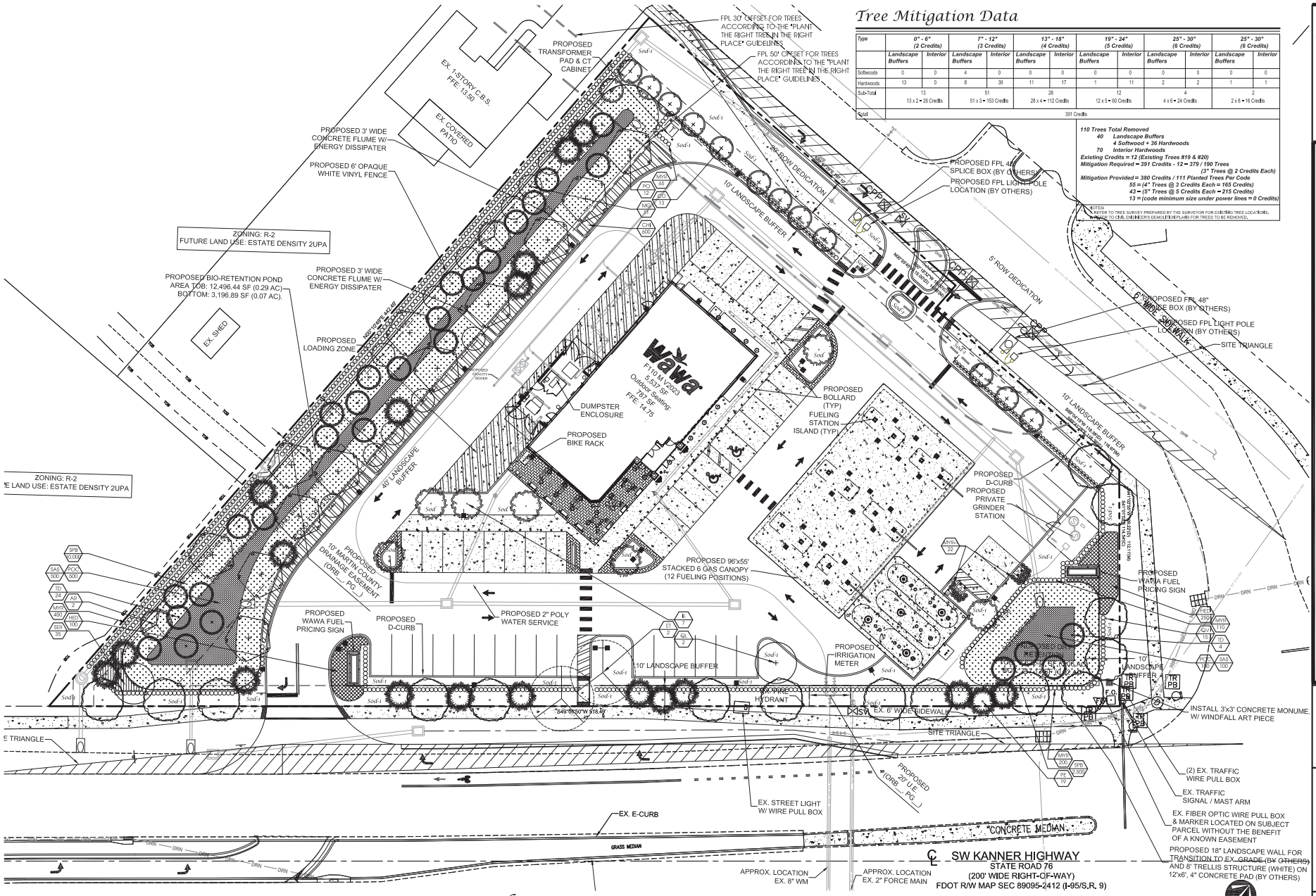



## Tree Mitigation Data

| Type | 0" - 6" (2 Credits) | | 7" - 12" (3 Credits) | | 13" - 18" (4 Credits) | | 19" - 24" (5 Credits) | | 25" - 30" (6 Credits) | | 25" - 30" (6 Credits) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Landscape Buffers | Interior | Landscape Buffers | Interior | Landscape Buffers | Interior | Landscape Buffers | Interior | Landscape Buffers | Interior | Landscape Buffers | Interior |
| Softwoods | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hardwoods | 13 | 0 | 8 | 39 | 11 | 17 | 1 | 11 | 2 | 2 | 1 | 1 |
| Sub-Total | 13<br>13 x 2 = 26 Credits | | 51<br>51 x 3 = 153 Credits | | 28<br>28 x 4 = 112 Credits | | 12<br>12 x 5 = 60 Credits | | 4<br>4 x 6 = 24 Credits | | 2<br>2 x 8 = 16 Credits | |
| Total | 391 Credits | | | | | | | | | | | |

***110 Trees Total Removed***
***40 Landscape Buffers***
***4 Softwood + 36 Hardwoods***
***70 Interior Hardwoods***
***Existing Credits = 12 (Existing Trees #19 & #20)***
***Mitigation Required = 391 Credits - 12 = 379 / 190 Trees***
***(3" Trees @ 2 Credits Each)***
***Mitigation Provided = 380 Credits / 111 Planted Trees Per Code***
***55 = (4" Trees @ 3 Credits Each = 165 Credits)***
***43 = (5" Trees @ 5 Credits Each = 215 Credits)***
***13 = (code minimum size under power lines = 0 Credits)***

NOTES:
1. REFER TO TREE SURVEY PREPARED BY THE SURVEYOR FOR EXISTING TREE LOCATIONS.
2. REFER TO CIVIL ENGINEER'S DEMOLITION PLANS FOR TREES TO BE REMOVED.

## Dry Retention Areas

INSTALL PER MANUFACTURE'S SPECIFICATIONS "COIR MAT 900" COCONUT MAT ("OR EQUAL") TO STABILIZE THE SLOPES AND BOTTOM OF THE DRY RETENTION AREA TO PREVENT EROSION. BOTTOM OF DRY RETENTION AREA AND ALL SLOPES SHALL BE PLANTED WITH SPARTINA BAKERI 12" ON CENTER. MAT SHALL BE ON THE BOTTOM AND SIDE SLOPES 3' PAST THE TOP OF BANK (UNDER THE ADJACENT PLANTINGS).

## General Notes

1. No plant substitutions can be made without Martin County approval.
2. All required landscape improvements must be inspected and approved by Martin County prior to the issuance of a Certificate of Occupancy.
3. Any existing landscaping, sod, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection.
4. All planting areas and St. Augustine sod (if applicable) to be irrigated to provide 100% coverage and provide adequate irrigation of landscape areas for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
5. Planting adjacent to fire hydrants is to have a minimum clear radius of 7.5' as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants. All fire hydrants and fire check valves shall have a minimum of 7.5' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.

# Landscape Plan


**Conceptual Design Group, Inc.**
Landscape Architecture • Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LA: 0001635


**Wawa**
Kanner Highway & Locks Road
Martin County, Florida

| | |
|---|---|
| Job No. | 24-0203 |
| Drawn By | JWS |
| Submittal Dates | 2-27-2024 |
| | 7-15-2024 |
| | 9-5-2024 |
| | 10-1-2024 |
| Revision Dates | |
| Comments #1 | 7-15-2024 |
| New Base | 9-5-2024 |
| New Base | 10-1-2024 |


These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

# Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or caliper for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Endromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors. Immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:2:2 or 3:0:3 (e.g. one labeled 12-4-8). Similar analysis such as 16-2-8 (4:2:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs.- per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and diseases. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by County and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    A) Dig each planting pit to the minimum specified size.
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel.
    E) When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in Item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the County's fertilizer ordinance.

# Water Efficient Landscaping

| DESIGN OPTIONS (A MINIMUM OF 50 POINTS ARE REQUIRED) 4.663.D.1 | POINTS REQUIRED | POINTS PROVIDED |
|---|---|---|
| 1. UTILIZATION OF MOISTURE SENSING CONTROLLER OTHER THAN RAIN SENSOR OVERRIDE | 5 | 5 |
| 2. PLAN SUBMITTED WITH LOW, MODERATE, AND HIGH WATER USAGE ZONES INDICATED | 5 | 5 |
| 3. GRASS | | |
| A. 25-50% OF THE GRASS AREAS ARE MADE UP OF NATURAL DROUGHT TOLERANT GRASS SPECIES FROM THE LIST. | 5 | 5 |
| B. 51% OR MORE OF THE GRASS AREAS ARE MADE UP OF NATURAL DROUGHT TOLERANT GRASS SPECIES FROM THE LIST. | 10 | |
| 4. SHRUBS | | |
| A. 25-50% OF THE SHRUBS ARE MADE UP OF NATURAL DROUGHT TOLERANT SPECIES FROM THE LIST. | 5 | |
| B. 51% OF THE SHRUBS ARE MADE UP OF NATURAL DROUGHT TOLERANT SPECIES FROM THE LIST. | 10 | 10 |
| 5. TREES | | |
| A. 25-50% OF THE TREES ARE MADE UP OF NATURAL DROUGHT TOLERANT SPECIES FROM THE LIST. | 5 | |
| B. 51% OF THE TREES ARE MADE UP OF NATURAL DROUGHT TOLERANT SPECIES FROM THE LIST. | 10 | 10 |
| 6. EXTRA SHADE TREES IN VEHICULAR USE AREAS. | | |
| A. 25% MORE OF THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREAS. | 5 | |
| B. 50% MORE OF THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREAS. | 10 | |
| 7. NATURAL SOD AREAS LESS THAN 50% OF THE LANDSCAPE AREA. | 10 | 10 |
| 8. UTILIZATION OF COMPACTED MULCH PLANTING BEDS AT LEAST THREE (3) INCHES IN DEPTH IN ALL PLANTED AREAS EXCEPT GROUND COVERS. | 5 | 5 |
| 9. UTILIZATION OF MULCH | 10 | |
| 10. UTILIZATION OF NATIVE PLANT SPECIES IN STORMWATER RETENTION AREAS, OTHER THAN TURF GRASS OR SOD AS PERMITTED IN DIVISION 5, ARTICLE 4, LDR. | | |
| | TOTAL: | 50 |

WATER USAGE AREAS:
1. BAHIA SOD AND PLANTING BEDS WITH NATIVE VEGETATION TO BE CONSIDERED LOW WATER USAGE AREAS.
2. SOD AREAS OTHER THAN BAHIA TO BE CONSIDERED MODERATE WATER USAGE AREAS.
3. THERE ARE NO PROPOSED HIGH WATER USAGE AREAS.

# General Notes

1. No plant substitutions can be made without Martin County approval.
2. All required landscape improvements must be inspected and approved by Martin County prior to the issuance of a Certificate of Occupancy.
3. Any existing landscape improvements must be maintained or damaged or destroyed during the construction shall be replaced prior to the final inspection.
4. All planting areas and St. Augustine sod (if applicable) to be irrigated to provide 100% coverage and provide adequate irrigation of landscape areas for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
5. The irrigation system shall be continuously maintained in working order.
6. An automatic Rain sensor shall be placed on-site as part of the required irrigation system.
7. Planting adjacent to fire hydrants to have a minimum clear radius of 7.0' as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants. All fire hydrants and fire check valves shall have a minimum of 7.0' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.
8. All prohibited species shall be removed from the entire site prior to the issuance of a certificate of occupancy.

# Landscape Data

*Total Site Area : 95,522.65 s.f. / 2.19 Ac.*

*4.663.A.1*
*Required landscape Area: (20% of developed area)*
*95,522.65 s.f. x 20% = 19,104.53 s.f.*
*Provided: 19,070.84 s.f.*

*4.663.A.2*
*Required Tree Credits per Developed Area:*
*95,522.65 s.f. / 4,000 s.f. = 38 credits*
*Provided: 38 credits*

*4.663.A.4.(c)*
*Parking Lot Terminal Islands*
*Required:*
*11 tree / Terminal Island = 6 Trees*
*Provided: 6 Trees*

*4.663.A.4.(d)*
*Interior Islands*
*No more than 10 parking spaces without interior islands*
*Required:*
*(tree / island) 1 Island = 1 Trees*
*Provided: 1 Trees*

*4.663.B.6*
*Type A Landscape Buffer (West) 40' = 17,000.46*
*Required:*
*1 Tree & 34 Shrubs / 500 s.f. & 10c foot-high opaque fence, wall or berm*
*Trees = 37*
*Shrubs = 1,027*
*Six-foot-high opaque feature*

*Provided:*
*Trees = 37*
*Shrubs = 1,027*
*Six-foot-high white vinyl fence*

*4.663.A.4.(b)*
*Dumpsters*
*Required:*
*6' masonry wall or fence & Continuous hedge (2' on center spacing)*

*Provided: Inside Building - no plantings required.*

*4.66.A.2*
*Native Vegetation*
*Required:*
*75% of all required landscaping to be native*
*Trees: 111 trees required x 75% = 111 Trees*
*Shrubs: 14,000 proposed shrubs x 75% = 11,135 Shrubs*

*Provided:*
*Trees: 111 = 100%*
*Shrubs: 14,000 = 100%*

*4.663.B.2.c*
*Tree Species Mix*
*Required:*
*If 40 trees or more are required than 5 species min. is required*

*Provided:*
*6 species*

*4.663.A.4.(k), Vehicular Use Areas*
*Required:*
*One 500 s.f. planting area for every 5,000 s.f. of V.U.A. plus 2 - 5' trees*

*82,787.20 / 5,000 = 16.55 x 500 = 8,275.72 s.f.*

*11 x 25' trees = 22 trees*
*Total trees required = 22*
*Provided:*
*8,679 s.f.*
*22 Total trees provided*

*4.663.A.4*
*V.U.A. Perimeter Landscape Buffer (e/w)*
*Required:*
*10' wide landscape strip with 1 Tree / 30 l.f. & continuous hedge*
*Trees = 22*
*Shrubs = 482*

*Provided:*
*Trees = 22*
*Shrubs = 482*

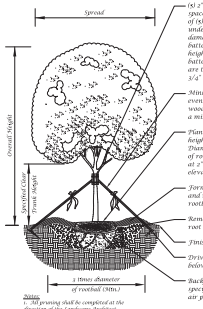
*Total Trees*
*Required = 111*
*Provided = 111*

# Plant List

| QTY | SYM | SPECIES | COMMON NAME/DESCRIPTION | SIZE | SPACING | REMARKS | DROUGHT TOLERANCE |
|---|---|---|---|---|---|---|---|
| CANOPY / ORNAMENTAL TREES | | | | | | | |
| 2 | AR* | ACER RUBRUM | RED MAPLE | 14' x 5', 2" CAL. | A.S. | FULL CANOPY | HIGH |
| 13 | CO* | CORDIA SEBESTENA | GEIGER TREE | 12' x 4', 2" CAL. | A.S. | FULL CANOPY, 4' C.T. MIN. | HIGH |
| 7 | IE* | ILEX x ATTENUATA 'EAGLESTON' | EAGLESTON HOLLY | 14' x 5', 2" CAL. | A.S. | FULL CANOPY, 4' C.T. MIN. | HIGH |
| 11 | MG* | MAGNOLIA GRANDIFLORA 'LITTLE GEM' | LITTLE GEM MAGNOLIA | 10' x 5', 4" CAL. | A.S. | FULL CANOPY | HIGH |
| 19 | PE* | PINUS ELLIOTTI 'DENSA' | SOUTH FLORIDA SLASH PINE | 18' x 9', 5" CAL. | A.S. | FULL CANOPY, 4' C.T. MIN. | HIGH |
| 12 | PO* | PLATANUS OCCIDENTALIS | SYCAMORE | 18' x 9', 5" CAL. | A.S. | FULL CANOPY, 4' C.T. MIN. | HIGH |
| 2 | QL* | QUERCUS LAURIFOLIA | LAUREL OAK | 18' x 9', 4" CAL. | A.S. | FULL CANOPY, 4' C.T. MIN. | HIGH |
| 15 | QV* | QUERCUS VIRGINIANA | LIVE OAK | 18' x 9', 4" CAL. | A.S. | FULL CANOPY, 4' C.T. MIN. | HIGH |
| 28 | TD* | TAXODIUM DISTICHUM | BALD CYPRESS | 18' x 9', 5" CAL. | A.S. | FULL CANOPY, 4' C.T. MIN. | HIGH |
| 2 | ET* | EXISTING OAKS | TRIM AND LIMB UP EXISTING OAKS - DO NOT REMOVE MORE THAN 25% OF THE CANOPY | | | | HIGH |
| SHRUBS / SOD | | | | | | | |
| 600 | CHI* | CHRYSOBALANUS ICACO | COCOPLUM | 18, 2' X 2' | 2' O.C. | FULL & THICK | HIGH |
| 350 | HED* | HELIANTHUS DEBILIS | BEACH SUNFLOWER | #1, 12" x 12" | 2' O.C. | FULL & THICK | HIGH |
| 625 | MYR* | MYRICANTHES FRAGRANS | SIMPSON STOPPER | #3, 2' X 2' | 2' O.C. | FULL & THICK | HIGH |
| 22 | MYR-1* | MYRICANTHES FRAGRANS | SIMPSON STOPPER | 4' X 2' | 2' O.C. | FULL & THICK | HIGH |
| 600 | POC | PONTEDERIA CORDATA | PICKEREL WEED | BARE ROOT | 2' O.C. | FULL & THICK | HIGH |
| 600 | SAS* | SAGITTARIA SPP. | ARROWHEAD | BARE ROOT | 3' O.C. | FULL & THICK | HIGH |
| 12,500 | SPB* | SPARTINA BAKERI | SAND CORDGRASS | LINER | 12" O.C. | SEE DRY RETENTION NOTES | HIGH |
| 35 | SER* | SERENOA REPENS | SAW PALMETTO | #3, 12" x 12" | 2' O.C. | FULL & THICK | HIGH |
| | SOD | STENOTAPHRUM SECUNDATUS | ST. AUGUSTINE SOD | SEE SPECS | | | LOW |
| | SOD-1 | PASPALUM NOTATUM | BAHIA SOD | SEE SPECS | | | HIGH |

* = FLORIDA NATIVE

# Landscape Details




(6) 2' x 4' x 16' wood battens to be evenly spaced around trunk of tree. A minimum of (6) five wraps of flurlap are to be placed under the battens to prevent marring or damage to the trunk. The height of the battens shall be located in relation to the height of the palm for adequate bracing. No batten is to be nailed to the tree. Battens are to be banded with a minimum of (2) two 3/4" high carbon steel bands.

Minimum of (3) three 4' x 4' wood braces evenly spaced around tree to be toe nailed to wood battens. Attach florescent safety flags a min. of 12" in length to each wood brace.

Planting depth shall be 10% less than the height of the root ball from the Flair Root. Diameter of hole to be three times the size of root ball minimum. Plant top of root ball at 2" minimum above the finished grade elevation.

Form a mulch berm with 3" minimum depth and no more than 4" high. Mulch to edge of rootball, but leave top of rootball exposed.

Remove burlap or steel cage from top 1/3 of root ball (if applicable).

Finished Grade

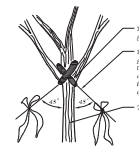
Drive 2" x 4' x 24" wood stake a min. of 3" below grade.

Backfill around root ball according to specifications. Water and tamp to remove air pockets.

Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

## Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



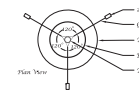

Place 1/2" diameter black rubber hose on all guy wires at all points of contact with tree.

Place 3 galvanized steel double strand #12 gauge twisted guy wires with one galvanized turnbuckle per guy wire spaced at equal distance around tree above the first lateral branch. Attach florescent safety flags a min. of 12" in length to each guy wire.

Tree Trunk

## Guy Wire Attachment Detail

Not to Scale




2" x 4" x 24" Long stake

Guy wire or wood bracing

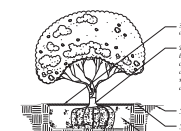
Tree Pit

Root Ball

Tree Trunk

## Staking Detail

Not to Scale



3" minimum depth of mulch. Keep mulch away from base of stem (See specifications)

Planting depth shall equal depth of root ball. Diameter of hole to be twice the size of root ball. For root balls larger than 1' in diameter, the hole should be 2' wider than root ball on all sides. Plant top of root ball at same elevation as finished grade.

Finished Grade

Form 3" continuous earthen rim around planting hole.

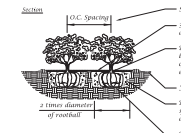
Backfill around root ball according to specifications. Water and tamp to remove air pockets.

Place root ball at bottom of undisturbed subgrade of planting pit.

Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant in hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

## Shrub Detail

Not to Scale




See Plant List for O.C. (on center) spacing

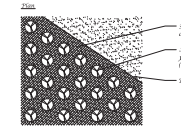
3" minimum depth of mulch. Keep mulch away from base of stem (See specifications)

Planting depth shall equal depth of root ball. Diameter of hole to be twice the size of root ball. Plant top of root ball at same elevation as finished grade.

Finished Grade

Backfill around root ball according to specifications. Water and tamp to remove air pockets.

Place root ball at bottom of undisturbed subgrade of planting pit.



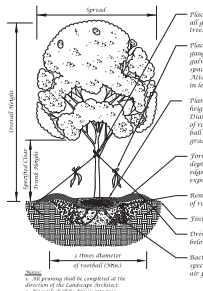

3" minimum depth of mulch. Keep mulch away from base of stem (See specifications)

Alternate spacing of plants to insure proper coverage of groundcover (Triangular planting)

Edge of planting bed

## Ground Cover Detail

Not to Scale




Place 1/2" diameter black rubber hose on all guy wires at all points of contact with tree.

Place 3 galvanized steel double strand #12 gauge twisted guy wires with one galvanized turnbuckle per guy wire spaced at equal distance around tree. Attach florescent safety flags a min. of 12" in length to each guy wire.

Planting depth shall be 10% less than the height of the root ball from the Flair Root. Diameter of hole to be three times the size of root ball minimum. Plant top of root ball at 2" minimum above the finished grade elevation.

Form a mulch berm with 3" minimum depth and no more than 4" high. Mulch to edge of rootball, but leave top of rootball exposed.

Remove burlap or steel cage from top 1/3 of root ball (if applicable).

Finished Grade

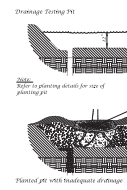
Drive 2" x 4' x 24" wood stake a min. of 3" below grade.

Backfill around root ball according to specifications. Water and tamp to remove air pockets.

Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

## Tree Planting Detail

Not to Scale




12" depth of water

Finished grade

Non-porous soil

Porous soil

6" diameter drainage channel

Notes:
Refer to planting details for size of planting pit

Rootball

Finished grade

Planting mix

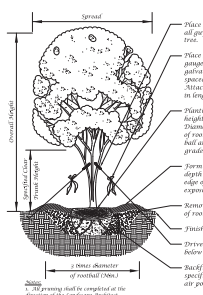
Non-porous soil

Porous soil

6" diameter drainage channel filled with coarse gravel. Discard material removed from drainage channel.

## Drainage Testing Detail

Not to Scale




Place 1/2" diameter black rubber hose on all guy wires at all points of contact with tree.

Place 3 galvanized steel double strand #12 gauge twisted guy wires with one galvanized turnbuckle per guy wire spaced at equal distance around tree. Attach florescent safety flags a min. of 12" in length to each guy wire.

Planting depth shall be 10% less than the height of the root ball from the Flair Root. Diameter of hole to be three times the size of root ball minimum. Plant top of root ball at 2" minimum above the finished grade elevation.

Form a mulch berm with 3" minimum depth and no more than 4" high. Mulch to edge of rootball, but leave top of rootball exposed.

Remove burlap or steel cage from top 1/3 of root ball (if applicable).

Finished Grade

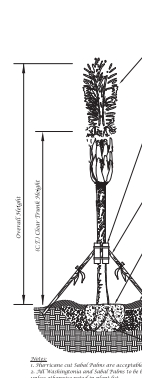
Drive 2" x 4' x 24" wood stake a min. of 3" below grade.

Backfill around root ball according to specifications. Water and tamp to remove air pockets.

Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

## Multi-Trunk Tree Planting Detail

Not to Scale




Prune & tie all fronds together with degradable twine. There is to be a minimum of 6-8 fronds (unless noted below).

(6) 2" x 4" x 16" wood battens to be evenly spaced around trunk of palm. A minimum of (6) five wraps of flurlap are to be placed under the battens to prevent marring or damage to the trunk. The height of the battens shall be located in relation to the height of the palm for adequate bracing. No batten is to be nailed to the palm. Battens are to be banded with a minimum of (2) two 3/4" high carbon steel bands.

Minimum of (3) three 4" x 4" wood braces evenly spaced around palm to be toe nailed to wood battens. Attach florescent safety flags a minimum of 12" in length to each brace

Planting depth shall be 10% less than the height of the root ball from the Flair Root. Diameter of hole to be two times the size of root ball minimum. Plant top of root ball at 2" minimum above the finished grade elevation.

Form a mulch berm with 3" minimum depth and no more than 4" high. Mulch to edge of rootball, but leave top of rootball exposed.

Backfill around root ball according to specifications. Water and tamp to remove air pockets.

Finished Grade

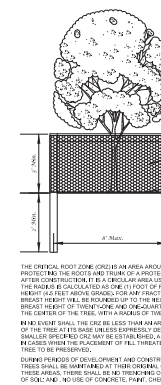
2" x 4" x 24" wood stake to be 2" below grade.

Size of rootball will be in proportion to type and size of palm, in accordance with Florida Grades and Standards for Nursery Plants Part I & II Latest Edition.

Notes:
1. Have some cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be footed unless otherwise noted in plant list.
3. Palms with burned or scarred trunks will not be accepted.

## Palm Planting Detail

Not to Scale




Tree to be protected

Wooden 2" x 4" vertical posts a minimum of 3' below grade and 3' above grade. Space no more than 8' on center with wooden 2" x 4" horizontal Brace at top of vertical posts to support Orange Safety Fence. Location is to be as specified in "Notes" shown below.

Orange Safety Fence - Attach to vertical post leaving no slack in fence.

Undisturbed Area

Existing Grade

THE CRITICAL ROOT ZONE (CRZ) IS AN AREA AROUND A TREE THAT IS REGULATED FOR THE PURPOSE OF PROTECTING THE ROOTS AND TRUNK OF A PROTECTED TREE ON A SPECIMEN TREE, BOTH DURING AND AFTER CONSTRUCTION. IT IS A CIRCULAR AREA USING A RADIUS MEASURED FROM THE CENTER OF THE TREE. THE RADIUS IS CALCULATED AS ONE (1) FOOT OF RADIUS FOR EACH ONE (1) INCH OF DIAMETER AT BREAST HEIGHT (4.5 FEET ABOVE GRADE). FOR ANY FRACTION OF A FOOT OVER A WHOLE FOOT, THE DIAMETER AT BREAST HEIGHT WILL BE ROUNDED UP TO THE NEXT WHOLE NUMBER. EXAMPLE: A TREE HAS A DIAMETER AT BREAST HEIGHT OF TWENTY-ONE AND ONE-QUARTER (21 1/4) INCHES. THE CRZ IS A CIRCLE, CENTERED ON THE CENTER OF THE TREE, WITH A RADIUS OF TWENTY-TWO (22) FEET.

IN NO EVENT SHALL THE CRZ BE LESS THAN AN AREA MEASURED FIVE (5) FEET RADIALLY FROM THE CENTER OF THE TREE AT ITS BASE UNLESS EXPRESSLY DETERMINED BY THE ENVIRONMENTAL PLANNER THAT A SMALLER SPECIFIED CRZ MAY BE ESTABLISHED. A TREE WELL DESIGN SHALL BE REQUIRED AS APPROPRIATE IN CASES WHERE THE PLACEMENT OF FILL THREATENS THE VIABILITY OF A PROTECTED TREE OR SPECIMEN TREE TO BE PRESERVED.

DURING PERIODS OF DEVELOPMENT AND CONSTRUCTION, THE AREAS WITHIN THE DRIPLINE OF PRESERVED TREES SHALL BE MAINTAINED AT THEIR ORIGINAL GRADE WITH INVASIVE LANDSCAPE MATERIAL, WITHIN THESE AREAS, THERE SHALL BE NO TRENCHING OR CUTTING OF ROOTS; NO FILL, COMPACTION OR REMOVAL OF SOIL; AND, NO USE OF CONCRETE, PAINT, CHEMICALS OR OTHER FOREIGN SUBSTANCES.

ALL BARRICADES MUST BE MAINTAINED INTACT FOR THE DURATION OF CONSTRUCTION.

## Existing Tree Protection Barricade Detail

Not to Scale

# Notes

Protection of required landscaping.

1. Encroachment into required buffer yards and landscaped areas by vehicles, boats, mobile homes, trailers, etc. shall not be permitted, and required landscaped areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.

Maintenance of required landscaping.

1. Required landscaping shall be maintained so as to at all times present a healthy, neat and orderly appearance, free of refuse and debris. If vegetation which is required to be planted dies it shall be replaced with equivalent vegetation. All trees for which credit was awarded and which subsequently die, shall be replaced by the requisite number of living trees according to the standards established in the Martin County Landscape Code.
2. All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the establishment of harmful exotic species within landscaping and preservation areas.
3. Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences, or structures to a structurally sound condition as shown on this plan.

Irrigation System - Proposed Well

Landscape Plantings, Easements & Preserve Areas
1. Preserve areas are not to be altered without written permission of the Martin County Board of County Commissioners.
2. All prohibited and invasive vegetation to be removed prior to the issuance of a Certificate of Occupancy.
3. No alteration of the Preserve Area is permitted except in compliance with the approved Preserve Area Management Plan.
4. Native plantings provided in the dry retention easements shall be maintained free of all exotic vegetation.
5. Landscaping shall be permitted in easements only with the written permission of the easement holder. Written permission shall specify the party responsible for replacing disturbed landscape areas and shall be submitted to the County in a form acceptable to the County Attorney. Written permission to plant within easements shall be filed with the land records applicable to the site.
6. Should any landscaping be placed in any easements, the property owner is responsible for replacing any required landscaping that may be disturbed by future maintenance.
7. The use of Cypress mulch is prohibited in all landscape areas.

# Landscape Plan


Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130a
Stuart, Florida 34994
(772) 344-2340
LA: 0001655


Wawa
Kanner Highway & Locks Road
Martin County, Florida

| | |
|---|---|
| Job No. | 24-0203 |
| Drawn By | JWS |
| Submittal Dates | 2-27-2024 |
| | 7-15-2024 |
| | 9-5-2024 |
| | 10-1-2024 |
| Revision Dates | |
| Comments #1 | 7-15-2024 |
| New Base | 9-5-2024 |
| New Base | 10-1-2024 |


These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

## 1.00 GENERAL CONDITIONS

### 1.01 SCOPE OF WORK

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 specified herein.
Work shall include landscape maintenance and watering of all contract planting areas until certification of acceptance by the Owner.

### 1.02 DEFINITIONS

A. "Contractor" shall mean the Landscape or Irrigation Contractor that has been subcontracted to Install the Irrigation system by Wawa, Inc. or the Owner's Representative.
B. "Landscape Maintenance Contractor" shall mean the Landscape or Irrigation Contractor that has been sub- contracted to maintain the Irrigation system by the Wawa Representative.
C. "Documents" shall mean Irrigation Drawings, Notes, Details and the attached specifications
D. "Final Acceptance" shall mean that point in time when all requirements of the Irrigation Drawings and Specifications are completed, including any punch-list items, to the satisfaction of Wawa, Inc. or the Owner's Representative. The Contractor shall be notified in writing of Final Acceptance by the Wawa representative.
E. "Warranty Period" shall begin upon Issuance of the Final Acceptance and shall be for a period of twelve (12) months. At the end of the Warranty Period, the Wawa representative shall request an Inspection five (5) days in advance with the Contractor to release the Contractor from any future warranty work.
F. "Substitutions" -wherever brand names are used in these specifications, use only the brand specified. Make no substitutions as a part of this bid package.

### 1.03 CONTRACTOR QUALIFICATIONS

The bidding CONTRACTOR shall possess a valid CONTRACTOR's license as issued by the local or state government and shall include their license number on the enclosed bid form.

### 1.04 JOB SUPERVISION

The CONTRACTOR must designate a qualified full time on-site superintendent to oversee the project for the entire phase of the installation. The superintendent shall have the authority to represent the CONTRACTOR in his absence and all directives given to him shall be as binding as if given directly to the CONTRACTOR.

### 1.04 GUARANTEE

The CONTRACTOR shall guarantee all plant materials and workmanship for a period of one year from date of final project acceptance.

### 1.05 RECORD DRAWINGS

The CONTRACTOR shall keep one record copy of all Specifications, Drawings, Addenda, Modifications, and Shop Drawings at the site in good order and clearly annotated to show all changes made during the construction process. These documents shall be available to the owner at all times and shall be delivered to the owner upon completion of the project.

### 1.06 PROTECTION OF EXISTING STRUCTURES

All existing buildings, walks, walls, paving, piping, other site construction items, and planting already completed or established and designated to remain 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.

The CONTRACTOR shall be responsible for locating all utilities, whether public or private, prior to excavation. The information and data shown with respect to existing underground facilities at or appurtenances observed in the field. The owner and design professional shall not be responsible for the accuracy and completeness of any such information or data. The CONTRACTOR shall have full responsibility for; reviewing and checking all such information and data; locating all underground facilities during construction; the safety and protection thereof; repairing any damage thereto resulting from the work. The cost of all will be considered as having been included in the contract price. The CONTRACTOR shall notify any affected utility companies or agencies in writing at least 48 hours prior to beginning construction.

### 1.07 PROTECTION OF EXISTING PLANT MATERIALS

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 on site.
Existing trees killed or damaged so that they are misshapen and/or unsightly shall be replaced at the cost to the CONTRACTOR of three hundred dollars ($300) 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. See tree mitigation plan and notes, if applicable.

### 1.08 PERMITS AND FEES

It is the CONTRACTOR's responsibility to obtain all permits and pay all fees associated with the installation of the proposed plant materials.

## 2.00 MATERIALS

### 2.01 PLANT MATERIALS

Plant species and size shall conform to those indicated on the drawings. 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 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.

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.

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.

Material samples listed below shall be submitted for approval, on site or as determined by the OWNER. Upon approval, delivery of materials may commence.

| Material | Sample Size |
|---|---|
| Mulch | One (1) Cubic Foot |
| Topsoil Mix | One (1) Cubic Foot |
| Plants | One (1) of Each Variety (or tagged in nursery) |

### 2.02 SOIL MIXTURE

CONTRACTOR shall test existing soil and amend as necessary in accordance with the guidelines below:
A. Soil Mixture (planting medium for plant pits) shall consist of two parts of topsoil and one-part sand, as described below. CONTRACTOR to submit samples and PH testing results of soil mixture for Owner's Representative approval prior to plant installation operations commence.
B. 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 have a PH between 5.5 and 7.0.
C. Sand shall be coarse, clean, well-draining, native sand.

Trees shall be planted in the existing native soil on site, unless determined to be unsuitable – at which point the CONTRACTOR shall contact owner's representative to discuss alternate recommendation prior to planting.

### 2.03 WATER

Water necessary for planting and maintenance shall be of satisfactory quality to sustain adequate plant growth and shall not contain harmful, natural, or manufactured 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.

~~The CONTRACTOR shall provide treegator watering bags for all palms and trees throughout the warranty period if permanent or temporary irrigation system is not available. Watering/irrigation restrictions may apply – refer to property's jurisdictional authority. See Appendix A- Figure No. 1.~~

### 2.04 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 apply - refer to property's jurisdictional authority, the City of Port St Lucie's fertilizer restrictions.

### 2.05 MULCH

Mulch material shall be double-ground, hardwood mulch applied at a minimum depth of three (3) inches. Clear mulch from each plant's crown (base). Mulch shall be "florimulch," eucalyptus mulch, or similar sustainably harvested hardwood mulch unless specified otherwise. Cypress mulch is NOT ACCEPTABLE in the City of Port St Lucie and St. Lucie County.

### 2.06 DIGGING AND HANDLING

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 the site shall be sprayed with an anti-transpirant product ("wiltpruf" or equal) to minimize transpirational water loss.

Balled and Burlapped (B&B), and field grown (FG) plants 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 shall not be handled by stems.

Plants marked "BR" in the plant list shall be dug with bare roots. Care shall be exercised that the roots do not dry out during transportation and prior to planting.
Protection of palms: 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.

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.

### 2.07 CONTAINER GROWN STOCK

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.

An established container grown plant shall be transplanted into a container and grown in that container sufficiently long enough 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.

Root bound plants are not acceptable and will be rejected.

RPG = "roots plus grower" container products shall be used where specified.

### 2.08 COLLECTED STOCK

When the use of collected stock is permitted as indicated by the owner or owner's representative, the minimum sizes of root balls shall be equal to that specified for the next larger size of nursery grown stock of the same variety.

### 2.09 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.

### 2.10 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 owner's representative shall be notified for clarification prior to bidding or installation. All dimensions and/or sizes specified shall be the minimum acceptable size.

### 2.11 FINE GRADING

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.

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. 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.

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 the Civil Engineer's plans for final grades, if applicable.

### 2.12 PLANTING PROCEDURES

Cleaning up before commencing work: the CONTRACTOR shall clean work and surrounding areas of all rubbish or objectionable matter daily. 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.

Verify locations of all utilities, conduits, supply lines and cables, including but not limited to:
Electric, Gas (lines and tanks), Water, Sanitary Sewer, Storm Water Systems, Cable, and Telephone.
Properly maintain and protect existing utilities.
Call Sunshine State One Call of Florida, Inc. (811) to locate utilities at least 48 hours prior to construction.

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" or to native soil. 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 positive drainage cannot be achieved, CONTRACTOR shall utilize poor drainage condition planting detail.

A. Furnish nursery's certificate of compliance with all requirements as specified herein. Inspect and select plant materials before plants are dug at nursery or growing site.
B. 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 onsite shall not remain unplanted or appropriately healed in for a period exceeding Twenty-Four (24) Hours. At all times skillful methods customary in good horticultural practices shall be exercised.
C. 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.
D. 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 back filled 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 drainage. If poor drainage 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.
E. Take all necessary precautions to avoid damage to buildings and building structures while installing trees.
F. Soil mixture shall be as specified in Section E of these specifications.
G. 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 back filled, thoroughly tamped around the ball, and settled by water (after tamping).
H. 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.
I. 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. All burlap, rope, wires, baskets, etc., shall be removed from the sides and tops of balls, but no burlap shall be pulled from underneath.
J. 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 certified arborist, in accordance with ANSI a-300.
K. Shrubs and ground cover plants shall be evenly spaced in accordance with the drawings and as indicated on the plant list. Materials installed shall meet minimum specimen requirements or quantities show on plans, whichever is greater. Cultivate all planting areas to a minimum depth of 6", remove and dispose all debris. Mix top 4" the planting soil mixture as specified in Section E. Thoroughly water all plants after installation.
L. 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 project landscape architect in writing and agree to indemnify and hold harmless the project landscape architect in the event unsupported trees planted under this contract fall and damage person or property.
M. 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)
N. Planting behind perpendicular parking is to be located a minimum of 5' behind the curb line, where possible.
O. All landscape and grass areas are to be hand raked and left clear of all stones, rock, construction debris and any unsuitable materials.
P. ~~The CONTRACTOR shall supply and install a minimum 5' wide stone mulch bed with weed barrier and aluminum edging, in planting areas adjacent to underground gas storage tanks. The stone mulch bed shall be delineated with 5 ½" aluminum landscape edging, staked at 3' intervals. Aluminum edging is to be Cleanline 3/16" x 5 ½" x 16' by Permaloc. See Appendix A- Figure No. 2 in Wawa Landscape Specification Book. Weed barrier shall be 2 oz. spunbound filter fabric by Fabriscape, Inc. or approved equal. See Appendix A- Figure No. 3 in Wawa Landscape Specification Book. All weed barrier will be overlapped a minimum of 6" at all seams. Weed barrier shall not be visible in areas designated for stone When stone is called for adjacent to curb or sidewalks, it shall be feathered down to curb level from a distance 24" from the curb. Stone mulch shall be 1"- 3" brown river rock applied a minimum 3" thick in all designated areas. See Appendix A- Figure No. 5 in Wawa Landscape Specification Book.~~
Q. All areas to be covered with stone mulch shall be treated with a pre-emergence herbicide (surflan, dactal or approved equal) in accordance with applicable federal and state regulations and the manufacturer's instructions.

### 2.13 LAWN SODDING

A. 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.
B. All areas that are to be sodded within the Wawa property line shall be certified ~~'Empire' Zoysia turf (Zoysia japonica) or~~ St. Augustine grass 'Floratam' (Stenotaphrum secundatum. All areas that are to be sodded outside of the Wawa property line (right-of-way) and stormwater retention ponds and swales shall be 'Argentine' Bahia turf (Paspalum notatum). See Landscape Plans for locations.
C. All areas that are to be sodded shall be cleared of any rough grass, weeds, and debris by means of a sod cutter to a depth of three (3) inches, 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.
D. Prepare loose bed four (4) inches deep. Hand rake until all bumps and depressions are removed. Wet prepared area thoroughly.
E. Sodding
1. 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.
2. The sod shall be certified to meet Florida State Plant Board Specifications, true to varietal type, and free from weeds, fungus, insects, and disease of any kind.
3. Sod panels shall be laid tightly together 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. 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, the City of Port St Lucie's fertilizer restrictions.
F. During delivery, prior to, and during the planting of the lawn areas, the sod panels shall always 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.
G. Lawn Maintenance
1. Within the contract limits, the CONTRACTOR shall produce a dense, well established lawn. The CONTRACTOR shall be responsible for the repair and resodding of all eroded, sunken, or bare spots (larger than 12"x12") until certification of acceptance by the owner's representative. Repaired sodding shall be accomplished as in the original work (including regrading if necessary).
2. 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.

### 2.14 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 cleaned, and the site left in a neat and acceptable condition as approved by the owner's representative.

### 2.15 FINAL INSPECTION AND ACCEPTANCE OF WORK

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 acceptance by the owner's representative.
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.

### 2.16 WARRANTY

A. The life and satisfactory condition of all plant material installed (including sod) 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 acceptance by the owner's representative.
B. 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 at no additional cost to the owner.
C. Lawns that are not in good condition at the end of the guarantee period shall be repaired until a good lawn results. It is understood that the Owner shall assume responsibility for watering all plant material and lawn area beginning with the date of substantial completeness.
D. In the event the owner does not contract with the CONTRACTOR for landscape and irrigation maintenance, the CONTRACTOR should visit the project site periodically during the One (1) Year Warranty period to evaluate maintenance procedures being performed by the owner. CONTRACTOR shall notify the owner in writing of maintenance procedures or conditions which threaten vigorous and healthy plant growth. Site visits shall be conducted a minimum of once per month for a period of Twelve (12) Months from the date of acceptance.

## 3.00 RAISED PLANTERS

### 3.01 ANNUAL/ PERENNIAL SELECTION

The nature and purpose of the raised planters is to draw attention to the store and to the outdoor seating areas. The highest level of attention should be placed on their on-going care. All annual flowers shall be a minimum 4" pot size and all perennial flowers shall be a minimum 1 gallon pot size. Choose compact plants with healthy, unblemished leaves, good green color, and lots of flower buds. It is not necessary that they be in bloom at the time of installation. Combinations of several flower colors and plant forms are appropriate for a "cottage garden" raised planter look.
In Florida, most annuals only last one season and are divided into two types: warm season and cool season. Warm-season (tender) annuals are damaged by frosts or freezes and should be planted after the last frost date- typically March 15 for North Florida and February15 for Central Florida; frosts and freezes are rare in South Florida. Cool-season (hardy) annuals are intolerant of heat, rainfall, and humidity. They are planted in fall and usually expire with the onset of summer (late May/June). See Figure No. 1 in Wawa Landscape Specification Book for list of warm season annuals/ perennials and Figure No. 2 for list of warm season annuals/ perennials.
See Figure 3, 4 & 5 for Typical Planter Layouts A, B, C, and D.

### 3.02 SCHEDULE

A. All flower beds on the property will be changed four (4) times per year during the months of January, April, July and October, and all perennial beds will be changed (2) times per year during the months of April and October.
B. Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion and display.
C. All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation.
D. Contractor will obtain prior approval of plant selection from owner or owner's representative before installation.

### 3.03 INSTALLATION

A. The most important step in establishing annuals and perennials is preparing the planting bed. Apply several inches of organic matter to the soil surface and work into the top 10 to12 inches. A soil pH of 5.5 to 6.5 is recommended. Many county Extension offices test soil and make pH recommendations. Next, sprinkle a controlled-release fertilizer such as Osmocote®, Dynamite, or other similar product at the rate indicated on the label. Thoroughly mix it into the top 6 inches of soil. Organic matter helps the soil retain moisture, and controlled-release fertilizer provides a continuous nutrient supply over an extended period of time. Product labels normally specify the time span that the fertilizer will be released (e.g., 3–4 months). Choose a release time suited to the life span of the annuals being planted.
B. Hand- water the annuals well before and after planting. Spacing of plants should be based on the mature size of the plant. Hand-water newly planted annuals as needed. Apply Ron-Star pre-emergent herbicide per manufacturer's directions and 2" layer of pine bark mulch fines.
C. All raised planter flower beds should be covered with 1" layer of Pine fines after planting.
D. Annually, prior to the spring change out, existing soil will be removed to a depth of 6" in all annual and perennial beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine bark.

### 3.04 MAINTENANCE

A. Flower beds will be reviewed at each service visit for the following:
1. Removal of all litter and debris.
2. Beds are to remain weed – free at all times.
3. All declining blooms are to be removed immediately.
4. Inspect for the presence of insect or disease activity and treat immediately.
B. Maintain annuals throughout the growing season by pinching and deadheading practices. Pinching is a light pruning of stem tips to control the size and shape of the plant. Deadheading is the removal of spent blooms to improve appearance and redirect plant energy into new growth and flowers rather than seed production. Frequent "pinching" will result in healthier, more compact plants.
C. Most perennials require little maintenance other than occasional pruning and fertilizing. Timing of fertilizer applications and amounts may vary with different plants and parts of the state. Let the appearance and growth rate of the plant guide you. Many perennials require little or no fertilizer once established. Occasional pruning may be needed to remove dead flower spikes or unsightly leaves, or to reduce the size of the plant.
D. Pre-emergent herbicides are not to be used in flower beds.
E. Contractor guarantees the survivability and performance of all flower beds for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.
F. Fountain grass shall be cut back annually to a height of 12" in the early spring after the last frost date.
G. Monitor annuals frequently for insects and diseases. Infestations detected in the early stages can be controlled by spot treatments before the entire planter is infested. An insect infestation on a few plants can be controlled by picking insects off by hand or, in the case of disease, by removing infected leaves. For severe infestations, remove infected plant immediately. Contact your county's Extension office for recommendations on the selection and application of pesticides
H. The annual / perennial maintenance program shall be specified in the landscape maintenance contract in terms of planters and quantities to be included in the program. The Contractor shall furnish all plant materials, soil amendments, and labor for the installation and replacement of perennials at the price determined in the contract.
I. The Contractor shall be responsible for the full and complete care of all annual flowers and seasonal color plantings, including watering, mulching, spraying, fertilization, and pruning such that the Owner is guaranteed that the annual/perennial planting mass shall maintain a healthy and vigorous appearance with quality color.
J. The Contractor shall notify the Owner requesting written authorization for any services over and above those specified in these Landscape Maintenance Specifications. The Contractor shall provide the Owner with an estimate of the total cost, or hourly and material rates if applicable, for all additional services. No additional services shall proceed without the Owner's approval.

### 3.05 WARRANTY

Any bedding plant that dies due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

## 4.00 LANDSCAPE MAINTENANCE

### 4.01 SCOPE OF WORK

The work for the exterior landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories and services necessary or incidental to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. See Appendix D- Weekly Landscape Maintenance Checklist and Appendix E- Monthly Landscape Maintenance Checklist in Wawa Landscape Specification Book.

### 4.02 GENERAL REQUIREMENTS

This Landscape Maintenance Specification is a part of the contract for landscape maintenance services. Compliance with the requirements set forth in this specification are mandatory for the Landscape Maintenance Contractor. If any part of this specification is declared invalid for any reason that invalidation shall apply only to that specific part declared invalid, it shall not nullify any of the requirements of any other part. In the event of question over applicability of any requirement, the requirement shall be assumed to apply, unless the Wawa Representative provides a written clarification stating that it does not. All modifications to this specification must be in writing.

### 4.03 DEFINITIONS

The term "Wawa" or "Wawa Representative" refers to the person, partnership, corporation, or agency that contracted for the performance of the landscape maintenance work.
The term "Contractor" or "Landscape Maintenance Contractor" refers to the person, partnership, corporation, or agency that will perform the landscape maintenance work.
The term "excluded damage" as used in this document shall refer to damage caused by vandalism, pedestrians, vehicles, animals (except insects and rodents), or other unusual factors. It does not include damage caused by the contractor's actions, lack of reasonable care, pest damage (such as insects), diseases, or plant loss due to lack of water caused by an irrigation system programming error, irrigation system breakage, or irrigation malfunction. (It is assumed that most plants can survive for at least one week without irrigation, during which time any irrigation problems should become apparent to the contractor. Exceptions may be made if the owner's authorized representative determines that unusual circumstances contributed to a loss.)

### 4.04 INSURANCE

The Landscape Maintenance Contractor shall provide the Wawa representative with current Certificates of Insurance showing that the following requirements are met:
A. Workman's compensation insurance to meet Government regulatory minimum requirements, but not less than an aggregate limit as specified by Wawa.
B. General liability insurance with an aggregate limit as specified by Wawa.
C. Vehicle liability insurance with an aggregate limit as specified by Wawa.
Insurance policies meeting these requirements shall remain in effect for the duration of the work. No payments to the Landscape Maintenance Contractor will be authorized unless current Certificates of Insurance have been filed with the Wawa representative.

### 4.05 CONTACT PERSON

The Landscape Maintenance Contractor shall provide the Wawa representative with a phone number where a message can be left for the contractor 24 hours a day. An answering machine connected to the Landscape Maintenance Contractors' normal phone line is an acceptable method of meeting this requirement. The Landscape Maintenance Contractor shall check for messages left at this phone number every 24 hours or less.

### 4.06 TURF MAINTENANCE

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. Turf maintenance operations are to be completed the same day they are begun. High traffic and high profile areas such as front doors and amenity areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the owner or owner's representative must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.
A. Mowing
1. Prior to mowing, remove and dispose of normal litter and debris from all landscape areas.
2. Turf shall be mowed weekly during the growing season from March 15th through October 15th and bi-weekly during the non-growing season from October 15th through March 15th. Based on this schedule, it is estimated that the contractor will perform a minimum of 40 and a maximum of 42 mowing cycles per 12-month period in the performance of this contract. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the owner or owner's representative. Should the number of mowing cycles fall below 40 in any contract year during the term of this agreement, the contractor will reduce the next month's billing by the amount per cycle for each cycle missed. Owner will pay contractor the per cycle amount for each mowing cycle in excess of 42 per contract year when the owner or owner's representative requests additional mowing cycles. This will be invoiced at the contracted price per cycle in the month following the end of the contract period.
3. Turf shall be cut with rotary mowers to maintain a uniform height. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Mowing pattern shall be varied where feasible to prevent rutting and minimize compaction.
4. Proper mowing practices are necessary to keep any lawn healthy and attractive. Standard St. Augustine grass cultivars should be maintained at a height of 3.5–4 inches. ~~Zoysia grass should be maintained at a height of 2–2.5 inches.~~ Argentine Bahia grass should be maintained at a height of 3-4 inches. Maintaining the right height helps the grass develop a deep root system and gives a better appearance to the turf. No more than 1/3 of the leaf blades should be removed with any mowing. If possible, mowing height should be increased during periods of moisture stress or if the grass is growing in shade.
5. Visible clippings that may be left following mowing operations shall be removed from site each visit.
6. Contractor will take special care to prevent damage to plant material as a result of the mowing operations. Any damage caused by contractors mowing equipment may result in the replacement of damaged material at the contractor's cost. Determination as to replacement will be at the sole discretion of the owner or owner's representative. Replacement material will be similar size to the material being replaced.
B. Edging
Sidewalks, curbs, concrete slabs and other paved surfaces will be edged in conjunction with mowing operations. Edging is defined as removal of unwanted turf from the above mentioned borders by use of a mechanical edger. String trimmers will not be used for this function.
C. String Trimming
1. String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the mowing operation. Trimming shall be completed with each mowing operation.
2. Under no circumstance will it be an acceptable practice to string trim bed edges or small areas that may be cut utilizing a push type walk behind mower.
3. Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the owner or the owner's representative.
4. Turf around the edges of all waterways shall be mowed or string trimmed to the natural water's edge during each mowing cycle.
D. Blowing
When using forced air machinery to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces.
E. Weed Control
Weed control will be limited to the broadleaf variety under this program. The CONTRACTOR shall alert owner or owner's representative of outbreaks of Sedge, invasive Bermuda, or Crabgrass. Failure to do so will make the contractor liable for resulting turf loss.
F. Insect / Disease Control
1. The CONTRACTOR shall be responsible for the treatment of all turf areas for the control of insect infestation and disease, as needed. This includes all St. Augustine turf, ~~all Zoysia turf,~~ and all irrigated and non-irrigated Bahia turf areas.
2. The CONTRACTOR shall provide a preventive program that includes two (6) insect/disease pesticide sprays per year and two (2) herbicide treatments for weed control per year. Re-treatments required between or in addition to scheduled applications shall be provided at no additional charge to the Owner. The program shall be implemented to minimize excessive use of pesticides and shall rely heavily on the continual monitoring of insect levels.
3. All products shall be applied as directed by the manufacturer and the CONTRACTOR shall strictly comply with all local, state, and federal regulations.
G. Turf Fertilization
1. Fertilizer shall be applied ~~four (4) times per year using a standard nonburning SR-SCU commercial turf fertilizer. Each application shall be applied at a rate of one (1) pound of actual nitrogen per 1,000 square feet of turf.~~ per item #4 below.
2. The fertilizer shall be watered in after each application at the next regular watering period, or as recommended by the manufacturer to assure maximum results.
3. All sidewalks, roads, curbs, patios, and other paved areas shall be swept clean of any granular fertilizer after each application to minimize staining.
4. Fertilizer restrictions apply - refer to property's jurisdictional authority, the City of Port St Lucie's fertilizer restrictions.

### 4.07 LANDSCAPE DETAILING

Detailing of planted areas will be performed weekly. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcovers, removal of tree suckers as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation.
A. Pruning
1. Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant. Provide remedial attention and repair to plant material as appropriate to season or in response to incidental damage.
2. Only Contractor's staff that have been trained and demonstrate competency in proper pruning techniques shall perform pruning. Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by owner or owner's representative.
3. Pruning of trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet contractor shall propose an extra service to the owner's representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:
a. Provide clearance for pedestrians, vehicles, mowers and buildings.
b. Maintain clearance from shrubs in bed areas.
c. Improve visibility in parking lots and around entries.
4. Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark. All tree pruning shall be performed by an ISA or equivalent certified arborist ~~or a Dade County licensed tree trimmer.~~
5. Prune all shrubbery in accordance with the architectural intent as it relates to adjacent plantings and intended function.
6. Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll edge to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.
7. Structural pruning may be required for several varieties of plants biannually, annually or semi-annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. Following this schedule, all structural pruning should be completed within a six week cycle each time it is performed. Ornamental Grasses are to be haystack cut two times per year.
8. Crape Myrtles are to be trimmed once per year from late February to early March. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts. "Hat Racking" will not be permitted unless directed otherwise by the owner or owner's representative.
9. Pruning of all palms less than 12' CT in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods and any loose boots. Trim Palms so that the lowest remaining fronds are parallel to the ground. "Hurricane" cuts are only to be done at the direction of the owner or owner's Representative.
a. Washingtonia robusta palms in excess of 12' CT will be trimmed two times per year in the months of February/March and August/September.
b. All Palms other than Washingtonia robusta, in excess 12' CT will be trimmed once per year in the months of August/September.
B. Edging
Edging is defined as removal of unwanted vegetation along beds and tree saucers. Edges are to be perpendicular to the ground. Only mechanical edgers will be used for this function. Use of string trimmers or non selective herbicides will not be allowed. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.
C. Weed Control
Bed areas are to be left in a weed free condition after each detail service. While pre and post-emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand. Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required for complete removal.
D. Insect / Disease Control
The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.
E.. Litter and Debris Removal
Contractor will police the grounds daily or on each service visit to remove trash, debris and fallen tree litter less than 2" in diameter. All litter shall be removed from the property and disposed of off-site.

### 4.08 TREE / SHRUB / PALM CARE PROGRAM

A. Schedule:
Month Application
February: Spring fertilization / insect/disease control as needed
March/April: Insect/disease control/fertilization as needed
May/June: Summer fertilization / Insect/disease control as needed
July/August: Insect/disease control/fertilization as needed
October: Fall fertilization/Insect/disease control as needed
December: Insect/disease control/fertilization as needed
B. Application
1. Fertilization
a. Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil PH.
b. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 30% slow release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.
c. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
d. This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 25'. All native trees or transplanted trees over 25' in overall height will require special consideration and are therefore excluded from this program.
e. There will be a deep root feeding on an as needed basis to establish newly planted trees.
f. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.
g. The irrigation system will be fully operational prior to any fertilizer application.
h. Soils shall be tested at a reliable testing facility twice per year to monitor for pH and chemical makeup. The results will be provided to the owner or the owner's representative along with the contractor's recommendation as to any changes in the Tree / Shrub care program based on these results.
2. Insect/Disease Control
a. Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. Some insect and disease infestations require follow-up applications for control and are included in this program.
b. Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.
c. This program covers all disease and insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 25'. All native trees or transplanted trees over 25' in overall height will require special consideration and are therefore excluded from this program.
d. Terrapin Scale, Pink Hibiscus Mealy Bug and White Fly have proven to be difficult pests to control and require special treatment. Should an infestation develop, the Contractor is responsible to notify the owner or owner's representative and provide estimates for treatment prior to plant damaging populations developing.
e. Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.
f. Contractor will provide a copy of the license for the Certified Operator in charge of chemical applications for this property.
3. Specialty Palms
a. Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Canary Island Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential insect/disease infestations along with a liquid palm fertilizer.
b. When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the rootball of specimen palms to de-water them as necessary.
4. Warranty
If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available. Exclusions to this warranty would be pre-existing conditions, nematodes, borers, locusts, Wax Myrtle trees and Wax Myrtle shrubs, Photinia, insects such as Asian Cycad Scale, Pink Hibiscus Mealy Bug, White Fly and diseases such as Verticillium Wilt that are untreatable with currently available chemicals, soil contamination, drainage problems and acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

### 4.06 ADDITIONAL WORK

All requests for work that will require additional payment must be in writing. Do not start work until the request for additional work has been approved in writing by the Wawa Representative. Failure to obtain advance approval before starting the work may result in non-payment or delays in processing payment. Emergency repairs may be made without authorization when immediate repairs are necessary to protect the health, safety, or welfare of the public, or immediate repairs are needed to prevent additional property damage. In these situations, make immediate repairs as needed to protect the public or stabilize the situation and immediately notify the Wawa representative. Additional payment for the work will be negotiated with the Landscape Maintenance Contractor by the Wawa representative. Unless otherwise noted, requests for work that qualifies for an additional payment must be made within two weeks of the time when the need for the work becomes apparent. Failure to notify the Wawa representative of the need for the work within two weeks of the need for the work becoming apparent will result in the requirement that the work be completed at the Landscape Maintenance Contractor's expense. The purpose of this requirement is to encourage the Landscape Maintenance Contractor to check for problems weekly and promptly report them so they can be corrected.

### 4.07 EXISTING CONDITIONS

Within two weeks of the starting date for work under this contract, the Landscape Maintenance Contractor shall make a thorough examination of the current conditions at the site. As part of this examination, the Landscape Maintenance Contractor shall create an inventory list of the name and quantity of each plant in each planter and confirm that the existing quantities in each planter meet or exceed those shown on any previous plant inventories. The Landscape Maintenance Contractor shall make a list of all landscape items at the site that he/she believes are broken, missing, not healthy, or otherwise are not in compliance with these specifications. A copy of this list, along with an additional itemized quote for correcting each item, shall be given to the Wawa representative. Upon confirmation of each item, the Wawa representative will either give the Landscape Maintenance Contractor written authorization to make the correction, or a written release from responsibility for the item.
By the act of submitting a bid on this work, the Landscape Maintenance Contractor shall be considered to have examined both the landscape and these specifications, and to have thoroughly familiarized himself/herself with the scope of the required work.

### 4.08 LOSS PREVENTION

Wawa may take any reasonable action necessary to control damage or protect the health, safety, and welfare of the public in the event of problems involving the landscape. Such action on the part of the owner shall not relieve the Landscape Maintenance Contractor of any responsibilities related to the problem.

### 4.09 SAFETY

No part of this work shall be performed or installed in any location or manner which may endanger the health, safety, or welfare of the public now or in the future. Means, methods, techniques, sequencing, etc. are the sole responsibility of the Landscape Maintenance Contractor.
The Landscape Maintenance Contractor agrees that he/she shall assume sole and complete responsibility for his/her work, including safety of all persons and property; and that the Landscape Maintenance Contractor shall defend, indemnify, and hold Wawa harmless from any and all liability, real or alleged, in connection with the Landscape Maintenance Contractor's performance of work on this project, excepting for liability arising from the sole negligence of the owner or tenants.

### 4.10 LAWS, CODES AND ORDINANCES

Any requirement of this specification which conflicts with or is in violation of any government rule, ordinance, regulation, etc. shall be void. The Landscape Maintenance Contractor shall notify the Wawa representative immediately of any such requirement found in this specification. The Landscape Maintenance Contractor shall, throughout the course of this work, comply with all rules, ordinances, regulations, etc. set forth by agencies having jurisdiction, which apply to the work site, the Landscape Maintenance Contractor, and/or his/her employees.

### 4.11 FIGURES AND APPENDIXES

Refer to the Wawa Landscape Specification Book and Wawa Irrigation Specification Book for Figures and Appendixes.

**NOTE:**
**All fertilizers shall meet Martin County's fertilizer ordinances and supercede any fertilizer requirements within these specifications.**

# Landscape Specifications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Wawa
Kanner Highway & Locks Road
Martin County, Florida

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|---|---|
| Job No. | 24-0203 |
| Drawn By | JWS |
| Submittal Dates | 2-27-2024 |
| | 7-15-2024 |
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| Revision Dates | |
| Comments #1 | 7-15-2024 |
| New Base | 9-5-2024 |
| New Base | 10-1-2024 |


These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.