



CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, February 17, 2022 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**
 - a. Minor Site Plan Amendment - Crossroads Industrial - 5001 Crossroads Parkway

Technical Review Committee

1. a.

Meeting Date: 02/17/2022

REQUESTED ACTION

Minor Site Plan Amendment - Crossroads Industrial - 5001 Crossroads Parkway

LOCATION

5001 Crossroads Parkway

RESPONSIBLE STAFF

Jennifer Hofmeister-Drew, AICP, LCAM
Planning Director

RECOMMENDATION

n/a

Attachments

TRC agenda packet
s&s landscape plans

Form Review

Form Started By: Jennifer Hofmeister
Final Approval Date: 02/04/2022

Started On: 02/04/2022 05:45 AM



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT *Florida*

TO: Technical Review Committee

FROM: Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

RE: **Technical Review Project- Crossroads Industrial Minor Site Plan
Amendment - 22-41200001**

Meeting Date: February 17, 2022

The above referenced project is being submitted for your review and comment. The applicant is requesting a minor administrative amendment to the approved site plan to reduce the square footage from 1,133,000 square feet of warehouse for multi-tenant use to 1,013,650 square feet of warehouse that is being designed as a single building. The request also includes additional trailer parking along the western boundary of the property.

The subject parcel has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of Commercial Parkway (CP-1).

Please send all comments to the following emails: jhofmeister@cityoffortpierce.com and arosenthal@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments please respond at minimum, two (2) days before the Technical Review Committee Meeting (Tuesday, February 15, 2022).

Please do not hesitate to contact me should you require any additional information at 772-467-3730 or 772-353-9036.

Thank you.



PLANNING & ZONING

Minor Administrative Amendment Justification

Crossroads Industrial

City of Fort Pierce, FL

PREPARED BY:

Schmidt Nichols

1551 N. Flagler Dr. Suite 102

West Palm Beach, FL 33401

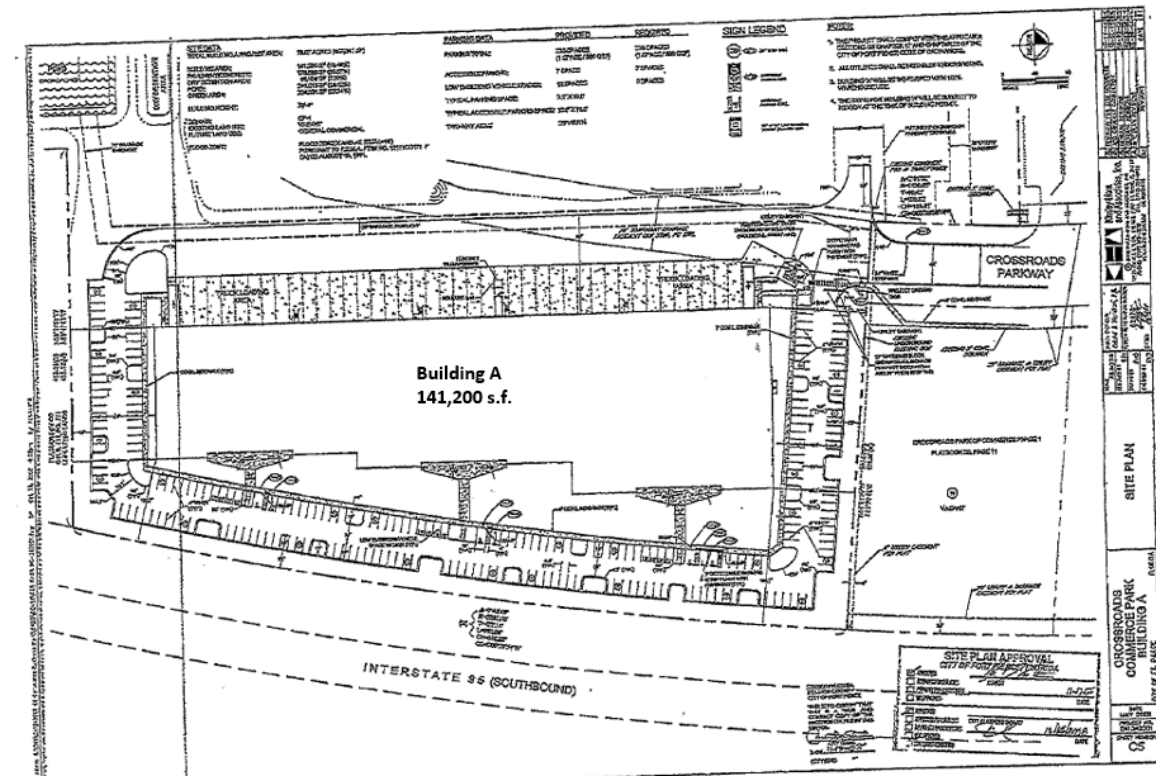
Original Submittal January 26, 2022

REQUEST

The purpose of this application is to request a minor administrative amendment to reduce the approved square footage from 1,133,000 SF of Warehouse with a phase I and Phase II design to a 1,013,650 s.f. of Warehouse as a single building. The request also includes additional trailer parking along the western boundary of the property.

PRIOR ENTITLEMENTS

Prior to the recent approval of the 1,133,000 s.f. warehouse, the subject site was partially approved in November 7, 2008 by the City Commission to construct a 141,200 square-foot industrial warehouse located in the southeast corner of the Crossroads Industrial Park adjacent to I-95, but has since expired. A copy of the previous site plan is shown below.



LOCATION

The subject parcel is located south of Okeechobee Road, east of the Florida Turnpike and west of Interstate 95 in the City of Fort Pierce, Florida as shown on the Location Map. We have also confirmed the street address for this vacant parcel has not yet been assigned and according to the St. Lucie County Property Appraiser's website, this parcel is approximately 129.52 acres.

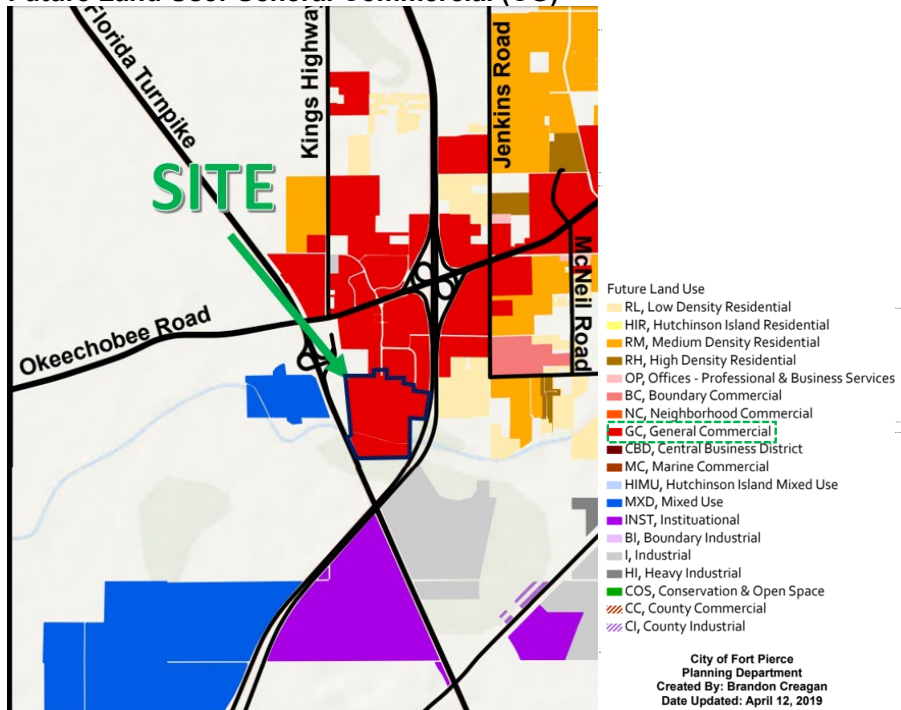
PROPOSED DEVELOPMENT

The proposed development is a 1,013,650 sf warehouse and 3% of total building area dedicated to accessory office use, that will be operational 24 hours per day, seven days per week. Typical employee counts on site will be 3 per 1,000 sf of office and 1 per 10,000 sf of warehouse use. The use is being marketed toward ecommerce warehouse storage and distribution specific usage. This minor amendment consists of a reduction in the building s.f, committing to a 1-building plan, and adding trailer parking along the west property line.

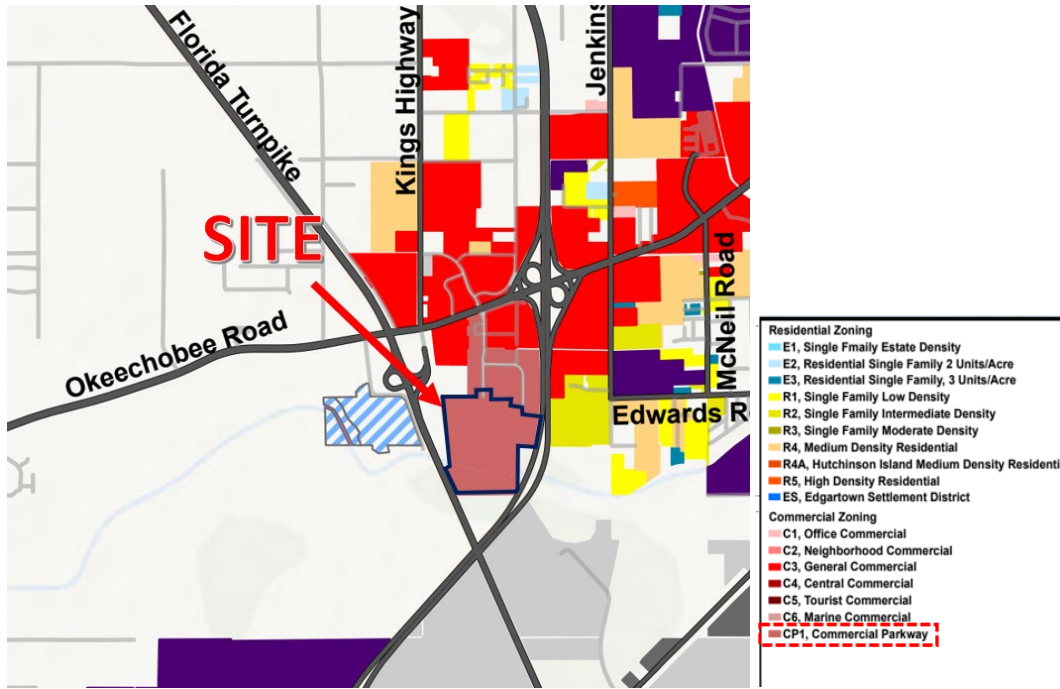
FUTURE LAND USE AND ZONING

Using the City of Fort Pierce planning maps website, we have confirmed the Future Land Use designation for this parcel is General Commercial (CG) and the current Zoning designation is Commercial Parkway (CP-1). We also have confirmed this CP-1 Zoning designation allows for office commercial and industrial operations which are typically characterized by a business park setting.

Future Land Use: General Commercial (CG)



Zoning: Commercial Parkway (CP1):



Basic Use Standards in CP-1 Zoning City Code Section 125-207

Lot Size:

- a. The minimum lot area shall be twenty thousand (20,000) square feet.
- b. The minimum lot width shall be one hundred (100) feet.
- c. The minimum lot depth shall be one hundred (100) feet.

This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.

Minimum Yards:

- a. The minimum depth of the front yard shall be twenty-five (25) feet.
- b. The minimum depth of the rear yard shall be twenty (20) feet.
- c. The minimum depth of the side yard shall be ten (10) feet, except corner lots the minimum side yard depth on a street side will be twenty (20) feet.

This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.

Lot Coverage:

Buildings not allowed to cover more than sixty (60) percent of the lot area. The parcel is approximately 129.52 acres. Maximum building coverage cannot exceed 3,385,483 sf as allowed per the CP-1 Zoning designation.

This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.

Building Height:

No building shall exceed a height of sixty-five (65) feet above grade.

This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.



DEVELOPMENT REVIEW

Property Information

Property address or Location Between I-95 and Florida's Turnpike south of Crossroads Parkway

Parcel ID #(s) 2325-122-0002-000-3

Project description Industrial Warehouse Development (1,013,650 s.f.)

Application Type

- Site Plan Conditional Use w/New Construction Conceptual Development Plan
 Minor Amendment Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 1,013,650 Site Acreage: 129.52

Residential: Proposed Units: N/A Proposed Sq. Ft.: N/A Site Acreage: N/A

SL Crossroads Business Center LLC

Property Owner(s)

195 Morristown Rd.

Street Address

Basking Ridge NJ 07920

City State Zip

973-765-0100 x4083

Phone Number

holdensabato@silvermangroup.net

Email Address

Josh Nichols, Schmidt Nichols

Applicant/Representative, Title, Company

1551 N. Flagler Drive, Suite 102

Street Address

West Palm Beach FL 33401

City State Zip

561-684-6141

Phone Number

jnichols@snlandplan.com

Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

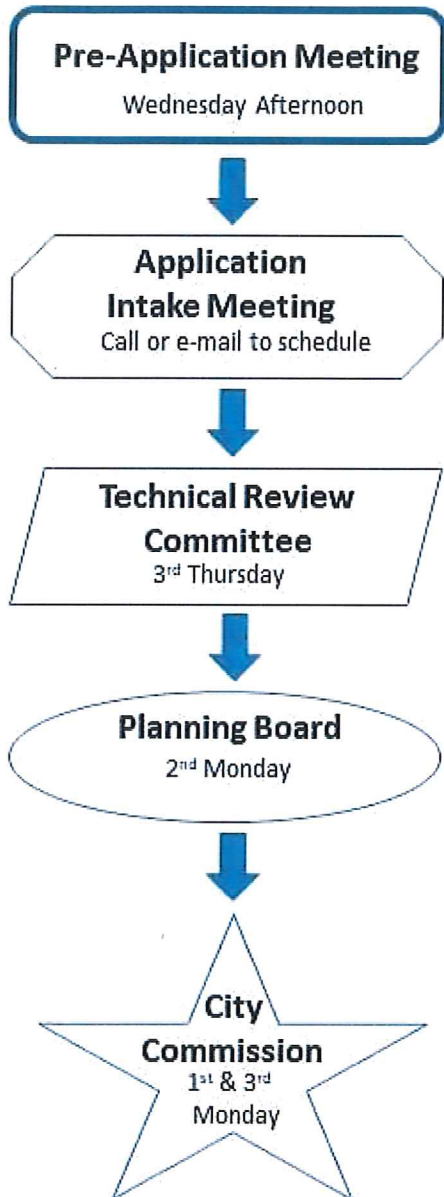
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev>

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule->
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees->



Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- Complete application
- Warranty Deed
- SLC Property Record Card
- Detailed project description
- General location map (see Section 125-313)
- Survey (see Section 125-313)
- Site Plan (see Section 125-313)
- Landscaping Plan (see Section 123-37)
- Conceptual Drainage Plan (see Section 125-313)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 125-313)
- Lighting Plan (see Section 125-313)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

Property Identification

Site Address: 5001 CROSSROADS PKWY
 Sec/Town/Range: 25/35S/39E
 Parcel ID: 2325-122-0002-000-3
 Jurisdiction: Fort Pierce

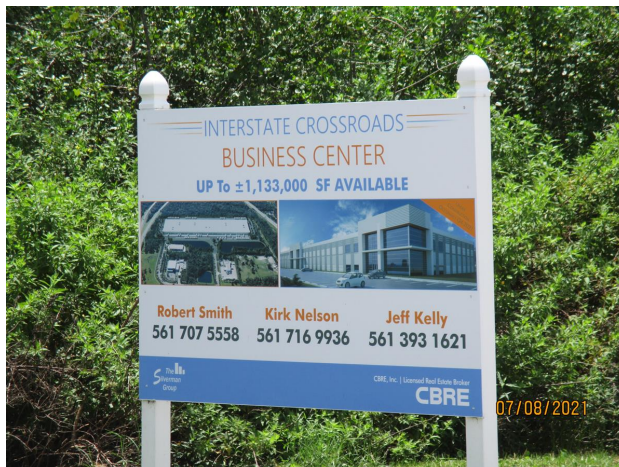
Use Type: 6700
 Account #: 14302
 Map ID: 23/25S
 Zoning: Comm Parkw

Ownership

SL CROSSROADS BUSINESS CENTER LLC
 195 Morristown RD
 Basking Ridge, NJ 07920

Legal Description

25 35 39 FROM NW COR OF SEC RUN S 88 DEG 24 MIN 15 SEC E 1326.36 FT TO NE COR OF NW 1/4 OF NW 1/4, TH S 00 DEG 17 MIN 00 SEC W 1180 FT FOR POB, TH S 89 DEG 43 MIN E 360 FT, TH S 00 DEG 17 MIN W 179.14 FT TO PC OF CURVE CONC WLY, R OF 300 FT, CA OF 06 DEG 10 MIN 11 SEC, TH SLY ALG ARC 32.30 FT, TH S 83 DEG 32 MIN 49 SEC E 100 FT, TH S 89 DEG 43 MIN E 502.32 FT, TH S 00 DEG 17 MIN W 170 FT, TH S 89 DEG 43 MIN E 506.20 FT TO PT ON NON-TANG CURVE CONC WLY, R OF 5135.58 FT, CA OF 02 DEG 01 MIN 42 SEC, TH SLY ALG ARC 181.80 FT, TH S 84 DEG 51 MIN 20 SEC E 500 FT TO WLY R/W I-95, TH SLY ALG NON-TANG CURVE CONC WLY, CB S 07 DEG 59 MIN 05 SEC W, CA 09 DEG 40 MIN 34 SEC, R OF 5635.58 FT 951.74 FT TO 1/4 SEC LI, TH N 89 DEG 14 MIN 57 SEC W ON SD 1/4 SEC LI 463.23 FT TO INT 1/4 SEC COR, TH S 00 DEG 13 MIN 25 SEC W ON N/S 1/4 SEC LI 1202.20 FT TO WLY R/W I-95 AND PC OF CURVE CONC NW, TH RUN SWLY ON R/W AND SD CURVE, R OF 5635.58 FT, CA OF 01 DEG 43 MIN 31 SEC 169.70 FT TO PT ON S 1/4 1/4 SEC LI, TH N 89 DEG 37 MIN 30 SEC W 1556.08 FT TO ELY R/W TRNPK, TH N23 DEG 27 MIN 14 SEC W ON R/W 745.65 FT, TH S 89 DEG 26 MIN 14 SEC E 80.91 FT, TH N 06 DEG 33 MIN 35 SEC W 2063.36 FT TO N 1/4 1/4 SEC LI, TH S 88 DEG 49 MIN 38 SEC E 772.11 FT TO SE COR OF NW 1/4 OF NW 1/4, TH N 00 DEG 17 MINE 178.44 FT TO POB (129.52 AC)



Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	129.52
Land Size (SF):	5,641,891.2

Current Values

Just/Market Value:	\$4,197,560
Assessed Value:	\$112,450
Exemptions:	\$0
Taxable Value:	\$112,450

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Building Design Wind Speed

Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)

REFERENCE DRAWINGS

- ST. LUCIE AERIAL IMAGERY MAPS SOUTH 1/2 OF SECTIONS 25, 24 AND 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST MAP NUMBERS 102 A, 101 D, AND 101 C, RESPECTIVELY, AND THE NORTH 1/2 OF SAID SECTION MAP NUMBER 102 A.
- SKETCH AND DESCRIPTION OF PRESERVE AREA PORTION OF SW 1/4, SECTION 25-35-39 PREPARED BY DARBY AND WAY, INC. FILE NUMBER F054R, DATED JANUARY 20, 1992.
- CROSSROADS PARK OF COMMERCE PHASE 1 PREPARED BY DARBY AND WAY, INC. SHEETS 1-3 AS RECORDED IN PLAT BOOK 30, PAGE 11 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION STATE ROAD NO. 9 (I-95) RIGHT OF WAY MAP ST. LUCIE COUNTY, SECTION 94001-2404, APPROVED 6-29-73.
- FLORIDA STATE PARKWAY FLORIDA STATE TURNPIKE AUTHORITY, SECTION 6 RIGHT OF WAY MAP ST. LUCIE COUNTY, CONTRACT No 6.3, DATED 12/9/55.
- ST. LUCIE COUNTY ASSESSMENT MAP OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST, SHEET 23/25S.
- ST. LUCIE COUNTY ASSESSMENT MAP OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST, SHEET 23/25N.

SURVEYOR'S NOTES

- THE LEGAL DESCRIPTIONS USED IN THE PREPARATION OF THIS BOUNDARY SURVEY ARE THOSE DESCRIBED AS THE SCHEDULE "A" LANDS AS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 1062-4899651 COMMITMENT DATE JULY 24, 2020.
- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
- THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990). THE EXISTING CONTROL UTILIZED TO ESTABLISH SAID REFERENCE ARE AS FOLLOWS:
 - STATION NAME "BOUFFORD"
 - STATION NAME "DUCK"
 - STATION NAME "195 85 A31"
 - STATION NAME "195 85 A33"
 - STATION NAME "195 85 A34"
 THE BEARING BASE FOR THIS SURVEY IS STATE PLANE GRID NORTH, AS ESTABLISHED BY GPS OBSERVATIONS ON THE PRECEDING CONTROL STATIONS.
- THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN FLOOD ZONE X AND AE AT THIS TIME PURSUANT TO F.E.M.A. FIRM NO. 12111C016J DATED FEBRUARY 16, 2012 AND FIRM NO. 12111C0169J DATED FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS REFER TO AFOREMENTIONED FIRM PANELS.
- THIS SURVEY WAS PERFORMED IN THE FIELD FROM MAY 21, 2002 THROUGH MAY 31, 2002. A FIELD UPDATE TO THE BOUNDARY SURVEY WAS PERFORMED ON FEBRUARY 22 AND 23, 2006. KIMLEY-HORN AND ASSOCIATES FILE NO. 047383001, FIELD BOOK 212, PAGE 1-24. AN ALTA SURVEY WAS PERFORMED ON SEPTEMBER 24, 2007 THROUGH OCTOBER 3, 2007, KIMLEY-HORN FILE NO. 047342000. AN ALTA SURVEY UPDATE WAS PERFORMED SEPTEMBER 4, 2018, KIMLEY-HORN FILE NO. 047463017 AND ON SEPTEMBER 25, 2019, KIMLEY-HORN FILE NO. 147757000.
- NO TITLE OPINION IS HEREBY EXPRESSED OR IMPLIED.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSON OR PERSONS NAMED HEREON, AND IS NOT SUITABLE NOR INTENDED FOR ANY REUSE WITHOUT THE EXPRESS WRITTEN VERIFICATION OR ADAPTATION BY THIS SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED. THIS SURVEY IS NOT VALID UNLESS SIGNED, DATED, AND STAMPED WITH THIS SURVEYOR'S EMBOSSED SEAL.
- THIS SURVEY IS NOT INTENDED TO LOCATE ANY UNDERGROUND FOUNDATIONS, UNDERGROUND ENCROACHMENTS OR UNDERGROUND UTILITIES, EXCEPT AS OTHERWISE SHOWN HEREON.
- SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THIS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- THE PREMISES SHOWN HEREON MAY BE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS.

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 1062-4899651 COMMITMENT DATE: JULY 24, 2020

SCHEDULE A LANDS

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN SOUTH 88°24'15" EAST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 1326.36 FEET; TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND THE POINT OF BEGINNING; THENCE RUN NORTH 00°25'52" EAST, ALONG THE WEST 1/4-1/4 SECTION LINE OF SAID SECTION 24, A DISTANCE OF 863.92 FEET; TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD; THENCE RUN NORTH 70°36'10" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 315.25 FEET; THENCE RUN SOUTH 19°23'50" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 70°36'10" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 219.93 FEET; THENCE RUN SOUTH 00°26'24" WEST, A DISTANCE OF 1004.32 FEET; TO THE NORTH LINE OF AFORESAID SECTION 25; THENCE RUN SOUTH 88°24'15" EAST, ALONG THE SAID NORTH LINE OF SECTION 25, A DISTANCE OF 804.31 FEET; TO THE NORTH 1/4 SECTION CORNER OF SAID SECTION 25; THENCE RUN SOUTH 00°13'25" WEST, ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 25 AND THE RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 39, A DISTANCE OF 40.51 FEET; THENCE RUN SOUTH 88°24'08" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CANAL NO. 39 AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 630.24 FEET; TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95; THENCE MEANDERING ALONG SAID INTERSTATE 95 RIGHT-OF-WAY LINE, RUN SOUTH 03°22'54" EAST, A DISTANCE OF 29.28 FEET; THENCE RUN SOUTH 00°41'46" EAST, A DISTANCE OF 899.24 FEET; THENCE RUN SOUTH 00°26'58" WEST, A DISTANCE OF 320.99 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 5635.58 FEET, A CENTRAL ANGLE OF 14°22'16", AND AN ARC LENGTH OF 1413.53 FEET; TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 25; THENCE RUN NORTH 89°14'57" WEST, ALONG SAID 1/4 SECTION LINE, A DISTANCE OF 463.23 FEET; TO THE INTERIOR CORNER OF SAID SECTION 25; THENCE RUN SOUTH 00°13'25" WEST, ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 25, A DISTANCE OF 1202.20 FEET; TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 5635.58 FEET, A CENTRAL ANGLE OF 01°43'31" AND AN ARC LENGTH OF 169.70 FEET; TO A POINT ON THE SOUTH 1/4-1/4 SECTION LINE OF SAID SECTION 25; THENCE RUN NORTH 89°37'30" WEST, ALONG SAID SOUTH 1/4-1/4 SECTION LINE, A DISTANCE OF 1556.08 FEET; TO THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA SUNSHINE STATE PARKWAY; THENCE RUN NORTH 23°27'14" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA TURNPIKE, A DISTANCE OF 745.65 FEET; THENCE RUN SOUTH 89°26'14" EAST, A DISTANCE OF 80.91 FEET; TO A POINT ON THE EASTERLY LINE OF THE FLORIDA TURNPIKE ACCESS ROAD; THENCE RUN NORTH 06°33'35" WEST, ALONG THE SAID EASTERLY LINE OF ACCESS ROAD, A DISTANCE OF 206.36 FEET; TO THE NORTH 1/4-1/4 SECTION LINE OF SAID SECTION 25; THENCE RUN SOUTH 88°49'38" EAST, ALONG SAID 1/4-1/4 SECTION LINE, A DISTANCE OF 772.11 FEET; TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE RUN NORTH 00°17'00" EAST, ALONG THE WEST 1/4-1/4 SECTION LINE OF SAID SECTION 25, A DISTANCE OF 1359.14 FEET; TO THE POINT OF BEGINNING, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:

CROSSROADS PARK OF COMMERCE PHASE 1 AS RECORDED IN PLATBOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SCHEDULE B-2 EXCEPTIONS

- NO SURVEY COMMENT
- THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN ANNEXATION AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 425, PAGE 2049. (INCLUDES THE PROPERTY, BLANKET IN NATURE)
- EASEMENT, GRANTED FROM HERMAN GLAZER AND MOLLIE AKA MOLLY GLAZER TO FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 490, PAGE 2035. (THE EASEMENT IS SHOWN HEREON)
- EASEMENT, GRANTED FROM AUDUBON ESTATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP TO FORT PIERCE UTILITIES AUTHORITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 492, PAGE 2240. (THE EASEMENT IS SHOWN HEREON)
- NOTE: RESOLUTION 90-191 RECORDED IN OFFICIAL RECORDS BOOK 705, PAGE 219 BY ITS EXPRESSED PROVISIONS PROVIDES IN SECTION D THEREOF THAT "IF THE DEVELOPER HAS NOT OBTAINED A FINAL DEVELOPMENT PLAN APPROVAL BY AUGUST 7, 1991, FOR ANY PORTION OF THE AREA IDENTIFIED IN SECTION B, PURSUANT TO SECTION 11-02.06 ST. LUCIE COUNTY LAND DEVELOPMENT CODE, THE PRELIMINARY DEVELOPMENT PLAN APPROVAL GRANTED THROUGH THIS RESOLUTION SHALL BECOME NULL AND VOID. NO SUCH APPROVAL WAS OBTAINED BY SUCH DATE AS TO THAT PORTION OF THE PROPERTY THAT CONSTITUTES THE PROPERTY TO BE INSURED IN THIS POLICY. (INCLUDES THE PROPERTY AND IS BLANKET IN NATURE)
- TERMS AND CONDITIONS OF THE ANNEXATION AGREEMENT CORPORATION BETWEEN REYNOLDS METALS DEVELOPMENT COMPANY AND FORT PIERCE UTILITIES AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 737, PAGE 562. (INCLUDES THE PROPERTY AND IS BLANKET IN NATURE)
- NOTE: SINCE THE PROPERTY TO BE INSURED IN THE POLICY, HAS NEVER BEEN PLATTED, THE INSURED PROPERTY IS NOT A "SITE" AS DEFINED BY THE TERMS OF THE DECLARATION OF PROTECTIVE COVENANTS, RECORDED IN OFFICIAL RECORDS BOOK 804, PAGE 2435 AND ITS SUBSEQUENT AMENDMENTS, AT OFFICIAL RECORDS BOOK 744, PAGE 931, AND OFFICIAL RECORDS BOOK 1232, PAGE 846. (INCLUDES PROPERTY AND IS BLANKET IN NATURE)
- DEED OF CONSERVATION EASEMENT, GRANTED FROM REYNOLDS METALS DEVELOPMENT COMPANY TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 1114, PAGE 667. (THE EASEMENT IS SHOWN HEREON)
- EASEMENT, GRANTED FROM ST. ANDREWS EPISCOPAL CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION TO CROSSROADS PARK OF COMMERCE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2796, PAGE 1506. (THE EASEMENT IS SHOWN HEREON)
- GRANT OF TEMPORARY DRAINAGE EASEMENT, GRANTED FROM ST. ANDREWS EPISCOPAL CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION TO CROSSROADS PARK OF COMMERCE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2796, PAGE 1511. (THE EASEMENT IS SHOWN HEREON)
- EASEMENT, GRANTED FROM ST. ANDREWS EPISCOPAL CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION TO CROSSROADS PARK OF COMMERCE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2796, PAGE 1516. (THE EASEMENT IS SHOWN HEREON)
- TERMS AND CONDITIONS OF THE MODIFIED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN INDUSTRIAL DEVELOPMENTS INTERNATIONAL, INC. AND THE CITY OF FORT PIERCE, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 3207, PAGE 733. (INCLUDES THE PROPERTY AND IS BLANKET IN NATURE)
- THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 3277, PAGE 2590. (INCLUDES THE PROPERTY AND IS BLANKET IN NATURE)
- RIPARIAN RIGHTS ARE NOT GUARANTEED OR INSURED. TITLE TO NO PORTION OF THE HEREIN DESCRIBED LAND LYING BELOW ORDINARY HIGH WATER MARK IS HEREBY INSURED.

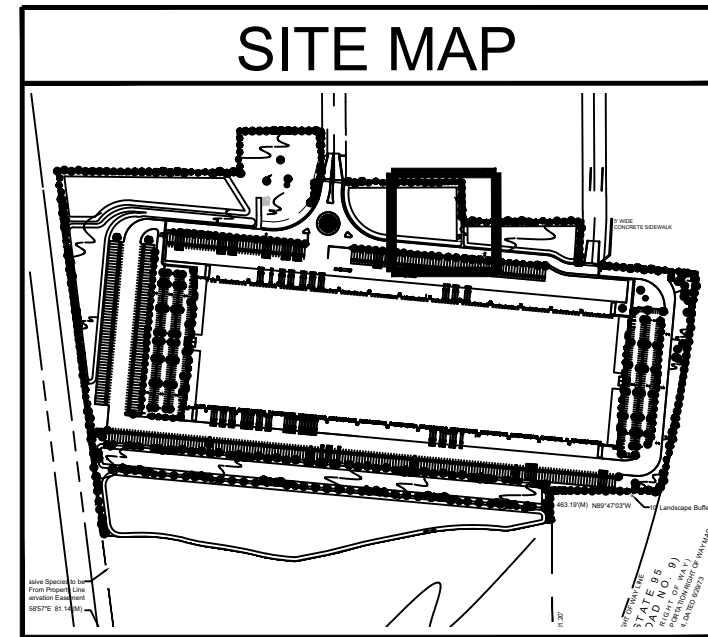
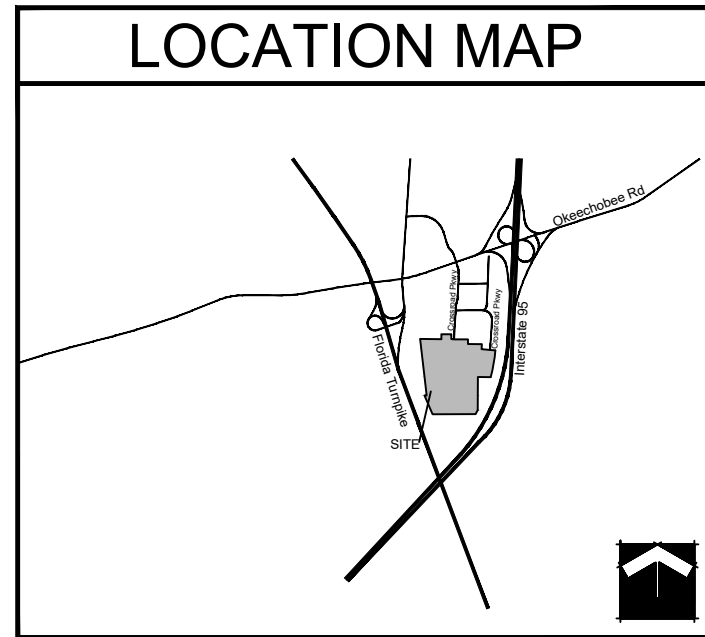
LEGEND OF SYMBOLS

	= FIRE HYDRANT		= CONCRETE MONUMENT as NOTED		= PROPERTY LINE
	= IRON PIPE or IRON ROD as NOTED		= PK NAIL & DISK		= RIGHT-OF-WAY LINE
	= VALVE (AS NOTED)		= EASEMENT LINE		= STORMWATER PIPE as NOTED
	= SANITARY SEWER MANHOLE		= BARBED WIRE FENCE		= WOOD FENCE
	= UTILITY POLES				
	= CATCH BASIN				
	= SIGN				

ABBREVIATIONS

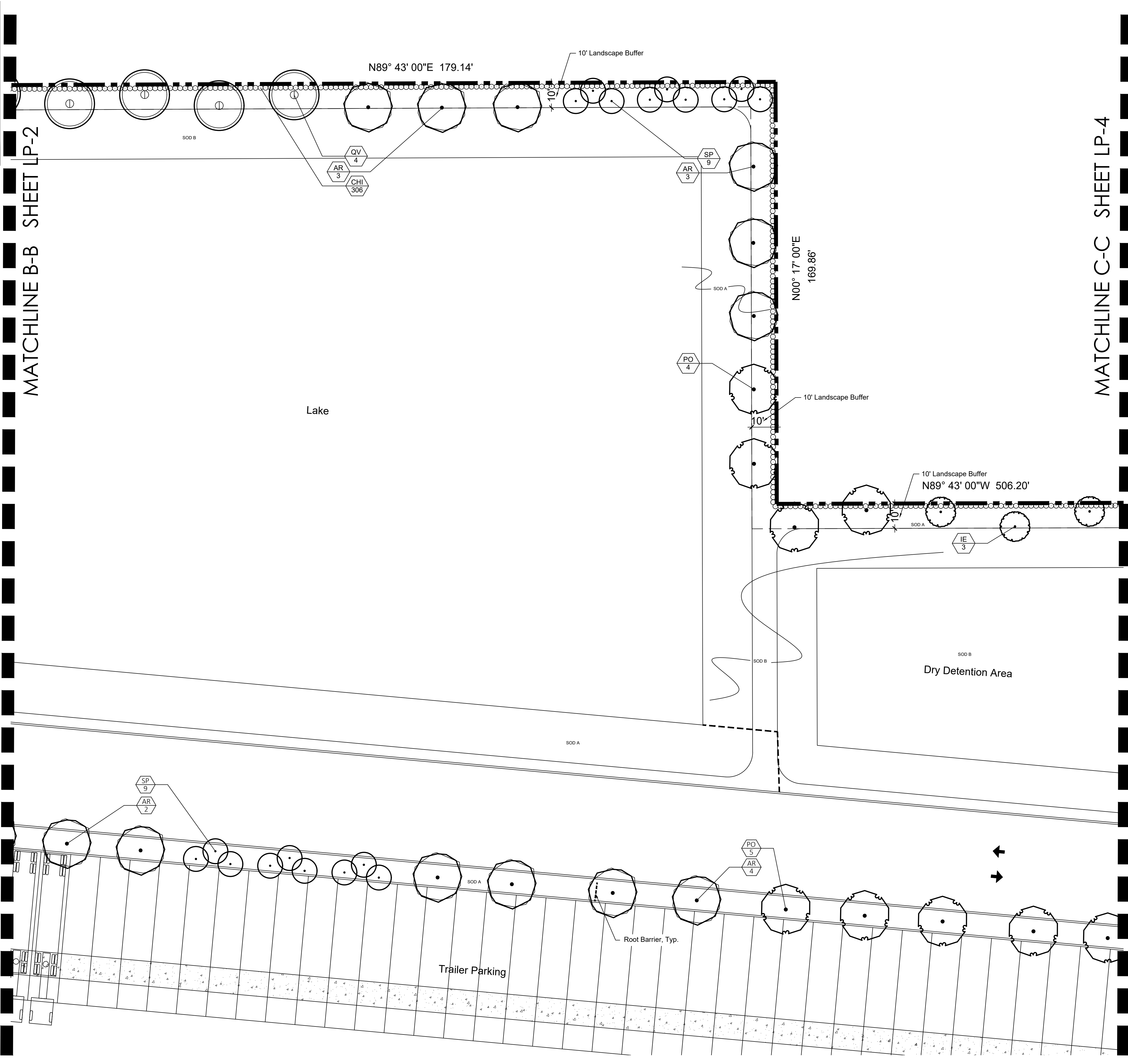
BOC	BACK OF CURB	NCF/NCS	NO CORNER FOUND/NO CORNER SET NUMBER
CCR	CERTIFIED CORNER RECORD	No	NUMBER
CH	CHORD	NTS	NOT TO SCALE
CH BRG	CHORD BEARING	ORB	OFFICIAL RECORD BOOK
CM	CONCRETE MONUMENT	(P)	PLATTED COURSE
CMP	CORRUGATED METAL PIPE	PG	PLAT BOOK
(D)	DEED AND RECORD COURSE	PK	PARKER KALON
Δ	DELTA ANGLE	PSM	PROFESSIONAL SURVEYOR AND MAPPER
DWG	DRAWING	POB	POINT OF BEGINNING
E	EAST	POC	POINT OF COMMENCEMENT
ELEV	ELEVATION	R	RADIUS
INC	INCORPORATED	RLS	REGISTERED LAND SURVEYOR
IP	IRON PIPE	ROW	RIGHT OF WAY
IR	IRON ROD	RNG	RANGE
IRC	IRON ROD WITH CAP	S	SOUTH
KHA	KIMLEY-HORN & ASSOCIATES, INC.	SEC	SECTION
L	LENGTH	T	TANGENT
LB	LICENSED BUSINESS	(M)	TOWNSHIP
(M)	MEASURED COURSE	TWP	TYPICAL
N	NORTH	W	WEST
N/A	NOT APPLICABLE		

SCALE	N/A	DESIGNED BY	PCS	DRAWN BY	PCS	CHECKED BY	ECD	DATE	10/01/07	PROJECT NO.	047383000	041342000	147757000	SHEET NUMBER	2
LEGAL DESCRIPTION, SURVEYOR'S NOTES, LEGEND & ABBREVIATIONS ST. LUCIE COUNTY FLORIDA															
SL CROSSROADS BUSINESS CENTER LLC CROSSROADS PARK OF COMMERCE															
Kimley»Horn © 2018 KIMLEY-HORN AND ASSOCIATES, INC. 445 74TH STREET, SUITE 200, VERO BEACH, FL 33960 PHONE: 772-794-4100 FAX: 772-794-4130 WWW.KIMLEY-HORN.COM															
REVISIONS NO. DATE BY															
UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 24, 2020 9/10/20 DFD UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 29, 2019 9/25/19 DFD UPDATE SURVEY TO 2016 ALTA PER ATTORNEY COMMENTS & AMENDED TITLE (8-5-07) 9/12/18 DFD PER ATTORNEY COMMENTS & AMENDED TITLE (8-5-07) 12/13/07 PCS															



PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR2	9	Acer rubrum / Red Maple*+ Single Straight Trunk, No Low Crotch
	AR	102	Acer rubrum / Red Maple*+ Single Straight Trunk, Min. 5' CT, No Low Crotch
	IE	93	Ilex x attenuata 'East Palatka' / East Palatka Holly
	MG	16	Magnolia grandiflora 'Braken's Brown Beauty' / Brown Beauty Magnolia Full, Matched
	P1	16	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6', 8', and 10' Pine per Grouping for a Total of 24' Ht
	PO2	6	Platanus Occidentalis / American Sycamore Single Straight Trunk, No Low Crotch
	PO	69	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5' CT, No Low Crotch
	QV	77	Quercus virginiana / Southern Live Oak*+ Single Straight Trunk, Min. 5' CT, No Low Crotch
	SP	120	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups
	TD2	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch, 2:1 Credit for Canopy Tree
	TD	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch
	TD3	13	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch
	LT	71	Tulip Tree / Liriodendron tulipifera Single Straight Trunk, Min. 5' CT, No Low Crotch
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,712	Chrysobalanus icaco / Coco Plum Full To Base
	CL2	77	Clusia guttifera / Small-Leaf Clusia Full to Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	CRA	8	Crinum augustum / Green Crinum Lily Full, Matched
	MYF2	57	Myrcianthes fragrans / Simpson's Stopper Full to Base, Screening
	PM2	8	Phoenix roebelenii / Pigmy Date Palm Double-Trunk Matched.
	PMM	140	Podocarpus macrophyllus maki / Maki Podocarpus Full, Small Shrubs
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	365	Hamelia patens 'Compacta' / Dwarf Firebush Full, Small Shrubs
	SER	44	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	230	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	708	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base
	SOD B	793,500 sf	Paspalum notatum / Bahia Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas
	SOD A	115,681 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas



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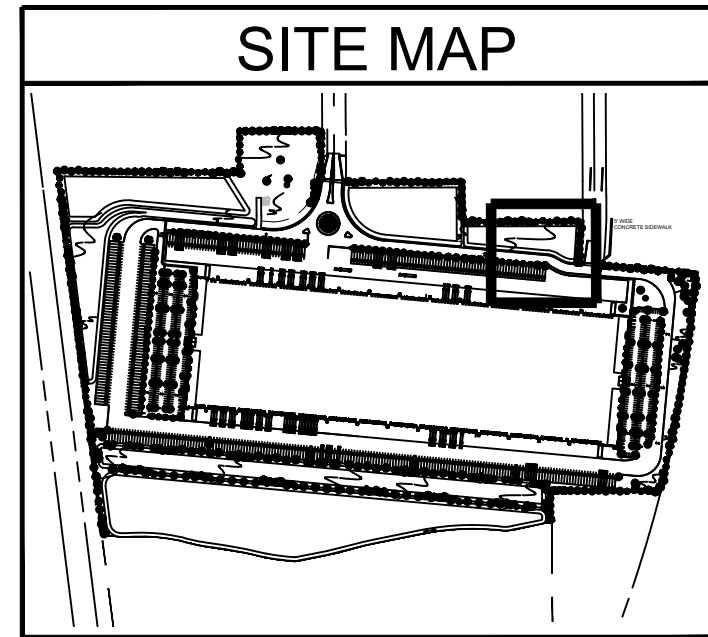
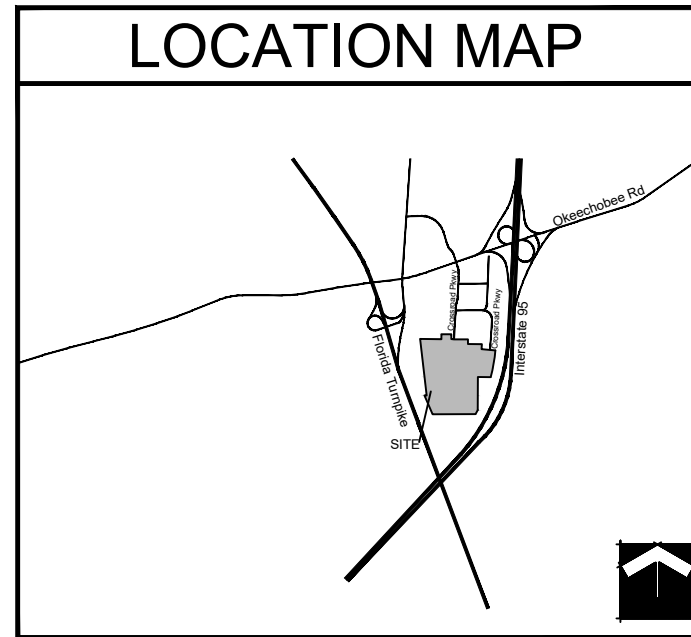
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Landscape Plan

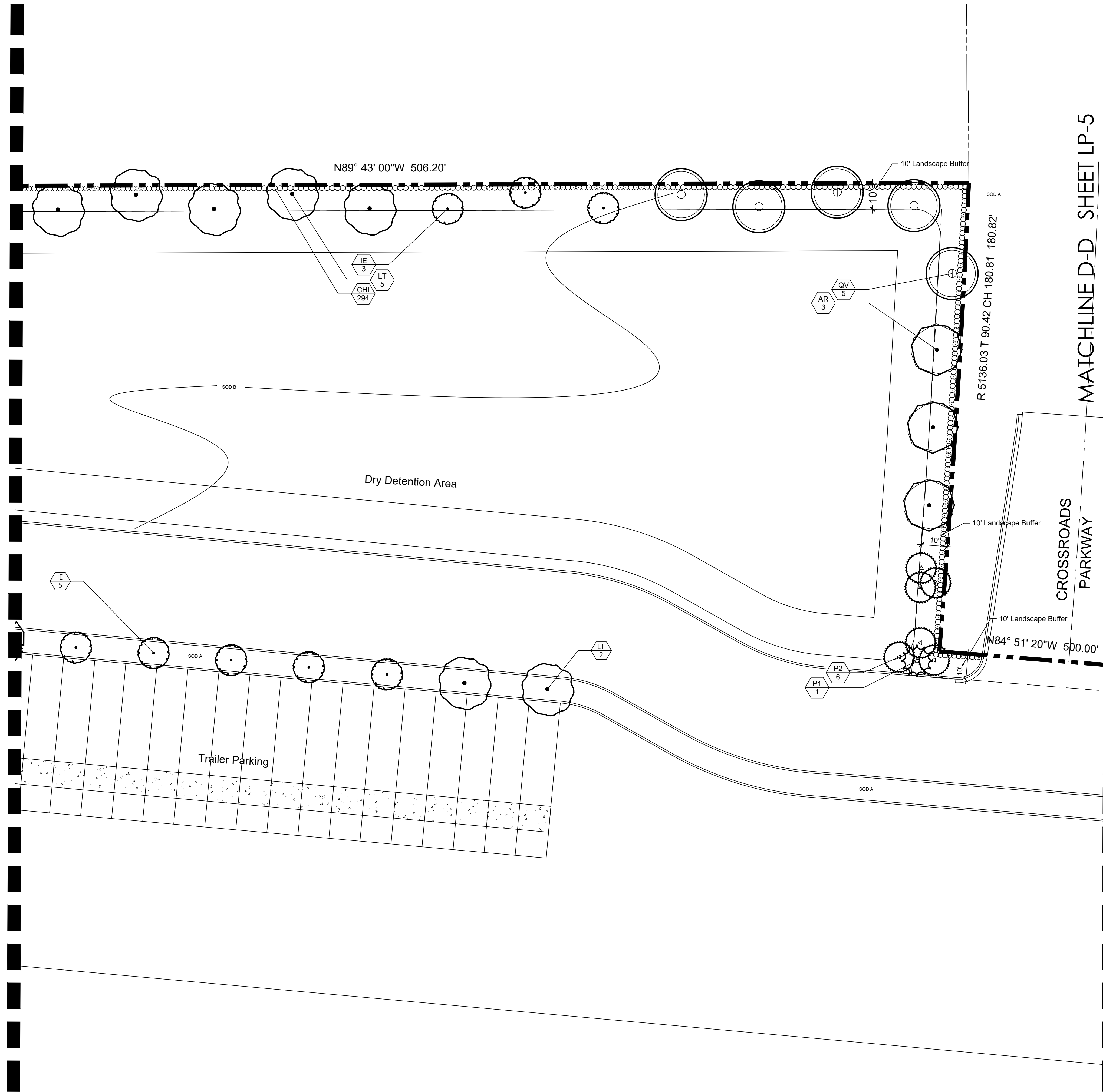
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PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR2	9	Acer rubrum / Red Maple* Single Straight Trunk, No Low Croch
	AR	102	Acer rubrum / Red Maple* Single Straight Trunk, Min. 5' CT. No Low Croch
	IE	93	Ilex x attenuata 'East Palatka' / East Palatka Holly
	MG	16	Magnolia grandiflora 'Braken's Brown Beauty' / Brown Beauty Magnolia Full, Matched
	P1	16	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6', 8', and 10' Pine per Grouping for a Total of 24' Ht
	PO2	6	Platanus Occidentalis / American Sycamore Single Straight Trunk, No Low Croch
	PO	69	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5' CT. No Low Croch
	QV	77	Quercus virginiana / Southern Live Oak* Single Straight Trunk, Min. 5' CT. No Low Croch
	SP	120	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups
	TD2	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT. No Low Croch, 2:1 Credit for Canopy Tree
	TD	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT. No Low Croch
	TD3	13	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT. No Low Croch
	LT	71	Tulip Tree / Liriodendron tulipifera Single Straight Trunk, Min. 5' CT. No Low Croch
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,712	Chrysobalanus icaco / Coco Plum Full To Base
	CL2	77	Clusia guttifera / Small-Leaf Clusia Full to Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	CRA	8	Crinum augustum / Green Crinum Lily Full, Matched
	MYF2	57	Myrcianthes fragrans / Simpson's Stopper Full to Base, Screening
	PM2	8	Phoenix roebelenii / Pigmy Date Palm Double-Trunk Matched.
	PMM	140	Podocarpus macrophyllus maki / Maki Podocarpus Full, Small Shrubs
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	365	Hamelia patens 'Compacta' / Dwarf Firebush Full, Small Shrubs
	SER	44	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	230	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	708	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base
	SOD B	793,500 sf	Paspalum notatum / Bahia Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas
	SOD A	115,681 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas

MATCHLINE C-C SHEET LP-3



MATCHLINE D-D SHEET LP-5



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LANDSCAPE ARCHITECTURE
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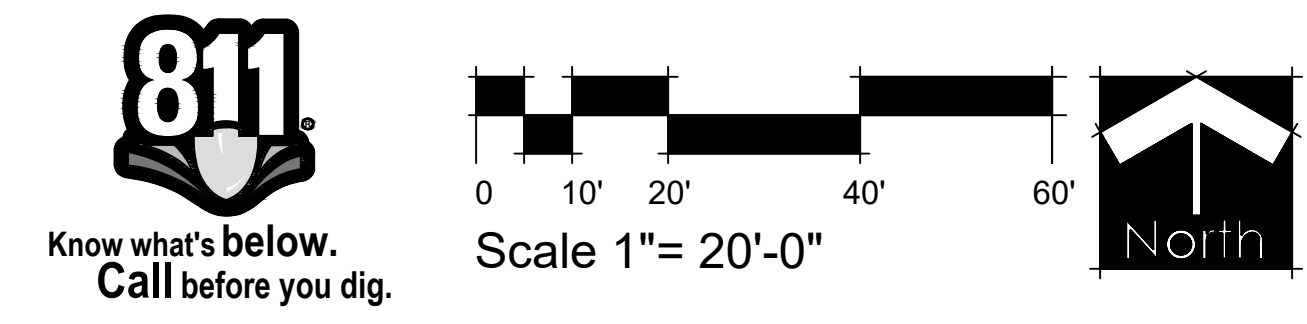
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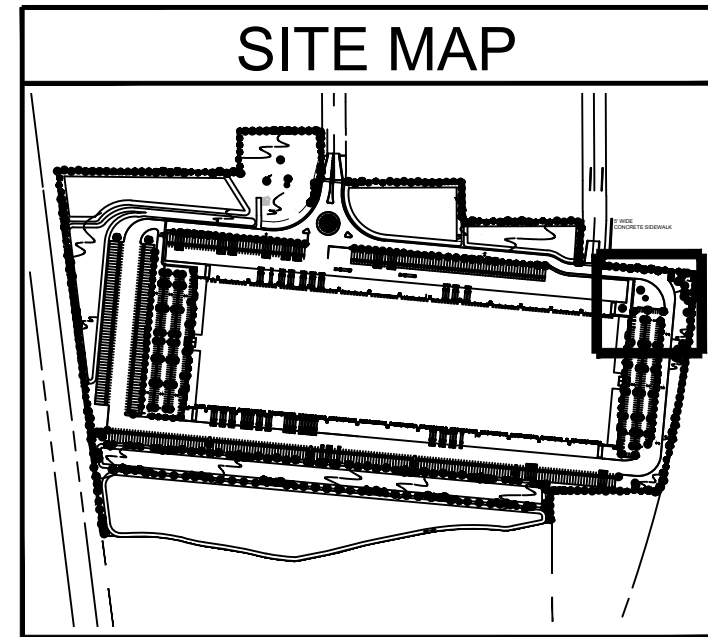
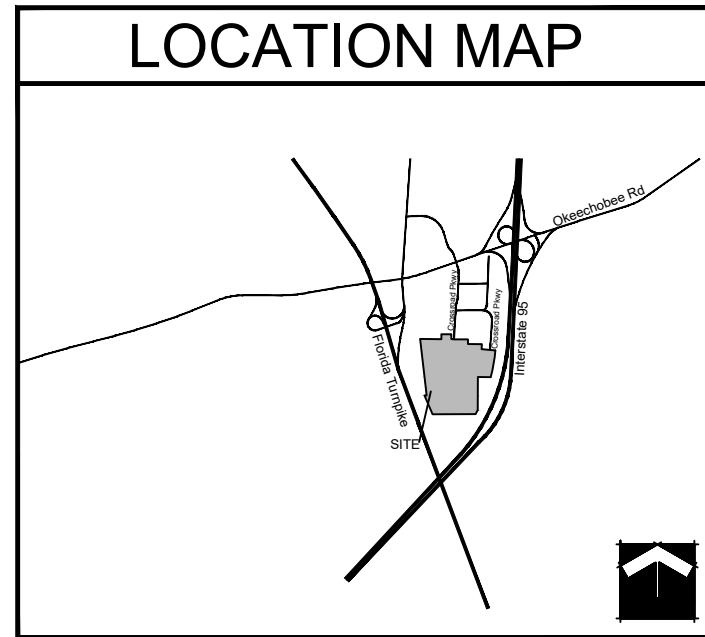
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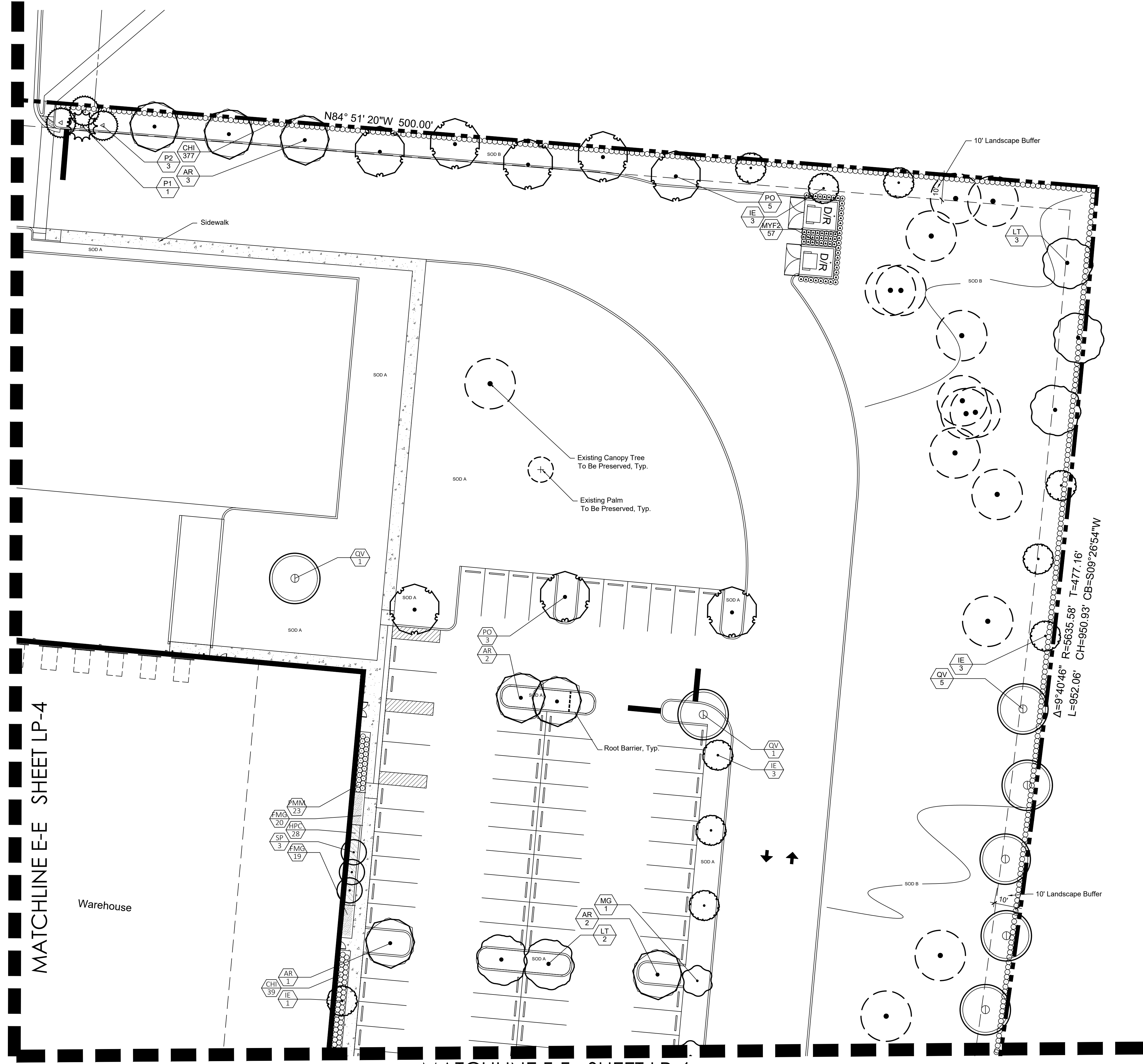
Landscape
Plan





PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR2	9	Acer rubrum / Red Maple** Single Straight Trunk, No Low Crotch
	AR	102	Acer rubrum / Red Maple** Single Straight Trunk, Min. 5' CT. No Low Crotch
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	MG	16	Magnolia grandiflora 'Braken's Brown Beauty' / Brown Beauty Magnolia Full, Matched
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	PO2	6	Platanus Occidentalis / American Sycamore Single Straight Trunk, No Low Crotch
	PO	69	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5' CT. No Low Crotch
	QV	77	Quercus virginiana / Southern Live Oak** Single Straight Trunk, Min. 5' CT. No Low Crotch
	SP	120	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups
	TD2	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT. No Low Crotch, 2:1 Credit for Canopy Tree
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	CL2	77	Clusia guttifer / Small-Leaf Clusia Full To Base
	CU	46	Coccoloba uvifera / Sea Grape Full To Base, Large Shrubs
	CRA	8	Crinum augustum / Green Crinum Lily Full, Matched
	MYF2	57	Myrcianthes fragrans / Simpson's Stopper Full to Base, Screening
	PM2	8	Phoenix roebelenii / Pigmy Date Palm Double-Trunk Matched.
	PMM	140	Podocarpus macrophyllus maki / Maki Podocarpus Full, Small Shrubs
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	365	Hamelia patens 'Compacta' / Dwarf Firebush Full, Small Shrubs
	SER	44	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	230	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	708	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base
	SOD B	793,500 sf	Paspalum notatum / Bahia Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas
	SOD A	115,681 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas



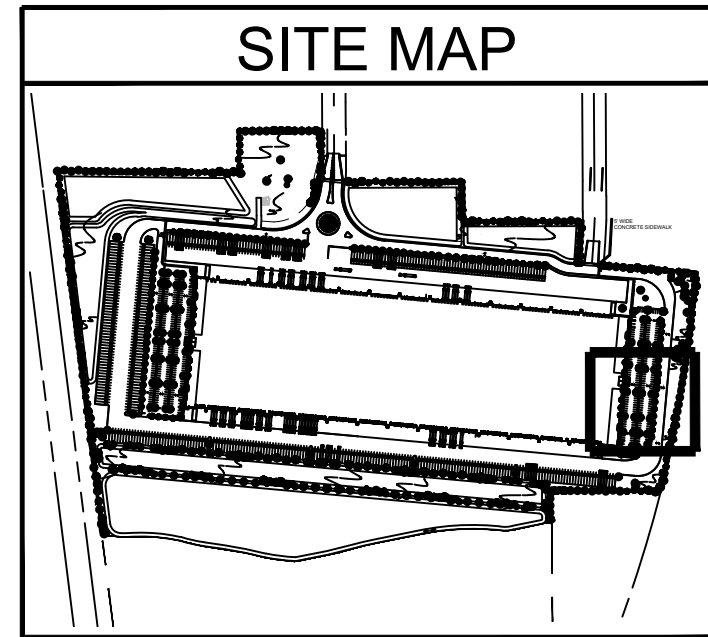
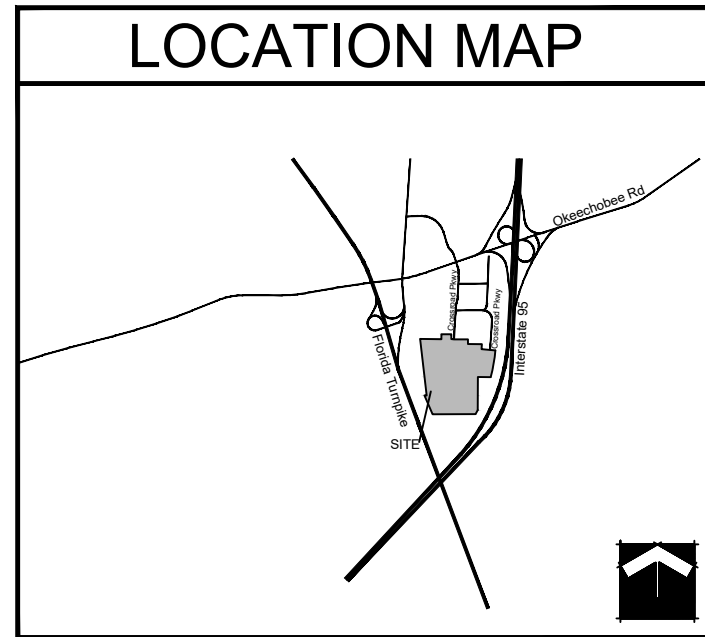
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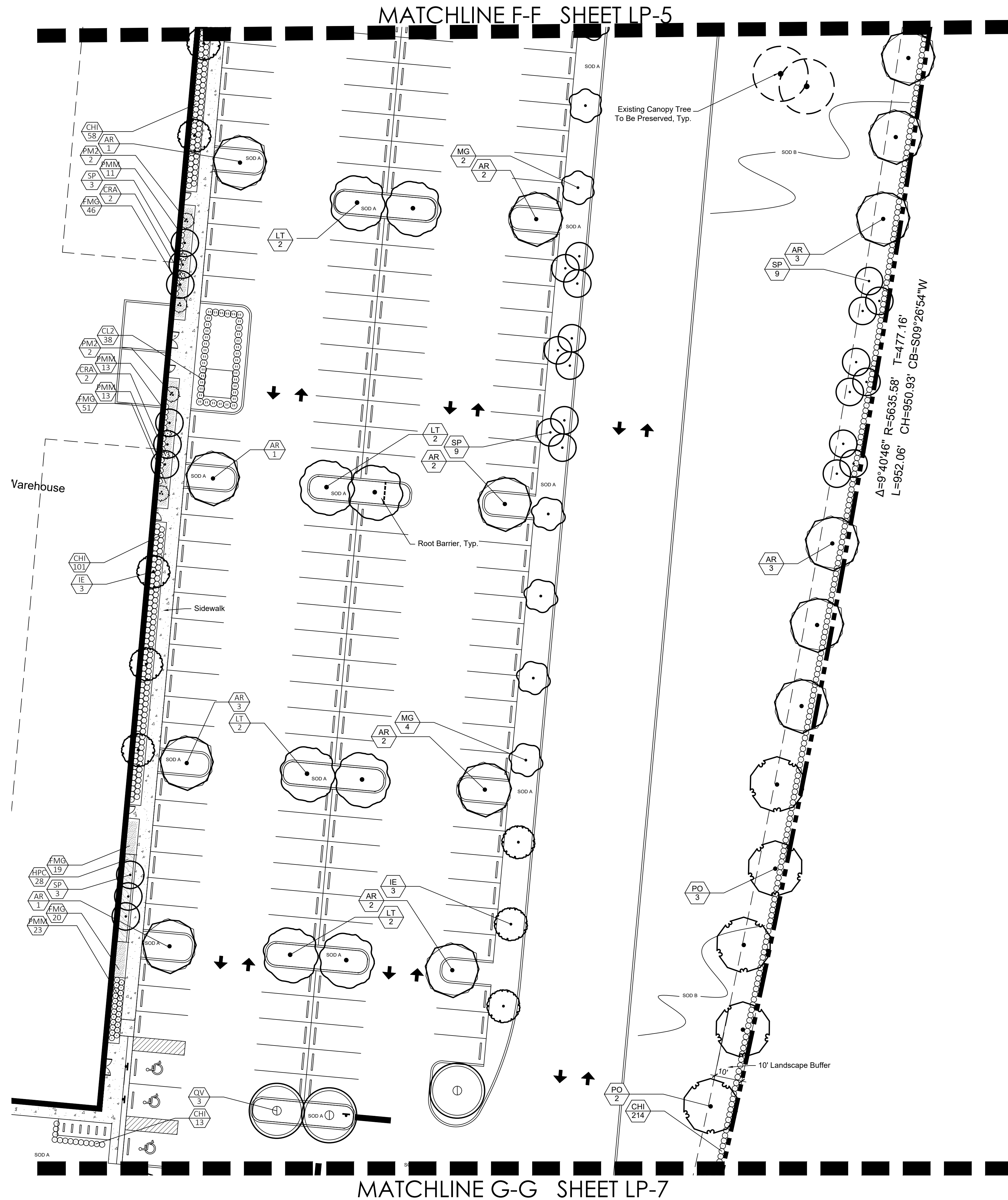
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Landscape Plan



PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
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	SP	120	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups
	TD2	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch, 2:1 Credit for Canopy Tree
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	PM2	8	Phoenix roebelenii / Pigmy Date Palm Double-Trunk Matched.
	PMM	140	Podocarpus macrophyllus maki / Maki Podocarpus Full, Small Shrubs
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	365	Hamelia patens 'Compacta' / Dwarf Firebush Full, Small Shrubs
	SER	44	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	230	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
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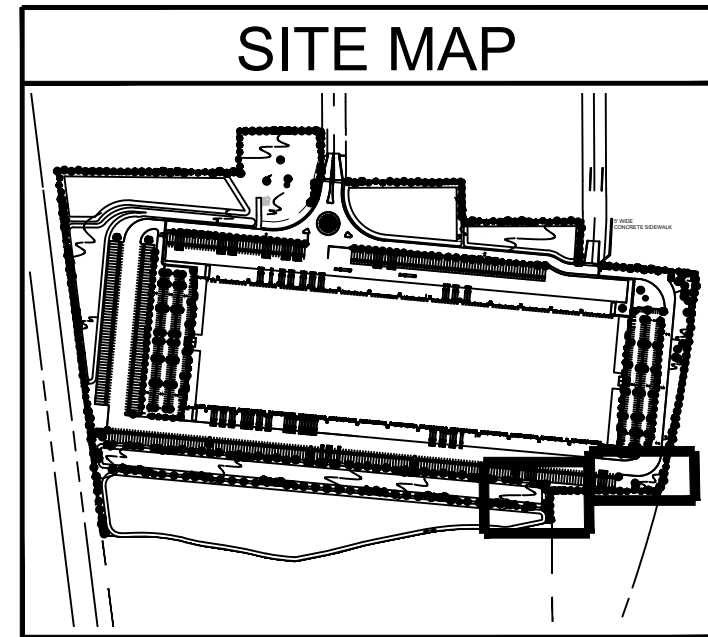
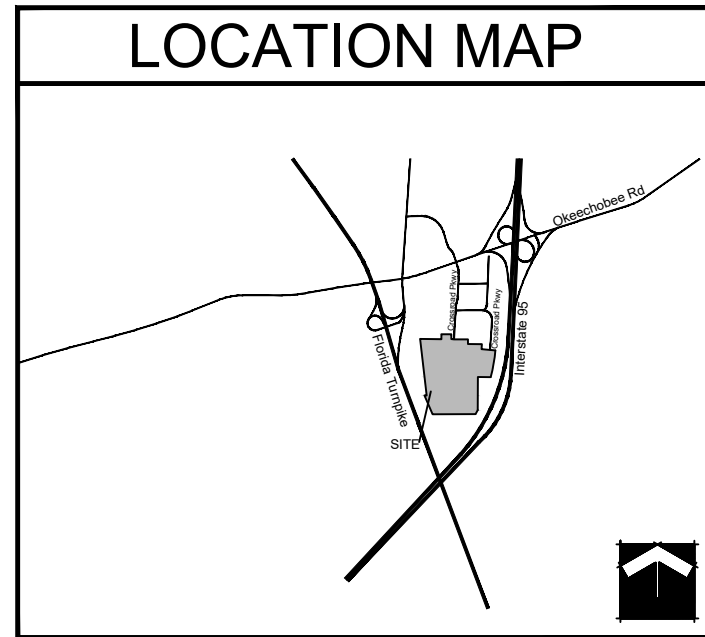
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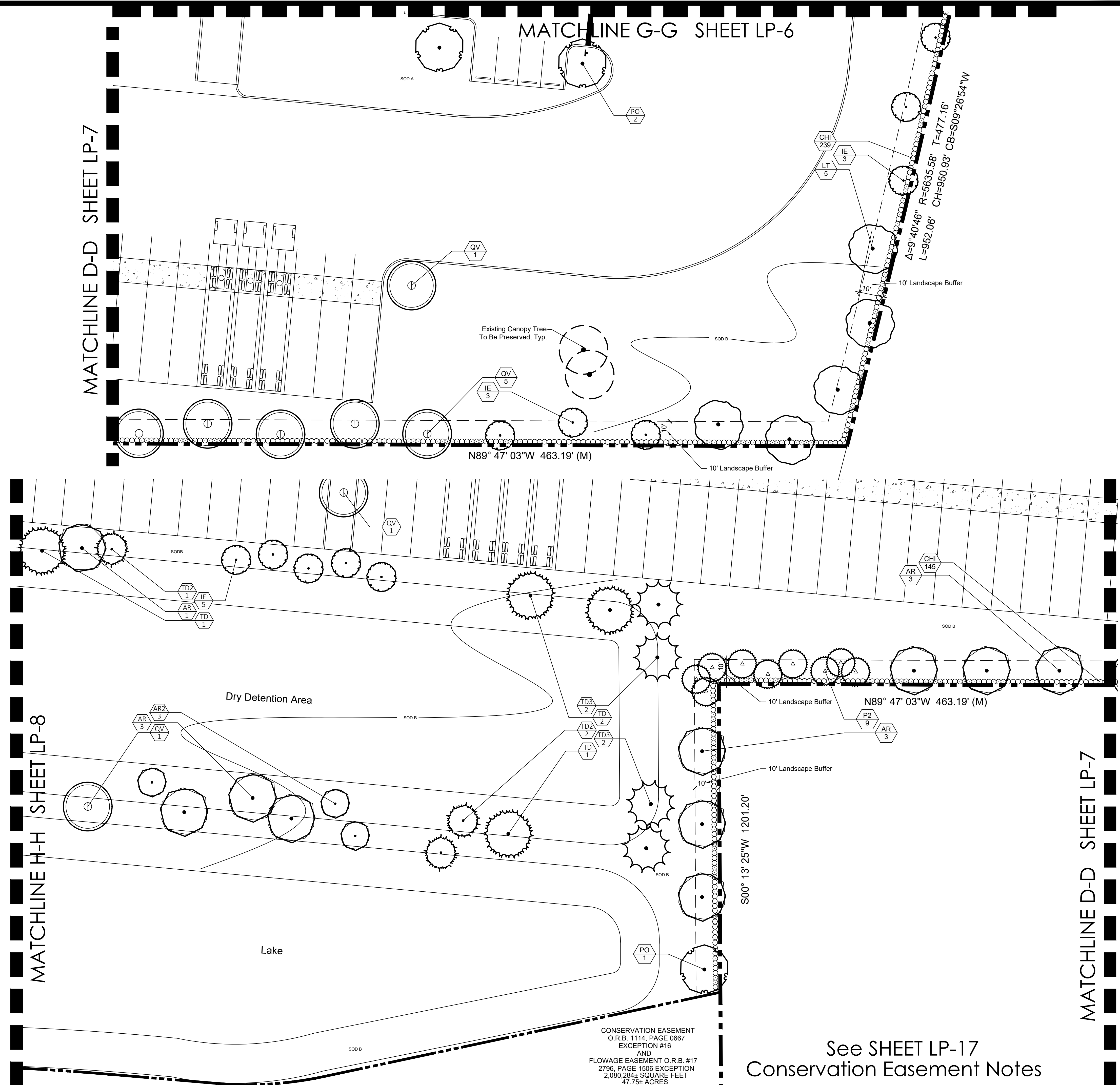
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07/02/21 Planting Revision per Civil
01/20/22 Base Change

Landscape Plan



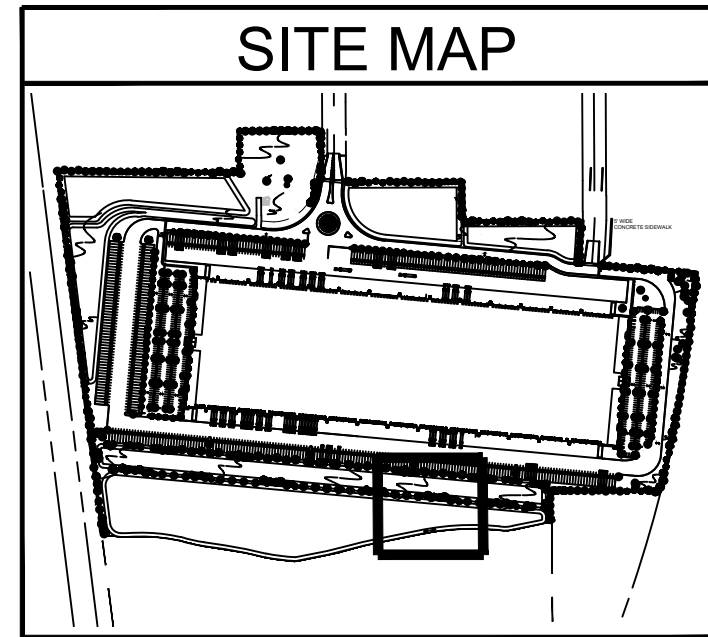
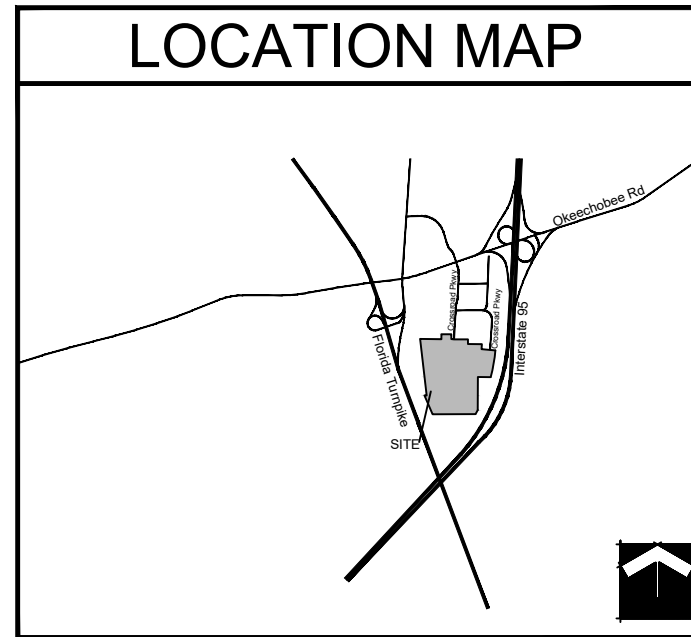
**SCHMIDT
NICHOLS**

LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
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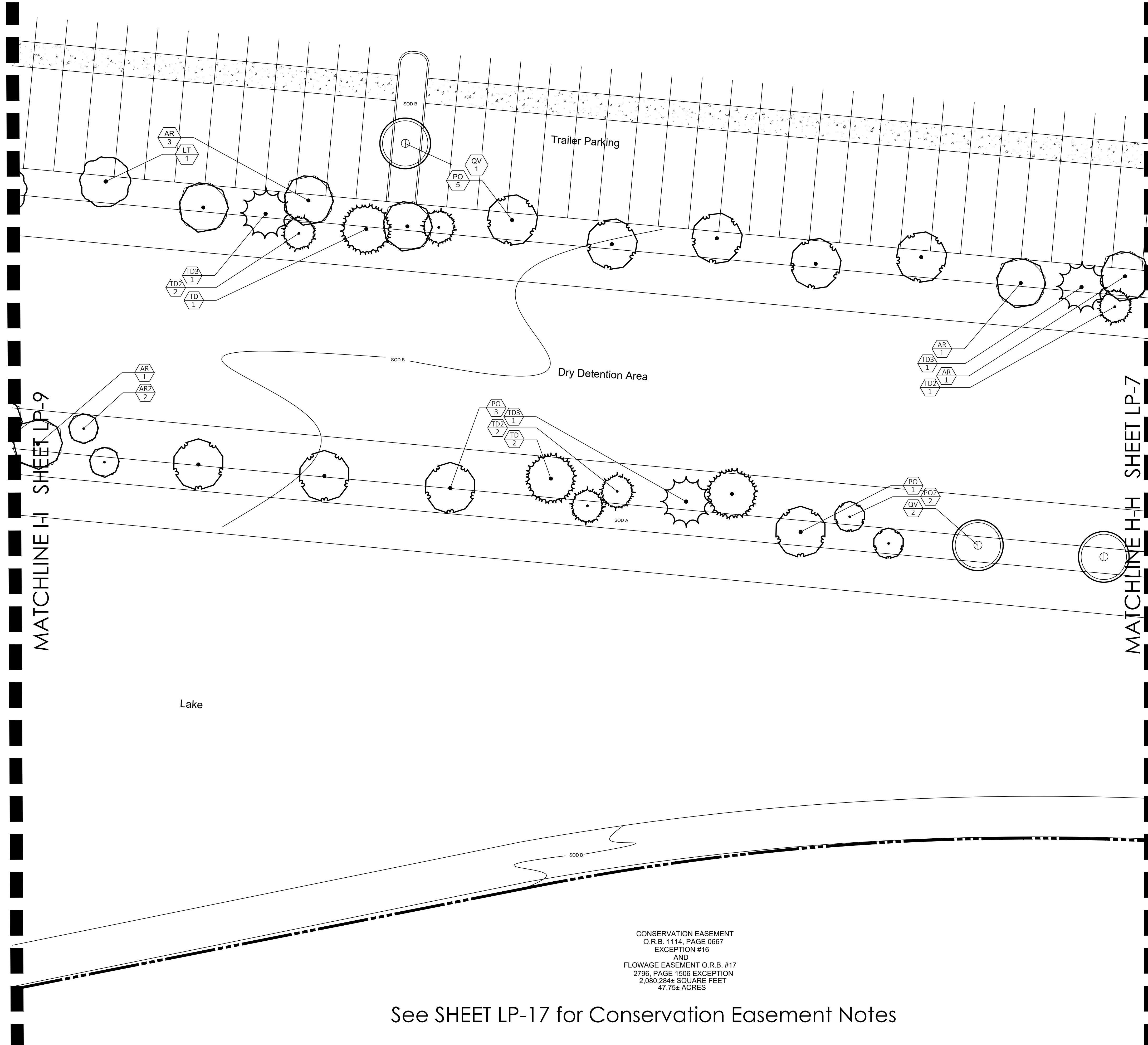
Crossroads Industrial

Fort Pierce, Florida



PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR2	9	Acer rubrum / Red Maple*+ Single Straight Trunk, No Low Crotch
	AR	102	Acer rubrum / Red Maple*+ Single Straight Trunk, Min. 5' CT, No Low Crotch
	IE	93	Ilex x attenuata 'East Palatka' / East Palatka Holly
	MG	16	Magnolia grandiflora 'Braken's Brown Beauty' / Brown Beauty Magnolia Full, Matched
	P1	16	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6', 8', and 10' Pine per Grouping for a Total of 24' Ht
	PO2	6	Platanus Occidentalis / American Sycamore Single Straight Trunk, No Low Crotch
	PO	69	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5' CT, No Low Crotch
	QV	77	Quercus virginiana / Southern Live Oak*+ Single Straight Trunk, Min. 5' CT, No Low Crotch
	SP	120	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups
	TD2	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch, 2:1 Credit for Canopy Tree
	TD	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch
	TD3	13	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch
	LT	71	Tulip Tree / Liriodendron tulipifera Single Straight Trunk, Min. 5' CT, No Low Crotch
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,712	Chrysobalanus icaco / Coco Plum Full To Base
	CL2	77	Clusia guttifer / Small-Leaf Clusia Full To Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	CRA	8	Crinum augustum / Green Crinum Lily Full, Matched
	MYF2	57	Myrcianthes fragrans / Simpson's Stopper Full to Base, Screening
	PM2	8	Phoenix roebelenii / Pigmy Date Palm Double-Trunk Matched.
	PMM	140	Podocarpus macrophyllus maki / Maki Podocarpus Full, Small Shrubs
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	365	Hamelia patens 'Compacta' / Dwarf Firebush Full, Small Shrubs
	SER	44	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	230	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	708	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base
	SOD B	793,500 sf	Paspalum notatum / Bahia Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas
	SOD A	115,681 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas



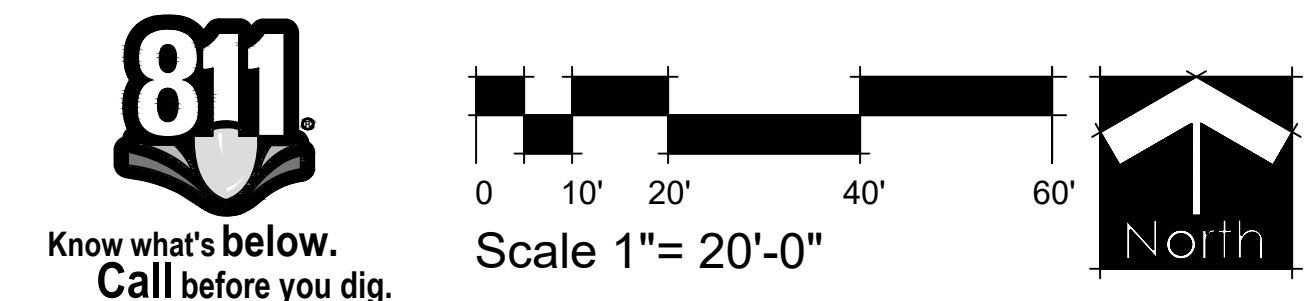
CONSERVATION EASEMENT
O.R.B. 1114, PAGE 0667
EXCEPTION #16
AND
FLOWAGE EASEMENT O.R.B. #17
2796, PAGE 1506 EXCEPTION
2,080,284± SQUARE FEET
47.75± ACRES

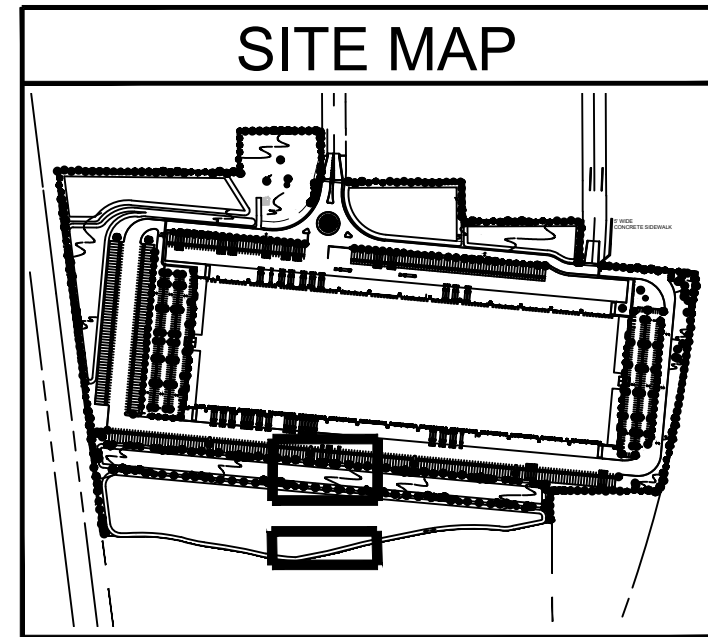
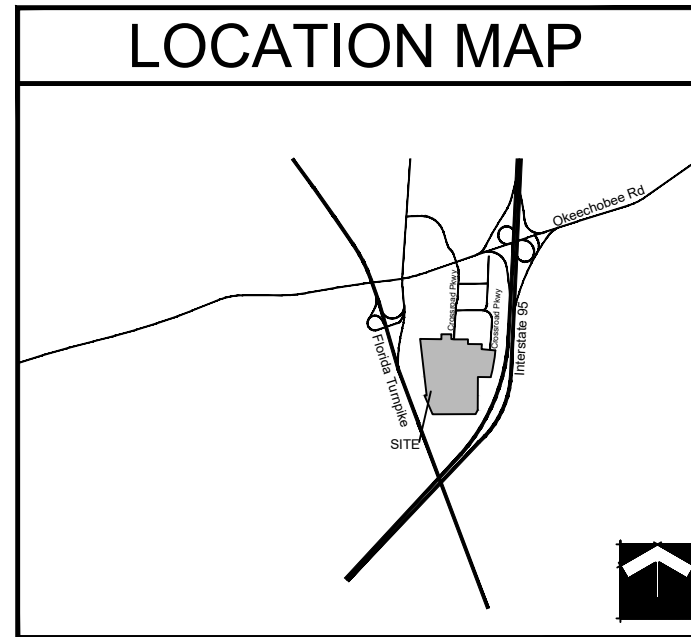
See SHEET LP-17 for Conservation Easement Notes

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Scale:	1" = 20'-0"
Design By:	AM
Drawn By:	AM
Checked By:	JES
File No.	743.01
Job No.	20-66

REVISIONS / SUBMISSIONS
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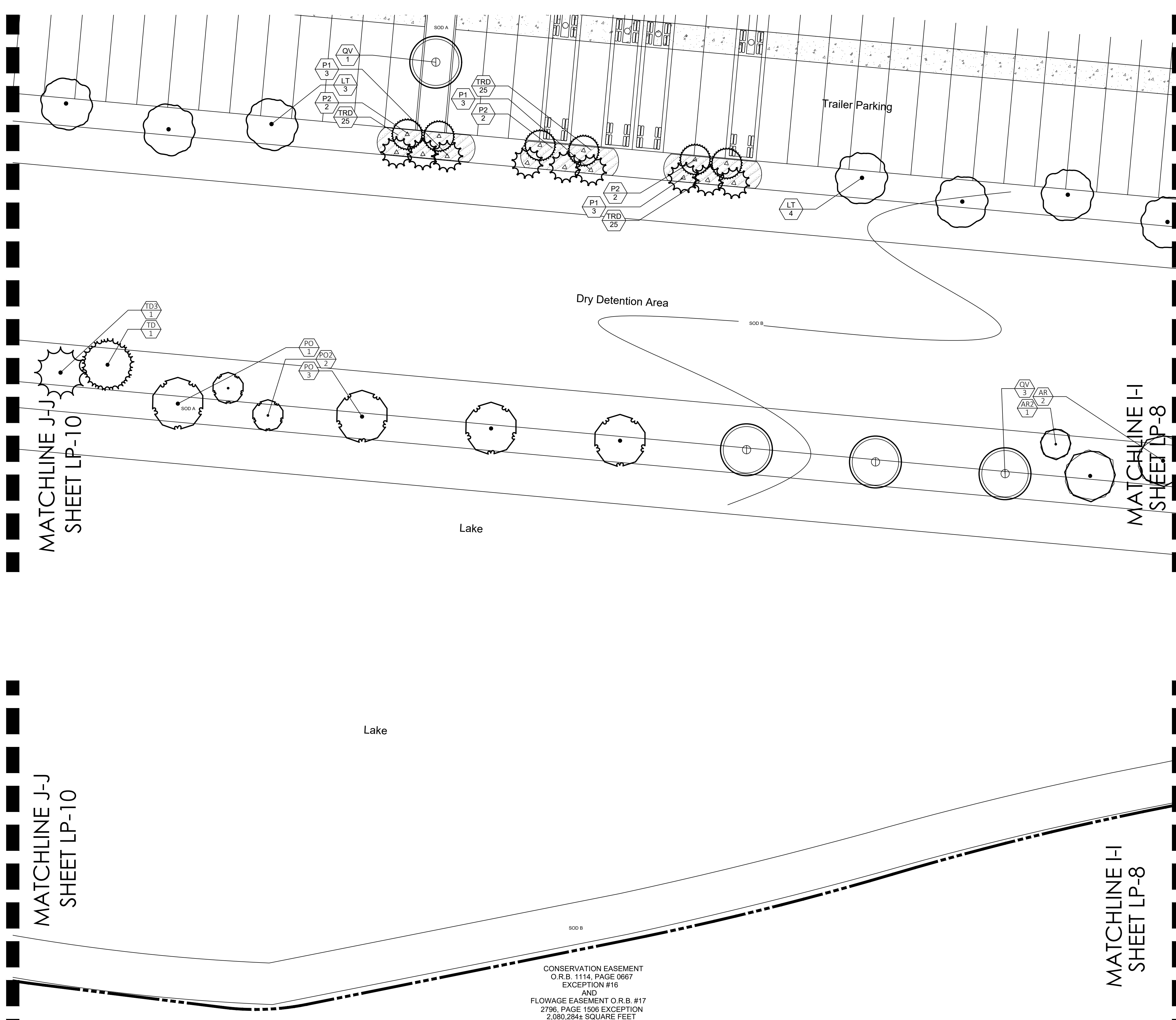
Landscape Plan





PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR2	9	Acer rubrum / Red Maple*+ Single Straight Trunk, No Low Crotch
	AR	102	Acer rubrum / Red Maple*+ Single Straight Trunk, Min. 5' CT, No Low Crotch
	IE	93	Ilex x attenuata 'East Palatka' / East Palatka Holly
	MG	16	Magnolia grandiflora 'Braken's Brown Beauty' / Brown Beauty Magnolia Full, Matched
	P1	16	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6', 8', and 10' Pine per Grouping for a Total of 24' Ht
	PO2	6	Platanus Occidentalis / American Sycamore Single Straight Trunk, No Low Crotch
	PO	69	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5' CT, No Low Crotch
	QV	77	Quercus virginiana / Southern Live Oak*+ Single Straight Trunk, Min. 5' CT, No Low Crotch
	SP	120	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups
	TD2	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch, 2:1 Credit for Canopy Tree
	TD	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch
	TD3	13	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch
	LT	71	Tulip Tree / Liriodendron tulipifera Single Straight Trunk, Min. 5' CT, No Low Crotch
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,712	Chrysobalanus icaco / Coco Plum Full To Base
	CL2	77	Clusia guttifer / Small-Leaf Clusia Full to Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	CRA	8	Crinum augustum / Green Crinum Lily Full, Matched
	MYF2	57	Myrcianthes fragrans / Simpson's Stopper Full to Base, Screening
	PM2	8	Phoenix roebelenii / Pigmy Date Palm Double-Trunk Matched.
	PMM	140	Podocarpus macrophyllus maki / Maki Podocarpus Full, Small Shrubs
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	365	Hamelia patens 'Compacta' / Dwarf Firebush Full, Small Shrubs
	SER	44	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	230	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	708	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base
	SOD B	793,500 sf	Paspalum notatum / Bahia Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas
	SOD A	115,681 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas



CONSERVATION EASEMENT
O.R.B. 1114, PAGE 0667
EXCEPTION #16
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FLOWAGE EASEMENT O.R.B. #17
2796, PAGE 1506 EXCEPTION
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See SHEET LP-17 for Conservation Easement Notes

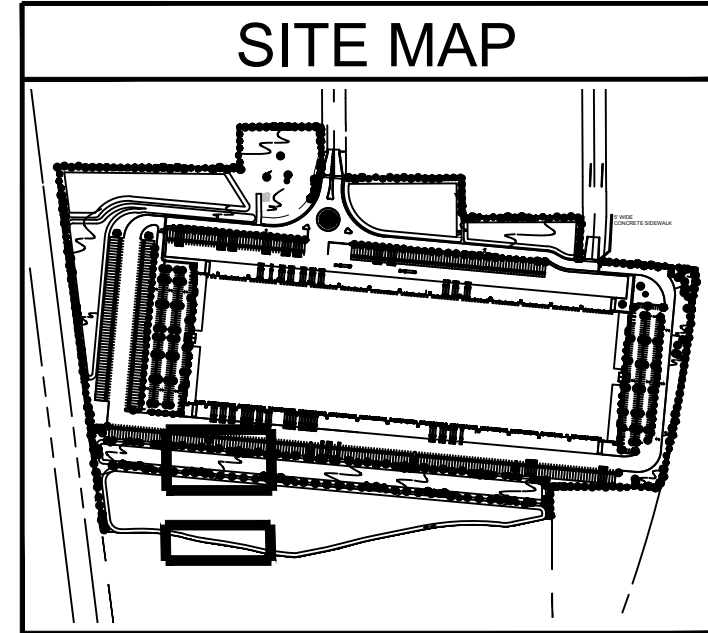
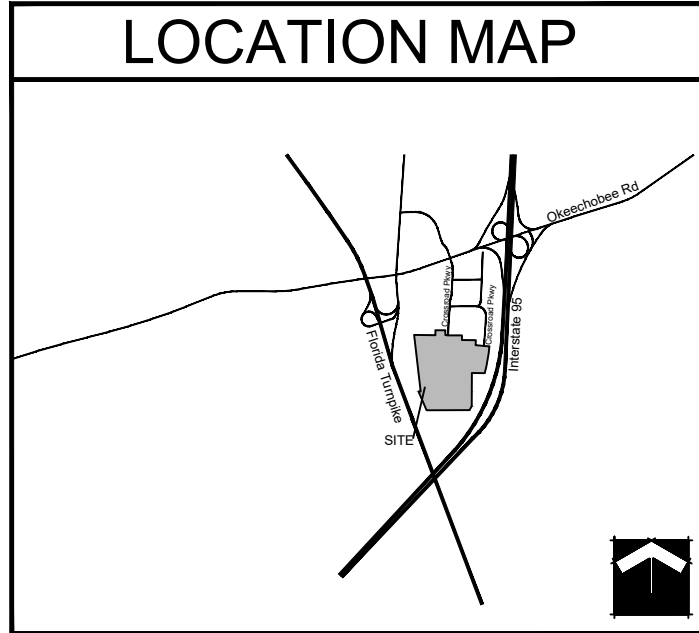
Crossroads Industrial

Fort Pierce, Florida

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**Landscape
Plan**



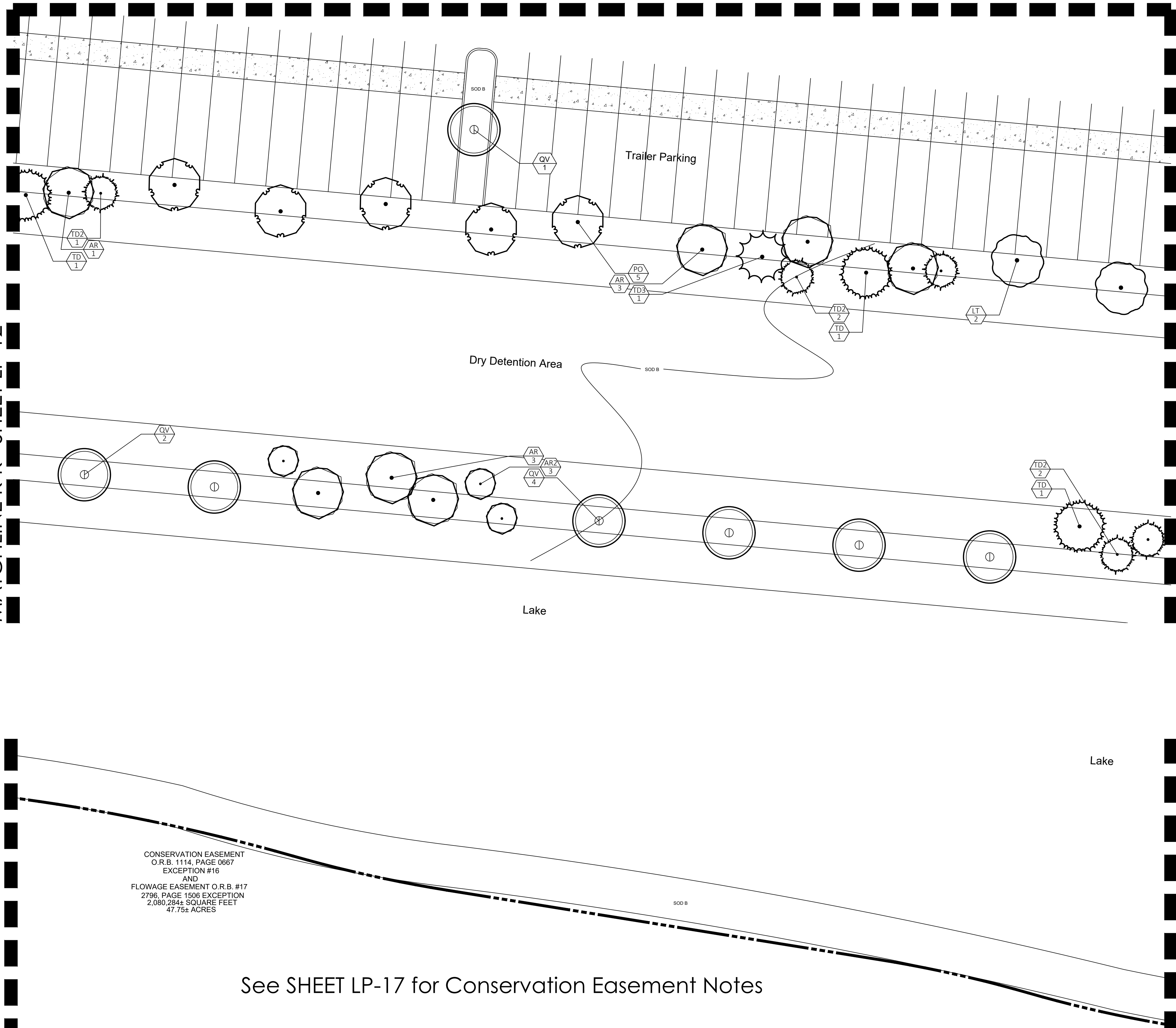
MATCHLINE S-S SHEET LP-17

PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR2	9	Acer rubrum / Red Maple** Single Straight Trunk, No Low Crotch
	AR	102	Acer rubrum / Red Maple** Single Straight Trunk, Min. 5' CT. No Low Crotch
	IE	93	Ilex x attenuata 'East Palatka' / East Palatka Holly
	MG	16	Magnolia grandiflora 'Braken's Brown Beauty' / Brown Beauty Magnolia Full, Matched
	P1	16	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6', 8', and 10' Pine per Grouping for a Total of 24' Ht
	PO2	6	Platanus occidentalis / American Sycamore Single Straight Trunk, No Low Crotch
	PO	69	Platanus occidentalis / American Sycamore Single Straight Trunk, Min. 5' CT. No Low Crotch
	QV	77	Quercus virginiana / Southern Live Oak** Single Straight Trunk, Min. 5' CT. No Low Crotch
	SP	120	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups
	TD2	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT. No Low Crotch, 2:1 Credit for Canopy Tree
	TD	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT. No Low Crotch
	TD3	13	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT. No Low Crotch
	LT	71	Tulip Tree / Liriodendron tulipifera Single Straight Trunk, Min. 5' CT. No Low Crotch
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,712	Chrysobalanus icaco / Coco Plum Full To Base
	CL2	77	Clusia guttifer / Small-Leaf Clusia Full To Base
	CU	46	Coccoloba uvifera / Sea Grape Full To Base, Large Shrubs
	CRA	8	Crinum augustum / Green Crinum Lily Full, Matched
	MYF2	57	Myrcianthes fragrans / Simpson's Stopper Full To Base, Screening
	PM2	8	Phoenix roebelenii / Pigmy Date Palm Double-Trunk Matched.
	PMM	140	Podocarpus macrophyllus maki / Maki Podocarpus Full, Small Shrubs
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	365	Hamelia patens 'Compacta' / Dwarf Firebush Full, Small Shrubs
	SER	44	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	230	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	708	Ficus microcarpa 'Green Island' / Green Island Ficus Full To Base
	SOD B	793,500 sf	Paspalum notatum / Bahia Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas
	SOD A	115,681 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas

MATCHLINE K-K SHEET LP-12

MATCHLINE K-K SHEET LP-11



CONSERVATION EASEMENT
O.R.B. 1114, PAGE 0667
EXCEPTION #16
AND
FLOWAGE EASEMENT O.R.B. #17
2796, PAGE 1506 EXCEPTION
2,080,284± SQUARE FEET
47.79± ACRES

See SHEET LP-17 for Conservation Easement Notes

MATCHLINE J-J SHEET LP-9

MATCHLINE J-J SHEET LP-9



**SCHMIDT
NICHOLS**

LANDSCAPE ARCHITECTURE
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West Palm Beach, FL 33401
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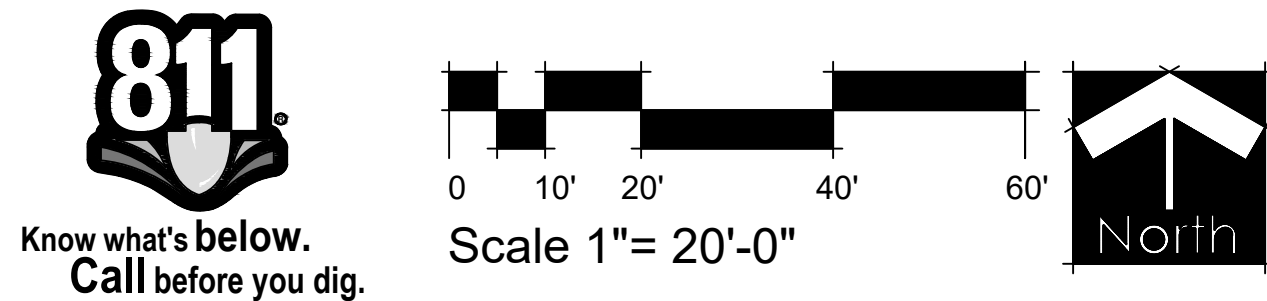
Fort Pierce, Florida

Date:	10/30/20
Scale:	1" = 20'-0"
Design By:	AM
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File No.	743.01
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Landscape
Plan





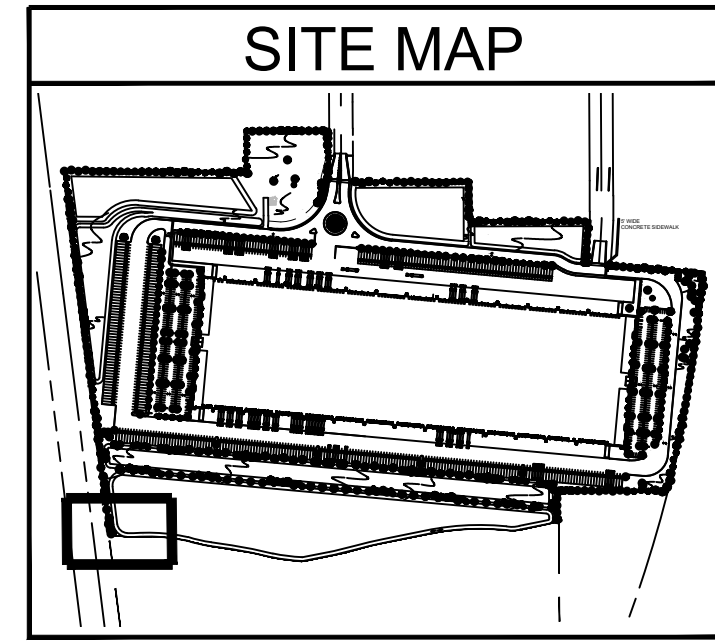
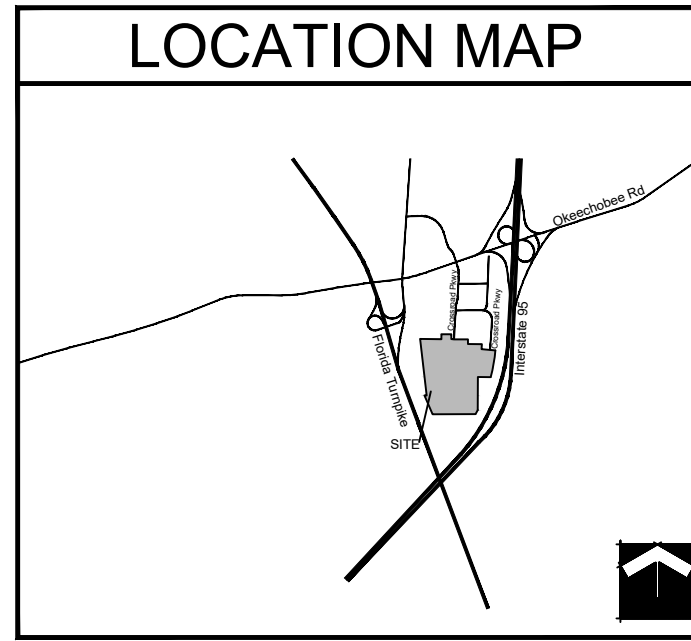
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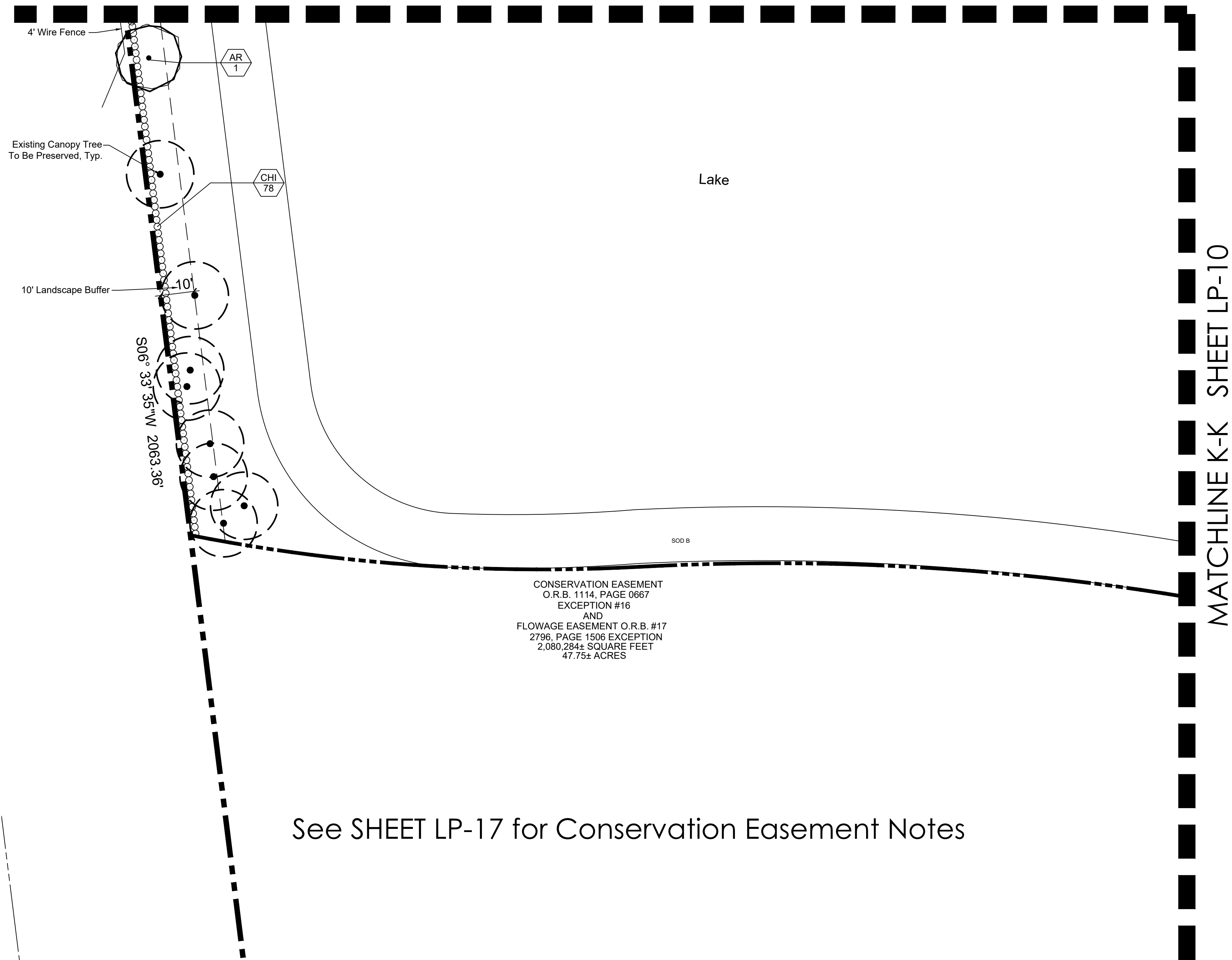
Fort Pierce, Florida



PLANT LIST

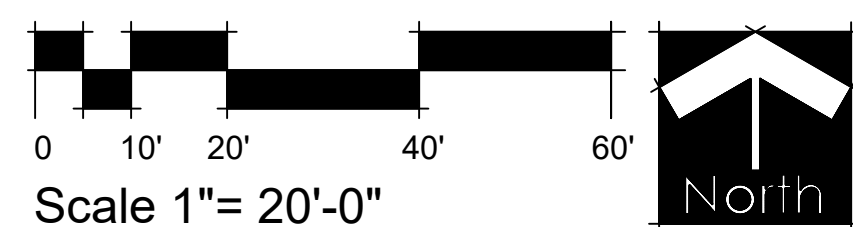
TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR2	9	Acer rubrum / Red Maple*+ Single Straight Trunk, No Low Crotch
	AR	102	Acer rubrum / Red Maple*+ Single Straight Trunk, Min. 5' CT, No Low Crotch
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	MG	16	Magnolia grandiflora 'Braken's Brown Beauty' / Brown Beauty Magnolia Full, Matched
	P1	16	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6', 8', and 10' Pine per Grouping for a Total of 24' Ht
	PO2	6	Platanus Occidentalis / American Sycamore Single Straight Trunk, No Low Crotch
	PO	69	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5' CT, No Low Crotch
	QV	77	Quercus virginiana / Southern Live Oak*+ Single Straight Trunk, Min. 5' CT, No Low Crotch
	SP	120	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups
	TD2	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch, 2:1 Credit for Canopy Tree
	TD	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch
	TD3	13	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch
	LT	71	Tulip Tree / Liriodendron tulipifera Single Straight Trunk, Min. 5' CT, No Low Crotch
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,712	Chrysobalanus icaco / Coco Plum Full To Base
	CL2	77	Clusia guttifer / Small-Leaf Clusia Full To Base
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SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	365	Hamelia patens 'Compacta' / Dwarf Firebush Full, Small Shrubs
	SER	44	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	230	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	708	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base
	SOD B	793,500 sf	Paspalum notatum / Bahia Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas
	SOD A	115,681 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas

MATCHLINE L-L SHEET LP-12

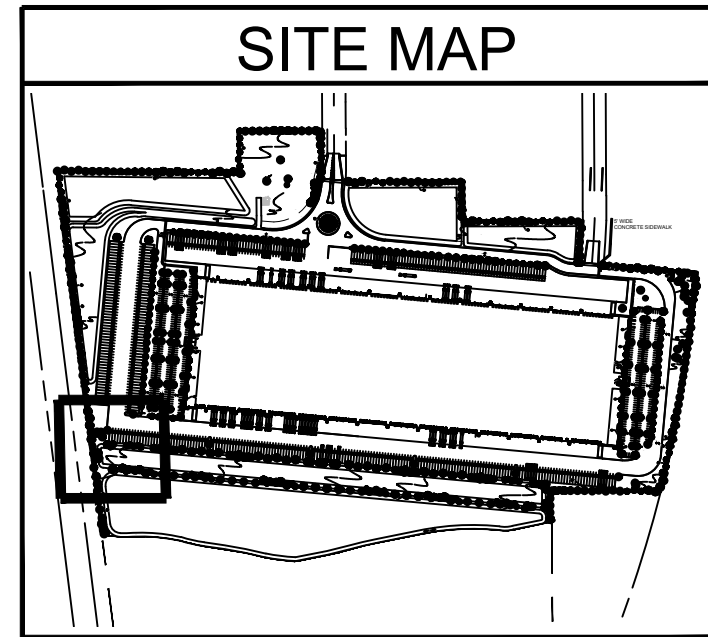
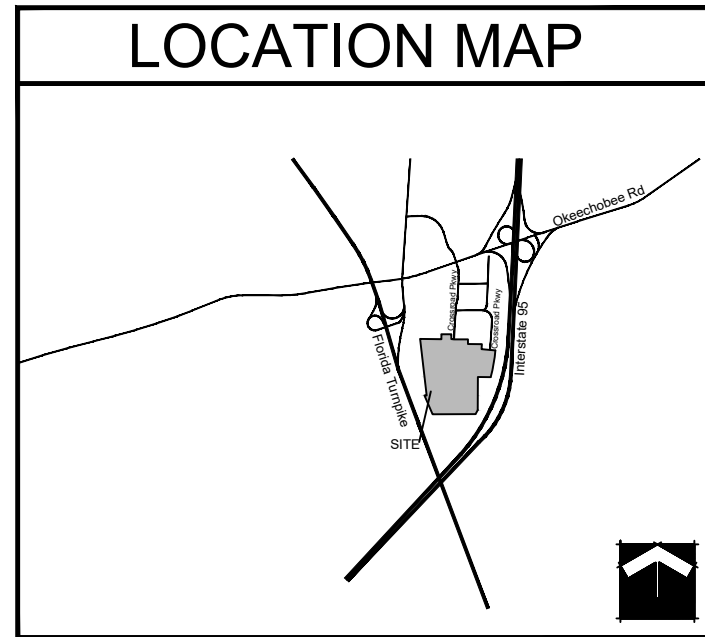


See SHEET LP-17 for Conservation Easement Notes

MATCHLINE K-K SHEET LP-10

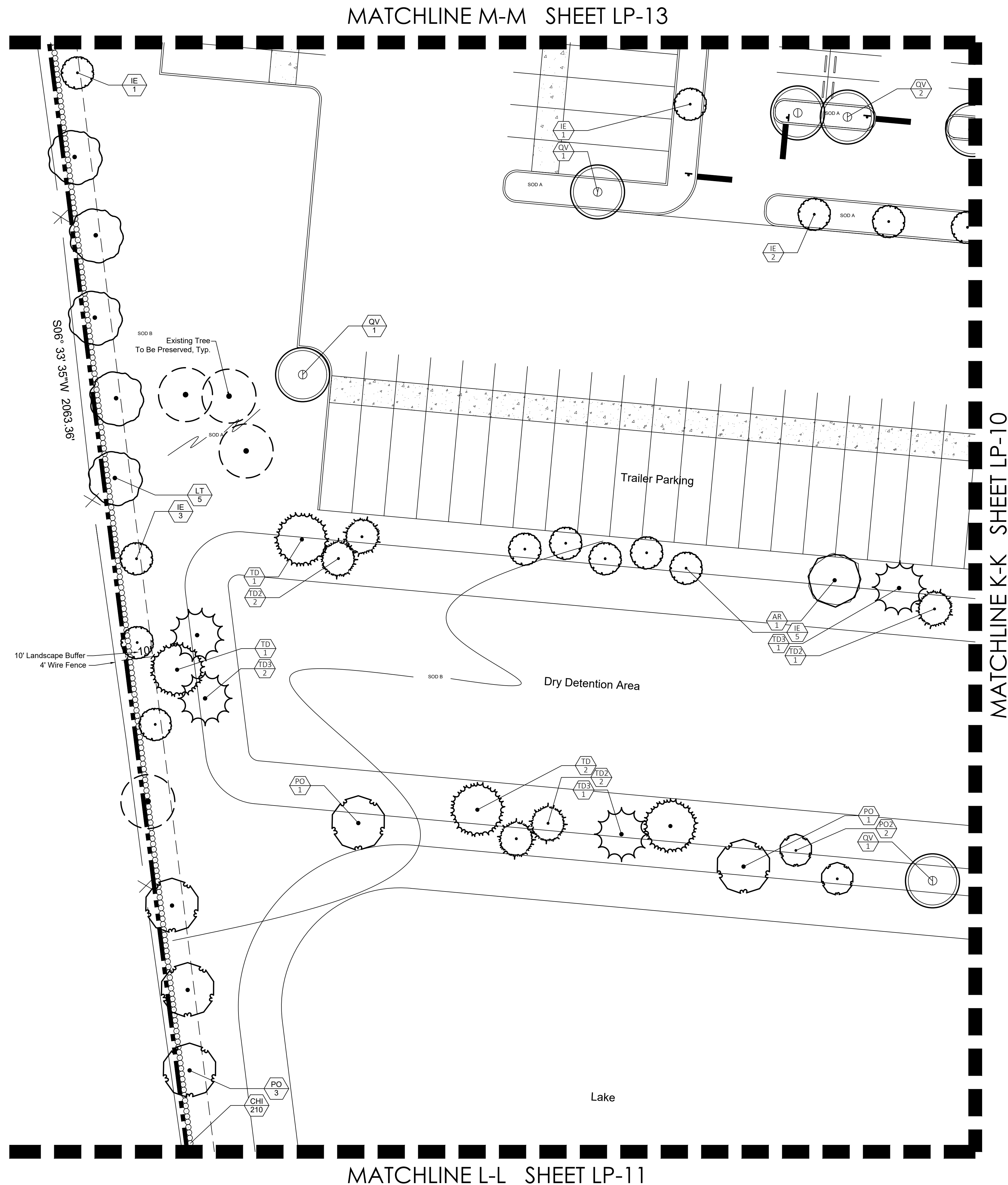


Landscape Plan



PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR2	9	Acer rubrum / Red Maple*+ Single Straight Trunk, No Low Crotch
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	CRA	8	Crinum augustum / Green Crinum Lily Full, Matched
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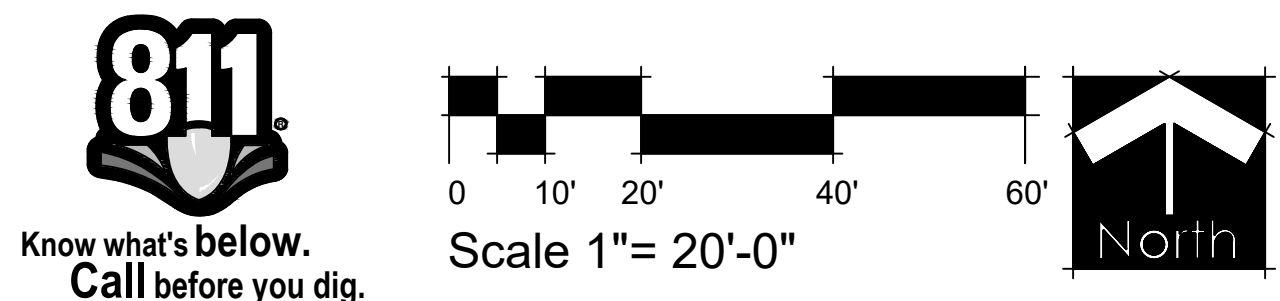
Fort Pierce, Florida

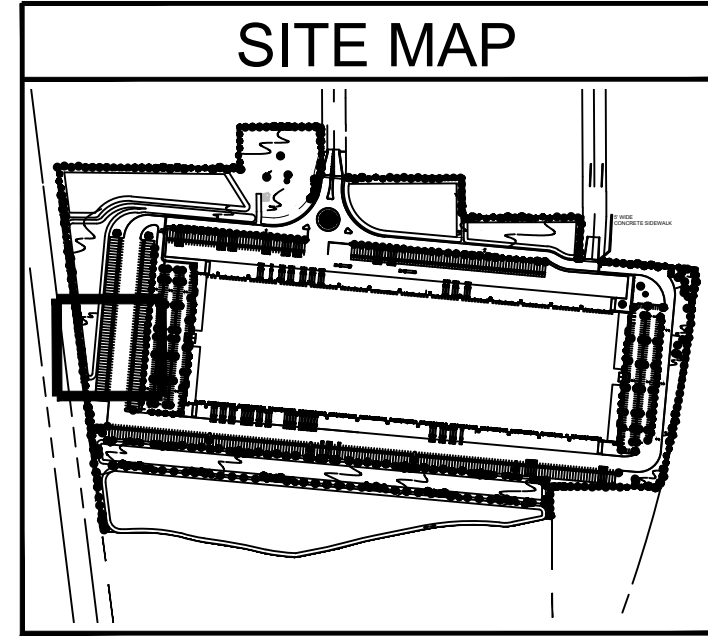
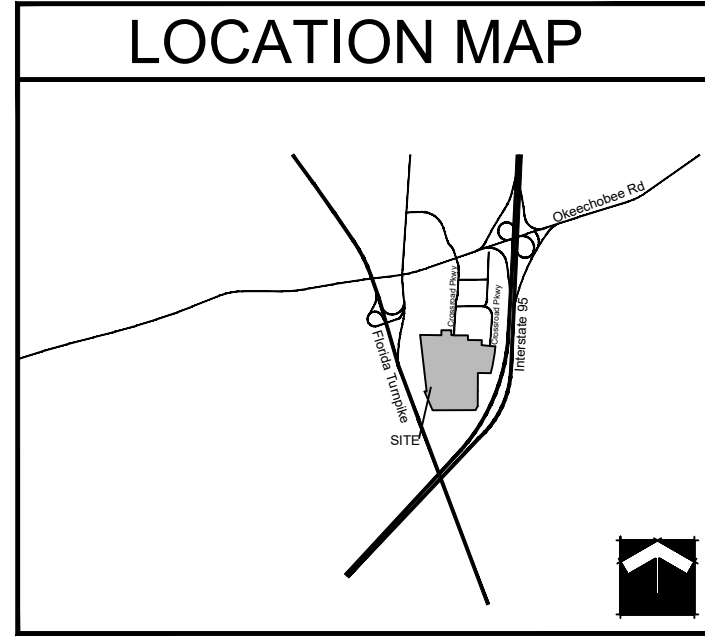
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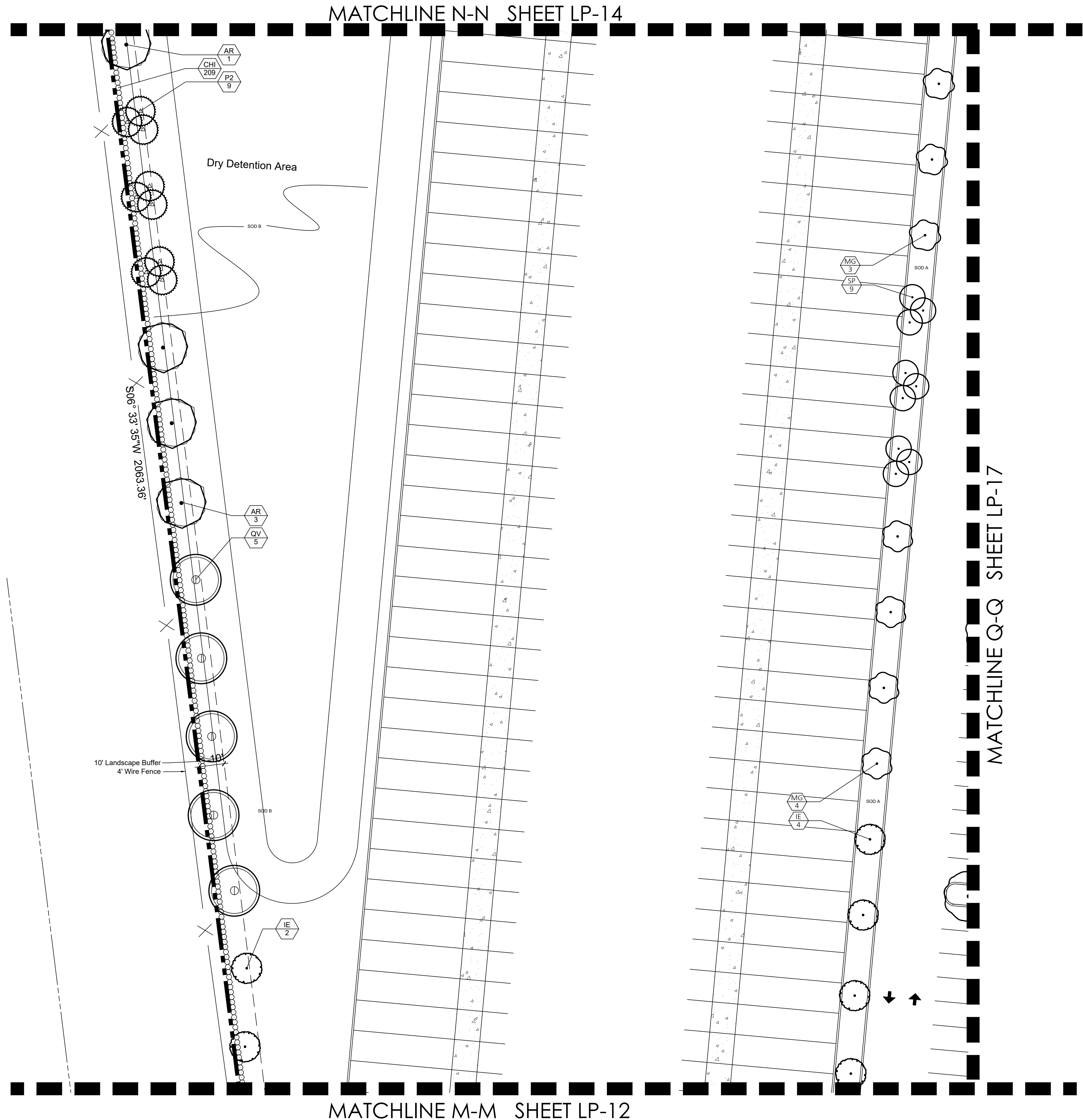
**Landscape
Plan**





PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR2	9	Acer rubrum / Red Maple* Single Straight Trunk, No Low Crotch
	AR	102	Acer rubrum / Red Maple* Single Straight Trunk, Min. 5' CT, No Low Crotch
	IE	93	Ilex x attenuata 'East Palatka' / East Palatka Holly
	MG	16	Magnolia grandiflora 'Braken's Brown Beauty' / Brown Beauty Magnolia Full, Matched
	P1	16	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6', 8', and 10' Pine per Grouping for a Total of 24' Ht
	PO2	6	Platanus Occidentalis / American Sycamore Single Straight Trunk, No Low Crotch
	PO	69	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5' CT, No Low Crotch
	QV	77	Quercus virginiana / Southern Live Oak* Single Straight Trunk, Min. 5' CT, No Low Crotch
	SP	120	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups
	TD2	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch, 2:1 Credit for Canopy Tree
	TD	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch
	TD3	13	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch
	LT	71	Tulip Tree / Liriodendron tulipifera Single Straight Trunk, Min. 5' CT, No Low Crotch
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,712	Chrysobalanus icaco / Coco Plum Full To Base
	CL2	77	Clusia guttifer / Small-Leaf Clusia Full to Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	CRA	8	Crinum augustum / Green Crinum Lily Full, Matched
	MYF2	57	Myrcianthes fragrans / Simpson's Stopper Full to Base, Screening
	PM2	8	Phoenix roebelenii / Pigmy Date Palm Double-Trunk Matched.
	PMM	140	Podocarpus macrophyllus maki / Maki Podocarpus Full, Small Shrubs
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	365	Hamelia patens 'Compacta' / Dwarf Firebush Full, Small Shrubs
	SER	44	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	230	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	708	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base
	SOD B	793,500 sf	Paspalum notatum / Bahia Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas
	SOD A	115,681 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas




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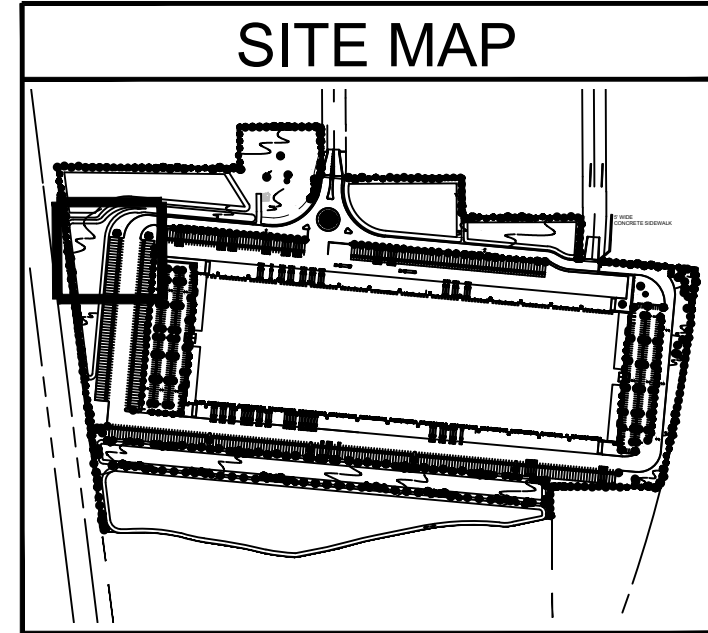
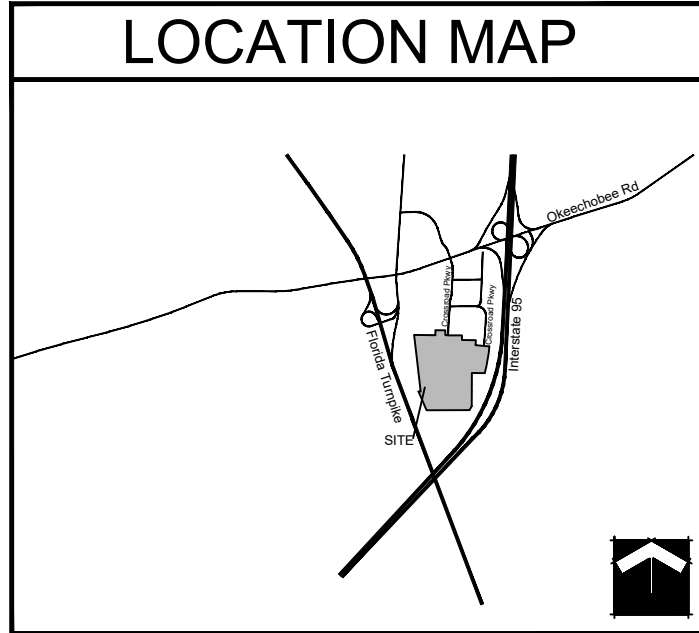
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Checked By: JES
File No. 743.01
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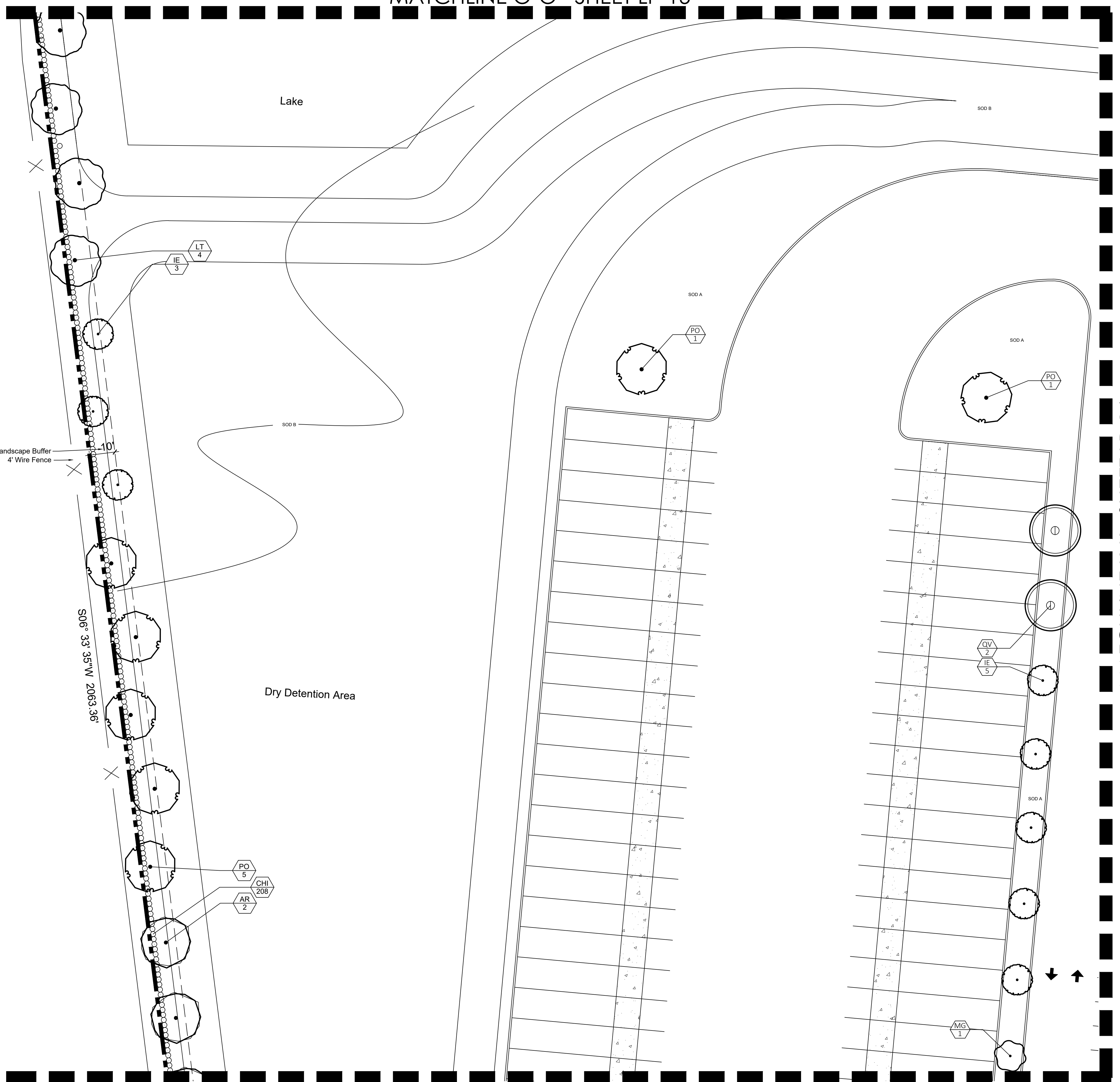
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12/23/20 Resubmittal
04/28/21 Water Utilities Submittal Base Revision & Civil Overlay
07/02/21 Planting Revision per Civil
01/20/22 Base Change

Landscape
Plan



PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR2	9	Acer rubrum / Red Maple*+ Single Straight Trunk, No Low Crotch
	AR	102	Acer rubrum / Red Maple*+ Single Straight Trunk, Min. 5' CT, No Low Crotch
	IE	93	Ilex x attenuata 'East Palatka' / East Palatka Holly
	MG	16	Magnolia grandiflora 'Braken's Brown Beauty' / Brown Beauty Magnolia Full, Matched
	P1	16	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6', 8', and 10' Pine per Grouping for a Total of 24' Ht
	PO2	6	Platanus Occidentalis / American Sycamore Single Straight Trunk, No Low Crotch
	PO	69	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5' CT, No Low Crotch
	QV	77	Quercus virginiana / Southern Live Oak*+ Single Straight Trunk, Min. 5' CT, No Low Crotch
	SP	120	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups
	TD2	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch, 2:1 Credit for Canopy Tree
	TD	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch
	TD3	13	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch
	LT	71	Tulip Tree / Liriodendron tulipifera Single Straight Trunk, Min. 5' CT, No Low Crotch
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,712	Chrysobalanus icaco / Coco Plum Full To Base
	CL2	77	Clusia guttifer / Small-Leaf Clusia Full To Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	CRA	8	Crinum augustum / Green Crinum Lily Full, Matched
	MYF2	57	Myrcianthes fragrans / Simpson's Stopper Full to Base, Screening
	PM2	8	Phoenix roebelenii / Pigmy Date Palm Double-Trunk Matched.
	PMM	140	Podocarpus macrophyllus maki / Maki Podocarpus Full, Small Shrubs
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	365	Hamelia patens 'Compacta' / Dwarf Firebush Full, Small Shrubs
	SER	44	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	230	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	708	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base
	SOD B	793,500 sf	Paspalum notatum / Bahia Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas
	SOD A	115,681 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas



MATCHLINE O-O SHEET LP-15

MATCHLINE N-N SHEET LP-13

MATCHLINE K-K SHEET LP-16



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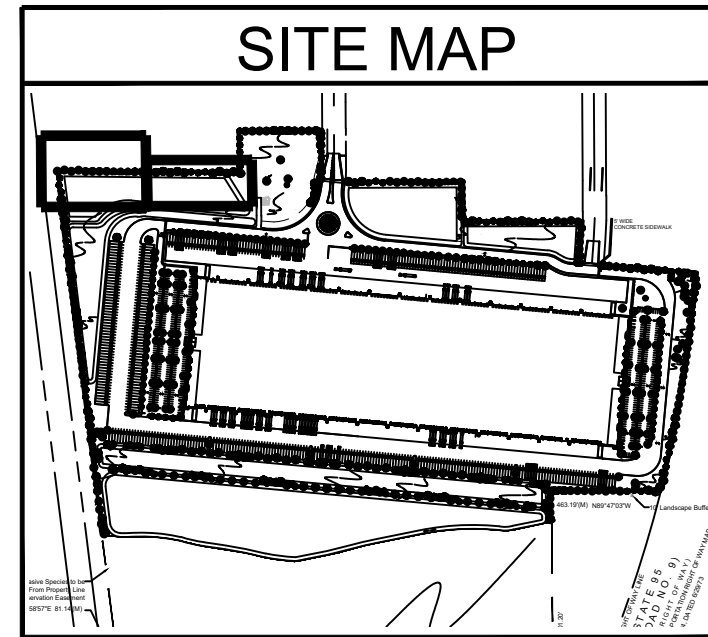
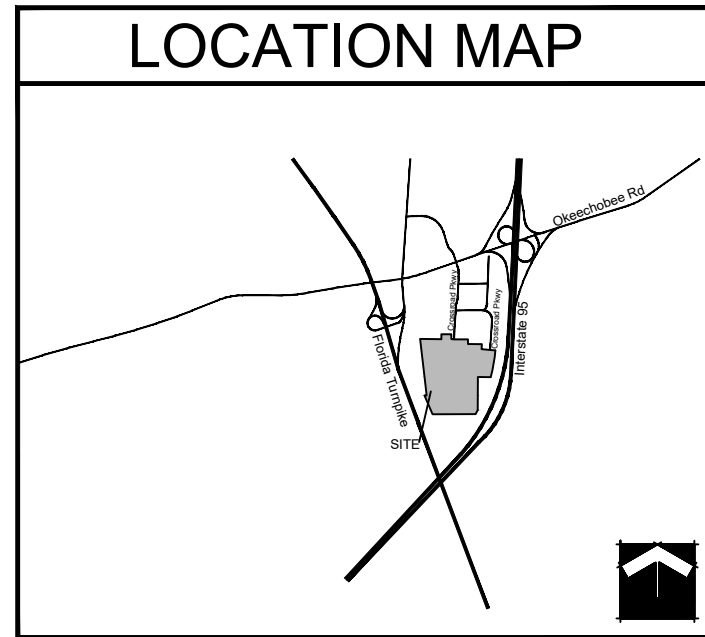
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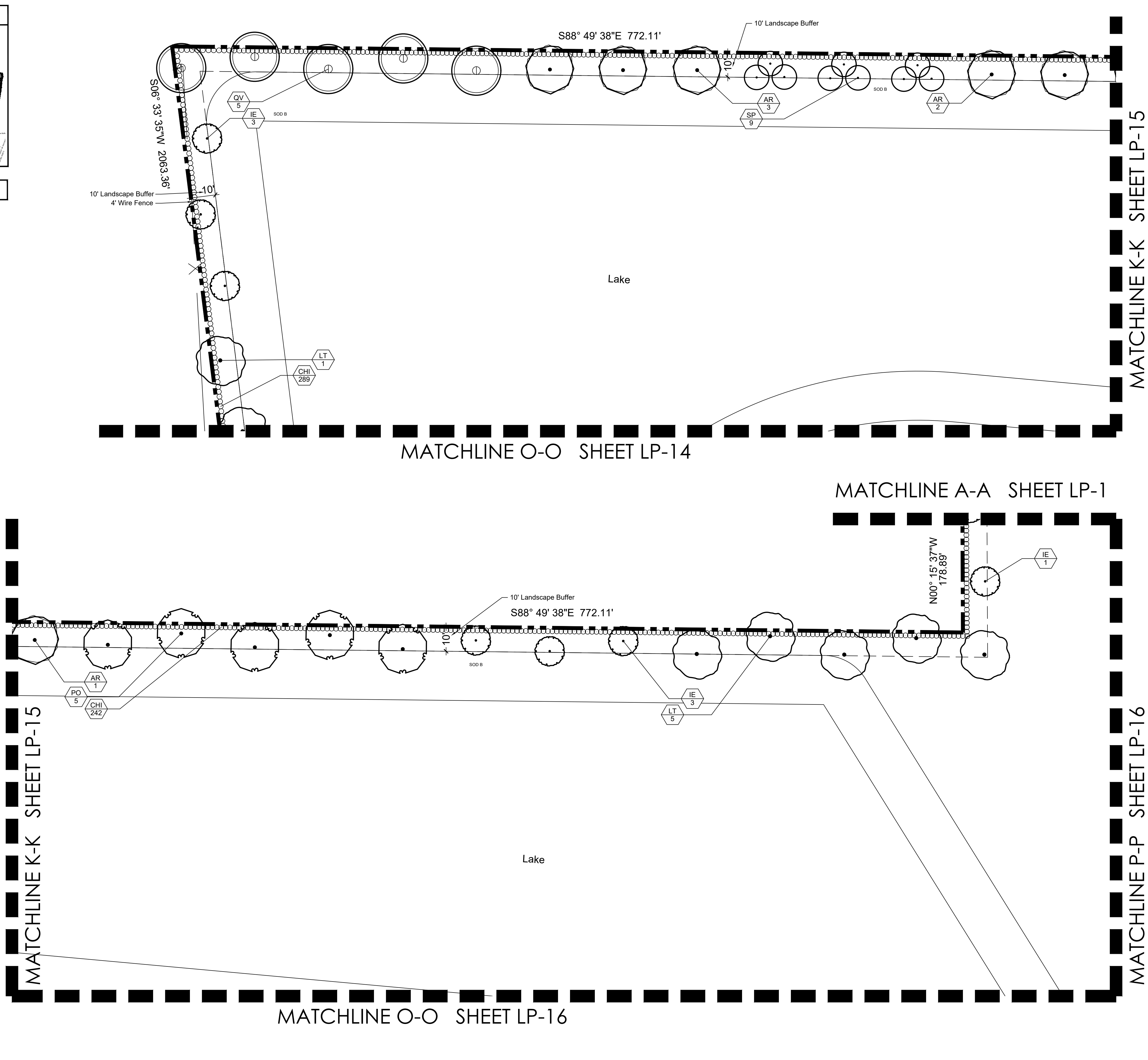
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Plan**

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TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR2	9	Acer rubrum / Red Maple*+ Single Straight Trunk, No Low Crotch
	AR	102	Acer rubrum / Red Maple*+ Single Straight Trunk, Min. 5' CT, No Low Crotch
	IE	93	Ilex x attenuata 'East Palatka' / East Palatka Holly
	MG	16	Magnolia grandiflora 'Braken's Brown Beauty' / Brown Beauty Magnolia Full, Matched
	P1	16	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree
	P2	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6', 8', and 10' Pine per Grouping for a Total of 24' Ht
	PO2	6	Platanus Occidentalis / American Sycamore Single Straight Trunk, No Low Crotch
	PO	69	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5' CT, No Low Crotch
	QV	77	Quercus virginiana / Southern Live Oak*+ Single Straight Trunk, Min. 5' CT, No Low Crotch
	SP	120	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups
	TD2	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch, 2:1 Credit for Canopy Tree
	TD	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch
	TD3	13	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch
	LT	71	Tulip Tree / Liriodendron tulipifera Single Straight Trunk, Min. 5' CT, No Low Crotch
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,712	Chrysobalanus icaco / Coco Plum Full To Base
	CL2	77	Clusia guttifer / Small-Leaf Clusia Full to Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	CRA	8	Crinum augustum / Green Crinum Lily Full, Matched
	MYF2	57	Myrcianthes fragrans / Simpson's Stopper Full to Base, Screening
	PM2	8	Phoenix roebelenii / Pigmy Date Palm Double-Trunk Matched.
	PMM	140	Podocarpus macrophyllus maki / Maki Podocarpus Full, Small Shrubs
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	365	Hamelia patens 'Compacta' / Dwarf Firebush Full, Small Shrubs
	SER	44	Serenoa repens / Saw Palmetto Full, Medium Shrubs
	TRD	230	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	708	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base
	SOD B	793,500 sf	Paspalum notatum / Bahia Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas
	SOD A	115,681 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas



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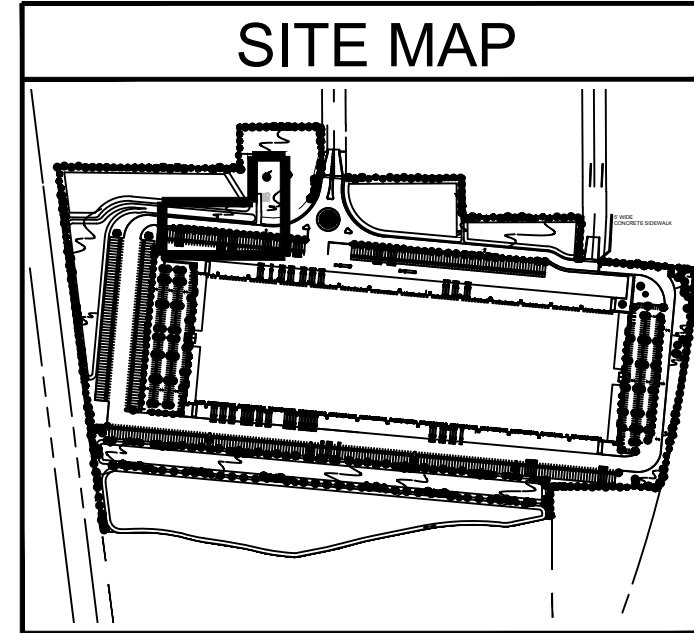
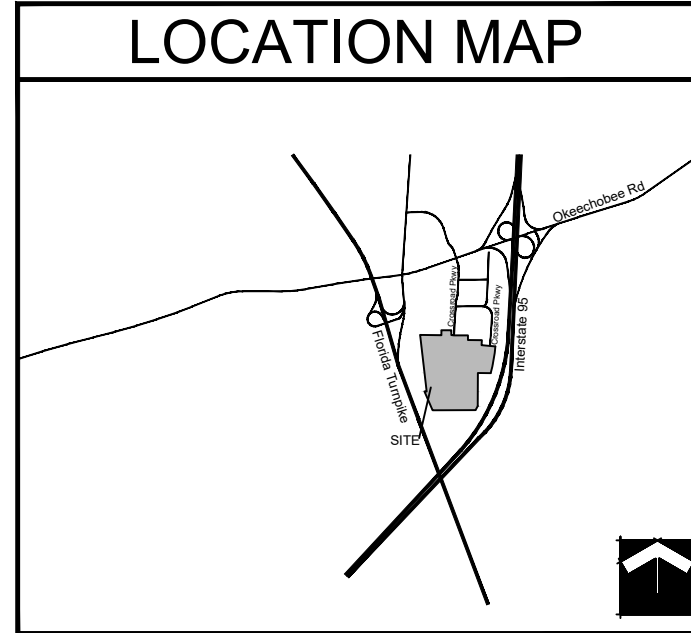
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SHRUB AREAS			
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HPC	365	Hamelia patens 'Compacta' / Dwarf Firebush Full, Small Shrubs	
SER	44	Serenoa repens / Saw Palmetto Full, Medium Shrubs	
TRD	230	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs	

GROUND COVERS			
CODE	QTY	BOTANICAL / COMMON NAME	
FMG	708	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base	
SOD B	793,500 sf	Paspalum notatum / Bahia Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	
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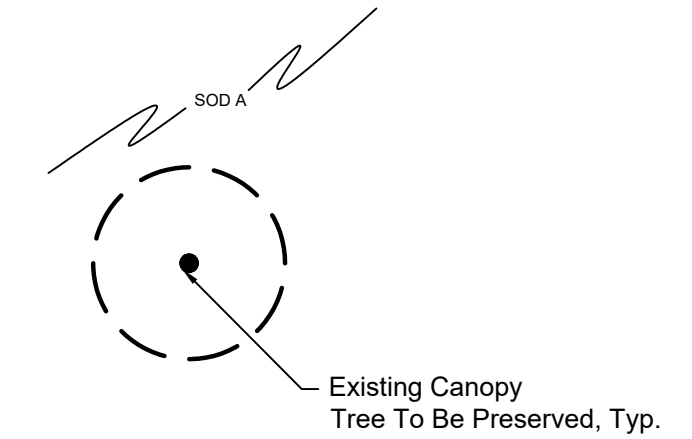
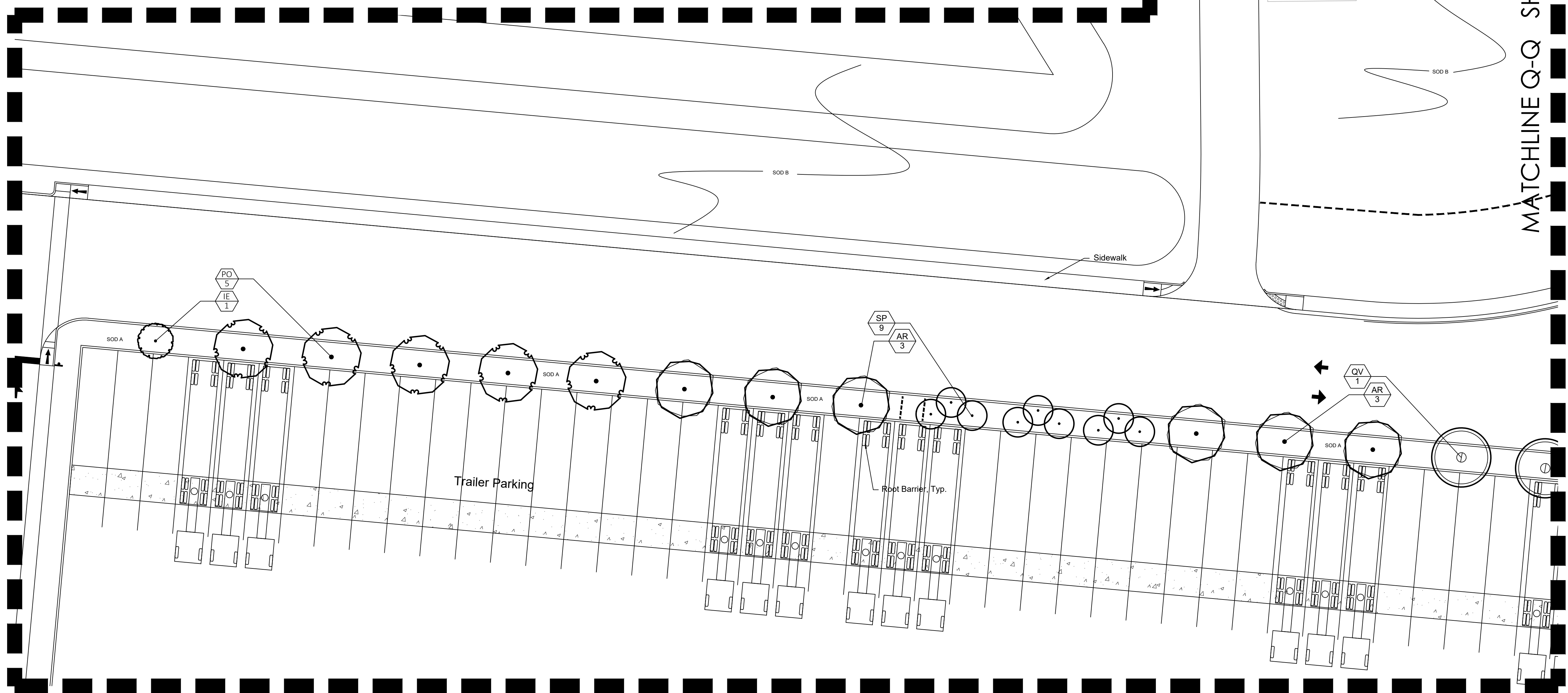
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MATCHLINE P-P SHEET LP-5

MATCHLINE Q-Q SHEET LP-2

MATCHLINE O-O SHEET LP-15

MATCHLINE K-K SHEET LP-14



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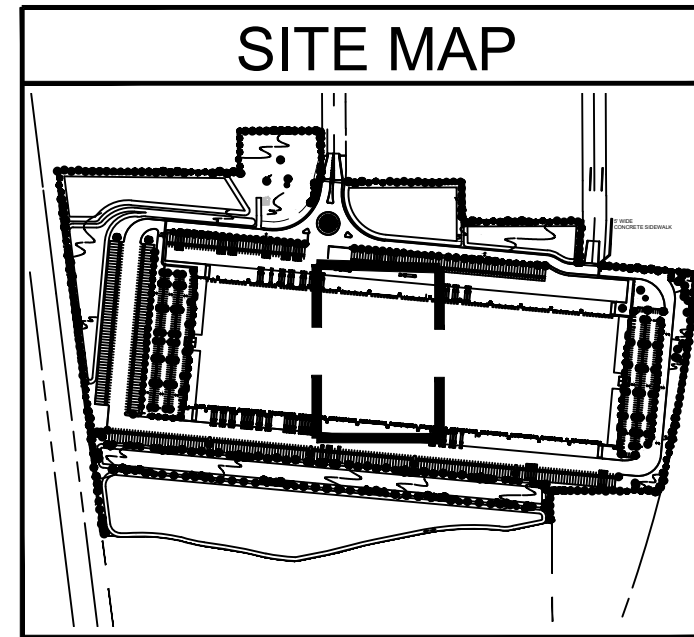
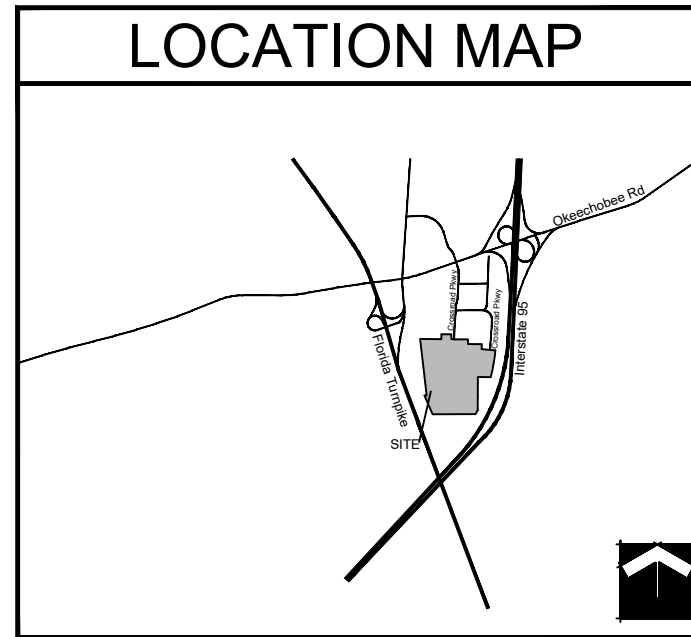
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	TD3	13	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT, No Low Crotch
	LT	71	Tulip Tree / Liriodendron tulipifera Single Straight Trunk, Min. 5' CT, No Low Crotch

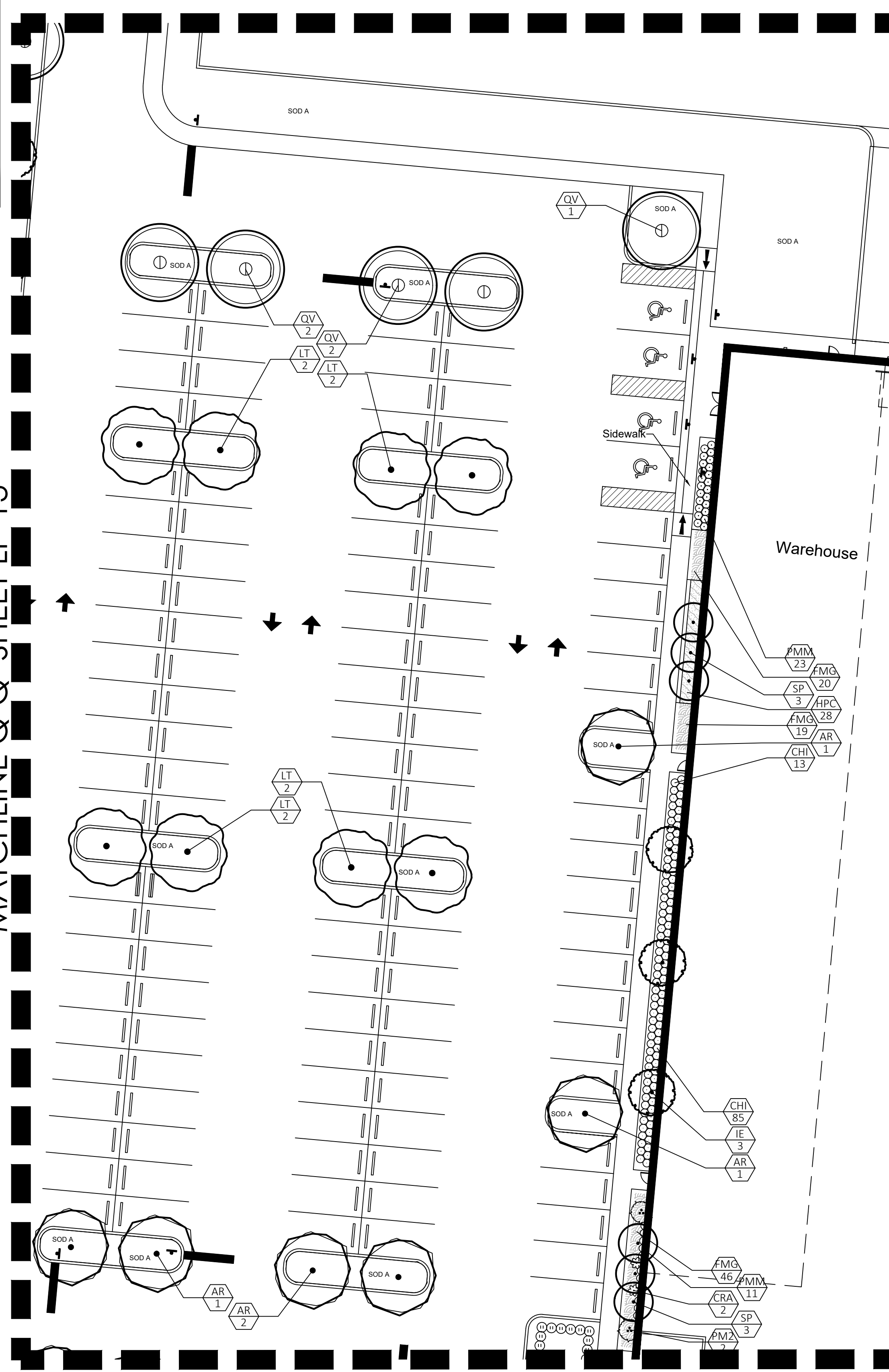
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHI	3,712	Chrysobalanus icaco / Coco Plum Full To Base
	CL2	77	Clusia guttifera / Small-Leaf Clusia Full to Base
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs
	CRA	8	Crinum augustum / Green Crinum Lily Full, Matched
	MYF2	57	Myrcianthes fragrans / Simpson's Stopper Full to Base, Screening
	PM2	8	Phoenix roebelenii / Pigmy Date Palm Double-Trunk Matched.
	PMM	140	Podocarpus macrophyllus maki / Maki Podocarpus Full, Small Shrubs

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HPC	365	Hamelia patens 'Compacta' / Dwarf Firebush Full, Small Shrubs
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GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FMG	708	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base
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MATCHLINE Q-Q SHEET LP-13

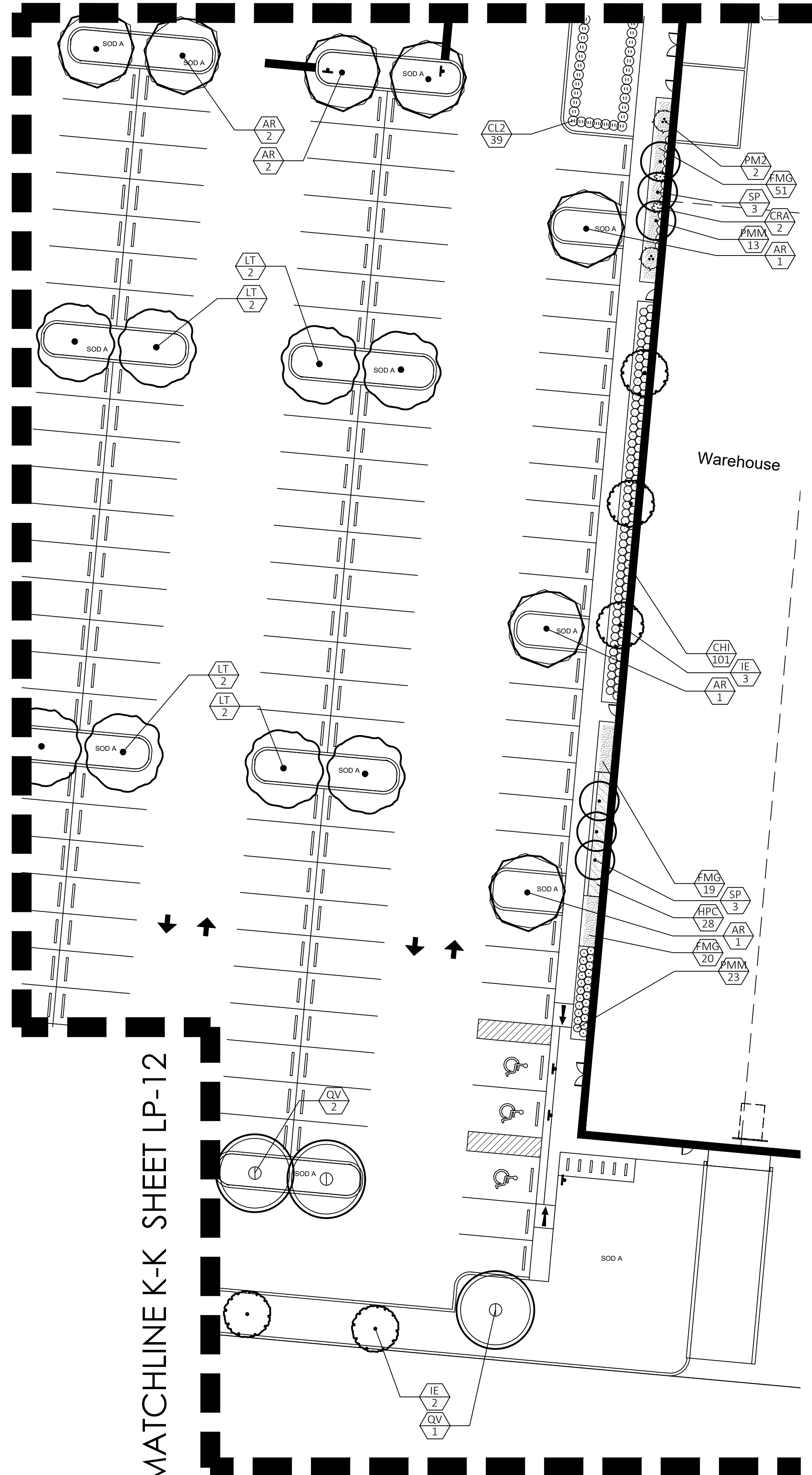
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MATCHLINE R-R SHEET LP-17

MATCHLINE R-R SHEET LP-17

MATCHLINE Q-Q SHEET LP-13



MATCHLINE K-K SHEET LP-12

MATCHLINE E-E SHEET LP-10



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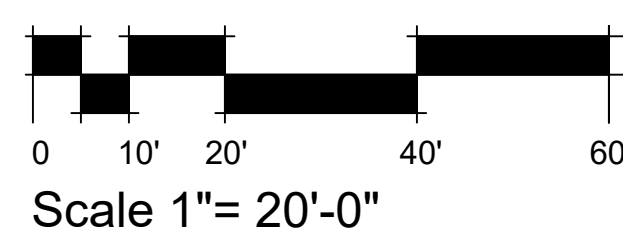
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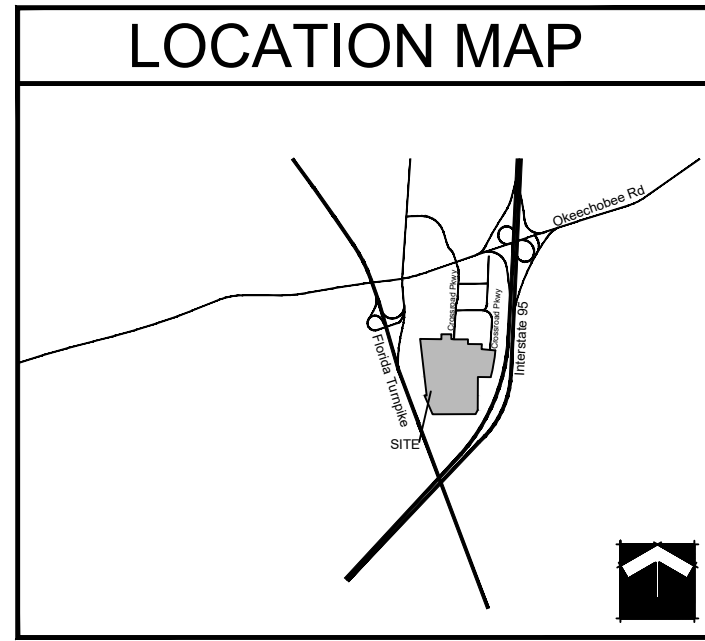
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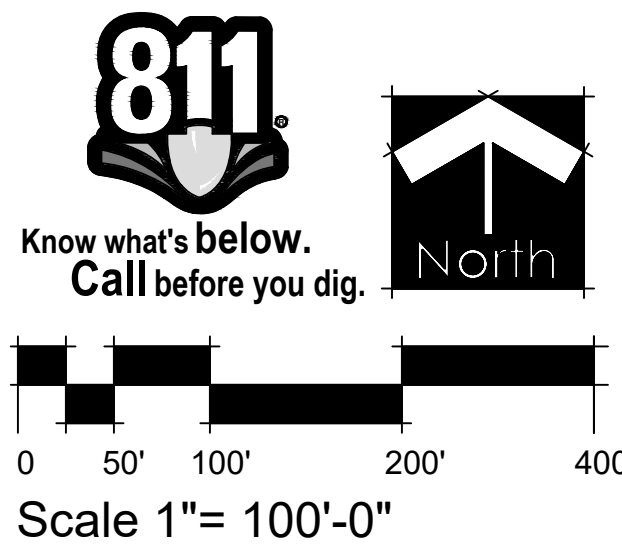
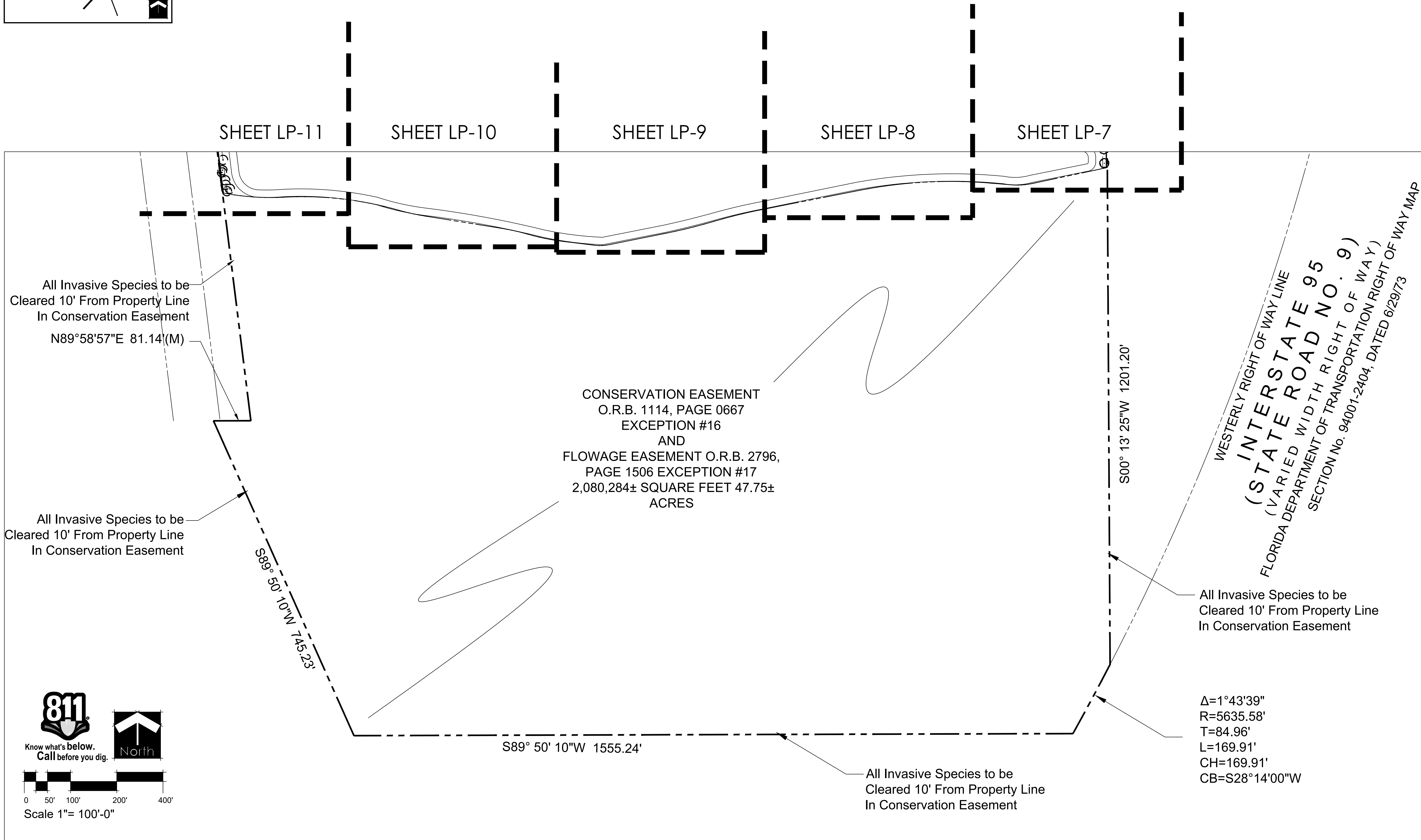
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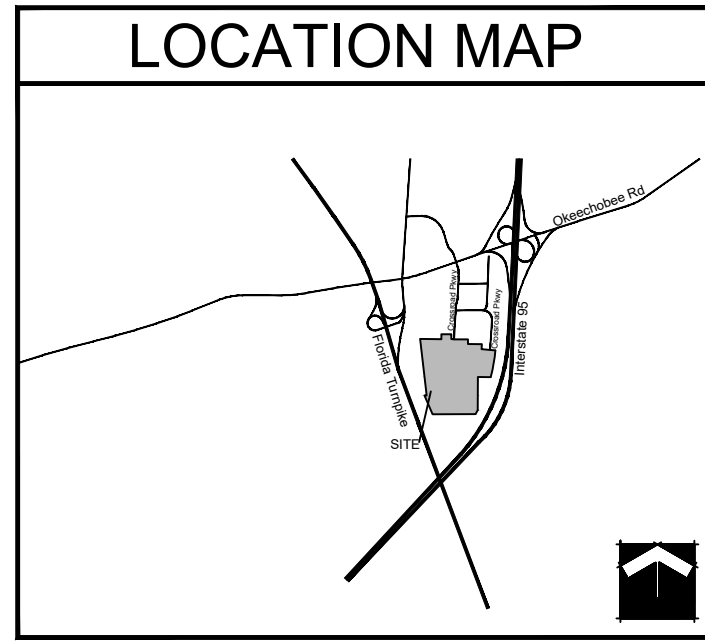
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Fort Pierce, Florida

PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	SPREAD	CLEAR TRUNK	WATER USAGE	STATUS
	AR2	9	Acer rubrum / Red Maple** Single Straight Trunk, No Low Crotch	1" DBH	8'	3'	N/A	Low	Native
	AR	102	Acer rubrum / Red Maple** Single Straight Trunk, Min. 5' CT. No Low Crotch	2.5" DBH	12'	5'	5' Min.	Low	Native
	IE	93	Ilex x attenuata 'East Palatka' / East Palatka Holly	2.5" DBH	12'	5'	5' Min.	Low	Native
	MG	16	Magnolia grandiflora 'Braken's Brown Beauty' / Brown Beauty Magnolia Full, Matched	2.5" DBH	12'	5'	5' Min.	Low	Native
	P1	16	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 1:1 Credit for Canopy Tree	2.5" DBH	12'	4'	5' Min.	Low	Native
	P2	45	Pinus elliotti var. Densa / South Florida Slash Pine Single Straight Trunk, 3:1 Credit for Canopy Tree, One 6', 8', and 10' Pine per Grouping for a Total of 24' Ht	Varies	6'-10' OA	4' Min.	4' Min	Low	Native
	PO2	6	Platanus Occidentalis / American Sycamore Single Straight Trunk, No Low Crotch	1" DBH	8'	3'	N/A	Low	Native
	PO	69	Platanus Occidentalis / American Sycamore Single Straight Trunk, Min. 5' CT. No Low Crotch	2.5" DBH	12'	5'	5' Min.	Low	Native
	QV	77	Quercus virginiana / Southern Live Oak** Single Straight Trunk, Min. 5' CT. No Low Crotch	2.5" DBH	12'	5'	5' Min.	Low	Native
	SP	120	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups	N/A	10'-14' CT	N/A	10'-16' CT	Low	Native
	TD2	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT. No Low Crotch; 2:1 Credit for Canopy Tree	1" DBH	8'	3'	3'	Low	Native
	TD	18	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT. No Low Crotch	2" DBH	12'	5'	5' Min.	Low	Native
	TD3	13	Taxodium distichum / Bald Cypress Single Straight Trunk, Min. 5' CT. No Low Crotch	2.5" DBH	14'	5'	5' Min.	Low	Native
	LT	71	Tulip Tree / Liriodendron tulipifera Single Straight Trunk, Min. 5' CT. No Low Crotch	2.5" DBH	12'	5'	5' Min.	Low	Native
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	CHI	3,712	Chrysobalanus icaco / Coco Plum Full To Base	24"	24"	24" O.C.	Low	Native	
	CL2	77	Clusia guttifera / Small-Leaf Clusia Full to Base	24"	24"	30" O.C.	Low	Native	
	CU	46	Coccoloba uvifera / Sea Grape Full to Base, Large Shrubs	24"	24"	48" O.C.	Low	Native	
	CRA	8	Crinum augustum / Green Crinum Lily Full, Matched	36"	36"	36" O.C.	Low	Non-Native	
	MYF2	57	Myrcianthes fragrans / Simpson's Stopper Full to Base, Screening	36"	24"	24" O.C.	Low	Native	
	PM2	8	Phoenix roebelenii / Pigmy Date Palm Double-Trunk Matched.	4' OA	4'	As Shown	Low	Non-Native	
	PMM	140	Podocarpus macrophyllus maki / Maki Podocarpus Full, Small Shrubs	18"	14"	24" O.C.	Low	Non-Native	
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	HPC	365	Hamelia patens 'Compacta' / Dwarf Firebush Full, Small Shrubs	18"	18"	24" O.C.	Low	Native	
	SER	44	Serenoa repens / Saw Palmetto Full, Medium Shrubs	18"	18"	48" O.C.	Low	Native	
	TRD	230	Tripsacum dactyloides / Fakahatchee Grass Full, Medium Shrubs	24"	24"	48" O.C.	Low	Native	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	FMG	708	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base	12"	12"	18" O.C.	Medium	Non-Native	
	SOD B	793,500 sf	Paspalum notatum / Bahia Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	N/A	N/A	N/A	Low	Non-Native	
	SOD A	115,681 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	N/A	N/A	N/A	High	Non-Native	

LANDSCAPE REQUIREMENTS CHART

BUFFERS			
TREES:	REQUIREMENT	NO. REQUIRED	NO. PROVIDED
North Property Line	3,482 L.F. 30' O.C.	116	116 (2 Ex.)
East Property Line*	1,542 L.F. 30' O.C.	51	51
West Property Line**	1,566 L.F. 30' O.C.	52	52 (7 Ex.)
TOTAL TREES:		219	219
SHRUBS:			
TREES:	REQUIREMENT	NO. REQUIRED	NO. PROVIDED
North Property Line	3,482 L.F. 2' O.C.	1,741	1,741
East Property Line*	1,542 L.F. 2' O.C.	771	771
West Property Line**	1,566 L.F. 2' O.C.	783	783
TOTAL SHRUBS:		3,295	3,295
INTERIOR			
VUA AREA	REQUIREMENT	NO. REQUIRED	NO. PROVIDED
Interior Landscape Area	1,102,826 S.F. 1 / 30 S.F.	36,761	37,077
Interior Trees	36,761 S.F. 1 / 100 S.F.	368	368 (27 Ex.)
OVERALL			
TREES:	REQUIREMENT	NO. REQUIRED	NO. PROVIDED
Native Plants	N/A	N/A	6,837
Drought Tolerant Plants	N/A	N/A	7,635
Canopy Trees Required	50% Min.	294	554
TOTAL TREES		587	587
TOTAL SHRUBS		3,295	3,295

*2,787' (Total Length) - 1,245' (Preserve Area) = 1,542'
**2,890' (Total Length) - 1,324' (Preserve Area) = 1,566'

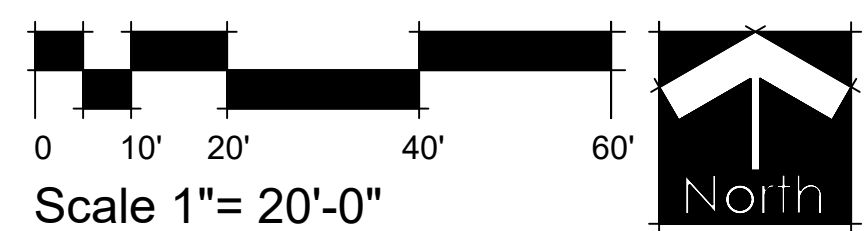
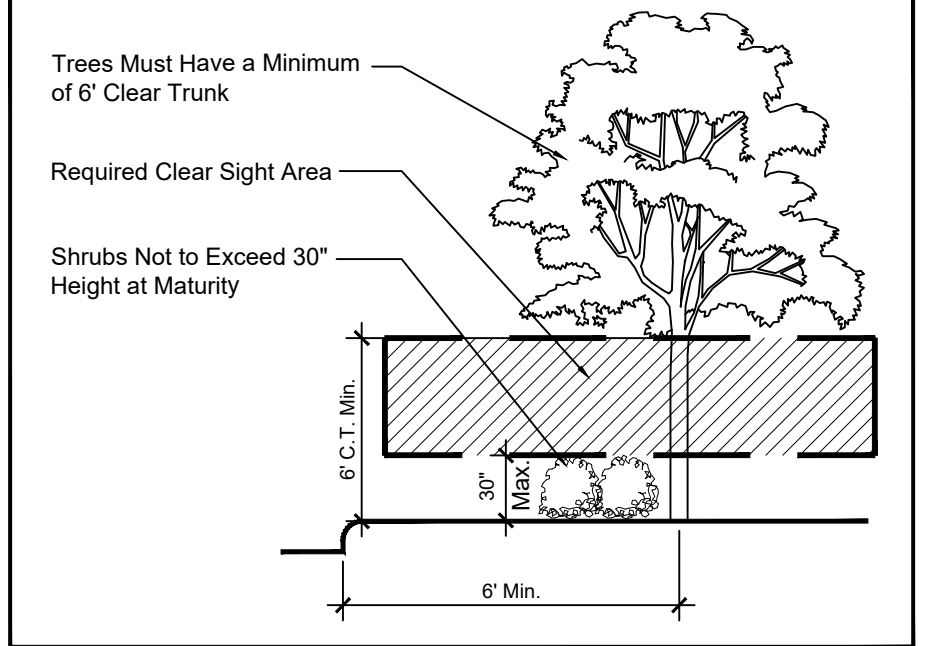
FLORIDA FRIENDLY CHART

Design Options:	Points	Proposed Plan
(1) Utilization of moisture sensing controller other than rainswitch, alternate source of water such as a cistern, or highly efficient system that promotes water conservation	10	
(2) Plan submitted with low, moderate, and high water usage zones indicated.	5	
(3) Groundcover or Grass:		
(a) 25-50% of the groundcover or grass areas are made up of natural drought tolerant species from the list*.	5	
(b) 51% or more of the groundcover or grass area are made up of natural drought tolerant species from the list*.	10	
(c) 25-50% of the groundcover or grass areas are made up of Florida native plants.	10	
(d) 51% or more of the groundcover or grass areas are made up of Florida native plants.	15	15
(4) Shrubs:		
(a) 25-50% of the required shrubs are made up of natural drought tolerant species from the list*.	5	
(b) 51% or more of the required shrubs are made up of natural drought tolerant species from the list*.	10	
(c) 25-50% of the required shrubs are made up of Florida native plants.	10	
(d) 51% or more of the required shrubs are made up of Florida native plants.	15	15
(5) Trees:		
(a) 25-50% of the required trees are made up of natural drought tolerant species from the list*.	5	
(b) 51% or more of the required trees are made up of natural drought tolerant species from the list*.	10	
(c) 25-50% of the required trees are made up of Florida native plants.	10	
(d) 51% or more of the required trees are made up of Florida native plants.	15	15
(6) Extra Shade Trees in Vehicular Use Areas:		
(a) 25% more than the required shade trees planted in the vehicular use areas.	5	
(b) 50% more than the required shade trees planted in the vehicular use areas.	10	
(7) Natural sod area less than 50 percent of provided landscape area.	10	
(8) Utilization of compacted mulched planting beds at least three inches in depth in all planted areas except ground covers.	5	5
TOTAL POINTS	50	50

LANDSCAPE NOTES

- Easements shall not encroach landscape buffers more than 5 feet.
- Landscape in right-of-way buffers shall be installed on the exterior side of walls or fences.
- FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
- Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30" and 8' above crown of road.
- Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
- All plant material is to be installed at the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
- No muck-grown sod shall be utilized in detention areas.
- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 150% coverage.
- Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
- Trees are to be installed with a ten foot (10') separation from any water or sewer main and/ or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
- All planters shall be excavated to a minimum depth of the native soil on site and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- All substitutions or modifications from the approved Landscape Plan must be submitted and approved by the Landscape Architect in writing.
- All ground-mounted equipment shall be screened from view.
- Prior to C.O., the site must have 100% sod coverage, including greenspace in the directly adjacent ROW. All disturbed areas must be sodded including all areas used for staging and maneuvering that may not be indicated on the Landscape Plan.

SAFE SIGHT DETAIL



Landscape Notes

PART 1 GENERAL

1.01 WORK INCLUDED

- A. The scope of the work for the landscape contractor for the project shall include the provision of all labor, materials and equipment required to complete all tasks associated with the landscape and irrigation installation as shown on the drawings or noted herein. The landscape contractor is responsible for coordinating with the general contractor reasonable access to power and potable water sources as required to ensure plant survivability and delivery of a completed project that meets all the required specifications.
- B. Subgrade Elevations: Excavation, filling and grading required to establish elevations 4" lower than elevations and contours shown on drawings are not specified in this Section.
- C. Finish Grade Elevations: 1 inch below top of pathway edging.
- 1.02 QUALITY ASSURANCE**
 - A. Subcontract landscape work to a single firm specializing in landscape work.
 - B. The landscape contractor shall be responsible for ensuring all work (including delivery, storage and disposal of their materials) is performed in compliance with applicable jurisdictional codes.
 - C. The landscape contractor shall be responsible for familiarizing themselves with project plans and scopes of work related to associated trades to be performed in order to identify key coordination items including, but not limited to, site access, material storage, and scheduling and sequencing of work. The landscape contractor is responsible for coordinating all site issues with the general contractor.
 - D. The plant quantities shown on the landscape contract documents are for the convenience of the landscape contractor. The landscape contractor is responsible for verifying all quantities and reporting any discrepancies to the Landscape Architect for clarification prior to contract award and at commencement of work. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.
 - E. The landscape contractor shall be responsible for the protection of all adjacent work, materials and equipment from damage due to their activities. The landscape contractor shall be solely responsible for any damage or injury to person or property that may occur as a result of the execution of their work.
 - F. Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
 - G. The landscape contractor shall be immediately notified of any discrepancies found in field.
 - H. The Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
- I. Source Quality Control.
 - 1. Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
 - 2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. When authorized, adjustment of contract amount will be made. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
 - 3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
 - 4. Trees, Palms and Shrubs: Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as decay, knots, sun-scald, injuries, abrasions, and disfigurement. Root systems shall be vigorous and fibrous, filling the container but shall not be root bound or exhibit spiraling roots. Verification of the health and vigor of all plant material is the sole responsibility of the landscape contractor.

- A. Provide trees, palms and shrubs for grade Florida No. 1, as outlined under the current edition of the Grades and Standards for Nursery Plants, Florida Department of Agriculture, unless otherwise noted.
 - 1. Sizes: Provide trees and shrubs of sizes shown or specified. Trees, palms and shrubs of larger size may be used if acceptable to Landscape Architect, and sizes of roots or balls are increased proportionately.
- B. Inspection: Landscape Architect reserves right to inspect trees, palms and shrubs either at place of growth or at site before planting, for compliance with requirements for name, variety, size and quality.
- 1.03 SUBMITTALS**
 - A. Certification: Submit certificates of inspections as required by governmental authorities, and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
 - B. Submit seed vendor's certification for each grass seed mixture required, stating botanical and common name, percentage by weight, percentage of purity, germination and vigor data for each grass species.
 - C. Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
 - D. Maintenance Instructions: Submit procedures for maintenance of landscape work.
- 1.04 DELIVERY, STORAGE AND HANDLING**
 - A. Packaged Materials: Deliver packaged materials in original containers showing weight analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
 - B. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
 - C. Trees, palms and shrubs: Provide freshly dug trees, palms and shrubs. Do not prune prior to delivery. Do not bend or bind trees or shrubs in such a manner to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.
 - D. Deliver trees, palms and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist.
 - E. Do not remove container growth from containers until planting time.
- 1.05 JOB CONDITIONS**
 - A. Proceed with and complete landscape work as rapidly as portions of site become available.
 - B. Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
 - C. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.
 - D. Planting Schedule: Where applicable, prepare a proposed planting schedule. Schedule dates to establish a logical sequence for completing each type of landscape work to avoid damage to other landscape work and work performed by other disciplines. Coordinate maintenance from date of substantial completion.
 - E. Coordination with Lawns: Plant trees, palms and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Landscape Architect. If planting of trees, palms and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.
- 1.06 SPECIAL PROJECT WARRANTY**
 - A. Warrant lawns through specified maintenance period, and until final acceptance. The required period is for one full year following installation of lawn areas.
 - B. Warrant trees for a period of one year after date of substantial completion against defects due to unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Contractor's control.
 - C. Warrant shrubs for 1 full year after date of substantial completion.
 - D. It is understood that the warranty is to be inclusive of all labor, materials and equipment necessary for the replacement of any plant materials required.
 - E. Should the landscape contractor be required to replace any damaged, diseased, dying or dead plant material it is understood that the replacement material is to be of the same species, size and quality as that originally specified on the Landscape Plan. The contractor will be responsible for the removal of all materials and leaving the impacted area clean following any remedial action.
 - F. Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period, unless, in opinion of the Landscape Architect, it is advisable to extend warranty period for a full growing season or for one full year.
 - 1. Another inspection will be conducted at end of extended warranty period to determine acceptance or rejection. Only one replacement will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

PART 2 PRODUCTS

2.01 TOPSOIL

- A. If topsoil is not available on site it must be furnished as specified. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
- B. Topsoil shall be friable fertile soil with representative characteristics of area soils. It should be free of heavy clay, silt, stone, extraneous lime, plant roots and other foreign matter greater than 1/2" diameter. It shall not contain noxious plant growth (such as Bermuda or nut grass). It shall test in neutral pH range of 5.0 to 6.75 and contain no toxic substances that can be deemed to impede plant growth. The contractor shall be prepared to have soil lab-tested at his expense by the Landscape Architect or Owner. Topsoil shall comply with the following quantitative analysis.

2.02 SOIL AMENDMENTS

- A. If necessary to bring soil into above specified limits:
 - B. Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
 - C. Peat Humus or Peat Moss: Texture, moisture and pH range suitable for intended use.
 - D. Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
 - E. Commercial Fertilizer: Complete fertilizer of neutral character, with 40% - 50% of the total nitrogen in a water insoluble form. It shall be uniform in composition, dry and free flowing.
 - 1. For trees, palms and shrubs, provide fertilizer with not less than 6% available phosphoric acid, 6% nitrogen and 6% soluble potash.
 - 2. For lawns, provide fertilizer with not less than 6% phosphoric acid, and 6% potassium, and percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 square feet of lawn area. Provide nitrogen in a form that will be available to lawn during initial period of growth.

2.03 PLANT MATERIAL

- A. Plant list/schedule is part of this specification section.
- B. Quality: Trees, palms, shrubs and other plants shall conform to the standards for Florida No. 1 or better as given in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture.
- C. Deciduous Trees: Provide trees of healthy, spread, and caliper listed or shown and with branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required. Provide single stem trees except where special forms are shown or listed. Ball condition variable.
- D. Balled and burlap trees should be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after planting. The product received on-site should have a firm ball with natural soils. Dried, cracked or broken rootballs will not be accepted.

- E. Coniferous and Broad-leaved Evergreens: Provide evergreens of size shown or listed Dimensions indicate minimum height, spread, and caliper. Provide specified quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown and branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required.
- F. The landscape contractor is responsible for confirming the availability of all the specified plant materials within 4(4) weeks of project award. All requests for substitution due to lack of availability must be made to the Landscape Architect in writing within this period. No substitution shall be permitted without prior written approval from the Landscape Architect. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
- G. Root suckers on Live Oaks are not acceptable.
- H. No double or multi-trunk trees unless otherwise specified.

2.04 GRASS MATERIALS

- A. Grass Seed: Provide fresh, clean, new-crop seed complying with established tolerance for purity and germination. Provide seed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified. Attach a schedule of requirements.
- B. Sod: Provide strongly rooted sod free of weeds and undesirable native grasses, capable of growth and development when planted. C. No-much-grown sod shall be utilized in detention areas.

2.05 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Ground Cover: Provide plants established and well-rooted in removable containers or internal peat pots and with not less than minimum number and length of runners specified.
- B. Anti-Erosion Mulch: Provide clean, dry, mulching hay or straw of coastal bermuda, pangola or bahia grass. Only underterated mulch which can be readily cut into the soil shall be used.
- C. Mulch: Melaleuca or equal. The use ofypress mulch is prohibited.
- D. Stakes and Guys: When required provide stakes and deadmen of sound new hardwood or treated softwood free of knots holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire no lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 12" hose, cut to required lengths to protect tree trunks from damage by wires.

PART 3 EXECUTION

3.01 LAYOUT

- A. Layout individual trees and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as may be required upon approval.

3.02 PREPARATION OF PLANTING SOIL

- A. The landscape contractor is responsible for the preparation of soils within all planting areas inclusive of providing all imported soil materials, soil amendments, soil conditioners and fertilizers as required.
- B. Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
- C. Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow planting of soil within a few days.
- D. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
 - 1. Mix lime with dry soil prior to mixing of fertilizer.
 - 2. Prevent lime from contacting roots of soil-living plants.
- E. Remove all shellrock encountered and backfill with clean sand or sand/soil mix.

3.03 PREPARATION FOR ALL PLANTING AREAS

- A. Eradicate weeds within the limits of all planting areas prior to beginning landscape installation. Perennial weeds and grasses to be removed include, but are not limited to, nut grass, puncture vine, morning glory, dog fennel, torpedograss, Bermuda grass, Bahia grass, kikuyu grass, crab grass, carpet grass, sedge and other noxious and/or invasive weeds. The size is to be maintained weed free throughout planting operations.
- B. Existing plant material to be removed, except where noted on the Landscape or Tree Disposition Plans.
- C. Pre-tilt to scarify soils in all planting areas to a minimum depth of 4". Densely compacted areas between 85% and 90% are to be cross tilled to a minimum of 8" depth. In the process of tilling remove unacceptable materials including, but not limited to, foreign debris, construction waste, roots, concrete, asphalt and rocks greater than 1/2" diameter on average. In areas to receive sod fill in fertilizer to a depth of 2" at a rate of 12 pounds per cubic ft.
- D. All areas shall be excavated to a minimum depth to reach native soil and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- E. All road, concrete, asphalt and other non-plant material to be removed from all planting areas prior to landscape installation. F. Spread a layer of 2 to 3 inches of turves soil conditioner over the entire planting areas. Planting areas shall include all new sod areas, shrub areas and tree areas. These areas shall be as large as 3 times the diameter of the beds of the plants, except where confined by hardscape features such as paved parking areas, paved walk ways, structures, etc. Overlapping areas shall be considered to be one large planting area for the purpose of approval. The turves soil conditioner shall then be uniformly disked, tilled or tamped into the existing soil to a depth of 6 to 8 inches with the following exception: no rototilling shall occur closer to the trunks of established plants than one half the distance to the dripline of the existing plant canopy. All plants, including hedges and ground cover shall be planted in individually dug holes and the material dug from the holes shall then be further mixed with the prepared site soil prior to backfilling of the planting holes around the rootballs.
- G. All landscape beds, including sod areas, shall be leveled and raked smooth prior to any planting.

3.04 PREPARATION FOR PLANTING LAWNS

- A. Preparation of Unchanged Grades: Where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading, or stripping operations, prepare soil for lawn planting as follows: Till to a depth of not less than 6", apply soil amendments and initial fertilizers; remove high areas and fill in depressions; till soil to a homogeneous mixture of fine texture, free of lumps, clods, stones, roots, and other extraneous matter.
 - 1. Prior to preparation of unchanged areas, remove existing grass, vegetation and turf. Dispose of such material within the Owner's property, do not turn over into soil being prepared for lawns.
- B. Elsewhere: Loosen and grade of lawn areas to a minimum depth of 4". Remove surface stones over 1 1/2" in any dimension and sticks, roots, rubbish and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
- C. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement.
- D. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil.
 - 1. Allow for soil thickness in areas to be sodded.
 - 2. Grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll and rake and remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
- E. Moist prepared lawn areas before planting if dry area. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
- F. Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

3.05 PREPARATION OF PLANTING BEDS

- A. Loosen subgrade of planting beds to a minimum depth of 12" using a cultimeter or similar equipment. Remove stones over 1 1/2" in any dimension, and sticks, stones, rubbish and other extraneous matter. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil. Add soil amendment.
- B. Excavation for Trees and Shrubs: Excavate pits, beds and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
 - 1. For balled and burlapped (B & B trees and shrubs), make excavations at least half again as wide as the ball diameter and equal to the ball depth.
 - 2. For container grown stocks, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
- C. Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill. Fill excavations for trees and shrubs with water and allow to percolate out before planting.

3.06 PLANTING TREES, PALMS AND SHRUBS

- A. Lay out individual trees, palm and shrub locations and areas for multiple plantings where required. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as may be required upon approval.
- B. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plants and center of pit or trench with top of ball at same elevation as adjacent finished landscape grade. Remove burlap from sides of balls; retain on bottoms. When set, place additional burlapped burlap free around 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. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
- C. Balled and burlapped trees with natural burlap: pull back or remove at a minimum, the top 1/3 of the burlap from the root ball. Synthetic/plastic burlap and all other non-biodegradable materials must be removed completely from the root ball and disposed of.
- D. Trees in baskets: Remove wire baskets to a depth of 18" min. All synthetic strapping and other non-biodegradable materials must be completely removed and disposed of. Burlap must be pulled back or removed from the top of the rootball.
- E. If trees are to be containerized, root ball will be shaved at the periphery to remove all circling roots.
- F. Set container grown stock as specified for balled and burlapped stock, except cut cans on 2 sides with an approved can cutter; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
- G. Top most root shall be visible within the top 2" of the root ball.
- H. All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall not be obstructed and shall be smooth and flowing. If trees are located outside planting beds in grass areas, maintain a minimum three feet 3" wide offset to allow for mowers to maneuver.
- I. Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surfaces, unless otherwise noted on plans.
- J. Groundcover and shrubs to be laid out in a uniform and consistent pattern.
- K. Dish top of backfill to allow for mulching.
- L. Mulch pits, trenches and planting areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Not more than 2" mulch shall be placed over the rootball of the trees. At the base of the plant, 2" must be maintained free of mulch.
- M. Guy and stake trees immediately after planting, as indicated.
- N. The landscape contractor shall install plant materials using the best horticultural practices:
 - 1. Protect plant material from damage during delivery, staging and installation. Do not begin installation of shrub and groundcover materials prior to completion of irrigation installation and finish grading.
 - 2. Do not install plant materials in winds in excess of 30 miles per hour.
 - 3. Do not install plant material if deemed site conditions will impede the ability of plant material to thrive without notifying the Landscape Architect of concerns prior to installation.
 - 4. Perform all work in accordance with all applicable laws, codes and regulations inclusive of all permits and inspections required by federal, state and local jurisdictions.
 - 5. The use of cables and chains for the lifting of trees is prohibited. Trees are to be lifted using nylon straps a minimum of 4" in width. Wrap trucks to protect from scraping and scarring.
 - 6. The 'choke' strapping method for lifting trees is prohibited.
 - 7. Do not drop plant material.
 - 8. Limit the amount of plants to be installed per day to those that can adequately be watered in the same day.
 - 9. Carefully remove containerized plants from their cans to avoid breaking the rootball. Containers should only be removed immediately prior to installation and plants should be immediately watered after placement.
 - 10. Remove burlap and cut steel baskets from at least the top third of the rootball for all B&B material. Remove wire baskets to a minimum depth of 18".
 - 11. Plant material must be installed at correct elevation in relation to finish grade as indicated on the planting details after setting. Plants set at incorrect elevations will be raised or lowered accordingly at no additional cost to the owner.
 - 12. Planting pits for trees and shrubs must be excavated to the dimensions specified on the planting details. Following planting area immediately surrounding plant is to be tamped firm and used water jet technique to remove all air pockets repeating as required.
 - 13. Apply re-wetting agent to the surface of all plant pits for trees and shrubs per manufacturer's recommendations.
 - 14. Apply shredded hardwood mulch in even layer to a 3" depth. Mulch shall be pulled off the base of all plant material.
 - 15. Continuously monitor status of installed materials and make modifications, clean-ups and replacements as required.

3.07 PRESERVED PLANT MATERIALS

- A. The contractor is responsible for protecting and maintaining all plant material to remain within the limits of construction as indicated on the plans. Existing trees to remain shall be undisturbed and protected by barricades. Barricades are to be installed prior to any construction or earthwork takes place on the site. Barricades shall remain in place through the duration of all construction activity and not removed until authorization has been received by the Landscape Architect and governing municipality.
- B. No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within this protected area.
- C. The contractor shall bear the sole responsibility of replacement for any damage to protected materials caused by construction activity without additional costs to the owner.

3.08 TRANSPLANTED PLANT MATERIALS

- A. Root prune all large canopy trees to be relocated prior relocation one half of the root system at a time and allow of adequate harden off time.
- B. Transplanted Sabal Palms shall be hurricane cut and rootballs shall be wrapped in burlap or plastic if not being planted within a 24 hour period.
- C. Palms of other species shall have their fronds tied together to prevent leaf damage and facilitate handling.
- D. Planting hole for transplanted material should measure two times the diameter of the root ball.
- E. Trees shall be planted at the same depth it was in the field.
- F. The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish all transplanted trees. The contractor should continue to monitor the moisture content for all transplanted trees and adjust supplemental irrigation as needed.
- G. All relocated trees shall be staked accordingly.
- H. The contractor shall bear the sole responsibility of replacement for any damage to transplanted materials caused by construction activity, deficient irrigation, or poor transplant procedure without additional costs to the owner.

3.09 PRUNING

- A. All pruning shall be done on the site before planting as directed by Landscape Architect. Pruning shall follow modern horticultural practices (Grades and Standards for Nursery Plants) and shall be done with approved tools designed for the purpose intended. Lopping, topping, or shearing of trees or shrubs will be grounds for rejecting the plants as unsuitable and not meeting requirements. Damaged, scarred, frayed, split, or skinned branches, limbs or roots shall be pruned back to live wood nearest to the next sound outside lateral bud, branch, limb or root. The terminal leader or bud in all trees or shrubs shall be left intact and not removed unless damaged.
- B. Prune, thin out and shape trees and shrubs. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.

3.10 SODDING NEW LAWNS

- A. Lay sod within 24 hours from time of stripping.
- B. Lay sod to form a solid mass with tightly fitted joints. But ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or soil. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces to sod; remove excess to avoid smothering of adjacent grass.
- C. There shall be no gaps greater than 1/2" between pieces of sod.
- D. Water sod thoroughly with a fine spray immediately after planting. Newly sodded areas shall be kept moist for the first week after planting after which a minimum watering rate of 2" per week, including rainfall shall be applied.
- E. No much-grown sod shall be utilized in detention areas.
- F. Landscape Contractor is responsible for replacing any damaged sod.

3.11 MAINTENANCE

- A. The landscape contractor shall be responsible for the maintenance of all plant materials and the planting areas immediately after planting and until final acceptance but the owner, Landscape Architect, and governing municipality.
- B. Maintain trees, palms, shrubs and other plants until final acceptance but in no case less than following period: 30 days after substantial completion of planting.
- C. Maintain trees, palms, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting sawyers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and diseases.
- D. Remove and replace excessively pruned or malformed stock resulting from improper pruning.
- E. Maintain lawns for not less than the period stated below, and longer as required to establish an acceptable lawn.
 - 1. Sodded lawns, not less than 30 days after substantial completion.
 - 2. Seeded lawns, not less than 60 days after substantial completion.
- F. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
- G. Landscape Contractor is responsible for watering all sod and plant materials from day of installation through final acceptance even if irrigation is not in place, unless this responsibility is assumed in writing by another party.
- H. Contractor is responsible for returning to the site after a period of (1) one year to remove the staking from the trees and palms.

3.12 CLEANUP AND PROTECTION

- A. During landscape work, keep pavement clean and work area in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

3.13 INSPECTION AND ACCEPTANCE

- A. When landscape work is completed, including maintenance, Landscape Architect will, upon request, make an inspection to determine acceptability. Landscape work may be inspected for acceptance in parts agreeable to Landscape Architect, provided work offered for inspection is complete, including maintenance.
- B. Seeded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, uniform close stand of specified grass established, free of weeds, bare spots and surface irregularities (95% coverage required for acceptance).
- C. Sodded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, well-rooted, even-colored, viable lawn is established, free of weeds, open joints and bare areas (95% coverage required for acceptance). Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until re-inspected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

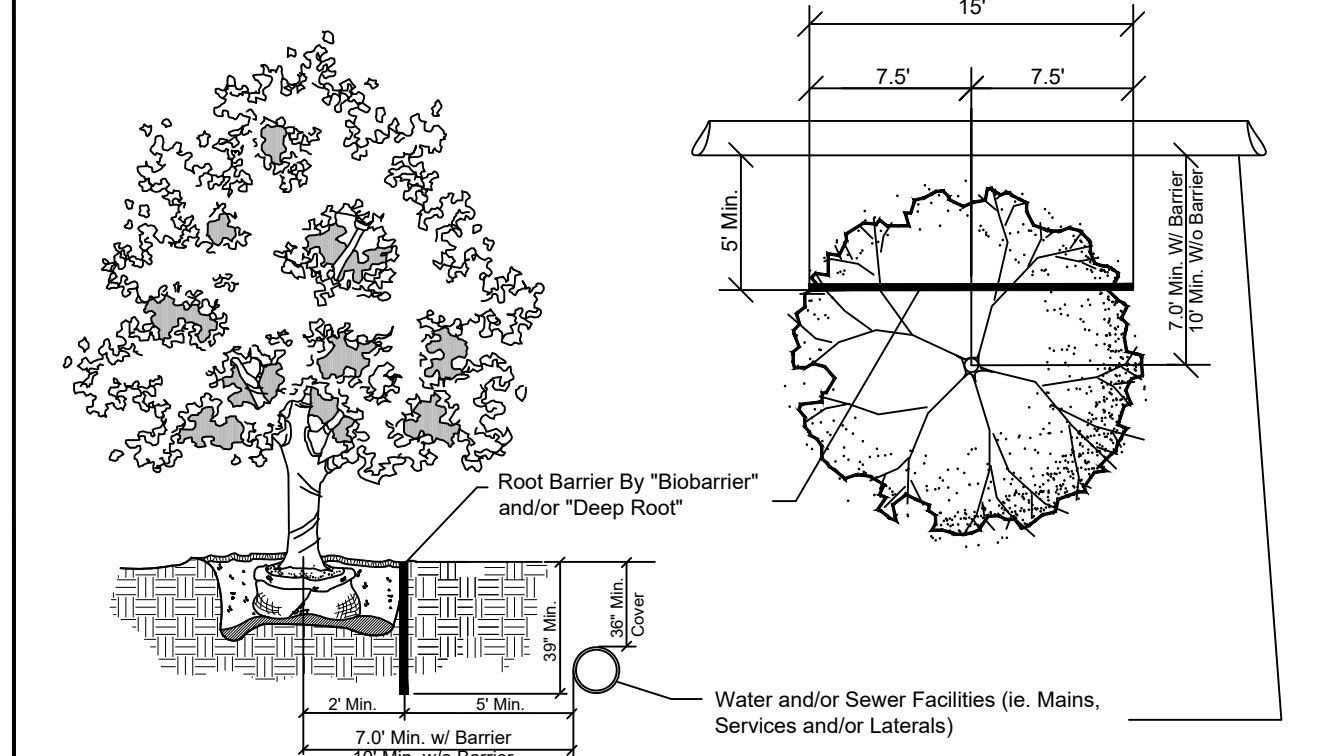
3.14 IRRIGATION

- A. An automatic irrigation system providing 100% coverage with 50% minimum overlap is to be designed and installed to maintain an established landscape.
- B. Bubbliers shall be provided on all trees.
- C. The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish the new and salvaged material. The contractor should continue to monitor the moisture content for all trees and shrubs.
- D. The landscape contractor is responsible for obtaining all necessary permits prior to installation.
- E. Provide an as built drawing of the irrigation system to the Landscape Architect.
- F. A rain sensor is required on all irrigation systems.

LANDSCAPE AND ROOT BARRIER NOTE:

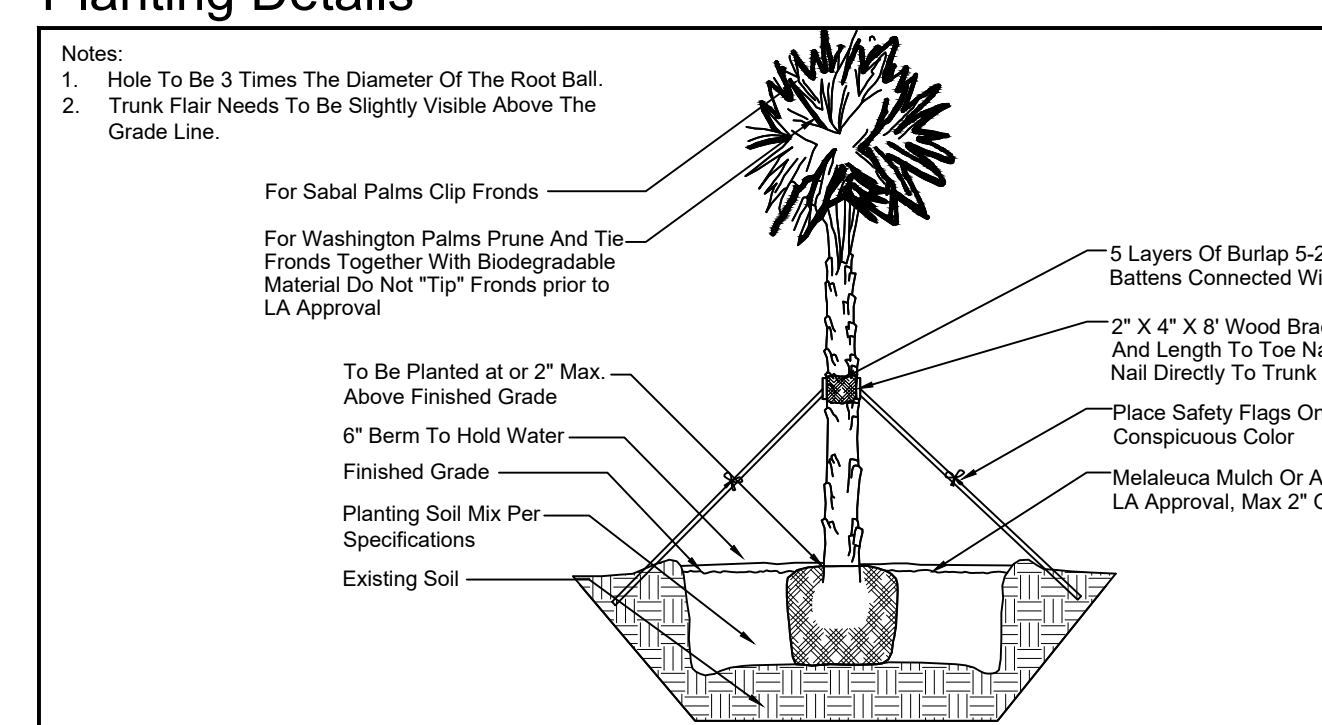
Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on this plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the filed in accordance with the planting details shown hereon.

Additionally, trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements.

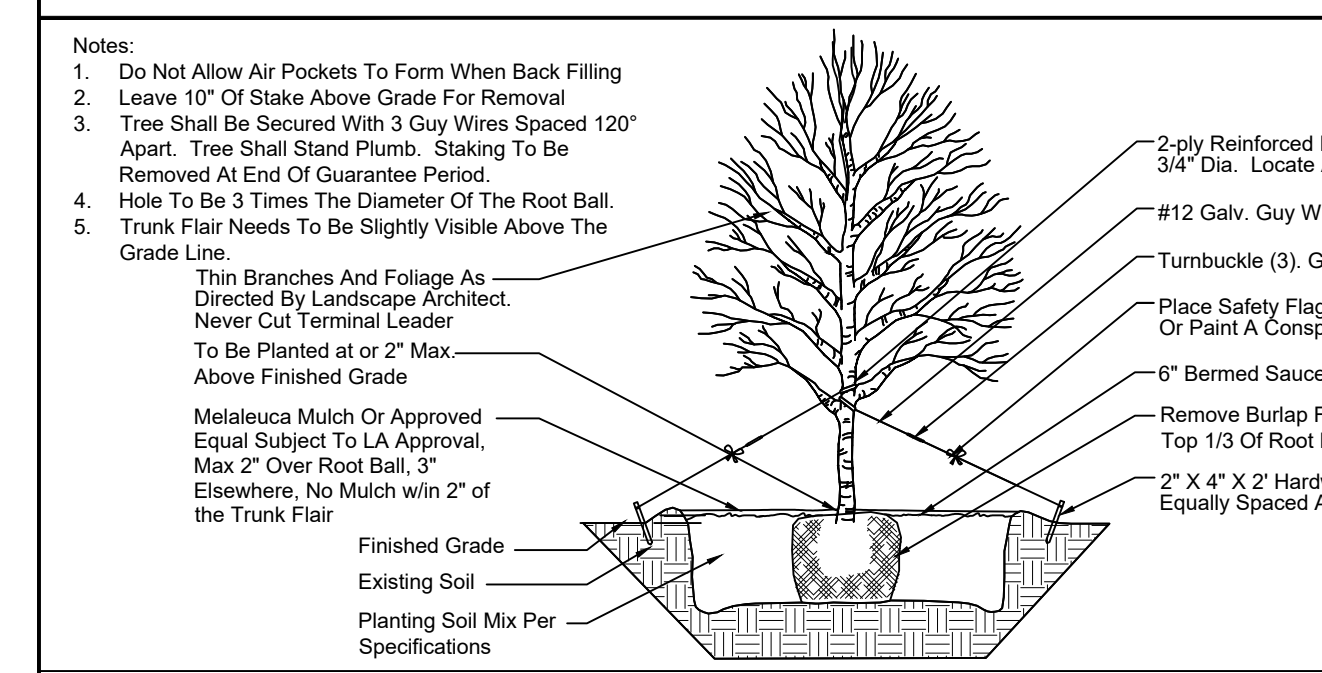


ROOT BARRIER DETAIL

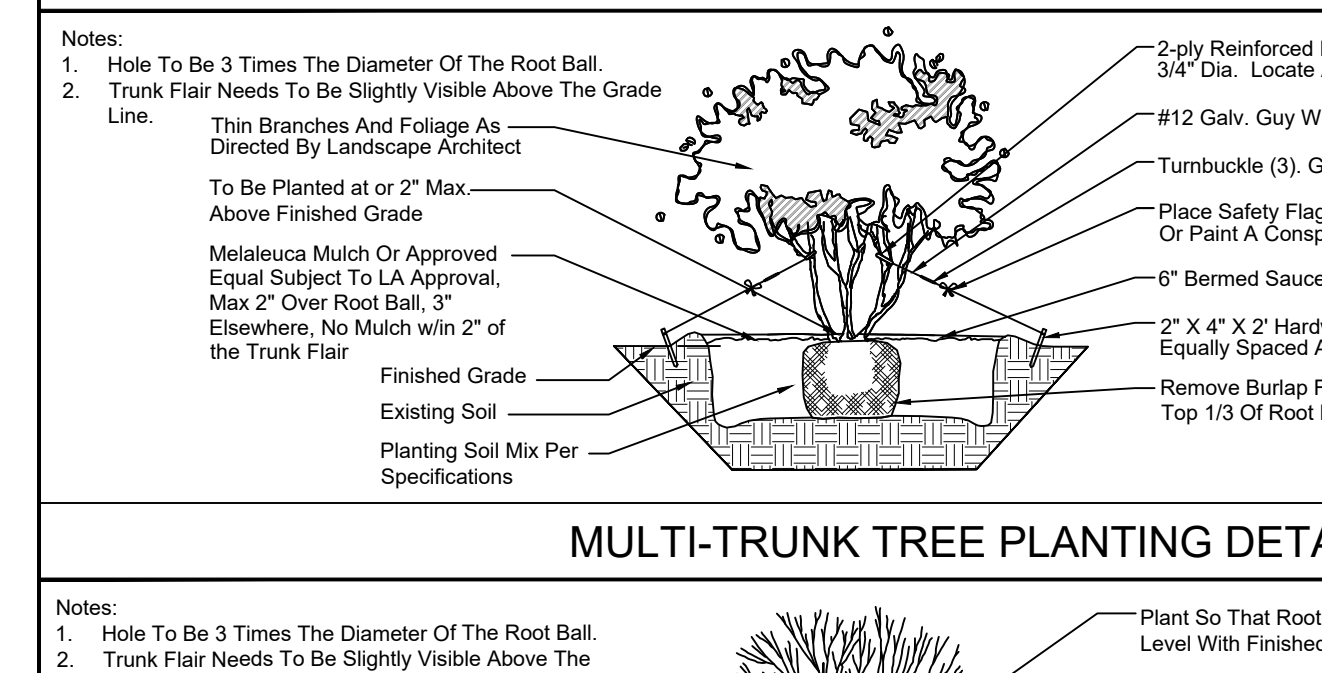
Planting Details



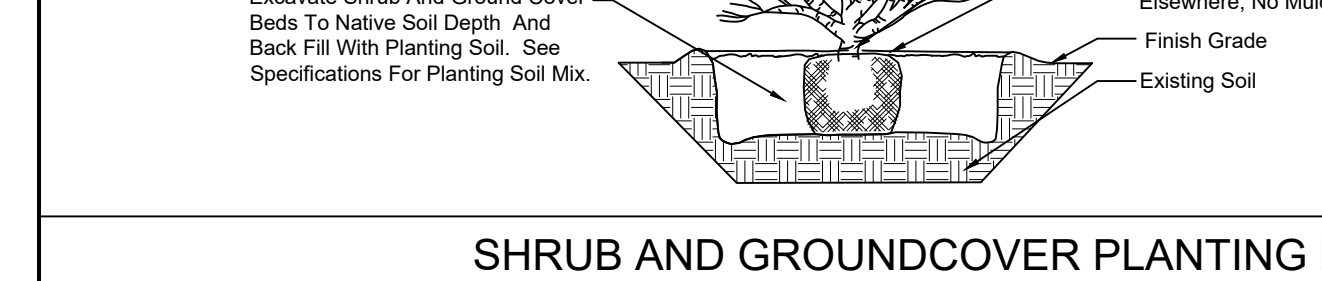
PALM PLANTING DETAIL



LARGE TREE (OVER 8' HEIGHT) PLANTING DETAIL

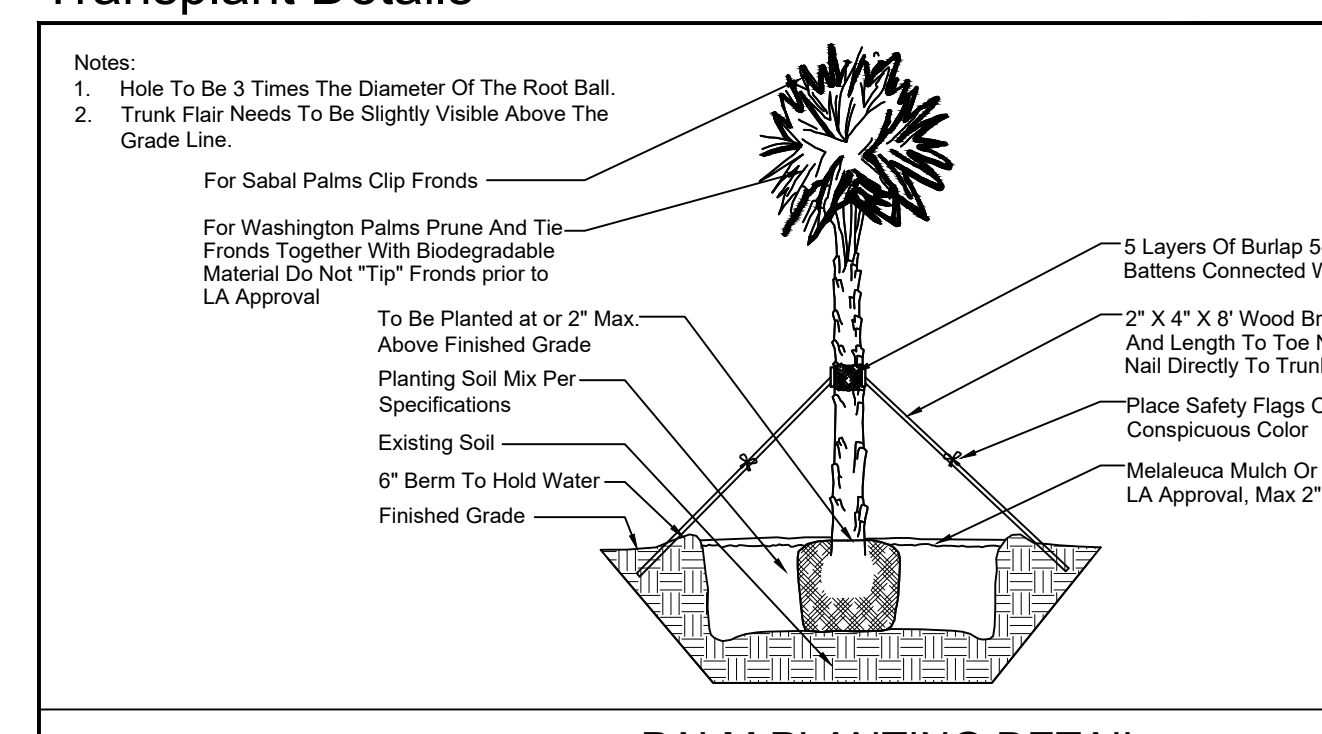


MULTI-TRUNK TREE PLANTING DETAIL

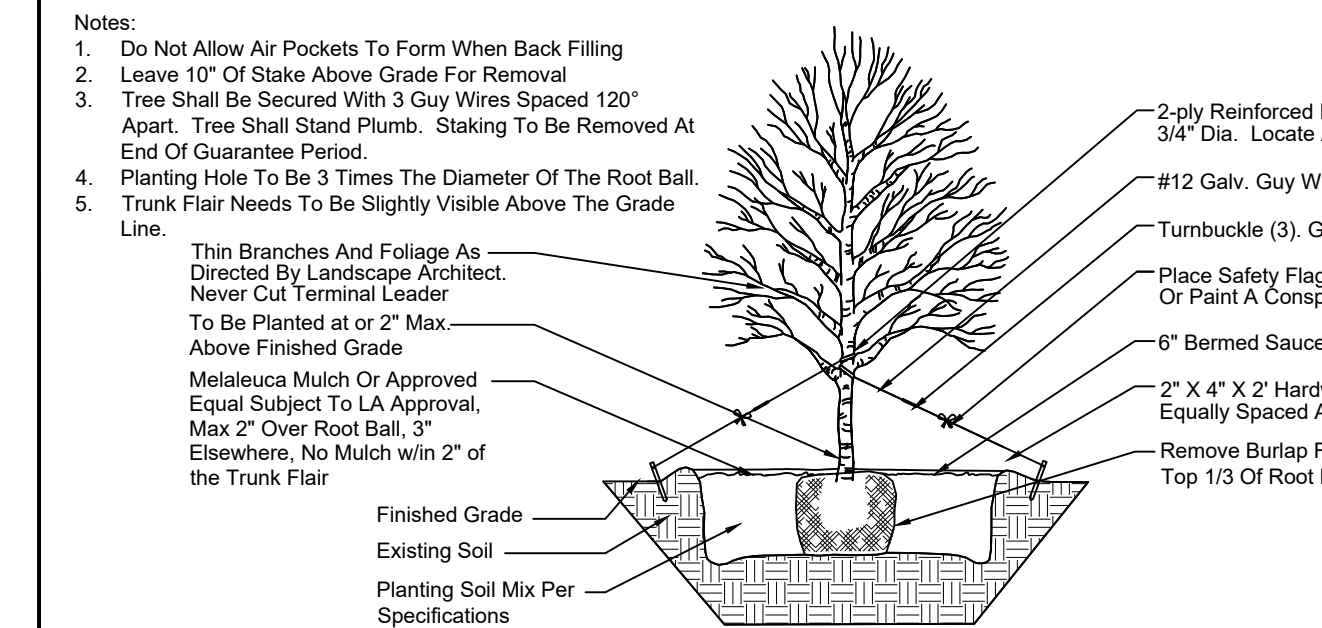


SHRUB AND GROUNDCOVER PLANTING DETAIL

Transplant Details



PALM PLANTING DETAIL



PALM PLANTING DETAIL



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