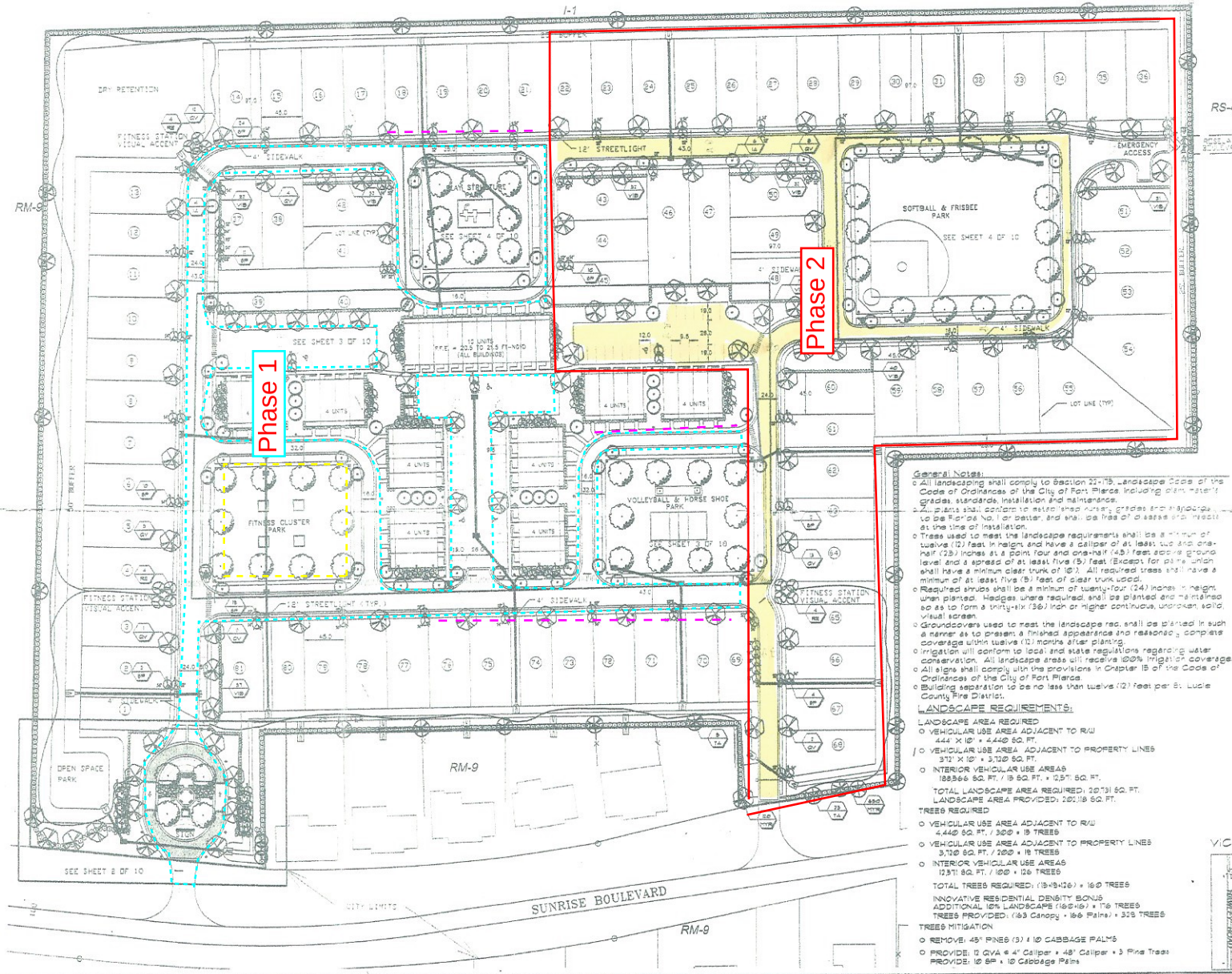


General Notes:

- All landscaping shall comply to Section 23-119, Landscape Code of the Code of Ordinances of the City of Fort Pierce, including plant materials, grades, standards, installation and maintenance.
- All plants shall conform to materials, grades and standards to be Florida No. 1 or better, and shall be free of diseases and insects at the time of installation.
- Trees used to meet the landscape requirements shall be a minimum of twelve (12) feet in height and have a caliper of at least two and one-half (2½) inches at a point four and one-half (4½) feet above ground level and a spread of at least five (5) feet (Except for palms which shall have a minimum clear trunk of 10'). All required trees shall have a minimum of at least five (5) feet of clear trunk wood.
- Required shrubs shall be a minimum of twenty-four (24) inches in height when planted. Hedges where required, shall be planted and maintained so as to form a thirty-six (36) inch or higher continuous, unbroken, solid, visual screen.
- Groundcovers used to meet the landscape req. shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within twelve (12) months after planting.
- Irrigation will conform to local and state regulations regarding water conservation. All landscape areas will receive 100% irrigation coverage.
- All signs shall comply with the provisions in Chapter 15 of the Code of Ordinances of the City of Fort Pierce.
- Building separation to be no less than twelve (12) feet per St. Lucie County Fire District.

LANDSCAPE REQUIREMENTS:

LANDSCAPE AREA REQUIRED

- VEHICULAR USE AREA ADJACENT TO R/W
  444' X 10' = 4,440 SQ. FT.
- VEHICULAR USE AREA ADJACENT TO PROPERTY LINES
  312' X 10' = 3,120 SQ. FT.
- INTERIOR VEHICULAR USE AREAS
  188,566 SQ. FT. / 15 SQ. FT. = 12,571 SQ. FT.

TOTAL LANDSCAPE AREA REQUIRED: 20,131 SQ. FT.
LANDSCAPE AREA PROVIDED: 202,118 SQ. FT.

TREES REQUIRED

- VEHICULAR USE AREA ADJACENT TO R/W
  4,440 SQ. FT. / 300 = 15 TREES
- VEHICULAR USE AREA ADJACENT TO PROPERTY LINES
  3,120 SQ. FT. / 200 = 16 TREES
- INTERIOR VEHICULAR USE AREAS
  12,571 SQ. FT. / 100 = 126 TREES

TOTAL TREES REQUIRED: (15+16+126) = 160 TREES

INNOVATIVE RESIDENTIAL DENSITY BONUS
ADDITIONAL 10% LANDSCAPE (160×10) = 176 TREES
TREES PROVIDED: (163 Canopy + 166 Palms) = 329 TREES

TREES MITIGATION

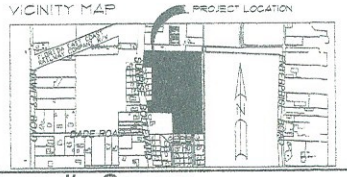
- REMOVE: 45" PINES (3) = 10 CABBAGE PALMS
- PROVIDE: 12 QVA @ 4" Caliper = 48" Caliper = 3 Pine Trees
  PROVIDE: 10 SP = 10 Cabbage Palms

PLANT MATERIALS LIST

KEY	COMMON NAME
ALP	Variegated Shell Ginger
BGU	Dwarf Bougainvillea
FIC	Creeping Fig
FOR	Florida Privet
IA	East Palatka Holly
ILE	Dwarf Holly
LI	Lavender Crape Myrtle
LIR	Variegated Giant Liriope
LJ	Ligustrum Tree
MG	Little Gem Magnolia
MGA	Southern Magnolia
MYR	Wax Myrtle
NER	Oleander
POD	Dwarf Podocarpus
QV	Live Oak
QVA	Live Oak
RE	Florida Royal Palm
SP	Cabbage Palm
TA	Pond Cypress
TRI	Florida Gama Grass
VIB	Sweet Viburnum
WR	Washington Palm

See Sheet 5 of 10 For Quantities

VICINITY MAP



Scale: 1"=50'-0"			
Drawn by: JK			
Checked by: GB			
CADD No.: B575-LS	1	01.28.04	Add Mitigation Note per City of Ft. Pierce Comments
Date: 11.11.03	No.	Date	Description of Revision

North
50 0 25 50

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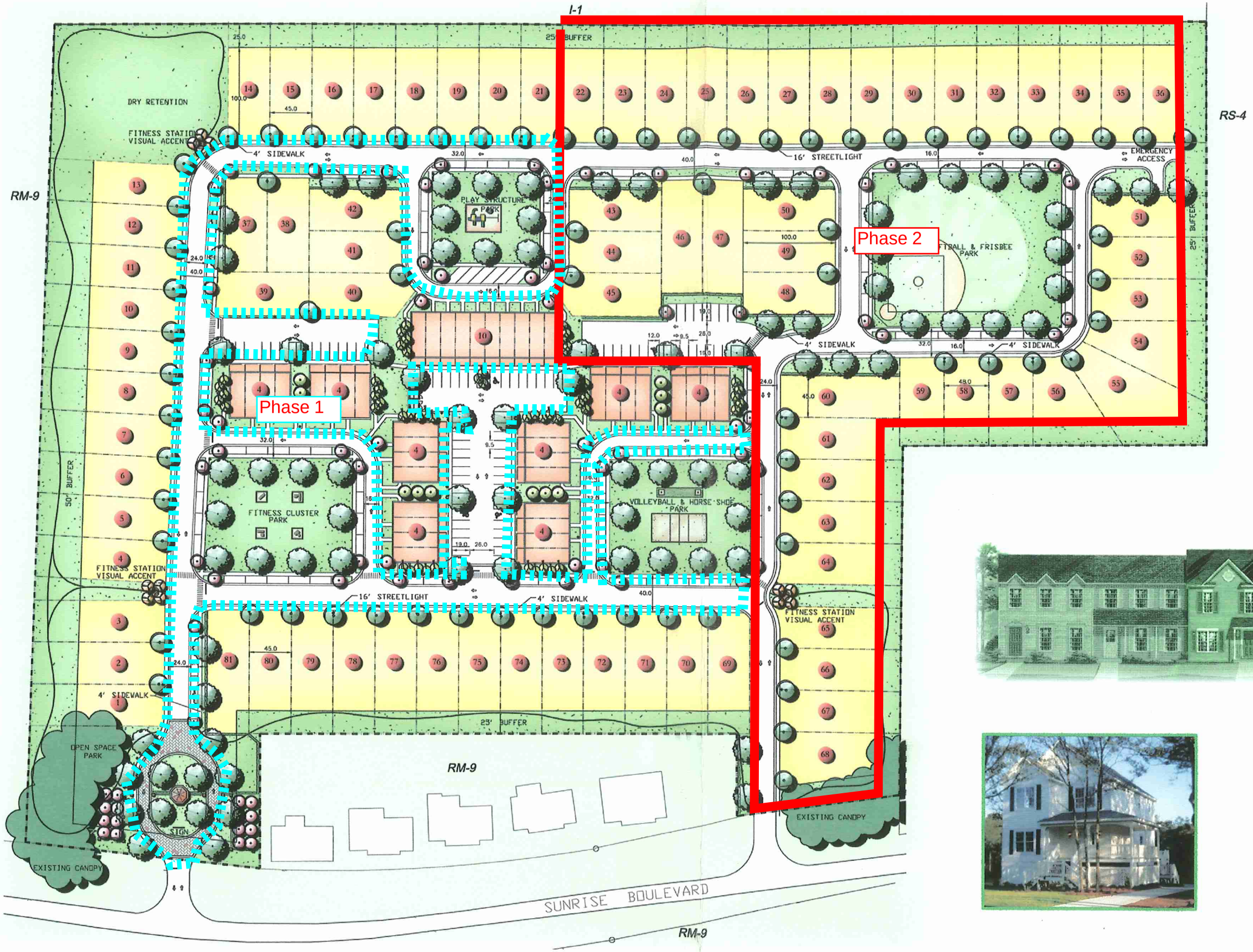
Thomas Lucido & Associates, P.A.
Land Planning/Landscape Architecture
Lic. #LC-0000335
100 Avenue A, Suite 2A, Ft. Pierce, Fl. 34950 772-467-1301, Fax 772-467-1303

Magnolia Square
City of Fort Pierce
Street Tree Landscape Plan

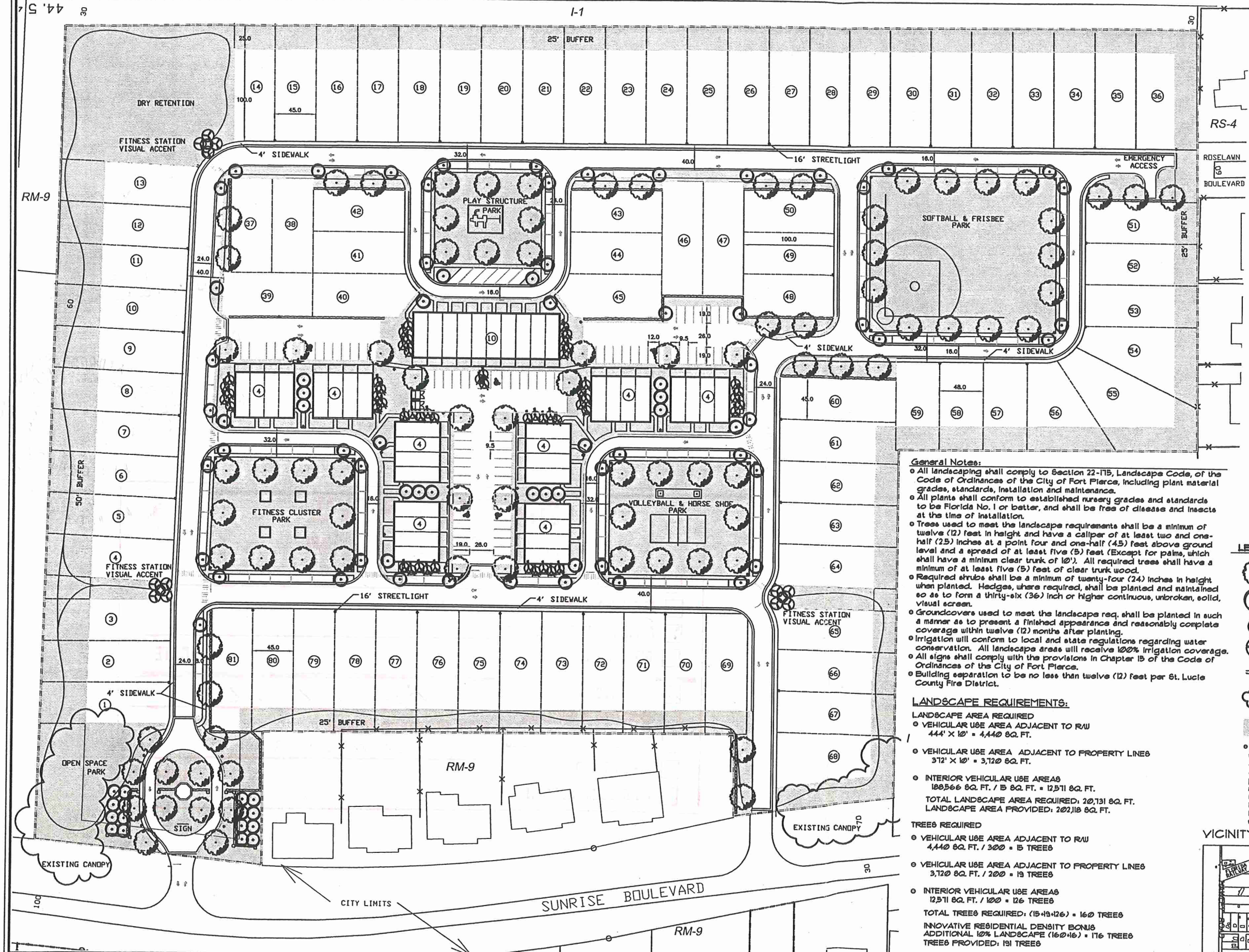


A PLANNED COMMUNITY FOR TRADITIONAL SOUTHERN STYLE LIVING

MAGNOLIA SQUARE

Fort Pierce, Florida

NATIONWIDE HOMES



DEVELOPMENT TEAM

PROPERTY OWNER: SANDPIPER GROUP, INC.
411 NE 8TH AVENUE
DELRAY BEACH, FL 33483

AGENT: THOMAS LUCIDO & ASSOCIATES, P.A.
100 AVENUE A, SUITE 2A
FORT PIERCE, FL 34950

ENGINEER: LBFH, INC.
2222 COLONIAL ROAD, SUITE 201
FORT PIERCE, FL 34950

LANDSCAPE ARCHITECT: THOMAS LUCIDO & ASSOCIATES, P.A.
100 AVENUE A, SUITE 2A
FORT PIERCE, FL 34950

SURVEYOR: TED PHILLIPS, P.S.M.
3550 SW CORPORATE PARKWAY
PALM CITY, FL 34990

UTILITY PROVIDER: F.P.U.A.

SITE DATA:

TOTAL SITE AREA:	20.82 ACRES
DWELLING UNITS:	123
DENSITY:	5.9 DU/AC
EXISTING ZONING:	RM-9
PROPOSED ZONING:	PUD
BUILDING AREA:	33,600 S.F.
PARKING REQUIRED:	63 SPACES
PARKING PROVIDED:	80 SPACES
IMPERVIOUS AREA:	9.96 ACRES (48%)
PERVIOUS AREA:	10.86 ACRES (52%)

PUD OPEN SPACE REQUIREMENTS:
40% OF SITE AREA REQUIRED

TOTAL SITE AREA:	20.82 ACRES
REQUIRED OPEN SPACE:	8.32 ACRES
PROPOSED COMMON OPEN SPACE:	7.66 ACRES
PROPOSED TOTAL OPEN SPACE:	9.75 ACRES
FRONT SETBACK:	10'
REAR SETBACK:	15'
SIDE YARD SETBACK:	10'
MAXIMUM HEIGHT:	45'
BUILDING COVERAGE:	40%

General Notes:

- All landscaping shall comply to Section 22-175, Landscape Code, of the Code of Ordinances of the City of Fort Pierce, including plant material grades, standards, installation and maintenance.
- All plants shall conform to established nursery grades and standards to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
- Trees used to meet the landscape requirements shall be a minimum of twelve (12) feet in height and have a caliper of at least two and one-half (2.5) inches at a point four and one-half (4.5) feet above ground level and a spread of at least five (5) feet (Except for palms, which shall have a minimum clear trunk of 10'). All required trees shall have a minimum of at least five (5) feet of clear trunk wood.
- Required shrubs shall be a minimum of twenty-four (24) inches in height when planted. Hedges, where required, shall be planted and maintained so as to form a thirty-six (36) inch or higher continuous, unbroken, solid, visual screen.
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- Building separation to be no less than twelve (12) feet per St. Lucie County Fire District.

LANDSCAPE REQUIREMENTS:

LANDSCAPE AREA REQUIRED

- VEHICULAR USE AREA ADJACENT TO R/W
  444' X 10' = 4,440 SQ. FT.
- VEHICULAR USE AREA ADJACENT TO PROPERTY LINES
  312' X 10' = 3,120 SQ. FT.
- INTERIOR VEHICULAR USE AREAS
  188,566 SQ. FT. / 15 SQ. FT. = 12,571 SQ. FT.

TOTAL LANDSCAPE AREA REQUIRED: 20,131 SQ. FT.
LANDSCAPE AREA PROVIDED: 202,118 SQ. FT.

TREES REQUIRED

- VEHICULAR USE AREA ADJACENT TO R/W
  4,440 SQ. FT. / 300 = 15 TREES
- VEHICULAR USE AREA ADJACENT TO PROPERTY LINES
  3,120 SQ. FT. / 200 = 19 TREES
- INTERIOR VEHICULAR USE AREAS
  12,571 SQ. FT. / 100 = 126 TREES

TOTAL TREES REQUIRED: (15+19+126) = 160 TREES

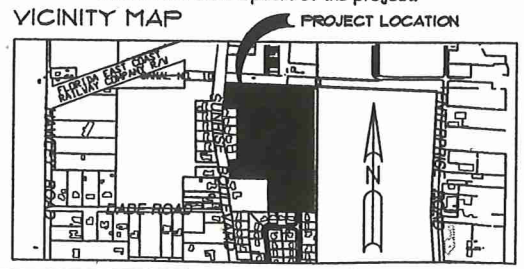
INNOVATIVE RESIDENTIAL DENSITY BONUS
ADDITIONAL 10% LANDSCAPE (160+16) = 176 TREES
TREES PROVIDED: 191 TREES

LEGEND / SPECIE MIX

LEGEND	MIX 1	MIX 2
	LIVE OAK	SOUTHERN MAGNOLIA
	EAST PALATKA HOLLY WAX MYRTLE SILVER BUTTONWOOD	DAHOON HOLLY LIGUSTRUM TREE RED CEDAR
	CABBAGE PALM	WASHINGTON PALM
	ROYAL PALM	PAUROTIS PALM
	INDIAN HAWTHORN PITTOSPORUM GREEN BUTTONWOOD	YAUPON HOLLY FLORIDA ANISE SWEET VIBURNUM
	EXISTING TREE CANOPY	
	PROPOSED OPEN SPACE	

- The legend illustrates possible plant palette combinations which will be used upon preparation of final drawings for landscape and irrigation installation. This is provided to inform the city staff of an intended plant selection with plan graphic key as shown on the site plan. Variations to the plant palette may be made upon futher design refinement with final details provided to the staff for information and filing purposes at the time of construction plan approval. The overall intent of this document is to illustrate conformance to the City of Fort Pierce Landscape Code and to convey the landscape concept to be used in the development of the project.

VICINITY MAP



Scale: 1"=50'-0"	1	01.29.03	Rev. per City of Ft. Pierce Comments
Drawn by: JK			
Checked by: GB			
CADD No: B575-LP			
Date: 01.16.03	No.	Date	Description of Revision

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North
50 0 25 50

Development Team:

Thomas Lucido & Associates, P.A.
Land Planning/Landscape Architecture
Lic. #LC-0000335
100 Avenue A, Suite 2A, Ft. Pierce, Fl. 34950 561-467-1301, Fax 561-467-1303

Magnolia Square
City of Fort Pierce
Preliminary Site Plan

NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 10

CONNECT TO EXISTING WATER MAIN

PROPOSED FIRE HYDRANT

PLAY STRUCTURE PARK

LOT LINE (TYP)

PROPOSED 4" WATER MAIN (TYP)

PROPOSED BUILDING (TOWNHOUSES)
10 UNITS
F.F.E. = 20.5 TO 21.5 FT-NGVD
(ALL BUILDINGS)

PROP. BUILDING (TOWNHOUSE) 4 UNITS

FITNESS CLUSTER PARK

VOLLEYBALL & HORSE SHOE PARK

SOFTBALL & FRISBEE PARK

EMERGENCY ACCESS

ROSELAWN BLVD

PROPOSED WATER SERVICE TO LIFT STATION

SIGN

PROPOSED LIFT STATION

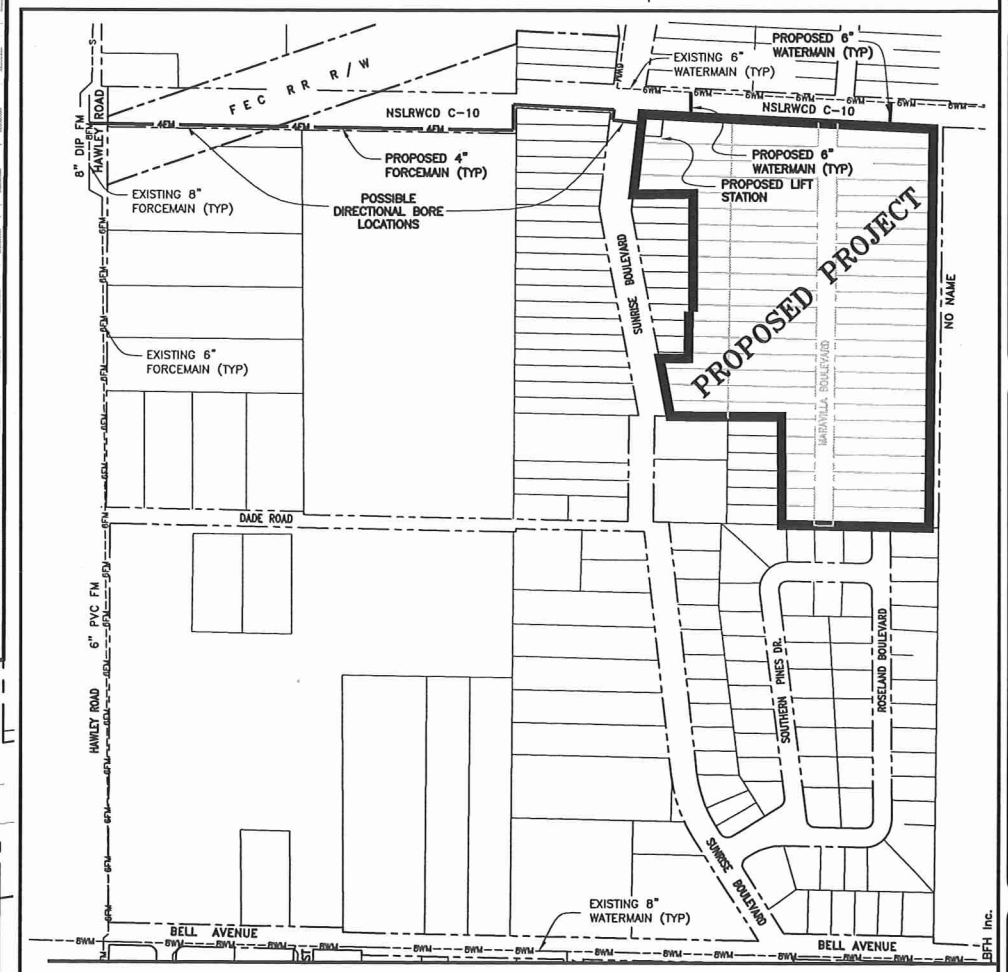
EXISTING 6" STEEL GAS MAIN (TYP)

TIE IN PROPOSED FORCEMAIN TO EXISTING 8" DIP FORCEMAIN ON HAWLEY ROAD. DIRECTION BORE UNDER ALL ROADWAYS, RAILROAD AND DITCHES THAT MAY BE IN CORRIDOR.

SUNRISE BOULEVARD

SCALE 1" = 50'

LEGEND:
SEE SHEET 2 OF 3



OFFSITE WATER AND SEWER CONNECTION PLAN
SCALE: 1"=300'

DATE	BY	REVISIONS
01-31-03	LJS	ADDED ADDITIONAL FIRE HYDRANTS

Date: 01-16-03
Scale: AS SHOWN
Design By: ZZ
Drawn By: LJS
Check By: ZZ

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VERIFY SCALE
BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING
0 1
ADJUST ALL SCALED DIMENSIONS ACCORDINGLY

MAGNOLIA SQUARE
ST. LUCIE COUNTY, FLORIDA

CONCEPTUAL UTILITY & OFFSITE UTILITY CONNECTION PLAN

LBFH PROJECT No: 02-0269
SHEET 3 OF 3
02-0269PLAN03.dwg

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Drawing Name: P:\02-0269\Design\02269PLAN03.dwg - Plotted By: Lance-S - Date: Jan 31, 2003 - 12:27pm - LBFH, Inc.

PROPOSED DRY DETENTION AREA "B"
TOB = 1.46 Ac @ ELEV = 18.5 FT – NGVD
BOTTOM = 0.71 Ac @ ELEV = 14.5 FT – NGVD

PROPOSED PERIMETER BERM (TYP)

PROPOSED WATER CONTROL STRUCTURE DISCHARGE TO NSLRWCD CANAL

10' WIDE DRAINAGE EASEMENT (TYP)

PROPOSED DRY DETENTION AREA "A"

PROPOSED CONCRETE MITERED END SECTION (TYP)

PROPOSED CONCRETE MITERED END SECTION (TYP)

PROPOSED CURB INLET (TYP)

PROPOSED DRAINAGE PIPE (TYP)

EMERGENCY ACCESS

50' BUFFER / DRAINAGE EASEMENT (TYP)

LOT LINE (TYP)

PLAY STRUCTURE PARK

SOFTBALL & FRISBEE PARK

PROPOSED CURB INLET (TYP)

PROPOSED BUILDING (TOWNHOUSES)
10 UNITS
F.F.E. = 20.5 TO 21.5 FT–NGVD
(ALL BUILDINGS)

PROPOSED DRY DETENTION AREA "A"

PROP. BUILDING (TOWNHOUSE) 4 UNITS

PROPOSED DRAINAGE PIPE (TYP)

LOT LINE (TYP)

PROPOSED DRY DETENTION AREA "B"

FITNESS CLUSTER PARK

VOLLEYBALL & HORSE SHOE PARK

PROPOSED DRY DETENTION AREA "A"
TOB = 1.45 Ac @ ELEV = 18.5 FT – NGVD
BOTTOM = 0.29 Ac @ ELEV = 16.5 FT – NGVD

PROPOSED TOP OF BANK (TYP)

PROPOSED TOE OF SLOPE (TYP)

10' WIDE DRAINAGE EASEMENT (TYP)

PROPOSED CONCRETE MITERED END SECTION (TYP)

PROPOSED DRAINAGE PIPE (TYP)

10' WIDE DRAINAGE EASEMENT (TYP)

10' WIDE DRAINAGE EASEMENT (TYP)

PROPOSED CONCRETE MITERED END SECTION (TYP)

25' BUFFER / DRAINAGE EASEMENT (TYP)

PROPOSED PERIMETER BERM (TYP)

PROPOSED DRY DETENTION AREA "B" (TYP)

SIGN

PROJECT'S PROPOSED BUILDING F.F.E.
20.5 TO 21.5 FT–NGVD

EXISTING 6" STEEL GAS MAIN (TYP)

SUNRISE BOULEVARD

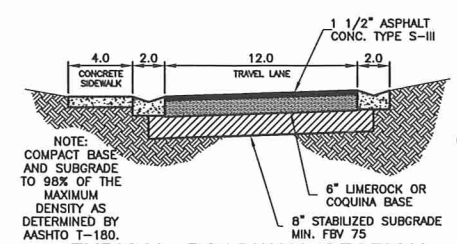
NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 10

ROSELAWN BLVD

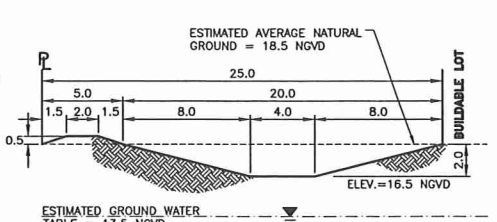
SCALE: 1" = 50'

LEGEND

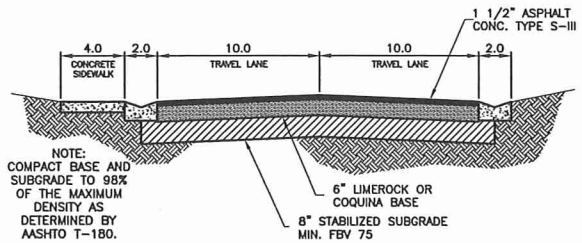
- PROPOSED BUILDINGS
- PROPOSED DRY DETENTION AREA
- PROPOSED ASPHALT
- PROPOSED PERIMETER BERM
- PROPOSED DRAINAGE PIPE
- PROJECT LIMITS
- RIGHT-OF-WAY LINE
- DRAINAGE FLOW ARROW



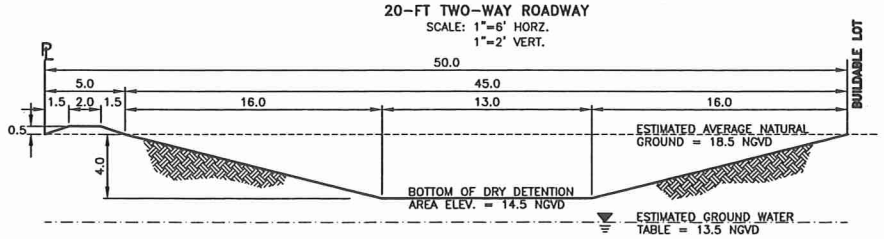
TYPICAL ROADWAY SECTION
12-FT ONE-WAY ROADWAY
SCALE: 1"=6' HORZ.
1"=2' VERT.



TYPICAL DRY DETENTION AREA "A"
25-FT DRAINAGE EASEMENT
SCALE: 1"=6'



TYPICAL ROADWAY SECTION
20-FT TWO-WAY ROADWAY
SCALE: 1"=6' HORZ.
1"=2' VERT.



TYPICAL DRY DETENTION AREA "B"
50-FT DRAINAGE EASEMENT
SCALE: 1"=6'

DATE	BY	REVISIONS
01-31-03	LJS	ADDED ADDITION SUNRISE BLVD. CONNECTION AND REVISED DUMPSTER LAYOUT

Date: 01-16-03
Scale: AS SHOWN
Design By: ZZ
Drawn By: LJS
Check By: ZZ

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VERIFY SCALE
BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING
0 1
ADJUST ALL SCALED DIMENSIONS ACCORDINGLY

MAGNOLIA SQUARE
ST. LUCIE COUNTY, FLORIDA
CONCEPTUAL DRAINAGE PLAN AND DETAILS

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LBFH PROJECT No: 02-0269
SHEET 2 OF 3
02-0269PLAN02.dwg

Drawing Name: P:\02-0269\Design\02026PLAN02.dwg – Plotted By: Lance-S – Date: Jan 31, 2003 – 12:28pm – LBFH, Inc.