

LANDSCAPE NOTES

ALL LANDSCAPING AND SITE IMPROVEMENTS SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE CITY OF PORT ST. LUCIE'S CHAPTER 153, LANDSCAPE AND LAND CLEARING CODE, CURRENT ADDITION AND ANY OTHER APPLICABLE CITY REGULATIONS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR CHANGES WITHOUT THE AUTHORIZATION OF THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE PLANS AND VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS.

THE LANDSCAPE CONTRACTOR BE RESPONSIBLE FOR ALL PERMITS RELATING TO HIS/HER WORK.

ALL LANDSCAPE PLANTED IN THE RIGHT-OF-WAY AND ON PRIVATE PROPERTY SHALL BE LOCATED SO THAT NO CONFLICT OCCURS WITH VEHICULAR SIGHT DISTANCES AT INTERSECTIONS AND AT DESIGNATED PEDESTRIAN CROSSWALKS.

NO FENCE, WALL, HEDGE, OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AND ELEVATIONS BETWEEN TWO (2) AND SIX (6) FEET ABOVE THE CROWN OF THE ROAD SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT IN ANY ZONING DISTRICT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TEN (10) FEET FROM THE EDGE OF A DRIVEWAY OR ALLEY. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN THE ABOVE DESCRIBED LIMITS OF INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT OR ABOVE SIX (6) FEET ABOVE THE ROADWAY INTERSECTION ELEVATION TO PREVENT OBSTRUCTION OF SIGHT LINES.

ALL LANDSCAPING SHALL BE LOCATED IN THE RIGHT-OF-WAY AND OR ON PRIVATE PROPERTY SO THAT NO CONFLICT OCCURS WITH DESIGNATED CITY DRAINAGE AND / OR UTILITY EASEMENTS, OVERHEAD AND UNDERGROUND UTILITY LINES AND OR UTILITY STRUCTURES. NO TREE ARE ALLOWED IN UTILITY EASEMENTS OR CLOSER THAN TEN FEET TO ANY CITY UTILITY LINES.

TREES AT ENTRANCEWAYS SHALL BE LIMBED UP TO MAXIMIZE SITE DISTANCE, CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 24" AND 8" . TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SITE LIGHTING.

PLANTING ISLANDS WITHIN AND ADJACENT TO PARKING AREAS SHALL BE FREE OF LIME ROCK AND OTHER FOREIGN MATERIALS TO A DEPTH OF 30" . IF NECESSARY, RECYCLED PLANTING SOIL MIXTURE SHOULD BE USED TO REPLACE UNSUITABLE SOIL, WHICH IS EXCAVATED.

THE SURFACE OF ALL AREAS TO RECEIVE LANDSCAPING WILL BE FINELY GRADED AND SET SO DIPS AND DEPRESSIONS ARE REMOVED AND POSITIVE DRAINAGE IS ACHIEVED. THE FINISHED GRADE OF SOD AND MULCH AREAS SHALL BE SET SO THAT MULCH WASHOUTS DO NOT OCCUR AND THERE IS A SMOOTH TRANSITION FROM PAVED SURFACES TO ADJACENT LAWN AREAS.

ALL TREES, SHRUBS AND GROUNDCOVER BEDS ARE REQUIRED TO BE MULCHED WITH A 3" MIN. THICK LAYER OF MULCH. TREES LOCATED IN TURF AREAS ARE REQUIRED TO HAVE A 3" THICK MULCHED WATERING RING PROVIDED AROUND THE TRUNK. THE TREE RING IS REQUIRED TO BE A MINIMUM DIAMETER OF 3' AROUND SMALL TREES AND 5' AROUND LARGE TREES, TO FACILITATE MOWING. MULCH SHALL BE KEPT THREE FEET AWAY FROM THE TRUNK.

ALL TREE STAKING MATERIALS SHALL BE LOCATED WITHIN MULCH BEDS AND OR RINGS.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PORT ST. LUCIE. IRRIGATION SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION WATER SOURCE SHALL BE WELL WATER OR SUCTION FROM AN ONSITE STORMWATER MANAGEMENT AREA. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AIR CONDITIONER, CONDENSERS, SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING WHICH MUST EXTEND ONE FOOT HIGHER THAN THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

NO LANDSCAPING SHALL BE LOCATED WITHIN 10' OF A CITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM OF 18" BELOW CITY UTILITY MAINS. (ALL MEASUREMENTS ARE TAKEN FROM OUTSIDE TO OUTSIDE)

NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.

ST. AUGUSTINE SOD WILL BE UTILIZED FOR ALL TURF AREAS, EXCEPT AS NOTED. BAHIA SOD WILL BE UTILIZED IN DRY RETENTION AREAS AND IN AREAS OF EXISTING TREES TO REMAIN.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL&L POWERLINES WILL COMPLY WITH THE FPL&L "RIGHT TREE, RIGHT PLACE" GUIDELINES.

GENERAL LANDSCAPE NOTES:

1. NO TREE OR OTHER INTRUSIVE ROOT PLANTINGS SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY MAIN. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM OF 18" BELOW CITY UTILITY MAINS (ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE).

2. NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING OR PROPOSED WATERWASTERWATER UTILITY LINES.

3. ALL LANDSCAPE MATERIAL TO BE FL NO. 1.

4. ALL LANDSCAPING MEETS FDOT CLEAR ZONE AND SIGHT DISTANCE CRITERIA.

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

6. BERMS AND STRUCTURAL LANDSCAPE FEATURES SUCH AS ROCK, FOUNDATIONS, SCULPTURE, DECORATIVE WALL AND TREE WELLS AND GENERALLY NOT ALLOWED IN PSLUSD EASEMENTS, BUT MAY BE REVIEWED ON A CASE BY CASE BASIS.

7. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUSIDE, NOT CENTERLINE TO CENTERLINE. EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.

8. TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY PSLUSD MAINS OR APPURTENANCES.

9. NO LANDSCAPING OTHER THAN SOD GRASSES MAY BE PLANTED WITHIN A 5' RADIUS MAINTENANCE AREA OF ANY PSLUSD APPURTENANCE SUCH AS WATER METERS, BACKFLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS, AND MANHOLES, AIR RELEASE VALVES, ETC.

10. ALL LANDSCAPING WITHIN PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PSLUSD) UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES. TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.

LANDSCAPE IRRIGATION NOTES:

A. ALL AREAS TO RECEIVE 100% IRRIGATION COVERAGE

B. ALL ZONES TO BE AUTOMATICALLY CONTROLLED

C. CLOCKS 101 HAVE AUTOMATIC "RAIN SENSORS"

D. WATER SOURCE MAY BE POTABLE OR WELL AND SHALL BE DETERMINED AT TIME OF BUILDING PERMIT APPLICATION.

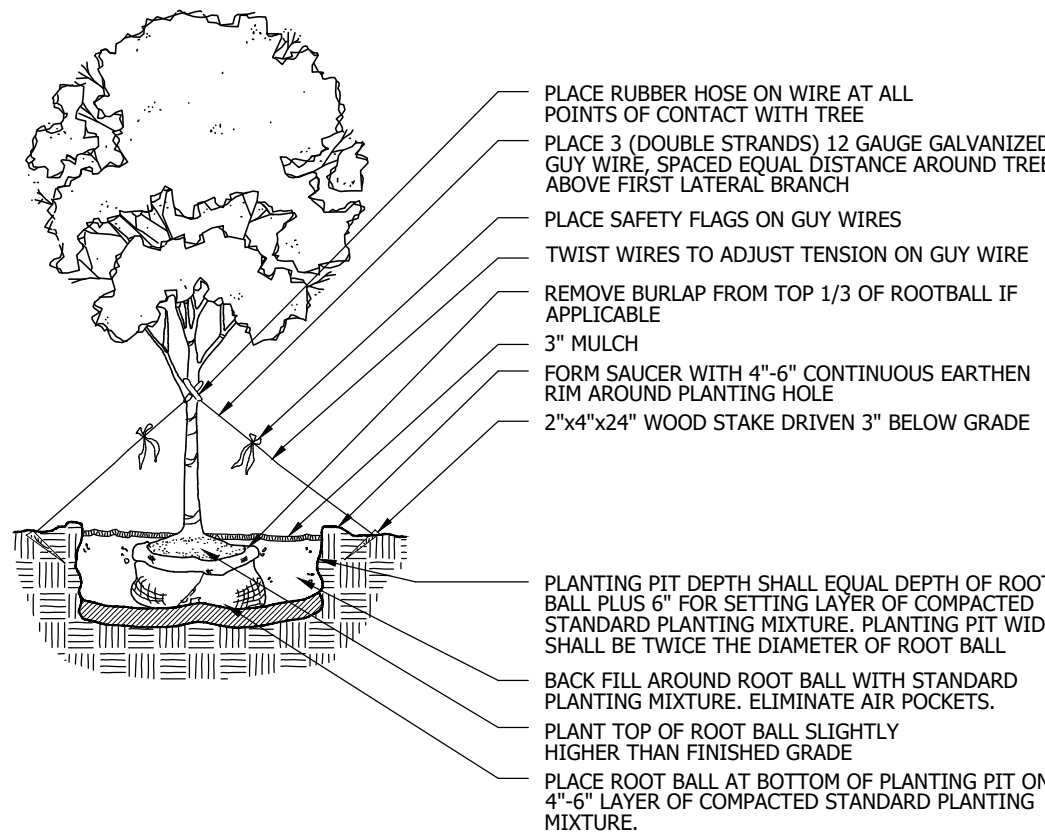
E. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ACCEPT RECLAIMED WASTEWATER ONCE IT BECOMES AVAILABLE TO THE PROPERTY.

NO LIGHT POLE OR ASSOCIATED CONDUIT SHALL BE LOCATED WITHIN 5' OF A PSLUSD FACILITY.

PLANT SCHEDULE

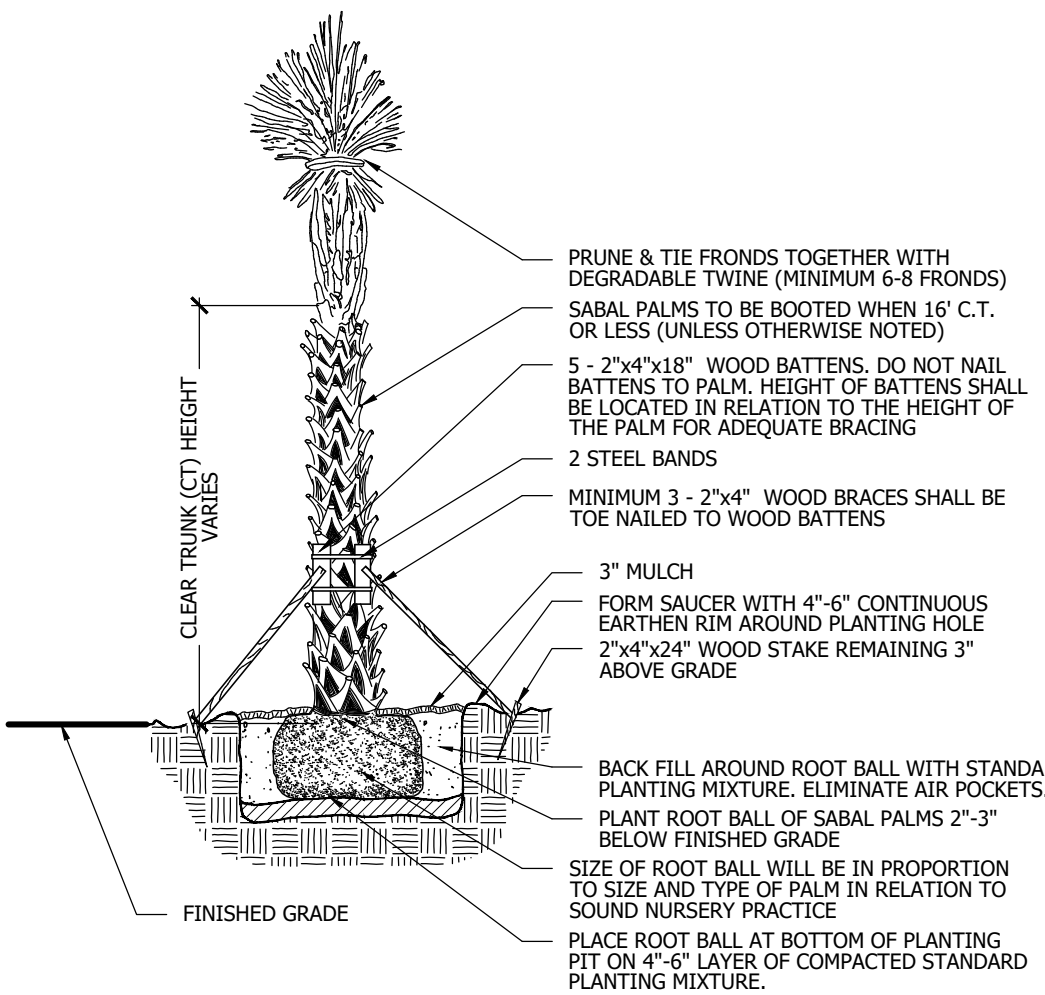
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
CV	2	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	45 GAL	2" CAL	15" O.A.	N	FULL & THICK
CE	5	CONOCARPUS ERECTUS	BUTTONWOOD	15 GAL	2.5" DBH	6' HT.	Y	FULL CANOPY
ED	7	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	45 GAL	3" CAL	12' OA	N	CONICAL, FULL TO BASE, MATCHED
LJ45	12	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL	1" EA	6' HT., 6" SPD.	N	MULTI-STEM, LIMB UP 2.5'
LJ65	7	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 GAL	3 TRK MIN., 1"-2" CAL. EA.	8' HT., 8' SPRD.	N	FULL CANOPY, 4" CT., MULTI-TRUNK, FLORIDA FANCY
QV2	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	FIELD GROWN	10"-12" MIN.	25' O.A.	Y	FLORIDA #1, DOUBLE DUG ROOT BALL
QV*2	4	QUERCUS VIRGINIANA 'SKY CLIMBER'	SKY CLIMBER LIVE OAK	NA	3" CAL	12'-14' OA	Y	FULL CANOPY, DOUBLE DUG
TAB	2	TABEBUIA IMPETIGENOSA	PURPLE TRUMPET TREE	65 GAL MIN	4"-5" CAL	14' HT., 6' SPD.	N	FULL CANOPY, FF
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
PH5	2	PHOENIX SYLVESTERIS	SYLVESTER DATE PALM	FIELD GROWN	NA	18" C.T.	N	MATCHED,THICK TRUNK, FANCY CUT TRUNK
RE*	6	ROYSTONEA ELATA	ROYAL PALM	FIELD GROWN	NA	18' CT	Y	FULL CANOPY, FLORIDA FANCY
SP2*	19	SABAL PALMETTO	CURVED CABBAGE PALM	NA	NA	12', 18', 24' CT, STGG	Y	STRONG, UNIQUE CURVES, SLICK TRUNKS
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CI	65	CHRYSOBALANUS ICACO	RED TIP COCOPLUM	7 GAL	3" X 2'	2.5" OC	Y	FULL & THICK
CLD	23	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	15 GAL	5"-6" O.A	3'-4' O.C.	N	FULL & THICK, FLORIDA FANCY
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CI2	170	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	7 GAL	3' OA	2.5" OC	Y	FULL & THICK
CL7	48	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL	3' X 2'	3' OC	Y	FULL & THICK, FLORIDA FANCY
CLN	260	CLUSIA GUTTIFERA 'NANA'	DWARF CLUSIA	3 GAL	2' X 2'	2' OC	Y	FULL & THICK, FLORIDA FANCY
CES2	371	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	3 GAL	2.5" X 2.5'	2.5" OC	Y	FULL & THICK
FG	332	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	2' X 2'	2' OC	N	FULL & THICK, FLORIDA FANCY
IX3	602	IXORA X 'MAUI YELLOW'	YELLOW MAUI IXORA	3 GAL	2' X 2'	2' OC	N	FULL & THICK
MUH	274	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	2' X 2'	2' OC	Y	FULL & THICK
PD	285	PODOCARPUS MACROPHYLLUS 'MAKI'	MAKI PODOCARPUS	3 GAL	2' X 2'	2' OC	N	FULL & THICK
ZF	81	ZAMIA FLORIDANA	COONTIE	3 GAL	24" X 30"	3' O.C.	Y	FULL & THICK

PLANTING DETAILS



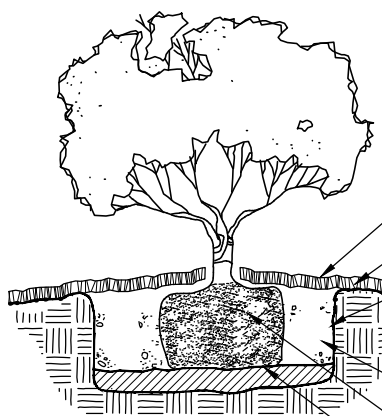
LARGE TREE PLANTING DETAIL

NTS



PALM PLANTING DETAIL

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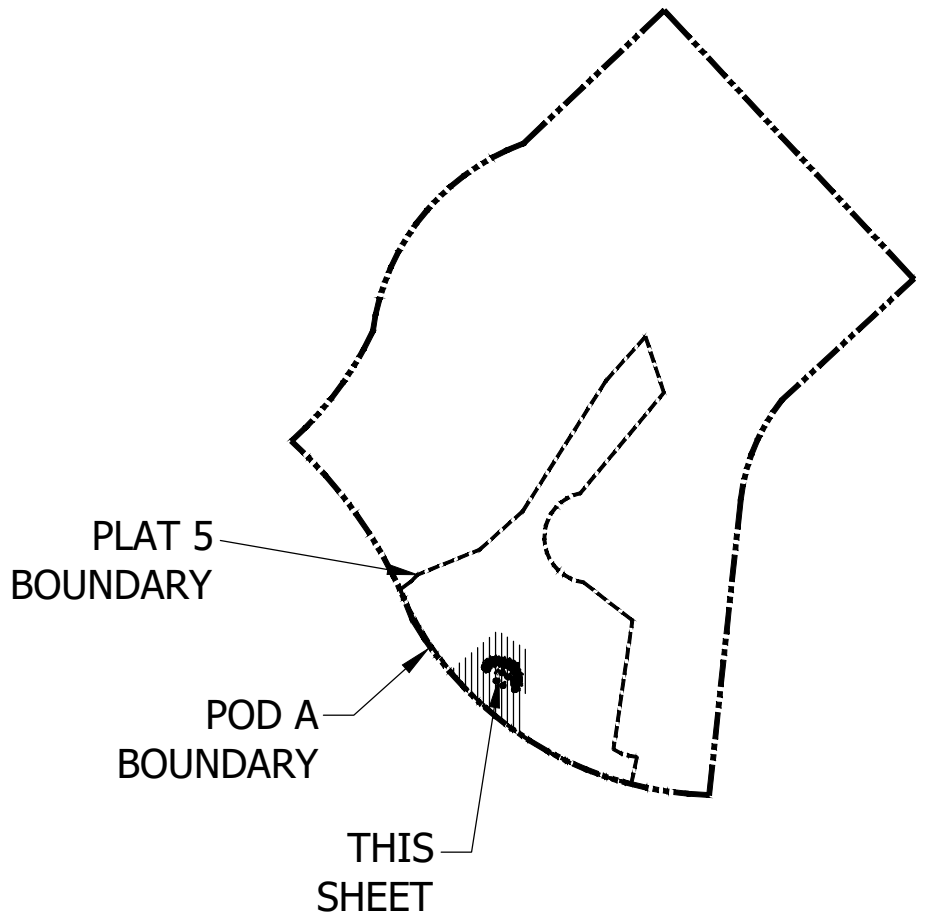


SHRUB/GROUNDCOVER PLANTING DETAIL

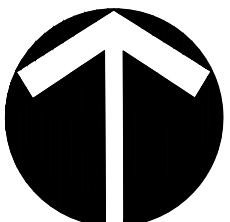
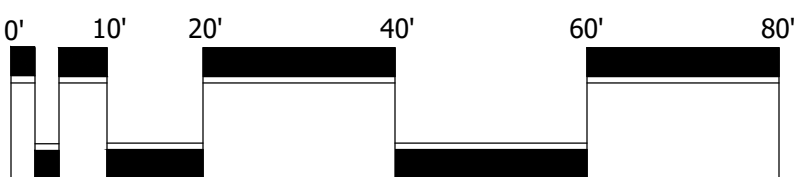
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KEY MAP

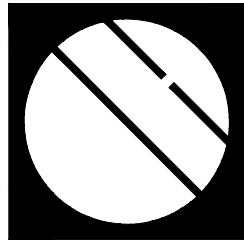


PSLUSD PROJ# 11-652-30F-2
PSL PROJ# P21-068
POD A PLAT 5
MAIL KIOSK
LANDSCAPE PLAN



Scale: 1" = 20'-0"

North



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APPROVED _____ DTS
JOB NUMBER _____ 17-0201
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SHEET **1** OF **1**

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