

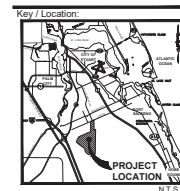
Acquired Kersicape Plants:	
or more of the grass areas are made up of drought-tolerant grass species	10 points
or more of the required shrubs are made up of drought-tolerant species	10 points
or more of the required trees are made up of drought-tolerant species	10 points
installation of moisture sensing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

Data	
Site Area	97.04 acres (100%)
Tree Area	62.89 acres (64.7%)
Shrub Area	34.24 acres (35.3%)

LANDSCAPE DATA:
Common "Developed" Area: 733,550 sf; 16.84 ac
(Lot Area Not Included)
Trees Required: 262 trees
(1 tree / 3000 sf = 245 Trees + 17 Mitigation Trees= 262)
Trees Provided: 262 trees
(Includes 28 Preserved Tree credits)
*TOTAL IRRIGATED AREA: 9.5 AC

*EACH LOT TO PROVIDE 1 TREE PER 3000 SF OF LOT AREA AT TIME OF BUILDING PERMIT ISSUANCE

[illegible]



Project Team:	
Client & Property Owner:	D.D. Horton 6123 Lynde Road, Suite 100 Coconut Creek, Florida 33073
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Sunt, Florida 34984
Engineer:	EDC 10250 SW Village Parkway - Suite 201 Fort Saint Lucie, Florida 34987
Surveyor:	Geo Point Surveying, Inc. 4152 W. Blue Heron Blvd. Riviera Beach, Florida 33404
Environmental Consultant:	EDC 10250 SW Village Parkway - Suite 201 Fort Saint Lucie, Florida 34987

Cove Road, Stuart Florida
Landscape Plan

Date	By	Description
6.19.20	PG	Landscape Plan Submittal
2.04.21	PG	Revised Per MC Comments
6.02.21	PG	Revised Per MC Comments
8.19.21	PG	Revised Per MC Comments

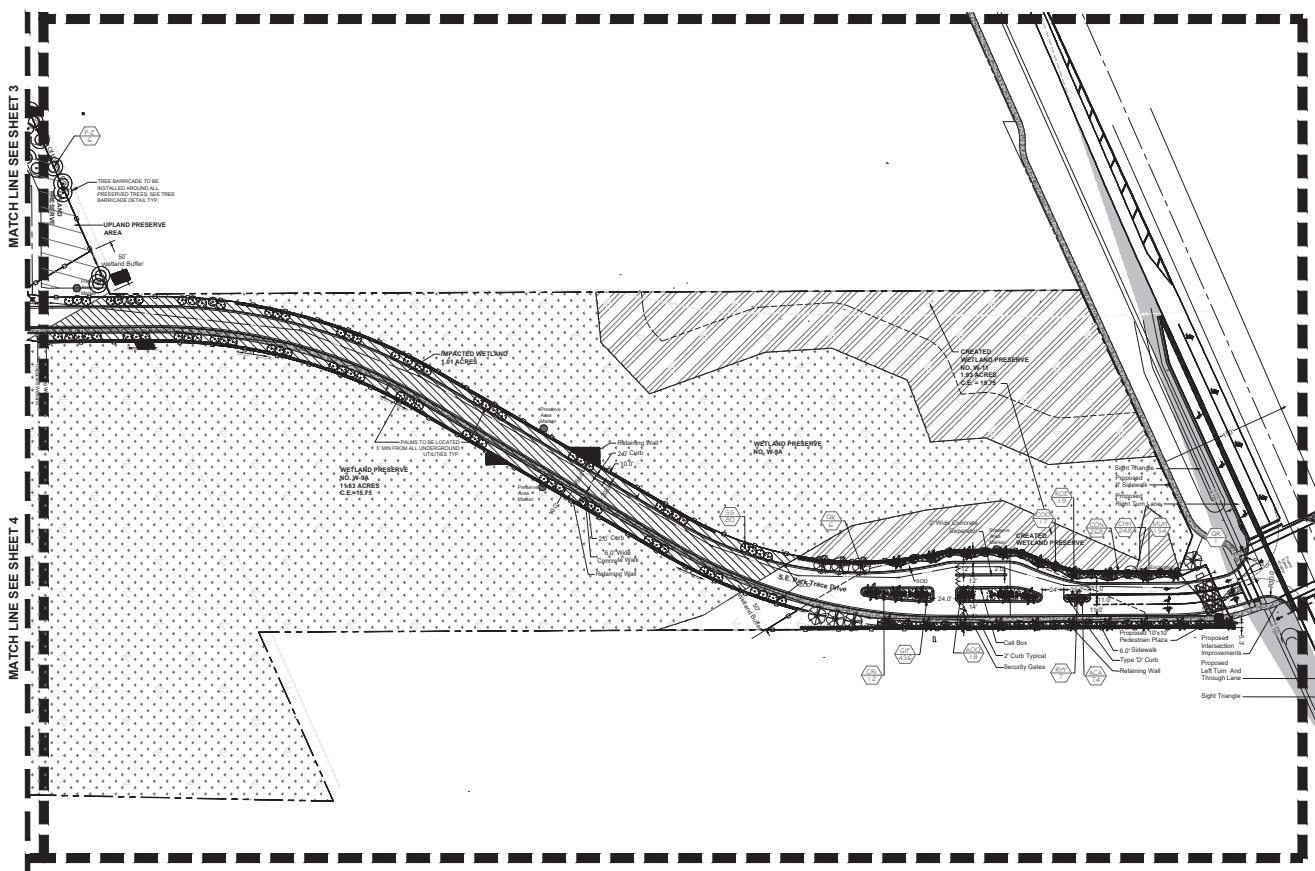


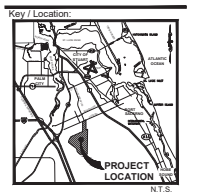
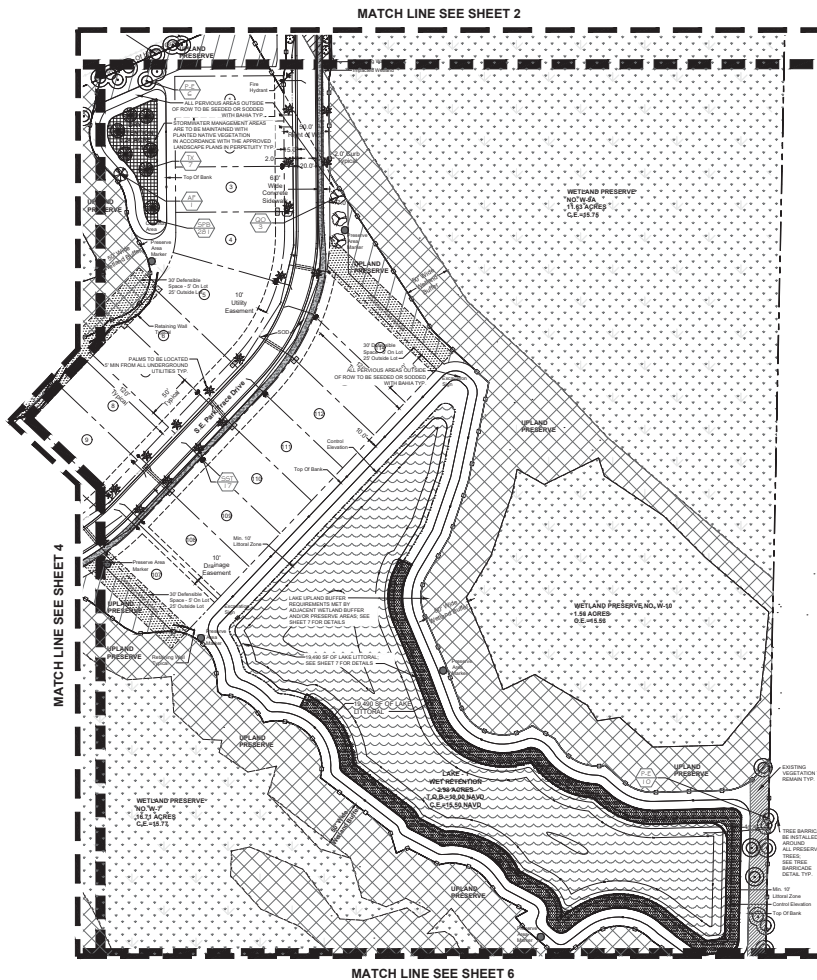
SCALE: 1" = 50'

0 25' 50' 100'

Designer SJB Sheet
 Manager MC
 Project Number 19-290
 Municipal Number ---
 Computer File

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Project Team:

**Client &
Property Owner:** D.R. Horton
6123 Lyons Road, Suite 100
Coconut Creek, Florida 33073

**Land Planner /
Landscape Architect:** Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994

Engineer: EDC
10050 SW Village Parkway - Suite 201
Fort Saint Lucie, Florida 34987

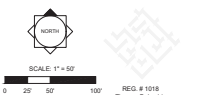
Surveyor: Geo Point Surveying, Inc.
4152 W. Blue Heron Blvd.
Riverside Beach, Florida 33404

Environmental Consultant: EDC
10050 SW Village Parkway - Suite 201
Port Saint Lucie, Florida 34987

The Preserve at Park Trace PUD

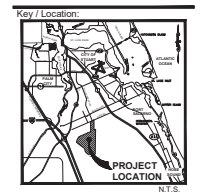
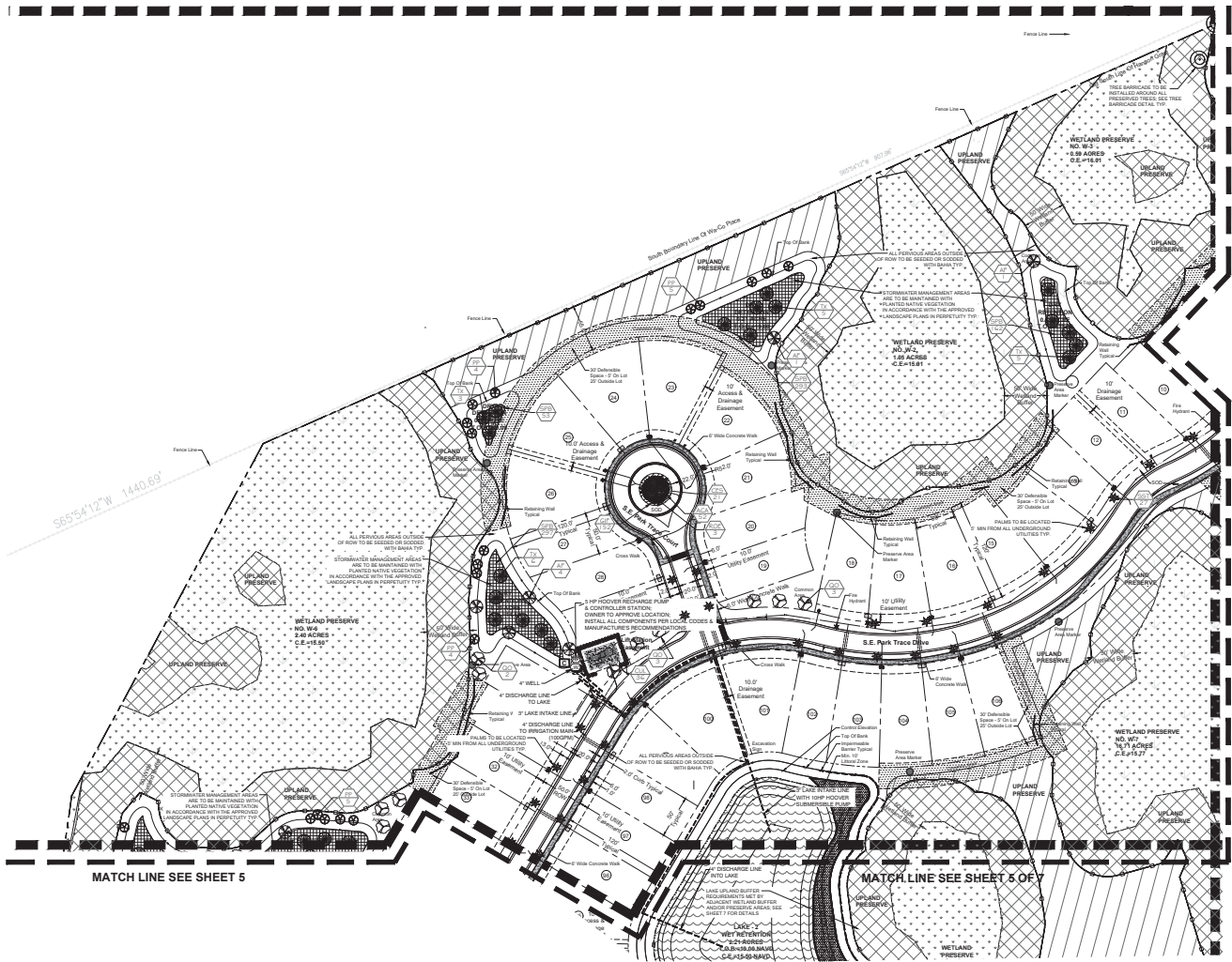
Cove Road, Stuart Florida
Landscape Plan

Date	By	Description
6.19.20	PG	Landscape Plan Submittal
2.04.21	PG	Revised Per MC Comments
6.02.21	PG	Revised Per MC Comments
8.19.21	PG	Revised Per MC Comments



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 Manager MC
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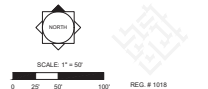


Project Team:	
Client / Property Owner:	D.S. Hooten 4301 Lynn Road, Suite 100 Cove Road, Stuart, Florida 34981
Lead Planner / Landscape Architect:	Lucido & Associates 701 East Coast Highway Stuart, Florida 34981
Engineer:	ME 1000 S.W. Village Parkway, Suite 201 Fort Pierce, Florida 34947
Surveyor:	Geo. F. Smith Surveying, Inc. 4101 W. Blue Water Blvd. Boca Raton, Florida 33433
Environmental Consultant:	ECO 1000 S.W. Village Parkway, Suite 201 Fort Pierce, Florida 34947

The Preserve at Park Trace PUD

Cove Road, Stuart Florida
Landscape Plan

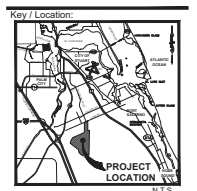
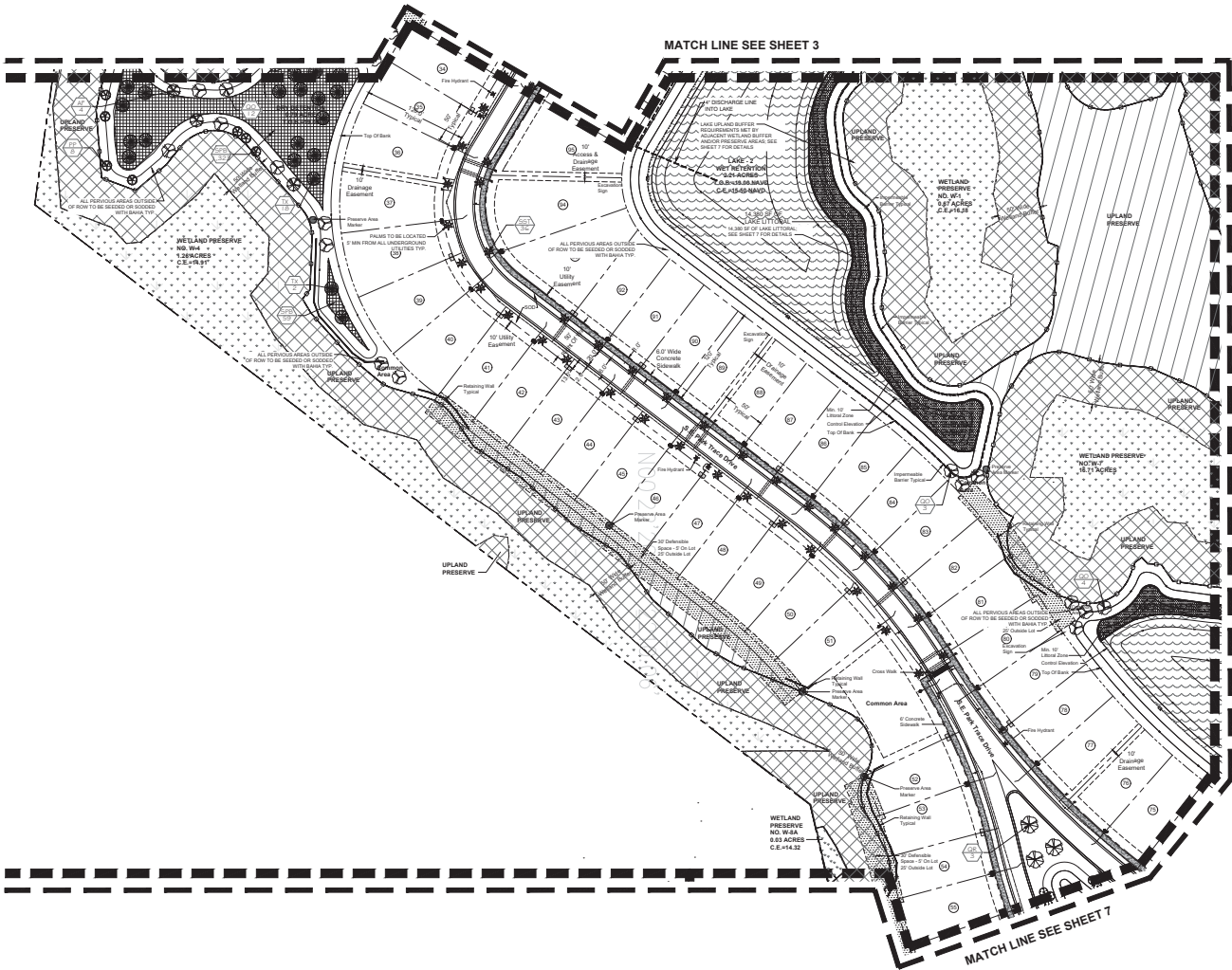
Date	By	Description
6.19.20	PG	Landscape Plan Submittal
2.04.21	PG	Revised Per MC Comments
6.02.21	PG	Revised Per MC Comments
8.19.21	PG	Revised Per MC Comments



Designer	BJS	Sheet
Manager	MC	
Project Number	19-250	
Municipal Number	---	
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L4 of 11

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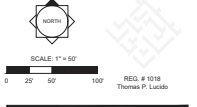
Project Team:

Client & Property Owner:	D.R. Hooten 100 N. Orange Blvd., Suite 100 Orlando, Florida 32801
Lead Planner / Landscape Architect:	Lucido & Associates 700 East Orange Avenue Orlando, Florida 32801
Engineer:	ES&C 10000 S.W. 11th Avenue, Suite 201 Miami, Florida 33156
Surveyor:	Ray McLaughlin, Inc. 4000 W. Shaw Road Orlando, Florida 32801
Environmental Consultant:	ES&C 10000 S.W. 11th Avenue, Suite 201 Miami, Florida 33156

The Preserve at Park Trace PUD

Cove Road, Stuart Florida
Landscape Plan

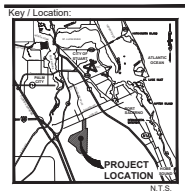
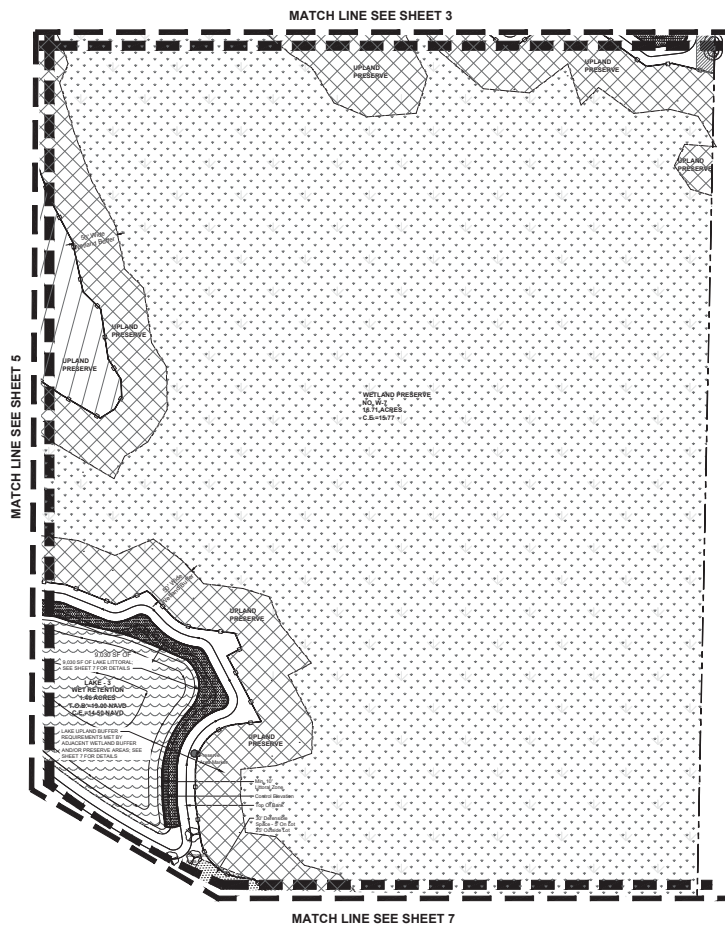
Date	By	Description
6.19.20	PG	Landscape Plan Submittal
2.04.21	PG	Revised Per M.C. Comments
6.02.21	PG	Revised Per M.C. Comments
8.19.21	PG	Revised Per M.C. Comments



Designer	SLB	Sheet
Manager	MC	
Project Number	19-290	
Municipal Number	—	
Computer File	—	

L5 of 11

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Project Team:

**Client &
Property Owner:** D.R. Horton
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Coconut Creek, Florida 33073

**Land Planner /
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701 East Ocean Boulevard
Stuart, Florida 34994

Engineer: EDC
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Port Saint Lucie, Florida 34987

Surveyor: Geo Point Surveying, Inc.
4152 W. Blue Heron Blvd.
Riverside Beach, Florida 33404

Environmental Consultant: EDC
10250 SW Village Parkway - Suite 201
Port Saint Lucie, Florida 34987

The Preserve
at Park Trace
PUD

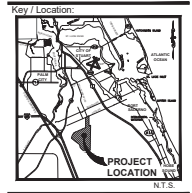
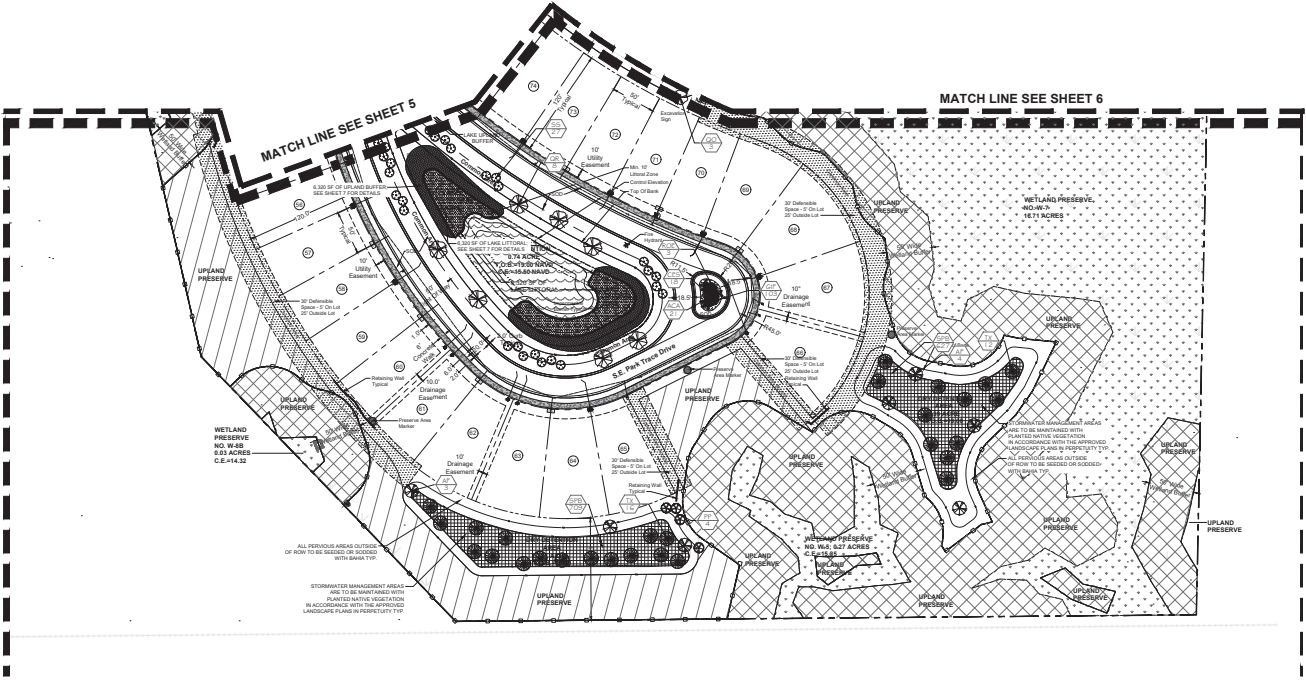
Cove Road, Stuart Florida
Landscape Plan

Date	By	Description
6.19.20	PG	Landscape Plan Submittal
2.04.21	PG	Revised Per MC Comments
6.02.21	PG	Revised Per MC Comments
8.19.21	PG	Revised Per MC Comments



Designer SJB Sheet
 Manager MC
 Project Number 19-290
 Municipal Number ---
 Computer File

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Project Team:

Client & Property Owner: D.S. Hovell
6101 Upper Road, Suite 100
Cove Road, Stuart, Florida 34994

Lead Planner / Landscape Architect: Lucido & Associates
701 East Green Boulevard
Stuart, Florida 34994

Engineer: KRS
1000 S.W. Village Parkway - Suite 201
Fort Pierce, Florida 34947

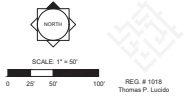
Surveyor: Geo Plan Consulting, Inc.
4101 W. Blue Water Blvd.
Boca Raton, Florida 33434

Environmental Consultant: EEC
1000 S.W. Village Parkway - Suite 201
Fort Pierce, Florida 34947

The Preserve at Park Trace PUD

Cove Road, Stuart Florida
Landscape Plan

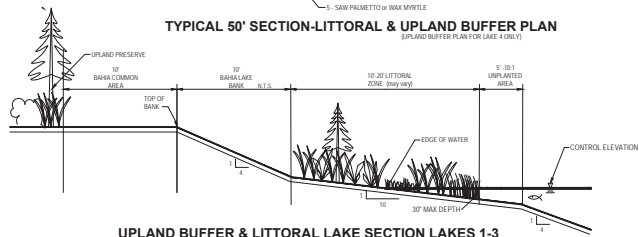
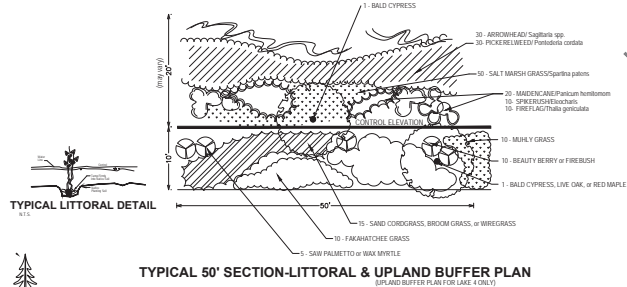
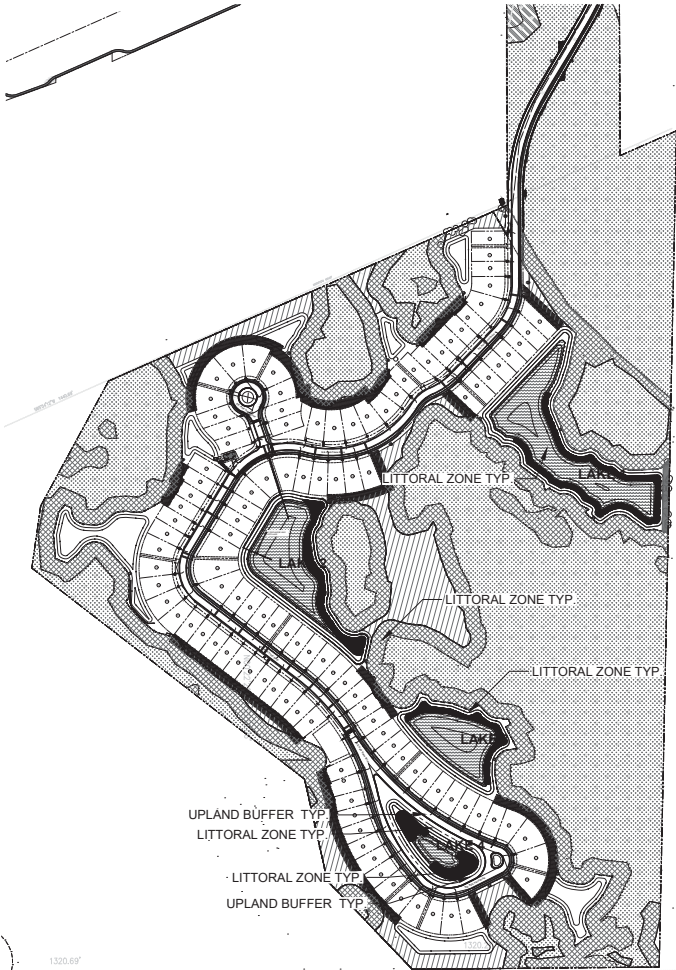
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2.04.21	PG	Revised Per MC Comments
6.03.21	PG	Revised Per MC Comments
8.19.21	PG	Revised Per MC Comments



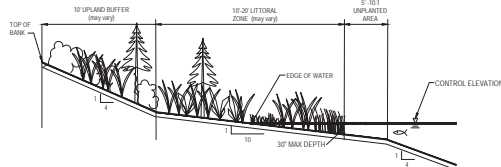
Designer: SJS
Manager: MC
Project Number: 19-250
Municipal Number: —
Computer File:

Sheet
L7 of 11

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UPLAND BUFFER & LITTORAL LAKE SECTION LAKE 3



UPLAND BUFFER & LITTORAL LAKE SECTION LAKE 4

LAKE LITTORAL PLANTINGS

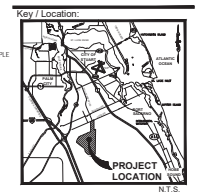
L1	L2	L3	L4	Total			
19,490	14,380	9,030	6,320	49,220 SF	(1.13 AC)		
1170	870	540	360	2,970	ARROWHEAD	Sagittaria spp.	24" Ht., BR, Clean, Free of Weeds, 6"-2' Depth, 2.5' O.C.
1170	870	540	360	2,970	PICKERELWEED	Parrotia cordata	24" Ht., BR, Clean, Free of Weeds, 6"-2' Depth, 2.5' O.C.
1950	1450	900	600	4950	SALT MARSH GRASS	Spartina patens	18" Ht., Clean, Free of Weeds, 6"-18" Depth, 2.5' O.C.
780	580	360	260	1980	MAIDENCANE	Parthenium hirsutum	BR, Shoreline - 3' Depth, 2.5' O.C.
360	260	160	100	920	SPRINKLERUSH	Eleocharis	BR, Shoreline - 3' Depth, 2.5' O.C.
360	260	160	100	920	FIREPLUG	Thalictrum flavum	BR, Shoreline - 3' Depth, 2.5' O.C.
30	20	10	10	90	BALD CYPRESS*	Taxodium distichum	FG, 8' Ht. x 4" Spd., 1.5' Cal.

*Lake Littoral tree locations to be field located and approved by landscape architect prior to planting.

LAKE UPLAND BUFFER PLANT LIST

*L1	*L2	*L3	L4	Total			
19,490	14,380	9,030	6,320	49,220 SF	(1.13 AC)		
			13	13	RED MAPLE	Acer rubrum	8' Ht. X 4" spd., 1.5" cal., FG
			65	65	BALD CYPRESS	Taxodium distichum	8' Ht. X 4" spd., 1.5" cal., FG
			65	65	WAX MYRTLE	Myrica carolinensis	24" Ht. X 20" spd.,
			130	130	SAW PALMETTO	Serenoa repens	24" Ht. X 20" spd., 3 gal., 4" o.c.
			130	130	FAKAHATCHEE GRASS	Tripsacum dactyloides	24" Ht. X 18" spd., 3 gal., 4" o.c.
			130	130	BEAUTY BERRY	Callicarpa americana	24" Ht. X 18" spd., 3 gal., 4" o.c.
			195	195	FIREBUSH	Hamelia patens	18" Ht. X 18" spd., 1 gal., 36" o.c.
			130	130	SAND CORDGRASS	Spartina patens	18" Ht. X 18" spd., 1 gal., 36" o.c.
			130	130	BROOM GRASS	Andropogon virginicus	18" Ht. X 18" spd., 1 gal., 36" o.c.
			130	130	WIREFLAX	Arundo donax	18" Ht. X 18" spd., 1 gal., 36" o.c.
			130	130	MULHY GRASS	Muhlenbergia capillaris	18" Ht. X 18" spd., 1 gal., 36" o.c.

*Upland Buffer requirements for Lakes 1-3 to be met by preserved native vegetation



Project Team:
Client & Property Owner: D.S. Foster, 8100 Lynn Road, Suite 100, Stuart, Florida 34991
Lead Planner / Landscape Architect: Lucido & Associates, 700 East Coast Highway, Stuart, Florida 34991
Engineer: HKS, 1000 5th Avenue, Suite 200, Fort Lauderdale, Florida 33301
Surveyor: Geo-Fram Surveying, Inc., 4100 N. Blue Water Blvd., Boca Raton, Florida 33434
Environmental Consultant: EEC, 1000 5th Avenue, Suite 200, Fort Lauderdale, Florida 33301

The Preserve at Park Trace PUD

Cove Road, Stuart Florida
Lake Littoral Plan

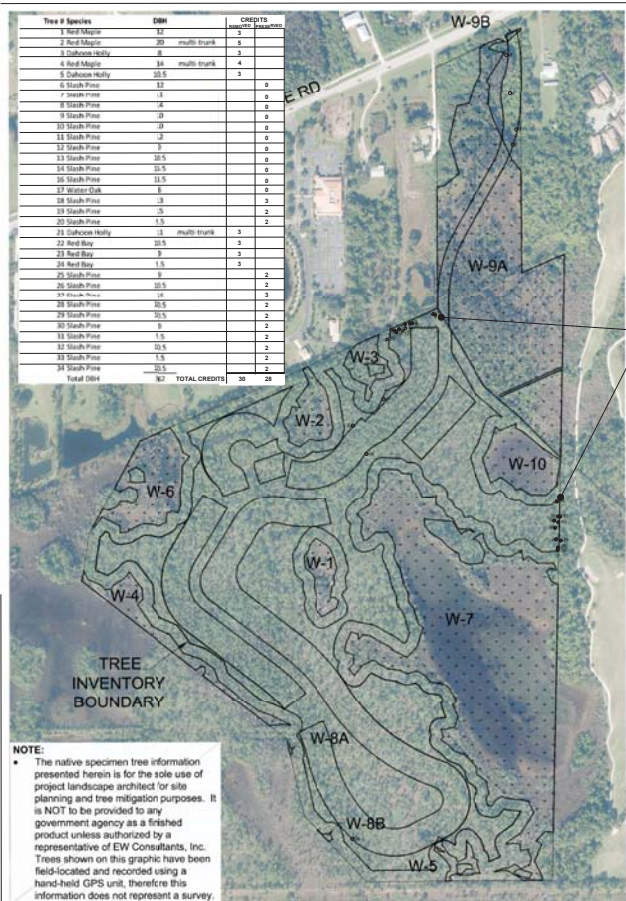
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6.19.20	PG	Landscape Plan Submittal
2.04.21	PG	Revised Per MC Comments
6.02.21	PG	Revised Per MC Comments
8.19.21	PG	Revised Per MC Comments



Designer: BJS
 Manager: MC
 Project Number: 19-200
 Municipal Number: —
 Computer File: —

L8 of 11

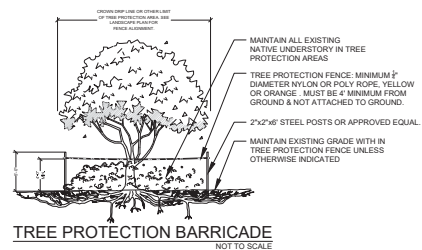
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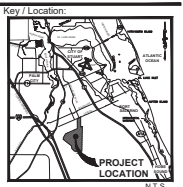
Tree Inventory :

Total Removed Tree Credits: 30 (17) 3" Proposed Oak Trees will be used to satisfy removed trees credits
Total Preserved Tree Credits: 28 (28) Tree Credits will be applied towards site code required tree quantities
*See Tree Protection Detail on sheet L9

PRESERVED TREES TYP.
SEE DETAIL BELOW &
LANDSCAPE PLAN FOR
LOCATIONS TYP.



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



Project Team:

Client & Property Owner: D.R. Hester
6000 Lynde Road, Suite 100
Coral Gables, Florida 33133

Land Planner / Landscape Architect: Lucido & Associates
171 East Ocean Boulevard
Suite 1000
Fort Lauderdale, Florida 33308

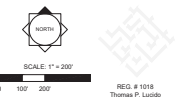
Engineer: EDC
10000 SW 11th Avenue, Suite 201
Fort Lauderdale, Florida 33307

Surveyor: Geo Point Surveying, Inc.
4100 W. Broward Blvd.
Fort Lauderdale, Florida 33309

Environmental Consultant: EDC
10000 SW 11th Avenue, Suite 201
Fort Lauderdale, Florida 33307

The Preserve
at Park Trace
PUD
Cove Road, Stuart Florida
Tree Inventory Plan

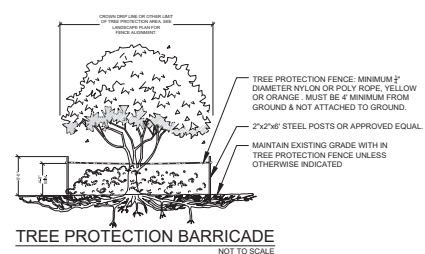
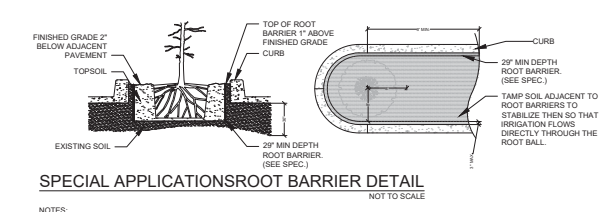
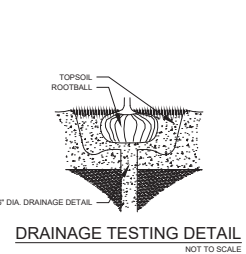
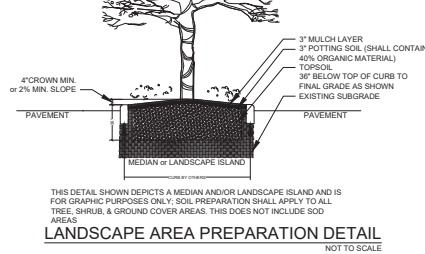
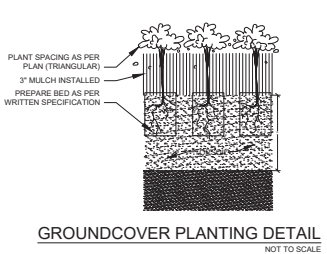
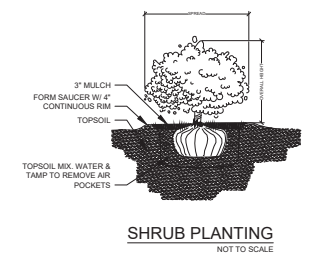
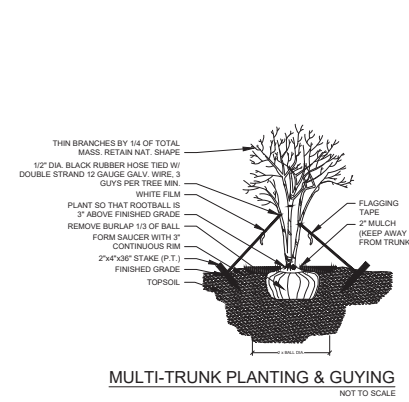
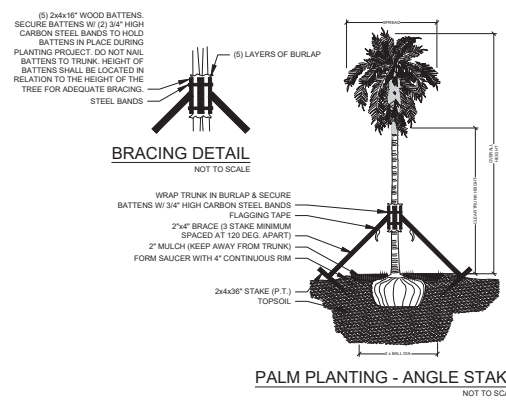
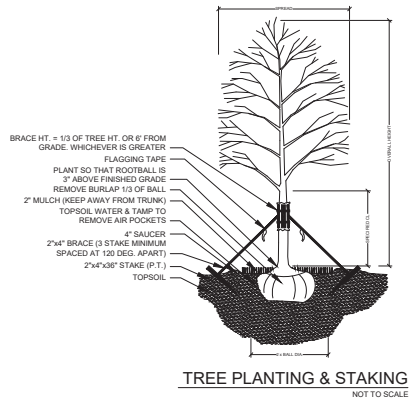
Date	By	Description
6.19.20	PC	Landscape Plan Submittal
2.04.21	PC	Revised Per MC Comments
6.02.21	PC	Revised Per MC Comments
8.19.21	PC	Revised Per MC Comments



Designer: SLS
Manager: MC
Project Number: 19-290
Municipal Number: —
Computing File:

L9 of 11

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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.

lucido & associates
8114 Ocean Blvd., Suite 1000, Miami, FL 33141
(305) 556-0100, Fax (305) 556-0100

Key / Location
PROJECT LOCATION
N.T.S.

Project Team

Client & Project Owner:
C.R. Smith
1000 Village Parkway, Suite 100
Fort Lauderdale, Florida 33304

Land Planner / Landscape Architect:
Lucido & Associates
100 East Ocean Boulevard
Suite 1000
Fort Lauderdale, Florida 33304

Engineer:
GEO
1000 Village Parkway, Suite 100
Fort Lauderdale, Florida 33304

Surveyor:
GEO
1000 Village Parkway, Suite 100
Fort Lauderdale, Florida 33304

Environmental Consultant:
GEO
1000 Village Parkway, Suite 100
Fort Lauderdale, Florida 33304

The Preserve at Park Trace PUD

Cove Road, Stuart Florida
Landscape Details

Date	By	Description
8.19.20	PG	Landscape Plan Submittal
2.04.21	PG	Revised Per MC Comments
6.02.21	PG	Revised Per MC Comments
8.19.21	PG	Revised Per MC Comments

DESIGNER SUB SHEET
Manager MC
Project Number 19-259
Manager Number
Computer File

L10 of 11

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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

- 1.01 A. The Landscape Architect 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.
- 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.
- 1.03 A. SITE EXAMINATION: The Landscape Contractor shall personally examine the site and fully acquaint himself with all of the existing conditions in order that no misunderstanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint himself with all provisions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.
- 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.
- B. The Landscape Contractor shall take advantage of any omissions in the specifications or contract drawings. Full instructions will be given if such errors are discovered. Upon the discovery of any discrepancies in the drawings or documents, or should the Landscape Contractor be doubtful as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.
- 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.
- 1.05 A. THE EXECUTION OF THE WORK: The Landscape Contractor shall have labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, grading plans, and construction between job and nursery in order to execute installation correctly and in a timely manner.
- B. The Landscape Contractor shall provide a competent Engineering-qualified 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 Superintendent) shall be immediately replaced.
- C. 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 implementation will be the responsibility of the Landscape Contractor.
- 1.06 A. PROTECTION OF PUBLIC 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 failure to neglect in the execution of the work, i.e., damage to underground pipes or cables.
- 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 the discretion.
- 1.08 A. GUARANTEE: The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except soil, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Soil 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 rate each specific kind of plant at the end of the guarantee period. The guarantee of plant material shall be conditioned to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period 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.
- B. 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 of plant materials for the first replacement and shall subsequent replacement (if) costs equally with the Owner, should the replacement plant fail to survive.
- 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 final acceptance by the Owner or Landscape Architect.
- B. The Owner agrees to execute the instructions for such care and maintenance.
- 1.10 A. SAFETY: 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.
- B. 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.).
- 1.11 A. CONTRACTOR QUALIFICATION: The Contractor may require the applicant contractor (s) to qualify himself/herself as a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
 2. A listing of not less than (3) completed projects of similar scope and nature.
 3. Permanent name and address of place of business.
 4. The number of regular employees of the organization and length of time the organization has been in business under the present name.
- 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 successful bidder shall be required to have this coverage in effect before beginning work on the site.
- B. 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 in the case of execution of the Contract.
- 1.13 A. PERMITS AND CERTIFICATES: All contractors shall secure and pay for all permits and certificates required for his/her class of work.
- 2.01 A. MATERIALS: A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary, in the event discrepancies occur, the specifications on the drawings shall govern.
- B. Substitutions: Substitutions of plant materials or changes in size or spacing of plants will be permitted ONLY upon written 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 drawings.
- C. 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 measurements specified in the plant list, which are the minimum acceptable size. Plants shall be measured before planting with branches in normal position. Any necessary pruning shall be done at the time of planting.
- 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 and Grades and Standards for Nursery Plants, most current edition.
- E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
- F. The Landscape Contractor shall install each plant in its display in the best site. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

- A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with 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 each. Rejected plant materials shall be immediately removed from project site.
- 2.03 A. PROTECTION OF PLANT MATERIALS: Balled and burlapped plants (B & B) shall be dug with firm natural ball 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.
- B. Plants with broken, damaged or insufficient rootballs will be rejected.
- C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open truck beds shall be adequately covered to prevent windburn, drying or damage to plants.
- D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.
- 2.04 A. STORAGE: All plant materials shall be stored on the site at designated areas, specified by the Landscape Architect or Owner's agent.
- B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.
- C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
- D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.
- 2.05 A. PROTECTION DURING PLANTING: Trees moved by truck or crane shall be thoroughly protected from shade marks, gliding or bark stripping by means of burlap, wood tatters or other approved methods. Batters shall NOT be attached to the tree with nails.
- 2.06 A. TOP SOIL: Planting site for all plantings shall consist of topsoil and 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 noxious weeds, rocks, clay, stones, slimes, salts, toxic 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 permeate water at a rate of 7" per hour (See site drainage testing detail for test).
- B. Landscape Area Preparation: The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (See Landscape Area Preparation Detail). In addition, a 2" layer of high organic (over 40%) peat moss shall be added to the topsoil and mixed at all time of planting. End Coast Recycling Inc. is a recommended source for imported Topsoil (if needed) as well as the top 2" layer of peat moss.
- C. Existing soils must meet all definitions of "Topsoil" as described above in all 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 collection and transportation protocol, at costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect to 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 accept all responsibility of planting soils and shall honor all guarantee items in section 1.08.
- 2.07 A. FERTILIZER: 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 shall be rejected.
- B. Theorically mixed 3 lbs. of commercial fertilizer for each cubic yard of planting soil.
- C. Tabulated fertilizer shall be Agriform planting tablets 25-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabulated fertilizer as follows. While handling plant holes, fertilizer tablets shall be evenly spaced and placed adjacent to the ball root-way in depth in accordance with the following rates:
- | | |
|--------------------|-----------|
| 1 gallon container | 1 tablet |
| 3 gallon container | 2 tablets |
| 5 gallon container | 3 tablets |
| 7 gallon container | 4 tablets |
- D. 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 each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.
- 2.08 A. MULCH: Much material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress & Red mulch is prohibited.
- B. All trees and shrubs balled shall receive 2" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 0" on tree & palm trunk or as required by local jurisdiction.

PART 3: EXECUTION

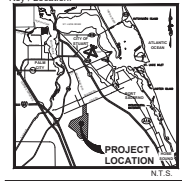
- 3.01 A. DIGGING: The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydraulic or venting systems. Should such overhead or underground distributions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
- 3.02 A. GRADING: Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
- B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring the soil 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 soil to insure that drainage and other conditions will NOT be modified.
- 3.03 A. PLANTING: Planting shall take place during favorable weather conditions.
- B. The Contractor shall call for utility locations and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
- 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.
- D. Excavation of holes shall extend to the required subgrade 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".
- E. A representative number of planting jobs (a minimum of one in every 25 throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.
- F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil-see Landscape Area Preparation Detail: 1 Custom material (3 gal.) 12" x 12" x 12" min. 3 Custom material (3 gal.) 20" x 20" x 18" min. Lento 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.
- G. No planting or laying of soil shall be initiated until the area has been cleared of existing soil or other plant materials, rough grass, weeds, debris, stones etc., and the ground has been brought to its even grade, with positive drainage away from buildings and towards down roads and swales and approved by Landscape Architect or owner's rep.
- H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

- L. All plants shall be set in ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wires, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling.
- J. All Sagging ribbon shall be removed from trees and shrubs before planting.
- K. Excess excavation (B) from all holes shall be removed from the site, at no additional expense to Owner.
- L. All plants shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering. Saucer areas shall be top-dressed two (2") inches deep with topsoil and left in a neat, clean manner.
- 3.04 A. PRUNING: Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.
- B. Make all cuts with sharp instruments from with trunk or adjacent branch, to such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.
- C. Trees shall not be potted or topped.
- D. Remove all trimming from site.
- 3.05 A. GUYING: All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge galvanized guyed wire, in tripod fashion.
- B. Vines shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling outbuds apart.
- C. Stake & Brace all trees larger than 12" in dbh. Stake details. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.
- D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
- 3.06 A. WATER: Each plant set in tree shall be thoroughly watered in after setting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
- B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.
- 3.07 A. SOIL: The Landscape Contractor shall soil all areas indicated on the drawings.
- B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, slaks, stones, and other debris.
- C. The soil shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the soil shall be good clean earth, free from stones and debris.
- D. Before being cut and filled, the soil shall have been moved at least three times with a lawn mower, with the final mowing not more than seven days before the soil is cut. The soil shall be carefully cut into uniform dimensions.
- E. 6-8 lb fertilizer with all trace elements is to be applied at the rate of 40 lbs per 1,000 sq. ft. prior to laying soil.
- F. Solid soil shall be laid with closely shuffling, staggered joints with a tempo or rolled, even surface.
- G. The finished level of all soil areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.
- H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.
- 3.08 A. SEEDING: The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
- B. Application: Agrivertis Super Grass seed: 300 Pounds per acre mixed with common hard Bermudaa seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
- C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
- D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.
- 3.09 A. CLEANING UP: The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "room clean" when completed with his work.
- 3.10 A. MAINTENANCE: Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, reseeding plants to proper grades or upright positions, spraying, installation of planting saucers and/or any other necessary operations.
- B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
- C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lightning, or hurricane force winds, until final acceptance.
- D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
- E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.
- 3.11 A. COMPLETION, INSPECTION AND ACCEPTANCE: Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
- B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
- C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The riding of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
- D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.
- E. 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.



301 E. Green Blvd., Stuart, Florida 34984 (772) 224-1200 Fax (772) 224-0026

Key / Location:



Project Team:

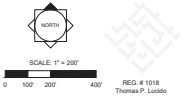
Client & Property Owner:	D.R. Horta 6700 Lynn Road, Suite 100 Cocoa, FL 32922
Lead Designer:	Lucido & Associates 101 East Green Boulevard Stuart, Florida 34984
Engineer:	ESD 10355 SR Village Parkway, Suite 201 Port Saint Lucie, Florida 34987
Surveyor:	GeoPoint Surveying, Inc. 4012 W. New Shore Blvd. Beverly Hills, Florida 33426
Environmental Consultant:	ESD 10355 SR Village Parkway, Suite 201 Port Saint Lucie, Florida 34987

The Preserve at Park Trace PUD

Cove Road, Stuart Florida

Landscape Specifications

Date	By	Description
6.19.20	PG	Landscape Plan Submittal
2.04.21	PG	Revised Per MLC Comments
6.02.21	PG	Revised Per MLC Comments
8.19.21	PG	Revised Per MLC Comments



Designer	SJS	Sheet
Manager	MLC	REG. # 1918 Thomas P. Lucido
Project Number	19-200	
Municipal Number	---	
Computer File	---	

L11 of 11

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