





S89°54'44"W 615.53'

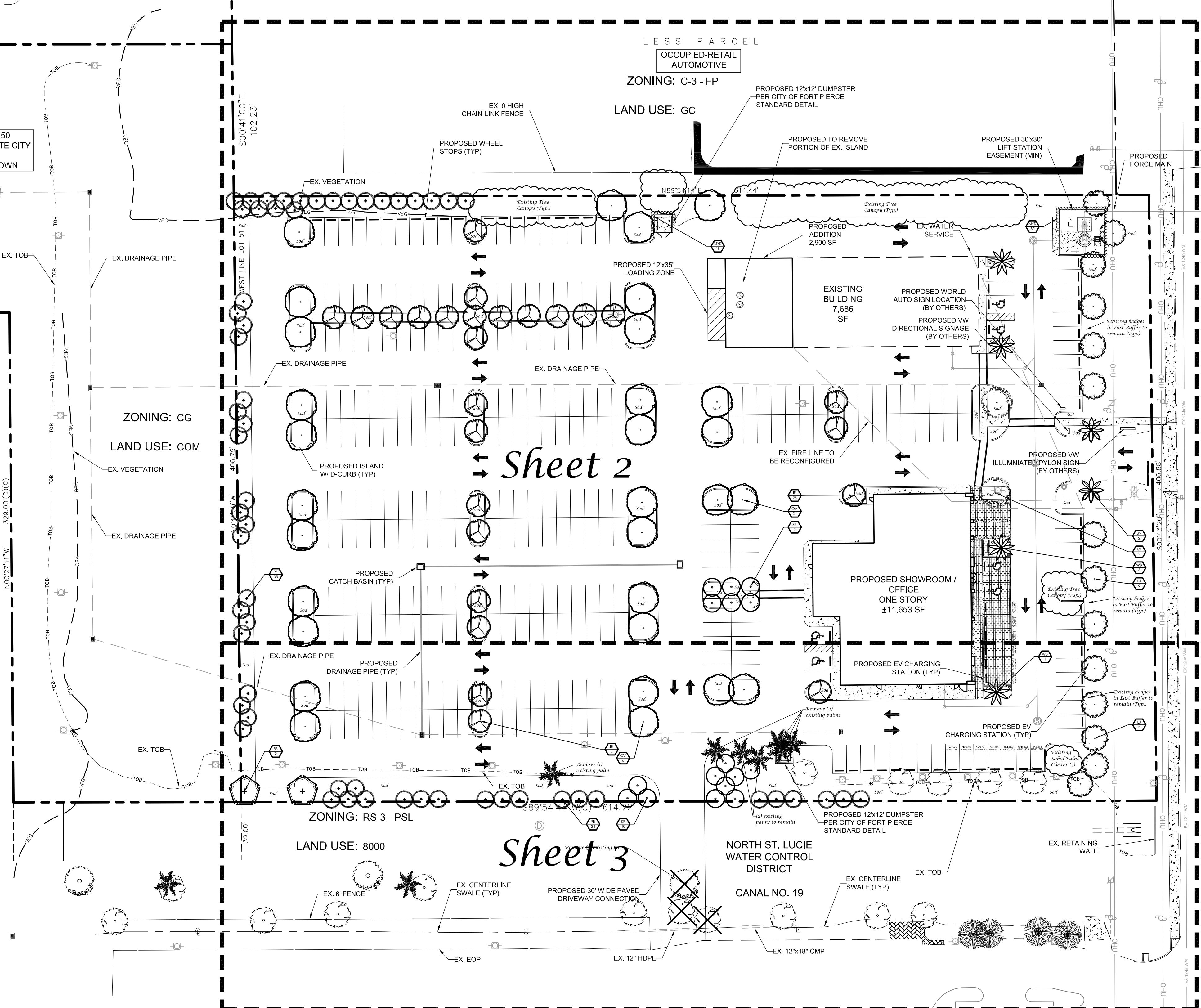
S89°54'44"W 464.71'

PORTION OF LOT 50  
SHEEN'S PLAT OF WHITE CITY  
(P.B. 1 PG. 23)  
WOODED OVERGROWN

PORTION OF LOT 50  
WHITE CITY SUBDIVISION  
(P.B. 1 PG. 23)  
(OCCUPIED-RESIDENCES)

P.O.B.  
O.R.B. 1201 PG. 1560

P.O.C.  
O.R.B. 1201 PG. 1560



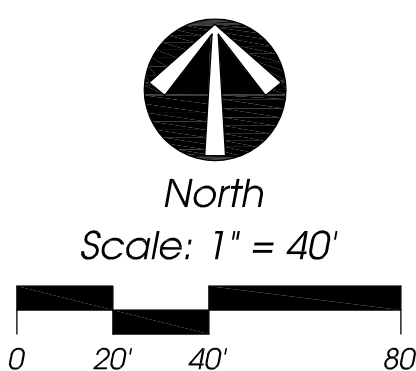
Sheet 2

Sheet 3

### Sheet Legend

- Sheet L-1 Cover Sheet
- Sheet L-2 Landscape Plan
- Sheet L-3 Landscape Plan
- Sheet L-4 Landscape Data, Plant List, Details & Specifications

# Landscape Plan



**Conceptual Design Group, Inc.**  
Landscape Architecture - Site Planning  
900 East Ocean Boulevard, Suite 130d  
Stuart, Florida 34994  
(772) 344-2340  
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**Sunrise VW**  
5435 South US Highway 1  
City of Fort Pierce, Florida

City Project Number: \_\_\_\_\_

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

Job No.	17-0705
Drawn By	JWS
Submittal Dates	7-26-2017 8-21-2017
Revision Dates	
Review Comments	8-21-2017

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L-1 4  
Sheet of

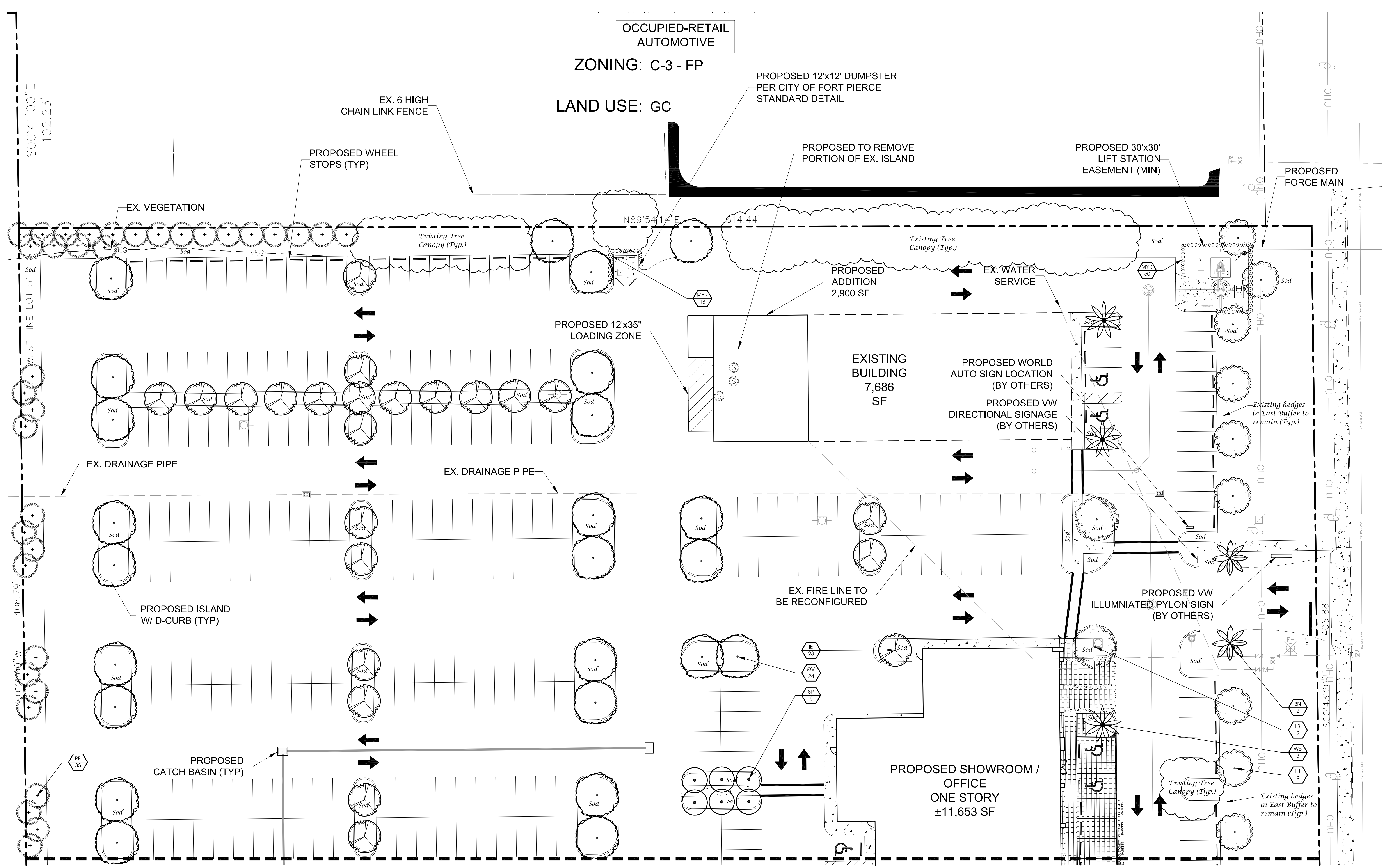
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 5435 South US Highway 1  
 City of Fort Pierce, Florida

City Project Number: \_\_\_\_\_

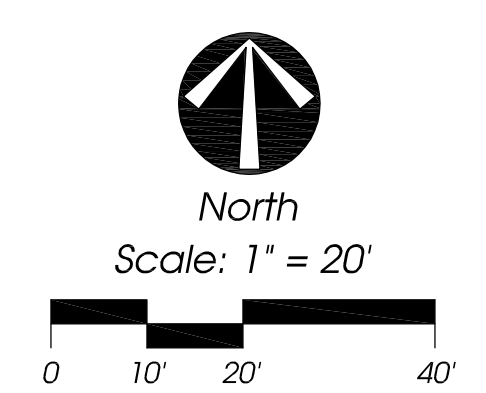
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**Landscape Plan**



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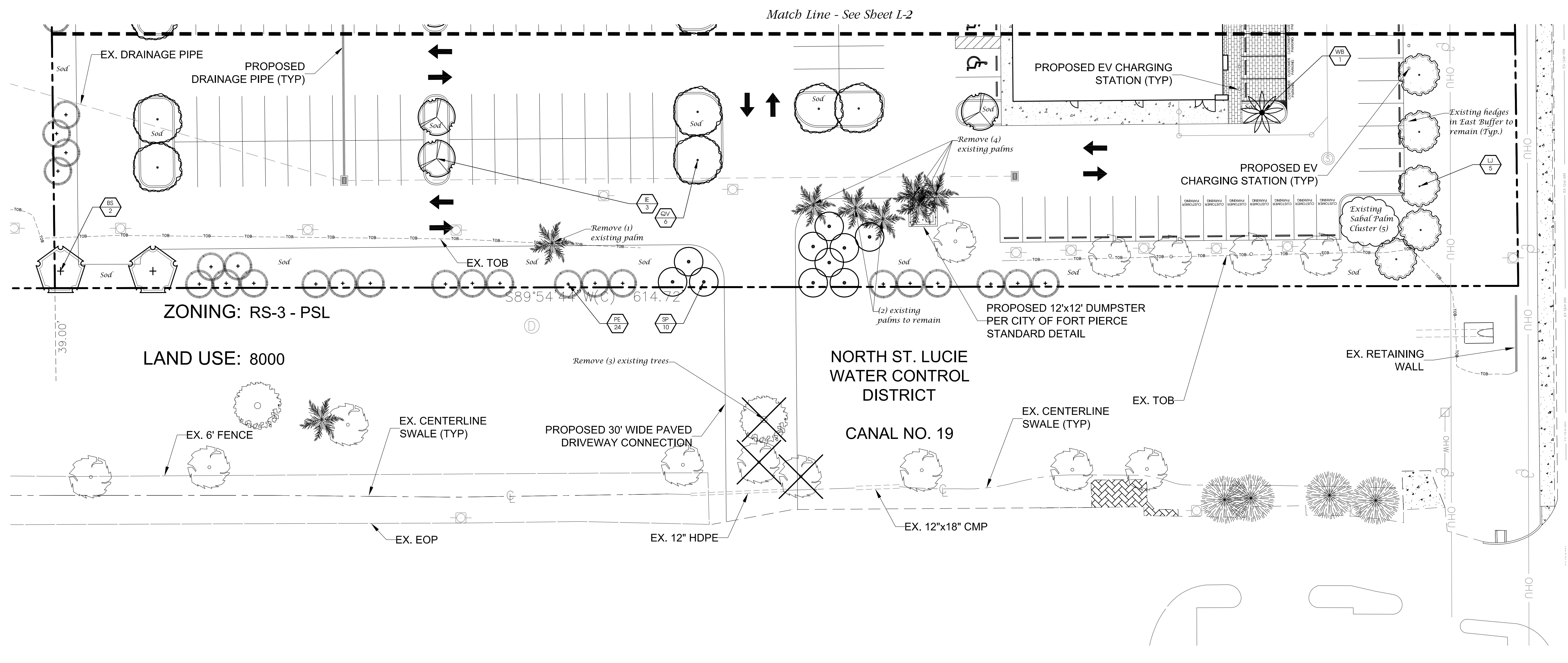
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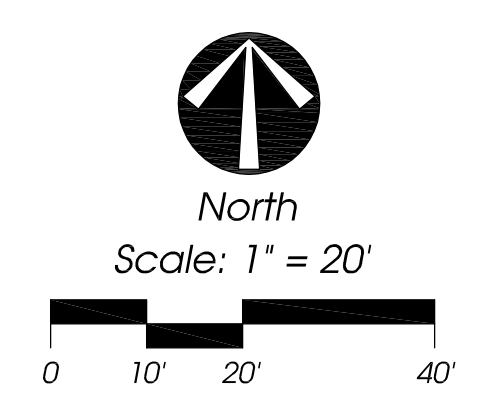
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L-3 of 4  
 Sheet of



*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.
- Underling 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 Melaleuca, Eucalyptus, or Enviromulch. 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.
- 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.
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- 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.
- Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrum secundatum Florham (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.
- 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 12-0-5). 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 IBDU 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.

Agriflor 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 roots tips. Do not place tablet(s) in bottom of hole.

- 1 Gallon 1 Tablet
- 3 Gallon 2 Tablets
- 25 Gallon & 8&8 Trees 2 per 1" caliper

- All planting areas and sod to be irrigated to provide 100% coverage. 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 stakes and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary 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 City 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 Florham (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") twelve inches of water. If the water level in the planting pit drops (4") 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 contract will be provided to the contractor of appropriate soil mixture specification to be used.
  - All fertilizers shall meet the City of Fort St. Lucie's fertilizer ordinance.

# Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
<b>CANOPY / ORNAMENTAL TREES</b>						
2	BS*	BURSERA SIMARUBA	GUMBO LIMBO	12' x 5'; 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
26	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5'; 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
2	LS	LAGERSTROEMIA SPECIOSA	QUEEN'S CREPE MYRTLE	12' x 5'; 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
14	LJ	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE FORM	12' x 5'; 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
59	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5'; 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
30	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5'; 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
<b>PALMS</b>						
2	BN	BISMARCKIA NOBILIS	BISMARCK PALM	8' C.T.	A.S.	MATCHED SPECIMENS
16	SP*	SABAL PALMETTO	SABAL PALM	12' C.T.	A.S.	SLICK TRUNKS
4	WB	WODYETIA BIFURCATA	FOXTAIL PALM	12' C.T.	A.S.	SLICK TRUNKS
<b>LOW SHRUBS / GROUNDCOVERS</b>						
68	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 3' x 2'	2' O.C.	FULL & THICK
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD	* = Florida Native		SEE SPECS

NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE

# Landscape Data

## Vehicular Use Area Landscaping Adjacent to R.O.W. (East Buffer)

Sec. 22-187(4)  
 Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.  
 406.88 l.f. x 10' = 4,068.8 s.f. / 300 = 14 Trees  
 Provided = 14 Trees  
 Shrubs Required = Continuous Hedge @ 2' o.c.  
 406.88 l.f. x 2' o.c. = 203 Shrubs  
 Provided = Existing Hedge & Shrubs

## Vehicular Use Area Landscaping to Adjacent Property (North Buffer)

Sec. 22-187(6)  
 Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.  
 614.44 l.f. x 10' = 6,144.4 s.f. / 200 = 31 Trees  
 Provided = Existing Trees +  
 Shrubs Required = No shrubs required unless against residential property.  
 Provided = 0 Shrubs

## Vehicular Use Area Landscaping to Adjacent Property (South Buffer)

Sec. 22-187(6)  
 Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.  
 614.72 l.f. x 10' = 6,147.2 s.f. / 200 = 31 Trees  
 Provided = Existing Trees +  
 Shrubs Required = No shrubs required unless against residential property.  
 Provided = 0 Shrubs

## Vehicular Use Area Landscaping to Adjacent Property (West Buffer)

Sec. 22-187(6)  
 Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.  
 406.79 l.f. x 10' = 4,067.9 s.f. / 200 = 20 Trees  
 Provided = 20 Trees  
 Shrubs Required = No shrubs required unless against residential property.  
 Provided = 0 Shrubs

## Interior Vehicular Use Area

Sec. 22-187(7)  
 Required = 1 s.f. of interior landscaping per  
 15 s.f. of vehicular use area (165,053.73 s.f./15 = 11,003.58 s.f.)  
 Landscape Area Provided = 12,531.10 s.f.  
 Trees Required = 1 Tree/100 s.f. of interior landscape area  
 165,053.73 s.f./100 = 1,650.54 Trees  
 County Section 7.09.04.C.1 Vehicular Use Area  
 Trees Required = 1 Tree/180 s.f. of interior landscape area  
 165,053.73 s.f./180 = 917 Trees

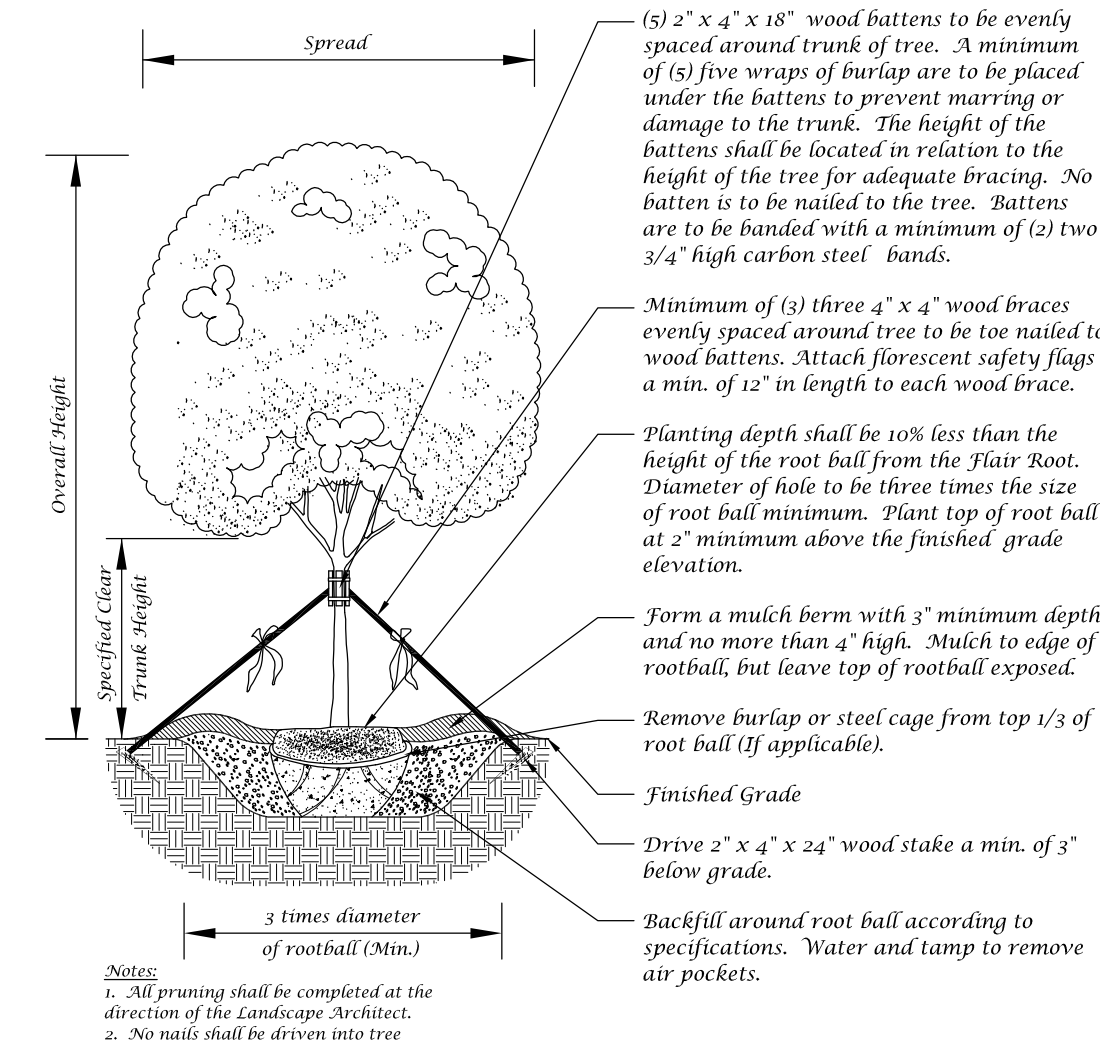
## Note:

This project was annexed into the City of Fort Pierce from St. Lucie County. Due to the annexation, some of the County's code requirements do not coincide with the City's requirements, thus causing hardships in certain City code requirements. The interior vehicular use area calculation is one such code hardship. Even though the interior vehicular use area calculation is being met by the minimum square footage required, the City's tree requirement cannot be met because the original design intent that was approved with the County has a different tree requirement for the area within the V.U.A. According to Sec. 22-187(7) of the City's Landscape Code, 1 s.f. of interior landscaping per 15 s.f. of vehicular use area is required. That area then requires 1 Tree for every 100 s.f., thus requiring 110 Trees within the V.U.A. Due to the configuration and layout of the previously approved County plans, the County Section 7.09.04.C.1 Vehicular Use Area 180 s.f. requirement for the trees was utilized for the trees required within the interior vehicular use area. This is due to the original configuration requiring 1 Tree per parking lot island, or two per island when parking is head to head. The City's requirement will not work with this 1 Tree / Island configuration requirement, thus causing the hardship and the use of the County's 180 s.f. requirement.

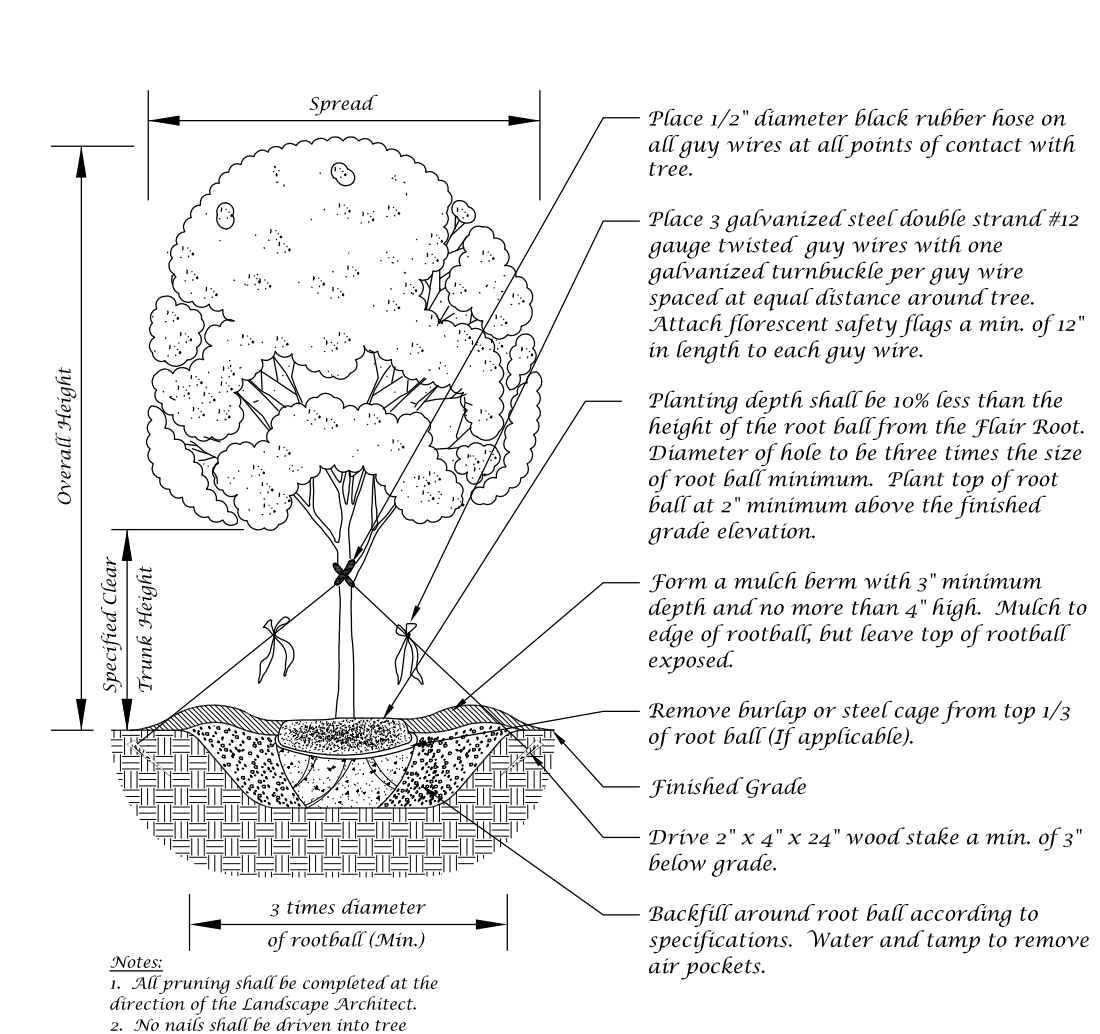
## Maximum Use of Palm Trees

Sec. 22-187(1)(g)  
 Required = Fifty (50) percent of the required trees shall be species other than palm trees  
 Total Trees Required = 157 Trees  
 Maximum Palms Allowed = 78 (157 / 2 = 78.5 = 78)  
 Total Palms Provided = 29 (18%)

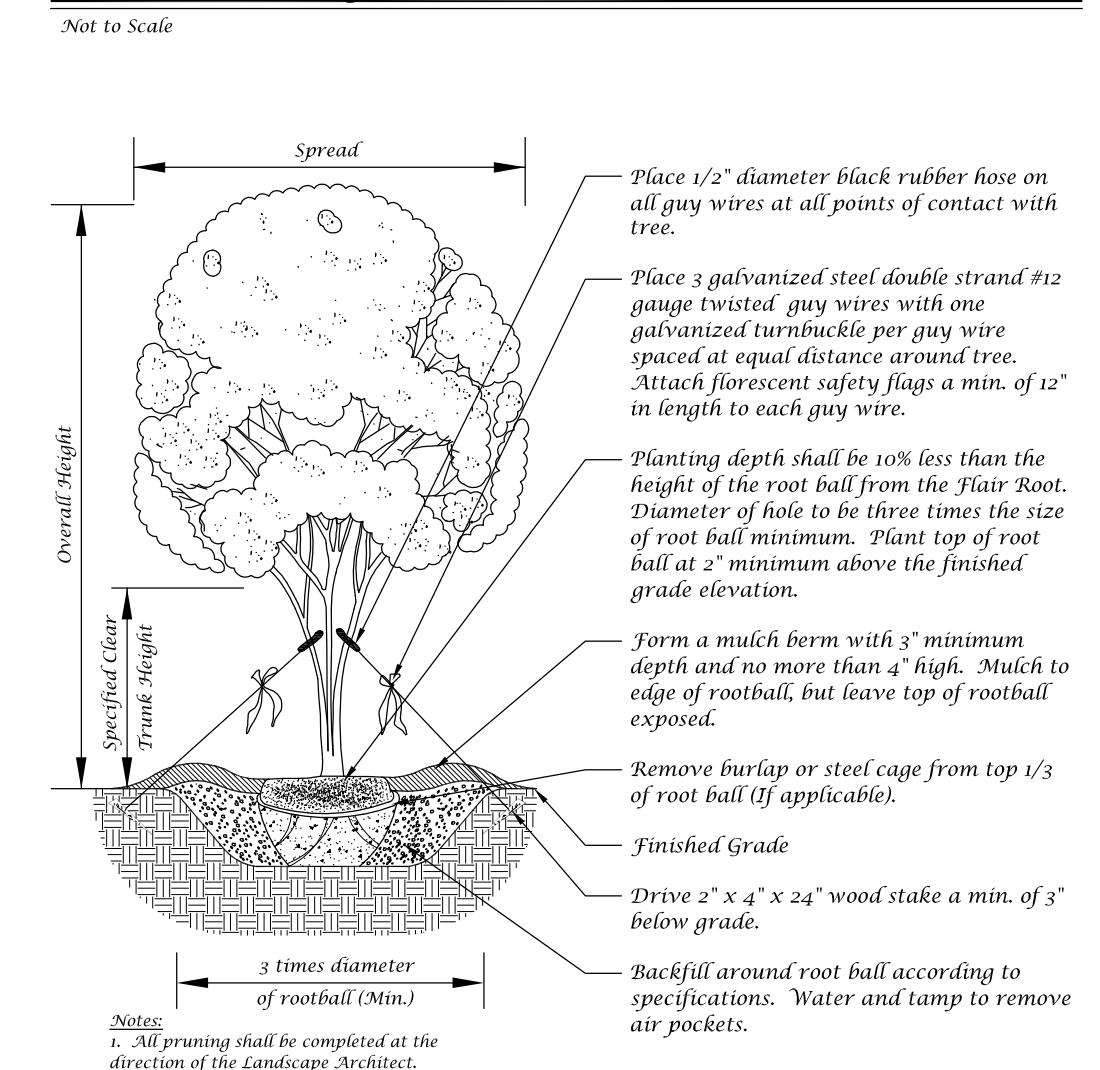
# Landscape Details



## Large Tree Planting Detail (5" Caliper or Greater)

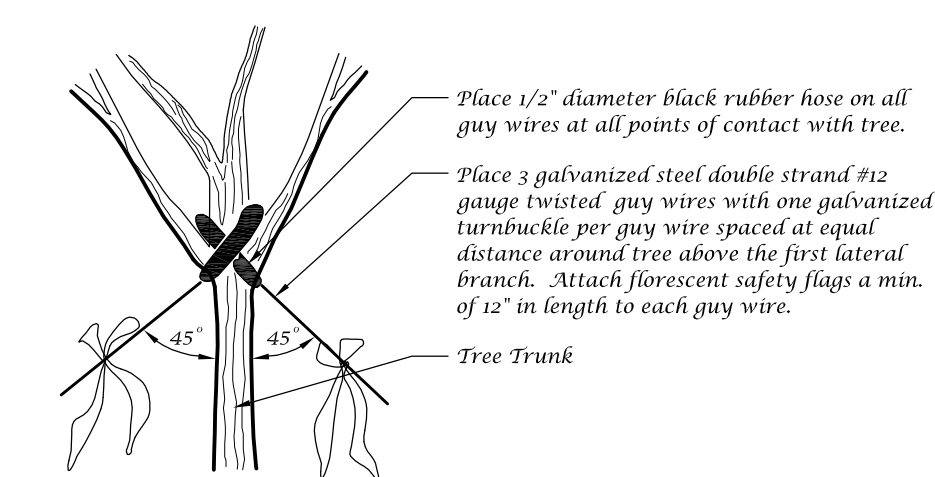


## Tree Planting Detail

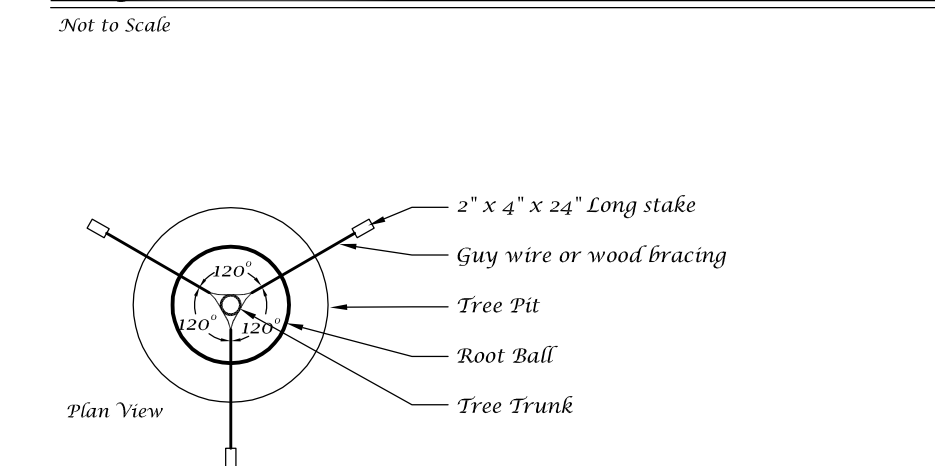


## Multi-Trunk Tree Planting Detail

Not to Scale

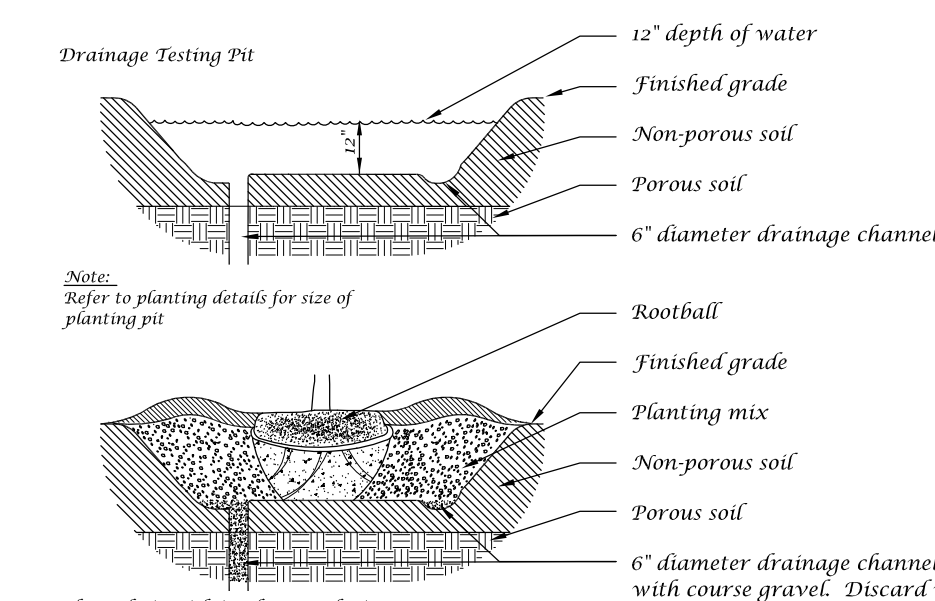


## Guy Wire Attachment Detail



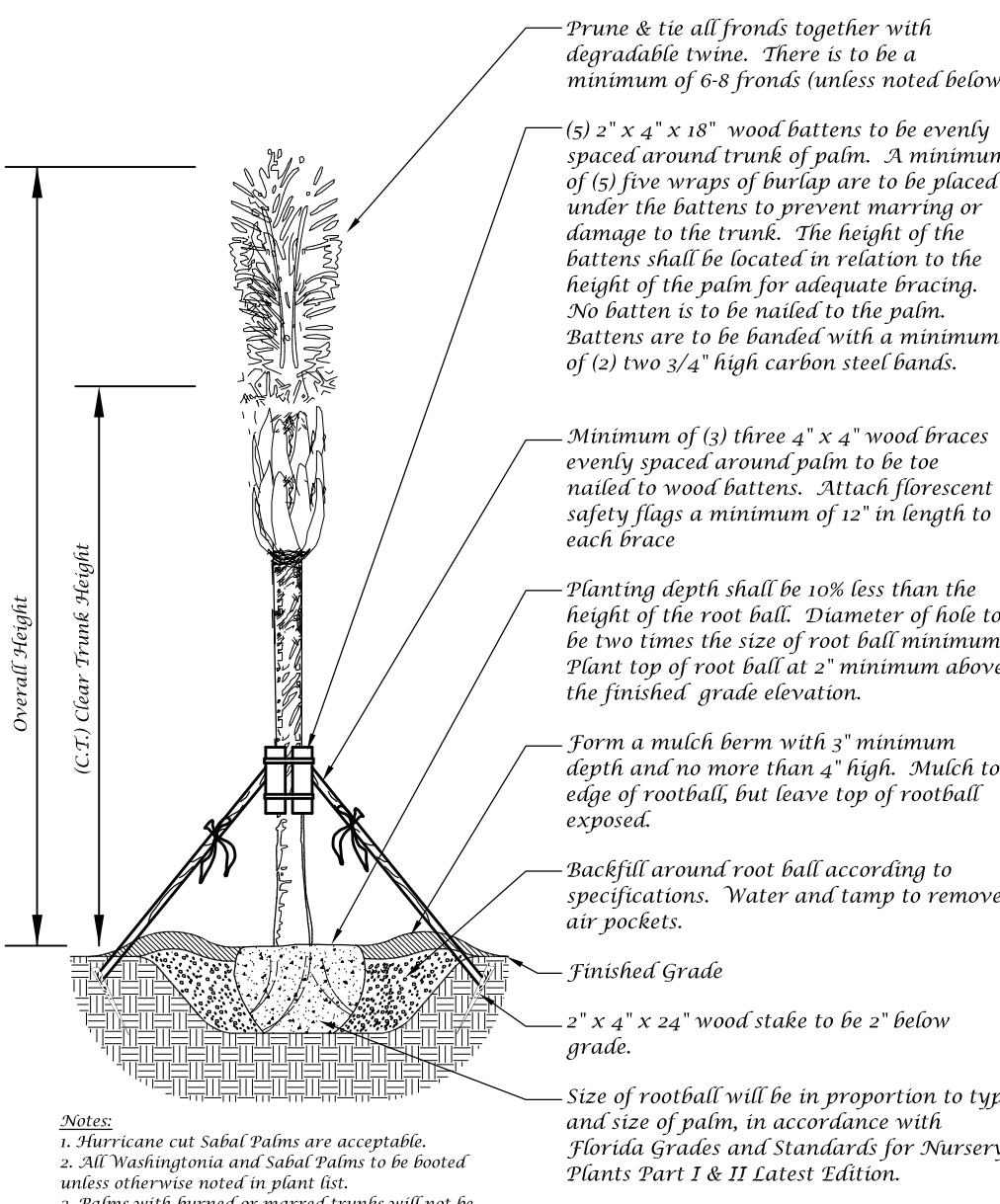
## Staking Detail

Not to Scale



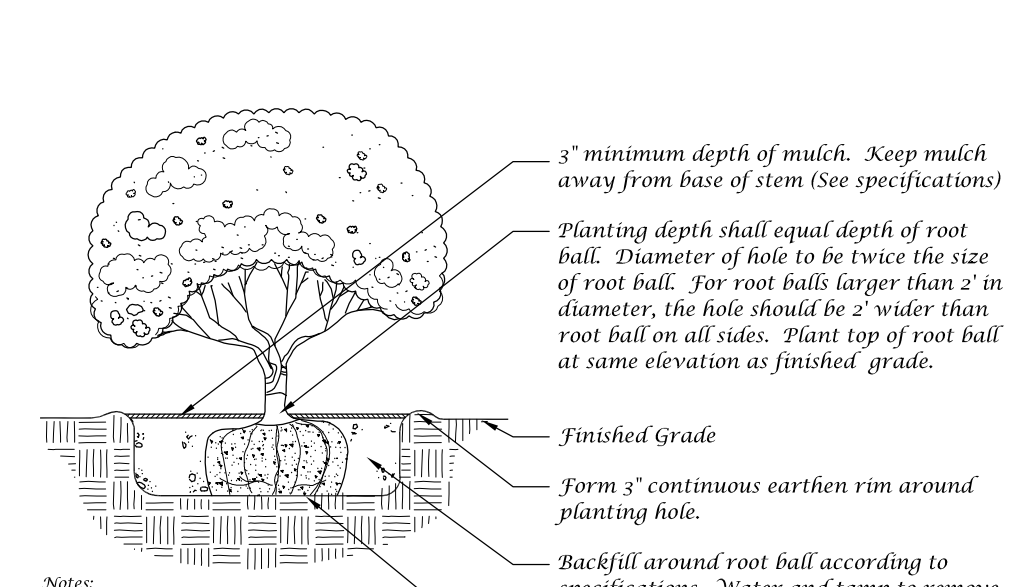
## Drainage Testing Detail

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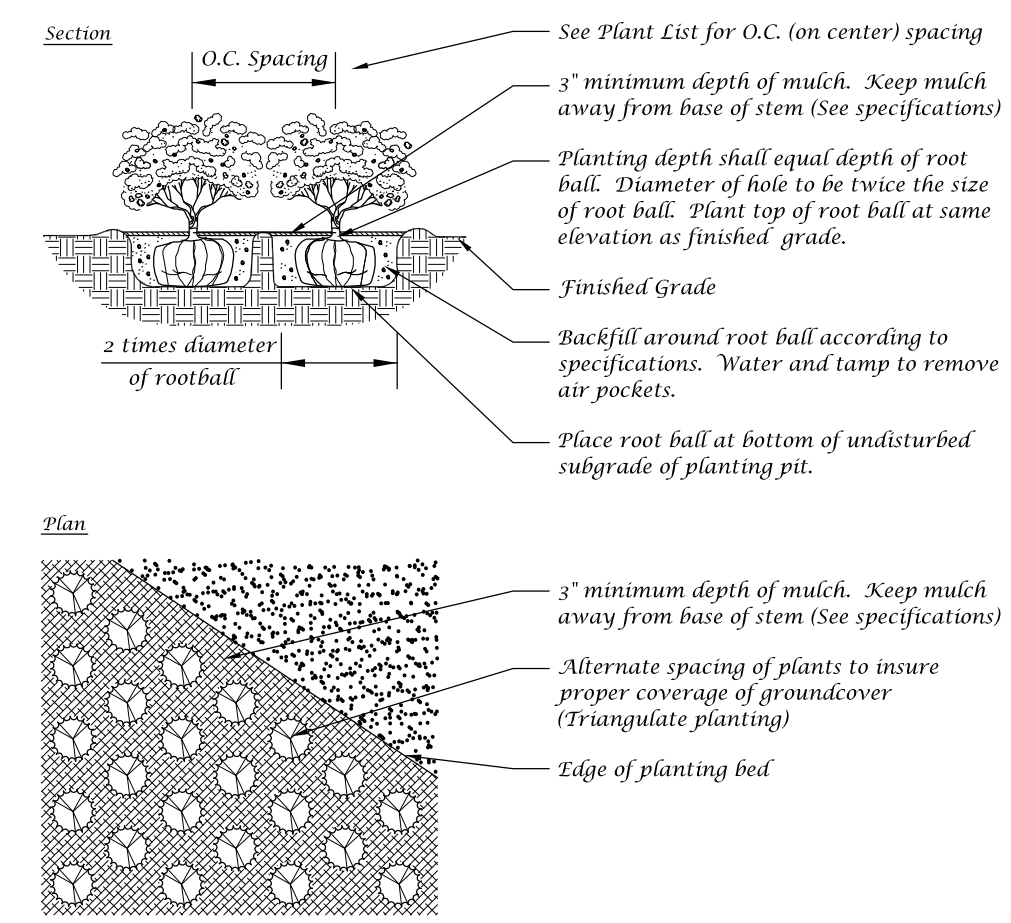
## Palm Planting Detail

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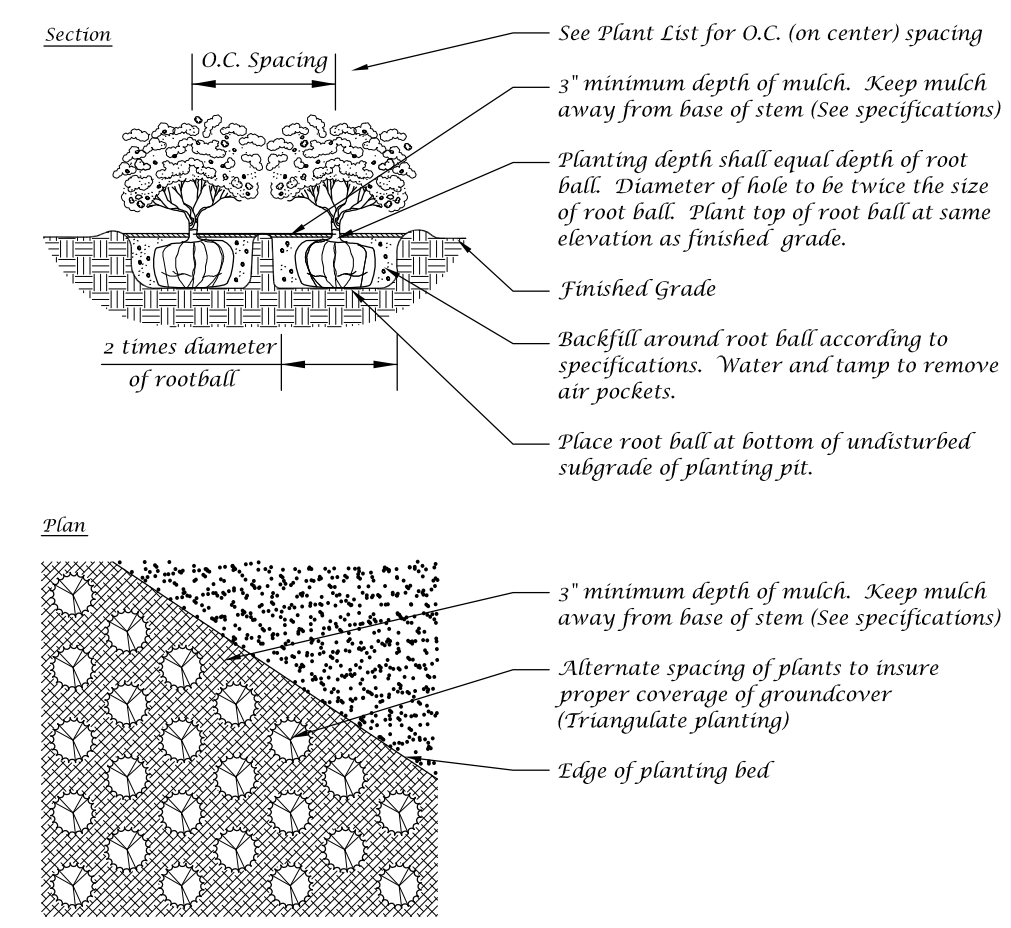
## Shrub Detail

Not to Scale



## Ground Cover Detail

Not to Scale



## Ground Cover Detail

Not to Scale

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Landscape Architecture - Site Planning

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