

LANDSCAPE DATA

EXISTING ZONING:	PUD
EXISTING LAND USE:	RGC
	SF AC
TOTAL SITE AREA	28,521 0.65

LOT TREE REQUIREMENTS

LOTS	REQUIRED	PROVIDED
LOT 403 - WINDERMERE	3	3
LOT 404 - ADELINE	3	3
LOT 406 - VILLA MODEL	2	2

VUA LANDSCAPE REQUIREMENTS

TREES	REQUIRED	PROVIDED
LOT 405 - 1 TREE PER ISLAND	2	2
LOT 405 - 8 PERIMETER TREES	8	8

PROJECT TEAM

OWNER/CLIENT: RYAN HOMES 1450 CENTREPARK BLVD, SUITE 340 WEST PALM BEACH, FL 33406 561-720-1349	ENGINEER: THOMAS ENGINEERING 125 W. INDIANTOWN ROAD, SUITE 206 JUPITER, FL 33458 561.203.7503
LANDSCAPE ARCHITECT/PLANNER: COTLEUR & HEARING, INC. 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 561.515.4450	SURVEYOR: GEOPOINT SURVEYING, INC 4152 W BLUE HERON BLVD STE 105 RIVIERA BEACH, FL 33404 561.444.2720

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
CLDS	1	CLUSIA GUTTIFERA	CLUSIA TREE	45 GAL	2.5" CAL	14' HT X 5' SPRD	Y	FULL CANOPY, STANDARD, 4' CT, FF
CE	9	CONOCARPUS ERECTUS	GREEN BUTTWOOD	45 GAL	2.5" CAL	12' -14' HT X 6' -8' SPRD	Y	FULL CANOPY, SINGLE STRAIGHT TRUNK
CE5	1	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTWOOD	45 GAL	2.5" CAL	12' HT X 5' SPRD	Y	FULL CANOPY, STANDARD, SINGLE TRUNK, FF
ED	4	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	45 GAL	2.5" CAL	12' HT X 5' SPRD	N	CONICAL, FULL TO BASE, MATCHED, FF
LJ45	3	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL	1" CAL	6' HT X 6' SPRD	N	FULL CANOPY, MULTI-STEM, LIMB UP, FF
QV1	2	QUERCUS VIRGINIANA 'SKY CLIMBER'	SKY CLIMBER LIVE OAK	FIELD GROWN	4" CAL	14' HT	Y	FULL CANOPY, DOUBLE DUG ROOT BALL, SKY CLIMBER, FF

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
PEA	4	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	FIELD GROWN	NA	8' CT	N	FULL CANOPY, MATCHED, FF

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
BG	3	BOUGAINVILLEA 'PALM BEACH PURPLE'	PALM BEACH PURPLE BOUGAINVILLEA	7 GAL	3' X 3'	AS	N	FULL, SPECIMEN, DENSE FOLIAGE ONLY, FF
CM3	16	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET NATAL PLUM	3 GAL	2' X 2'	2' OC	N	FULL & THICK, FF
CI	52	CHRYSOBALANUS ICACO	RED TIP COCOPLUM	7 GAL	3' X 3'	3' OC	Y	FULL & THICK, FF
CLG	72	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL	3' X 3'	3' OC	Y	FULL & THICK, FF
CLN	22	CLUSIA GUTTIFERA 'NANA'	DWARF CLUSIA	3 GAL	2' X 2'	2' OC	N	FULL & THICK, FF
CC	10	CODIAEUM VARIEGATUM 'CONGO'	CONGO CROTON	7 GAL	3' X 3'	3' OC	N	FULL & THICK, FF
CVP	18	CODIAEUM VARIEGATUM 'PETRA'	PETRA CROTON	7 GAL	3' X 3'	3' OC	N	FULL & THICK, FF
DS	2	DRACAENA SURCULOSA	DRACAENA	7 GAL	2' X 3'	AS	N	FULL & THICK, FF
FG3	110	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	2' X 2'	2' OC	N	FULL & THICK, FF
VFA	1	FURCRAEA FOETIDA 'VARIEGATA'	VARIEGATED FALSE AGAVE	15 GAL	4' -5' OA	AS	N	FULL, SPECIMEN, FF
FAG	1	FURCRAEA GIGANTEA	FALSE AGAVE	15 GAL	4' X 4'	AS	N	FULL & THICK, FF
IXY	10	IXORA 'MAUI YELLOW'	YELLOW MAUI IXORA	3 GAL	3' X 3'	3' OC	N	FULL & THICK, FF
IXN	28	IXORA 'NORA GRANT'	PINK IXORA	3 GAL	3' X 3'	3' OC	N	FULL & THICK, FF
LJ7	20	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	7 GAL	3' X 3'	3' OC	N	FULL & THICK, FF
LA	51	LIRIOPE MUSCARI 'AZTEC'	AZTEC LIRIOPE	1 GAL	2' X 2'	2' OC	Y	FULL & THICK, FF
PD	38	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PRINGLES PODOCARPUS	1 GAL	1' X 1'	1' OC	N	FULL & THICK, FF
PMC	3	PODOCARPUS MAKII	PODOCARPUS COLUMN	15 GAL	5' -6' OA	AS	N	FULL & THICK, COLUMN, FF
PM7	29	PODOCARPUS MAKII	PODOCARPUS	7 GAL	3' X 3'	3' OC	N	FULL & THICK, FF

GENERAL NOTES

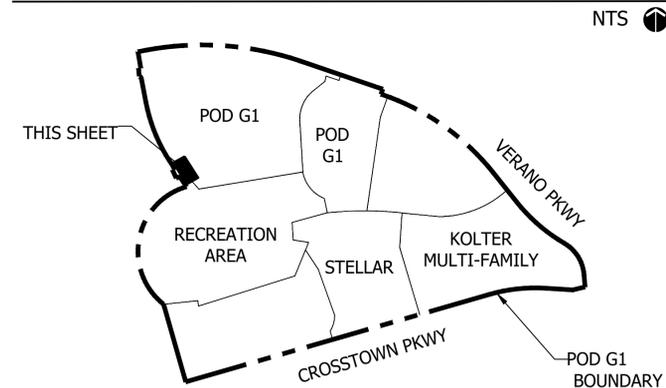
THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIALTY IMPACT FEES, UPLAND PRESERVE FEES, AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.

NO LANDSCAPING OTHER THAN SOD GRASSES SHALL BE PLACED WITHIN 5' OF ANY PSLUSD WATER METER OR CLEANOUT.

NO TREE SHALL BE PLACED WITHIN 10' OF ANY PSLUSD FACILITY.

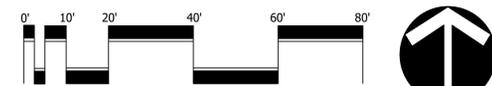


KEY MAP



APPROVED BY CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE
CONDITIONS: YES NO
DATE: 6/23/23

PSLUD # 11-652-36E-1
PSL PROJ # P23-036
MODEL ROW
LANDSCAPE PLAN



Scale: 1" = 20'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
www.cotleurhearing.com
Lic# LC-C000239

VERANO POD G1
Port Saint Lucie, Florida

DESIGNED	TJB
DRAWN	TJB
APPROVED	LAH / DTS
JOB NUMBER	22-0504
DATE	02-13-23
REVISIONS	03-14-23
	05-23-23

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRASSES AND STANDARDS FOR NURSERY PLANTS PARTS 1 & 11, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADVISORY ROOT SYSTEMS. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR FLORIDA VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

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 OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND 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.

MULCH SHALL BE SHREDDED CYPRESS MULCH. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3" EXCEPT FOR THOSE SPECIFIC SITUATIONS SHOWN BELOW IN SECTIONS 2.3 & 4.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. 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: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM. TABLET FERTILIZER (AGRIFORM OR SODAL) SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS* (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

*"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF .5 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS. COMPACT LAYER OF TOPSOIL IN PIT WITH A SLIGHTLY DISHED GRADE TO CENTER.

BACKFILL AROUND BALL WITH TOPSOIL AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF TOPSOIL BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WITH THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BENDS.

EXCAVATE PIT OR TRENCH TO 2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF TOPSOIL IN BOTTOM BEFORE PLACING PLANTS. BACKFILL AROUND PLANTS WITH PLANTING MIXTURE, COMPACT TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH. PURPLE QUEEN GROUNDCOVER, IF SPECIFIED, SHALL ONLY RECEIVE 1" OF MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRASS, MOWING AND TRIMMING, GRASS, PRUNING TREES AND SHRUBS, PROTECT FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

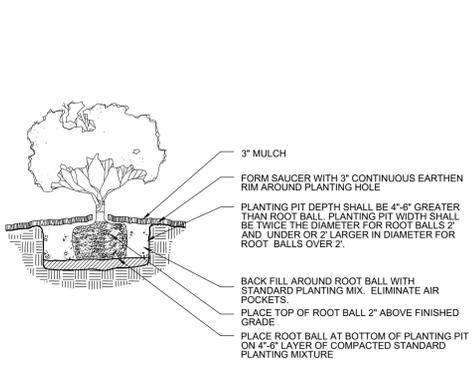
NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TOPPED GRASS/PANICUM ARE PRESENT, THEY SHALL BE REMOVED PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

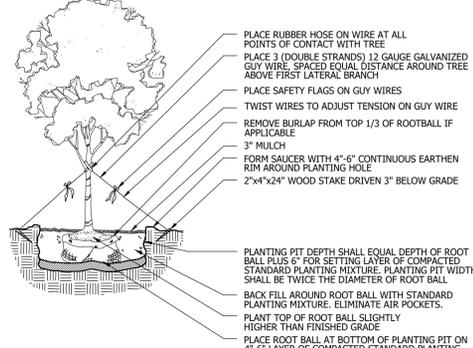
ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELK ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

PLANTING DETAILS



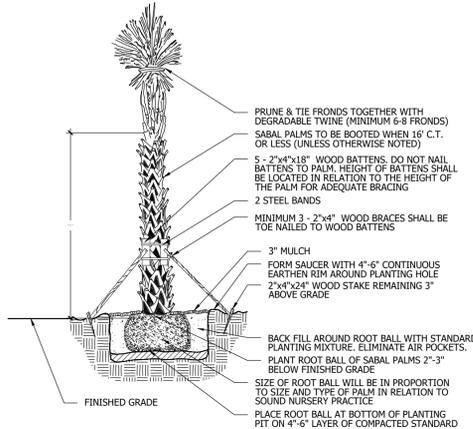
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



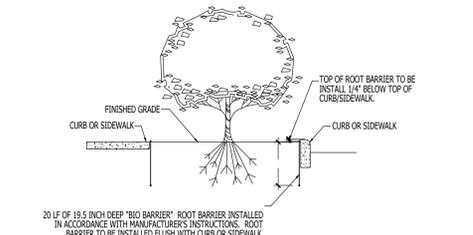
LARGE TREE PLANTING DETAIL

NTS



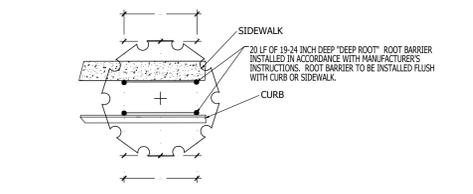
PALM PLANTING DETAIL

NTS



ROOT BARRIER DETAIL

NTS



ROOT BARRIER DETAIL

NTS

THE CITY OF PSL WILL ALLOW STREET TREES WITHOUT ROOT BARRIERS AS LONG AS THEY ARE A MINIMUM OF 4 FEET FROM THE EDGE OF BOTH THE SIDEWALK AND CURB. THIS MEANS THE TREE LAWN MUST BE NO LESS THAN 8'.

ROOT BARRIER SHALL BE USED WHEN A STREET TREE IS LESS THAN 4' FROM THE EDGE OF A SIDEWALK AND/OR LESS THAN 4' FROM THE EDGE OF A CURB. (MEASUREMENT IS FROM OUTSIDE TO OUTSIDE)

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 IS 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 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 AND ADJACENT TO PARKING AREAS SHALL BE FREE OF LINE 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.

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 F89L POWERLINES WILL COMPLY WITH THE F89L "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 WASTEWATER/UTILITY LINES.

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

4. ALL LANDSCAPING MEETS FOOT 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 PSLUD EASEMENTS, BUT MAY BE REVIEWED ON A CASE BY CASE BASIS.

7. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE, 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 PSLUD MAINS OR APPURTENANCES.

9. NO LANDSCAPING OTHER THAN SOD 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, AND MANHOLES, AIR RELEASE VALVES, ETC.

10. NO LANDSCAPING SHALL BE PLANTED IN A MANNER THAT WOULD ADVERSELY AFFECT UTILITY EASEMENTS, LANDSCAPING SHALL BE IN COMPLIANCE WITH CHAPTER 153 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES, PSLUD TECHNICAL SPECIFICATIONS AND POLICIES.

LANDSCAPE IRRIGATION NOTES:

- A. ALL AREAS TO RECEIVE 100% IRRIGATION COVERAGE
- B. ALL ZONES TO BE AUTOMATICALLY CONTROLLED
- C. CLOCK TO HAVE AUTOMATIC TRAIN 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 PSLUD FACILITY.



Cotleur & Hearing

Landscpe Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458

www.cotleurhearing.com

Lic# LC-C000239

VERANO POD G1

Port Saint Lucie, Florida

DESIGNED	TJB
DRAWN	TJB
APPROVED	LAH / DTS
JOB NUMBER	22-0504
DATE	02-13-23
REVISIONS	03-14-23
	05-23-23

PSLUD # 11-652-36E-1 PSL PROJ # P23-036 MODEL ROW LANDSCAPE DETAILS

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