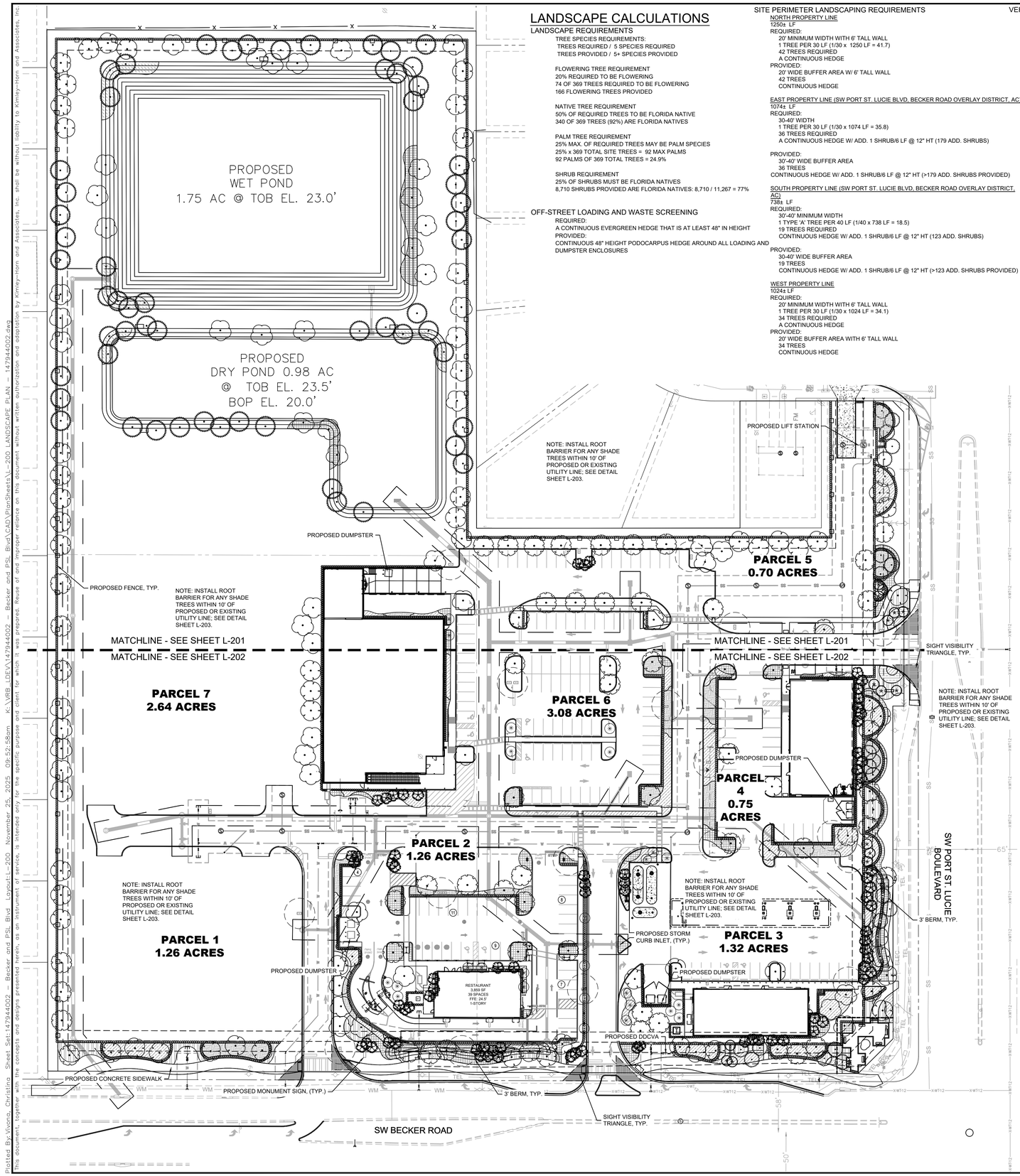

LANDSCAPE CALCULATIONS

LANDSCAPE REQUIREMENTS

TREE SPECIES REQUIREMENTS:
TREES REQUIRED / 5 SPECIES REQUIRED
TREES PROVIDED / 5+ SPECIES PROVIDED

FLOWERING TREE REQUIREMENT
20% REQUIRED TO BE FLOWERING
74 OF 369 TREES REQUIRED TO BE FLOWERING
166 FLOWERING TREES PROVIDED

NATIVE TREE REQUIREMENT
50% OF REQUIRED TREES TO BE FLORIDA NATIVE
340 OF 369 TREES (92%) ARE FLORIDA NATIVES

PALM TREE REQUIREMENT
25% MAX. OF REQUIRED TREES MAY BE PALM SPECIES
25% x 369 TOTAL SITE TREES = 92 MAX PALMS
92 PALMS OF 369 TOTAL TREES = 24.9%

SHRUB REQUIREMENT
25% OF SHRUBS MUST BE FLORIDA NATIVES
8,710 SHRUBS PROVIDED ARE FLORIDA NATIVES: 8,710 / 11,267 = 77%

OFF-STREET LOADING AND WASTE SCREENING

REQUIRED:
A CONTINUOUS EVERGREEN HEDGE THAT IS AT LEAST 48" IN HEIGHT
PROVIDED:
CONTINUOUS 48" HEIGHT PODOCARPUS HEDGE AROUND ALL LOADING AND DUMPSTER ENCLOSURES

SITE PERIMETER LANDSCAPING REQUIREMENTS

NORTH PROPERTY LINE
1250± LF
REQUIRED:
20' MINIMUM WIDTH WITH 6' TALL WALL
1 TREE PER 30 LF (1/30 x 1250 LF = 41.7)
42 TREES REQUIRED
A CONTINUOUS HEDGE
PROVIDED:
20' WIDE BUFFER AREA W/ 6' TALL WALL
42 TREES
CONTINUOUS HEDGE

EAST PROPERTY LINE (SW PORT ST. LUCIE BLVD, BECKER ROAD OVERLAY DISTRICT, AC)
1074± LF
REQUIRED:
30-40' WIDTH
1 TREE PER 30 LF (1/30 x 1074 LF = 35.8)
36 TREES REQUIRED
A CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (179 ADD. SHRUBS)

PROVIDED:
30'-40' WIDE BUFFER AREA
36 TREES
CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (>179 ADD. SHRUBS PROVIDED)

SOUTH PROPERTY LINE (SW PORT ST. LUCIE BLVD, BECKER ROAD OVERLAY DISTRICT, AC)
738± LF
REQUIRED:
30'-40' MINIMUM WIDTH
1 TYPE 'A' TREE PER 40 LF (1/40 x 738 LF = 18.5)
19 TREES REQUIRED
CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (123 ADD. SHRUBS)

PROVIDED:
30-40' WIDE BUFFER AREA
19 TREES
CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (>123 ADD. SHRUBS PROVIDED)

WEST PROPERTY LINE
1024± LF
REQUIRED:
20' MINIMUM WIDTH WITH 6' TALL WALL
1 TREE PER 30 LF (1/30 x 1024 LF = 34.1)
34 TREES REQUIRED
A CONTINUOUS HEDGE
PROVIDED:
20' WIDE BUFFER AREA WITH 6' TALL WALL
34 TREES
CONTINUOUS HEDGE

VEHICULAR USE AREA REQUIREMENTS

REQUIRED:
1 SF OF LANDSCAPE AREA PER 18 SF OF VUA (SF VUA)
180 SF MIN. PER AREA, 10' MIN. WIDTH WITH 1 TREE PER AREA
SHRUBS AND GROUND COVER NOT TO EXCEED 3' H.

VUA PERIMETER TREE REQUIREMENT
ONE (1) TREE PER 30 LINEAR FEET WITH CONTINUOUS HEDGE (24"OC)

PARKING ISLAND TERMINAL (P.I.T.) REQUIREMENT 1 TREE PER ISLAND

PARCEL 1:
VUA LANDSCAPE REQUIRED: N/A

PARCEL 2:
VUA LANDSCAPE REQUIRED:
28536.01 VUA/18 SF =
1585.33 SF VUA LANDSCAPE AREA
9 PARKING ISLANDS =
9 REQUIRED PARKING ISLAND TREES

PROVIDED:
5525 SF OF VEHICULAR USE LANDSCAPE AREA
9 PARKING ISLAND TREES

PARCEL 3:
VUA LANDSCAPE REQUIRED:
37636.48 VUA/18 SF =
1535.36 SF VUA LANDSCAPE AREA
2 PARKING ISLANDS =
2 REQUIRED PARKING ISLAND TREES

PROVIDED:
1030 SF OF VEHICULAR USE LANDSCAPE AREA**
2 PARKING ISLAND TREES

**LANDSCAPE AREA LESS THAN REQUIRED SF DUE TO OUTPARCEL INTENDED USE

PARCEL 4:
VUA LANDSCAPE REQUIRED:
12207.20 VUA/18 SF =
678.18 SF VUA LANDSCAPE AREA
7 PARKING ISLANDS =
7 REQUIRED PARKING ISLAND TREES

PROVIDED:
5573 SF OF VEHICULAR USE LANDSCAPE AREA
7 PARKING ISLAND TREES

PARCEL 5:
VUA LANDSCAPE REQUIRED: N/A

PARCEL 6:
VUA LANDSCAPE REQUIRED:
47193.79 VUA/18 SF =
2621.88 SF VUA LANDSCAPE AREA
16 PARKING ISLANDS =
16 REQUIRED PARKING ISLAND TREES

PROVIDED:
7345 SF OF VEHICULAR USE LANDSCAPE AREA
16 PARKING ISLAND TREES

PARCEL 7:
VUA LANDSCAPE REQUIRED: N/A

BUILDING FACADE REQUIREMENTS

1 TREE OR PALM PER 30LF OF BUILDING (1/30 x xx LF = x)
1 SHRUB/ 2 LF OF BUILDING
MINIMUM WIDTH OF 3' TO 15' FROM FACADE

PARCEL 1:
REQUIRED: N/A

PARCEL 2:
264.45 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING
(1/30 x 264.45 LF = 8.8 TREES/PALMS)
9 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 264.45 LF = 132.2)
132 SHRUBS REQUIRED

PROVIDED:
7 PALMS, 2 FLOWERING TREES
477 TOTAL SHRUBS

PARCEL 3:
322.42 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING
(1/30 x 322.42 LF = 10.7 TREES/PALMS)
11 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 322.42 LF = 161.2)
161 SHRUBS REQUIRED

PROVIDED:
11 PALMS
161 TOTAL SHRUBS

PARCEL 4:
358.38 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING
(1/30 x 358.38 LF = 11.9 TREES/PALMS)
12 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 358.38 LF = 179.1)
179 SHRUBS REQUIRED

PROVIDED:
12 PALMS
218 TOTAL SHRUBS

PARCEL 5:
REQUIRED: N/A

PARCEL 6:
564.46 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING
(1/30 x 564.46 LF = 18.8 TREES/PALMS)
19 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 564.46 LF = 282.2)
282 SHRUBS REQUIRED

PROVIDED:
16 PALMS, 3 FLOWERING TREES
1042 TOTAL SHRUBS

PARCEL 7:
REQUIRED: N/A

STORMWATER POND LANDSCAPE REQUIREMENTS

NORTHERN POND
REQUIRED:
1 TYPE A TREE OR 2 TYPE B TREES PER 40 LF OF TOP OF BANK
(1/40 x 1081 LF = 27 TYPE A TREES OR 54 TYPE B TREES)
1 SHRUB/ 8 LF OF TOP OF BANK
(1/8 x 1081 LF = 135 SHRUBS)
1 SQ FT OF GROUND COVER/ 8 LF OF TOP OF BANK
(1/8 x 1081 LF = 135 SQ FT GROUND COVER)
1 BENCH/ 400 LF OF TOP OF BANK
(1/400 x 1081 LF = 3 BENCHES)

PROVIDED:
27 TYPE A TREES
135 SHRUBS
135 SQ FT OF GROUND COVER
3 BENCHES

STORMWATER POND LANDSCAPE REQUIREMENTS

SOUTHERN POND
REQUIRED:
1 TYPE A TREE OR 2 TYPE B TREES PER 40 LF OF TOP OF BANK
(1/40 x 949 LF = 24 TYPE A TREES OR 48 TYPE B TREES)
1 SHRUB/ 8 LF OF TOP OF BANK
(1/8 x 949 LF = 119 SHRUBS)
1 SQ FT OF GROUND COVER/ 8 LF OF TOP OF BANK
(1/8 x 949 LF = 119 SQ FT GROUND COVER)
1 BENCH/ 400 LF OF TOP OF BANK
(1/400 x 949 LF = 2 BENCHES)

PROVIDED:
24 TYPE A TREES
119 SHRUBS
119 SQ FT OF GROUND COVER
2 BENCHES

TREE MITIGATION REQUIREMENTS

ENTIRE SITE = 15.45 AC
25% MITIGATION ON UPLAND AREA REQUIRED FOR SITES OVER 2 AC
MITIGATION PAYMENT = $25,005 / AC
15.45 AC X 25% = 3.862 AC
3.862 AC X $25,005 / AC =
$96,569.30 MITIGATION FUND PAYMENT REQUIRED

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
TREES				
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM
	IP	25	EAST PALATKA HOLLY FG, STRAIGHT, SINGLE LEADER, FULL	ILEX X ATTENUATA `EAST PALATKA`
	MG	62	SOUTHERN MAGNOLIA FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	MAGNOLIA GRANDIFLORA
	QV	62	SOUTHERN LIVE OAK FG, STRAIGHT, SINGLE LEADER, FULL, FL# 1	QUERCUS VIRGINIANA
	TD	58	BALD CYPRESS FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	TAXODIUM DISTICHUM
PALM TREES				
	RR	18	CUBAN/FLORIDA ROYAL PALM	ROYSTONEA REGIA
	SS	77	CABBAGE PALMETTO	SABAL PALMETTO
UNDERSTORY TREES				
	LE	29	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA `TUSKEGEE`

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
SHRUBS				
	CHR	2,401	RED TIP COCOPLUM FULL TO GROUND	CHRYSOBALANUS ICACO `RED TIP`
	CNA	513	CLUSIA NANA FULL TO GROUND	CLUSIA ROSEA `NANA`
	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS
SHRUB AREAS				
	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS
	FGI	1,279	GREEN ISLAND FICUS	FICUS MICROCARPA `GREEN ISLAND`
	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES
GROUND COVERS				
	JUE	1,397	SOFT RUSH	JUNCUS EFFUSUS
	LIR	3,170	EVERGREE GIANT LIRIOPE FULL	LIRIOPE MUSCARI `EVERGREEN GIANT`

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EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.

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NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

CITY OF PORT ST. LUCIE PROJECT # P25-022
PSLUSD PROJECT # 11-952-00

No.	REVISIONS	DATE	BY

Kimley»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KYLER DURHAM ★ No LA0667668 ★ STATE OF FLORIDA ★ PROFESSIONAL LANDSCAPE ARCHITECT
DATE 4/17/2025

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KHA PROJECT 147944002
DATE 12/13/24
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

LANDSCAPE PLAN

NWC - BECKER AND PORT ST. LUCIE BLVD
PREPARED FOR
THE MORGAN COMPANIES
CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
L-200

Plotted By:Vicino, Christina Sheet Set:147944002 - Becker and PSL Blvd Layout:L-200 November 25, 2025 09:52:58am K:\VRB_LDEV\147944002 - Becker and PSL Blvd\CAD\PlanSheets\L-200 LANDSCAPE PLAN - 147944002.dwg
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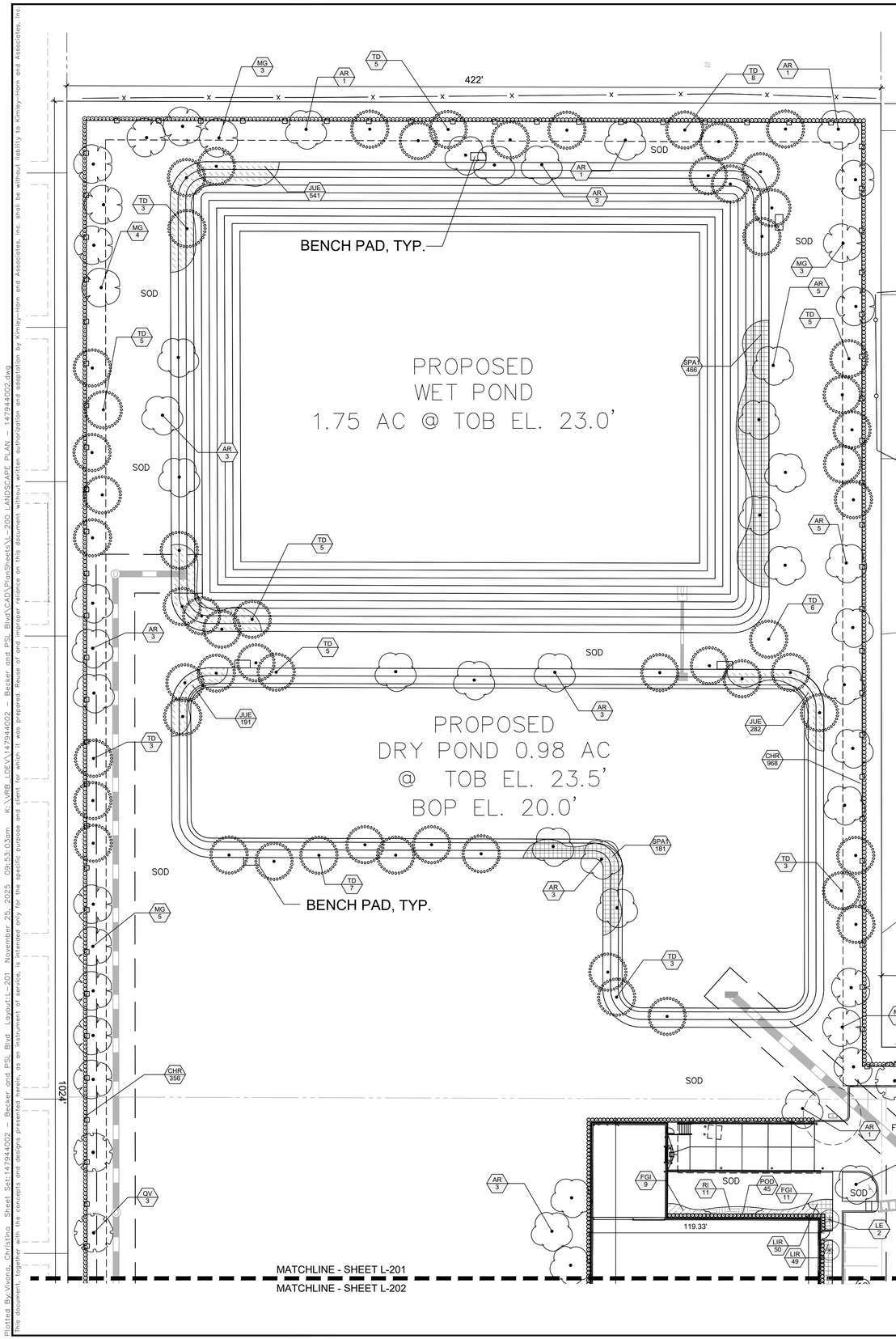

PLANT SCHEDULE

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TREES				
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM
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	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS
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	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS
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	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES
GROUND COVERS				
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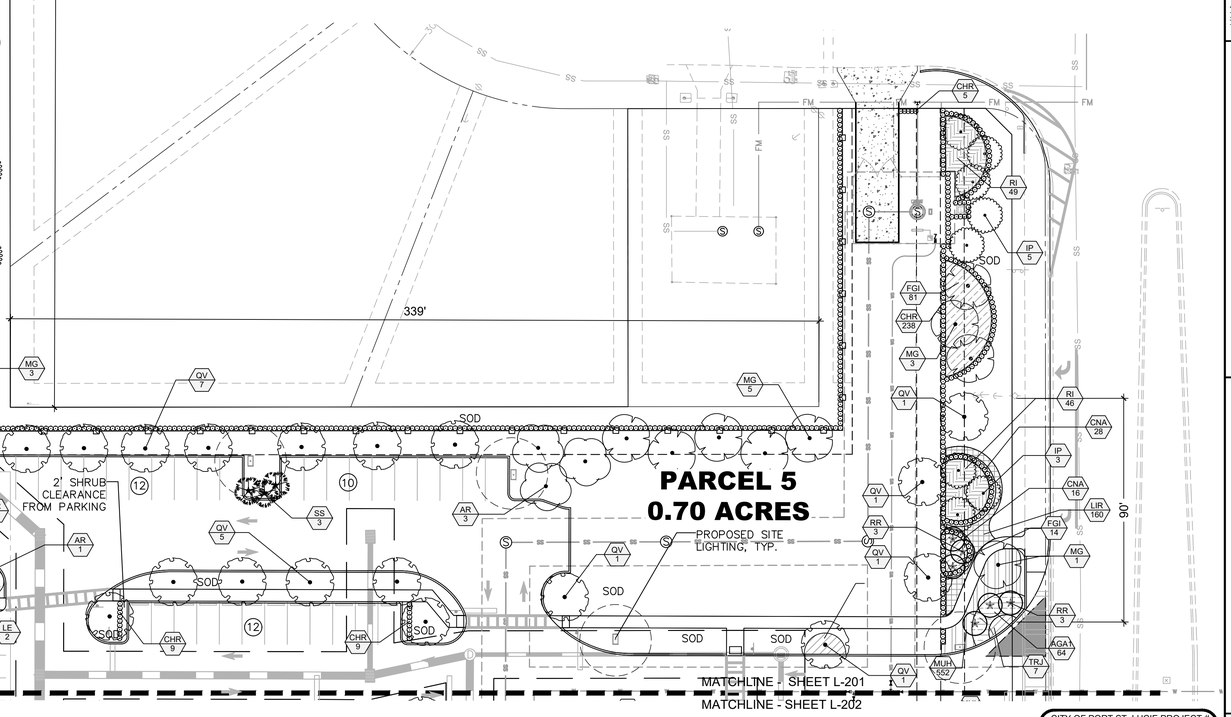

NORTH

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No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KYLER R. DURHAM ★ LICENSE No LA6667668 ★ STATE OF FLORIDA ★ PROFESSIONAL LANDSCAPE ARCHITECT
DATE 11/26/2025

KHA PROJECT 147944002
DATE 12/13/24
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

LANDSCAPE PLAN

NWC - BECKER AND PORT ST. LUCIE BLVD

PREPARED FOR
THE MORGAN COMPANIES
CITY OF PORT ST. LUCIE FLORIDA

CITY OF PORT ST. LUCIE PROJECT # P25-022
PSLUSD PROJECT # 11-952-00

SHEET NUMBER
L-201

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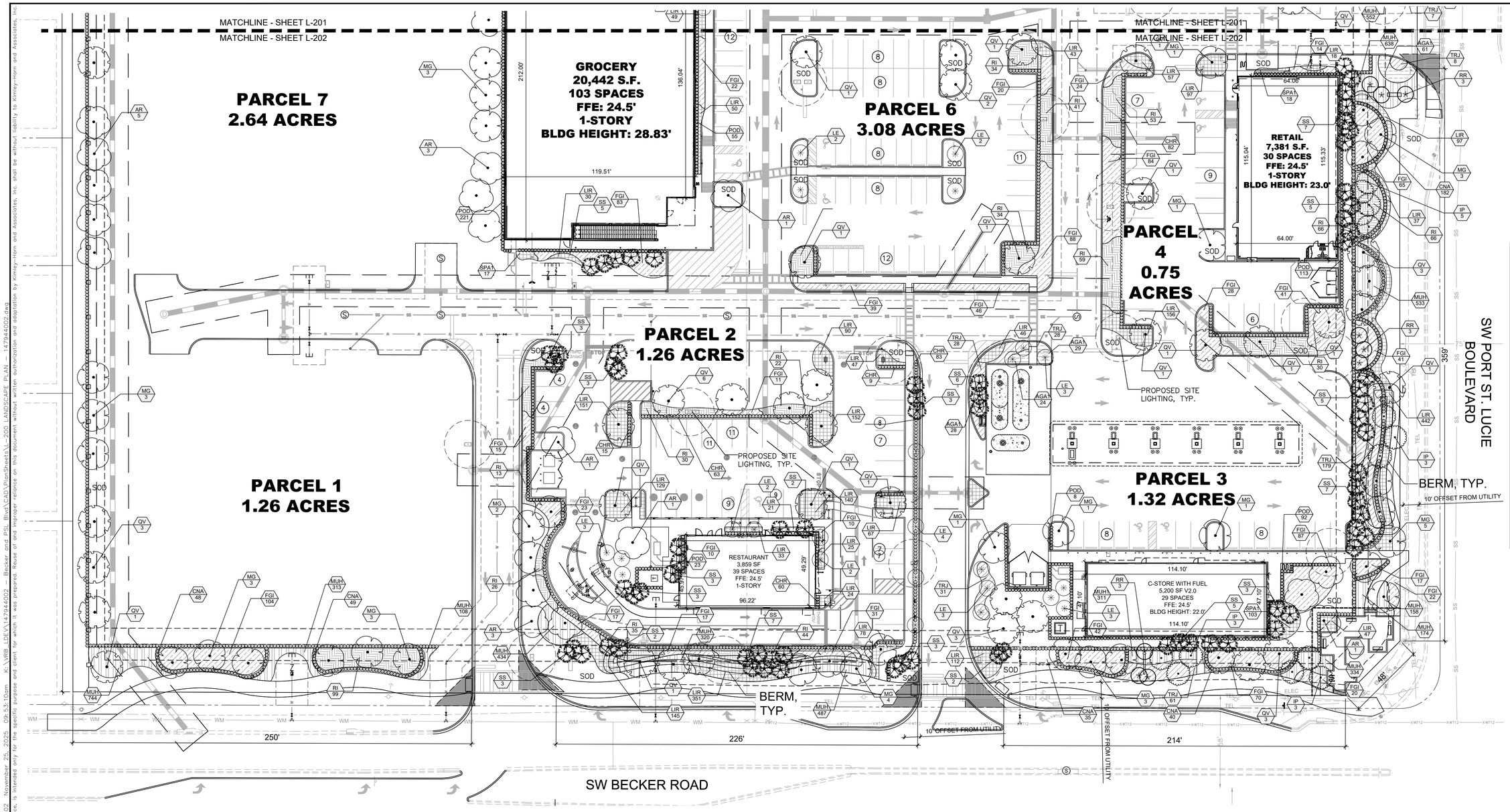

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B. NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION, OR MAINTENANCE.

C. NO LANDSCAPING OTHER THAN SOD GRASSES MAY BE PLANTED WITHIN A 5' RADIUS MAINTENANCE AREA OF ANY PSLUSD APPURTENANCE SUCH AS WATER METERS, BACKFLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS, MANHOLES, AIR RELEASE VALVES, ETC. TREES SHALL NOT BE PLANTED WITHIN 10' OF ANY PSLUSD INFRASTRUCTURE. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE, NOT CENTERLINE TO CENTERLINE.
EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
TREES				
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM
	IP	25	EAST PALATKA HOLLY FG, STRAIGHT, SINGLE LEADER, FULL	ILEX X ATTENUATA `EAST PALATKA`
	MG	62	SOUTHERN MAGNOLIA FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	MAGNOLIA GRANDIFLORA
	QV	62	SOUTHERN LIVE OAK FG, STRAIGHT, SINGLE LEADER, FULL, FL# 1	QUERCUS VIRGINIANA
	TD	58	BALD CYPRESS FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	TAXODIUM DISTICHUM
PALM TREES				
	RR	18	CUBAN/FLORIDA ROYAL PALM	ROYSTONEA REGIA
	SS	77	CABBAGE PALMETTO	SABAL PALMETTO
UNDERSTORY TREES				
	LE	29	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA `TUSKEGEE`

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
SHRUBS				
	CHR	2,401	RED TIP COCOPLUM FULL TO GROUND	CHRYSOBALANUS ICACO `RED TIP`
	CNA	513	CLUSIA NANA FULL TO GROUND	CLUSIA ROSEA `NANA`
	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS
SHRUB AREAS				
	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS
	FGI	1,279	GREEN ISLAND FICUS	FICUS MICROCARPA `GREEN ISLAND`
	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES
GROUND COVERS				
	JUE	1,397	SOFT RUSH	JUNCUS EFFUSUS
	LIR	3,170	EVERGREE GIANT LIRIOPE FULL	LIRIOPE MUSCARI `EVERGREEN GIANT`

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

CITY OF PORT ST. LUCIE PROJECT # P25-022
PSLUSD PROJECT # 11-952-00

No.	REVISIONS	DATE	BY

Kimley»Horn
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KYLER R. DURHAM ★ No LA6667668 ★ LICENSE ★ DATE: 11/26/2025 ★ STATE OF FLORIDA ★ PROFESSIONAL LANDSCAPE ARCHITECT

KHA PROJECT	147944002
DATE	12/13/24
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

LANDSCAPE PLAN

NWC - BECKER AND PORT ST. LUCIE BLVD

PREPARED FOR
THE MORGAN COMPANIES

CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
L-202

Plotted By:Woods, Christina Sheet Set:147944002 - Becker and PSL Blvd Layout:L-202 November 25, 2025 09:53:10am K:\VRB_LDEV\147944002 - Becker and PSL Blvd\CAD\PlanSheets\L-200 LANDSCAPE PLAN - 147944002.dwg
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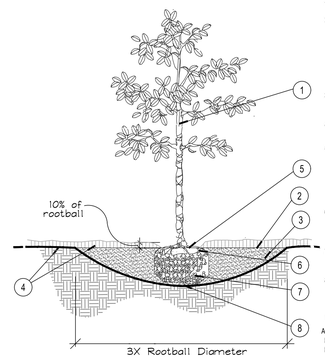
PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	CAL	HT	NATIVE	WATER USE
TREES									
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM	F.G.	2.5" CAL MIN.	12` HT MIN., 5` SPR	YES	LOW
	IP	25	EAST PALATKA HOLLY FG, STRAIGHT, SINGLE LEADER, FULL	ILEX X ATTENUATA `EAST PALATKA`	F.G.	4" CAL MIN.	14` HT., 6` SPR.	NO	MODERATE
	MG	62	SOUTHERN MAGNOLIA FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	MAGNOLIA GRANDIFLORA	F.G.	4" CAL MIN.	14` HT., 6` SPR.	YES	LOW
	QV	62	SOUTHERN LIVE OAK FG, STRAIGHT, SINGLE LEADER, FULL, FL# 1	QUERCUS VIRGINIANA	F.G.	4" CAL MIN.	14` HT., 6` SPR.	YES	LOW
	TD	58	BALD CYPRESS FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	TAXODIUM DISTICHUM	F.G.	4" CAL MIN.	14` HT., 6` SPR.	YES	LOW
PALM TREES									
	RR	18	CUBAN/FLORIDA ROYAL PALM	ROYSTONEA REGIA	F.G.	--	14` CT	YES	LOW
	SS	77	CABBAGE PALMETTO	SABAL PALMETTO	F.G.	--	12`-14` HT	YES	LOW
UNDERSTORY TREES									
	LE	29	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA `TUSKEGEE`	F.G.	1.5" CAL MIN	10` HT	NO	MODERATE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	SIZE	NATIVE	WATER USE
SHRUBS									
	CHR	2,401	RED TIP COCOPLUM FULL TO GROUND	CHRYSOBALANUS ICACO `RED TIP`	CONT.	24" O.C.	24" HT MIN., 30" SPR MIN	YES	LOW
	CNA	513	CLUSIA NANA FULL TO GROUND	CLUSIA ROSEA `NANA`	CONT.	24" O.C.	24" HT. MIN., 24" SPR MIN.	YES	LOW
	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS	CONT.	30" O.C.	48" HT MIN., 24" SPR. MIN.	NO	MODERATE
SHRUB AREAS									
	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS	CONT.	24" O.C.	24" HT MIN.	NO	MODERATE
	FGI	1,279	GREEN ISLAND FICUS	FICUS MICROCARPA `GREEN ISLAND`	CONT.	36" OC	24" HT MIN., 24" SPR MIN.	NO	
	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS	CONT.	12" O.C.	24" HT MIN.	YES	LOW
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA	CONT.	12" O.C.	24" HT MIN	YES	LOW
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI	CONT.	12" O.C.	24" HT MIN	YES	LOW
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES	CONT.	12" O.C.	18" HT. MIN., 18" SPR. MIN.	NO	MODERATE
GROUND COVERS									
	JUE	1,397	SOFT RUSH	JUNCUS EFFUSUS	CONT.	12" O.C.	24" HT MIN.	YES	LOW
	LIR	3,170	EVERGREE GIANT LIRIOPE FULL	LIRIOPE MUSCARI `EVERGREEN GIANT`	CONT.	12" O.C.	18" HT	NO	MODERATE

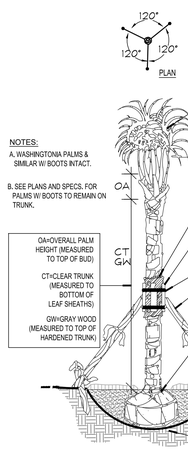


1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW, WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION — NTS

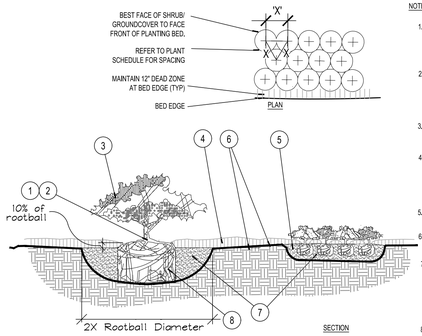


NOTES:
A. WASHINGTONIA PALMS & SIMILAR W/ BOOTS INTACT.
B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L, 2X4 WOOD BATTENS, UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS, NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES; NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

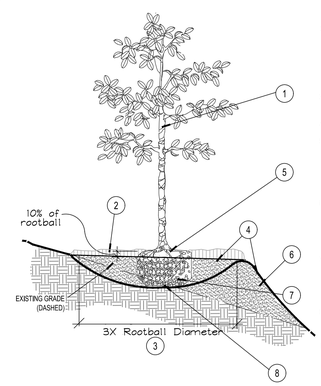
B Palm Planting and Staking
SECTION — NTS



NOTES:
1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASSHEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN/SECTION — NTS

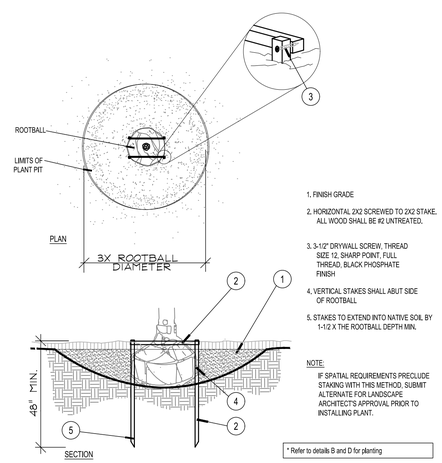


1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 3" MINIMUM OF MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOD. MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW, WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL. (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

D Planting on a Slope
SECTION — NTS



1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

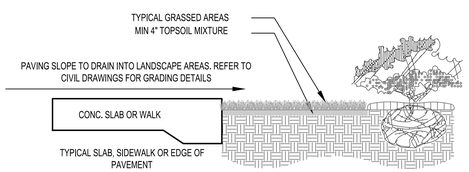
NOTE:
IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

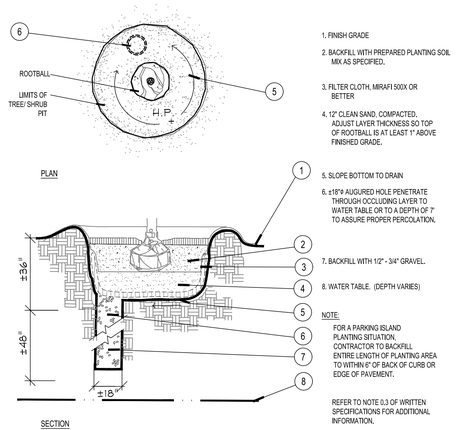
E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION — NTS

SOD NOTES:
1. TYPICAL, SOLID SOD LAID LEVEL WITH TIGHT JOINTS SET ADJACENT TO EDGE OF PAVEMENT SUCH THAT THE TOP OF SOD WHEN FRESHLY MOWED IS FLUSH WITH TOP OF PAVEMENT IN ORDER NOT TO IMPEDE THE FLOW OF RUNOFF INTO LANDSCAPE AREAS AND TO APPEAR NEAT AND WELL MAINTAINED.
2. ALL SOD LAID ADJACENT TO THE SHRUB OR GROUNDCOVER PLANTING AREAS SHALL HAVE WELL DEFINED BEDLINES, AND SHALL BE INSTALLED A DISTANCE BACK FROM THE FACE EDGE OF PLANT MATERIALS TO ALLOW FOR GROWTH OF THE PLANTS. THE TOP OF THE SOD AND THE FINISHED GRADE OF THE 3" MULCH COVER SHALL BE FLUSH AND LEVEL.
3. SOD SET ON PREPARED GRADE WHICH IS LEVEL OR GRADED TO MEET THE REQUIREMENTS OF THE ENGINEERED SITE DRAINAGE PLANS.

TOP SOIL NOTES:
1. PLANTING SOIL SHALL CONSIST OF 70% CLEAN, SHARP, SILICA SAND AND 30% EVERGLADES MUCK, MIXED WITH THE NATIVE, EXCAVATED SOIL IN A 1:1 RATIO (50/50).
2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND, OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 6.5 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.



F SOD
SECTION — NTS



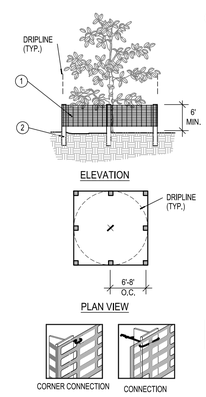
1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED, ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE. (DEPTH VARIES)

NOTE:
FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

REFER TO NOTE 0.3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

G Poor Drainage Condition
PLAN/SECTION — NTS

1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.

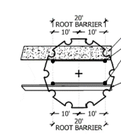


2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:
A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

H Tree/Shrub Protector
Barrier Detail — NTS



ROOT BARRIER DETAIL
PLAN VIEW — NTS

THE CITY OF PSL WILL ALLOW STREET TREES WITHOUT ROOT BARRIERS AS LONG AS THEY ARE A MINIMUM OF 5 FEET FROM THE EDGE OF BOTH THE SIDEWALK AND CURB.

ROOT BARRIER SHALL BE USED WHEN A STREET TREE IS LESS THAN 5' FROM THE EDGE OF A SIDEWALK AND/OR LESS THAN 5' FROM THE EDGE OF A CURB. (MEASUREMENT IS FROM INSIDE TO INSIDE OF LANDSCAPE STRIP)

I Root Barrier
Barrier Detail — NTS

CITY OF PORT ST. LUCIE PROJECT # P25-022
PSLUSD PROJECT # 11-952-00

No.	REVISIONS	DATE	BY

Kimley»Horn
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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KYLER DURHAM ★ No LA6667668 ★ STATE OF FLORIDA ★ PROFESSIONAL LANDSCAPE ARCHITECT — DATE 4/17/2025

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DATE 12/13/24
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DRAWN BY
CHECKED BY

LANDSCAPE DETAILS

NWC - BECKER AND PORT ST. LUCIE BLVD
PREPARED FOR THE MORGAN COMPANIES
CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
L-203

Plotted By:Vivona, Christina Sheet Set:147944002 - Becker and PSL Blvd\Layout:L-203 November 25, 2025 09:53:18am K:\VRB_LDEV\147944002.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC. CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, MIX)

1. SOIL MIXTURE SHALL CONSIST OF 70% COARSE SAND, 30% FLORIDA PEAT AS DESCRIBED BELOW.

2. SOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING SHALL BE FERTILE, FRIABLE, AND REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEED AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONE LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL HAVE A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE ORTONA MINED SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TEST FOR PEAT AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL.

4. CONTRACTOR SHALL SUBMIT SAMPLES OF SOIL MIXTURE FOR LANDSCAPE ARCHITECT REVIEW UNDER FORMAL SUBMITTAL AND SUBSEQUENTLY TO OWNER'S REPRESENTATIVE THEREAFTER FOR APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

5. FLORIDA MUCK / FLORIDA MUCKY PEAT MAY BE PROVIDED AS A SUBSTITUTE FOR THE 30% FLORIDA PEAT, CONTINGENT UPON PRELIMINARY TEST RESULTS AND AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING THE SUBMITTAL PROCESS. ANY CHANGES IN THE PERCENTAGES OR PARENT MATERIALS REQUIRED TO PROVIDE THE SPECIFIED MIXTURE AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

6. CONTRACTOR SHALL PROVIDE PH TEST RESULTS FOR ALL MIX COMPONENTS AND FINAL MIX.

7. CONTRACTOR SHALL PROVIDE PENETROMETER ON-SITE AT ALL TIMES FOR COMPACTION INSPECTION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

8. PENETROMETER CRITERIA / SPECIFICATIONS SHALL RANGE FROM APPROX. 75 PSI TO LESS THAN 300 PSI OR AS DETERMINED BY THE LANDSCAPE ARCHITECT.

9. FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 85 POUNDS PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARD PROCTOR. FERTILIZER PRODUCT DATA AND RATE SCHEDULE SHALL BE SUBMITTED CONCURRENTLY WITH THE SOIL SUBMITTAL FOR EVALUATION BY THE LANDSCAPE ARCHITECT.

10. SOIL SHALL BE SUPPLIED BY ATLAS PEAT & SOIL INC. 9621 STATE ROAD, BOYNTON BEACH, FLORIDA 33472 PHONE: 561-734-7300.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DARK BROWN FINES OR APPROVED EQUAL. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT, PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.,, SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E, THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

2. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FO