

Site Area Data	
Total Site Area:	

(956,344 sf) 21.96	ac (100%)
--------------------	-----------

Existing Zoning:	PUD
Future Land Use Designation:	RL
Existing Use:	Vacant

### Landscape Data:

Landscape Area Required: 956,344 SF (20%) = 191,688 SF Landscape Area Provided: 891,217 SF

### Landscape Requirements

Site Area: 956,344 SF
Required Trees: 382 Trees
(956,344 SF/2,500 = 382)
Provided Trees: 385 Trees

#### Required Xeriscape Points

51% or more of the grass areas are made up of drought-tolerant grass species	10 points
51% or more of the required shrubs are made up of drought-tolerant species	10 points
51% or more of the required trees are made up of drought-tolerant species	10 points
Utilization of moisture sensing controller other than a rain-sensor override device	5 points
Utilization of mulch other than cypress mulch	5 points
Utilization of compacted mulch with a 3" min. depth in all planted areas except ground cover.	10 points 50 Total Points

# Landscape Notes:

- Encroachment into required bufferyards and landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscaped areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.
- Required landscaping shall be maintained so as to at all times present a healthy, neat and orderly appearance, free
  of refuse and debris. If vegetation which is required to be planted dies, it shall be replaced with equivalent vegetation.
  All trees for which credit was awarded and which subsequently die shall be replaced by the requisite number of living
  trees according to the standards established in the Martin County Landscape Code. 3. All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance as needed and in accordance with
- acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful exotic species within landscaping and preservation areas. Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or
- buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structurally sound condition as shown on this plan
- Alternative plant species for required landscape may be permitted subject to review and approval by the Martin County Growth Management Department prior to installation.
- 6. All prohibited exotic species must be removed and all required landscape improvements must be inspected and approved by Martin County prior to the issuance of a Certificate of Occupancy. No Cypress Mulch or Red Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds. Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the Martin County
- Landscape Code. As-built drawings will be submitted to Martin County Growth Management with Certification of Landscaping installation and Maintenance. . This plan has been designed to meet the tree planting requirements contained within the FPL document entitled
- 'Plant the right tree in the Right Place'. 10. For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines. 11. Large trees (height at maturity of more than 30') shall be planted no closer than a horizontal distance of 30' from the
- nearest overhead power line. 12. Medium height trees (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.
- 13. No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire, or pad-mounted transformer. 14. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power
- 15. Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- 16. Trees may vary from plan locations and may be field located during construction within limits of site. Native Landscape Areas shown are areas to be cleared of non-native, invasive vegetation and revegetated with native grasses. Existing grade is to remain undisturbed.. Clearing and re-planting of native vegetation will only be conducted in areas to be cleared to remove exotics or in areas otherwise disturbed. Existing native vegetation will be protected to the maximum extent possible.
- All swales and dry retention areas will be planted with native grasses. The 25' setback area may be retained in existing native vegetation or cleared and planted with native grasses or cleared and retained in native soil and/or partially uses as stabilized cart paths.
- 19. All native grasses planted onsite will not be mowed but allowed to attain natural size and form.

# Irrigation Notes:

Adequate irrigation of landscaped areas shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Irrigation systems shall conform to the following standards: Irrigation systems shall be continuously maintained in working

order and shall be designed not to overlap water zones or to water impervious areas. No irrigation system shall be installed or maintained abutting any public street which causes water from the system to overspray onto the roadway or to strike passing vehicular traffic.

Irrigation Water Source:

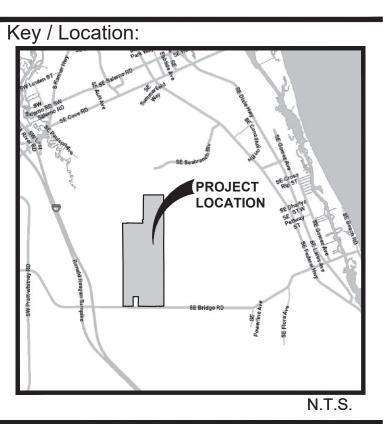
## Index of Drawings:

Landscape Plan-Overall	LA1
Landscape Plan	LA2-LA5
Plant Schedule	LA5
Landscape Details	LA6
Landscape Specifications	LA7



701 SE Ocean Blvd., Stuart, Florida 34994

(772) 220-2100, Fax (772) 223-0220



### Project Team:

Land Owner Becker B-14 Grove, LTD. 1701 S.R. A-1-A, Suite 204 Vero Beach, FL 32963

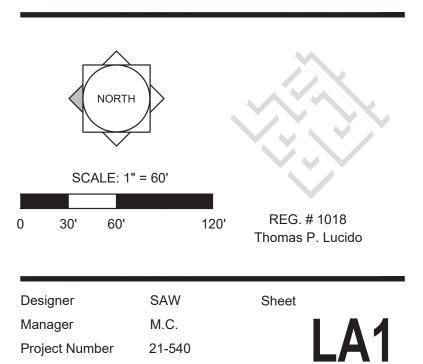
- Developer Discovery Land Company Land Planning Vita Landscape Architecture / Planning 181 Third Street, Suite 100 San Rafael, CA 94901
- Lucido and Associates, Inc. 701 East Ocean Blvd. Stuart, FL 34994
- **Golf Course Design** Fazio Golf Course Designers, Inc. 17755 SE Federal Highway Tequesta, FL 34996
- **Civil Engineer / Survey** Velcon Engineering & Surveying, Inc. 590 Peacock Blvd. Port St. Lucie, FL 34986
- Traffic Engineer O'Rourke Engineering and Planning 22 SE Seminole Street Stuart, FL 34994
- Environmental EW Consultants, Inc. 1000 SE Monterey Commons Blvd., Suite 208 Stuart, FL 34996

# Discovery Phase 3B

Martin County, Florida

# Landscape Plan

Date	By	Description	
8.02.2024	SAW	Submittal	

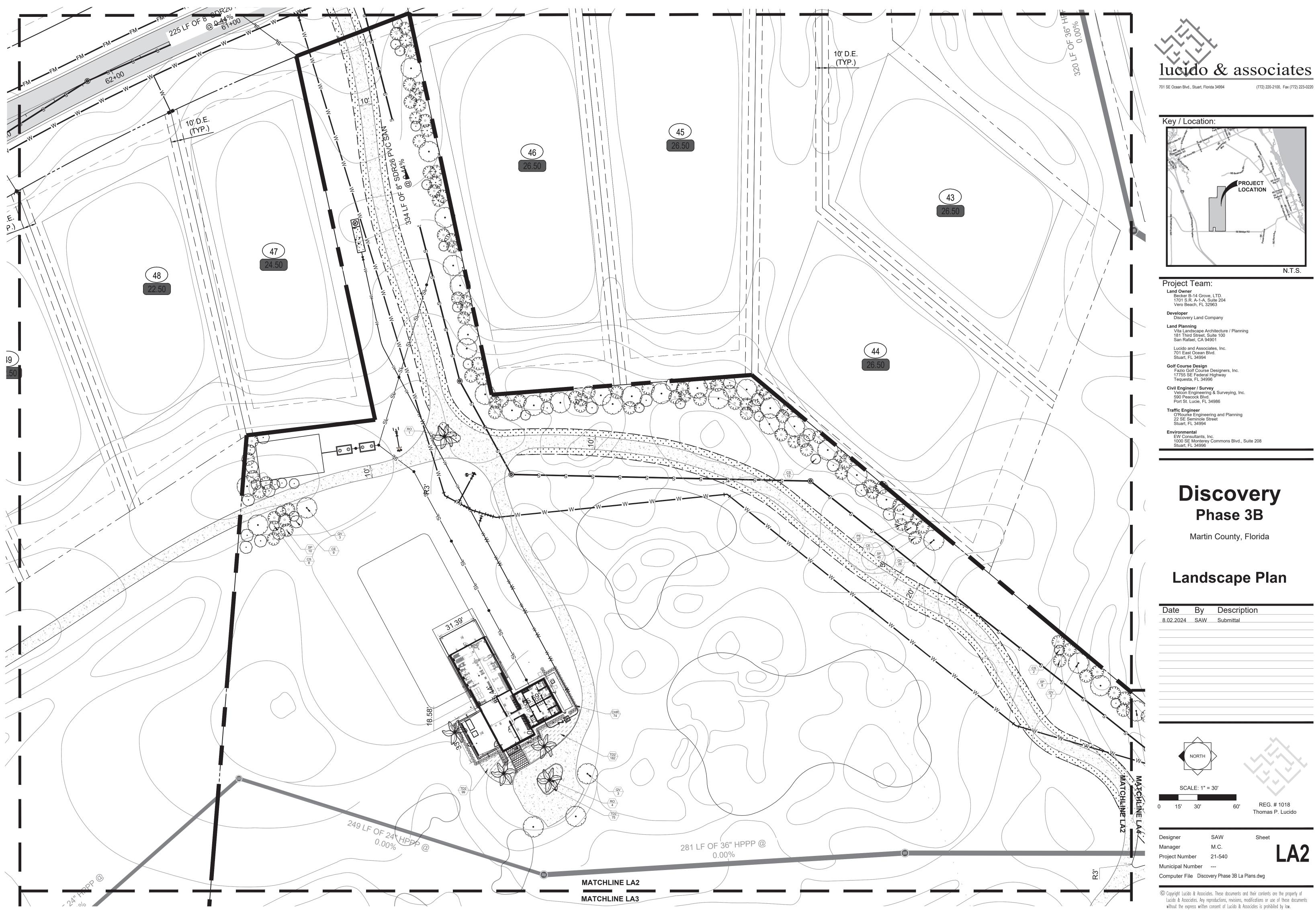


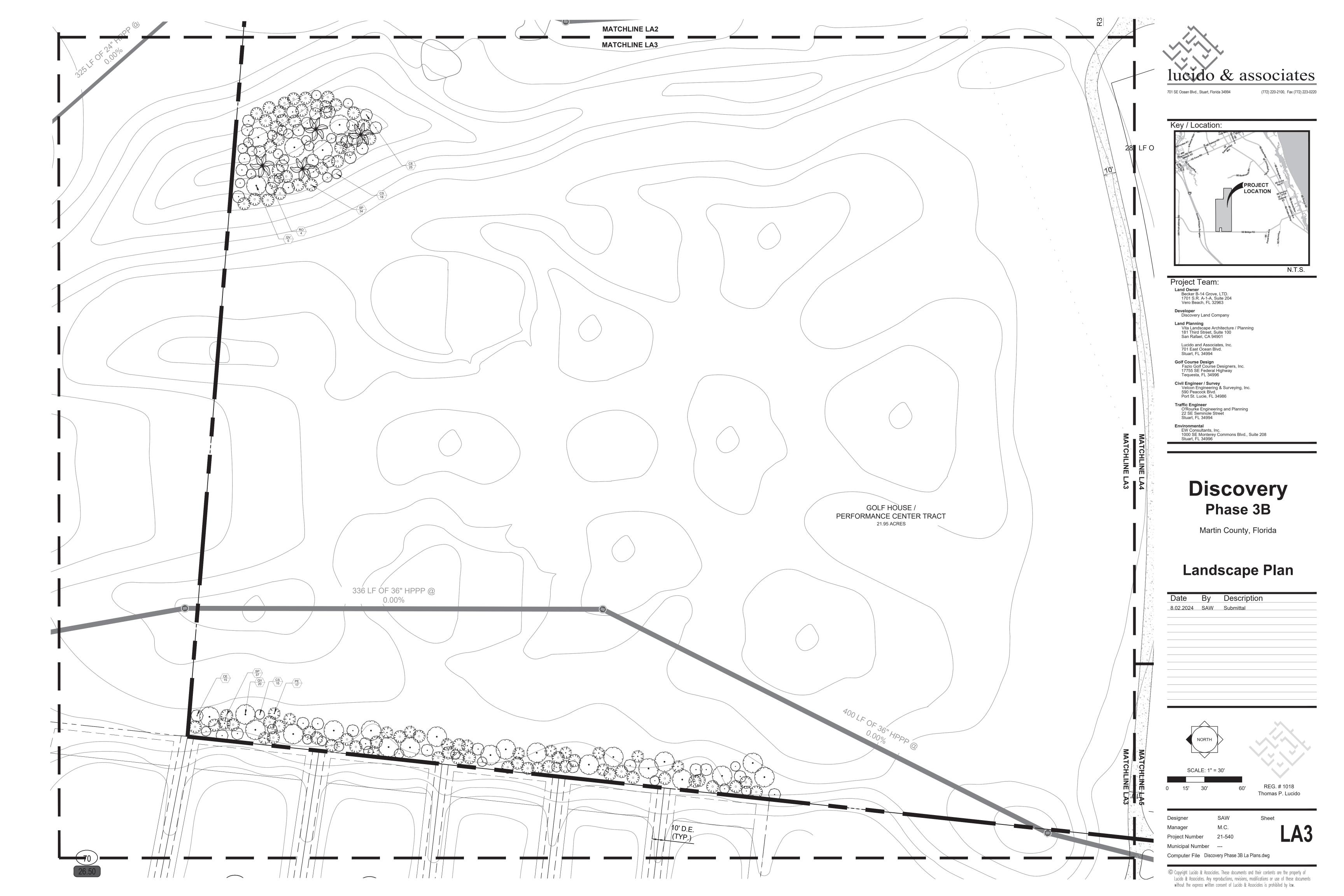
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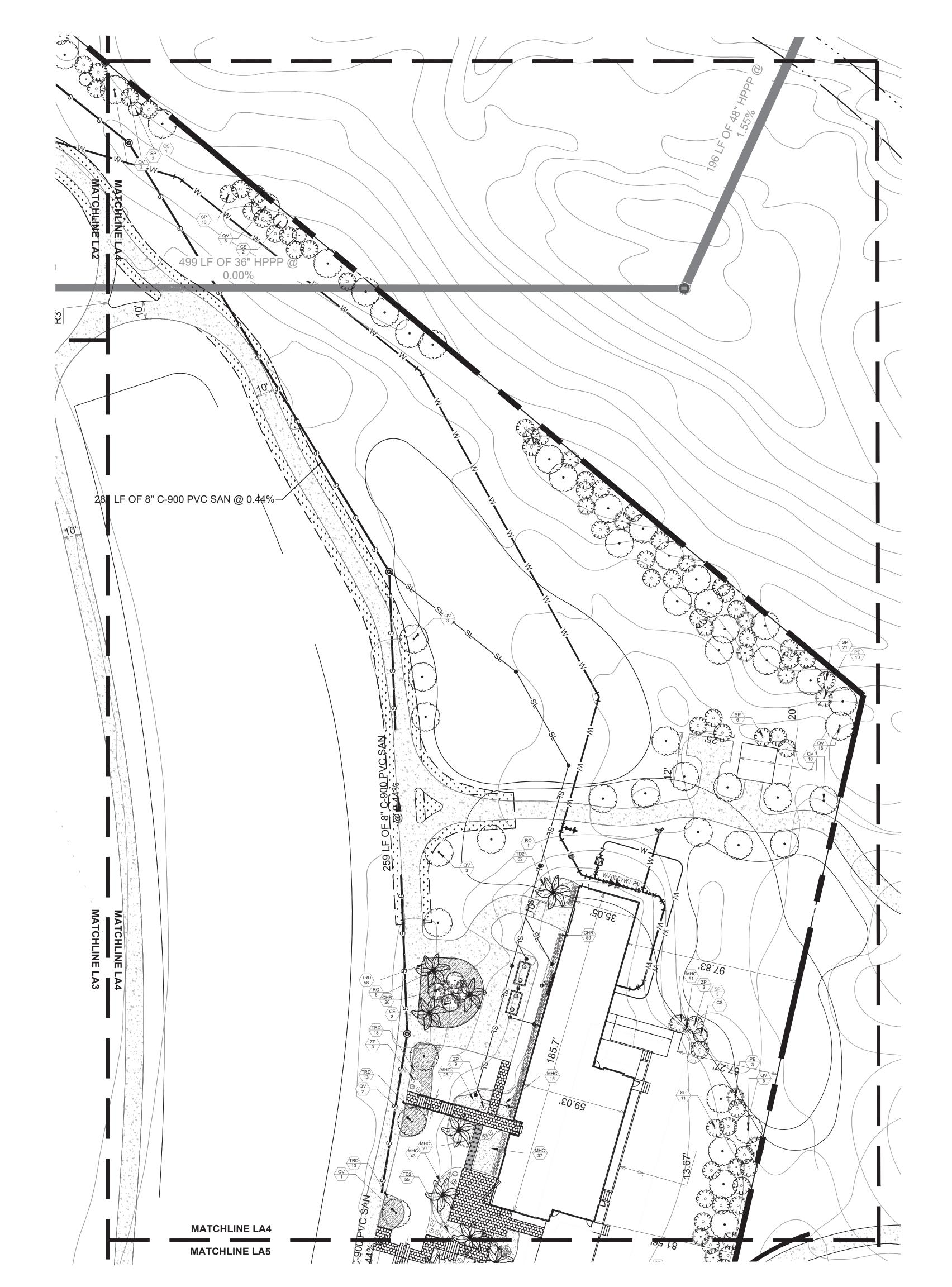
21-540

Project Number

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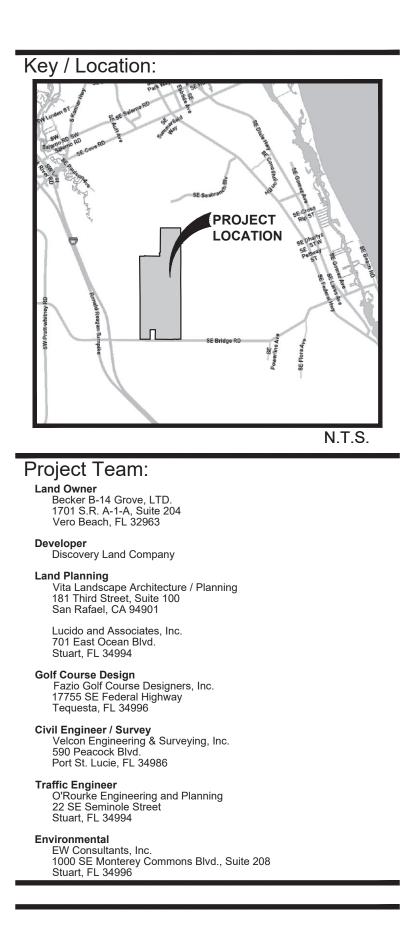








(772) 220-2100, Fax (772) 223-0220



# Discovery Phase 3B

Martin County, Florida

# Landscape Plan

Date	By	Description	
8.02.2024	SAW	Submittal	
	NORTH		
SCA	LE: 1" =	30'	
451	201		
15'	30'	60' REG. # 1018 Thomas P. Luci	do
esigner		SAW Sheet	
lanager			
roject Numb		M.C. 21-540	44
lunicipal Nu	mber -		
		ery Phase 3B La Plans.dwg	

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# PLANT SCHEDULE PHASE 3B

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CAL/DBH	
TREES										
CE	72	Conocarpus erectus	Buttonwood	65G	12` HT	5` SPR	FTB	Native		
CS	63	Conocarpus erectus f. sericeus	Silver Buttonwood	65G	10`-12` HT	4`-5` W	FTB	Native		
PE	49	Pinus elliotti `Densa`	South Florida Slash Pine	FG	12` HT	6`W	F, SP	Native	3" Caliper	
QV	118	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	3" Caliper	
RO	18	Roystonea regia	Florida/Cuban Royal Palm	FG	12`GW		F, SP, No Scars	Native		
SP	195	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native		
0005	0T) (						NOTEO		0040040	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING	
SHRUBS	i									
CHR	190	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native		
ZP	21	Zamia pumila	Coontie Cycad	3G	18" OA		F	Native	36" OC	
					-					
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING	SPACING
GRASSE	S									
MHC	289	Muhlenbergia capillaris	Pink Muhly	3G	18"HT	12" SPR	F	Native		30" o.c.
TRD	122	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA		Full	Native		48" o.c.
TD2	429	Tripsacum floridanum	Florida Gamagrass	3G	24"HT	18" SPR	F	Native		24" o.c.
			-							





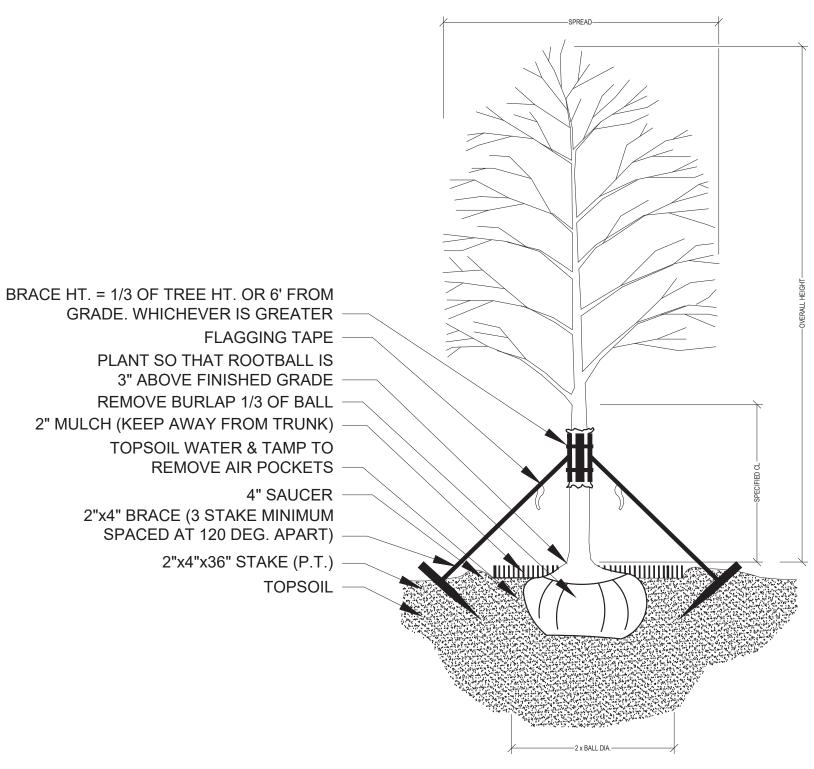
# Discovery Phase 3B

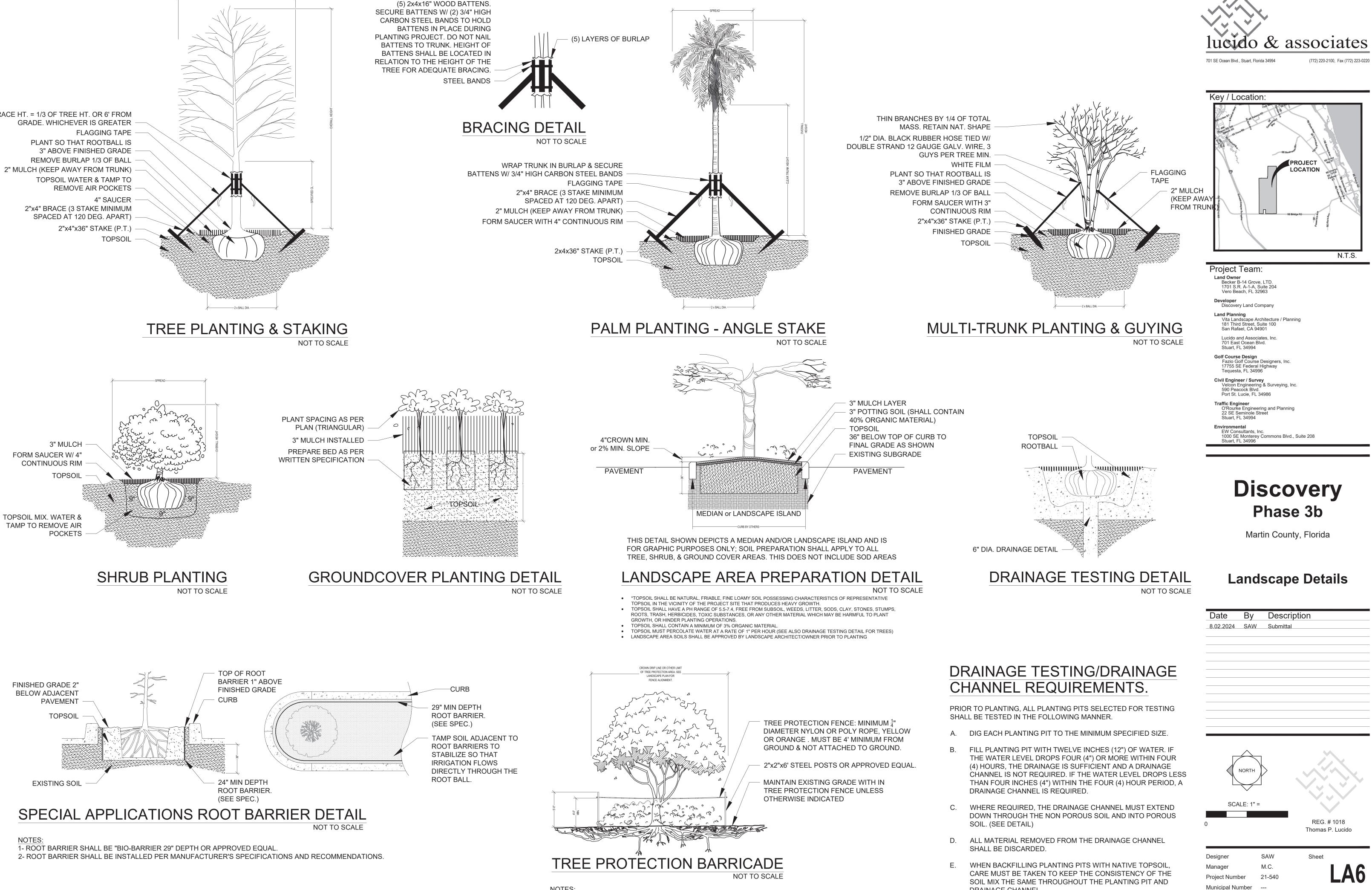
Martin County, Florida

# Landscape Plan

Date	By	Desc	ripti	ion
8.02.2024	SAW	Submit	al	
	NORTH			
SCA	LE: 1" =	30'		
0 15'	30'	6	60'	REG. # 1018 Thomas P. Lucido
Designer		SAW		Sheet
Designer Manager		M.C.		
Project Numl		21-540		LA5
, Municipal Nu				
Computer Fil		ery Phase 3I	3 La Pl	'lans.dwg

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NOTES:

- 1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT
- 3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
- 4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL



- DRAINAGE CHANNEL.

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#### LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

	SENERAL SONDITIONS			
1.01 A.	SCOPE: The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.	2.02 A.	INSPECTION The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with	I.
1.02 A.	AGENCY STANDARDS: Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.		requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.	J. K.
1.03 A.	SITE EXAMINATION: The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be	2.03 A.	PROTECTION OF PLANT MATERIALS: Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.	L.
	granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.	В.	Plants with broken, damaged or insufficient rootballs will be rejected.	3.04 A.
1.04 A.	ERRORS AND OMISSIONS: The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.	C. D.	All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the	B.
B.	The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction	5.	drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.	C.
В.	will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.	2.04 A.	STORAGE All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.	D.
C.	If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.	B. C.	No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.	3.05 A.
1.05	EXECUTION OF THE WORK:	D.	All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.	
A.	The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.	2.05 A.	PROTECTION DURING PLANTING: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood	В.
В.	The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the	2.06	battens or other approved methods. Battens shall NOT be attached to the tree with nails TOP SOIL:	C.
C.	superintendent) shall be immediately replaced. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during	A.	Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at	D. 3.06
	implementation will be the responsibility of the Landscape Contractor.		a rate of 1" per hour (See also drainage testing detail for trees)	A.
1.06 A.	PROTECTION OF PUBLIC AND PROPERTY: The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.	B.	Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in <u>all</u> landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to <u>all</u> definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. <i>East Coast Recycling Inc.</i> is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.	В.
1.07 A.	CHANGES AND EXTRAS: The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.		Existing soils must meet <u>all</u> definitions of 'Topsoil' as described above in <u>all</u> planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall	3.07 A. B.
1.08	GUARANTEE: The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally	2.07	provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.	C.
	specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.	A.	Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged	D.
В.	At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost	5	shall be rejected.	E. F
	of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.	В.	Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.	G.
1.09 A.	CARE AND MAINTENANCE: The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until	С.	Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:	H.
B. 1.10	final acceptance by the Owner or Landscape Architect. The Owner agrees to execute the instructions for such care and maintenance. SAFETY:		1 gallon container 1 tablet 3 gallon container 2 tablets 5 gallon container 3 tablets 7 gallon container 5 tablets	3.08 A.
A.	It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.		Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.	В.
В.	It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).	2.08	MULCH: Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement.	C.
1.11 A.	CONTRACTOR QUALIFICATION: The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:	А. В.	Cypress &/or Red mulch is prohibited. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm	D. 3.09
	<ol> <li>A financial statement showing assets and liabilities of the company current to date.</li> <li>A listing of not less than (3) completed projects of similar scope and nature.</li> <li>Permanent name and address of place of business.</li> </ol>		rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.	A. 3.10
	<ol> <li>The number of regular employees of the organization and length of time the organization has been in business under the present name.</li> </ol>	PART 3 3.01	EXECUTION DIGGING: The Londonne Contractor shall everying ears in diaging and other work as as not to demoge evipting work, including everyhead wires	A.
1.12 A.	INSURANCE AND BONDING: The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The	A.	The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such abstruction. The Contractor shall be reappared for the immediate repair of any demage equated by his work.	В.
	successful bidder shall be required to have this coverage in effect before beginning work on the site.	3.02	obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.	C.
В.	The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of	A.	Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.	
1.13	execution of the Contract.	В.	It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.	D. E.
A.	All contractors shall secure and pay for all permits and certificates required for his/her class of work.	3.03 A.	PLANTING: Planting shall take place during favorable weather conditions.	3.11
PART 2:	MATERIALS	В.	The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken	A.
2.01 A.	PLANT MATERIALS: A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed		not to damage or encroach on them.	5
В.	necessary. In the event discrepancies occur, the specifications on the drawings shall govern. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written	C.	Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.	В.
	authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the	D.	Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".	C.
C.	drawings. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the	E.	A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.	D.
D	measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.	F.	Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail; 1 Gallon material (1 gal.): 12" x 12" x 12" min. 3 Gallon material (3 gal.): 20" x 20" x 18" min.	E.
D.	All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition.	<u>_</u>	Lerio material (7 gal.): 30" x 30" x 24" min. Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.	
E.	Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.	G.	No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.	
F.	The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.	Н.	Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.	

3.11 Α. B C. D Ε.

	All plants shall be set to ultimate finished go be removed from sides and top of the ball a
	All flagging ribbon shall be removed from tr
	Excess excavation (fill) from all holes shall
	All palms shall be backfilled with sand, thor the soil line for future watering's. Saucer ar manner.
)4	PRUNING: Remove dead and broken branches from a and spread as possible in a manner which
	Make all cuts with sharp instruments flush will need at right angles to line of growth will need to be a start of growth will need to be a start of the start of
	Trees shall not be poled or topped.
	Remove all trimming from site.
)5	GUYING:
	All trees over six (6') feet in height shall, im gauge malleable galvanized iron, in tripod f
	Wires shall not come in direct contact with shall be fastened in such a manner as to av
	Stake & Brace all trees larger than 12' oa. Stree.
	Turnbuckles for guying trees shall be galva tight guy wires.
06	WATER: Each plant or tree shall be thoroughly water of the Landscape Contractor until final acce
	Prior to installing any irrigation system com conduct a particle size and count analysis of test results to the owner/owner's representa written approval to do so.
)7	SOD: The Landscape Contractor shall sod all are
	It shall be the responsibility of the Landscap stones, and other debris.
	The sod shall be firm, tough texture, having weeds, or any other objectionable vegetation free from stones and debris.
	Before being cut and lifted, the sod shall ha than seven days before the sod is cut. The
	6-6-6 fertilizer with all trace elements is to b
	Solid sod shall be laid with closely abutting
	The finished level of all sod areas after sett borders to allow for building turf.
	If in the opinion of the Landscape Architect, entire surface and thoroughly washed in.
)8	SEEDING: The Landscape Contractor shall remove all then apply fertilizer at a rate of 500 lbs. per
	Application: Argentine Bahia Grass seed- 2 seed mixtures shall be applied per the man
	Roll immediately after seeding with a minim
	Apply fertilizer at the rate of 150 lbs. per ac
)9	CLEANING UP: The contractor shall at all times keep the pr work. He shall leave all paved areas "broor
10	MAINTENANCE: Maintenance shall begin immediately after or Landscape Architect. Maintenance shall upright positions, spraying, restoration of pl
	Proper protection to lawn areas shall be pro
	Replacement of plants during the maintena the part of others, lighting, or hurricane force
	In the event that weeds or other undesirable
	Trees or other plant material which fall or a expense to the Owner, the only exception b
11	COMPLETION, INSPECTION AND ACCEP Completion of the work shall mean the full a Drawings and in the Specifications, includin Contractor.
	Inspection of work to determine completion and/or Landscape Architect at the conclusion
	All plant material shall be alive and in good each plant according to Florida Grades and Specifications at the time of final inspection
	After inspection, the Landscape Contractor exclusive of the possible replacement of pla
	All trees & shrubs shall be straight and in

All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall I and removed from hole before filling in.

#### trees and shrubs before planting.

I be removed from the site, at no additional expense to Owner.

proughly washed in during planting operations and with a shallow saucer depression left at areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean

all plant material. Prune to retain typical growth habit of individual plants with as much height will preserve the plant's natural character.

n with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts not be permitted.

nmediately after setting to proper grade, be guyed with three sets of two strands, No. 12 fashion. See Detail.

the tree but shall be covered with an approved protection device at all contact points. Wires avoid pulling crotches apart.

See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each

anized or cadmium plated and shall be of adequate size and strength to properly maintain

ered in after planting. Watering of all newly installed plant materials shall be the responsibility ceptance by the Landscape Architect.

mponents, the contractor shall obtain a water sample from the proposed water supply and s on the sample using the services of a reputable lab certified in such analysis. Submit the ntative for review and approval. Do not proceed further with system installation until given

#### reas indicated on the drawings.

ape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks,

ng a compacted growth of grass with good root development. It shall contain no noxious tion, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth,

ave been mowed at least three times with a lawn mower, with the final mowing not more e sod shall be carefully cut into uniform dimensions.

be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

, staggered joints with a tamped or rolled, even surface.

ettlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood

t, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the

all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, r acre.

200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other nufacturer's instructions.

imum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

acre 45-60 days after seeding.

premises free from accumulations of waste materials or rubbish caused by his employees or om clean" when completed with his work.

r each plant is installed and shall continue until all planting has been accepted by the Owner Il include watering, weeding, removal of dead materials, resetting plants to proper grades or planting saucer and/or any other necessary operations.

provided and any damage resulting from planting operations shall be repaired promptly.

nance period shall be the responsibility of the Contractor, excluding vandalism or damage on rce winds, until final acceptance.

ble vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

are blown over during the maintenance period will be reset by the Contractor at no additional being hurricane force winds.

EPTANCE:

Il and exact compliance and conformity with the provisions expressed or implied in the ing the complete removal of all trash, debris, soil or other waste created by the Landscape

n of contract, exclusive of the possible replacement of plants, will be made by the Owner sion of all planting and at the request of the Landscape Contractor.

d growing condition for each specified kind of plant at the time of acceptance. The rating of nd Standards shall be equal to or better than that called for on the plans and in these on and acceptance.

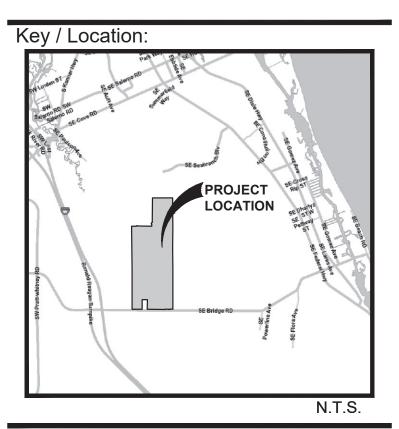
r will be notified by the Owner of the acceptance of all plant material and workmanship, plants subject to guarantee.

All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.



701 SE Ocean Blvd., Stuart, Florida 34994

(772) 220-2100, Fax (772) 223-0220



### Project Team:

Land Owner Becker B-14 Grove, LTD. 1701 S.R. A-1-A, Suite 204 Vero Beach, FL 32963

- Developer Discovery Land Company
- Land Planning Vita Landscape Architecture / Planning 181 Third Street, Suite 100 San Rafael, CA 94901
- Lucido and Associates, Inc. 701 East Ocean Blvd. Stuart, FL 34994
- Golf Course Design Fazio Golf Course Designers, Inc. 17755 SE Federal Highway Tequesta, FL 34996
- Civil Engineer / Survey Velcon Engineering & Surveying, Inc. 590 Peacock Blvd. Port St. Lucie, FL 34986
- **Traffic Engineer** O'Rourke Engineering and Planning 22 SE Seminole Street Stuart, FL 34994
- Environmental
- EW Consultants, Inc. 1000 SE Monterey Commons Blvd., Suite 208 Stuart, FL 34996

# Discovery Phase 3b

Martin County, Florida

## Landscape Specifications

Date By Description 8.02.2024 SAW Submittal B.02.2024 SAW Submittal B.02.2024 SAW Submittal B.02.2024 SAW Submittal B.02.2024 SAW Sheet Construction Construc			
CALE: 1" = REG. # 1018 Thomas P. Lucido Designer SAW Sheet Manager M.C. Project Number 21-540 Municipal Number	Date By	/ Descr	ption
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Designer SAW Sheet Manager M.C. Project Number 21-540 Municipal Number	0		
ManagerM.C.Project Number21-540Municipal Number			Thomas P. Lucido
ManagerM.C.Project Number21-540Municipal Number			
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Project Number 21-540			
Municipal Number	-		ΙΔ7
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