

Wellington Village MUPD

(a.k.a K Park)

Alternative Landscape Plan

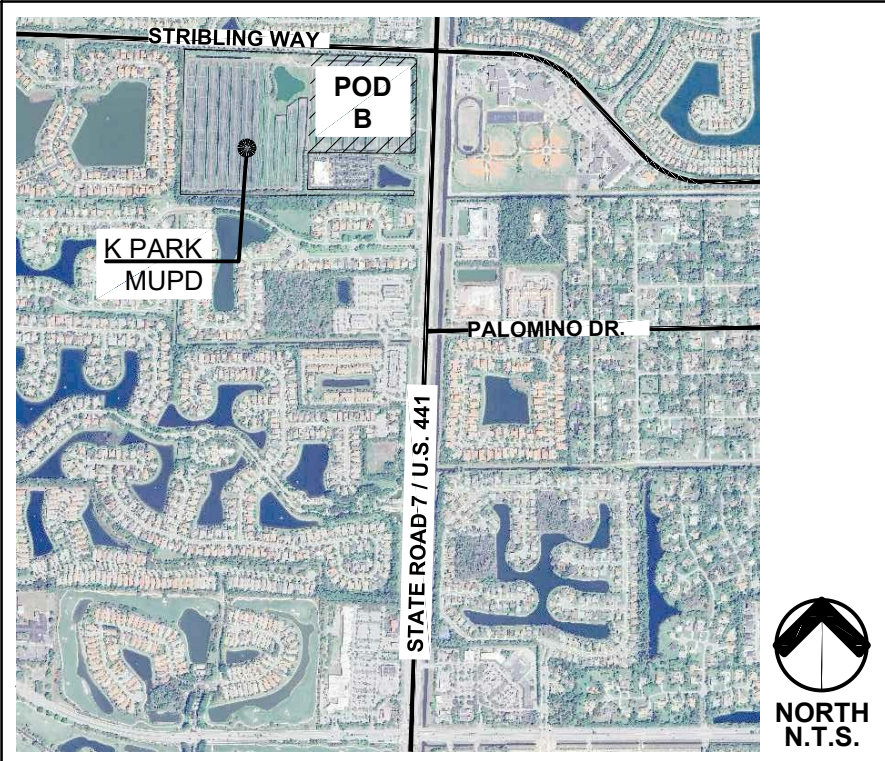
Pod B

Wellington, Florida

NOTE: These Landscape Plans have been prepared to satisfy Village of Wellington zoning requirements and to conceptually reflect landscape requirements for the site. They are not to be utilized for construction drawings until final engineering and architectural plans are available. These drawings are not to be used for Building Permit application until these plans are finalized.

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LOCATION MAP



SITE DATA	
PROJECT NAME:	K PARK MUPD
PETITION NUMBER:	POD B MIXED-USE VILLAGE
FUTURE LAND USE DESIGNATION:	TYPE 1 MIXED USE (MU)
EXISTING ZONING DISTRICT:	C & CF
PROPOSED ZONING DISTRICT:	MUPD
PROPERTY CONTROL NUMBER:	73-42-43-27-05-026-0011
	73-41-44-24-06-003-0000

POD B SITE AREA: 24.05 AC.

DEVELOPMENT TEAM

OWNER / APPLICANT: RELATED ROSS	CIVIL ENGINEER & SURVEYOR: LANGAN 525 OKEECHOBEE BLVD., STE. 910 WEST PALM BEACH, FL 33401 561.473.8350
LANDSCAPE ARCHITECT & PLANNER: URBAN DESIGN STUDIO 610 CLEMATIS STREET, SUITE CU02 WEST PALM BEACH, FL 33401 (561) 366-1100	TRAFFIC ENGINEER: SIMMONS & WHITE 2581 METROCENTRW BLVD. WEST, STE. 3 WEST PALM BEACH, FL 33407 561.478.7848
ARCHITECT: ELKUS MANFREDDI ARCHITECTS 25 DRYDOCK AVE. BOSTON, MASSACHUSETTS 617.368.3395	



REQUIRED LANDSCAPE COMPLIANCE TABULAR - POD B		
REQUIREMENT	SUPPLEMENTAL LANDSCAPE	PROPOSED
Open Space (22.22 AC / 967,903.20 SF) *Excludes: Buffers and ROW Dedications @ 1.83 AC	TREES: 1 /1,500 SF O.S. @ 967,903.20SF = 646 SHRUBS: 3 / 1,500 SF O.S. @ 967,903.20 SF = 1,938	566 TREES 7,726 SHRUBS
Tree Species Variety (Total Number of Trees = 15)	Min. 10% Flowering Trees Min. 20% Palms Min. 50% Perferred Species List	10% Flowering Trees 20% Palms 50% Perferred Species List
Plant Sizes	Shade Trees: 50% shall be of installed size relating to bldg. Ht. (Bldg. over 36' require 18' Ht. Trees, Upsized by 30% = xx' Ht. Trees) Flowering Trees: 10' Ht., 4' SPR. Palms: 10' C.T., 14' OA Ht., 6" DIA. Trunk Shrubs: 2' Ht. Groundcovers: 6" Ht to 2" Ht.	Min. 50% 10' Ht., 4' SPR. 10' C.T., 14' OA Ht., 6" DIA. Trunk 2' Ht. 6" Ht to 2" Ht.
Pervious Area	No more than 40% of Pervious Area may be planted with Grass	<40% Grass

PERIMETER BUFFER	PROPOSED
East Buffer -Type C (919.7 L.F.) 1 Shade Tree / 40 L.F. ** 1 Flowering or Small Tree / 30 L.F. Continuous Hedge Min. 36" Ht., Max. 3' O.C. 10 Shrubs / 30 L.F. Min. 18" Ht., Max. 3' O.C. *Plant Qty. &/or plant sizes to exceed general standards by min. 30% per PDD SEC. 6.5.4.E.3 **Tree Qty. to be increased to 1/20 L.F. for pods with buildings that exceed 35' Ht., PER SEC. 6.3.1.G.5 *** Trees adjacent to overhead power lines to comply with FPL 'right tree, right place' guidelines	46 SMALL TREES*** 31 FLOWERING OR SMALL TREE Continuous Hedge 307 SHRUBS (MIN.) *Plant Qty. exceed 30% **Trees per FPL 'right tree, right place'
North Buffer (1,253 L.F.) 1 Shade Tree / 40 L.F. ** 1 Flowering or Small Tree / 30 L.F. Continuous Hedge Min. 36" Ht., Max. 3' O.C. 10 Shrubs / 30 L.F. Min. 18" Ht., Max. 3' O.C. *Plant Qty. &/or plant sizes to exceed general standards by min. 30% per PDD SEC. 6.5.4.E.3 **Tree Qty. to be increased to 1/20 L.F. for pods with buildings that exceed 35' Ht., PER SEC. 6.3.1.G.5	59 TREES & 4 PALMS @ 1:1 42 FLOWERING OR SMALL TREE Continuous Hedge 418 SHRUBS (MIN.) *Plant Qty. exceed 30%
South Buffer (1,020.41 L.F.) 1 Shade Tree / 30 L.F. ** Continuous Hedge Min. 36" Ht., Max. 3' O.C. *Plant Qty. &/or plant sizes to exceed general standards by min. 30% per PDD SEC. 6.5.4.E.3 **Tree Qty. to be increased to 1/20 L.F. for pods with buildings that exceed 35' Ht., PER SEC. 6.3.1.G.5	30 TREES & 4 PALMS @ 3:1 Continuous Hedge *Plant Qty. exceed 30%

BUILDING FOUNDATION	MIN. REQUIRED / PROPOSED
Foundation Planting is required along Front, Side and Rear of all buildings with the exception of vehicle access areas such as garage entrances, bay doors, and if in conflict with access to above ground utilities and/or fire safety equipment. The minimum depth of the required foundation planting shall be five feet for each building story or a maximum of 25 feet. Each side shall be a minimum of 40%.	Bldg. #A1 @ 287' = 15 TREES / 601 SHRUBS Bldg. #B1 @ 145' = 8 TREES / 210 SHRUBS Bldg. #B2 @ 216' = 11 TREES / 215 SHRUBS Bldg. #B3 @ 282' = 14 TREES / 536 SHRUBS Bldg. #C1 @ 98' = 5 TREES / 150 SHRUBS Bldg. #C2 @ 326' = 16 TREES / 607 SHRUBS + Bldg. #D1 @ 200' = 10 TREES / 419 SHRUBS + Bldg. #D2 @ 168' = 9 TREES / 371 SHRUBS Bldg. #E1 @ 293' = 15 TREES / 551 SHRUBS Bldg. #E2 @ 232' = 12 TREES / 701 SHRUBS Bldg. #F1 @ 207' = 10 TREES / 171 SHRUBS Bldg. #F2 @ 284' = 14 TREES / 976 SHRUBS Bldg. #F3 @ 143' = 7 TREES / 120 SHRUBS Bldg. #F4 @ 176' = 9 TREES / 117 SHRUBS Bldg. #G1 @ 50' = 3 TREES / 212 SHRUBS Bldg. #G2 @ 239' = 12 TREES / 773 SHRUBS Bldg. #G3 @ 116' = 6 TREES / 201 SHRUBS + Bldg. #G4 @ 141' = 7 TREES / 501 SHRUBS Bldg. #G5 @ 61' = 3 TREES / 79 SHRUBS + Bldg. #H @ 430' = 22 TREES / 215 SHRUBS TOTAL ALL BLDGS = 208 TREES / 7,726 SHRUBS SEE SHEET LA-6 FOR FOUNDATION PLANTING EXHIBIT AND BREAKDOWN CHART

Vehicular Use Area Landscape	PROPOSED
Parking area Terminal & Interior Islands Terminal Island @ Min. 10' width *W/ WAIVER PER PSM Interior Island @ Min. 10' width 1 tree per island & planted with shrubs and/or groundcover	145 TREES & 2 PALMS* IN 147 ISLANDS (*2 Palms @ 1:1 / 0 Palms @ 3:1)
Parking area divider medians Min. 8' width, 1 tree / 30 LF of median @ 475 LF (TOTAL) = 16 trees	16 TREES
Other vehicular use area Parking, loading, storage or outdoor display area(s) adjacent to rights-of-way shall be screened with a continuous hedge.	Continous hedge where applicable
Entry Landscape	PROPOSED
Signage Min. 3' wide with colorful planting area around base of freestanding sign 1 shrub / 10 S.F. of Sign Area	N/A
Street Trees 1 Tree / 30 L.F. (both sides of Entry Drive)	110 TREES
Accessways and Public Entries Min. 40' L.F. with 2 Trees or Accent Palms, and 4 small trees / 10' of planting bed	6 PALMS & 4 SMALL TREES + 10' OF PLANTING
Clear Sight Triangle Trees Min. 8' C.T.	NO PLANTING WITHIN CLEAR SIGHT TRIANGLE

* 30% INCREASE MUPD REQUIREMENT WILL BE MET THROUGH A COMBINATION OF UPSIZING PLANT MATERIAL AND INCREASING QUANTITY DEPENDING ON LOCATION AND PLANT MATERIAL TYPE.

REQUIREMENT - POD O	Exhibit C - Landscape Plan	GENERAL NOTES
SUPPLEMENTAL LANDSCAPE	PROPOSED	
Open Space (0.15 AC / 6,534 SF) *Excludes: Lake, L.M.E. & Bulthead @ 3.08 AC	TREES: 1 /1,500 SF O.S. @ 6,534 SF = 5 TREES SHRUBS: 3 / 1,500 SF O.S. @ 14,374.80 SF = 15 SHRUBS	9 TREES 375 SHRUBS
REQUIREMENT - Municipal Pod	PROPOSED	
Open Space (0.15 AC / 6,534 SF) *Excludes: Buffer and ROW Dedication @ 0.04 AC	TREES: 1 /1,500 SF O.S. @ 6,534 SF = 4 TREES SHRUBS: 3 / 1,500 SF O.S. @ 6,534 SF = 13 SHRUBS	4 TREES 13 SHRUBS

PLANT SCHEDULE

- DROUGHT TOLERANT RATING BASED UPON SFWMD WATERWISE PUBLICATION - SOUTH FLORIDA EDITION.
- ALL PLANT MATERIAL SPECIFICATIONS AND CONTAINER SIZES LISTED IN THE PROJECT PLANT SCHEDULE ARE REQUIRED MINIMUMS. CONTRACTOR MAY EXCEED THE REQUIRED MINIMUM SPECIFICATION AND CONTAINER SIZE BASED ON MATERIAL AVAILABILITY.
- ALL PLANT MATERIAL SHALL MEET AND ADHERE TO LATEST EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS. ALL PLANT MATERIAL SHALL BE FLORIDA # 1 OR BETTER.THE LANDSCAPE ARCHITECT OR OWNER/OWNER'S REPRESENTATIVE HAVE THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING THESE STANDARDS.
- QUANTITIES ON PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
PALM TREES			
BIS	34		Bismarckia nobilis / Bismarck Palm 9' CT, 18" O.A. Single Trunk, Full Head, No Scared Trunk
COF	4		Cocon nuthria / Coconut Palm 14' O.W. 18" O.A. Min. 9' Fronds, Full Head, No Scared Trunk
CV	2		Cycas revoluta / King Sago 4-5' O.A. Fl.
PD	43		Phoenix dactylifera 'Medjool' / Medjool Date Palm 14' CT, 18-20" O.A. Single Trunk, Diamond Cut, Full Head, No Scared Trunk
PHK	4		Phoenix roebelia / Senegal Date Palm 9' CT, 18" O.A. Min. 9' Trunks, Full Head, No Scared Trunk
RH	22		Rhapis excelsa / Lady Palm 4-5' O.A. Mini Trunk
RR	60		Roystonea regia / Royal Palm 20' O.W. 18" O.A. Min. 9' Fronds, Full Head, No Scared Trunk
RS	12		Sabal palmetto / Cabbage Palm 14' Ht. Crown, Varying Heights, 12-18" CT, Stick Straight Trunk, Hurricane Cut
WAS	11		Washingtonia robusta / Washingtonia Palm Fert. Crown, Varying Heights, 25' O.W. Stick Straight Trunk

SHRUB TREES			
BU	72		Banera sinensis / Gumbo Limbo 18' Ht. x 8" Spr., 5-6" Cal., Full and Dense Canopy
CLR	123		Clusia rosea / Pink Apple 14' Ht. x 5" Spr., Min. 3' Cal., Full and Dense Canopy
COU	8		Coccoloba urifera / Seagrape 14' Ht. x 5" Spr., Min. 3' Cal., Full and Dense Canopy
COE	20		Conocarpus erectus / Green Buttonwood 14' Ht. x 5" Spr., Min. 3' Cal., Full and Dense Canopy
DES	137		Conocarpus erectus f. variegata / Silver Buttonwood 14' Ht. x 5" Spr., Min. 3' Cal., Full and Dense Canopy
ED	105		Elaeagnus decipiens / Japanese Blueberry Tree Container Grown, 12' Ht. x 8" Spr., 5" Cal., Full and Dense Canopy
FL	1		Fibium decipiens / Japanese Fern Tree 14' Ht. x 5" Spr., Min. 3' Cal., Full and Dense Canopy
JB	38		Jambusia virginiana / Juniper Bush 12' Ht. x 5" Spr., Min. 3' Cal., Full and Dense Canopy
LJ	88		Liquidum japonicum / Japanese Privet 14' Ht. x 5" Spr., Min. 3' Cal., Full and Dense Canopy
PAN	5		Pandanus utilis / Screw Pine 14' Ht. x 5" Spr., Min. 3' Cal., Full and Dense Canopy
QV	134		Quercus virginiana / Southern Live Oak 18' Ht. x 5" Spr., Min. 4" Cal., Full and Dense Canopy
BWM	50		Banera sinensis / Gumbo Limbo 18' Ht. x 8" Spr., Min. 4" Cal., Full and Dense Canopy
TAB	78		Tabeaia carolinia / Trumpet Tree 14' Ht. x 5" Spr., Min. 3' Cal., Full and Dense Canopy
TI	9		Tibouchina granulosa / Tibouchina 14' Ht. x 5" Spr., Min. 3' Cal., Full and Dense Canopy

SHRUBS			
CHR	1,937		Chrysobalanus icaco 'Red Tip' / Red Tip Coco Palm Min. 30" Ht. x 30" Spr., 24" O.C., Full to Base and Dense
NER	12		Neomarica carolinia 'Regina' / Giant Aponia's Iris Min. 24" Ht. x 18" Spr., 30" O.C., Full to Base and Dense
PHC	11		Phoradendron 'Hippo Crag' / Red Congo Min. 14" Ht. 36" O.C., Full to Base and Dense
POD	225		Podocarpus macrophylla / Japanese Yew Min. 24" Ht. x 18" Spr., 24" O.C., Full to Base and Dense
STR	52		Strelitzia reginae / Bird of Paradise Min. 30" Ht. x 18" Spr., 30" O.C., Full to Base and Dense
VB	349		Viburnum odoratissimum / Sweet Viburnum Min. 24" Ht. x 18" Spr., 30" O.C., Full to Base and Dense
ZAP	24		Zamia pumila / Coccoth Min. 30" Ht. x 24" Spr., 30" O.C., Full to Base and Dense

SHRUB MULCH			
DOC	2,333		Chrysobalanus icaco 'Horizontal' / Horizontal Coccoloba Min. 18" Ht. x 18" Spr., 24" O.C., Full to Base and Dense
FC	1,660		Ficus macrocarpa / Green Island Ficus 20" Ht. x 20" Spr., 24" O.C., Fully Rooted and Dense
GAR	246		Gardenia jasminoides 'Mauri' / Supreme - Cape Jasmine 24" Ht. x 24" Spr., 30" O.C., Full and Dense
HAM	1,562		Hamelia patens 'Compact' / Dwarf Firebush Min. 24" Ht. x 18" Spr., 24" O.C., Full to Base and Dense
NEP	1,955		Neopeltandra caroliniana / Boston Fern 18" Ht. x 18" Spr., 24" O.C., Full and Dense
PEN	2,203		Phoradendron 'Hippo Crag' / Red Congo Min. 14" Ht. 36" O.C., Full to Base and Dense
PH	1,768		Phoradendron 'Hippo Crag' / Red Congo Min. 14" Ht. 36" O.C., Full to Base and Dense
RAK	47		Ravenaria trifasciata / Snake Plant Min. 12" Ht. 30" O.C., Full to Base and Dense
RAK	180		Ravenaria trifasciata / Snake Plant Min. 12" Ht. 30" O.C., Full to Base and Dense
ZAM	46		Zamia furcata / Cardboard Plant 24" Ht. x 24" Spr., 30" O.C., Full and Dense

GROUND COVERS			
HEL	1,438		Helianthus debilis / Dune Sunflower Min. 12" Ht. x 12" Spr., 24" O.C., Full to Base and Dense
LAN	654		Lantana camara / Lantana Min. 12" Ht. x 12" Spr., 24" O.C., Full to Base and Dense
LAM	1,967		Lantana camara / Lantana Min. 12" Ht. x 12" Spr., 24" O.C., Full to Base and Dense
MDC	451		Monarda didyma / Red Salvia Min. 12" Ht. x 12" Spr., 24" O.C., Full to Base and Dense
SPK	1,321		Spathoglottis plicata / Purple Ground Orchid Min. 12" Ht. x 12" Spr., 24" O.C., Full and Dense
TRA	2,561		Trachelospermum asiaticum / Asiatic Jasmine Min. 12" Ht. x 12" Spr., 24" O.C., Full to Base and Dense
TRU	1,271		Trachelospermum asiaticum / Asiatic Jasmine Min. 12" Ht. x 12" Spr., 24" O.C., Full and Dense
SOD AND MULCH			
MULCH	780		Shredded Mulch / Match Free of Foreign Materials and Weeds, Minimum Depth After Settling Shall be 3" Quantity to be Verified in the Field
SOD	780		Stenotaphrum secundatum 'Floratam' / Floratam St. Augustine Sod Grass Free, Last 1/4" of Sod to be Verified in the Field

LEGEND

AC.	= ACRES
BLDG.	= BUILDING
E.O.W.	= EDGE OF WATER
GFA	= GROSS FLOOR AREA
PG.	= PAGE
O.R.B.	= OFFICIAL RECORD BOOK
L.B.	= LANDSCAPE BUFFER
L.M.E.	= LAKE MAINTENANCE EASEMENT
MIN.	= MINIMUM
S.B.	= SETBACK
S.F.	= SQUARE FEET
R	= RADIUS
R/W	= RIGHT OF WAY
T.B.A	= TO BE ABANDONED
T.R.	= TO REMAIN
TYP.	= TYPICAL
U.E. =	UTILITY EASEMENT

- SEE ENGINEERING PLANS PREPARED BY OTHERS FOR CONFIGURATION, HEIGHT AND SLOPE OF BERMS.
 - DETAILING OF FORMAL POINTS AND HARDSCAPE ARE A SEPARATE DOCUMENT. SEE PLANS PREPARED BY OTHERS FOR THESE DETAILS.
- #### LANDSCAPE NOTES
- BASE INFORMATION OBTAINED FROM BOUNDARY SURVEY PREPARED BY LANGAN REVISION DATED 2025.04.22.
 - ALL INVASIVE SPECIES WILL BE ERADICATED FROM SITE AS REQUIRED BY CODE.
 - ALL LANDSCAPE MATERIAL SHALL CONFORM TO THE MOST RECENT STANDARDS AS OUTLINED BY THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER.
 - SIGHT TRIANGLES SHALL BE PROVIDED AND MAINTAINED BY OWNER CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30 INCHES AND 8 FEET ABOVE GRADE.
 - UTILITY EASEMENTS SHALL NOT ENCR OACH INTO LANDSCAPE BUFFERS MORE THAN 5 FEET OR AS PERMITTED BY CODE.
 - FDOT TYPE "D" OR "F" CURB OR WHEEL STOPS TO BE PROVIDED ALONG ALL LANDSCAPE AREAS, INCLUDING DRIVE AISLES AND PARKING SPACES.
 - ALL INSTALLATION WORK SHALL BE CARRIED OUT IN A PROFESSIONAL MANNER IN ACCORDANCE WITH STANDARD NURSERY AND INSTALLATION PRACTICES.
 - ALL LANDSCAPE AREAS SHALL BE SODDED, MULCHED OR OTHERWISE COVERED WITH GROUND COVER PER THESE PLANS AS LABELED.
 - TREES SHOWN ON THIS PLAN ARE GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES.
 - CONTRACTOR TO COORDINATE PLANTING OPERATIONS WITH ALL UNDERGROUND UTILITY PROVIDERS AND CALL "SUNSHINE DIG" / 811 TO FLAG UTILITY LOCATIONS PRIOR TO COMMENCING PLANTING OPERATIONS FOR ANY PORTION OF THE SITE. IF "SUNSHINE DIG" / 811 DOES NOT LOCATE ALL UNDERGROUND UTILITIES ON-SITE, THE CONTRACTOR IS RESPONSIBLE FOR SECURING THESE SERVICES FROM A PRIVATE PROVIDER.

- LANDSCAPE CONTRACTOR TO HAND DIG PLANTING HOLES FOR TREES AND/OR SHRUBS WITHIN FIVE (5') OF ALL FPL EASEMENTS.
- GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED PER THESE PLANS INCLUDING AS-BUILT EQUIPMENT LOCATIONS AT TIME OF LANDSCAPE INSTALLATION. CONTRACTOR TO NOTIFY OWNER / OWNER'S REPRESENTATIVE OF ADDITIONAL REQUIRED PLANT MATERIAL QUANTITIES AT TIME OF LANDSCAPE INSTALLATION FOR ADDITIONAL MECHANICAL EQUIPMENT OR RELOCATED EQUIPMENT THAT MAY REQUIRE ADDITIONAL LANDSCAPE SCREENING.
- PLANTINGS ADJACENT TO OVERHEAD LINES TO COMPLY WITH FPL's "RIGHT TREE IN THE RIGHT PLACE" GUIDELINES FOR MINIMUM SEPARATIONS TO OVERHEAD LINES.

UTILITY SETBACK NOTES

- ALL SETBACK DIMENSIONS SHOWN ON THE PLANS ARE TO BE MET AT THE TIME OF INSTALLATION.
- TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS, OR WITH A MINIMUM SEVEN FOOT (7') SETBACK IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL ON THE PLANTING DETAILS SHEET FOR INSTALLATION REQUIREMENTS. HOWEVER IN NO CASE SHALL A TREE ENCR OACH INTO A UE WITHOUT PRIOR UTILITY PROVIDER APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 5' OF ANY WATER METER AND WITHIN 7.5' OF ANY FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND UTILITY PROVIDER.
- TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY DRAINAGE OR STORM SEWER INFRASTRUCTURE, OR WITH A MINIMUM SEVEN FOOT (7') SETBACK IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" ON THE PLANTING DETAILS SHEET FOR INSTALLATION REQUIREMENTS.
- WHERE REQUIRED, ROOT BARRIER TO BE INSTALLED WITH A MINIMUM 5' SEPARATION TO THE EDGE OF ALL UNDERGROUND UTILITIES AND INFRASTRUCTURE.
- TREES SHALL BE PLANTED WITH A MIN. 2' SEPARATION BETWEEN ANY ROOT BARRIER (MEASURED FROM THE CENTER OF THE TREE).

LANDSCAPE EXCAVATION & BACKFILL NOTES

- TREE AND SHRUB PLANTING BEDS WHICH FALL WITHIN OR NEAR ROADWAY AREAS SHALL BE COMPLETELY EXCAVATED WITH TOPSOIL. ALL SHELL, ROCK OR OTHER BASE MATERIALS, AND ALL SUBSOIL AND DEBRIS, SHALL BE COMPLETELY REMOVED FROM BENEATH SUCH PLANTING AREAS, TO A MINIMUM DEPTH OF 36". UPON COMPLETION OF EXCAVATION, LANDSCAPE ARCHITECT OR OWNER SHALL INSPECT THE EXCAVATED AREA PRIOR TO BACKFILLING WITH TOPSOIL.
- ALL TREE AND/OR SHRUB PLANTING AREAS WITHIN 8' OF BUILDING FOUNDATIONS, AND ANY OTHER PLANTING AREAS WHERE SIGNIFICANT BURIED CONSTRUCTION DEBRIS IS ENCOUNTERED, SHALL BE COMPLETELY EXCAVATED TO A MINIMUM DEPTH OF 36". UPON COMPLETION OF EXCAVATION, LANDSCAPE ARCHITECT OR OWNER SHALL INSPECT THE EXCAVATED AREA PRIOR TO BACKFILLING WITH TOPSOIL.

MULCH NOTES

- MULCH SHALL BE GRADE A PREMIUM NATURAL MULCH, OR APPROVED EQUAL, FREE OF FOREIGN MATERIALS AND WEED SEEDS. MINIMUM DEPTH AFTER SETTLING SHALL BE THREE (3") INCHES.

ALTERNATIVE LANDSCAPE PLAN REQUIREMENTS

- THE ALTERNATIVE LANDSCAPE PLAN SHALL MEET EIGHT OF THE FOLLOWING DESIGN GUIDELINES AND PRINCIPLES.
- DEMONSTRATES AN INNOVATIVE USE OF PLANT MATERIALS AND DESIGN TECHNIQUES IN RESPONSE TO THE SITE CHARACTERISTICS.
 - PRESERVES OR INCORPORATES EXISTING NATIVE VEGETATION IN EXCESS OF MINIMUM STANDARDS.
 - USES A VARIETY OF PLANT MATERIAL, INCLUDING PLANTS OF COLOR, PLANTS OF FORM AND PLANTS OF TEXTURE.
 - INCORPORATES NATURALISTIC DESIGN PRINCIPLES, SUCH AS NATURAL VARIATIONS IN TOPOGRAPHY, MEANDERING OR CURVILINEAR BUFFER PLANTINGS AND GROUPINGS OF DOMINATE PLANT MATERIALS INCLUDING TREES AND LARGE SHRUBS IN A MANNER CONSISTENT WITH EXISTING NATIVE VEGETATION.
 - INTEGRATES LANDSCAPING AND PEDESTRIAN FACILITIES IN A MANNER COMPATIBLE WITH THE LOCATION IN WHICH THE DEVELOPMENT IS LOCATED.
 - USE OD SHADE TREES IN EXCESS OF THE MINIMUM STANDARDS IN THIS CHAPTER TO CREATE ADDITIONAL CANOPY.
 - ILLUSTRATE THAT 50 PERCENT OF THE REQUIRED TREES EXCEED MINIMUM HEIGHT REQUIREMENTS.
 - CREATES GREATER COMPATIBILITY WITH ADJUTING PROPERTIES AND IS CONSISTENT WITH THE DESIGN.
 - PROVIDES A CONSISTENT AESTHETIC APPEARANCE FROM LOT PERIMETERS AND ADJACENT ROADWAYS.
 - USES WATER-EFFICIENT IRRIGATION SYSTEMS AND FLORIDA FRIENDLY LANDSCAPING PRINCIPLES AT APPROPRIATE LOCATIONS, AND
 - INCORPORATES THE CHARACTER OF SOIL, SLOPE, HYDROLOGY AND VEGETATIVE COMMUNITIES UNIQUE TO THE SITE AND IS COMPATIBLE WITH EXISTING ENVIRONMENTAL FEATURES ON ADJACENT PROPERTIES.

* RED SQUARE ☐ INDICATES WHICH EIGHT DESIGN GUIDELINES AND PRINCIPLES THIS PROJECT IS MEETING.

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Wellington Village MUPD (a.k.a K Park)

Pod B - Mixed Use Village

Wellington, Florida

Alternative Landscape Plan

Drawing Name: H:\00556\proj_24-000\Related Res_001\Drawings\Landscape Plan\Pod B - Mixed Use\2025.01.08_L.P.Pod B - Resubmitted for SP-Req

Date: July 2025

Project No.: 24-060.001

Designed By: JEV

Drawn By: JEV

Checked By: NM

Revision Dates:

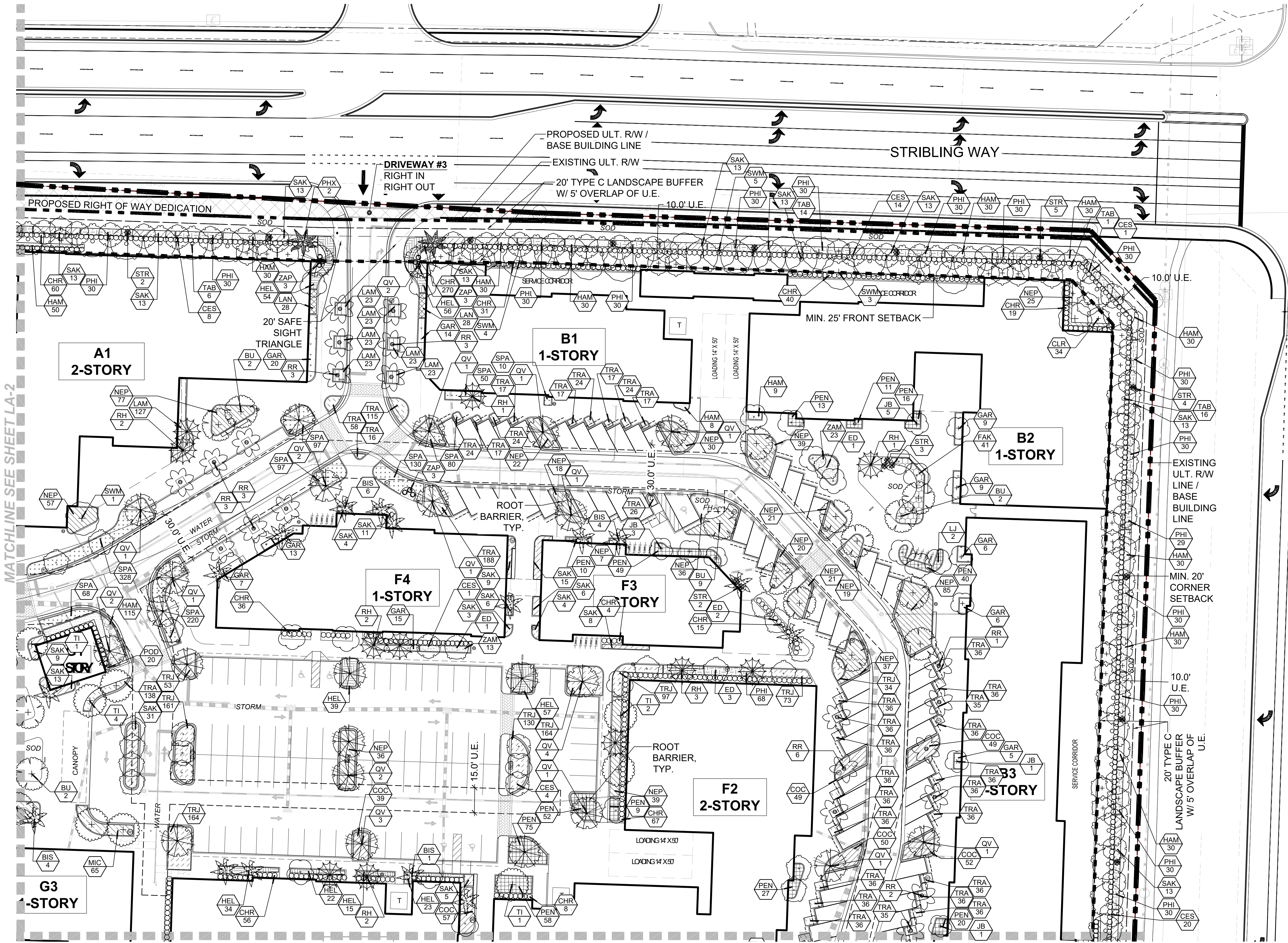
2025.09.29 SUBMITTAL

2026.01.08 RESUBMITTAL

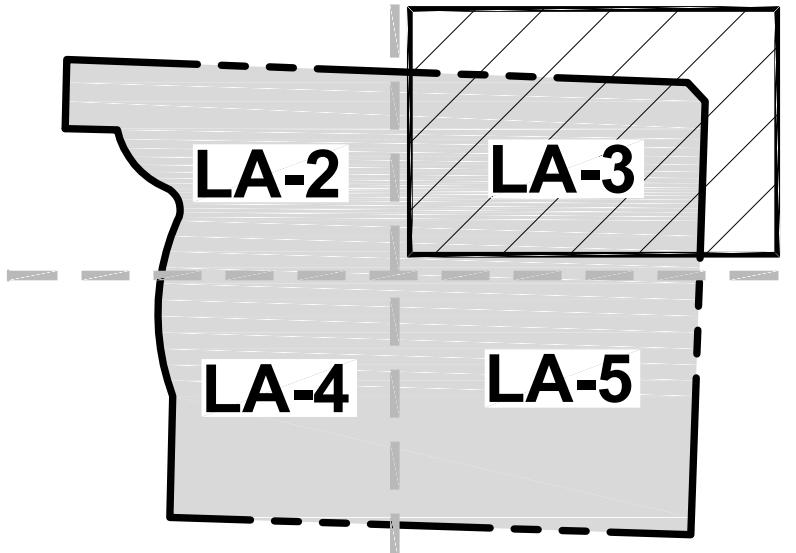
RESUBMITTAL

LA-1

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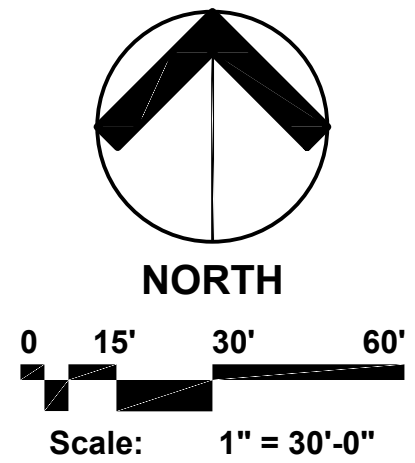
SHEET KEY



PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
	AKC	Acrostichum sp. / Acrostichum
	AKS	Acrostichum sp. / Acrostichum
	AKT	Acrostichum sp. / Acrostichum
	AKV	Acrostichum sp. / Acrostichum
	AKW	Acrostichum sp. / Acrostichum
	AKX	Acrostichum sp. / Acrostichum
	AKY	Acrostichum sp. / Acrostichum
	AKZ	Acrostichum sp. / Acrostichum
	AK1	Acrostichum sp. / Acrostichum
	AK2	Acrostichum sp. / Acrostichum
	AK3	Acrostichum sp. / Acrostichum
	AK4	Acrostichum sp. / Acrostichum
	AK5	Acrostichum sp. / Acrostichum
	AK6	Acrostichum sp. / Acrostichum
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	AK97	Acrostichum sp. / Acrostichum
	AK98	Acrostichum sp. / Acrostichum
	AK99	Acrostichum sp. / Acrostichum
	AK100	Acrostichum sp. / Acrostichum

Wellington Village MUPD (a.k.a K Park)
Pod B - Mixed Use Village
Wellington, Florida
Alternative Landscape Plan



Date: July 2025
Project No.: 24-060.001
Designed By: JEV
Drawn By: JEV
Checked By: NM
Revision Dates:
2025.09.29 SUBMITTAL
2026.01.08 RESUBMITTAL

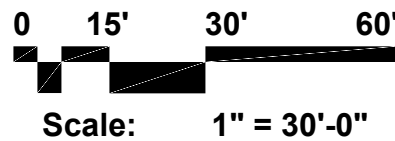
RESUBMITTAL

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of 9



LA-4
of 9

Wellington Village MUPD (a.k.a K Park)
Pod B - Mixed Use Village
Wellington, Florida
Alternative Landscape Plan

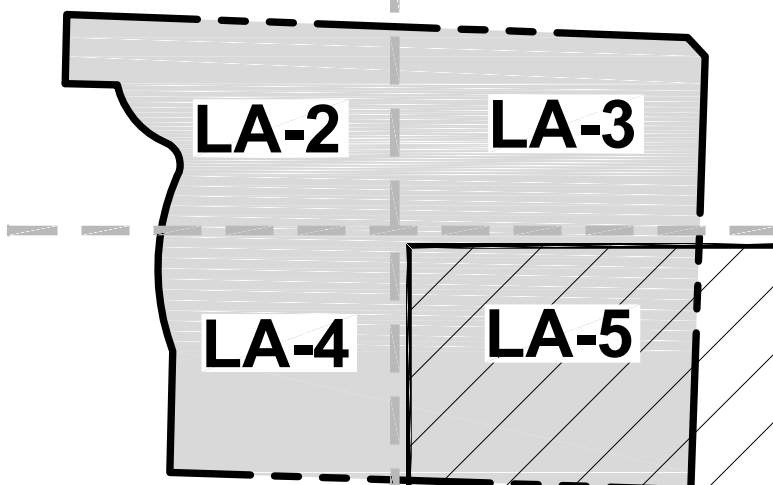


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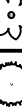
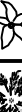
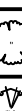
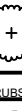
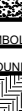
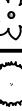
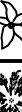
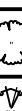
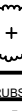
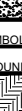
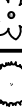
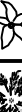
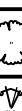
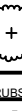
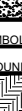
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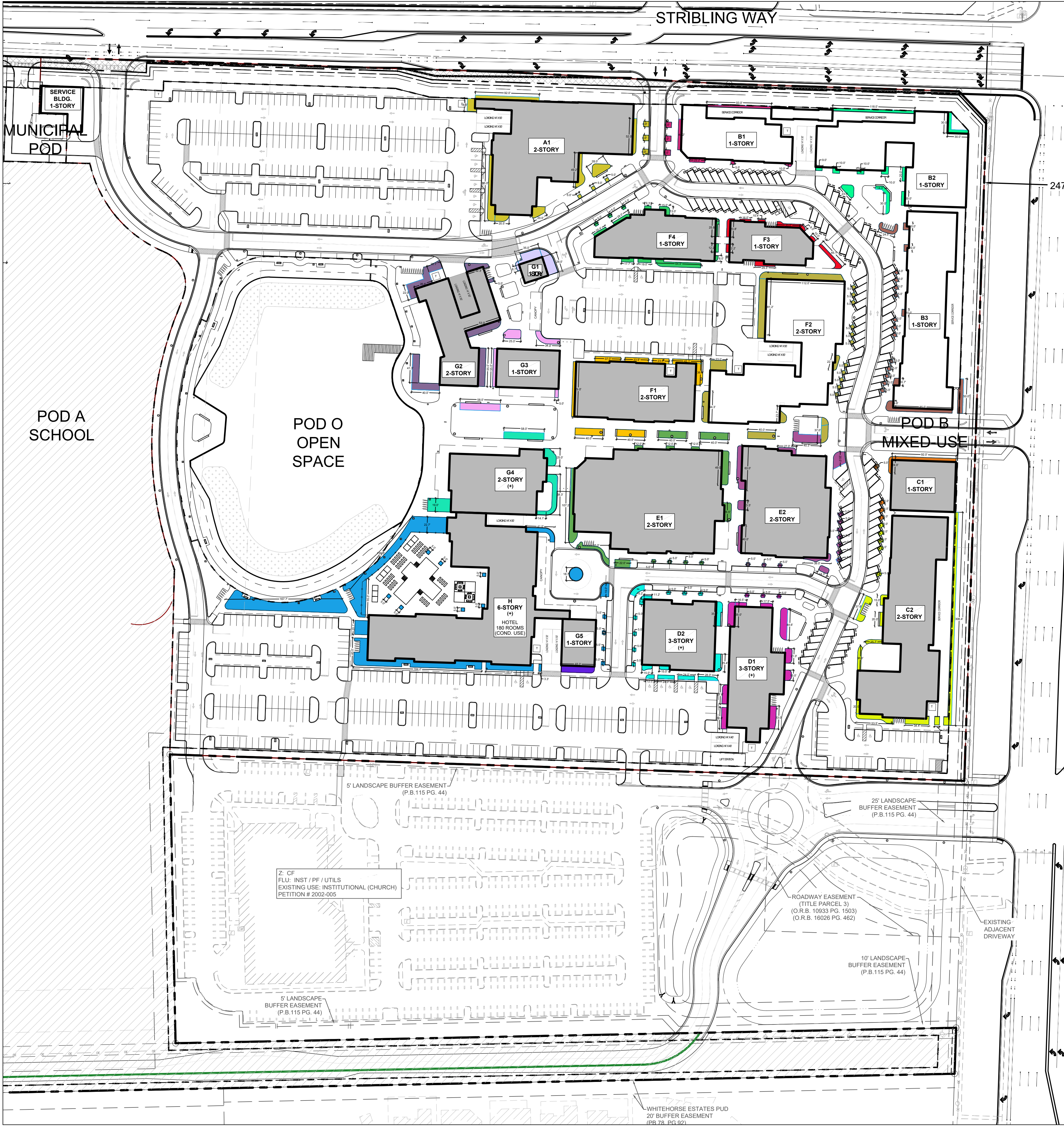
RESUBMITTAL

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of 9

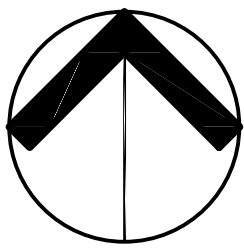


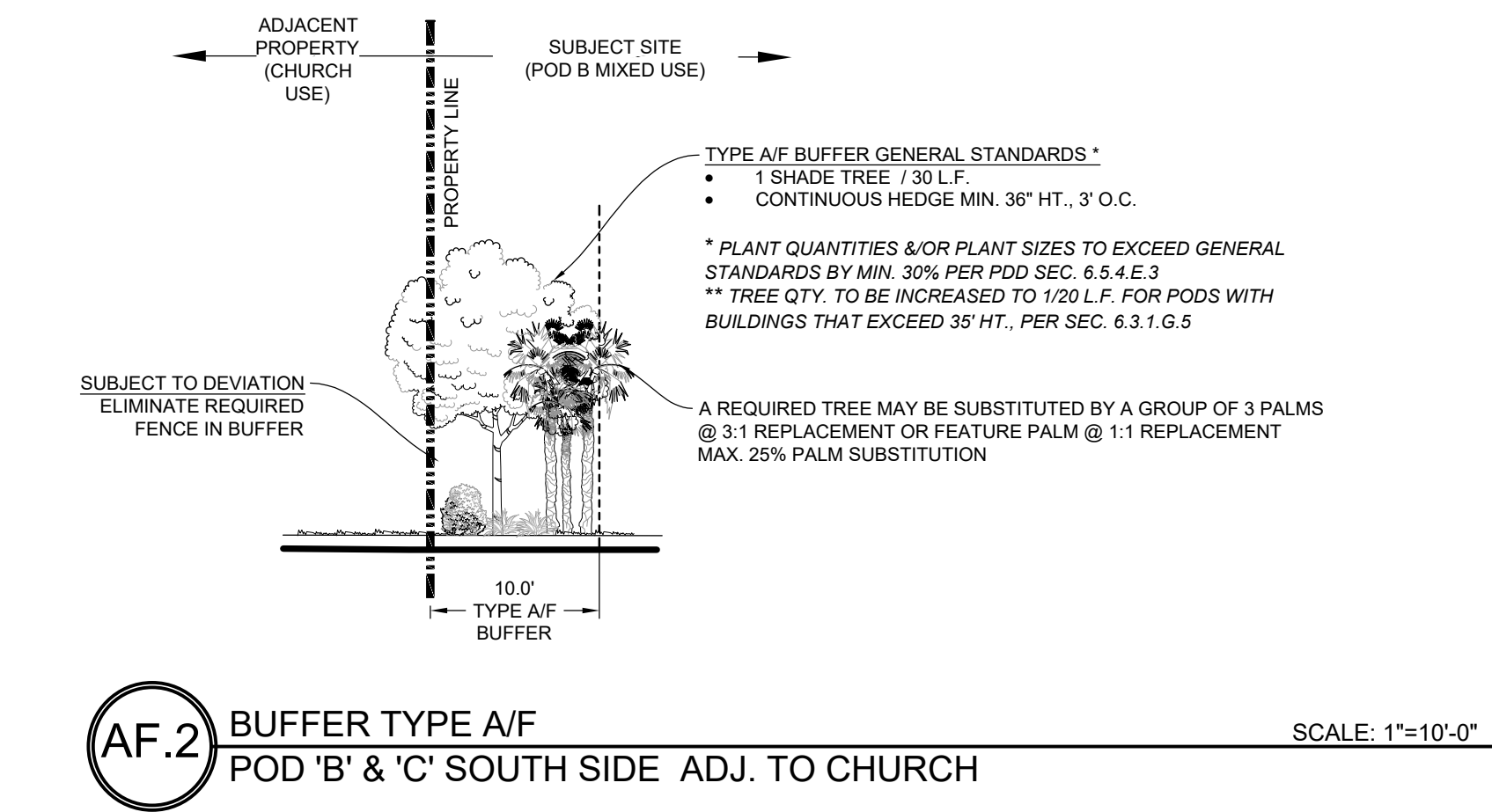
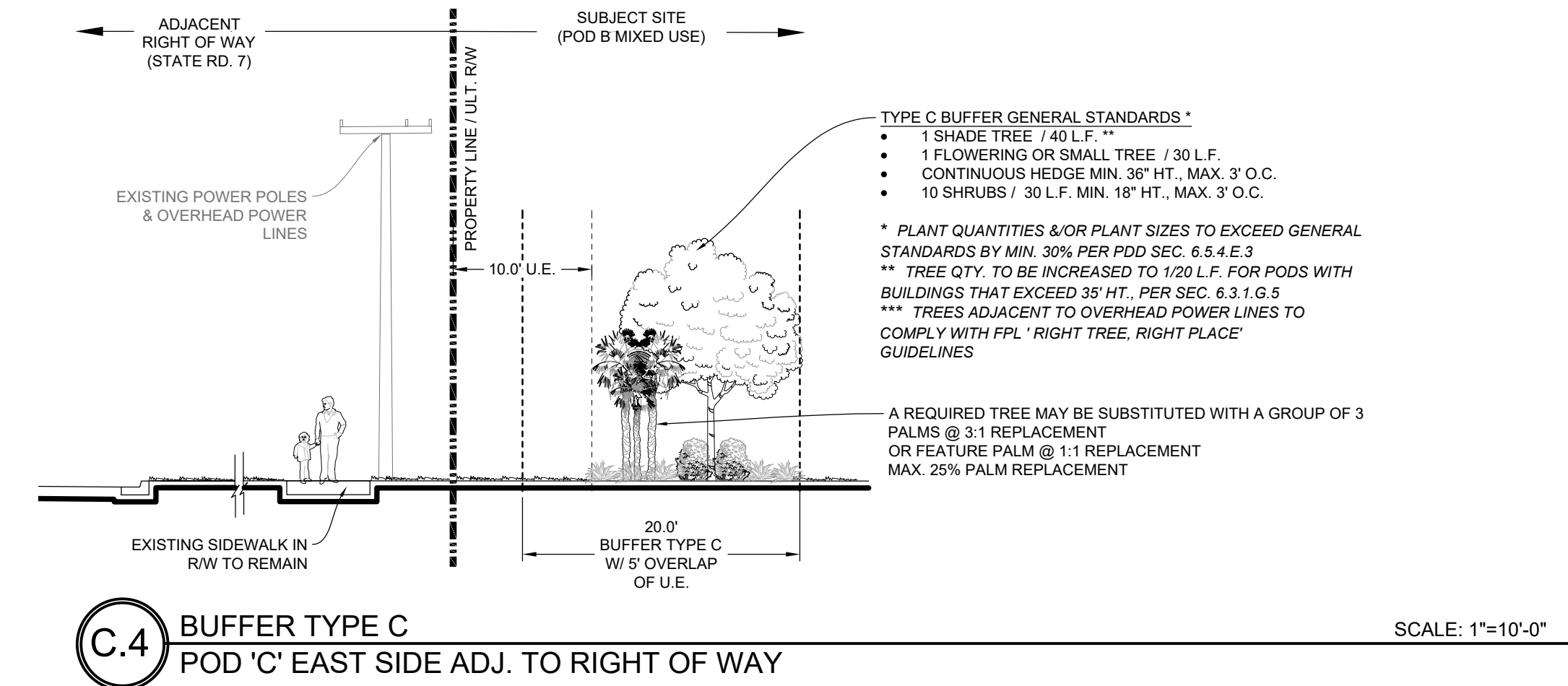
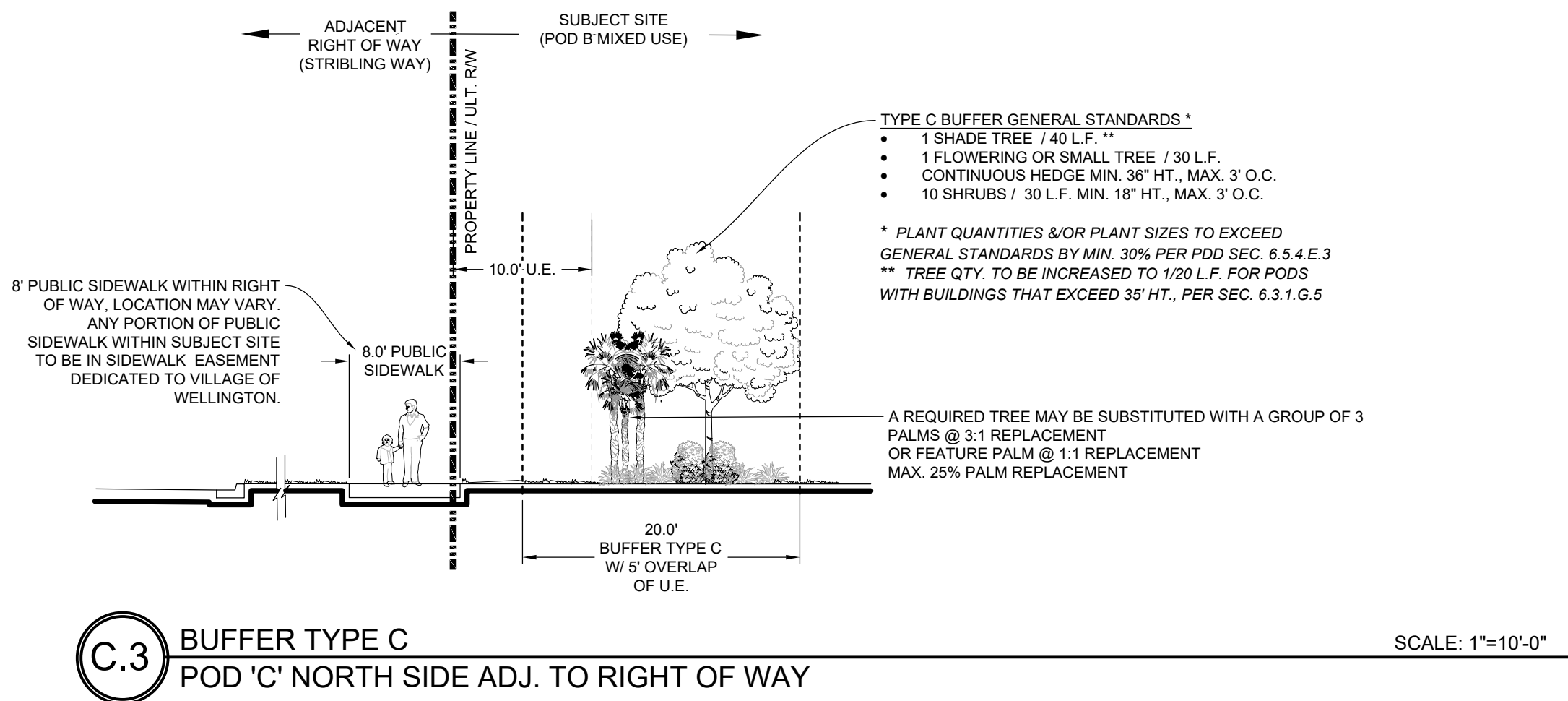
PLANT LEGEND

PALM TREES		CODE	BOUNDARY / COMMON NAME
	ARC		Arecife palm / <i>Archontophoenix alexandri</i> / King Alexander Palm
	BIS		Bismarckia nobilis / Bismarck Palm
	CCO		Coccothrinax / Coconut Palm
	CY		Corypha rostrata / King Sago
	DY		Dyera retusa / Areca Palm / Banteng Palm
	ELE		Elaeis guineensis / Chinese Fan Palm
	PD		Phoenix dactyloides / Medjool / Medjool Date Palm
	PN		Phoenix nicotiana / Seagard Date Palm
	RAV		Ravenea madagascariensis / Traveler's Tree
	RA		Rapis esculenta / Lady Palm
	RS		Rapis palm / Royal Palm
	SA		Sabal palmetto / Cabbage Palm
	SEB		Sabal palm / 'Crown' / Silver Saw Palmetto
	WAS		Washingtonia robusta / Washingtonia Palm
SHADE TREES			
	BU		Bumelia arborea / Gumbo Limbo
	CLA		Cordia rosea / Pink Apple
	COA		Coccinia indica / Seapigea
	COC		Cordia alliodora / Green Buttonwood
	COE		Cordia alliodora / 'White' / Silver Buttonwood
	COF		Cordia alliodora / Japanese Banyan Tree
	COG		Cordia alliodora / Japanese Fan Tree
	COH		Cordia alliodora / 'Angkor Borey'
	COI		Cordia alliodora / Japanese Tree
	COJ		Cordia alliodora / 'Sour Tree'
	COK		Cordia alliodora / 'Southern Live Oak'
	COL		Cordia alliodora / Mahogany
	COM		Cordia alliodora / Trumpet Tree
	CON		Cordia alliodora / 'Rosa Tree'
SHRUBS			
	COH		Cordia alliodora / 'Red Tree' / Red Tree Cypripedium
	COI		Neonoria carulea / Tagel / Giant Apple tree
	COJ		Phoenix Weyl Congo / Red Congo
	POD		Podocarpus macrophylla / Japanese Yew
	STR		Stylax regina / Bird of Paradise
	VR		Viburnum odoratissimum / Sweet Viburnum
	ZAP		Zamia pumila / Canele
SOURCE		CODE	BOUNDARY / COMMON NAME
	ARC		Cycas revoluta / Japanese Cycas
	PD		Ficus macrocarpa / Green Island Ficus
	ZAR		Clusia pinnatifida / Maritima / Cypress / Cedar / Juniper
	MAH		Hamelia patens / Compact / Dwarf Flamboyant
	SP		Hamamelis virginica / Hamamelis
	BN		Hamamelis virginica / Hamamelis
	MAH		Hamamelis virginica / Hamamelis
	MAH		Hamamelis virginica / Hamamelis
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SOURCE AND VARIANTS		CODE	BOUNDARY / COMMON NAME
	MAH		Hamamelis virginica / Hamamelis
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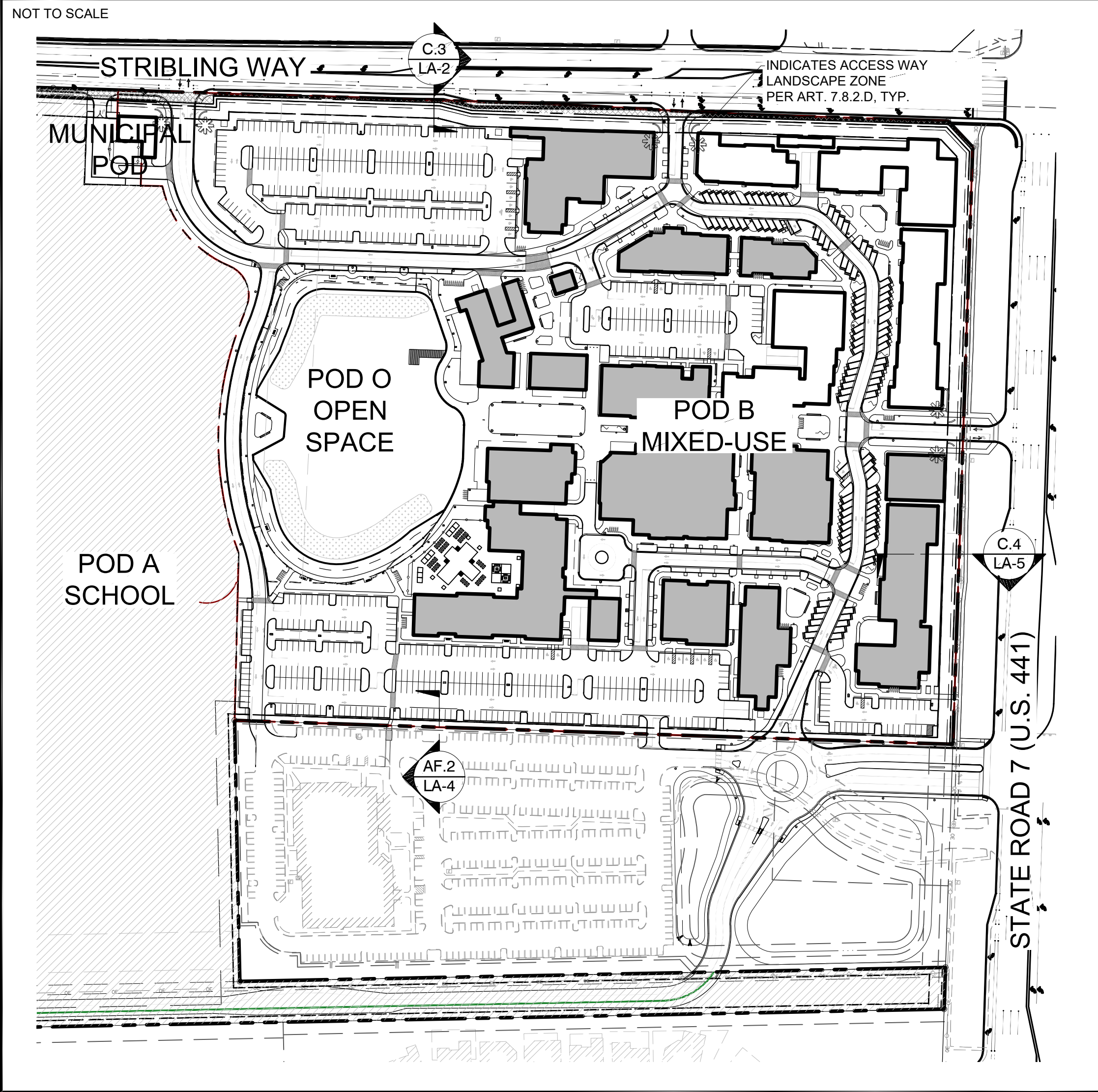


	REQUIRED	PROPOSED LF	PROPOSED SF
A1	Width 10' 229 @ 40% = 91.6 North 92 LF East 191 @ 40% = 76.4 South 190 @ 40% = 76 West 107 (EXCLUDES SERVICE AREA) @ 40% = 42.8 TOTALS 287 LF OR 2,970 SF	UP TO 10' OR GREATER 92 LF 168.2 LF 40.2 LF 113.5 LF 413.9 LF	460 SF 1195.5 SF 436 SF 808.4 SF 2900.9 SF
B1	Width 5' 129 @ 40% = 51.6 North 0 (EXCLUDES SERVICE AREA) @ 40% = 0 East 153 @ 40% = 61.2 South 80 @ 40% = 32 TOTALS 144.8 LF OR 724 SF	UP TO 10' OR GREATER 0 LF 37.2 LF 68.2 LF 196.4 LF	279 SF 0 SF 199 SF 402 SF 880 SF
B2	Width 5' 129 @ 40% = 51.6 North 109 @ 40% = 42.4 East 195 (EXCLUDES SERVICE AREA) @ 40% = 78 South 9 (EXCLUDES SERVICE AREA) @ 40% = 3.6 TOTALS 215.6 LF OR 1078 SF	UP TO 10' OR GREATER 178 LF 93 LF 146 LF 324 LF	702.8 SF 0 SF 919 SF 1621.8 SF
B3	Width 5' 5 (EXCLUDES SERVICE AREA) @ 40% = 2 North 309 @ 40% = 123.6 East 85 @ 40% = 34 South 306 @ 40% = 122.4 West 282 LF OR 1410 SF	UP TO 10' OR GREATER 0 LF 50 LF 94.8 LF 125.2 LF 270 LF	0 SF 342 SF 561.3 SF 766.3 SF 1669.6 SF
C1	Width 5' 92 @ 40% = 36.8 North 72 @ 40% = 28.8 East 8 (EXCLUDES SERVICE AREA) @ 40% = 3.2 South 72 @ 40% = 28.8 West 97.6 LF OR 488 SF	UP TO 10' OR GREATER 92 LF 0 LF 0 LF 44 LF 136 LF	459 SF 0 SF 0 SF 243.7 SF 702.7 SF
C2	Width 10' 5 (EXCLUDES SERVICE AREA) @ 40% = 2 North 323 @ 40% = 129.2 East 100 (EXCLUDES SERVICE AREA) @ 40% = 40 South 386.5 @ 40% = 154.6 West 325.8 LF OR 3258 SF	UP TO 10' OR GREATER 0 LF 306.4 LF 94.9 LF 184.5 LF 585.8 LF	0 SF 1611.6 SF 792 SF 1067 SF 3471.3 SF
D1	Width 15' 54 @ 40% = 21.6 North 214 @ 40% = 85.6 East 52 (EXCLUDES SERVICE AREA) @ 40% = 20.8 South 180 @ 40% = 72 West 200 LF OR 3000 SF	UP TO 10' OR GREATER 34 LF 113.6 LF 0 LF 93.4 LF 241 LF	282 SF 1101 SF 0 SF 873.6 SF 2206.6 SF
D2	Width 15' 115 @ 40% = 46 North 100 @ 40% = 40 East 110 @ 40% = 44 South 94 @ 40% = 37.6 West 167.6 LF OR 2534 SF	UP TO 10' OR GREATER 42.4 LF 60.4 LF 54 LF 271.8 LF 184.6 LF	291.5 SF 501 SF 653 SF 171.5 SF 1616.5 SF
E1	Width 10' 213 @ 40% = 85.2 North 167 @ 40% = 66.8 East 237 @ 40% = 94.8 South 116 @ 40% = 46.4 West 293.2 LF OR 2932 SF	UP TO 10' OR GREATER 116 LF 75.4 LF 87 LF 107.2 LF 386.6 LF	972.5 SF 757 SF 632 SF 659 SF 3020.5 SF
E2	Width 10' 132 @ 40% = 52.8 North 156 @ 40% = 62.4 East 129 @ 40% = 51.6 South 163 @ 40% = 65.2 West 232 LF OR 2320 SF	UP TO 10' OR GREATER 67.3 LF 55 LF 68.3 LF 116.5 LF 307.1 LF	647.9 SF 573 SF 369.7 SF 823.7 SF 2393.3 SF
F1	Width 10' 117 @ 40% = 70.8 North 83.5 @ 40% = 33.4 East 179 @ 40% = 71.6 South 79 @ 40% = 31.6 West 207.4 LF OR 2074 SF	UP TO 10' OR GREATER 136.5 LF 36.6 LF 80 LF 79 LF 332.1 LF	900 SF 279.2 SF 800 SF 316 SF 2345.2 SF
F2	Width 10' 112 @ 40% = 44.8 North 197 @ 40% = 78.8 East 201 @ 40% = 80.4 South 201 (EXCLUDES SERVICE AREA) @ 40% = 80.4 West 284.4 LF OR 2844 SF	UP TO 10' OR GREATER 112 LF 137.8 LF 40 LF 148.5 LF 438.3 LF	1171.6 SF 865.6 SF 400 SF 1641.7 SF 4078.9 SF
F3	Width 5' 107 @ 40% = 42.8 North 72 @ 40% = 28.8 East 119 @ 40% = 47.6 South 60 @ 40% = 24 West 143.2 LF OR 716 SF	UP TO 10' OR GREATER 67.9 LF 55.1 LF 29.3 LF 36 LF 188.3 LF	329.7 SF 276.7 SF 153 SF 205 SF 964.4 SF
F4	Width 5' 141 @ 40% = 56.4 North 81 @ 40% = 24.4 East 176 @ 40% = 58.4 South 92.6 @ 40% = 37 West 176.2 LF OR 881 SF	UP TO 10' OR GREATER 100.7 LF 46 LF 109.7 LF 0 LF 247.4 LF	452.5 SF 186.7 SF 699 SF 0 SF 1338.2 SF
G1	Width 5' 35 @ 40% = 14 North 28 @ 40% = 11.2 East 35 @ 40% = 14 South 28 @ 40% = 11.2 West 50.4 LF OR 252 SF	UP TO 10' OR GREATER 35 LF 28 LF 0 LF 8.7 LF 71.7 LF	420 SF 478 SF 0 SF 61 SF 959 SF
G2	Width 10' 72.5 (EXCLUDES SERVICE AREA) @ 40% = 29 North 309 @ 40% = 123.6 East 35 @ 40% = 22 South 160 @ 40% = 64 West 238.6 LF OR 2386 SF	UP TO 10' OR GREATER 101 LF 113 LF 0 LF 81.3 LF 295.3 LF	1099 SF 1098.5 SF 0 SF 812.6 SF 3009.6 SF
G3	Width 5' 90 @ 40% = 36 North 55 @ 40% = 22 East 90 @ 40% = 36 South 55 @ 40% = 22 West 116 LF OR 1160 SF	UP TO 10' OR GREATER 59 LF 0 LF 63 LF 275 LF 177 LF	605 SF 0 SF 641 SF 275 SF 1521 SF
G4	Width 10' 145 @ 40% = 58 North 112 @ 40% = 44.8 East 8 (EXCLUDES SERVICE AREA) @ 40% = 3.2 South 88 @ 40% = 35.2 West 141.2 LF OR 1412 SF	UP TO 10' OR GREATER 58 LF 97.4 LF 0 LF 19 LF 174.4 LF	579 SF 908.5 SF 0 SF 63 SF 1560.5 SF
G5	Width 5' 38 @ 40% = 15.2 North 67 @ 40% = 26.8 East 48 @ 40% = 19.2 South 0 (EXCLUDES SERVICE AREA) @ 40% = 0 West 61.2 LF OR 306 SF	UP TO 10' OR GREATER 0 LF 0 LF 48 LF 0 LF 48 LF	0 SF 0 SF 441 SF 0 SF 441 SF
H	Width 25' N/A (ABUTS BUILDING G4) North 309 @ 40% = 123.6 East 297.79 (EXCLUDES SERVICE AREA) @ 40% = 119 South 468.6 @ 40% = 187.4 West 430 LF OR 10,750 SF	UP TO 10' OR GREATER 0 LF 96.7 LF 255.5 LF 478.8 LF 833 LF	0 SF 873 SF 3,123 SF 6,756 SF 10,750 SF





POD B BUFFER PLAN KEY MAP



Urban
design
studio

Urban Design
Land Planning
Landscape Architecture

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West Palm Beach, FL 33401
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www.udsfllorida.com
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Wellington Village MUPD (a.k.a K Park)
Pod B - Mixed Use Village
Wellington, Florida
Buffer Details

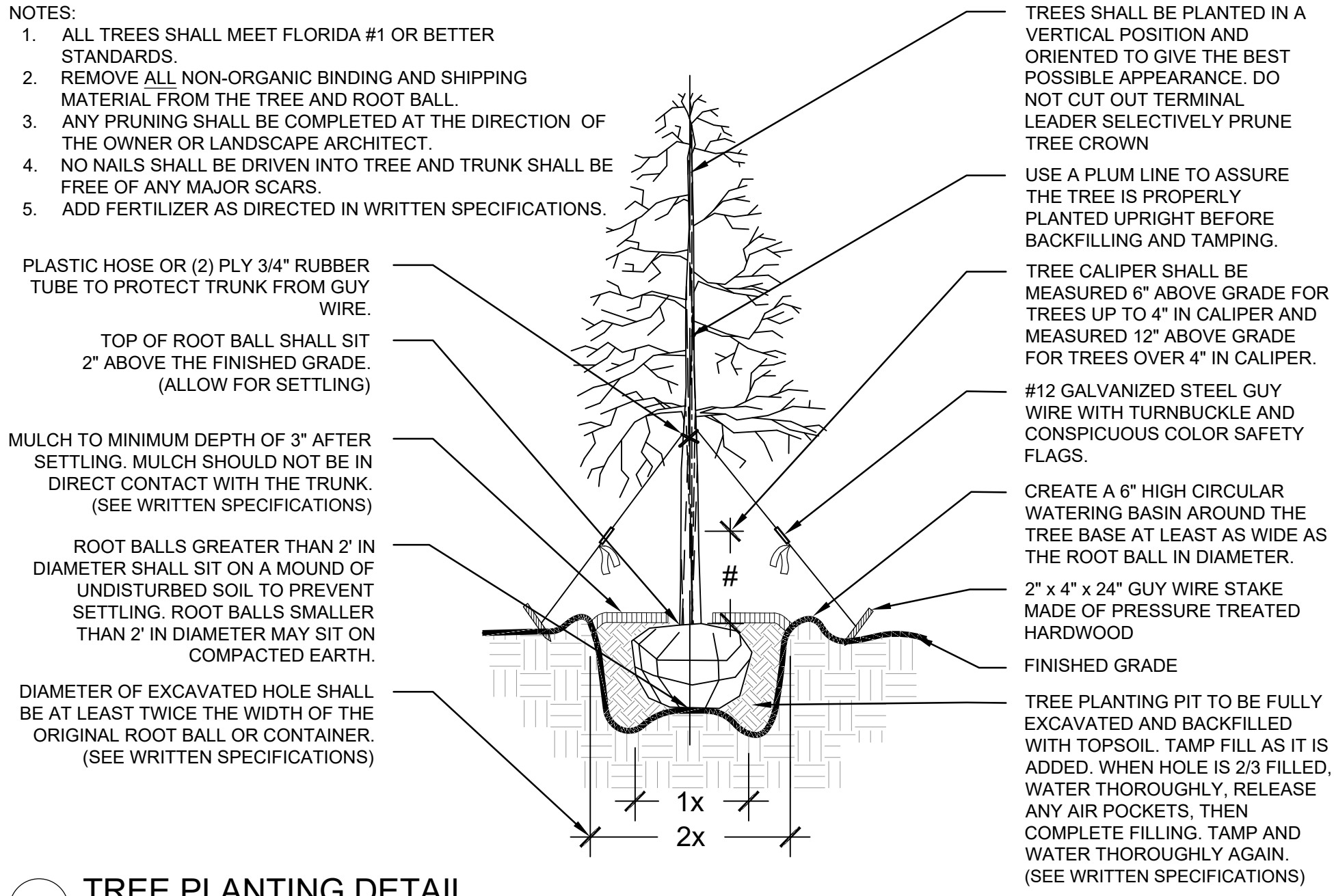
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Revision Dates:
2025.09.29 SUBMITTAL
2026.01.08 RESUBMITTAL

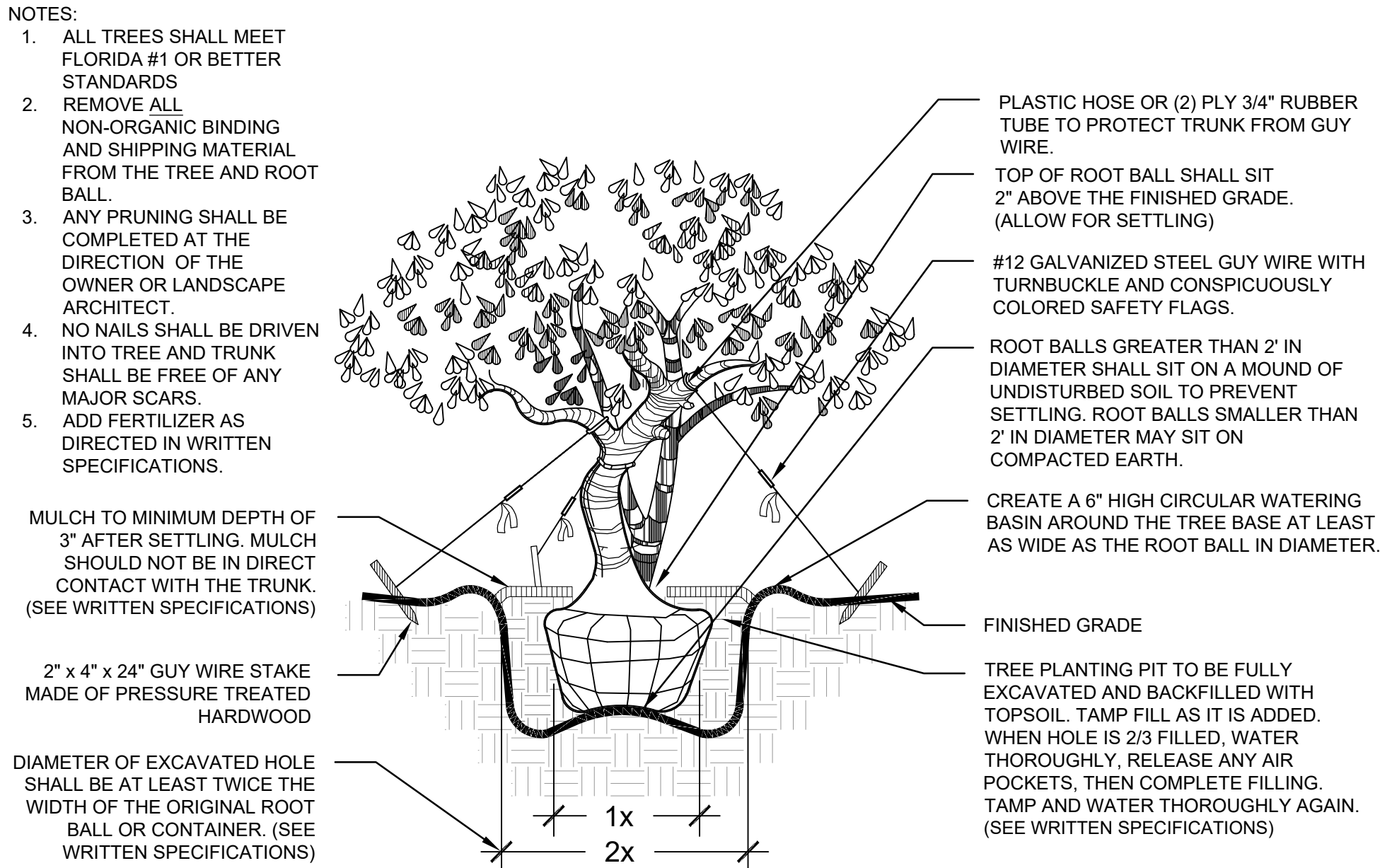
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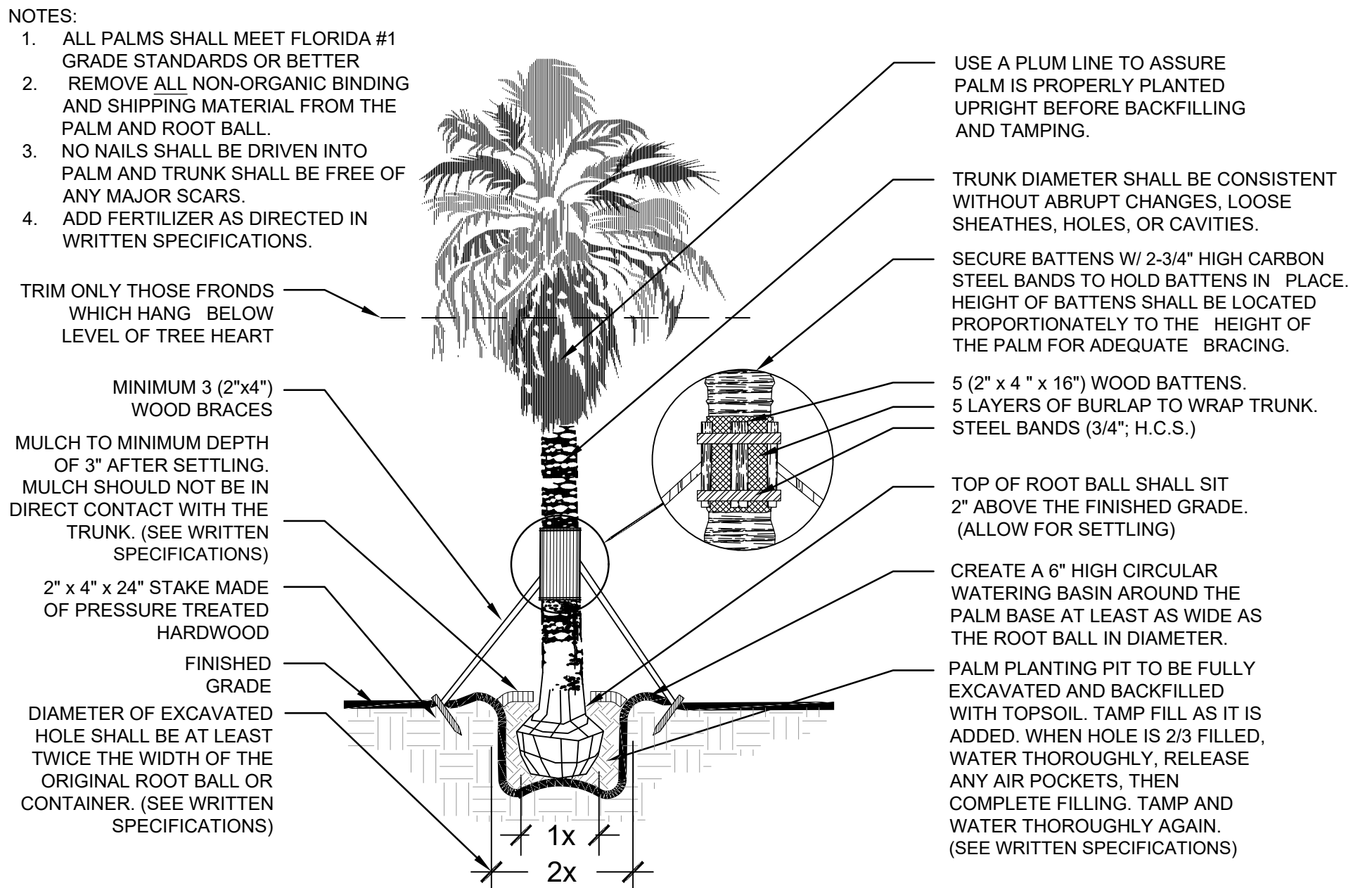
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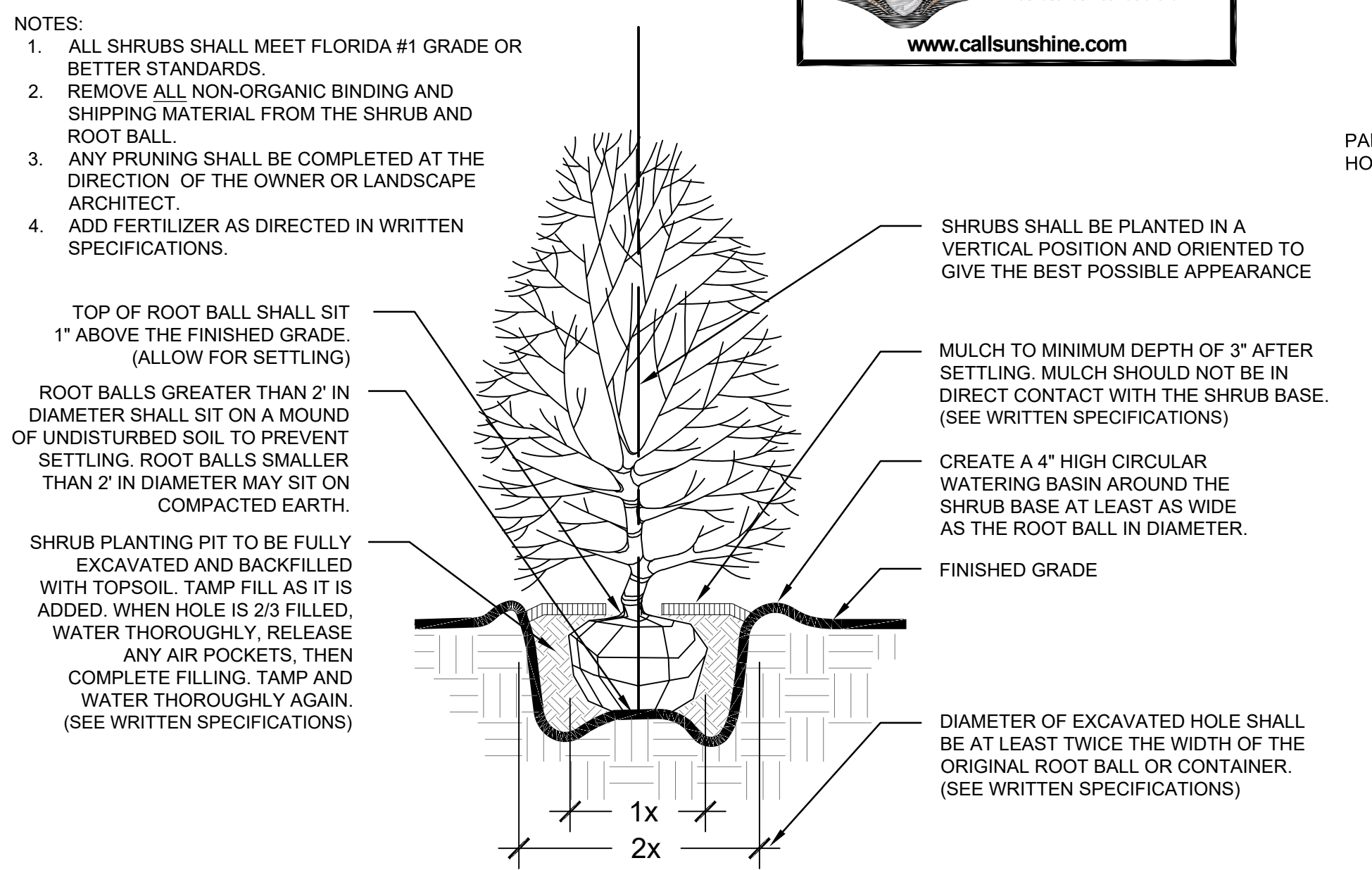
TREE PLANTING DETAIL
NOT TO SCALE



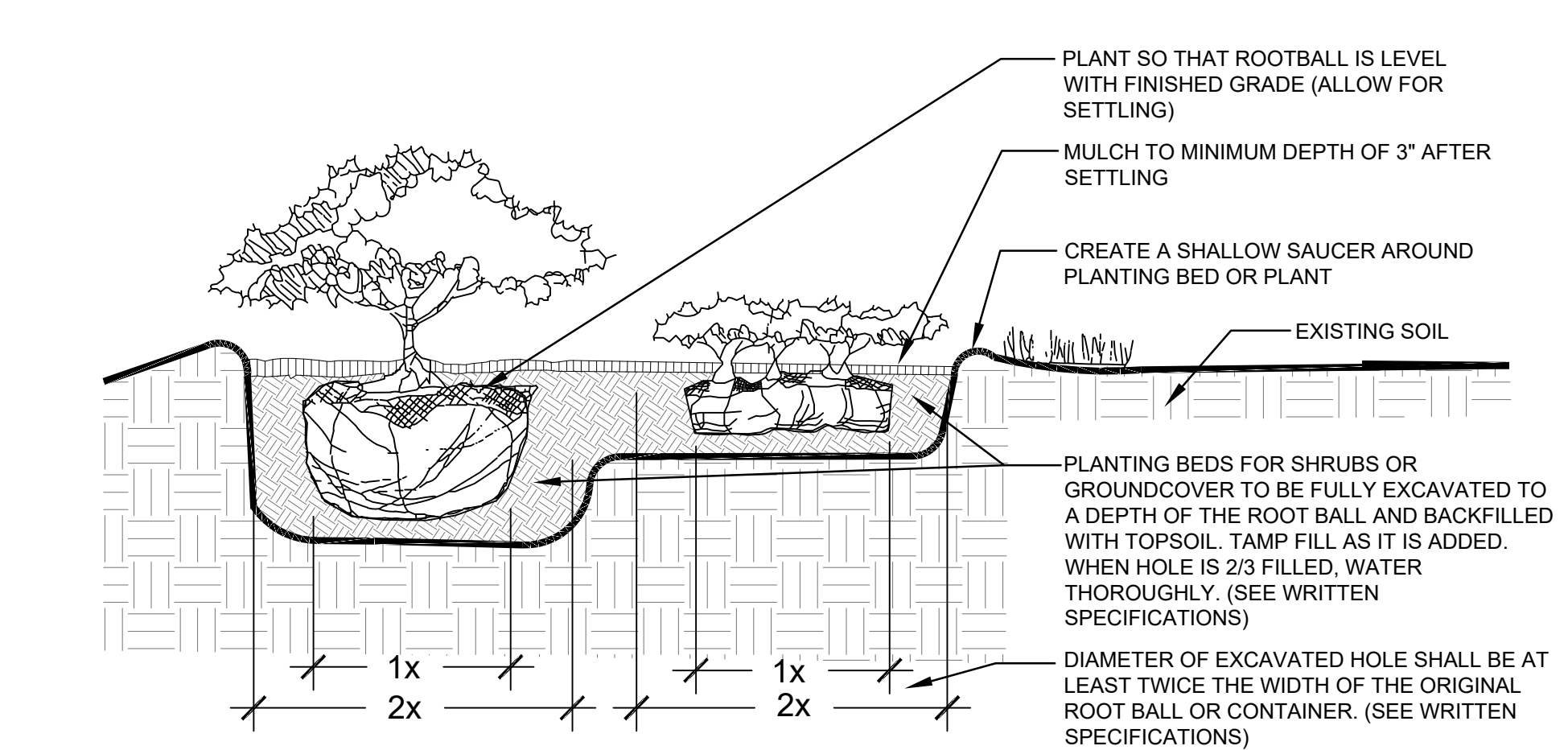
IRREGULAR & MULTI-STEM TREE PLANTING DETAIL
NOT TO SCALE



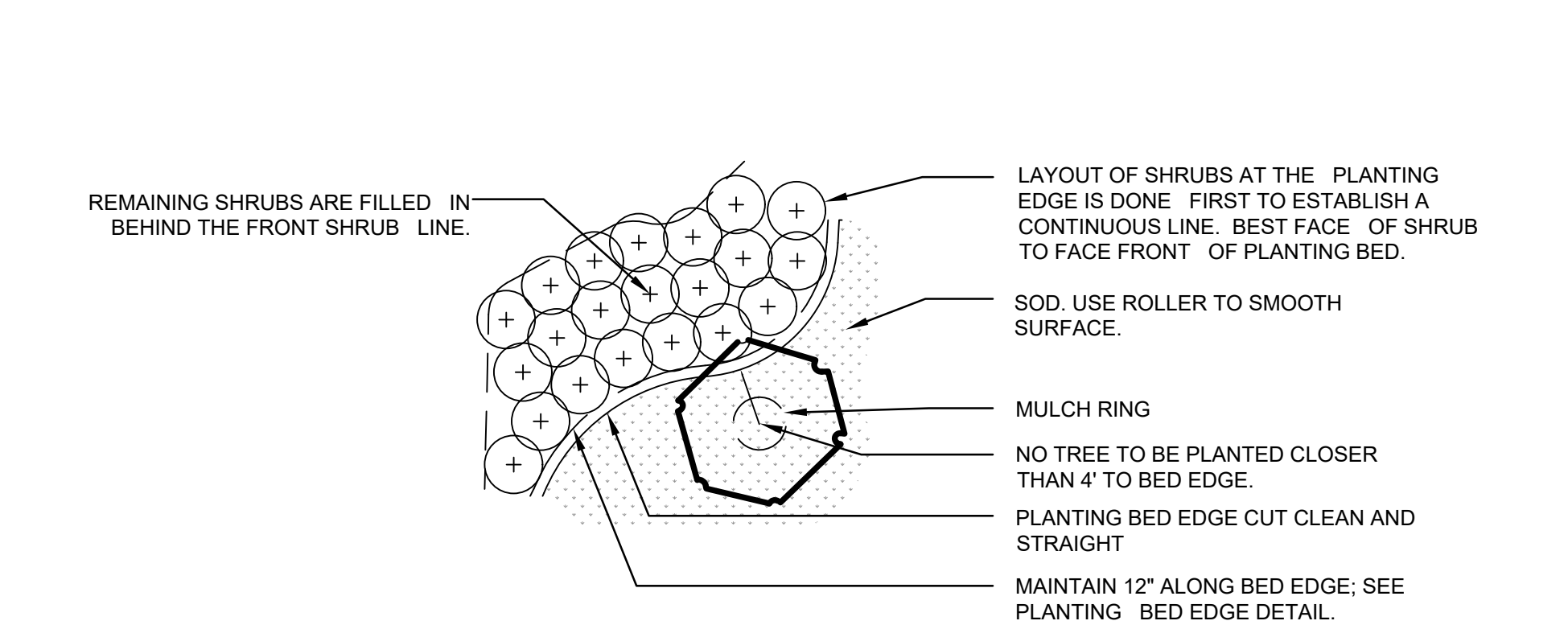
PALM PLANTING DETAIL
NOT TO SCALE



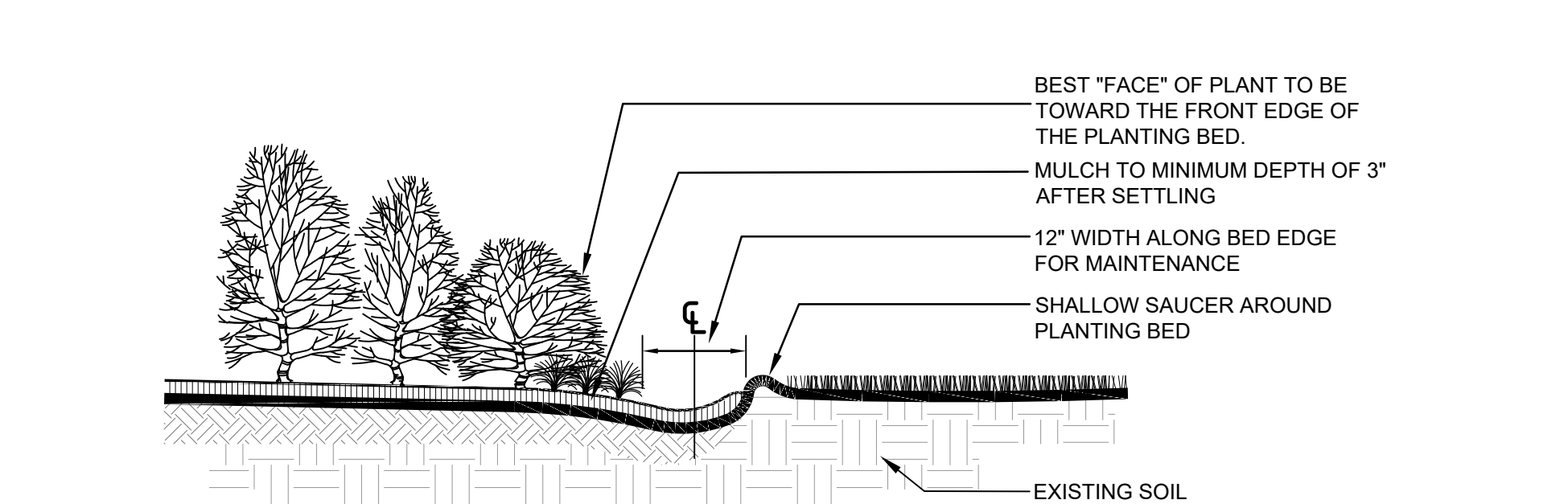
LARGE SHRUB PLANTING DETAIL
NOT TO SCALE



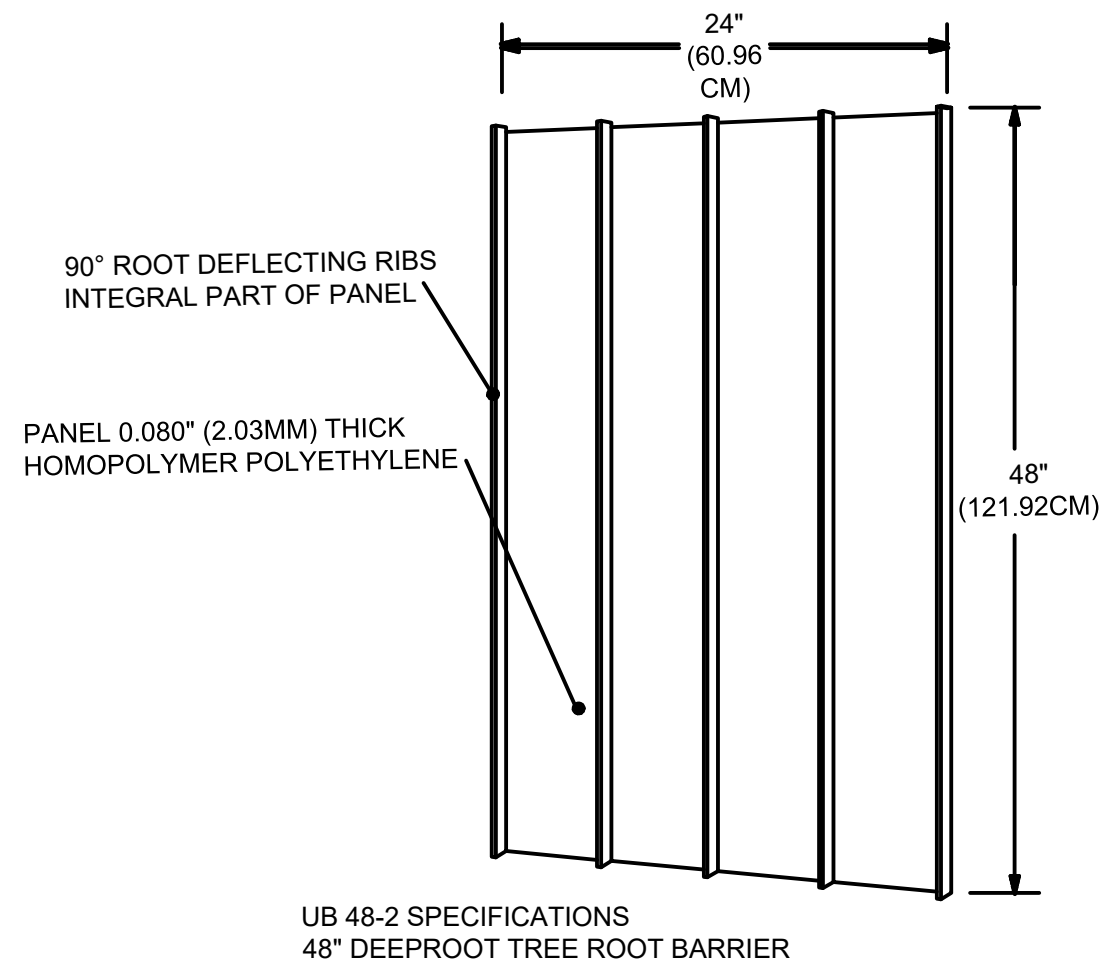
SHRUB AND GROUND COVER PLANTING DETAIL
NOT TO SCALE



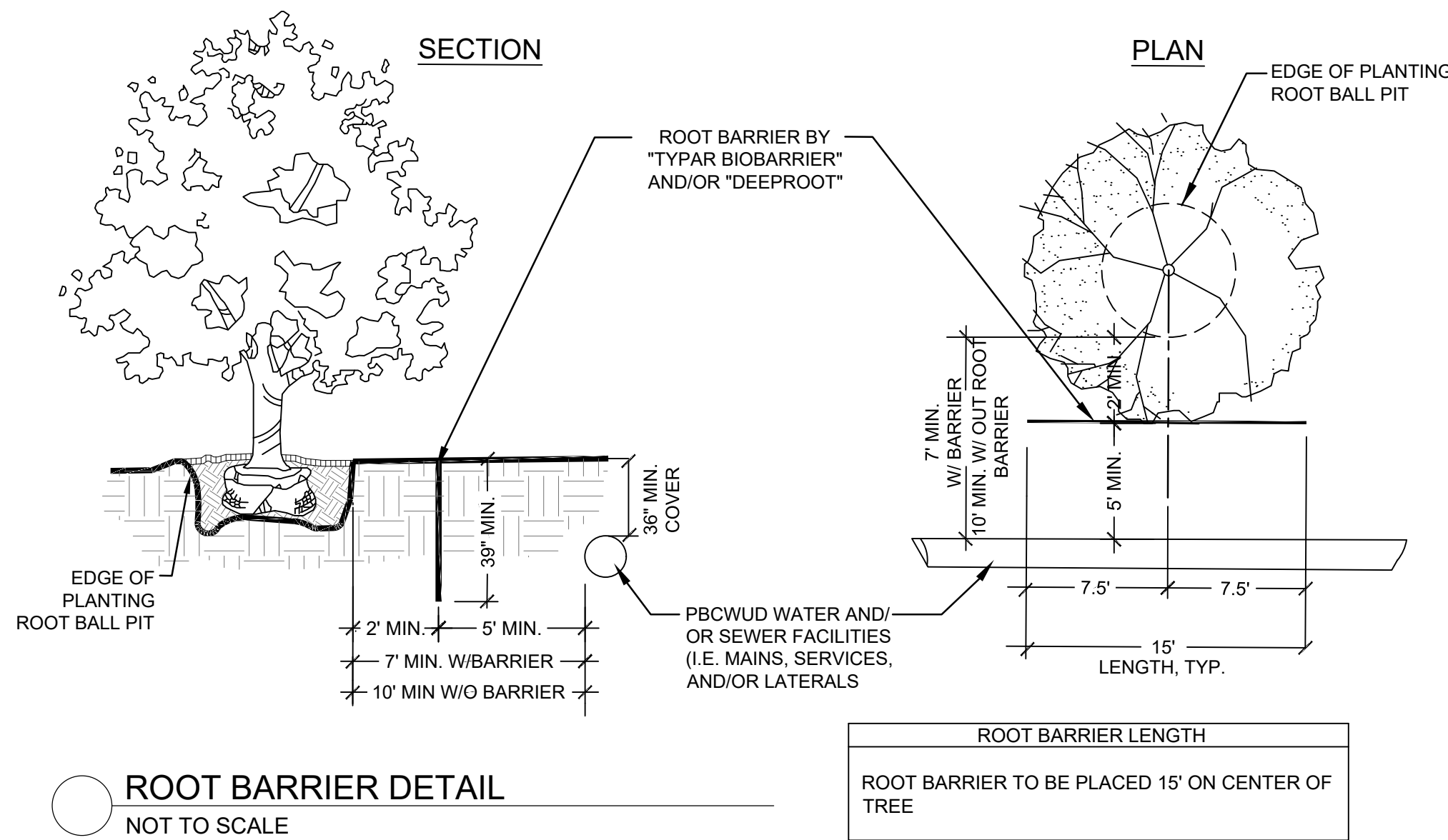
SHRUB & GROUNDCOVER LAYOUT DETAIL
NOT TO SCALE



PLANTING BED EDGE DETAIL
NOT TO SCALE



SPECIFIED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING HARDSCAPES, AND LANDSCAPES. ASSEMBLED IN 2 FOOT (61 CM) LONG MODULES TO CREATE VARYING LENGTHS FOR LINEAR APPLICATION DIRECTLY BESIDE A HARDSCAPE ELEMENT, ADJACENT TO ONE SIDE OF A TREE, OR FOR LARGE PERIMETER SURROUND APPLICATIONS WITH A MINIMUM 8 FOOT (2.43 M) DIAMETER USING 12 PANELS.



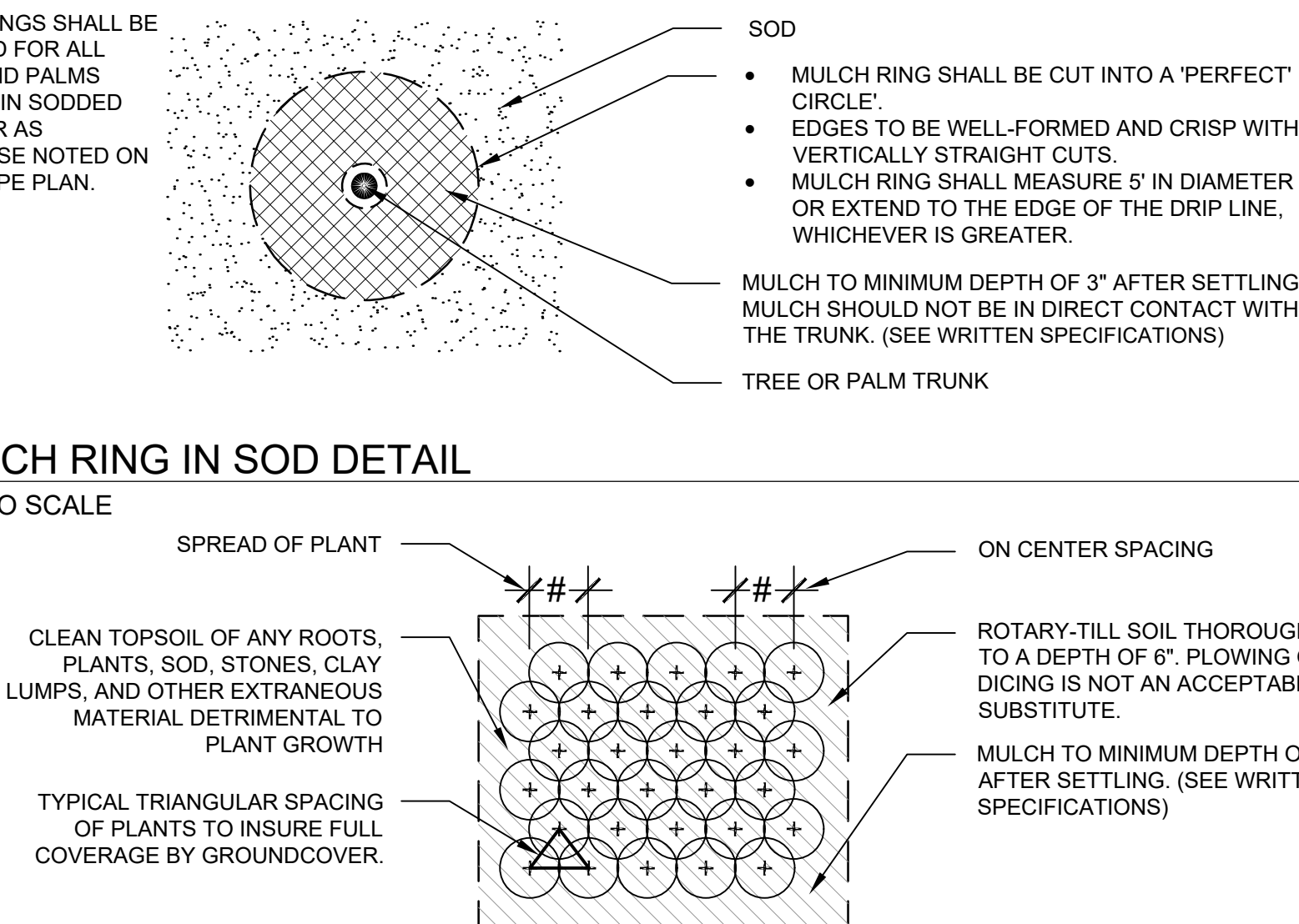
ROOT BARRIER DETAIL
NOT TO SCALE

LANDSCAPE AND ROOT BARRIER NOTE:

- 1.) TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON.
- 2.) TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCR OACH INTO A PBCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
- 3.) ONLY SOD CAN BE INSTALLED WITHIN 7.5' MINIMUM OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND THE DEPARTMENT.
- 4.) SOD ONLY SHALL BE INSTALLED WITHIN 5' MINIMUM OF ANY DEPARTMENT WATER METER.
- 5.) WHEN INSTALLING A SOLID ROOT BARRIER PANEL SYSTEM, THE PANEL RIBS MUST FACE THE ROOT BALL. *

- NOTES:
1. MULCH RINGS SHALL BE PROVIDED FOR ALL TREES AND PALMS PLANTED IN SODDED AREAS OR AS OTHERWISE NOTED ON LANDSCAPE PLAN.

MULCH RING IN SOD DETAIL
NOT TO SCALE



GROUND COVERS & ROOTED CUTTING PLANTING DETAIL
NOT TO SCALE

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Urban Design
Land Planning
Landscape Architecture

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Wellington Village MUPD (a.k.a K Park)

Pod B - Mixed Use Village

Wellington, Florida

Planting Details

Date: July 2025
Project No.: 24-060.001
Designed By: JEV
Drawn By: JEV
Checked By: NM

Revision Dates:
2025.09.29 SUBMITTAL
2026.01.08 RESUBMITTAL

RESUBMITTAL

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of 9

SECTION 02950

TREES, SHRUBS AND GROUND COVER

PART I - GENERAL

By bidding on this project and/or signing a contract for landscape work, the Contractor acknowledges that he/she has read and understood these specifications in their entirety, that he/she has inspected the site, and that he/she will abide by all plans, specifications and conditions found herein. Any perceived conflicts or concerns within the specifications or on the plant list, including unavailability of materials, are to be brought to the attention of the Landscape Architect prior to bid submission.

1.01 WORK INCLUDED

- Contractor shall obtain or ensure that all necessary permits have been granted to the Owner for work on the Owner's properties or in any adjacent easements prior to commencement of work.
- All planting and construction work shall be executed as shown on the provided drawings, schedules, and specifications.
- Any additional work or materials required to install landscape elements as called for on the plans, specifications or plant list shall be provided and installed by the Contractor.
- Finish Grade Elevations: 2 inch below top of pathway edging.
- The Contractor shall be entirely responsible for all work until final acceptance by the Owner. The Contractor shall protect all materials and work against injury and shall provide and maintain all necessary guards for the protection of the public. He shall be held responsible for any negligence during the execution of the work.

1.02 QUALITY ASSURANCE

- All work specified herein shall be performed by a single firm specializing in landscape work. The Landscape Architect and the Owner retain the right to approve any proposed subcontractors prior to awarding the contract.
- Ship landscape materials with certificates of inspection required by governing authorities. Comply with all regulations applicable to landscape materials.
- Package standard products with manufacturers certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
- Provide trees, palms, shrubs and groundcover grown in a recognized nursery in accordance with good horticultural practice. Materials must be healthy and vigorous, free of disease, insects, eggs, larvae, and defects such as decay, rot, knots, sun scald, injuries, abrasions, and/or other unsatisfactory form. No collected material will be permitted unless specific written approval is granted.
- Do not make substitutions. If specified landscape material is not available at time of planting, submit proof of non-availability and provide a list of proposed equivalent material. Once authorized, adjustments to the contract will be made. Owner is not financially responsible for unauthorized substitutions.
- Plant materials of larger size than specified may be used if acceptable to Landscape Architect and if sizes of root balls are increased proportionately. Installation of larger sizes will not increase contract amount unless specifically authorized by Owner.
- Owner and Landscape Architect reserve the right to inspect, approve or reject at any time plant materials or work either at the nursery or at the site which does not meet the condition in the plans, plant list or specifications.
- The Contractor shall be responsible for planting the landscape in complete accordance with all applicable codes, ordinances, and laws. Any modification made to conform with said codes, laws and ordinances, after the bid is awarded, shall be completed at the Contractor's expense at no additional cost to the Owner.

1.03 SUBMITTALS

- Certification: Submit certificates of inspections as required by governmental authorities, and manufacturers or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
- Submit seed analysis for certified standard seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
- Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
- Maintenance Schedule: Submit typewritten procedures for maintenance of landscape work, through final acceptance.

1.04 DELIVERY, STORAGE AND HANDLING

- Packaged Materials: Deliver packaged materials in original containers showing manufacturer's guaranteed weight analysis and name of manufacturer. Protect materials from damage and deterioration during delivery and storage.
- Trees, shrubs, and ground covers: Provide freshly dug trees, palms, and shrubs. Do not prune prior to delivery. All plants shall be handled and stored so that they are adequately protected from drying out, from sun or wind burn, and from any other injury at all times. Any plant determined to be wilted or burned may be rejected at any time, whether in the ground or not. Plants shall be handled only by their containers or root balls, not by stems or trunks. Trees that are scraped or scarred during delivery, storage, or planting will be rejected. The on-site storage area shall be approved prior to the delivery of any plant materials. Do not bend or bind plants in such a manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery.
- Deliver plant materials in original containers for planting are complete, and plant immediately. Roots or balls of all plants shall be adequately protected at all times from sun and/or wind. Balled and burlapped (B&B) plants that cannot be planted immediately upon delivery shall be set on the ground and protected by having soil, wet peat, or other acceptable material covering the roots or balls keeping them moist.
- Do not remove container grown stock from containers until planting time.
- Ball at least one tree, one palm and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name, if requested by Owner.
- Fod: Soil: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.

1.05 JOB CONDITIONS

- Proceed with and complete landscape work as rapidly as portions of site become available.
- Utilities: Determine location of overhead and underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required, for Forty eight (48) hours prior to digging, call the appropriate Utility Authority to have all utilities identified and marked in order to avoid conflicts.
- Protection of Existing Structures: All existing buildings, walks, walls, paving, pipe, and other items of construction and planting already completed or established shall be protected from damage. All damage resulting from negligence shall be repaired or replaced, including but not limited to marks on pavers and cracks within existing walkways caused by the Contractor. The Owner may, at his discretion have any damage repaired by others and subsequently costs back-charged to the Contractor.
- Protection of Existing Plant Material: The Contractor shall be responsible for all unauthorized cutting or damage to existing trees or shrubs caused by careless operation of equipment, stockpiling of materials, etc. This shall include compaction by driving or parking inside the drip-line of any tree, or spilling of oil, gasoline, or other deleterious materials within the drip-line of any tree. No materials shall be burned.
- Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.

PART II - PRODUCTS

2.01 TOPSOIL

- The Contractor is required to obtain a soil sample and perform a soil analysis test to determine the existing soil composition and conclude whether it complies with the composition criteria below.
- Where topsoil does not meet the specified limits within the project site, it shall be furnished. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
- Topsoil shall be friable, fertile soil with representative characteristics of local soils. It shall be free of heavy clay, marl, stone, extraneous lime, plant roots, refuse and/or solid waste, sticks, brush, construction demolition debris, and any other deleterious materials. There shall be no noxious weeds or weed seeds (i.e., nut grass, Bermuda grass and the like). In no case shall there be more than five percent (5%) by dry weight of clay lumps or stones larger than 1". It shall test in the pH range of 6.0 to 7.2 and shall contain no substance that will impede plant growth. The Contractor shall have topsoil laboratory tested at his expense and approved by Landscape Architect or Owner prior to material delivery.

Topsoil shall conform to the following specifications:

COMPONENTS	DRY WEIGHT MEASURE	PARTICLE SIZE
Organic Matter	2% - 7%	
Silt/Clay	2% - 10%	< 0.074 mm
Sand	85% - 98%	0.075 - 3.00 mm
Gravel	0% - 5%	4.75 mm - 1 inch

The analysis shall also show the following ranges:

Soluble salt	2 - 1.0mmhos/cm
Nitrogen	25-150 PPM
Phosphorus	26 - 39 PPM
Potassium	50 - 250 PPM
Calcium	500 - 2500 PPM
Magnesium	50 - 500 PPM
Iron	2.5 - 25 PPM
Manganese	2.5 - 25 PPM
Zinc	1.3 - 5 PPM
Copper	0.5 - 1.5 PPM
Boron	15 - 200 PPM
Sulphur	less than 10 PPM
Chlorine	less than 10 PPM
Sodium	less than 10 PPM
Nematodes	none

2.02 SOIL, AMENDMENTS AND FERTILIZERS

- Peat Moss: Peat moss shall be a commercial, baled sphagnum material, free of woody material, minerals, or foreign matter, with a pH range of 3.0 - 5.5.
- Sand: Sand shall be clean, sharp, and free of all deleterious material.
- Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
- Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
- Fertilizer: Fertilizer shall be a commercial grade, granular, slow release "pre-plant" type fertilizer.
 - Fertilizer shall be delivered to the site in the original unopened container, bearing the manufacturer's guaranteed analysis. Any opened, caked, or damaged fertilizer will be rejected.
 - Tree, palm, shrub and grass fertilizer shall be "UF (University of Florida) Formulated" product 8-2-12 or 8-2-13 with minor elements as an all-purpose fertilizer, or equal, and applied according to the manufacturer's direction.
 - Application of fertilizer shall be consistent with the current recommendations of the Green Industries - Best Management Practices.
 - Fertilizer shall be applied by an individual who has successfully completed the G-BMP program and holds a current Urban Fertilizer License or as required by the State and Local Ordinances.

2.03 WATER

- All water necessary for planting and maintenance shall be of satisfactory quality to sustain adequate growth of plants and shall not contain harmful, natural or man-made elements detrimental to plants.

2.04 OTHER LANDSCAPE PRODUCTS

- Mulch: Mulch shall be shredded Melaleuca, Eucalyptus, Grade "A" Pine Bark Nuggets, or approved equal, free of foreign materials and weed seeds. Minimum depth after settling shall be 3".
- Guying and Bracing: Tree guying and bracing shall be the responsibility of the Contractor in accordance with the planting details to insure stability and maintain plants in an upright position.
- Anti-desiccant: Anti-desiccant shall be "Wiltpruf" or equal, if specified on plans.
- Tree Wound Paint: Tree wound paint shall be an asphaltic base paint containing an antibacterial agent, specially prepared for tree surgery work.
- Super Absorbent Polymer: Terra Sorb® or approved equal as packaged in 3 oz. Handy Pac composed of synthetic acrilamide copolymer, potassium, acrylate. Particle size of 1.0 mm to 3.0 mm and absorption rate of 300 times its weight in water, if specified on plans.

Apply dry, using the following amounts:

- For trees and palms up to 36" diameter root ball, use one 3 oz. Handy Pac.
- For trees and palms over 36" diameter root ball use two 3 oz.
- Handy Pacs. Broadcast throughout planting hole and backfill as per manufacturers specifications.

For container grown plants:

Container Size	Application Rate
1 Gallon	1 Handy Pac / 9 Containers
3 Gallons	1 Handy Pac / 4 Containers
7-10 Gallons	1 Handy Pac / 2 Containers
20 Gallons	1 Handy Pac / 1 Container

2.05 PLANT MATERIAL

- Plant list is part of this specification section. The Contractor shall be responsible for furnishing and installing all plant materials shown on the drawings and plant list. In case of conflict between the two documents, the drawings shall rule.
- Quality: Trees, palms, shrubs, and other plants shall be Florida #1 or better as defined in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture and Consumer Services. Multi-trunked trees will not be accepted unless they are specifically specified in the planting plans. All plants shall have a normal habit of growth and shall be sound, healthy, and vigorous. Trees shall have normal well-developed branching structures and vigorous root systems that are not root or container bound.
 - Balled and burlapped plants (BB or b&b) shall be dug with firm, natural balls of earth, of sufficient depth and diameter to include the fibrous and feeding roots. Plants with cracked, dry, or broken balls will not be accepted, nor will plants with root balls of insufficient size.
 - All plants other than those collected on site, shall be nursery grown in accordance with good horticultural practices and under climatic conditions similar to the site for at least two years. Transplanting or root pruning shall have taken place during growth.
- Size: Plant sizes shown in the plant list are minimums. When a plant size is given by height and spread or by container size, all specifications are minimums to be met or exceeded. All trees and shrubs shall be measured when their branches are in a normal position. Spread dimensions specified refer to the main body of the plant and not from extreme branch tip to tip. Height is measured from the ground line to the average height of the canopy. Measurement does not include any terminal growth; the container or root ball is also not included.

Unless otherwise specified, the determining measurement for trees shall be caliper, which shall be measured 6" above the ground for trees up to 4" in caliper, and 12" above the ground for trees over 4" caliper.

2.06 GRASS MATERIALS

- Types: Sod type shall be as specified on the provided landscape plan and associated plant schedule.
- Dimensions: The sod shall be taken up in commercial size rectangles, preferably 12-inch x 24-inch.
- Measurement: Sod shall be measured on the basis of square footage. Contractor shall be responsible for complete coverage based on the square footage shown on plans; therefore, Contractor shall factor in cutting and shrinkage of materials.
- The sod shall be sufficiently thick to provide a dense stand of live grass. The sod shall be live, firm and undamaged, and, at the time of planting, it shall be a soil mat of sufficient thickness, at least 2" thick, adhering firmly to the roots to withstand all necessary handling. It shall be free of weeds and other grasses. It shall be planted as soon as possible after being dug, and shall be shaded and kept moist from the time it is dug until it is planted. After approval, the area from which the sod is to be harvested shall be closely mowed and raked as necessary to remove excessive top growth and debris.

2.07 REJECTION, SUBSTITUTION, AND RELOCATION

- All plants not conforming to the requirements herein specified shall be considered defective and such plants shall be marked as rejected and removed from the site whether in the ground or not, at the Contractor's expense. Such removal shall take place immediately and new plants shall be brought in as replacements. The plant materials must meet all applicable inspections required by law.
- The Owner or Landscape Architect also reserves the right to require that plants be relocated after installation if their initial installation does not conform to the plans or the intent of the plans, or if the original location poses an unforeseen threat to other facilities, human life, health, or safety, or to site utilities. Such relocation shall be at the Contractor's expense.

PART III - EXECUTION

3.01 GENERAL

- Proceed with and complete landscape work as rapidly as portions of the site become available.
- No planting shall be done until all operations in conjunction with the installation of the sprinkler system have been completed, final grades have been established, planting areas have been properly graded and prepared.
- Adverse Conditions: When conditions potentially detrimental to plant growth are encountered during work, such as rubble or refuse fill, adverse drainage conditions, or obstructions, notify Owner or Landscape Architect before planting.
- Work Scheduling: Work is to be scheduled to establish a logical sequence of steps for completion of each type and phase of landscape work, in such a way as to correspond with, and avoid damage and conflict with, other disciplines on site.
- Coordination with Soil/Lawn: Plant trees, palms, and shrubs only after final grades are established, and prior to sodding or lawn establishment. If such planting must be done after lawn work, protect lawn/sod areas during planting and promptly repair any resulting damage.
- Timing:
 - Planting work shall not be started until the final subgrade has been established, berms have been constructed and fine finished grading completed.
 - Under no conditions shall work be done if weather or soil conditions are not satisfactory.
- Clean-up:
 - At all times during the construction and installation, the site shall be maintained in a clean, orderly and safe condition. Streets and pavements shall be kept clean. Materials and equipment for planting work shall be limited to the quantity required for the particular phase of work currently underway on the job site.
 - Protect landscape work and materials from damage due to landscape installation and maintenance operations, operations by other contractors and trades, and trespassers. Maintain protection during installation, Maintenance and Establishment periods. Treat, repair or replace damaged landscape work as directed.

3.02 SOIL PREPARATION

- Grading and soil preparation work shall be performed only during periods when best results can be obtained. If the moisture content of the soil is high enough that work would damage soil structure, grading and tilling operations shall be suspended.
- Before mixing in soil amendments, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth. Apply Herbicide for weed control as needed.
- Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.

- For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

- Mix lime with dry soil prior to mixing of fertilizer.
- Prevent lime from contacting roots of acid-loving plants.

- Unless drawings indicate otherwise, berms shall not exceed a 3:1 slope. Berms near buildings or in potentially troublesome drainage situations shall be checked for correct drainage by the project Engineer or Owner prior to planting.
- Free and shrub planting beds which fall within or near parking lot areas shall be completely excavated and back-filled with topsoil. All shell-rock or other base materials, and all subsoil and debris, shall be completely removed from beneath such planting areas, to a minimum depth of 24".
- All tree and/or shrub planting areas within 36" of building foundations, and any other planting areas where significant buried construction debris is encountered, shall be excavated to a minimum depth of 24" and backfilled with topsoil as specified elsewhere in these specifications.

3.03 TILLING

- Before mixing, clean soil of roots, plants, clay lumps, stones in excess of 1" in diameter, and other extraneous or potentially harmful materials.
- After all soil conditioning (and topsoil if called for on plans) has been spread at specified rates, the areas to be planted should be thoroughly rotary-tilled to a depth of six (6) inches. Plowing or dicing is not an acceptable substitute for rotary-tilling.

- If the sprinkler system is installed after grading and tilling is completed, the backfill shall be retilled in the affected areas.
- When the subsoil, grading, topsoil addition, soil conditioning, and tilling have been accomplished, all areas so treated shall be compacted and settled by application of heavy irrigation to a minimum depth of twelve (12) inches. Erosion scars shall be repaired.

3.04 FINE FINISH GRADING

- When preliminary grading has been completed and the soil has dried sufficiently to be readily worked, all lawn and planting areas shall be graded to the elevations indicated on the Engineering Plans. The top four (4) inches shall be completely free of stones larger than one (1) inch. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given. Positive drainage away from buildings shall always be maintained. Surface drainage shall be directed as indicated on the drawings by remodeling surfaces to facilitate the natural run-off of water. All depressions where water will stand, all voids, erosion, settled trenches and excavations, and all ridges and rises shall be amended and/or removed leaving a smooth, even finish grade. If additional amended topsoil is required to accomplish the intent of this specification, it shall be according to the foregoing specifications for topsoil.
- All area shall be graded so that the final grades are 2" below adjacent paved areas, sidewalks, valve boxes, mowing strips, clean-outs, drains, etc., with appropriate adjustments for varying soil thicknesses. The intent is for water always to drain away from paving into lawn/sod areas.
- Eliminating all erosion scars prior to beginning planting.
- The Owner and/or his representative shall approve all final finish grades prior to planting.

- Prior to fine grading or the installation of plant material the Contractor shall obtain certification that the project area is at the grade levels proposed by the Civil Engineer or Landscape Architect from a licensed Surveyor. 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.

3.05 PLANTING TREES AND PALMS

- Layout individual tree locations and areas for multiple plantings. Stake all locations and outline areas, then secure Landscape Architect's acceptance before the start of planting work.
- Prior to preparation of tree pits, ascertain the location of all electrical cables, all conduits, all utility lines, oil tanks and supply lines, so that proper precautions may be taken not to disturb or damage existing and proposed utilities. Should such underground or overhead obstructions be encountered that interfere with planting, the Contractor will inform the Landscape Architect or Owner's representative and shall be consulted as to the adjustment of the location of plants to clear such obstruction or the relocation of the obstruction.
- Tree pit locations shall be staked by the Contractor and approved by the Owner or Landscape Architect before digging. Pits shall be excavated to the depth and width indicated and all subsoil removed.
- Protect all areas from excessive compaction by foot traffic or machinery when bringing trees to the planting area.
- All excavated pits shall have vertical sides with roughened surfaces and shall be of a size that is at least twice the width of the original plant container or ball. In all cases the holes shall be large enough to permit handling and planting without damage to the roots or root ball.
- Excess soil shall be removed or utilized as directed by Owner or the Owner's representative. If the excess soil will not be used, it is the responsibility of the Contractor to remove and dispose of the discarded soil off site in an acceptable manner.
- Tree pits shall be backfilled with a topsoil mixture as specified elsewhere in these specifications. Palm tree pits will be backfilled with a mixture of up to 95% sand and 5% organic material.
- Add fertilizer to tree pits as specified elsewhere in these specifications.
- Set balled and burlapped stock on a layer of 50% native soil and 50% topsoil compacted to a 6" depth. Loosen burlap from top of sides of the ball but no burlap shall be pulled from underneath. Remove non-organic binding material (if any) from tree ball. Immediately cut any damaged roots with clean shears. Using a plumb to assure that the tree is properly upright, begin filling the hole and tamping the fill material. When the hole is 2/3 filled, water thoroughly and probe with a stick to be sure that no air pockets remain. Re-plumb, complete filling the hole, re-amp, and water again.
- Set container-grown stock as above, taking care not to damage roots when removing the container.
- During planting, do not cover the top of the root ball with the soil mixture. All rope, wires, burlap mesh etc., shall be removed from the root ball. No synthetic burlap is allowed on any plant. Trees shall be planted, at the time of planting, it shall be a soil mat of sufficient thickness, at least 2" thick, adhering firmly to the roots to withstand all necessary handling. It shall be free of weeds and other grasses. It shall be planted as soon as possible after being dug, and shall be shaded and kept moist from the time it is dug until it is planted. After approval, the area from which the sod is to be harvested shall be closely mowed and raked as necessary to remove excessive top growth and debris.

3.06 PLANTING SHRUBS, VINES, AND GROUND COVERS

- The location of all plants, bed outlines, and all ground covers to be planted shall be clearly marked with agricultural gypsum or landscape marking paint then approved by the Owner or Landscape Architect before any holes are dug.
- No planting shall be done until the area concerned has been satisfactorily prepared in accordance with these specifications.
- No more plants shall be distributed in the planting area on any work day than can be planted and watered in that day.
- Unless otherwise indicated, all plants shall be planted in pits, centered as called for on the plant list, and set in 24" depth of topsoil as specified elsewhere in these specifications to such depth that the soil line of the plants will match the surrounding grade after settling. Plants shall be planted in a vertical position and oriented to give the best possible appearance or relationship to adjacent structures or features. Remove all inorganic containers or binding. All damaged roots shall be cut away cleanly. Planting soil shall be placed and compacted carefully to fill all voids and avoid root injury. When the hole is 2/3 filled, water thoroughly. The hole shall then be filled to finish grade and a shallow saucer shall be formed around each bed. After settling, soil shall be added as needed to bring the hole to grade level.

- Coordination with Soil/Lawn: Plant trees, palms, and shrubs only after final grades are established, and prior to sodding or lawn establishment. If such planting must be done after lawn work, protect lawn/sod areas during planting and promptly repair any resulting damage.
- Timing:
 - Planting work shall not be started until the final subgrade has been established, berms have been constructed and fine finished grading completed.
 - Under no conditions shall work be done if weather or soil conditions are not satisfactory.
- Vines shall be planted in pits containing at least 2 cubic feet of prepared topsoil. They shall be planted in the same manner as shrubs, and shall be mulched. Vines stems shall be fastened to walls, trellises, etc. as specified in the drawings.
- Groundcover plants shall be laid out in their proposed planting locations without being removed from their containers after the soil is properly prepared per these specifications. Planting methodology is the same as for other shrubs.
- Any plants which, after setting, rest significantly higher or even slightly lower than they grew in the nursery or container are subject to resetting or replacement at the discretion of the OWNER or Landscape Architect. Such work shall be at the Contractor's expense.
- If called for in the plans, landscape edging shall be installed as specified.
- All planting beds and individual plantings shall be mulched with a minimum of 3" (after settling) of mulch as specified in this document. Mulch shall be free of weed seeds and other foreign matter.

3.07 ANNUAL AND SEASONAL COLOR BEDS

- Beds shall be mounded to a height 6" on top of the existing grade and composed of 50% topsoil and 50% compost.
- Soil shall be covered with 1/2" - 1" deep layer of Pine Fines Mulch or comparable product.

3.08 PRUNING

- All pruning shall be done in the presence of, and with the approval of, the Owner or

Landscape Architect. Only clean, sharp tools designed for the purpose shall be used. The goal of pruning is always to preserve and enhance the natural character of the plant. Pruning shall be done per modern horticultural practice (see National Arborist Standards, latest edition).

- Pruning shall be limited to the minimum necessary to remove injured twigs, branches, and those that compensate for root loss suffered during digging and transplanting, and to thin and shape shrubs and trees. In no case shall more than 1/3 of the branching structure be removed. Damaged, scarred, frayed, split, or skinned twigs, branches, or limbs shall be pruned back to the next sound outside lateral bud, branch or limb. The terminal bud or leader shall never be removed.
- Prune trees and shrubs to retain required height and spread. Remove the minimal amount of wood necessary on flowering trees and shrubs. Remove only dead or dying fronds from palms. Cuts over 3/4" in diameter shall be treated with wet wound paint; all exposed living tissue shall be covered.
- Existing Trees: If indicated on drawings, Contractor shall prune and thin existing trees on site. The use of climbing sprays is prohibited. All diseased, dead branches and those interfering with the plant material shall be removed. Also, remove root suckers, low branches, and any others as directed by the Owner or Landscape Architect. Cuts shall be flush with the trunk or limb and shall be painted with tree paint. Remove any nails, wires, etc. fastened to the tree.

3.09 PLANTERS - DECORATIVE OR STRUCTURAL

- If specified, landscaping in planters shall be installed using the following method:

- Install 4" deep layer of fine crushed stone in bottom of planter.
- Install filter fabric over stone layer. Turn up edges of fabric all around.
- Install planting soil mix over filter fabric to bring within 3 1/2" of top for planter. Do not compact.
- Install plant material as specified elsewhere in these specifications.
- Install 3" of mulch over planting soil.

3.10 SODDING NEW LAWNS

- The Contractor shall sod all areas indicated and noted on the drawings. No sodding shall occur until areas to be sodded are cleared of any rough grass, weeds and debris, the ground brought to an even grade and specified amendments have been added. See details for specific amendments as per sod type.
- Whenever a suitable area has been graded and is ready for sodding the Contractor shall, when directed by the Landscape Architect, proceed at once with the sodding of the available areas. Sodding shall be incorporated into the project at the earliest practical time in the life of the contract. No sod which has been cut for more than seventy two (72) hours shall be used unless specifically authorized by the Landscape Architect or Owner after his careful inspection thereof. Any sod which is not planted within twenty four (24) hours after cutting shall be stacked in an approved manner and maintained properly moistened.
- The sod shall be placed on the prepared surface, with edges in close contact, and shall be firmly and smoothly embedded by light tamping with appropriate tools. Sod shall be rolled with 1,000 lbs. roller unless waived by the Landscape Architect or Owner.
- Where sodding is used in drainage ditches, sod panels shall be set in a staggered pattern, such as to avoid a continuous seam along the line of flow. Objects of individual strips shall not exceed six (6) inches. At the inside of the curbs, sod shall be laid squarely and evenly.
- On areas where the sod may slide, due to height and slope, the Landscape Architect or Owner may direct that the sod be pegged, with pegs driven through the sod blocks into firm earth, at suitable intervals.
- Any pieces of sod which, after placing, show an appearance of extreme dryness shall be removed from the work.
- Where placement of new sod abuts existing sodded areas, new sod must be placed in such a manner as to produce an even transition to existing sodded areas.
- It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas.

PART IV MAINTENANCE, ESTABLISHMENT AND WARRANTY PERIODS

4.01 MAINTENANCE AND ESTABLISHMENT PERIOD

- The Maintenance Period shall begin immediately after each plant is planted, and the Contractor shall continuously maintain all areas involved in this contract during the progress of the work.
- The Establishment Period shall begin on the first day after all planting and installation of all landscape elements is completed and initially accepted. The Contractor shall continuously maintain all areas from initial acceptance until final acceptance by the Owner. The Establishment Period shall continue for not less than ninety (90) continuous calendar days. Herbicide cut-back shall have an Establishment Period of not less than nine hundred and eighty (180) continuous calendar days. The Establishment Period will end at the time the project is given final acceptance. An inspection shall be made by the Owner or Landscape Architect to accept the completed work and issue a determination of substantial completion. Inspections may be performed on all or partially completed phased work under the Contract, as directed by the Owner's representative.
- Maintenance of new plantings shall consist of, but not necessarily be limited to, pruning, watering, cultivating, weeding, mulching, tightening or replacing guys and stakes, resetting plants to proper grades or upright positions, furnishing and applying sprays as necessary to combat insects and disease, litter control, rolling, fertilizing and replanting.
- Planting areas and plants shall be protected at all times against damage of any kind for the duration of the maintenance and establishment periods. If any areas are injured or damaged, they shall be treated or replaced as directed by the Owner or Landscape Architect at no additional cost. The Contractor is responsible for acts of vandalism or theft during the maintenance and establishment period unless this responsibility is assumed in writing by another party.
- Restrict all vehicular traffic from all lawn and planting areas after seeding and planting operations. Erect signs and barriers if required and remove when lawn and plantings are well established and accepted by Owner.
- The Contractor shall be responsible for maintaining adequate protection of the site. Areas damaged by the Landscape Architect's men or equipment, or the men or equipment of his subcontractors, shall be repaired at the Landscape Architect's expense.
- The Contractor is responsible for keeping all plant materials adequately watered after installation even if the irrigation system is not operational. Plants shall receive a thorough watering immediately after planting. Afterwards, plants shall be watered during the maintenance and establishment periods per the requirements set forth in "Water Retention and Planting" section of the contract. The Contractor shall be responsible for the distribution by South Florida Water Management District. In those areas where a permanent irrigation system will not be provided, the Contractor is responsible for implementing the Watering Program identified in the Landscape Plans.
- The Landscape Contractor is responsible for keeping all plant materials adequately fertilized throughout the Maintenance and Establishment Periods. Fertilizer shall be applied at a rate to keep plant materials healthy. All fertilizer shall be done under the direction of a licensed fertilizer operator.
- The Landscape Contractor shall control disease and pest infestations in the planting area. Upon approval, the Contractor shall implement the control measures, exercising extreme caution in using hazardous materials and taking all necessary steps to protect others on and near the job site. All disease and pest control shall be done under the direction of a licensed disease and pest control operator.
- Herbicide Weed Control: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds until final acceptance of work.

- "Round-up" shall be applied to all planting areas as needed and determined on-site by the Owner for weed control. Apply per manufacturers specifications.
- "Ronstar" pre-emergent or OWNER - approved equal, shall be applied 2 weeks before planting. Apply per manufacturers specifications.
- "Fusilade" in all areas where torpedo grass has emerged. Apply per manufacturers specifications.
- Apply "Basagran" or "Maraq" in all areas where nutgrass has emerged. Apply per manufacturers specifications.

- Mowing of turf will commence ten (10) days after installation. The height of cut will be 3". After the first cut, the Contractor shall adjust the frequency of mowing so that at each operation no more than 1/3 of the grass blade is removed per cutting.
- If the lawn surface becomes uneven or develops any low spots or gaps in the sod at any time during the maintenance or establishment periods, contractor to provide clean sand to fill all low spots and gaps to level the lawn surface. Roll the lawn immediately afterwards with a 1,000 lb. roller. If the lawn surface is uneven, the Contractor shall be given one (1) day to correct the unevenness. If the lawn surface is uneven, the Contractor shall be given the same procedure until a uniform level lawn surface is provided. Between the 15th and 20th day of the Establishment Period, the Contractor shall re-sod all spots or areas within the lawn where normal turf growth is not evident. Turf must be well established and free of bare spots and weeds to the satisfaction of the OWNER or Landscape Architect prior to final acceptance. Areas where normal lawn shall be mowed at intervals of not less than ten (10) days.
- Application of fertilizer to be done between the fortieth (40) and fiftieth (50) day of the establishment period. Landscape Architect or Owner are to be notified a minimum of forty eight (48) hours in advance.
- Improper maintenance or poor condition of any planting at the time of the termination of the scheduled Establishment Period may cause postponement of the final acceptance of the contract. Any material found to be dead, missing, or in poor condition during the establishment period shall be replaced immediately. Maintenance shall be continued by the Contractor until the work is acceptable.
- Inspection and Final Acceptance:

- In all cases the Landscape Architect will perform an initial and final inspection at the beginning and end of the Establishment Period, respectively. It is the responsibility of the Contractor to notify the Owner or Landscape Architect of the beginning and end of this period and to submit a written request for an inspection ten (10) days in advance.
- Following inspection(s), Landscape Architect will prepare a listing of outstanding items to be addressed prior to final acceptance. Final acceptance will be given once the outstanding items are completed, and the work performed to the satisfaction of the Landscape Architect and OWNER.
- Any material that is 25% or more dying shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died or when 25% of the crown is dead. A tree that has suffered significant leaf drop but shows signs

of life may be left for later re-inspection. Such trees shall be subject to removal and replacement at any time up to and including the first re-inspection, as requested by the Owner or Landscape Architect. The Warranty Period for such trees shall not begin until after the second re-inspection.

4.02 WARRANTY PERIOD

- Unless a different agreement is reached in writing between the Owner and the Contractor, all trees and other plant material, including ground covers, installed under this agreement shall be guaranteed to live and grow, and shall be warranted against defects, death and unsatisfactory growth for a period of one (1) year from the day of final acceptance of contract work.
- Non-living landscape elements shall also carry a one (1) year guarantee on materials, labor, and workmanship.
- Material found to be dead or in poor condition within the Warranty Period shall be replaced by the Contractor within fifteen (15) days of written notification by the Owner's representative. The Owner or Landscape Architect shall be the sole judges as to the condition of the material.
- Materials and labor involved in the replacing of materials shall be supplied by the Contractor at no additional cost to the Owner.
- Soil Testing: Should plant materials show yellowing or other signs of soil and/or nutritional problems, the Owner or Landscape Architect may request soil testing and analysis. Such testing will be at the expense of the Contractor.
 - Soil problems (as revealed by testing) shall be corrected by application of corrective chemicals and nutrients, removal and replacement of soil, or other measures as directed by all parties. All such measures shall be at the Contractor's expense unless clear evidence establishes that the soil problem is not pre-existing and is caused by factors beyond the Contractor's control.
- Replacement and Conditions:
 - Materials will be replaced as many times as necessary to satisfy the OWNER's representative and the specifications. All replacement costs will be the responsibility of the Contractor.
 - Replacements will be of the same size, species, and specifications as the original. No additional soil additives will be required unless significant amounts of soil