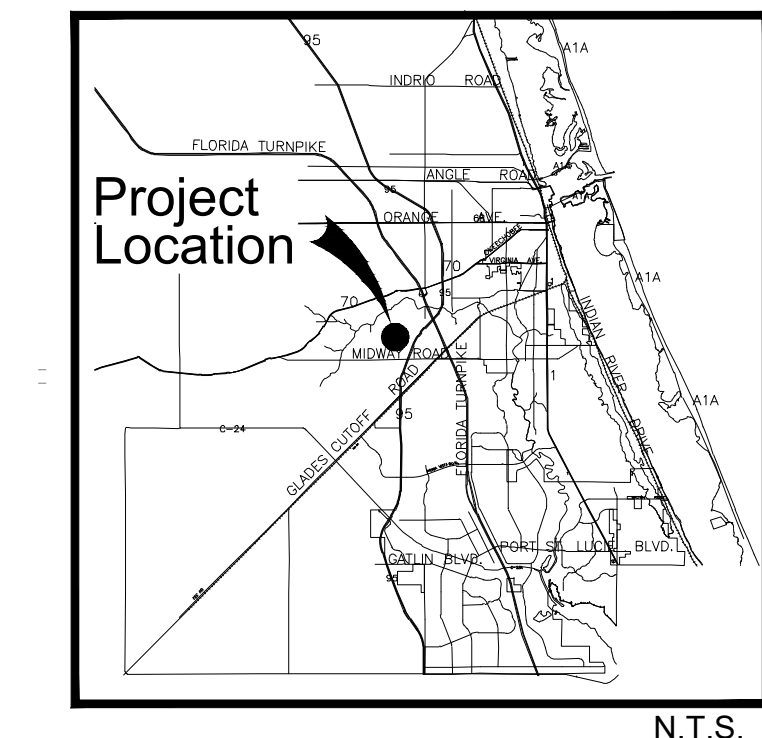




Key / Location:



Project Team:

Applicant:  
 Sunrise Residential, LLC  
 200 E. Robinson St., Ste. 1120  
 Orlando, FL 32801

Civil Engineer:  
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 700 22nd Place  
 Vero Beach, FL 32960  
 772-226-7282

Landscape Architect/Land Planner:  
 Lucido & Associates  
 701 E Ocean Blvd  
 Stuart, FL 34904  
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Sunrise Phase 1  
 Planned  
 Development (PD)  
 Subdivision  
 SITE PLAN

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal
07/12/24	JE	Final Phase 1 PD Submittal

North Arrow

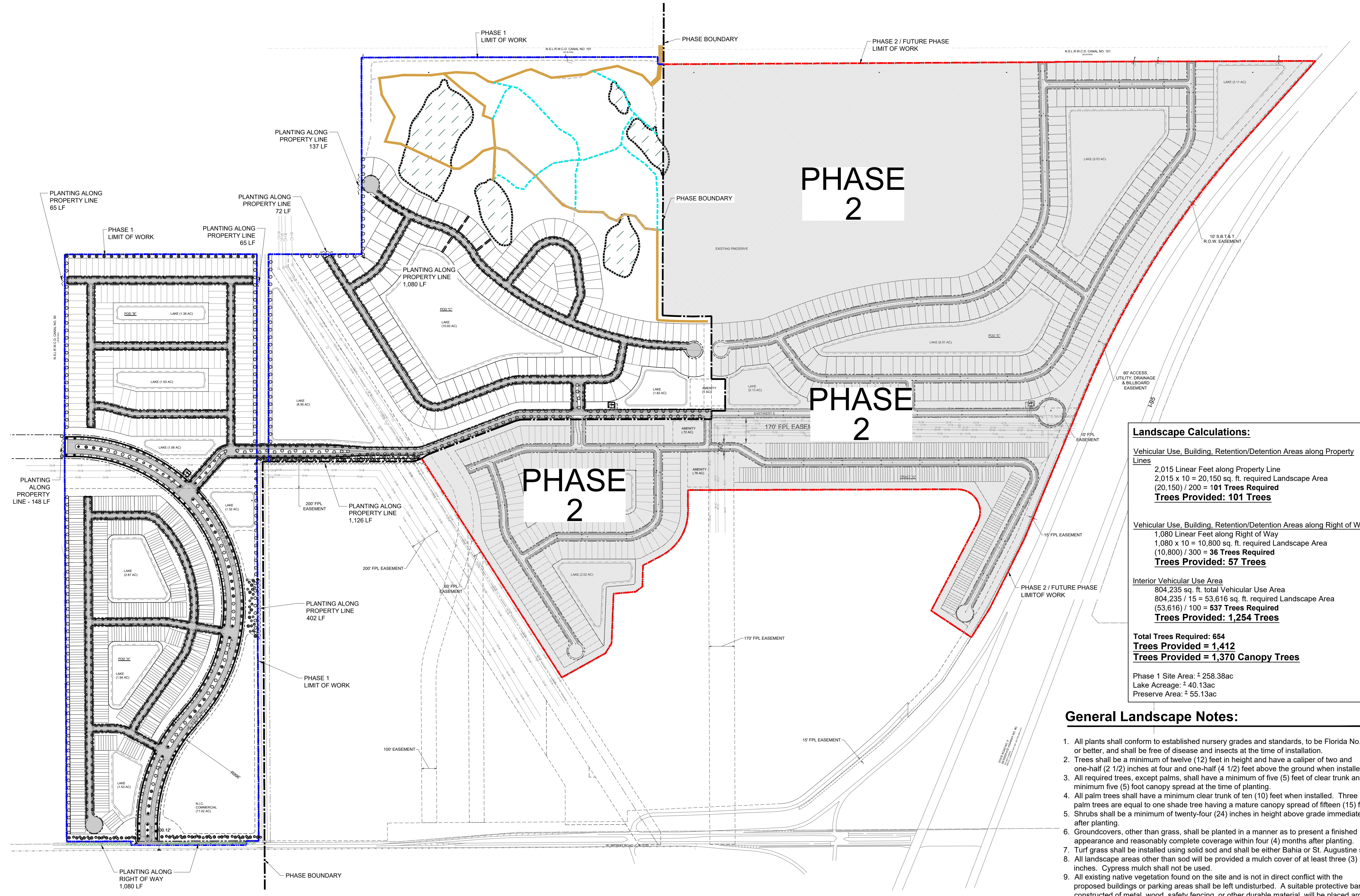
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REG. # 6667144  
 Steve Garrett

Designer	Manager	Project Number	Municipal Number	Computer File	Sheet
JE	SG	--	--	_Sunrise - LA - 1st Phase.dwg	<b>LA-2</b>

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PHASE 2

PHASE 2

PHASE 2

Landscape Calculations:

Vehicular Use, Building, Retention/Detention Areas along Property Lines

2,015 Linear Feet along Property Line  
 2,015 x 10 = 20,150 sq. ft. required Landscape Area  
 (20,150) / 200 = 101 Trees Required  
**Trees Provided: 101 Trees**

Vehicular Use, Building, Retention/Detention Areas along Right of Way

1,080 Linear Feet along Right of Way  
 1,080 x 10 = 10,800 sq. ft. required Landscape Area  
 (10,800) / 300 = 36 Trees Required  
**Trees Provided: 57 Trees**

Interior Vehicular Use Area

804,235 sq. ft. total Vehicular Use Area  
 804,235 / 15 = 53,616 sq. ft. required Landscape Area  
 (53,616) / 100 = 537 Trees Required  
**Trees Provided: 1,254 Trees**

**Total Trees Required: 654**  
**Trees Provided = 1,412**  
**Trees Provided = 1,370 Canopy Trees**

Phase 1 Site Area: ± 258.38ac  
 Lake Acreage: ± 40.13ac  
 Preserve Area: ± 55.13ac

General Landscape Notes:

- All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
- Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
- All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
- All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
- Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
- Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
- Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
- All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
- All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
- No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
- Existing understory shall be maintained in areas of undisturbed native vegetation.
- All Category 1 exotic plant species will be eradicated from the site.
- Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
- All back flow prevention devices shall be screened in accordance with Section 22-70(d) of the Fort Pierce City Code.
- Irrigation to conform to all local and State regulations with regard to water consumption.

Site Plan  
 SCALE: 1"=300'-0"

Legend:

	PHASE 1 LIMIT OF WORK		EASEMENT
	PHASE 2 / FUTURE PHASE LIMIT OF WORK		PROPOSED PRIMARY TRAIL
	PHASE BOUNDARY		PROPOSED SECONDARY TRAIL
	RIGHT OF WAY		LAKE BOUNDARY
			PRESERVE LAKE BOUNDARY

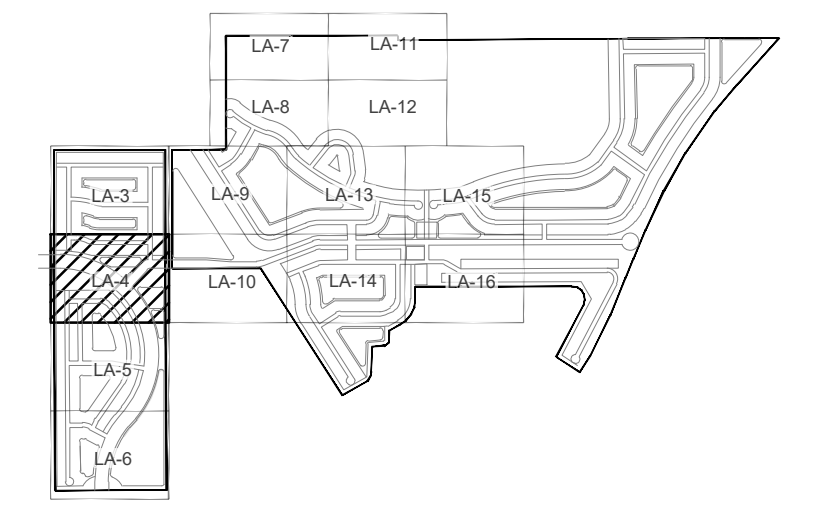
Sheet Index:

COVER/KEYMAP	LA1
SITE PLAN	LA-2
LANDSCAPE PLANS	LA-3 - LA-16
PLANT SCHEDULE	LA-17
LANDSCAPE DETAILS	LA-18
LANDSCAPE SPECIFICATIONS	LA-19

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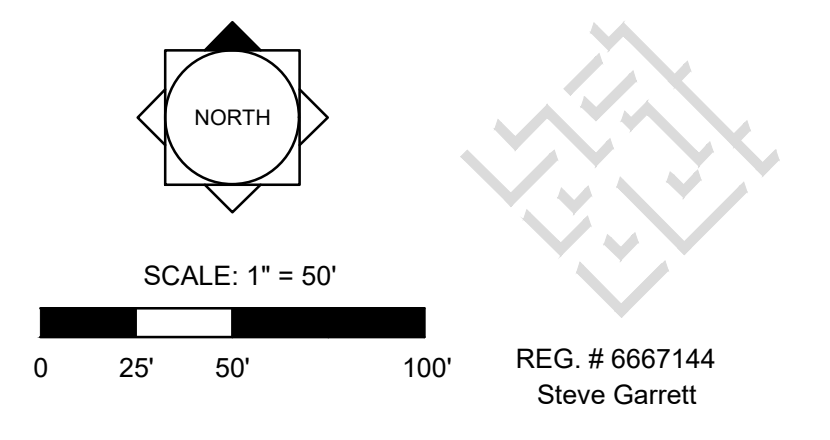
Key / Location:



**Project Team:**  
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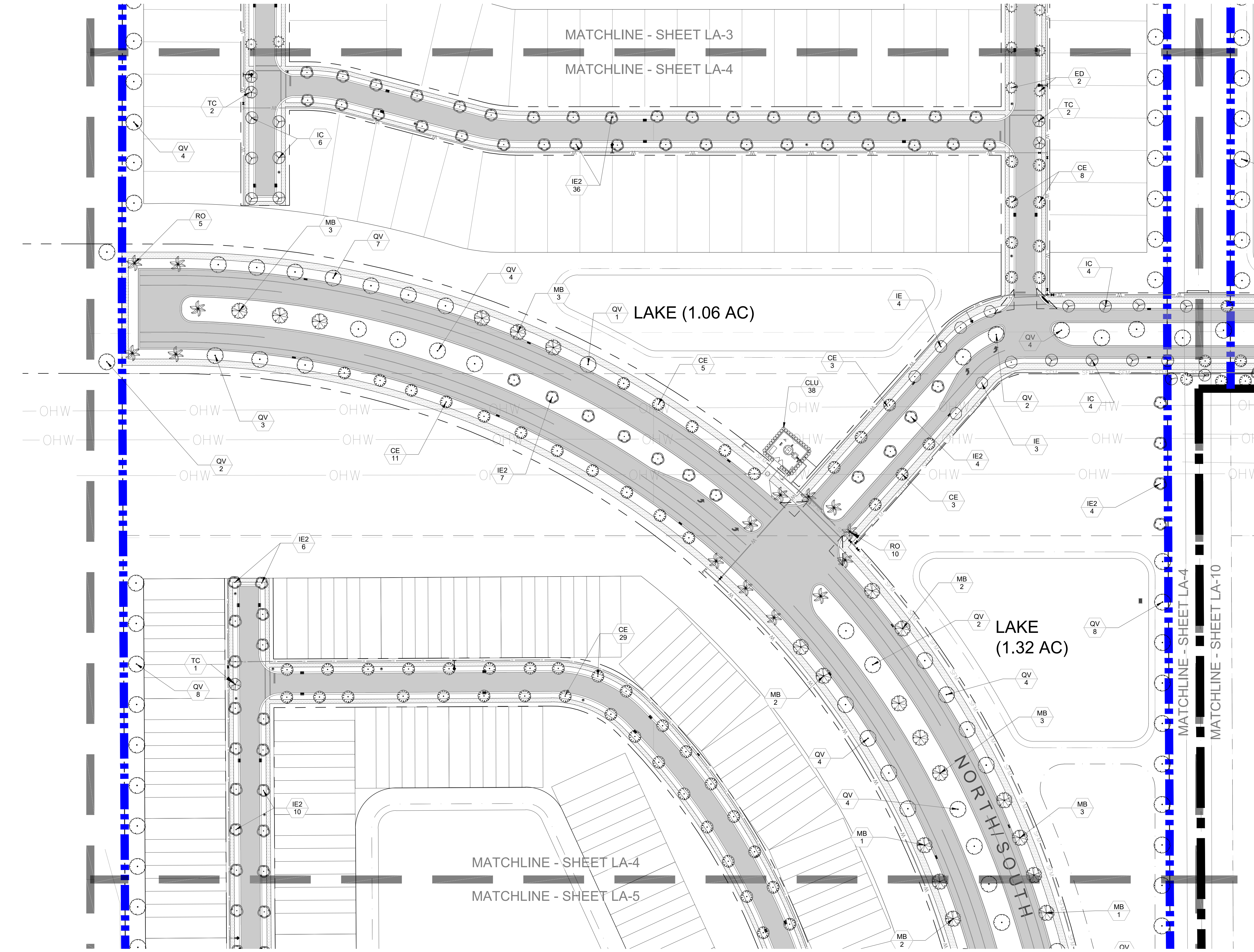
**Sunrise Phase 1  
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 Subdivision**  
**LANDSCAPE  
 PLAN**  
 City of Fort Pierce, FL

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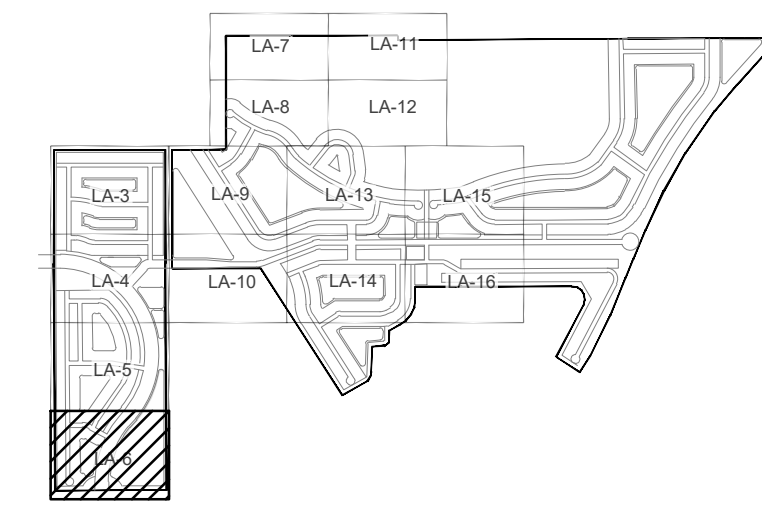
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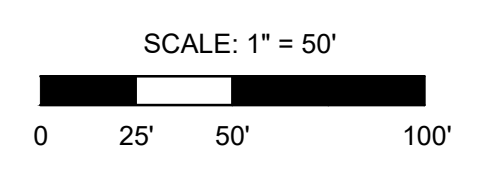
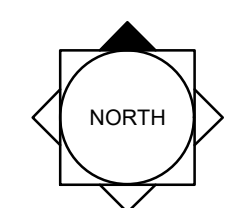
Applicant:  
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Sunrise Phase 1  
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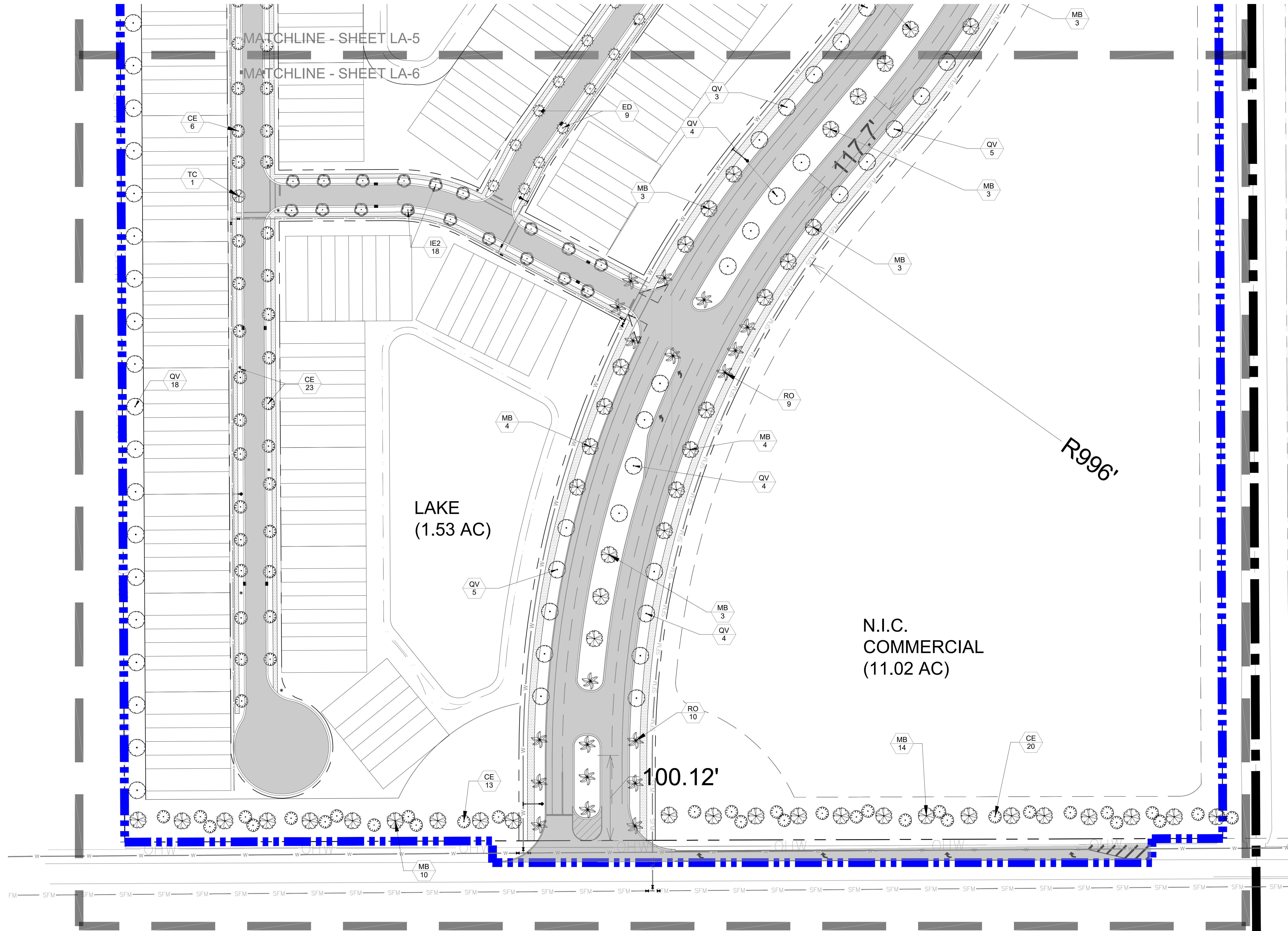
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REG. # 6667144  
 Steve Garrett

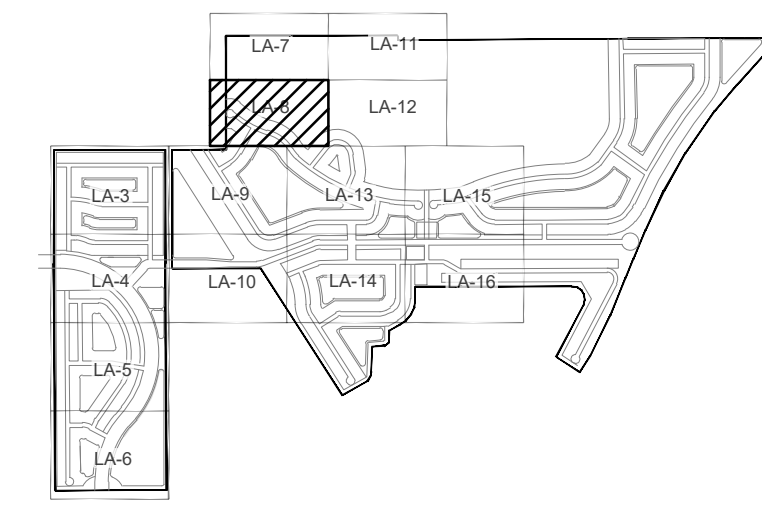
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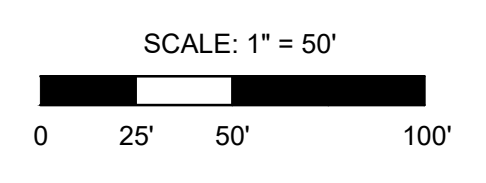
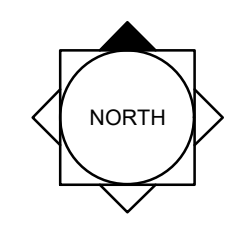


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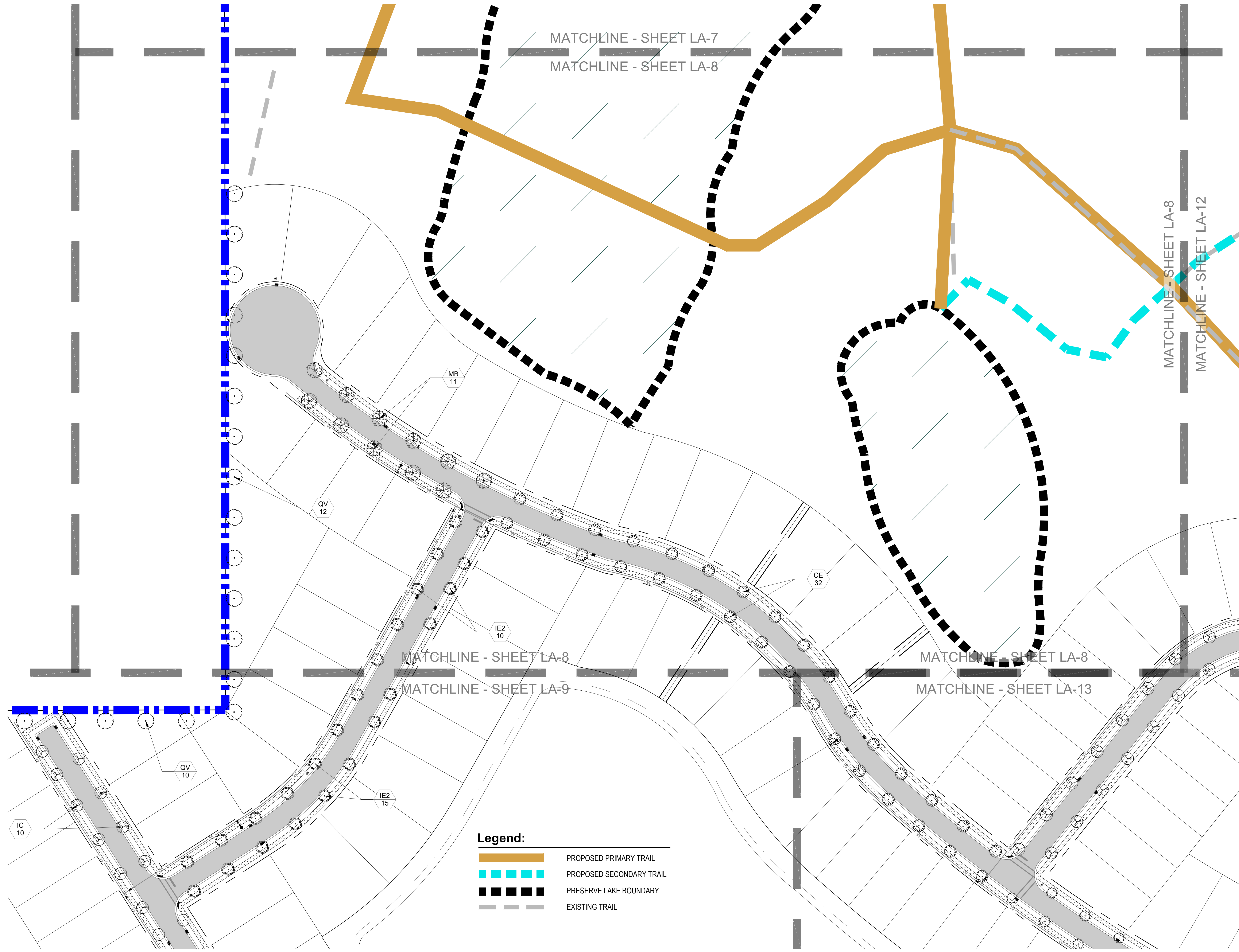


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**LA-8**

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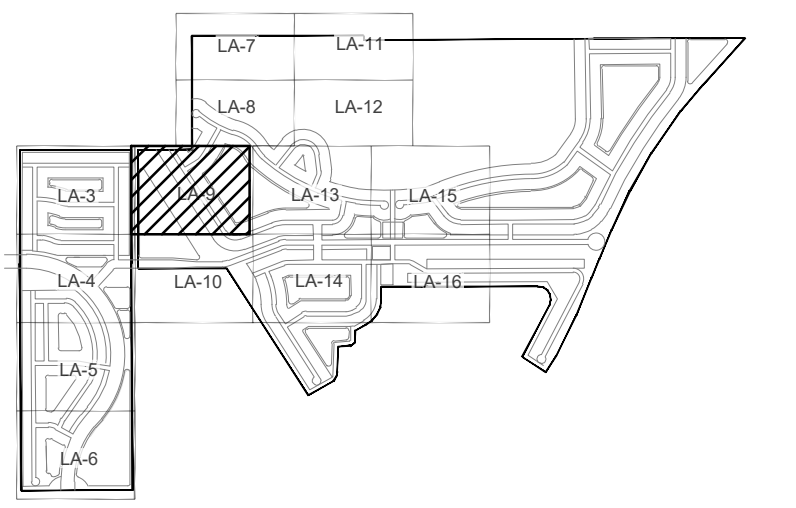


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-  PROPOSED SECONDARY TRAIL
-  PRESERVE LAKE BOUNDARY
-  EXISTING TRAIL

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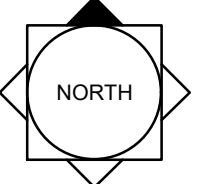
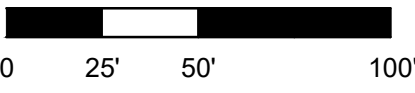



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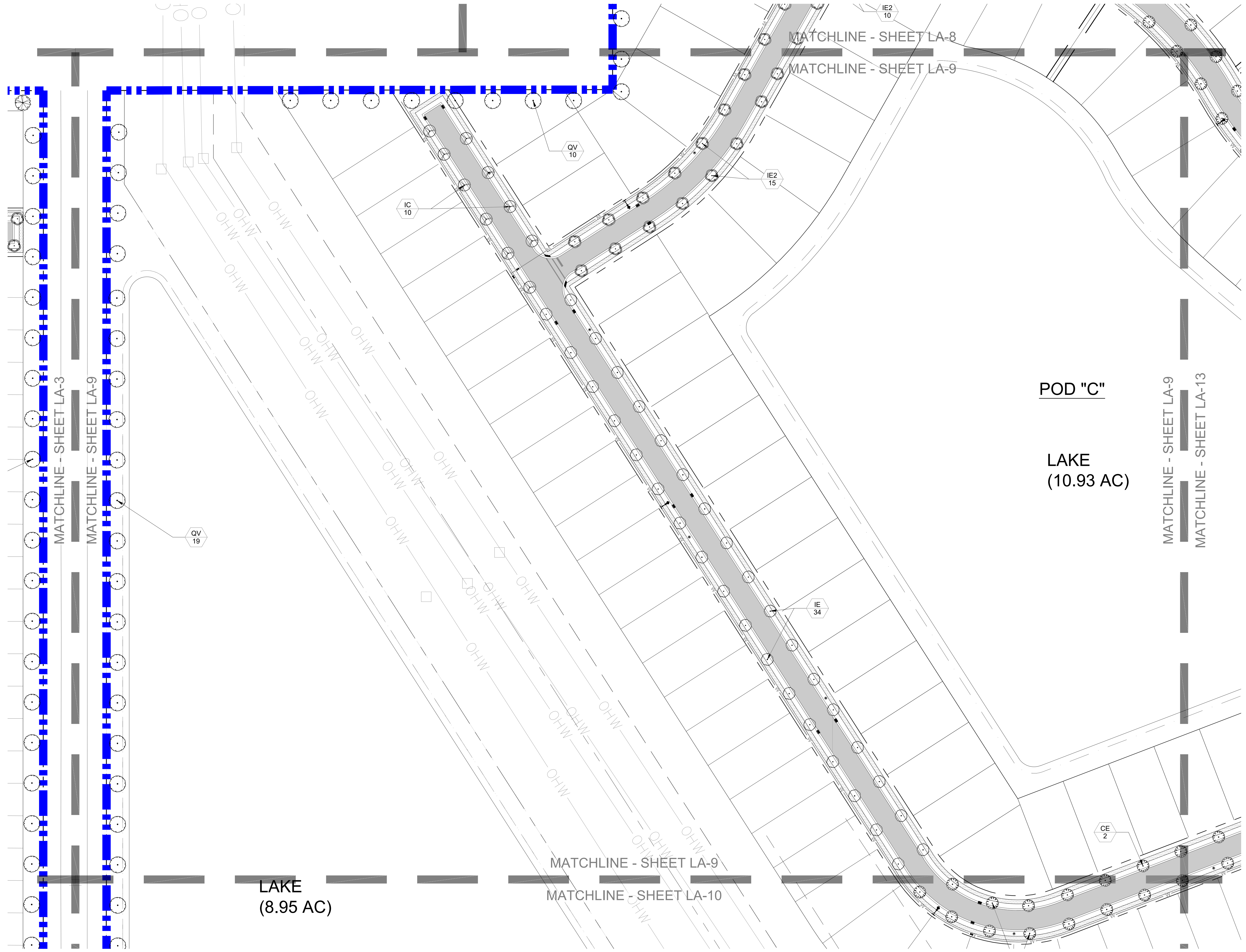
**Sunrise Phase 1  
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 City of Fort Pierce, FL

Date	By	Description
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 NORTH  
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 0 25' 50' 100'  
 REG. # 6667144  
 Steve Garrett

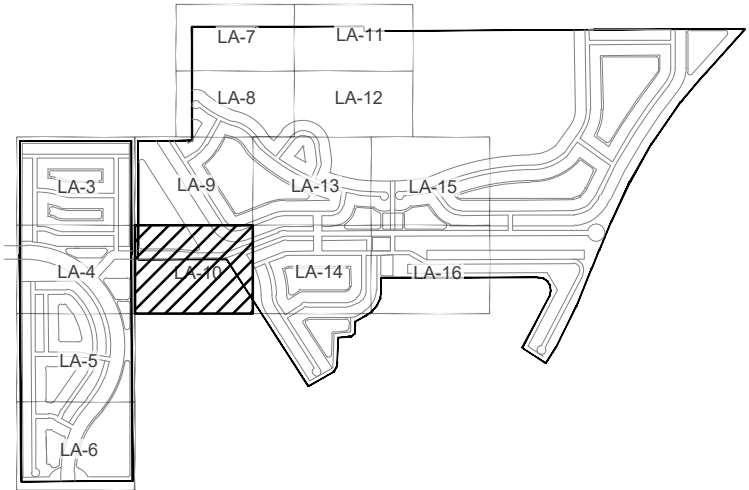
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Key / Location:



Project Team:

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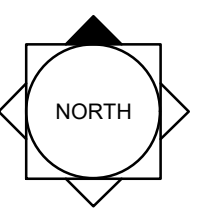
Landscape Architect/Land Planner:  
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**Sunrise Phase 1  
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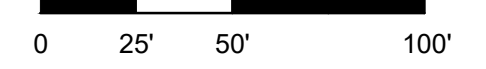
**LANDSCAPE  
 PLAN**

City of Fort Pierce, FL

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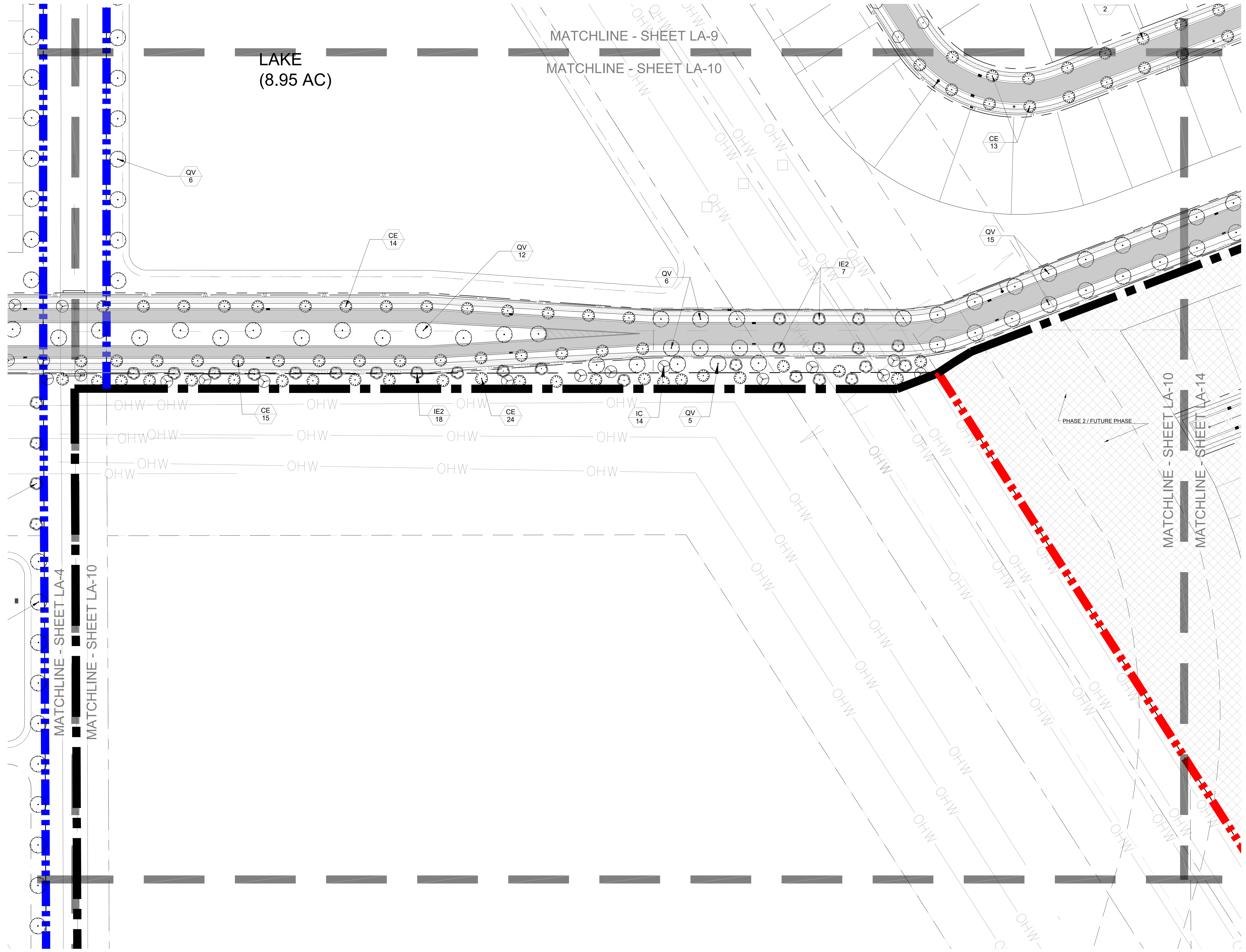


SCALE: 1" = 50'







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 Steve Garrett

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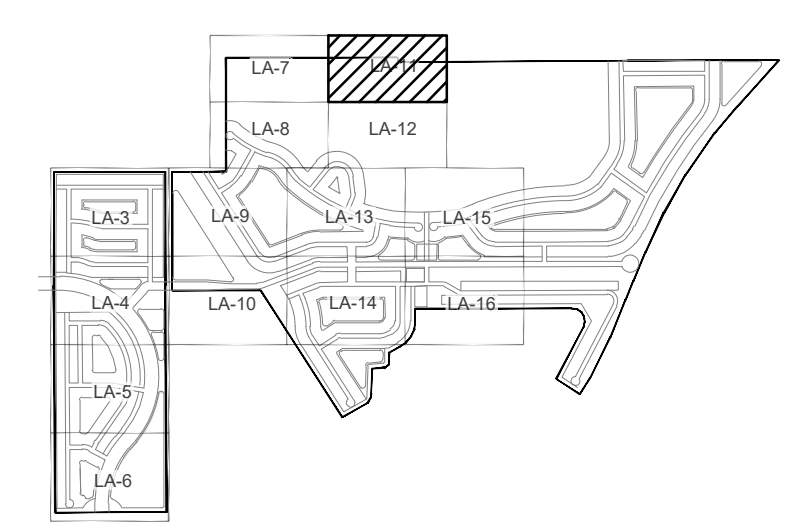


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  -  PRESERVE LAKE BOUNDARY
  -  EXISTING TRAIL

N.S.L.R.W.C.D. CANAL NO. 101  
 (63.00 R/W)

**Key / Location:**



**Project Team:**

**Applicant:**  
 Sunrise Residential, LLC  
 200 E. Robinson St., Ste. 1120  
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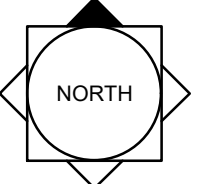
**Civil Engineer:**  
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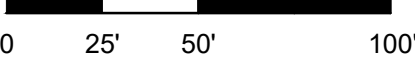
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City of Fort Pierce, FL

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 NORTH

SCALE: 1" = 50'

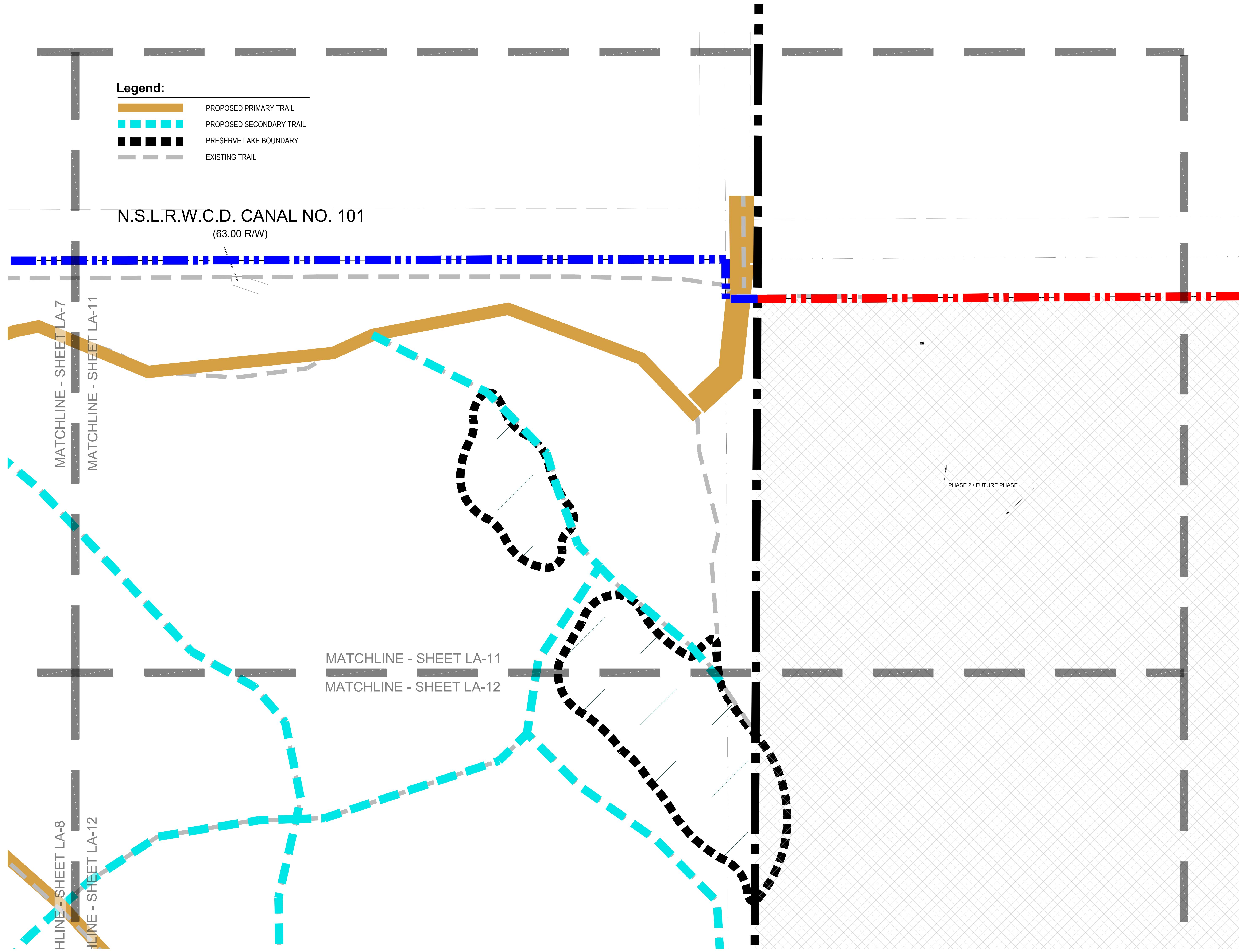


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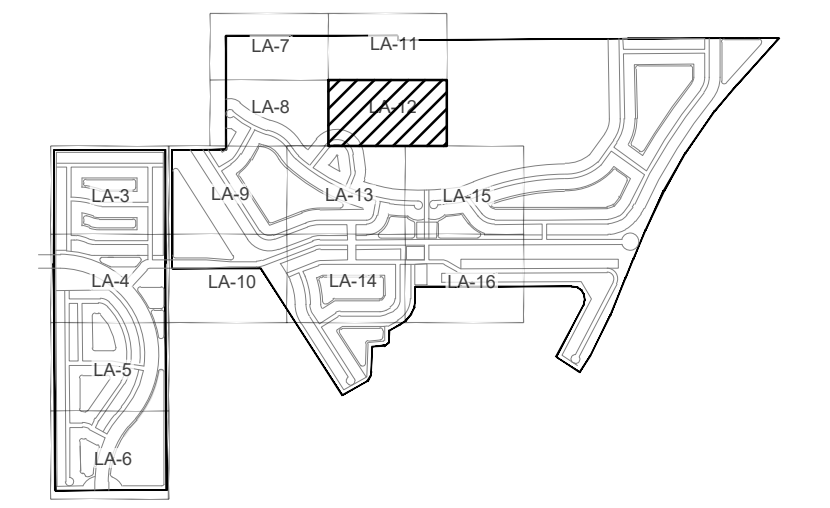
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**Key / Location:**



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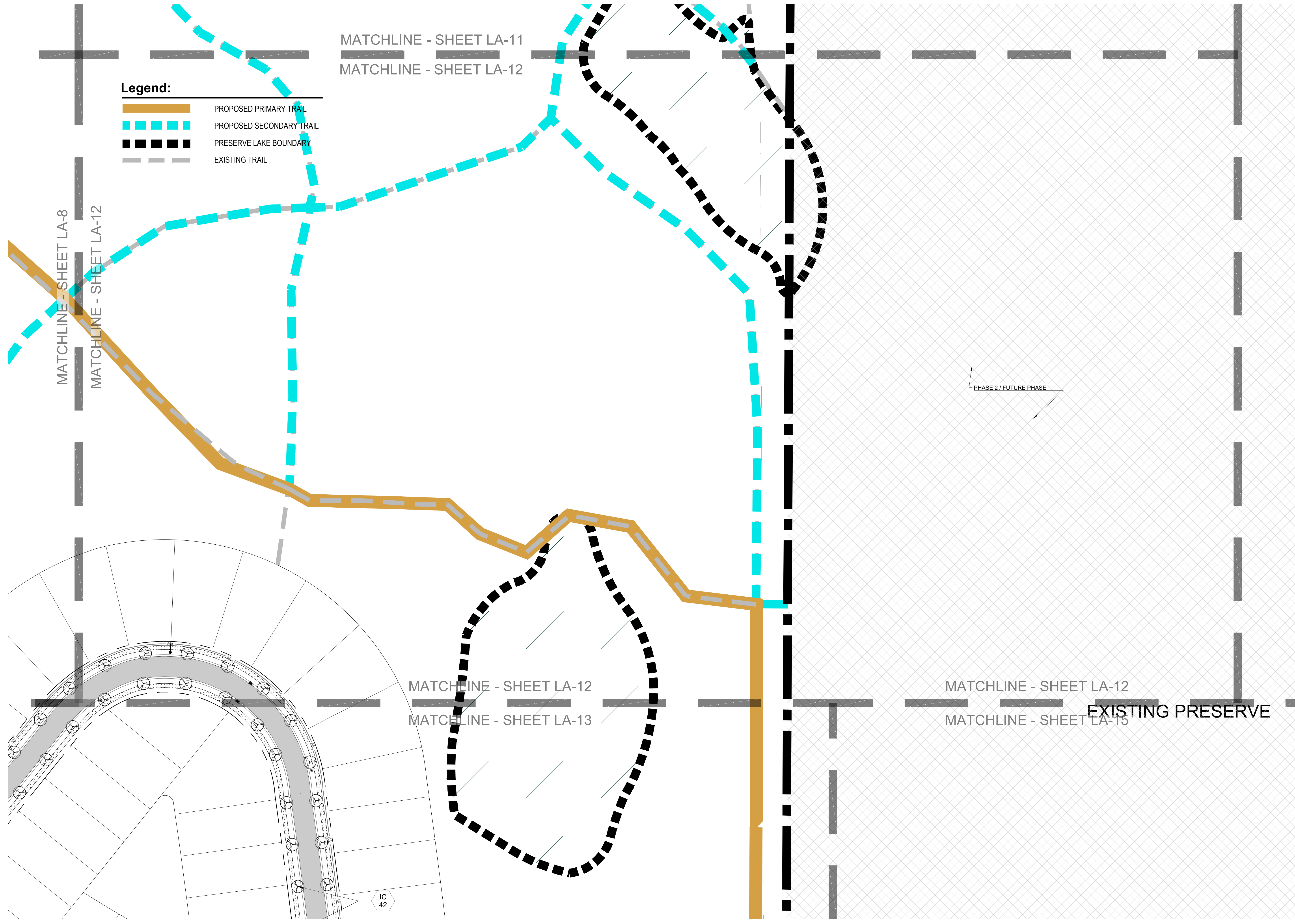
**NORTH**

SCALE: 1" = 50'

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 Steve Garrett

Designer	JE	Sheet
Manager	SG	<b>LA-12</b>
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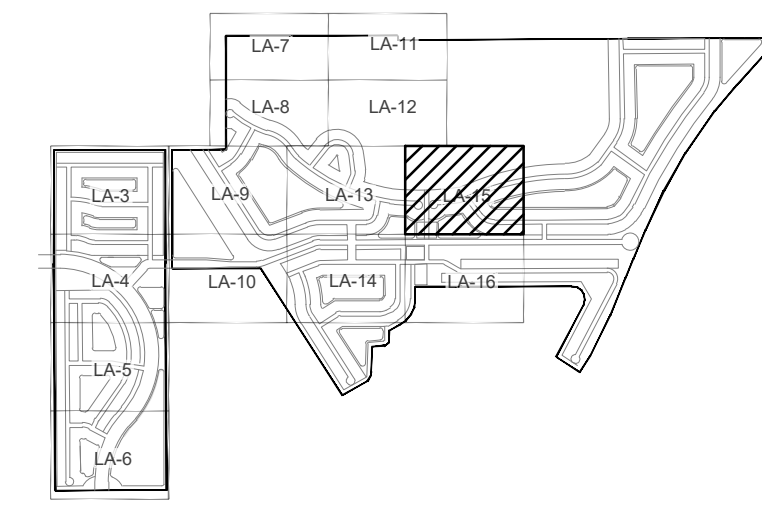


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**Project Team:**

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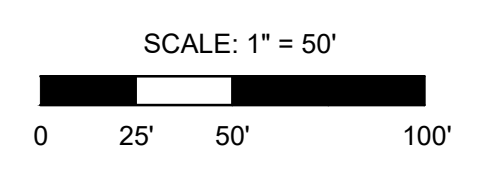
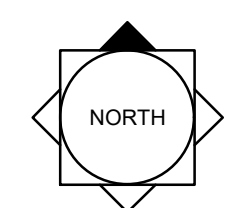
**Landscape Architect/Land Planner:**  
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MATCHLINE - SHEET LA-12  
 MATCHLINE - SHEET LA-15  
**EXISTING PRESERVE**

PHASE 2 / FUTURE PHASE

MATCHLINE - SHEET LA-13  
 MATCHLINE - SHEET LA-15

IE2  
 5

PHASE 2 / FUTURE PHASE

IE  
 2 AC)

**AMENITY  
 (1 AC)**

**LAKE  
 (2.13 AC)**

MATCHLINE - SHEET LA-15

MATCHLINE - SHEET LA-16

QV  
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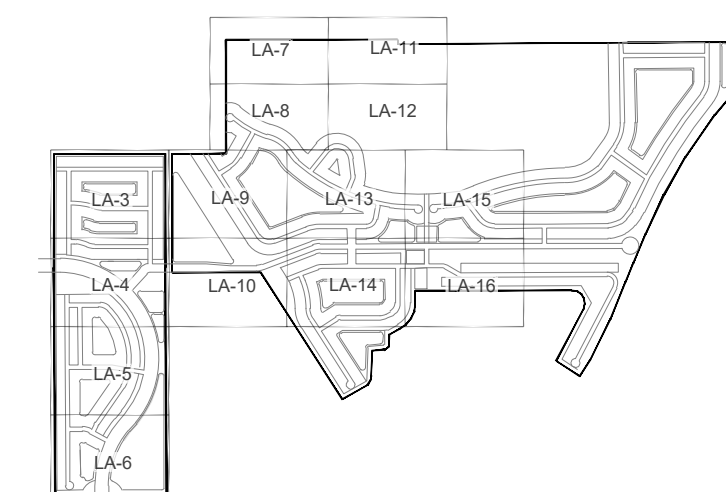
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# PLANT SCHEDULE FIRST PHASE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CAL/DBH
<b>TREES</b>									
CE	334	Conocarpus erectus	Buttonwood	65G	12' HT	6' W	STD, F, SP	Native	3" Caliper
ED	113	Elaeocarpus decipiens	Japanese Blueberry Tree	65G	12' HT	5'-6' SPR		Non-native	
IC	124	Ilex cassine	Dahoon Holly	FG	12' HT	6' SPR	F, SP	Native	
IE2	219	Ilex x attenuata 'Eagleston'	Eagleston Holly	65G	12' HT	4' SPR		Native	3" Cal
IE	63	Ilex x attenuata 'East Palatka'	East Palatka Holly	CG	12' HT	6' W		Native	
MB	135	Magnolia grandiflora 'D.D. Blanchard' TM	Southern Magnolia	65G	12' HT	6' W	FTB, SP	Native	
QV	371	Quercus virginiana	Southern Live Oak	65G	14' HT	7' SPR	F, SP	Native	4" Caliper
RO	42	Roystonea regia	Florida/Cuban Royal Palm	FG	12' GW		F, SP, No Scars	Native	
TC	11	Tabebuia caraiba	Yellow Tabebuia	45G	12' HT	7' W	F, SP	Non-native	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
<b>SHRUBS</b>									
CLU	68	Clusia guttifera	Small-Leaf Clusia	15G	5' HT	4' W	FTB	Native	

Key / Location:



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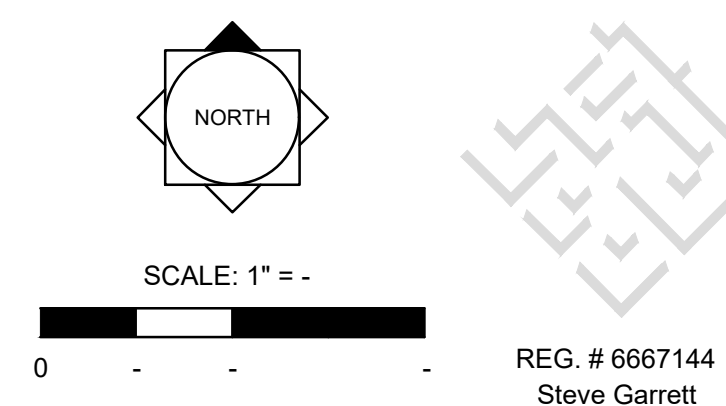
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**Sunrise Phase 1  
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**PLANT  
 SCHEDULE**

City of Fort Pierce, FL

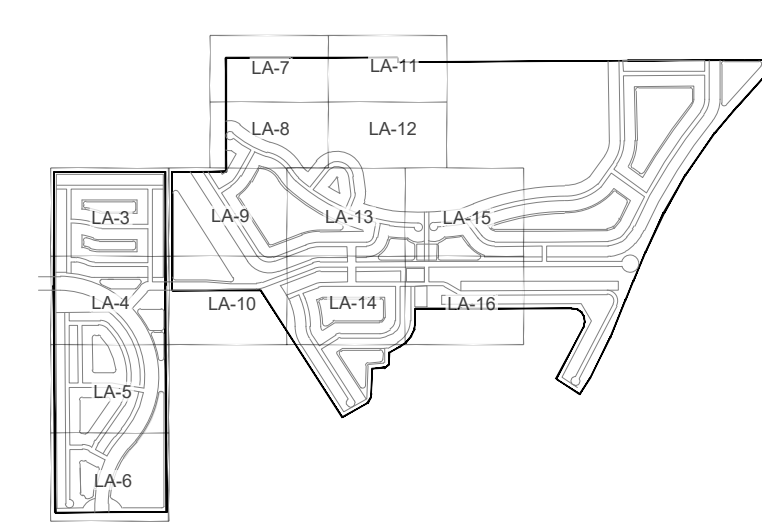
Date	By	Description
03/15/24	JE	Preliminary PUR Submittal
07/12/24	JE	Final Phase 1 PD Submittal



Designer	JE	Sheet
Manager	SG	<b>LA-17</b>
Project Number	--	
Municipal Number	--	
Computer File	_Sunrise - LA - 1st Phase.dwg	

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Key / Location:

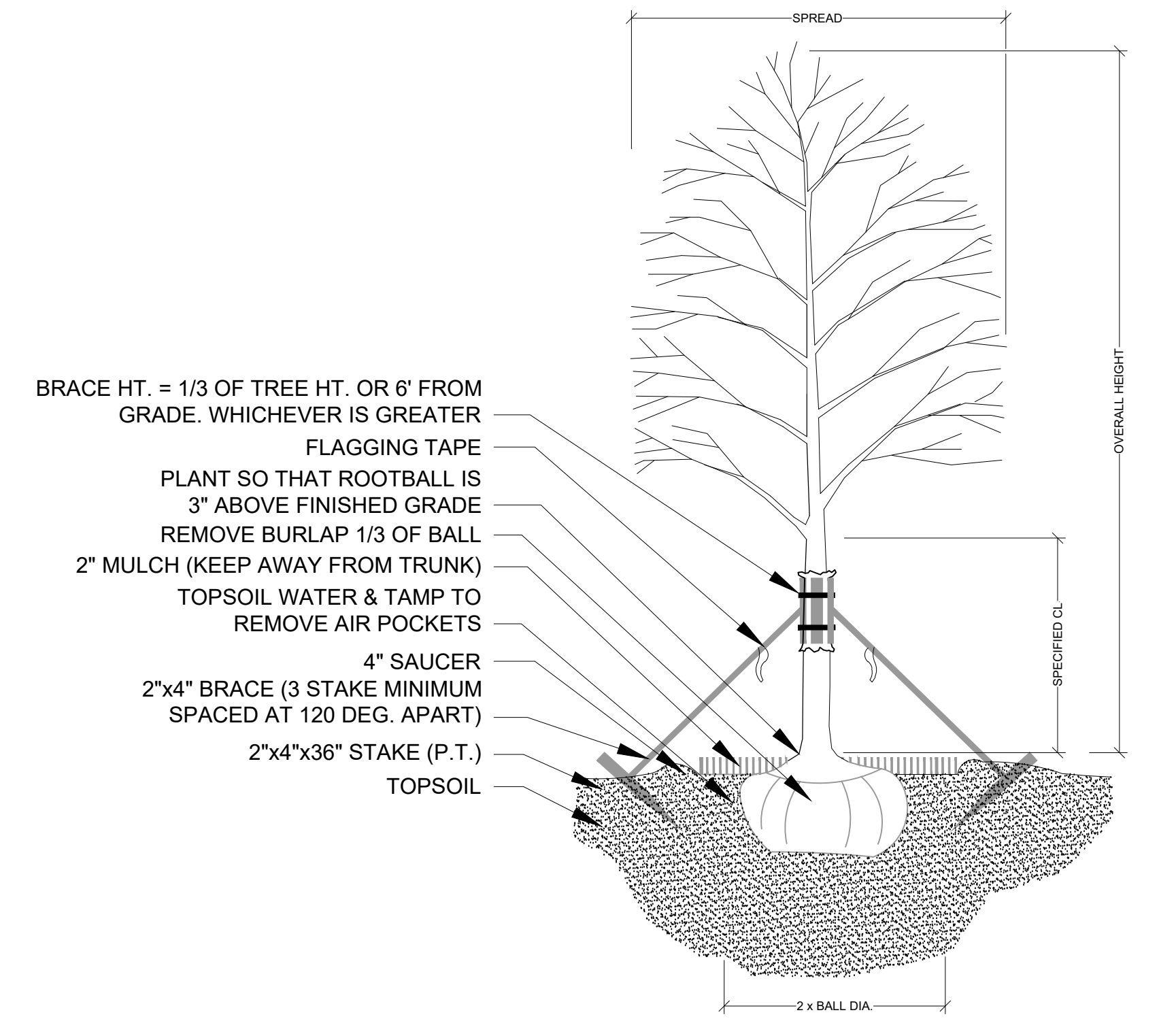


Project Team:

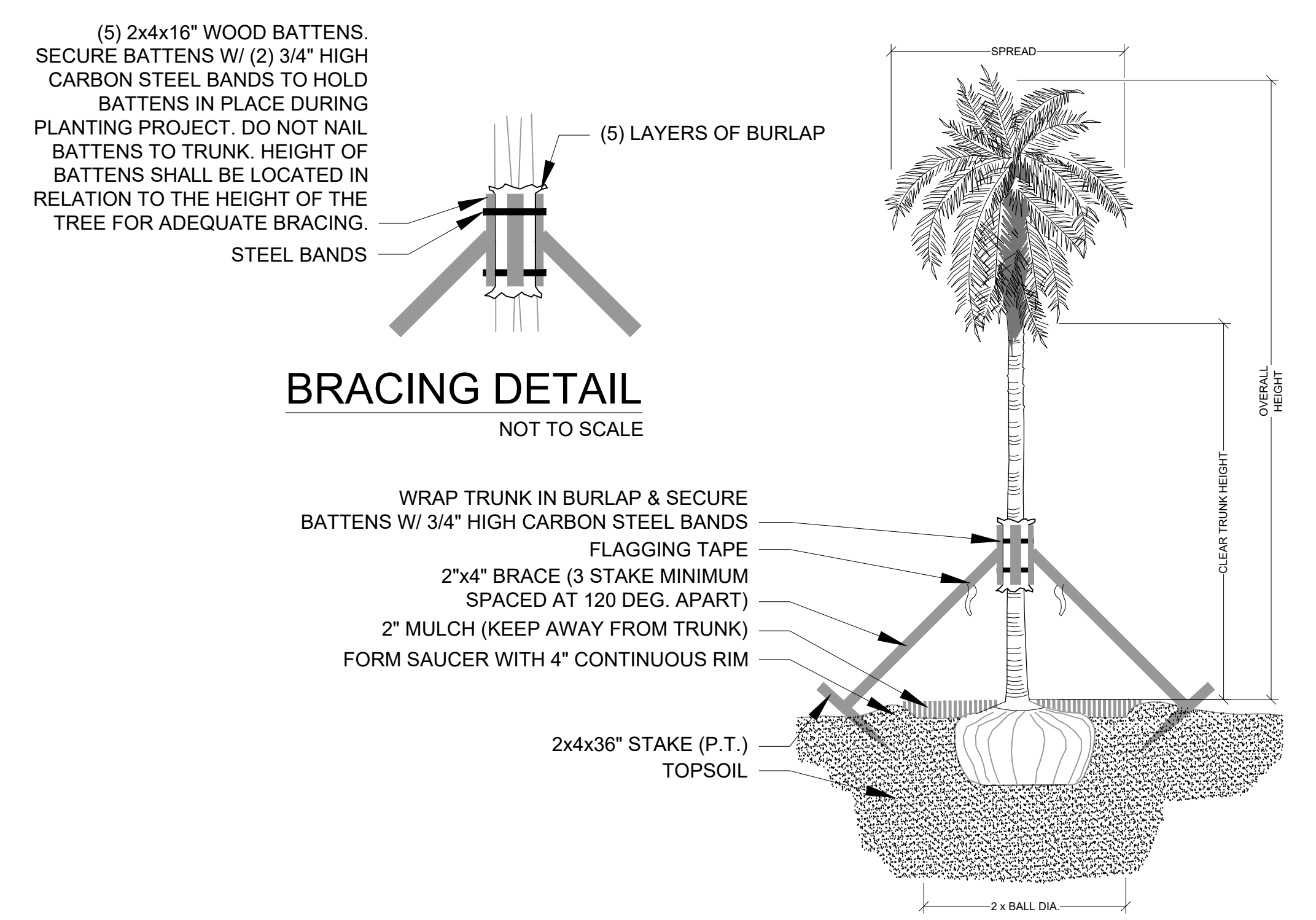
Applicant:  
 Sunrise Residential, LLC  
 200 E. Robinson St., Ste. 1120  
 Orlando, FL 32801

Civil Engineer:  
 Mills, Short & Associates  
 700 22nd Place  
 Vero Beach, FL 32960  
 772-226-7282

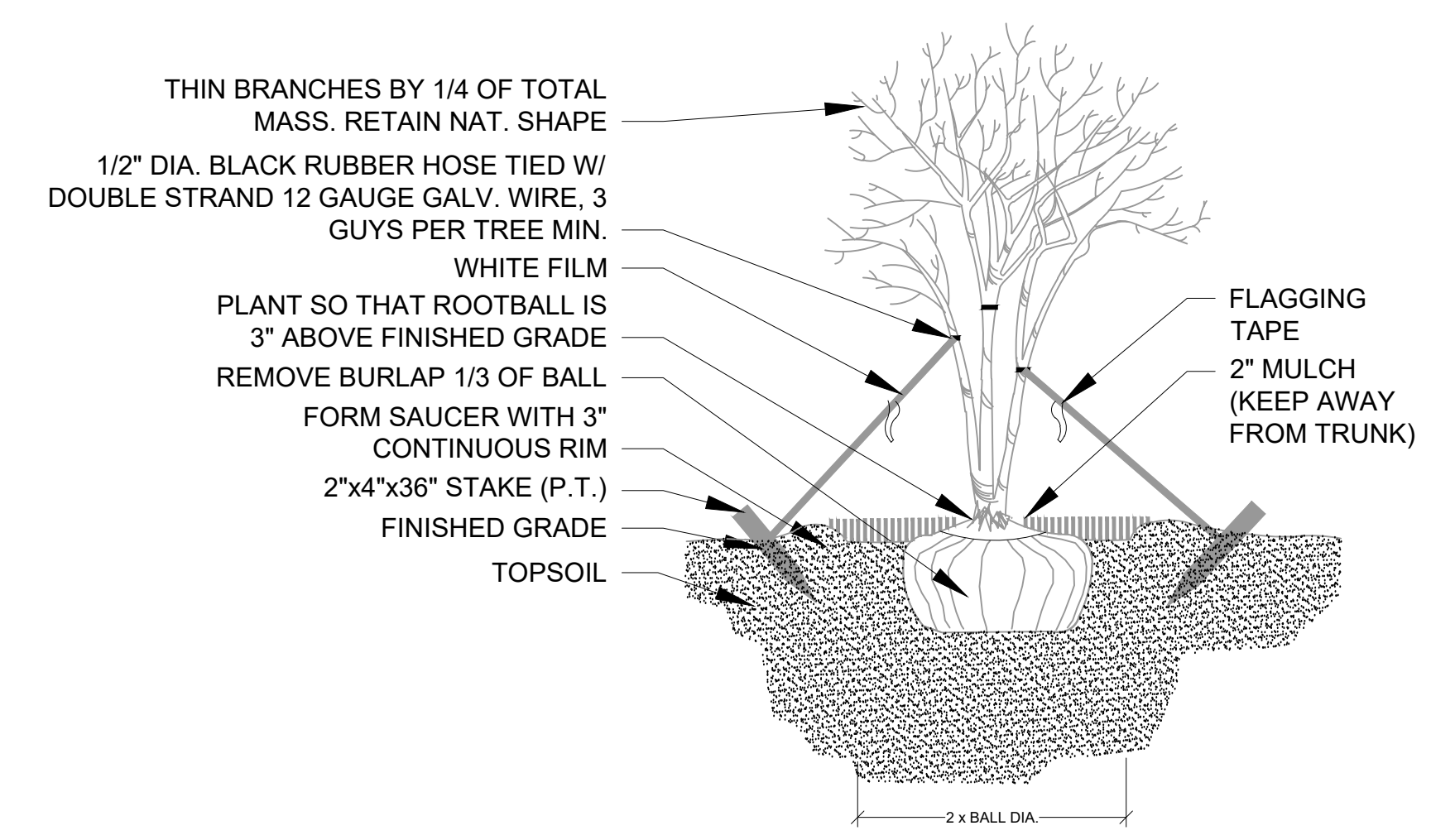
Landscape Architect/Land Planner:  
 Lucido & Associates  
 701 E Ocean Blvd  
 Stuart, FL 34904  
 772-220-2100



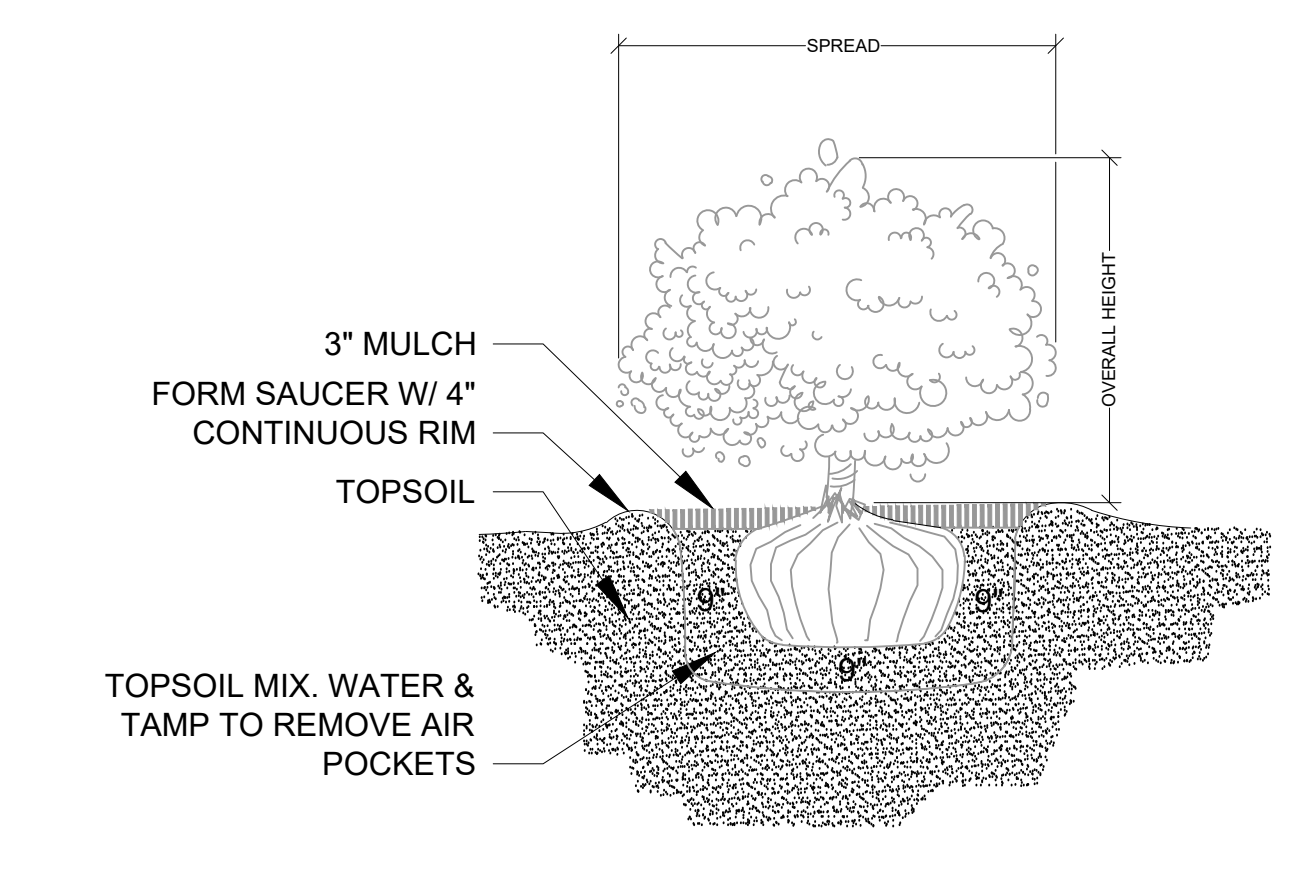
**TREE PLANTING & STAKING**  
 NOT TO SCALE



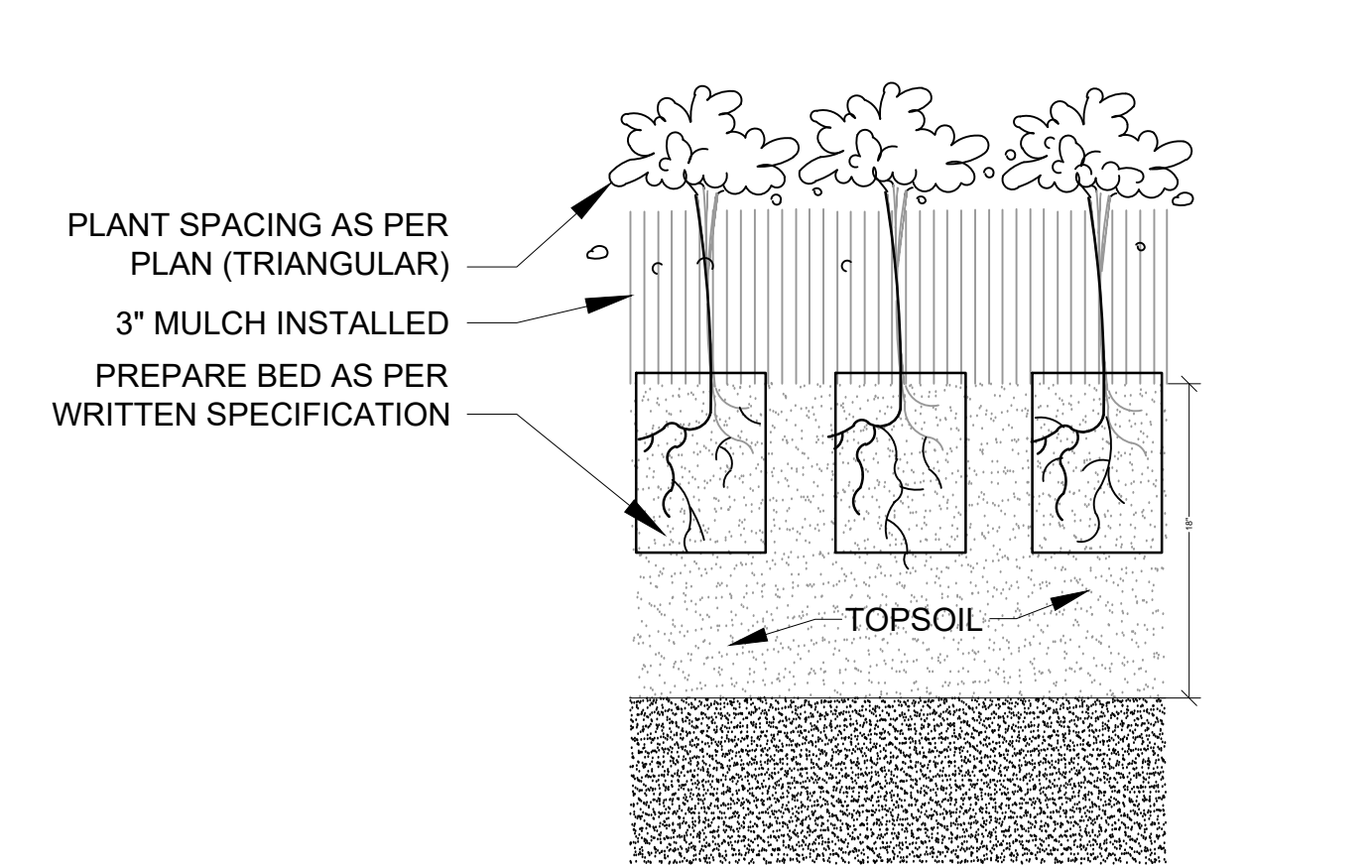
**PALM PLANTING - ANGLE STAKE**  
 NOT TO SCALE



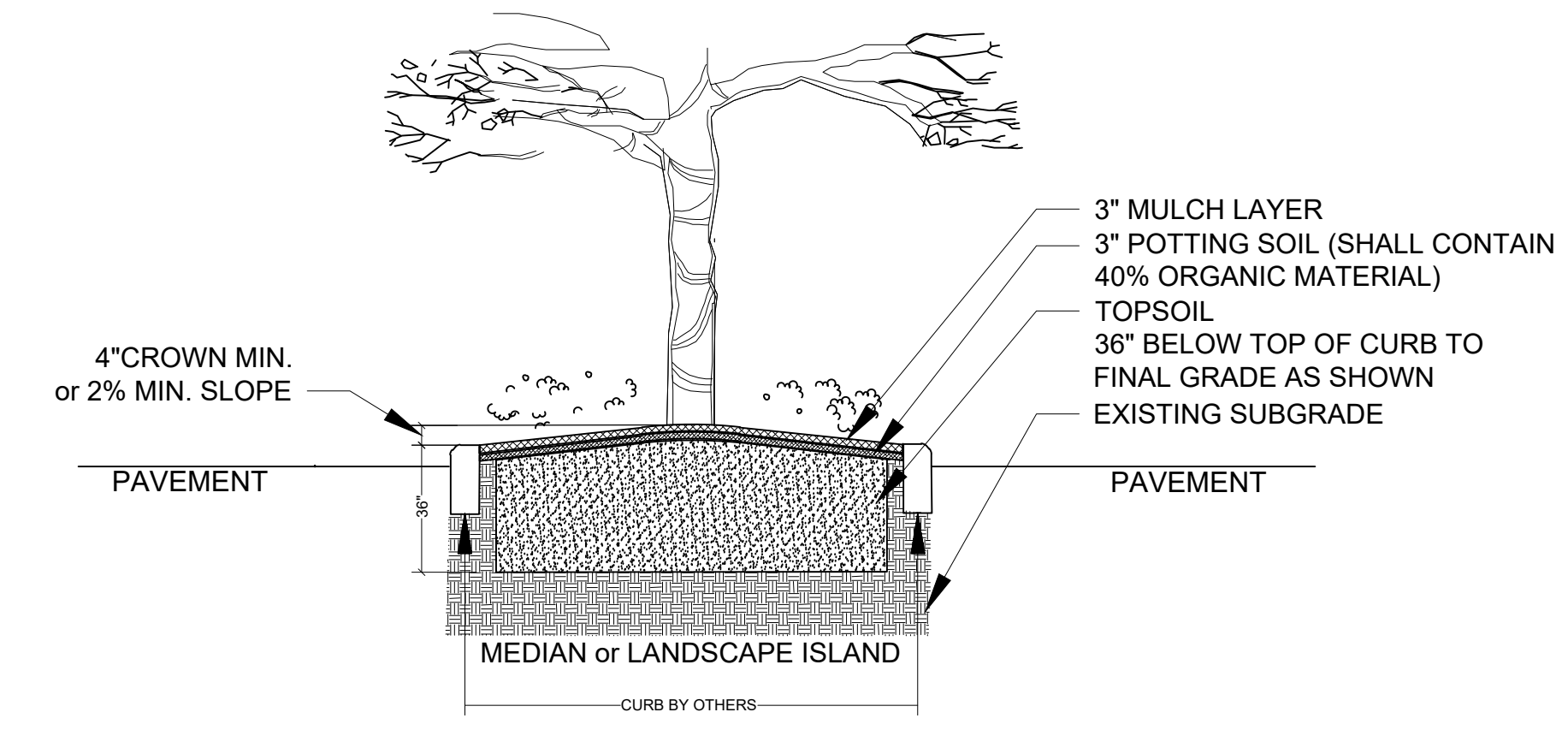
**MULTI-TRUNK PLANTING & GUYING**  
 NOT TO SCALE



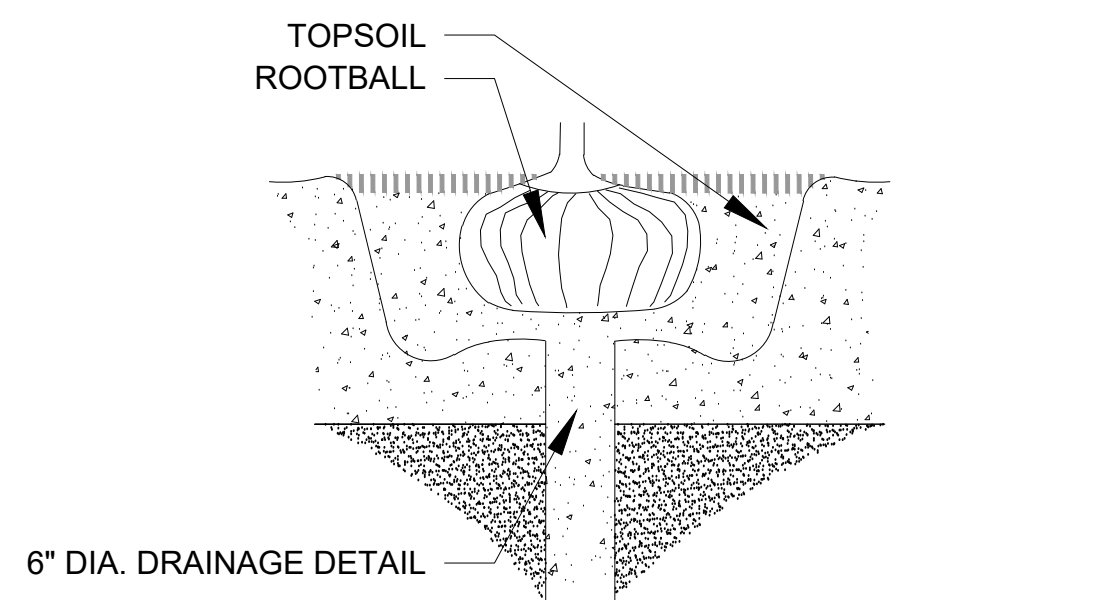
**SHRUB PLANTING**  
 NOT TO SCALE



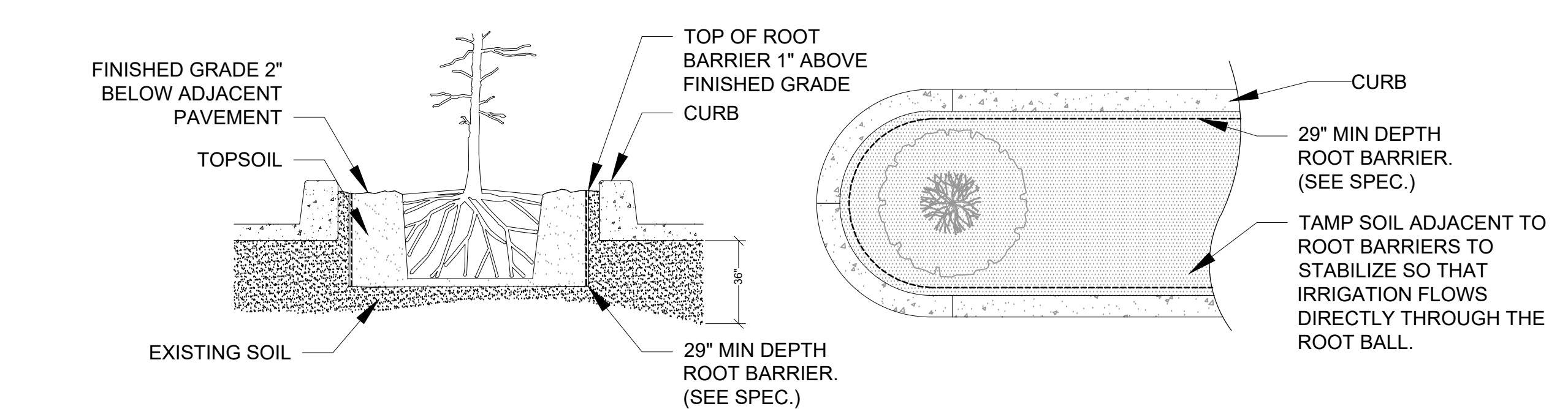
**GROUNDCOVER PLANTING DETAIL**  
 NOT TO SCALE



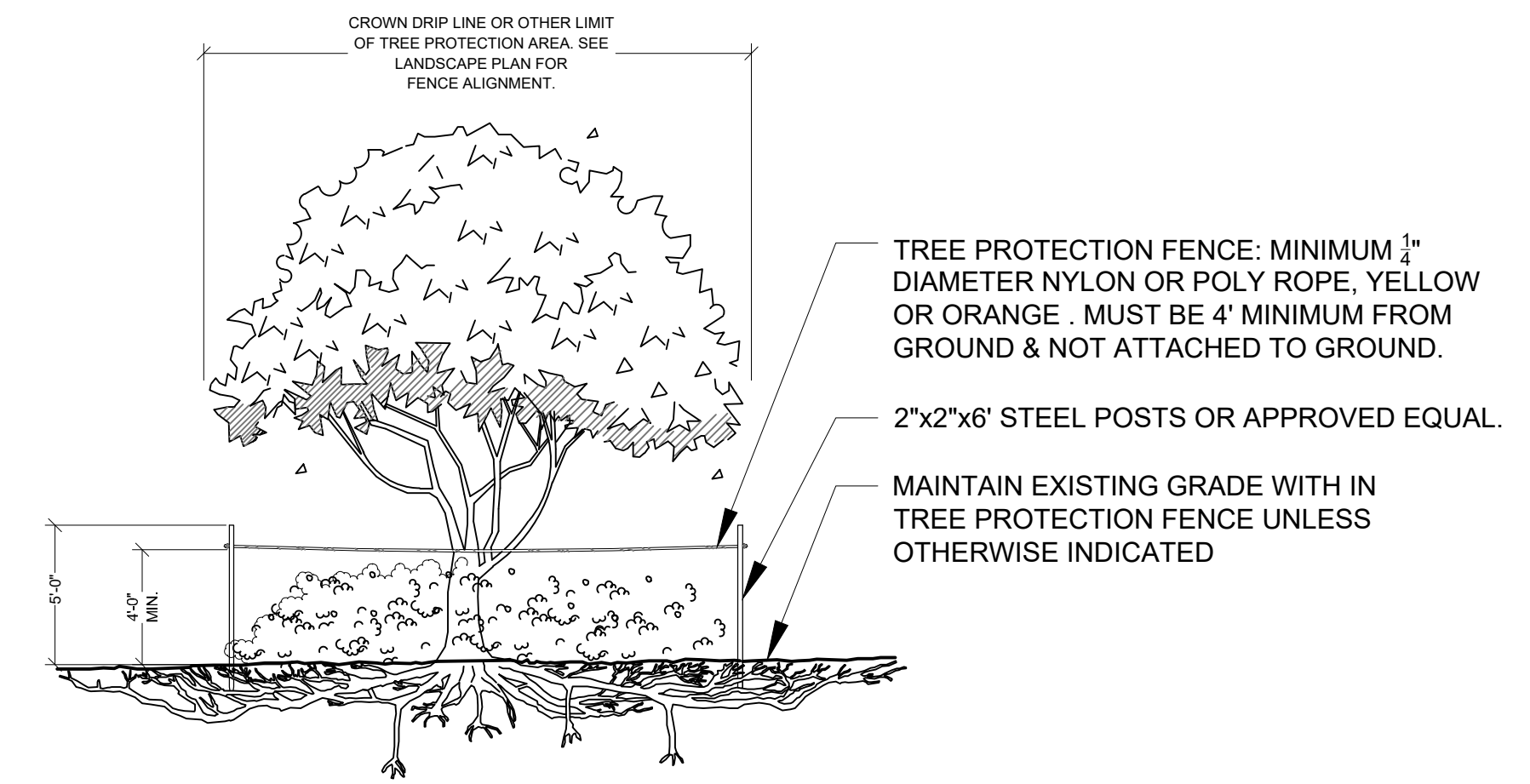
**LANDSCAPE AREA PREPARATION DETAIL**  
 NOT TO SCALE



**DRAINAGE TESTING DETAIL**  
 NOT TO SCALE



**SPECIAL APPLICATIONS ROOT BARRIER DETAIL**  
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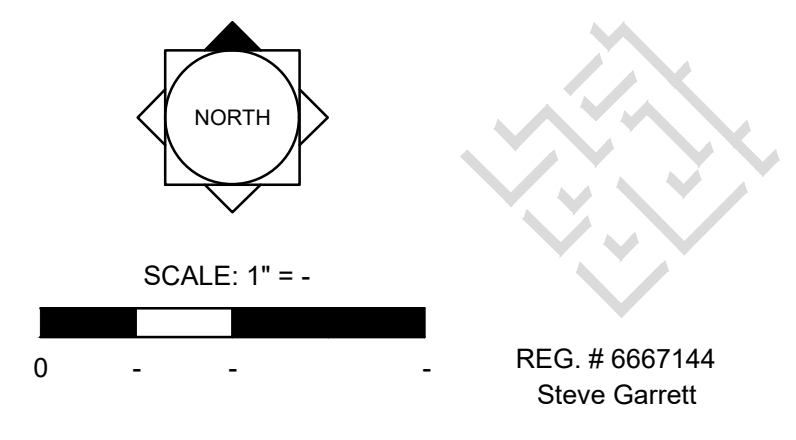


**TREE PROTECTION BARRICADE**  
 NOT TO SCALE

**DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.**

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

- DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



SCALE: 1" = 1'  
 0 - - - - -

REG. # 6667144  
 Steve Garrett

Designer: JE  
 Manager: SG  
 Project Number: --  
 Municipal Number: --  
 Computer File: \_Sunrise - LA - 1st Phase.dwg

Sheet  
**LA-18**

