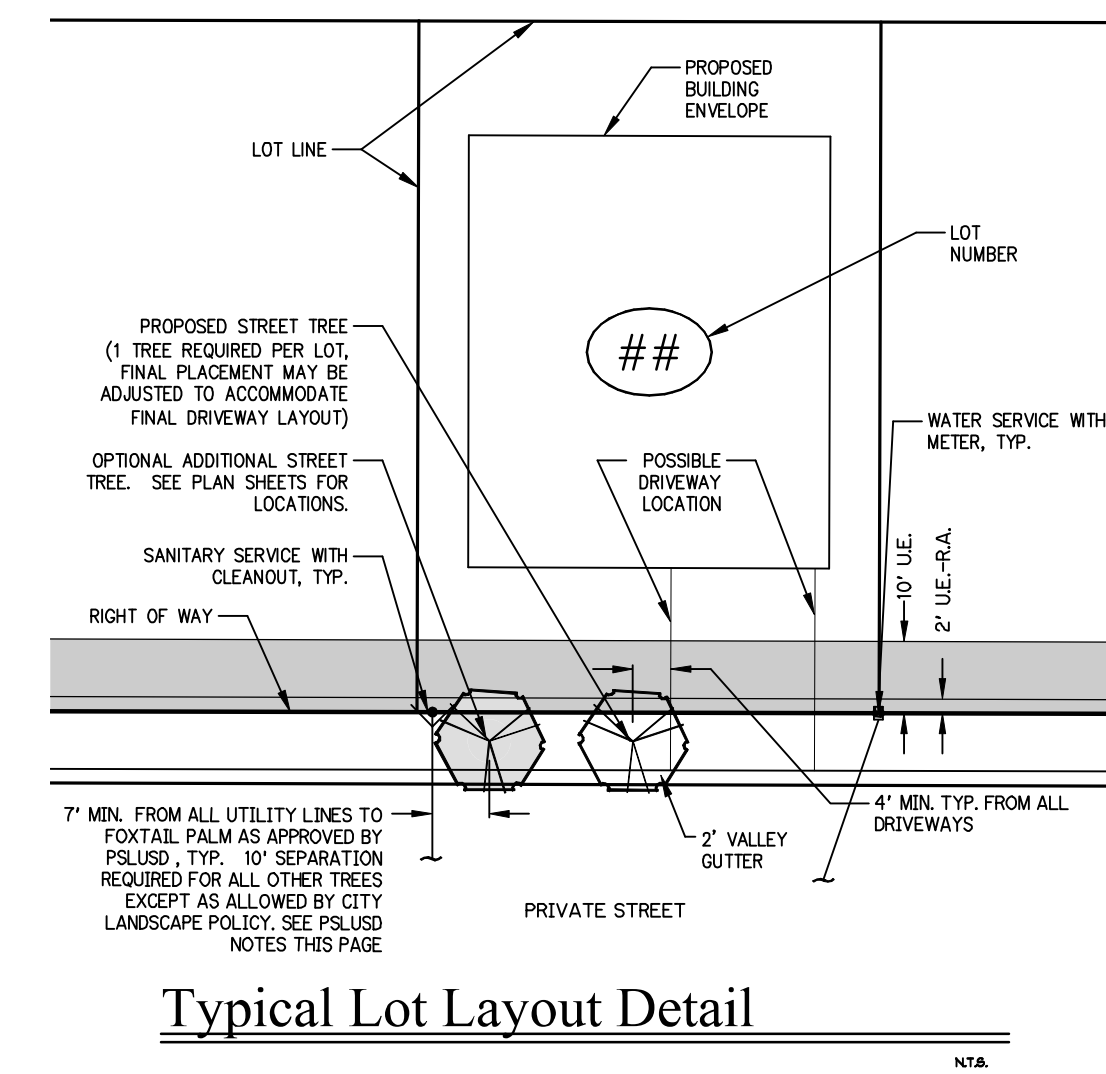
LOCATION MAP

N.T.S.

SEC.17/20 TWP. 37S RGE. 39E

Sheet Index

P3-1 Cover Sheet, Index, General Notes, and Planting Details
P3-2 thru P3-7 Plat Three Landscape Plans



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 rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect, unless 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 nerved 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, percent phosphorus, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

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

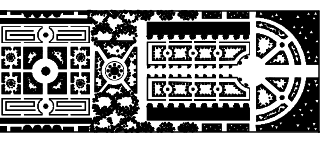
"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

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.



PARKER-YANNETTE
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LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
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RIVERLAND - PARCEL 'B'

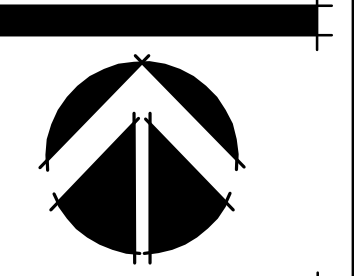
Developer: Riverland Associates II, LLLP

PORT ST. LUCIE, FLORIDA

COVER SHEET

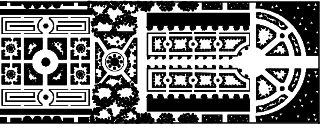
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REVISIONS:
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12/1/21 PSL Cmts
9/14/21 WM adjustment



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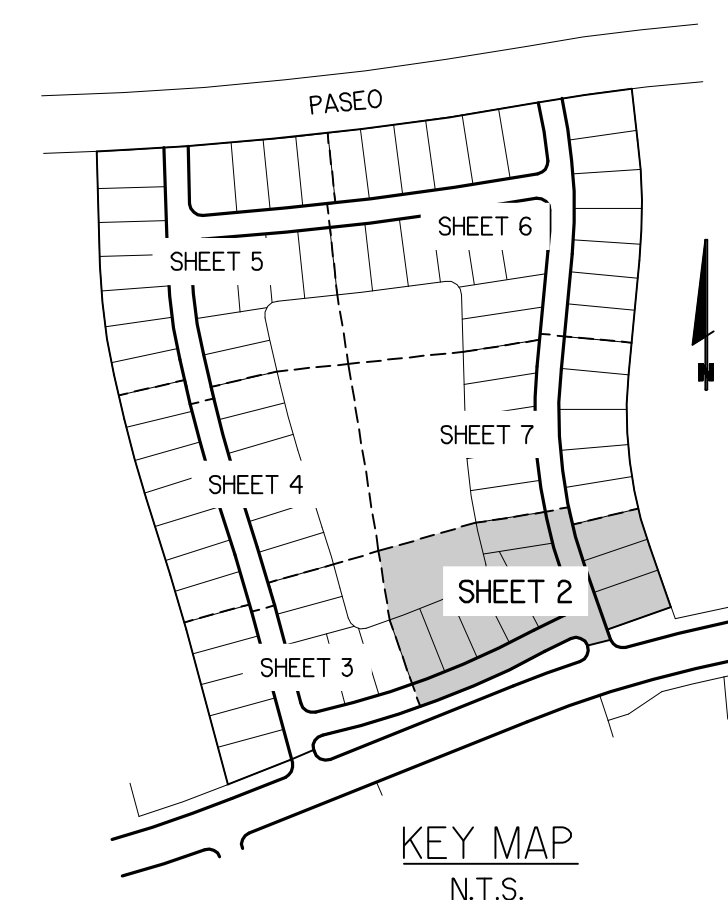
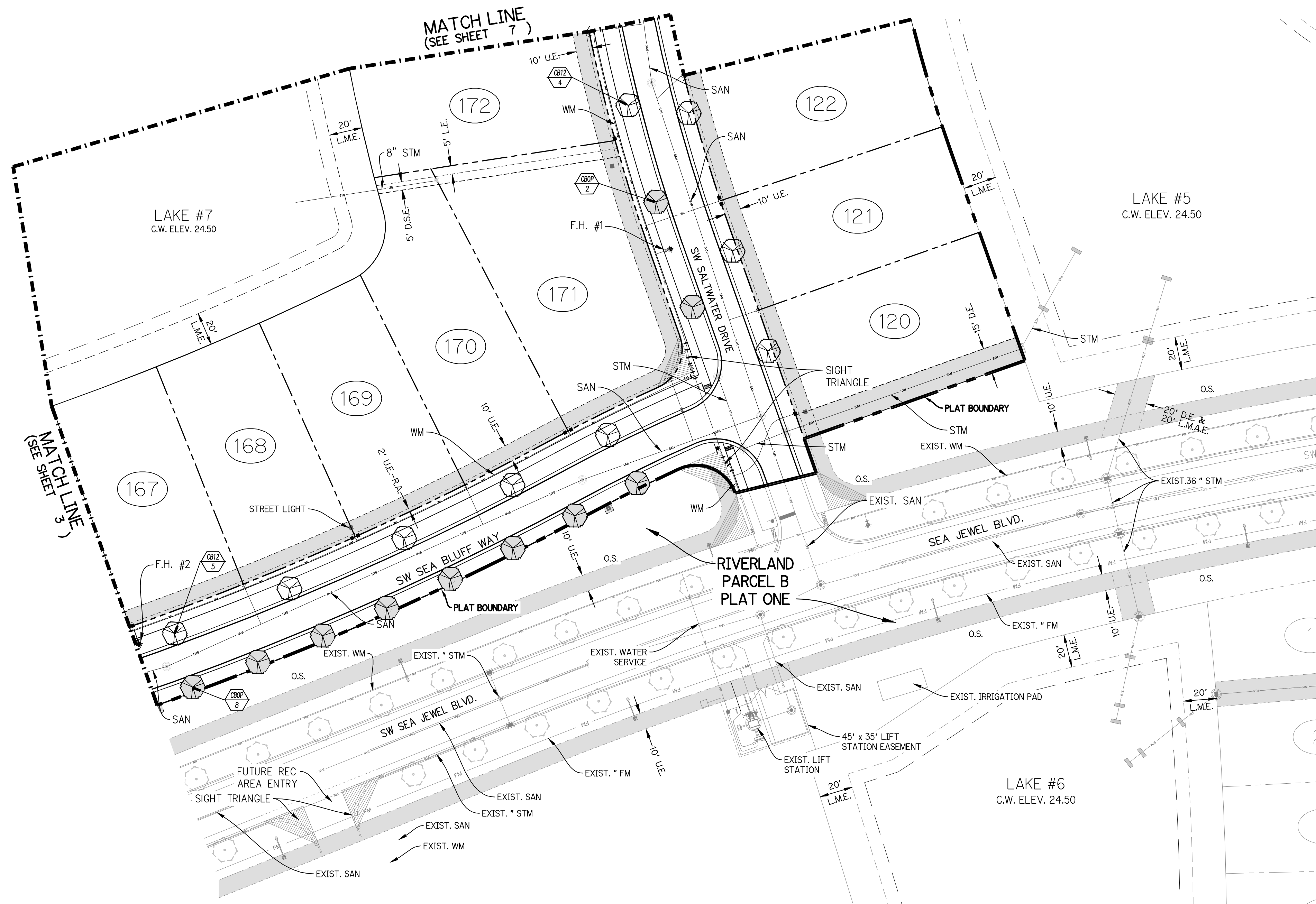
P3-1



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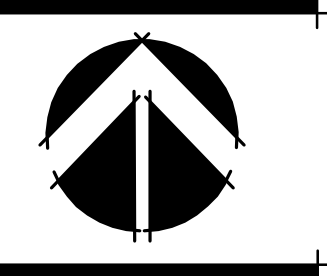
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Developer: Riverland Associates II, LLLP
PORT ST. LUCIE, FLORIDA
PLAT THREE STREET TREE PLAN

DATE: 5.3.21
DRAWN BY: AJO
JOB NO.: 21-081
SCALE: 1" = 40'-0"
FILENAME: Rvr Parcel B

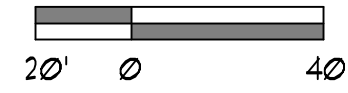
REVISIONS:
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12.1.21 PSL Check
9.14.21 UM adjustment



Plant List (Sheet P3-2 Only)

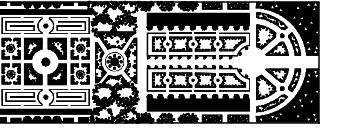
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TREES			
CB12	9	Calophyllum brasiliense / Brazilian Beautyleaf	12' ht. x 5' spr., 2.5" cal., full canopy
CB0P	10	Optional Additional Street Tree - Calophyllum brasiliense / Brazilian Beautyleaf	12' ht. x 5' spr., 2.5" cal., full canopy

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



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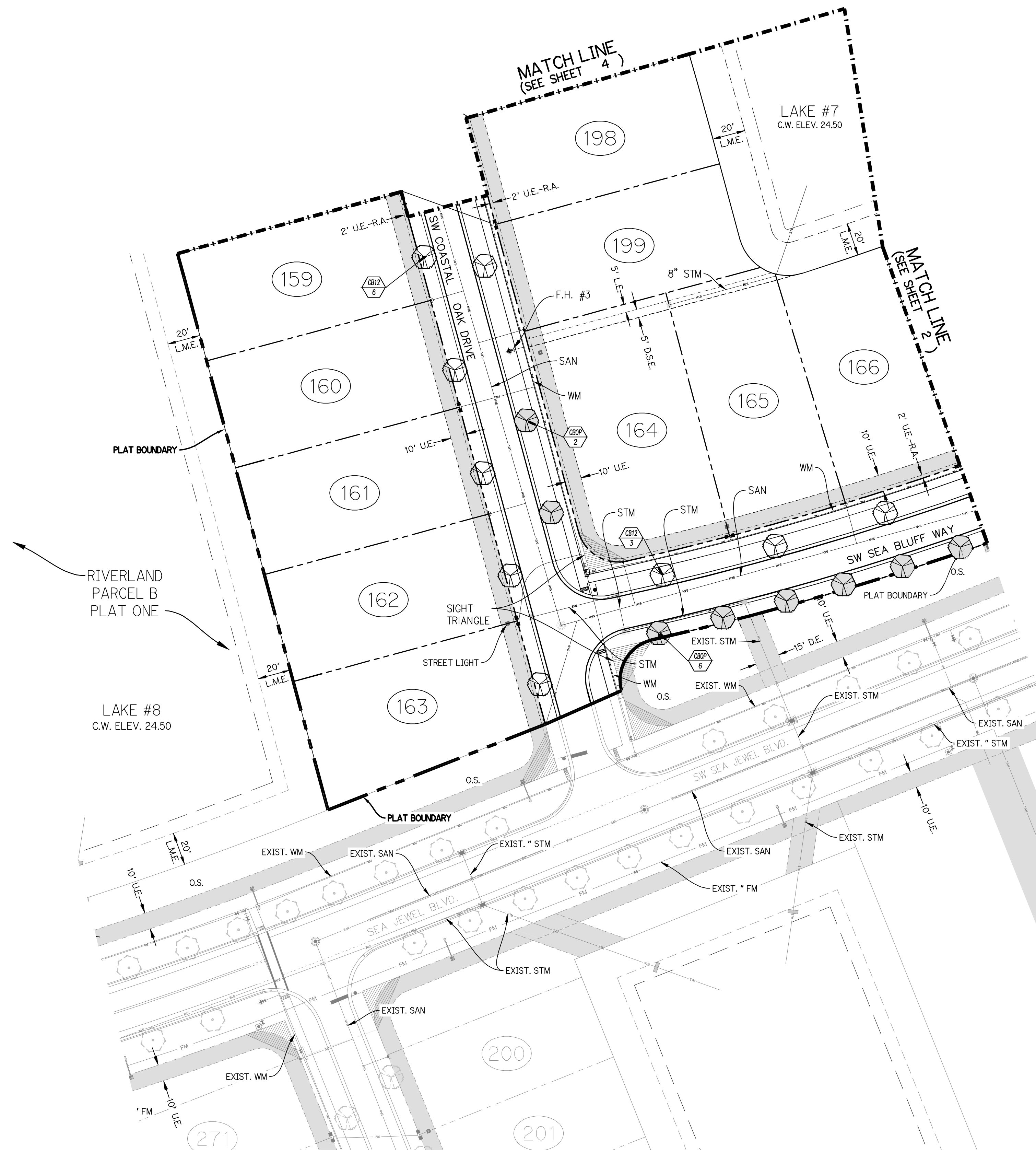
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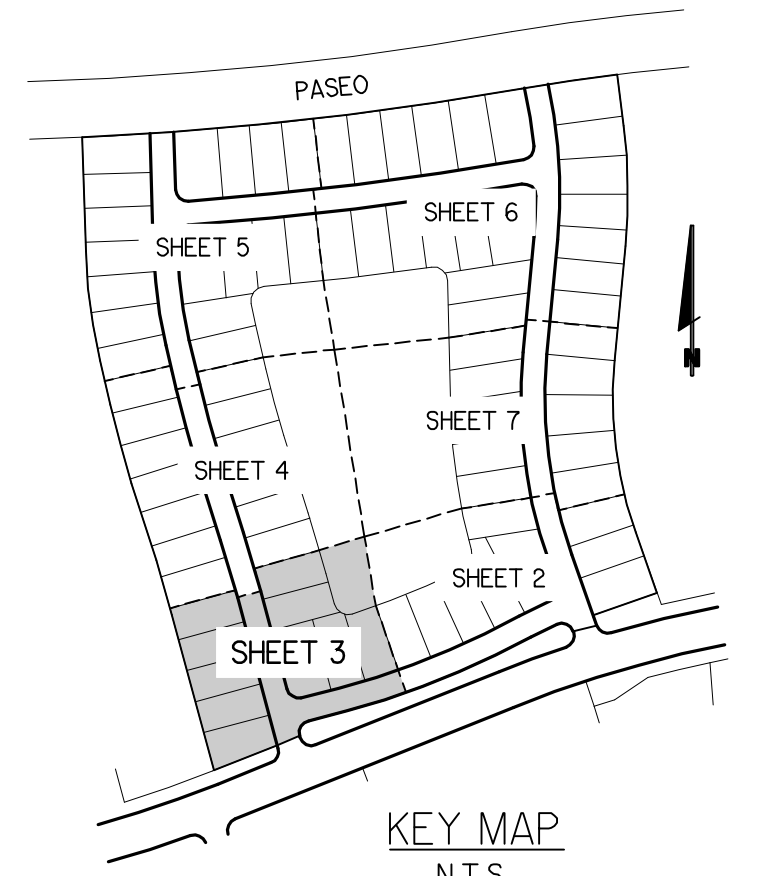
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RIVERLAND
PARCEL B
PLAT ONE

LAKE #8
C.W. ELEV. 24.50

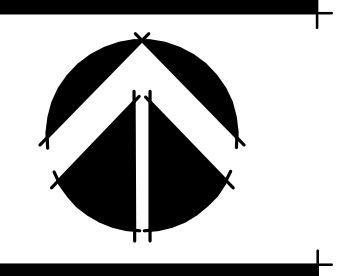
LAKE #7
C.W. ELEV. 24.50



RIVERLAND - PARCEL 'B'
Developer: Riverland Associates II, LLLP
PORT ST. LUCIE, FLORIDA
PLAT THREE STREET TREE PLAN

DATE: 5/3/21
DRAWN BY: AJO
JOB NO.: 21-081
SCALE: 1" = 40'-0"
FILENAME: Rvr Parcel B

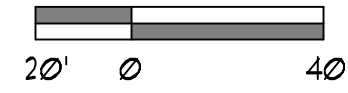
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9/14/21 UM adjustment



Plant List (Sheet P3-3 Only)

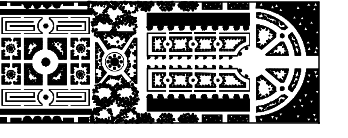
SYM	QTY	NAME	SPECIFICATIONS
TREES			
CB12	9	Calophyllum brasiliense / Brazilian Beautyleaf	12' ht. x 5' spr., 2.5" cal, full canopy
CBOP	8	Optional Additional Street Tree - Calophyllum brasiliense / Brazilian Beautyleaf	12' ht. x 5' spr., 2.5" cal, full canopy

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* DENOTES NATIVE SPECIES



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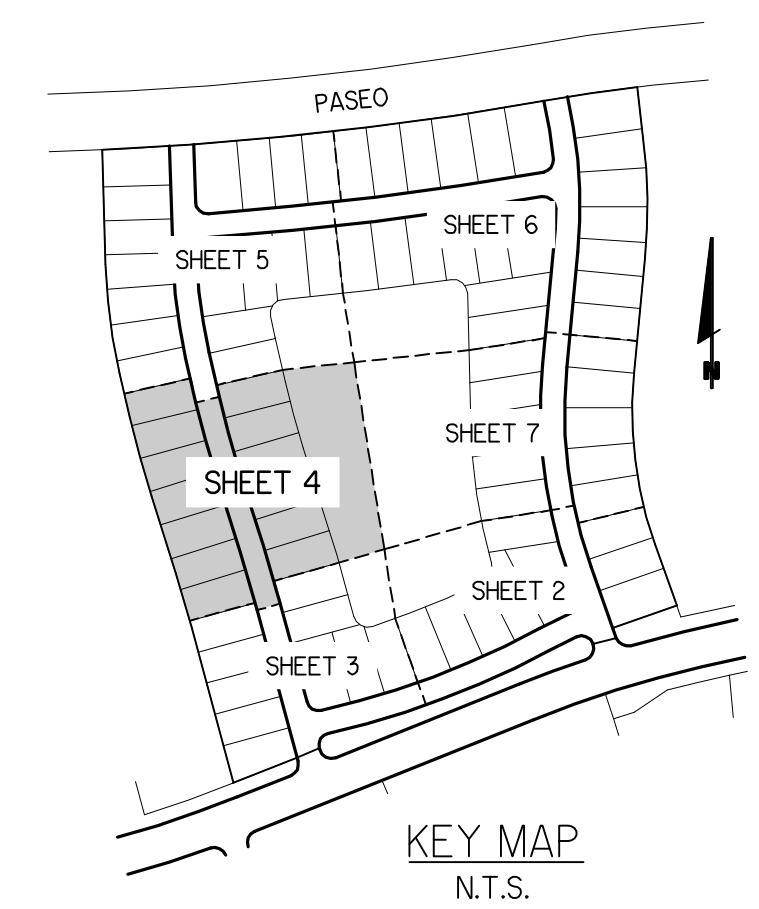
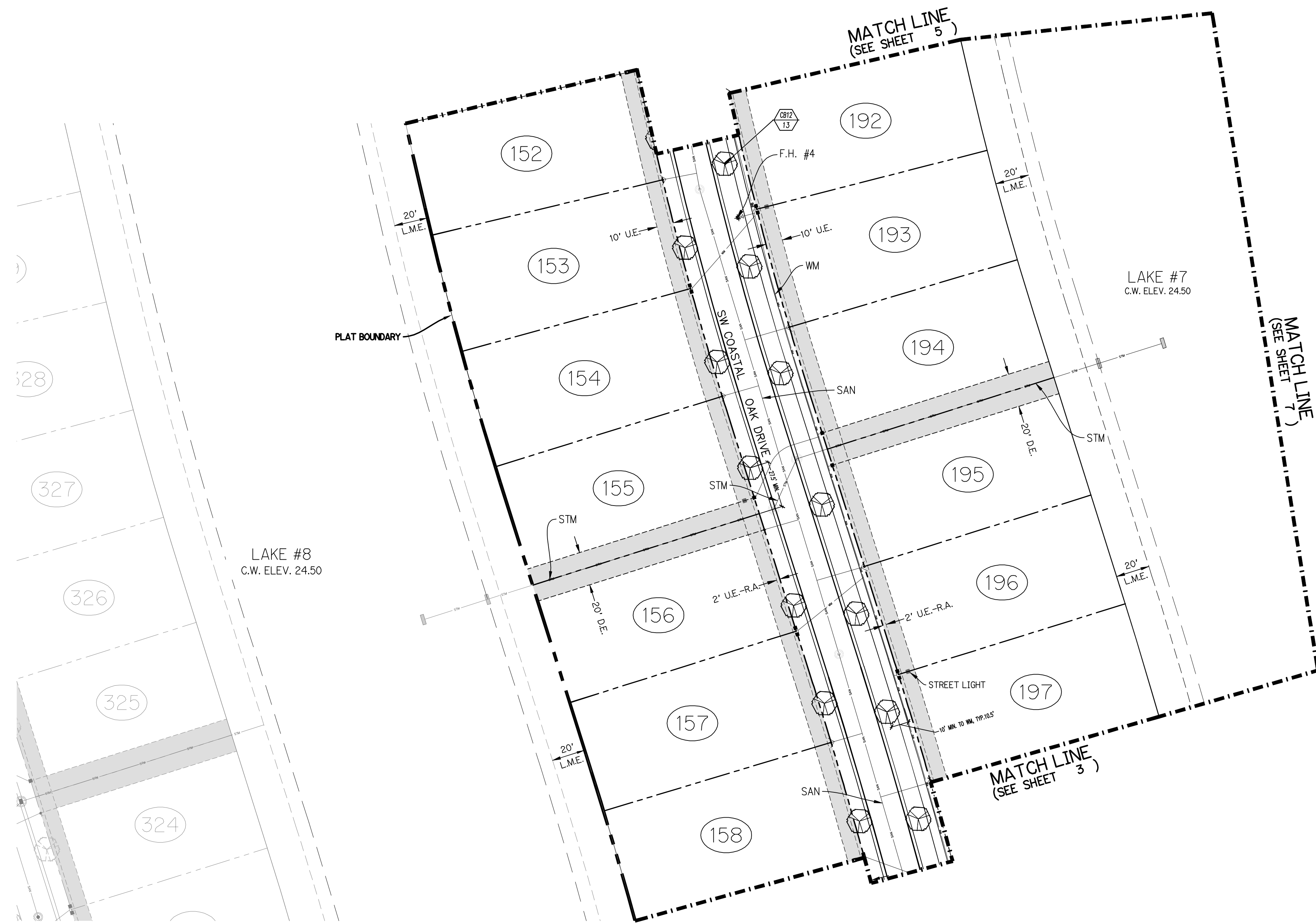
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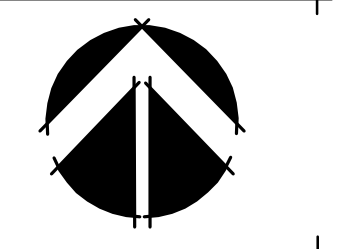
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PLAT THREE STREET TREE PLAN

DATE: 5/3/21
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JOB NO.: 21-081
SCALE: 1" = 40'-0"
FILENAME: Rvr Parcel B

REVISIONS:
6/1/21 PSL Check
12/1/21 PSL Check
9/14/21 UM adjustment



Plant List (Sheet P3-4 Only)

SYM.	QTY	NAME	SPECIFICATIONS
TREES			
CB12	13	Calophyllum brasiliense / Brazilian Beautyleaf	12' ht. x 5" spr., 2.5" cal, full canopy

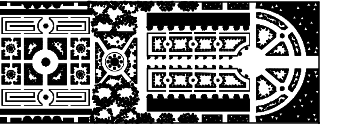
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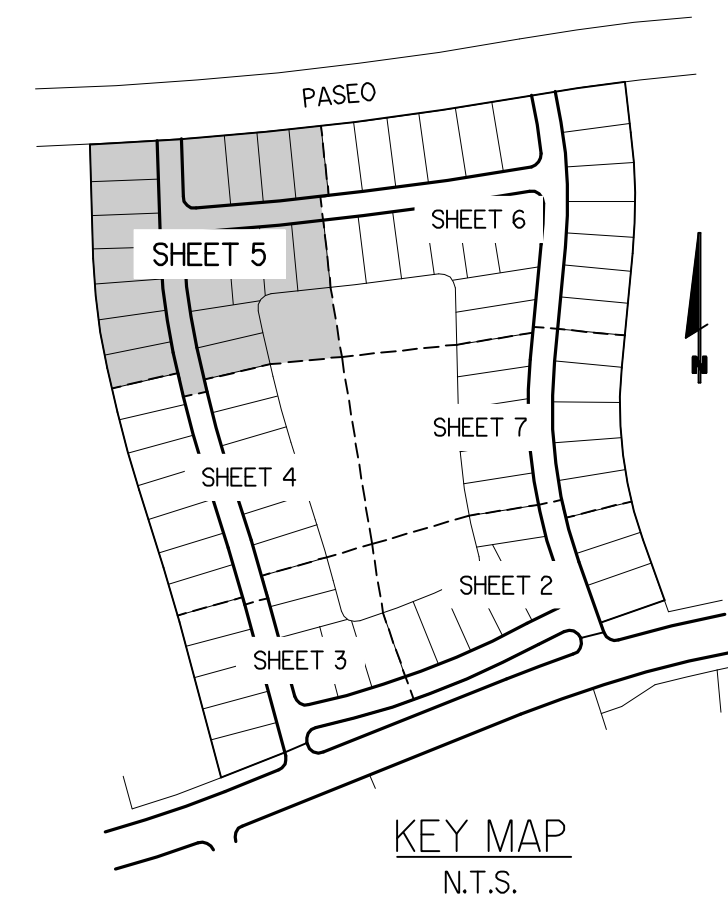
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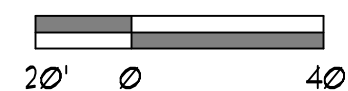
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Plant List (Sheet P3-5 Only)

SYM	QTY	NAME	SPECIFICATIONS
TREES			
CB12	18	Calophyllum brasiliense / Brazilian Beautyleaf	12' ht. x 5' spr., 2.5' cal, full canopy
CBOP	3	Optional Additional Street Tree - Calophyllum brasiliense / Brazilian Beautyleaf	12' ht. x 5' spr., 2.5' cal, full canopy

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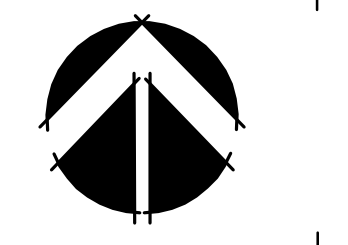


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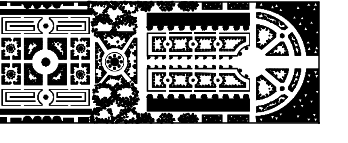
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DATE: 5/3/21
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JOB NO.: 21-081
SCALE: 1" = 40'-0"
FILENAME: Rvr Parcel B

REVISIONS:
6/1/21 P&L Check
12/1/21 P&L Check
9/14/21 WM adjustment



SHEET:
P3-5



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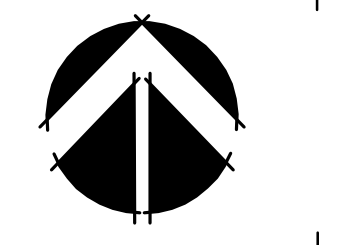
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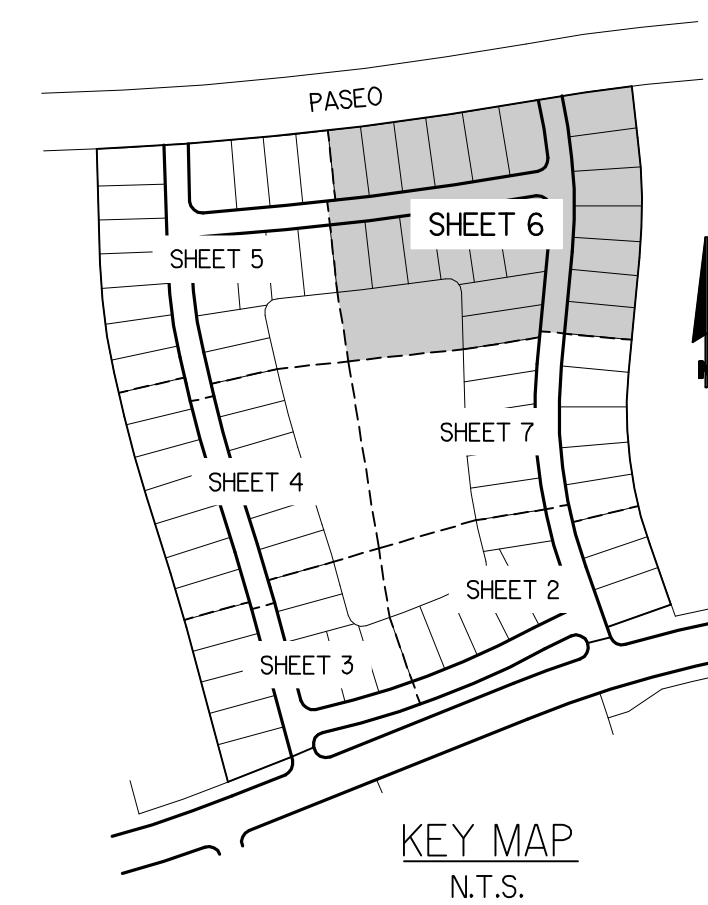
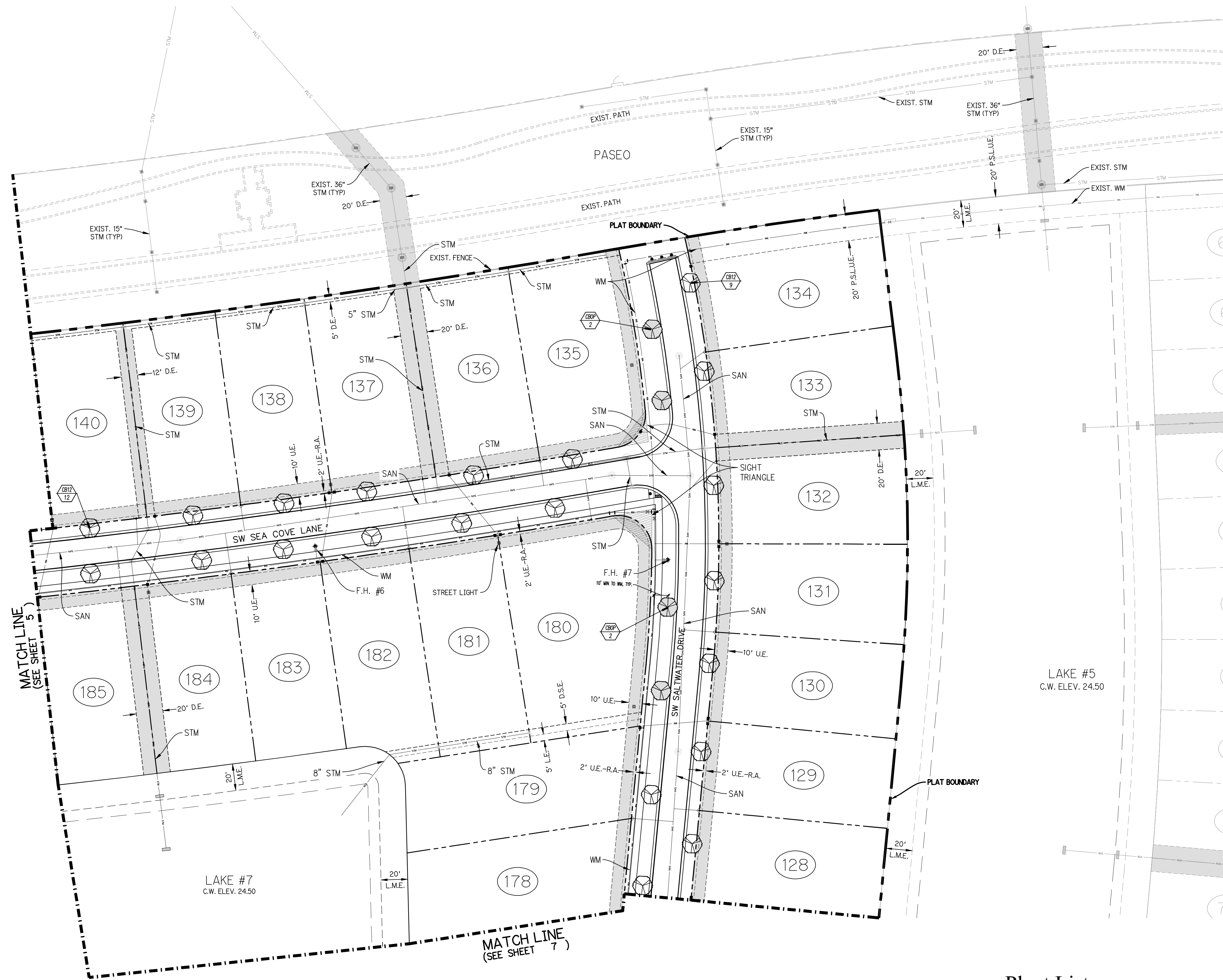
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REVISIONS:
6/1/21 PSL Cmts
12/1/21 PSL Cmts
9/14/21 W* adjustment



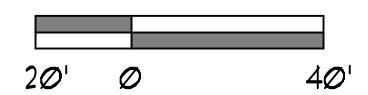
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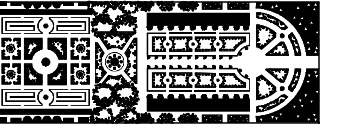
Plant List (Sheet P3-6 Only)

SYM	QTY	NAME	SPECIFICATIONS
TREES			
CB12	21	Calophyllum brasiliense / Brazilian Beautyleaf	12' ht. x 5' spr., 2.5" cal., full canopy
CBOP	4	Optional Additional Street Tree - Calophyllum brasiliense / Brazilian Beautyleaf	12' ht. x 5' spr., 2.5" cal., full canopy

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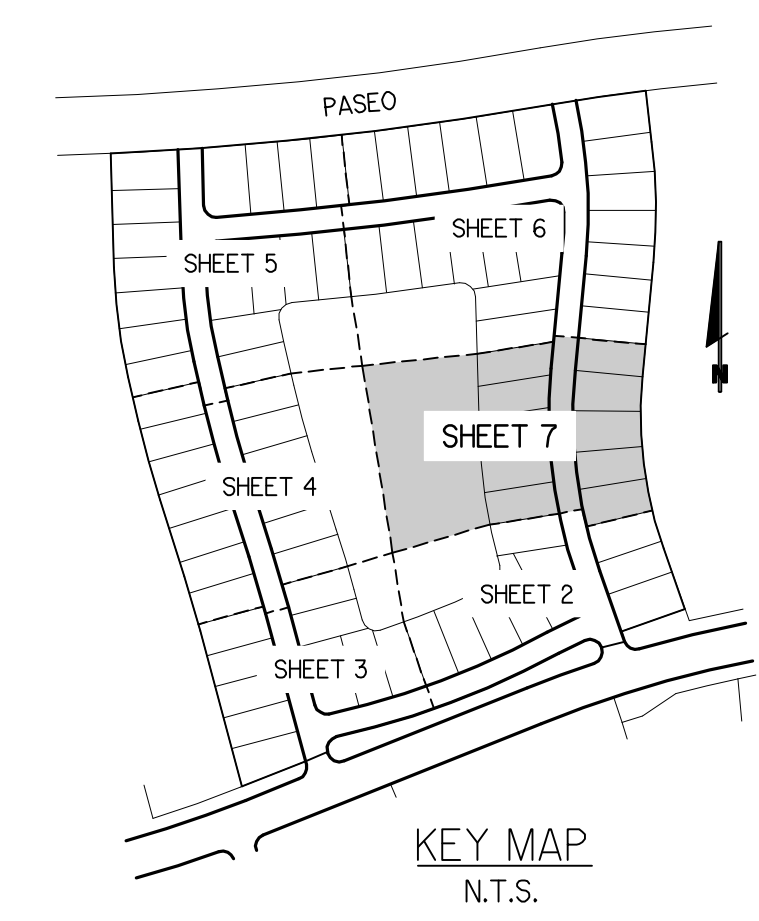
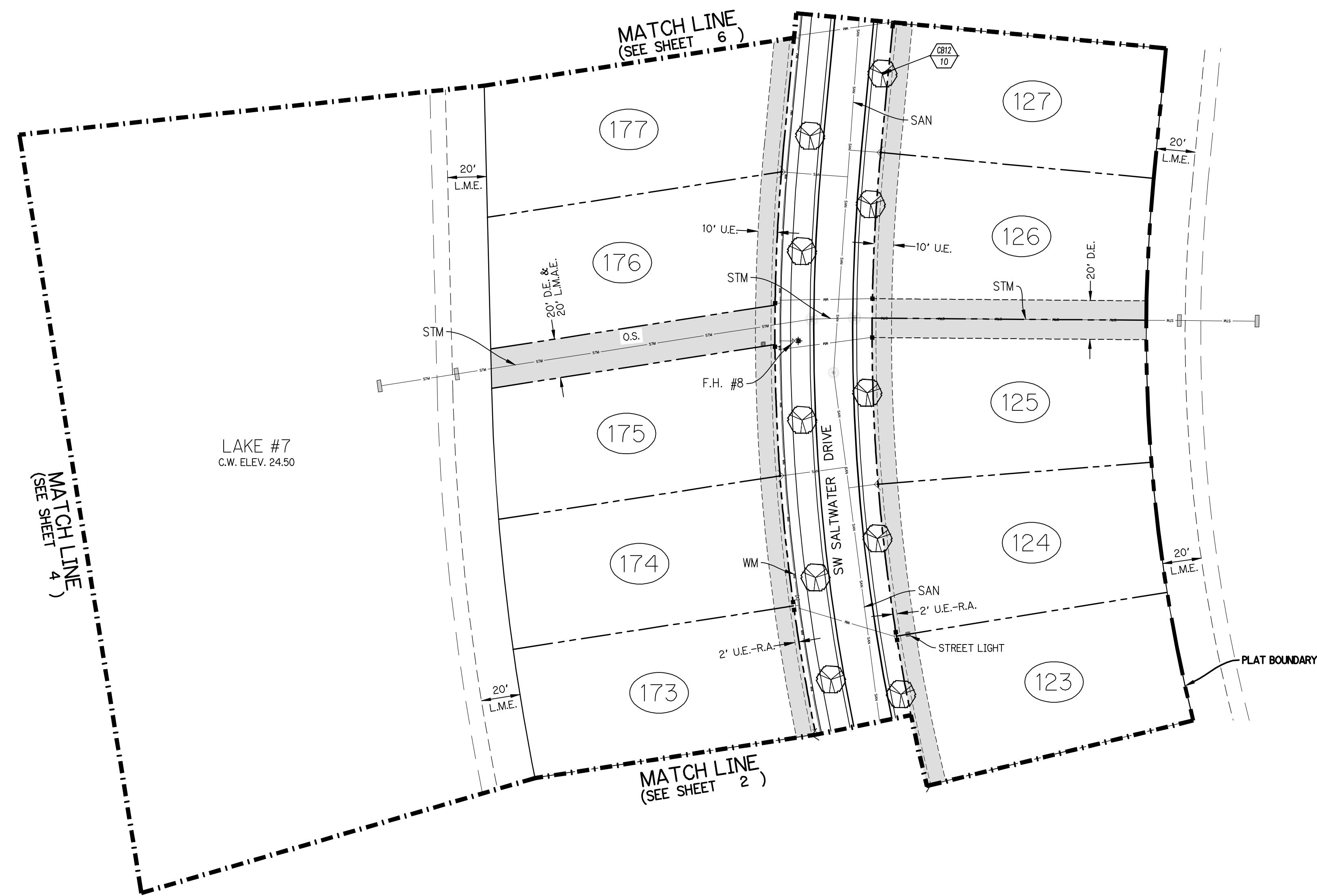
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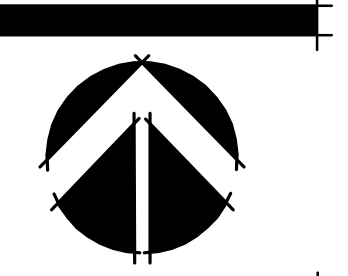
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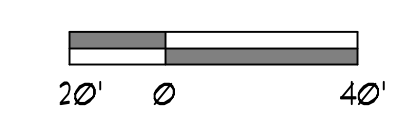
REVISIONS:
6.1.21 PSL Cmts
12.1.21 PSL Cmts
9.14.21 UM adjustment



Plant List (Sheet P3-7 Only)

SYM	QTY	NAME	SPECIFICATIONS
TREES			
CB12	10	Calophyllum brasiliense / Brazilian Beautyleaf	12' ht. x 5' spr., 2.5" cal., full canopy

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SHEET:
P3-7