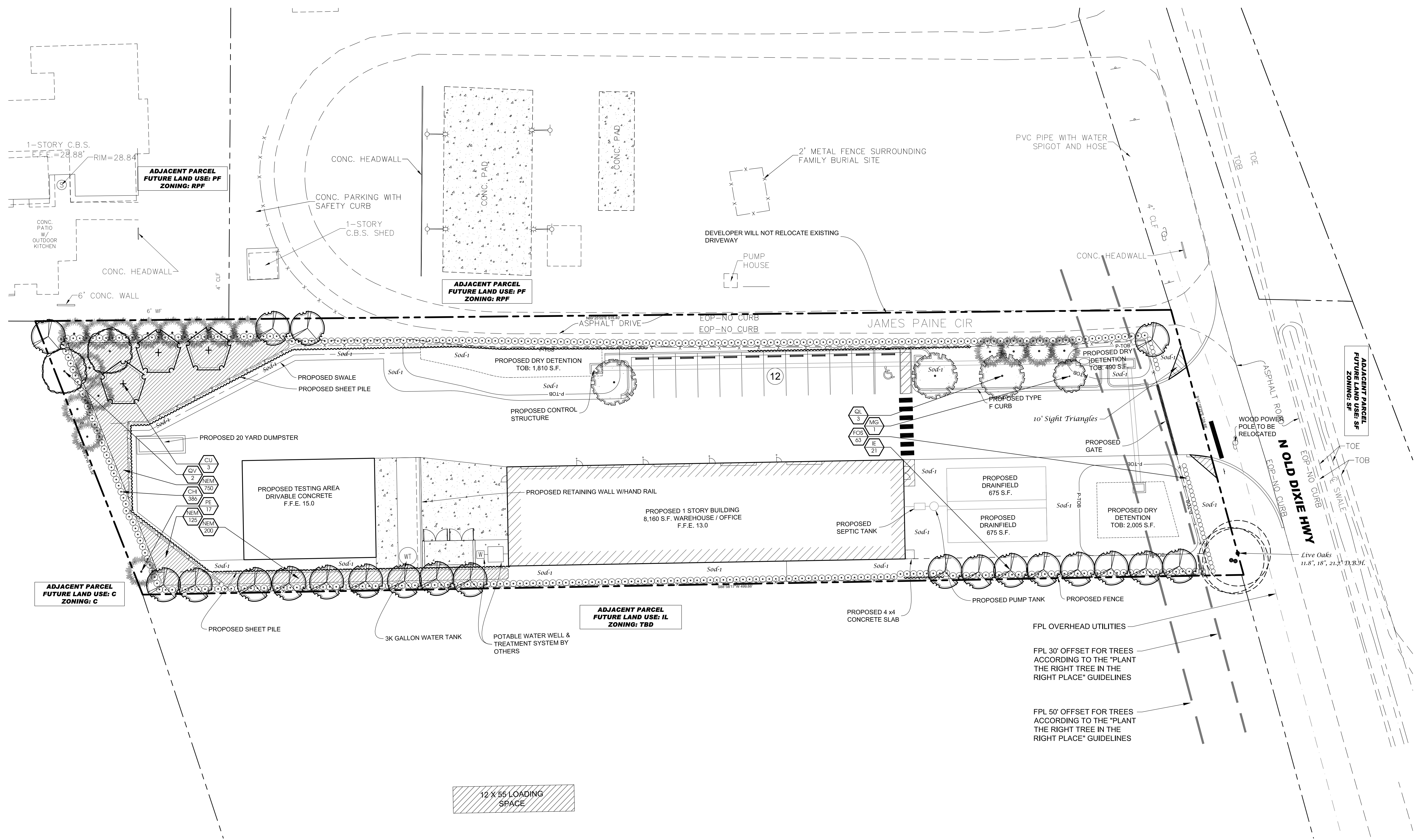


**Blackwater Technical Services**

Old Dixie Highway  
 Town of St. Lucie Village, Florida



Jeffrey W. Smith, RLA  
 Florida Registration Number:  
 LA 0001635

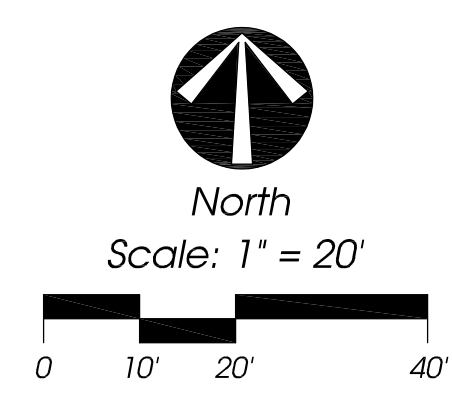
Job No. 25-0102  
 Drawn By JWS  
 Submittal Dates 2-6-2025

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

L-1 2  
 Sheet of

**Landscape Plan**



# Landscape Specifications

- All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
- Underpinning or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
- Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
- Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
- The contractor shall verify the location of underground utilities prior to commencing work on any project area.
- Mulch planting areas with 3" layer of Metaleuca, Eucalyptus, or Enviro mulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
- All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
- Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
- Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
- Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as BDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Aqiform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

- 1 Gallon 1 Tablet
- 3 Gallon 2 Tablets
- 25 Gallon & B&B Trees 2 per 1" caliper

- All planting and sod areas (Except Bahá Sod) to be irrigated to provide 100% coverage with an automatic irrigation system. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
- Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as needed to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by County and project is released by the General Contractor to Client.
- Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
- Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrum secundatum Floritum (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
- Maintain positive drainage, no planting is to block drainage.
- Drainage Testing

Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.

- Dig each planting pit to the minimum specified size.
- Fill the planting pit with 12" to twelve inches of water. If the water level in the planting pit drops (1") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
- When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
- Discard all material removed from the drainage channel.
- When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

## NOTES:

- Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
- All fertilizers shall meet the St. Lucie County fertilizer ordinance.

# Landscape Data

3.6.4.(B)(1)(a) - Perimeter Landscaping Adjacent to Dixie Highway Right-of-way (East Buffer)

Total Length = 126'  
Trees  
Required - (1 Tree/30 l.f.) - 126 l.f./30 = 4 Trees  
Provided - 4 Trees  
3 Existing Trees + 1 Planted = 4 Trees

Shrubs  
Required - Continuous Hedge 2' O.C. = 63 Shrubs  
Provided - 63 Shrubs

3.6.4.(B)(2)(a) - Perimeter Landscaping Abutting Adjacent Property (South Buffer)

Total Length = 503'  
Trees  
Required - (1 Tree/30 l.f.) - 503 l.f./30 = 17 Trees  
Provided - 17 Trees

Shrubs  
Required - Continuous Hedge 3' O.C. = 168 Shrubs  
Provided - 168 Shrubs

3.6.4.(B)(2)(a) - Perimeter Landscaping Abutting Adjacent Property (North Buffer)

Total Length = 519'  
Trees  
Required - (1 Tree/30 l.f.) - 519 l.f./30 = 17 Trees  
Provided - 17 Trees

Shrubs  
Required - Continuous Hedge 3' O.C. = 173 Shrubs  
Provided - 173 Shrubs

3.6.4.(B)(2)(a) - Perimeter Landscaping Abutting Adjacent Property (West Buffer)

Total Length = 135'  
Trees  
Required - (1 Tree/30 l.f.) - 135 l.f./30 = 5 Trees  
Provided - 5 Trees

Shrubs  
Required - Continuous Hedge 3' O.C. = 45 Shrubs  
Provided - 45 Shrubs

## \*Planting Under Utility Lines

Note: No tree shall be planted where it could, at mature height, conflict with overhead power lines.

This plan is designed to meet the requirements of FPL Plant the right tree in the right place.

# Plant List

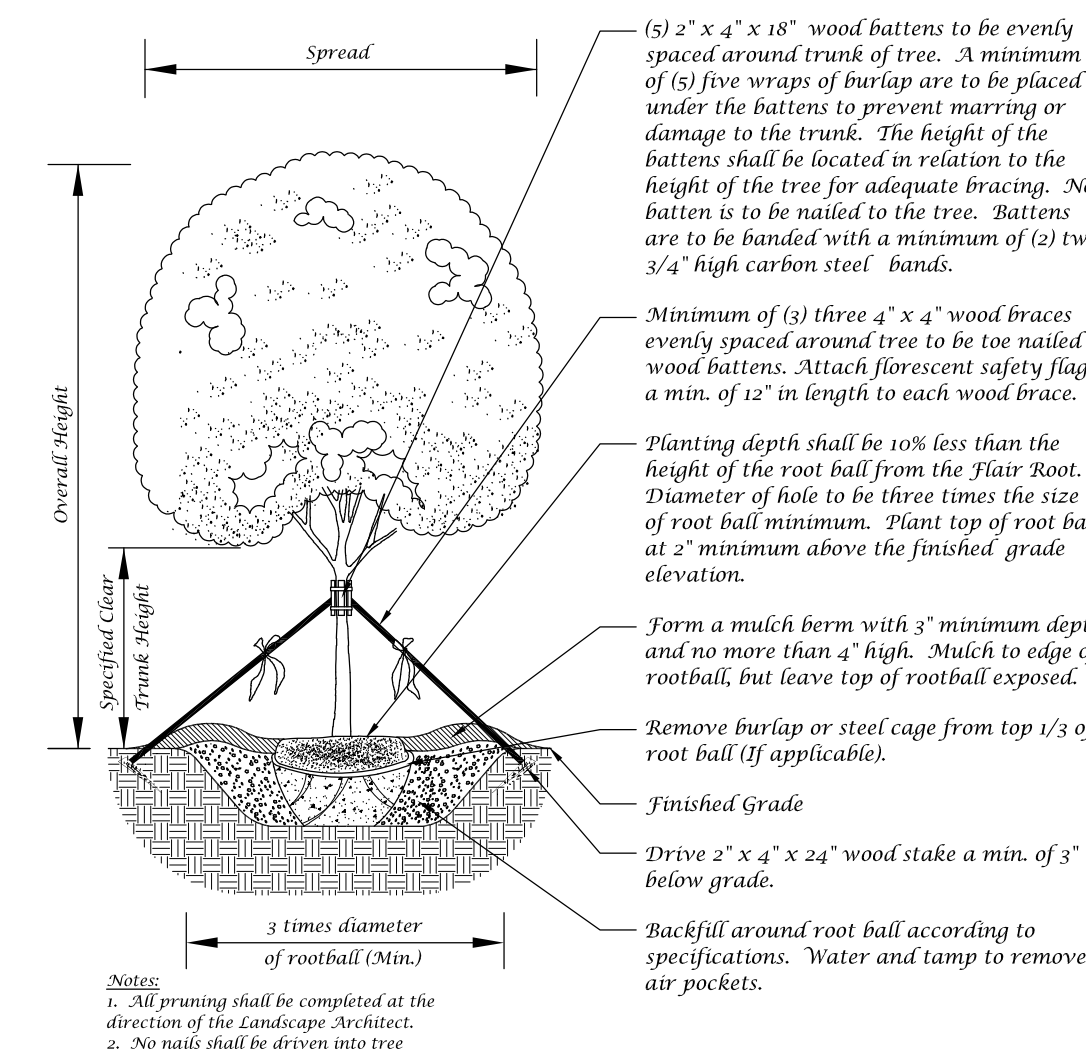
QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	DROUGHT TOLERANCE
<b>CANOPY / ORNAMENTAL TREES</b>							
3	CV*	COCOLUBA UVIFERA	SEAGRAPE TREE	12' x 5', 2' D.B.H.	A.S.	FULL CANOPY, 5' C.T. MN.	HIGH
21	IE*	ALEX ATTENUATA EAGLESTON	ALEX ATTENUATA EAGLESTON	12' x 5', 2' D.B.H.	A.S.	FULL CANOPY, 5' C.T. MN.	HIGH
1	MG*	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	12' x 5', 2' D.B.H.	A.S.	FULL CANOPY, 5' C.T. MN.	HIGH
17	PE*	PINUS ELLIOTTI DENSA	SOUTH FLORIDA SLASH PINE	12' x 5', 2' D.B.H.	A.S.	FULL CANOPY, 5' C.T. MN.	HIGH
3	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2' D.B.H.	A.S.	FULL CANOPY, 5' C.T. MN.	HIGH
2	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2' D.B.H.	A.S.	FULL CANOPY, 5' C.T. MN.	HIGH
<b>SHRUBS / GROUNDCOVERS / VINES / SOD</b>							
386	CH*	CHRYSOBALANUS ICACO	COCOLPUM	#7, 42" x 24"	2' O.C.	FULL & THICK	HIGH
63	FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 18" x 18"	2' O.C.	FULL & THICK	HIGH
325	NEM*	NEPHROLEPIS BISERRATA MACHO	MACHO FERN	#3, 18" x 18"	2' O.C.	FULL & THICK	HIGH
SOD-1		PASPALUM NOTATUM	BAHIA SOD			SEE SPECS	HIGH
			* = Florida Native				

1. D.B.H. IS MEASURED 4" ABOVE GRADE
2. ALL AREAS NOT MULCHED FOR INDIVIDUAL PLANT MATERIALS AND PLANTING BEDS SHALL BE SODDED. NO EXPOSED SOIL AREAS SHALL REMAIN ON SITE. THIS INCLUDES ALL OPEN AREAS, LAKE BANKS, DRY RETENTION AREAS, DRY DETENTION AREAS, AND ANY OTHER AREAS NOT COVERED BY IMPERVIOUS MATERIALS OR PLANTING MATERIALS.

# General Notes

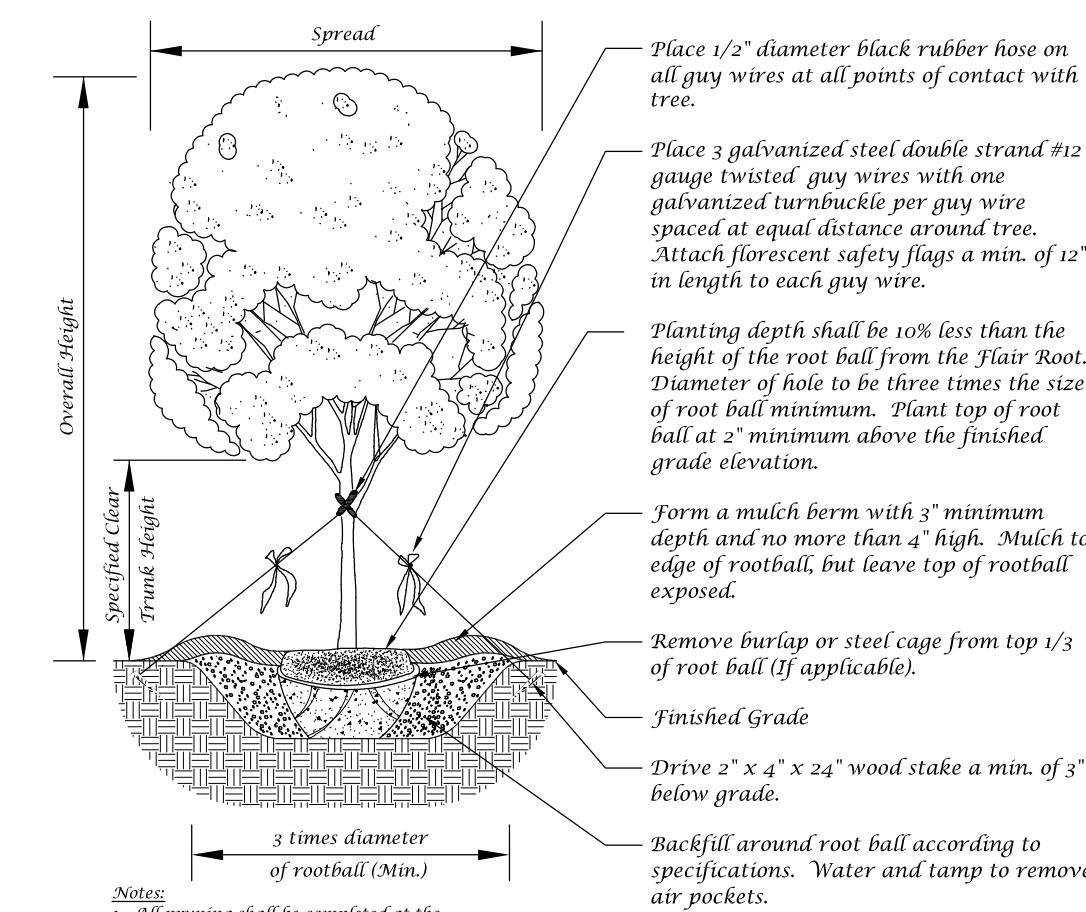
- No plant substitutions can be made without the Town of St. Lucie Village's approval.
- All required landscape improvements must be inspected and approved by the Town of St. Lucie Village prior to the issuance of a Certificate of Occupancy.
- Any existing landscaping, sod, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection.
- All prohibited, exotic and invasive species shall be removed from the entire site prior to issuance of certificate of occupancy.
- Planting adjacent to fire hydrants is to have a minimum clear radius of 7.5' as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants. All fire hydrants and fire check valves shall have a minimum of 7.5' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.
- Trees of species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than twelve (12) feet to such public roads or works, unless the tree root system is completely contained with a barrier for which the minimum dimensions shall be seven (7) feet from trunk in all directions and for which the construction requirements shall be four (4) inch thick concrete reinforced with number six (6) road mesh (6.6.6) or equivalent.

# Landscape Details



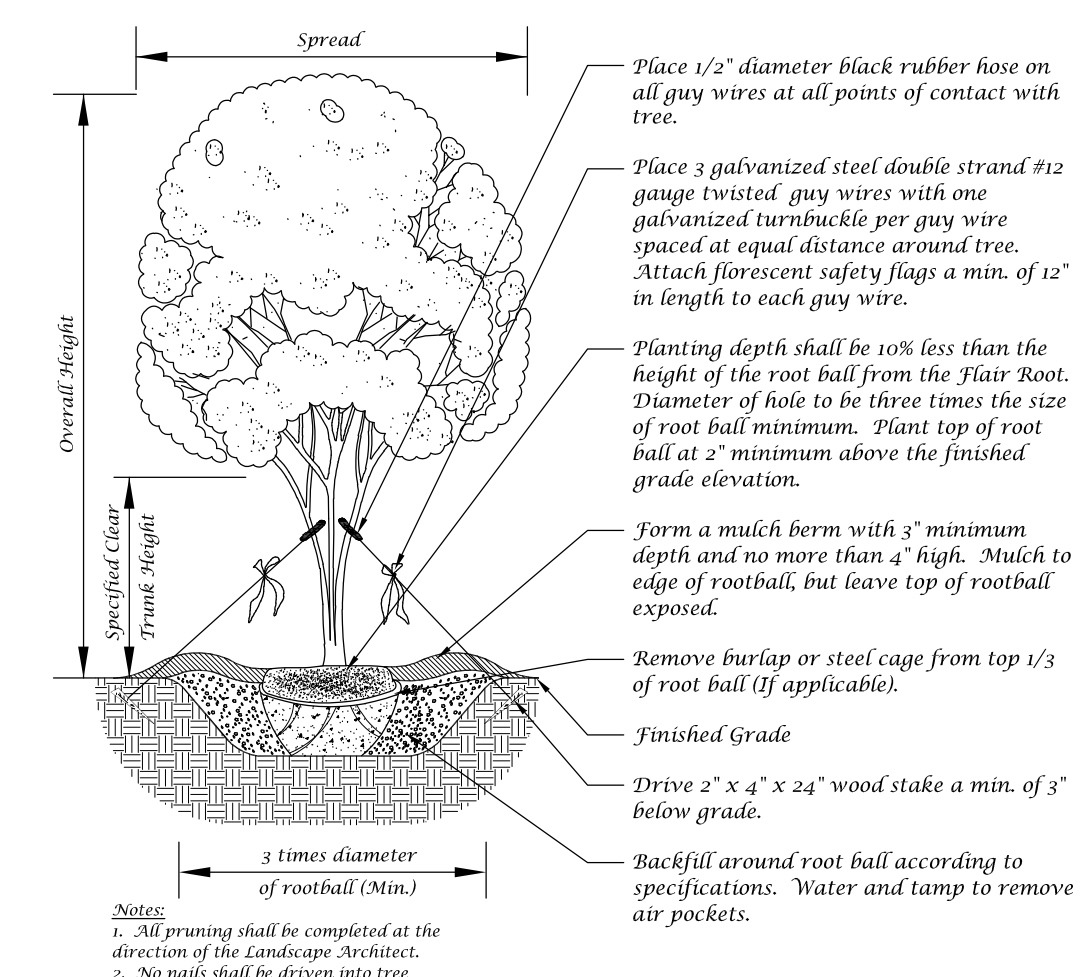
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



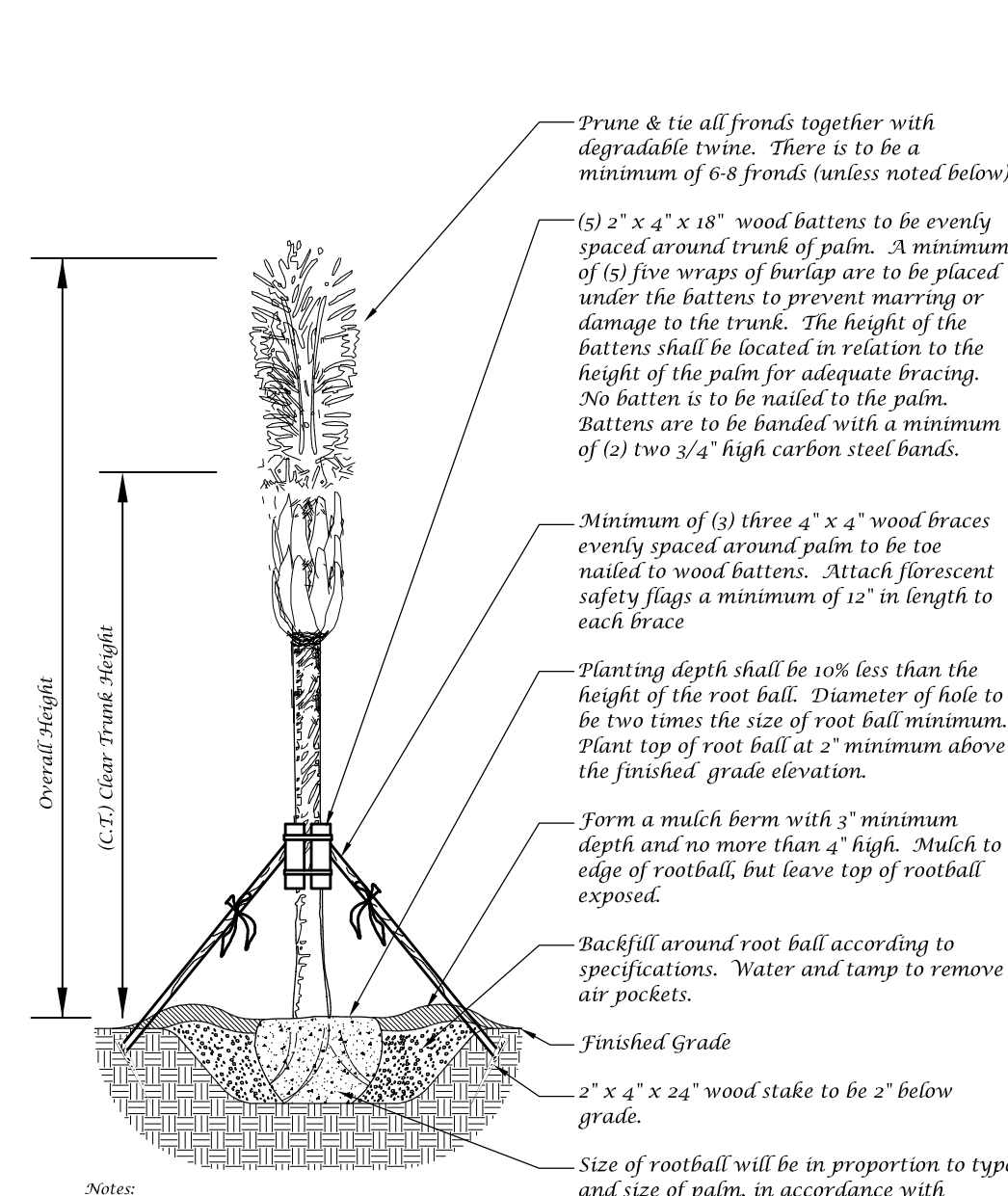
Tree Planting Detail

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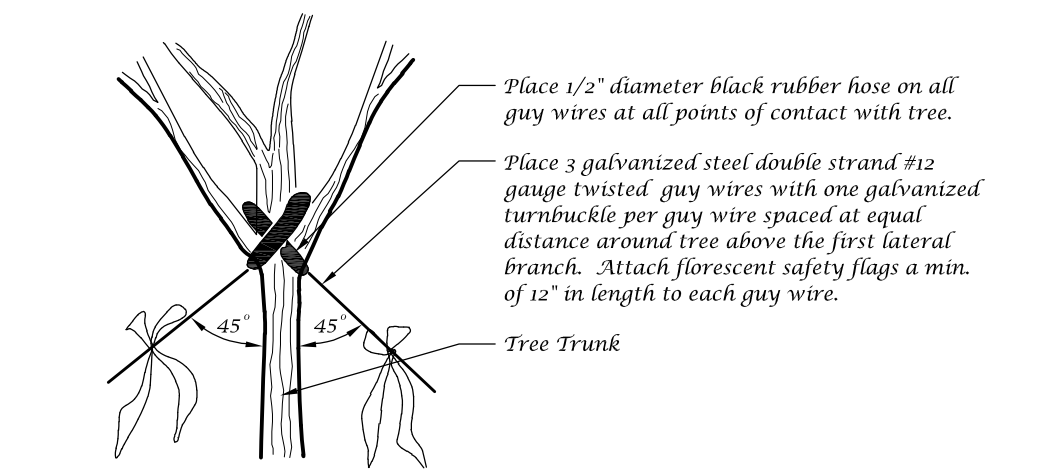
Multi-Trunk Tree Planting Detail

Not to Scale



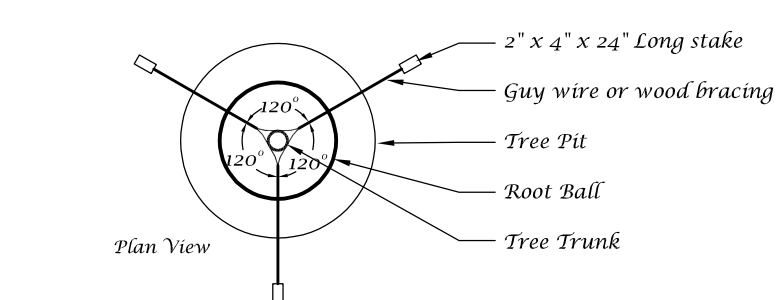
Palm Planting Detail

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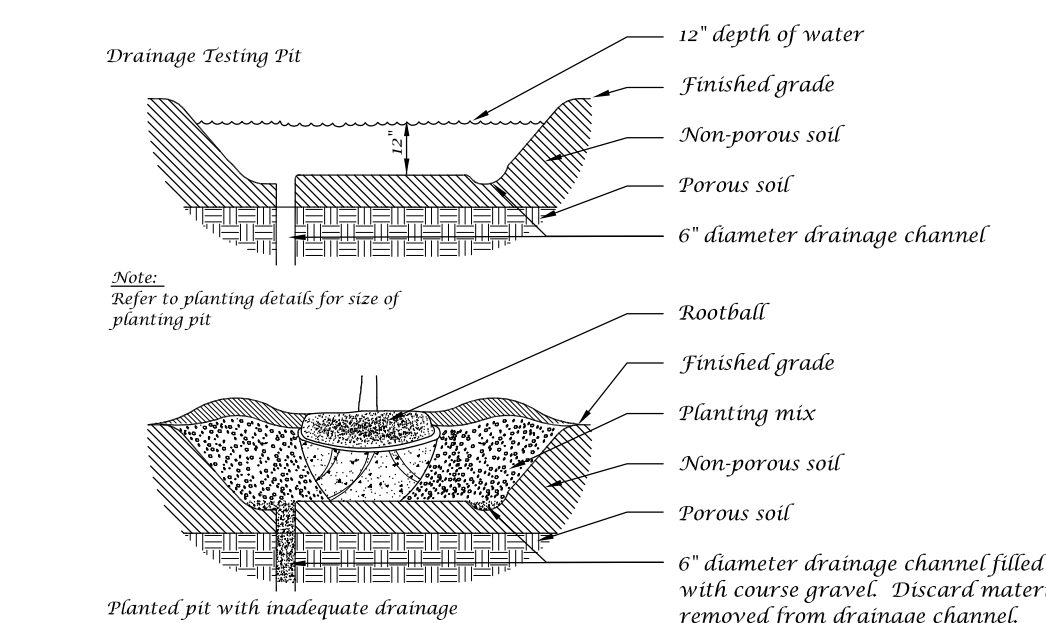
Guy Wire Attachment Detail

Not to Scale



Staking Detail

Not to Scale



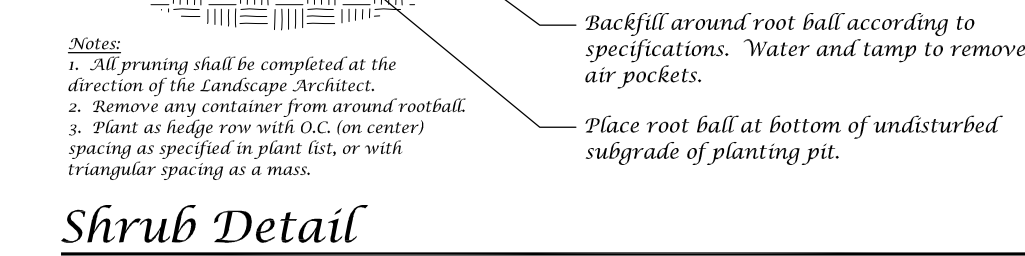
Drainage Testing Detail

Not to Scale

## Conceptual Design Group, Inc.

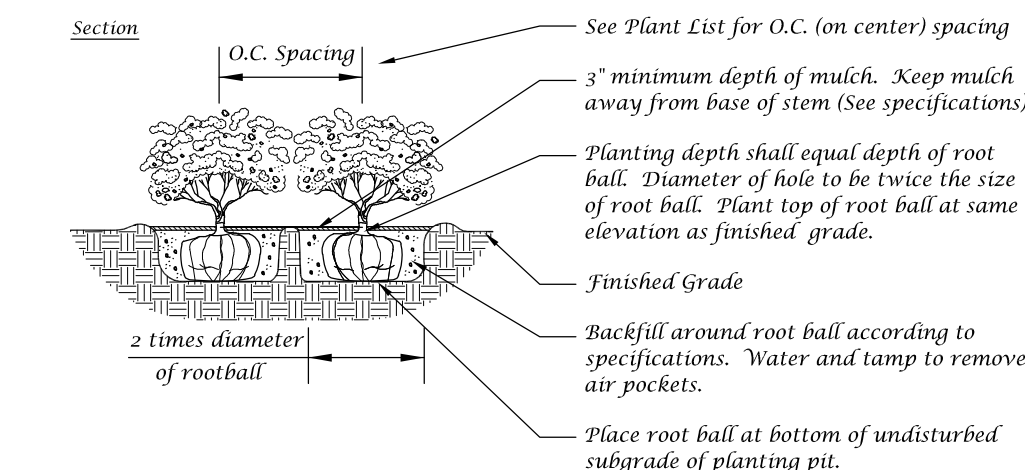
Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d  
Stuart, Florida 34994  
(772) 344-2340  
LA-0011635



Shrub Detail

Not to Scale



Ground Cover Detail

Not to Scale

# Blackwater Technical Services

Old Dixie Highway  
Town of St. Lucie Village, Florida

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