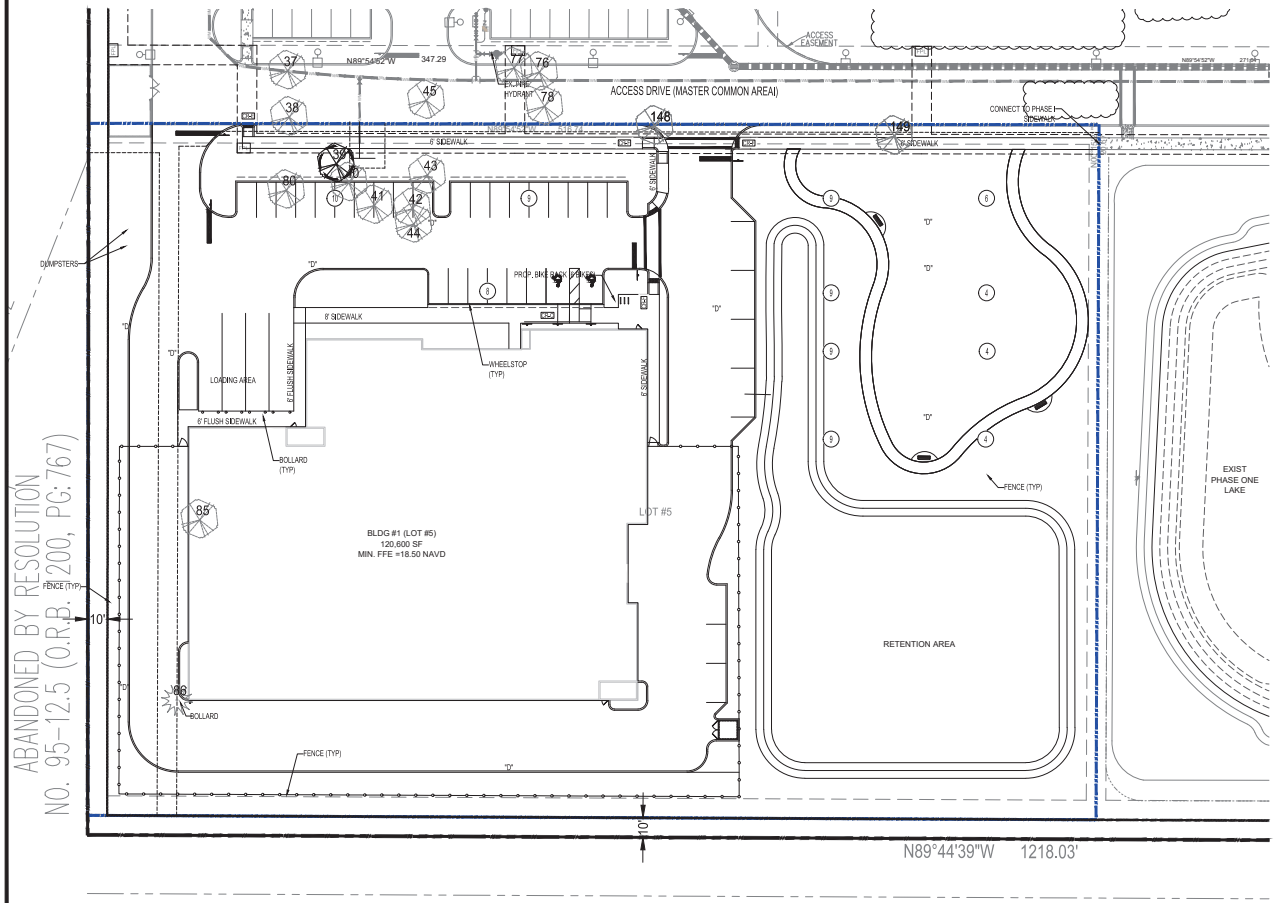


PROTECTED TREE DISPOSITION CHART : LOT 5/PH. 3

UNICORP PALM PIKE - PALM CITY — *PROTECTED TREE

TREE NO.	COMMON NAME	DBH (INCHES)	DISPOSITION	*PROTECTED TREE LOCATION INTERIOR/PERIMETER
39	Laurel Oak*	12	REMAIN	Interior
40	Laurel Oak*	9.5	remove	Interior
41	Laurel Oak*	9	remove	Interior
42	Live Oak*	14	remove	Interior
43	Live Oak*	13	remove	Interior
44	Laurel Oak*	10.5	remove	Interior
80	Laurel Oak*	8.5	remove	Interior
85	Laurel Oak*	8	remove	Interior
86	Slash Pine*	15	remove	Interior
126	Laurel Oak*	27	remove	Interior
148	Water Oak*	13.5	remove	Interior
149	Water Oak*	11.5	remove	Interior

TOTAL PROTECTED DBH ON LOT 5:	151.5	NOTE: TREES REMARKED AS 'OFFSITE' NOT COUNTED TOWARDS
PROTECTED DBH TO REMAIN:	12	FULFILLING ANY LANDSCAPE REQUIREMENTS FOR THIS SITE;
PROTECTED DBH TO BE REMOVED:	139.5	THESE TREES SHALL REMAIN UNDISTURBED & PROTECTED; THEY
TOTAL PROTECTED TREES ON LOT 5:	11	ARE NOT INCLUDED IN ' PROTECTED TREES TO REMAIN',
PROTECTED TREES TO REMAIN:	1 (9.09%)	'PROTECTED DBH TO REMAIN', OR ' PROTECTED DBH
		TO BE REMOVED' TOTALS SHOWN ON THIS CHART

*PROTECTED TREE: Per Sec.4.666 - Tree Protection

Any hardwood native tree ≥8" DBH

Any native hardwood tree ≥4" DBH or any native softwood, Incl. pine trees, ≥8" DBH in the perimeter area

Any tree within a canopy road tree protection zone, except prohibited trees.

ONLY PROTECTED TREES THAT ARE REMOVED REQUIRE MITIGATION; SEE MITIGATION CALCS ON THIS SHEET FOR REMOVED PROTECTED TREES; SEE LANDSCAPE PLAN FOR LOCATION OF PROPOSED MITIGATION TREES

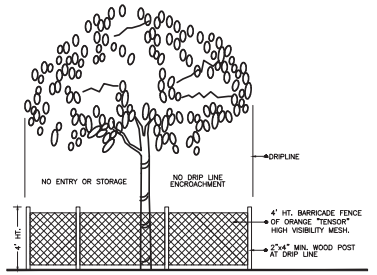
NOTE: ONLY TREES TO BE PRESERVED IN PERPETUITY THROUGHOUT ALL FUTURE PHASES ARE CREDITED (AS NOTED ON THE MASTER DISPOSITION CHART) TOWARDS THE REFORESTATION/ TREE MITIGATION REQUIREMENTS PER SEC.4.666.D.1.b.

THE MASTER TREE DISPOSITION CHARTS ABOVE (SHOWING PROTECTED & NON-PROTECTED EXISTING TREES) DEMONSTRATE TREE CREDITS APPLIED TO REFORESTATION REQUIREMENTS (PER SEC.4.666.D.1.b) & TREE CREDITS TO BE APPLIED TO LANDSCAPE REQUIREMENTS (PER SEC.4.664.F.1 TABLE)

SEE SHEET L-2.0A FOR LANDSCAPE PLAN.

TREE PROTECTION BARRICADE

* DENOTES PROTECTED TREES



TREE PRESERVATION BARRICADE FENCING DETAIL

N.T.S.

THOMAS ENGINEERING
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE, FT. LAUDERDALE, FL 33309
#600 W. KENNEDY BLVD. SUITE 200, TAMPA, FL 33609
125 W. INDIANTOWN RD. SUITE 206, JUPITER, FL 33458
p: 954-202-7000 p: 813-379-4100 p: 561-203-7503

THE ARCHITECTURAL WORKS AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH IT IS MADE IS EXECUTED OR NOT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, ARE NOT TO BE USED BY THE OWNER OR ANY OTHER PERSON OR ENTITY ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. ANY UNAUTHORIZED USE OF THESE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ARCHITECT. ALL TITLES AND RIGHTS ARE RESERVED.

REVISIONS:

REV:	DATE:	COMMENT:	BY:

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PROJECT No.: F2210009
DRAWN BY: MJL
CHECKED BY: BMU
DATE: 3/1/2022
CAD I.D.: LOT 5 DISPOSITION PLAN

PROJECT:

SITE PLAN SET

Martin County Project #P175-XXX

FOR

PALM PIKE CROSSING LOT 5

PALM CITY
FLORIDA

THOMAS ENGINEERING
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD. SUITE 206
JUPITER, FL 33458
PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
LA 6666671
March 1, 2022
FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION LC26000371
FLORIDA BUSINESS LICENSE NUMBER LC-C-LB-0000071

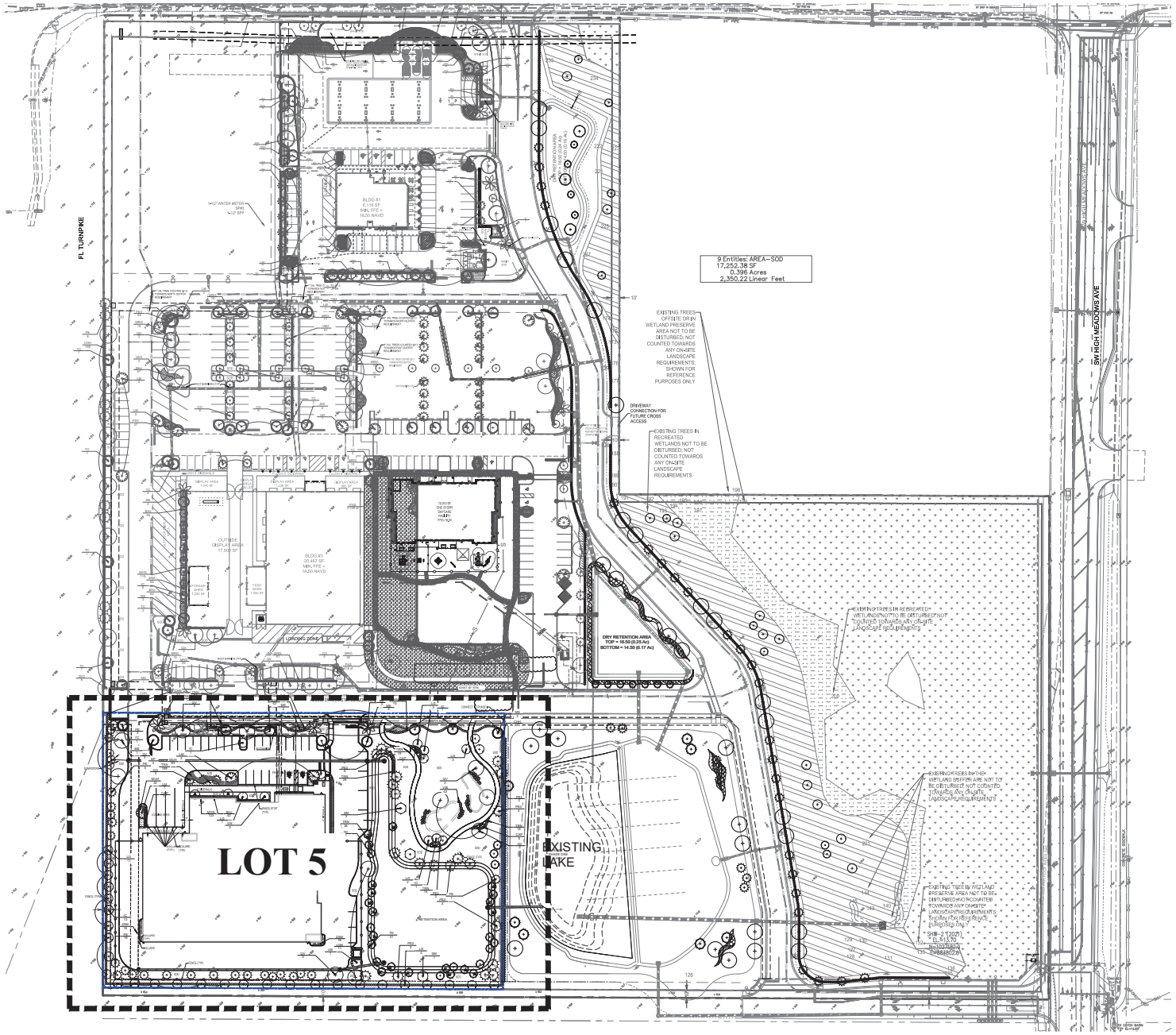
SHEET TITLE:

PALM PIKE CROSSING LOT 5 FINAL SITE PLAN

SHEET NUMBER:

L-1.0

Printed on Tuesday, March 01, 2022, 10:08 AM by Laura Diegert



SEE SHEET L-2.0A FOR LOT 5 LANDSCAPE PLAN; & SHEET L-2.2 FOR GENERAL LANDSCAPE NOTES & SPECIFICATIONS

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS · PROJECT MANAGERS · LAND PLANNING · LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE, SUITE 800, FT. LAUDERDALE, FL 33309, P: 954-428-7000
2400 W. KENNEDY BLVD., SUITE 600, TAMPA, FL 33609, P: 813-379-4100
125 W. INDIANTOWN RD., SUITE 206, JUPITER, FL 33458, P: 561-203-7503

THE IDEAS, DESIGNS, PLANS, ARRANGEMENTS AND CONCEPTS SHOWN ON THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF THOMAS ENGINEERING GROUP, LLC. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THOMAS ENGINEERING GROUP, LLC. ANY UNAUTHORIZED USE OF THESE PLANS SHALL BE AT THE SOLE RISK AND LIABILITY OF THE USER.

REVISIONS:

REV:	DATE:	COMMENT:	BY:

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PROJECT No.: F2210009
DRAWN BY: MJL
CHECKED BY: BMU
DATE: 3/1/2022
CAD I.D.: LOT 5 LANDSCAPE PLAN

PROJECT:

SITE PLAN SET

Martin County Project #P175-XXX

FOR

PALM PIKE CROSSING LOT 5

PALM CITY
FLORIDA

THOMAS ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD. SUITE 206
JUPITER, FL 33458
PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

MICHAEL D. GROSSHIRTH
LA 666671
REGISTERED LANDSCAPE ARCHITECT
March 1, 2022
FL Reg. Engineering Business #27571
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

PALM PIKE CROSSING LOT 5 FINAL SITE PLAN

SHEET NUMBER:

L-2.0

Printed on Tuesday, March 01, 2022, 10:09 AM by Laura Dieguez

NOTE: ALL ABOVE GROUND MECHANICAL EQUIPMENT SUCH AS, BUT NOT LIMITED TO, EXTERIOR UTILITY BOXES, METERS, AND TRANSFORMERS NOT CURRENTLY KNOWN OR DEPICTED SHALL BE VISUALLY SCREENED WITH LIVE GREENERY A MINIMUM OF 6" ABOVE TOP OF EQUIPMENT. BACK FLOW PREVENTERS SHALL BE PAINTED TO MATCH THE PRINCIPAL STRUCTURE.

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

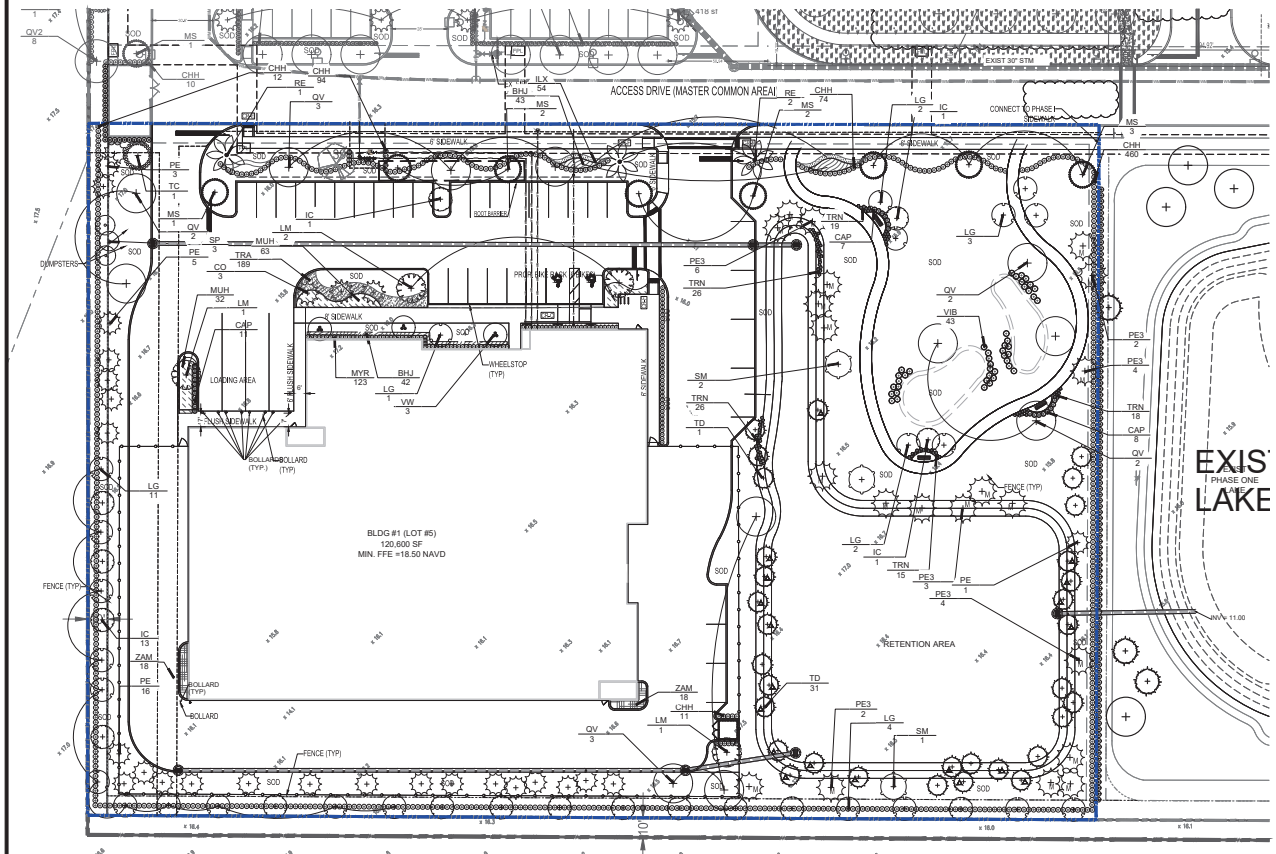
DURING PERIODS OF DEVELOPMENT & CONSTRUCTION, THE AREAS WITHIN THE DRIP-LINE OF PRESERVED TREES SHALL BE MAINTAINED AT THEIR ORIGINAL GRADE WITH PERVIOUS LANDSCAPE MATERIAL. WITHIN THESE AREAS, THERE SHALL BE NO TRENCHING OR CUTTING OF ROOTS; NO FILL, COMPACTION, OR REMOVAL OF SOIL; & NO USE OF CONCRETE,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

MULCH MATERIAL TO A MINIMUM COMPACTED DEPTH OF 3 INCHES IS TO BE PROVIDED FOR ALL PLANTING AREAS WHEN USED TO SUPPLEMENT GROUND COVER. CYPRESS MULCH IS PROHIBITED IN ALL LANDSCAPED AREAS.

NO USE SHALL BE MADE OF, AND NO DEVELOPMENT ACTIVITY SHALL BE PERMITTED IN, LAND USE BUFFERS AND PERIMETER LANDSCAPE AREAS, EXCEPT FOR:
i. PLANTING MATERIAL APPROVED AS PART OF THE LANDSCAPE PLAN;
ii. COMPLETELY UNDERGROUND UTILITIES AND ESSENTIAL, SPECIFICALLY APPROVED, OVERHEAD OR ABOVEGROUND UTILITIES WHICH CROSS THESE AREAS AND DO NOT INTERFERE WITH THE MATURE GROWTH OF THE REQUIRED PLANT MATERIAL;
iii. GRASS DITCHES, WITH BACK SLOPE NO STEEPER THAN 3V:1H, WHICH CAN SUPPORT THE REQUIRED LANDSCAPING MATERIALS.

REQUIRED LANDSCAPING SHALL BE MAINTAINED SO AS TO AT ALL TIMES PRESENT A HEALTHY, NEAT, & ORDERLY APPEARANCE, FREE OF REFUSE & 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

ALL PROHIBITED EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES WITHIN PRESERVATION AREAS AND PLANTED LANDSCAPE OR LAKE LITTORAL AREAS AS PROVIDED ON THE PLANS APPROVED WITH THE DEVELOPMENT ORDER.



PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CALIPER	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	CO	3	Satinleaf	Chrysophyllum oliviforme	B & B		2"Cal	12' Ht	5-6'	Yes	High	6' CT
	IC	16	Dahoon Holly	Ilex cassine	B & B		2"Cal	10' Ht	5'	Yes	High	4' CT
	LG	23	Lavender Crape Myrtle	Lagerstroemia indica 'Tonto'	B & B		3"Cal	14' Ht	7'	No	High	6' CT, STANDARD
	LM	4	Monarire Sweet Gum	Liquidambar styraciflua 'Monarire'	B & B		2"Cal	10' Ht	4-5'	Yes	High	5' CT
	MS	8	Sweet Bay	Magnolia virginiana	B & B		2"Cal	10' Ht	5'	Yes	High	4.5' CT
	PE	25	Slash Pine	Pinus elliotti var. densa	B & B		3"Cal	10' Ht	4'-5'	Yes	High	5' CT
	PE3	21	Slash Pine	Pinus elliotti var. densa	B & B		4"Cal	18' Ht	8'	Yes	High	7' CT, Counted @1:2
	QV	12	Southern Live Oak	Quercus virginiana	B & B		3"Cal	10' Ht	5'	Yes	High	5' CT
	SM	3	West Indian Mahogany	Swietenia mahagoni	B & B		3"Cal	12-14' Ht	5-6'	Yes	High	5' CT
	TC	1	Yellow Trumpet Tree	Tabebuia caraiba	B & B		2"Cal	10' Ht	5'	No	High	6' CT
	TD	32	Bald Cypress	Taxodium distichum	B & B		2"Cal	10' Ht	4'-5'	Yes	High	4' CT
PALM TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CALIPER	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	RE	3	Florida Royal Palm	Roystonea elata	B & B		10' gw		Yes	High	Matched, @2:1
	SP	3	Cabbage Palmetto	Sebal palmetto	B & B		16-20' ow		Yes	High	Staggered, Booted, @3:1
	VW	3	Winin Palm	Veitchia winin	B & B		8-12' HB	10'	No	High	Triple Trunk
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	CAP	26	Jamaica Caper	Capparis cynophallophora	n/a	As Shown	20"	24"	Yes	High	
	CHH	551	Red Tip Cocoplum	Chrysobalanus icaco 'Red Tip'	NA	30"	24"	18"	Yes	High	Full to base
	MYR	123	Compact Simpson's Stopper	Myrcianthes fragrans 'compacta'	NA	24"	24"	18-24"	Yes	High	Full to base
	TRN	104	Dwarf Ilekshatchee	Tripsacum floridanum	NA	18"	18"	18"	Yes	High	
	VIB	43	Walter's Viburnum	Viburnum obovatum	NA	36"	30"	30"	Yes	High	Full to base
SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	BBU	85	Bougainvillea	Bougainvillea x 'Helen Johnson'	n/a	24"	18"	18"	No	High	Full to base
	MUH	95	Pink Muhly Grass	Muhlenbergia capillaris	n/a	30"	18-24"	18"	Yes	High	Full to base
	ZAM	36	Coontie	Zamia pumila	n/a	30"	10-12"	12"-14"	Yes	High	
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	ILX	54	Dwarf Schillings Holly	Ilex vomitoria 'Schillings Dwarf'	n/a	18"	8-10"	10-12"	Yes	High	
	TRA	189	Asian Jasmine	Trachelospermum asiaticum	n/a	18"	8-10"	10-12"	No	Medium	Full

ALL TREES SHALL BE SINGLE LEADER FLORIDA NUMBER 1, FIELD GROWN/BALLED & BURLAPPED (FG/BB); CONTAINER GROWN TREES ARE NOT ACCEPTABLE & WILL BE IMMEDIATELY REJECTED UPON INSPECTION. ALL PLANT MATERIALS SHALL MEET THE MINIMUM SPECIFICATIONS LISTED IN THE SCHEDULE ABOVE; FAILURE TO MEET SPECIFICATIONS, INCLUDING SPECIES LISTED, SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY - NO EXCEPTIONS; OPTIONS FOR ALTERNATE SPECIES BASED ON LACK OF STATEWIDE AVAILABILITY SHALL BE FURNISHED TO LANDSCAPE ARCHITECT OF RECORD A MINIMUM OF 30 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION; LACK OF AVAILABILITY WILL BE VERIFIED USING THE LATEST INDUSTRY ACCEPTED PUBLICATION LISTINGS PLANT SPECIES, SIZES, & QUANTITIES SHALL, AT A MINIMUM, CONFORM TO THOSE INDICATED ON THE DRAWINGS, IN THE AREAS SPECIFIED ON THE DRAWINGS.

SEE SHEET L-2.1 FOR CODES & DETAILS; & SHEET L-2.2 FOR GENERAL LANDSCAPE NOTES & SPECIFICATIONS

THE STORMWATER MANAGEMENT AREAS ARE TO BE MAINTAINED WITH PLANTED NATIVE VEGETATION, IN PERPETUITY

DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY COUNTY.

ENCROACHMENT INTO REQUIRED BUFFERYARDS & LANDSCAPED AREAS BY VEHICLES, BOATS, MOBILE HOMES OR TRAILERS SHALL NOT BE PERMITTED, & REQUIRED LANDSCAPED AREAS SHALL NOT BE USED FOR STORAGE OR SALE OF MATERIALS OR PRODUCTS OR THE PARKING OF VEHICLES & EQUIPMENT

ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS & LITTER. MAINTENANCE SHALL INCLUDE WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING, OR OTHER MAINTENANCE, AS NEEDED & IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. PERPETUAL MAINTENANCE SHALL BE PROVIDED TO PROHIBIT THE REESTABLISHMENT OF HARMFUL EXOTIC SPECIES WITHIN LANDSCAPING & PRESERVATION AREAS.

ONLY PROTECTED TREES THAT ARE REMOVED REQUIRE MITIGATION; SEE MITIGATION CALCS ON THIS SHEET FOR REMOVED PROTECTED TREES; SEE LANDSCAPE PLAN FOR LOCATION OF PROPOSED MITIGATION TREES

IRRIGATION WATER SOURCE / POINT OF CONNECTION SHALL BE AN EXISTING 10 HP CENTRIFUGAL PUMP DRAWING FROM THE LAKE ON THE COMMON INFRASTRUCTURE AREA OF THE 'PALM PIKE CROSSING' DEVELOPMENT; SEE IRRIGATION PLANS SUBMITTED WITH PHASE 1 APPLICATION

NOTE: ONLY TREES TO BE PRESERVED IN PERPETUITY THROUGHOUT ALL FUTURE PHASES ARE CREDITED (AS NOTED ON THE MASTER DISPOSITION CHART) TOWARDS THE REFORESTATION/ TREE MITIGATION REQUIREMENTS PER SEC.4.666.D.1.b.

THE MASTER TREE DISPOSITION CHARTS ABOVE (SHOWING PROTECTED & NON-PROTECTED EXISTING TREES) DEMONSTRATE TREE CREDITS APPLIED TO REFORESTATION REQUIREMENTS (PER SEC.4.666.D.1.b) & TREE CREDITS TO BE APPLIED TO LANDSCAPE REQUIREMENTS (PER SEC.4.664.F.1 TABLE)

NO TREE SHALL BE PLANTED WITHIN 5' OF EXISTING OR PROPOSED UTILITIES; CONTRACTOR TO FIELD VERIFY/ADJUST AS NECESSARY; CONTACT LANDSCAPE ARCHITECT PRIOR TO FIELD ADJUSTING TREE LOCATIONS FOR APPROVAL; ANY PROPOSED TREE WITHIN 6' OF ANY UNDERGROUND UTILITIES SHALL BE INSTALLED WITH ROOT PROTECTION BARRIERS; SEE L-2.4 FOR ROOT PROTECTION BARRIER DETAIL

ANY PERVIOUS AREA TO REMAIN THAT IS DISTURBED BY CONSTRUCTION & IS NOT NOTED ON THE LANDSCAPE PLAN TO HAVE SHRUBS OR GROUNDCOVER SHALL BE SODDED BY THE CONTRACTOR

NOTE: ALL LANDSCAPE AREAS SHALL BE IRRIGATED FROM A RECLAIM WATER SOURCE AND SHALL HAVE A 100% COVERAGE WITH A MIN. 50% OVERLAP.

THOMAS ENGINEERING
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
125 W. INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 p: 561-203-7503
6300 NW 31ST AVENUE SUITE 200 FT. LAUDERDALE, FL 33309 p: 954-426-7050
4600 W. KENNEDY BLVD. SUITE 900 TAMPA, FL 33609 p: 813-379-4100

THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT AND HIS CONSULTANTS ARE NOT TO BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT WITHOUT THE WRITTEN AGREEMENT OF THE ARCHITECT. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, ARE HEREBY RESERVED BY THE ARCHITECT.

REVISIONS:

REV:	DATE:	COMMENT:	BY:

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PROJECT No.: P2210009
DRAWN BY: MJL
CHECKED BY: BMU
DATE: 3/1/2022
CAD I.D.: LOT 5 LANDSCAPE PLAN

PROJECT:

SITE PLAN SET

Martin County Project #P175-XXX

FOR

PALM PIKE CROSSING LOT 5

PALM CITY FLORIDA

THOMAS ENGINEERING
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD. SUITE 206
JUPITER, FL 33458
PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

MICHAEL D. GROSSWIRTH — LA 6666871 — REGISTERED LANDSCAPE ARCHITECT — March 1, 2022 — FLORIDA REGISTERED NUMBER LA6666871 — FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

PALM PIKE CROSSING LOT 5 FINAL SITE PLAN

SHEET NUMBER:

L-2.0A

Printed on Tuesday, March 01, 2022, 10:10 AM by Laura Dieguez

LANDSCAPE CODE COMPLIANCE CHART: LOT 5/PHASE 3

MARTIN COUNTY LAND DEVELOPMENT CODE

LOT 5 DEVELOPABLE AREA: 183,046 sq.ft (100.0%) (4.20 AC)
LOT 5 VUA: 48,527 sq.ft. (27%) (1.11 AC)
LOT 5 TOTAL PERVIOUS AREA: 88,913 sq.ft. (47%) (1.97 AC)

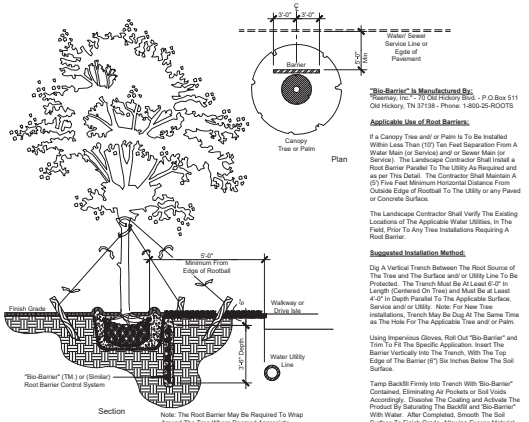
LOT 5 BUILDING: 40,200 sq. ft. (22%) (0.92 AC)
LOT 5 VUA OVERHANG: 383 sq.ft. (0%) (0.01 AC)

DIVISION 15 - LANDSCAPING, BUFFERING AND TREE PROTECTION	REQUIRED	PROVIDED
SEC. 4.663. LANDSCAPE DESIGN STANDARDS: VUA & BUFFER PLANTING		
1) Minimum 20% of Total Lot Area to be Landscape Area	20%	33.0%
4.a) Vehicular Use Area -10' Strip Around Perimeter of Vehicular Use Areas		
North		
a.3) 1 Tree/30 l.f. of VUA (343.58 l.f. vua perimeter - 105.76 l.f. drives = 237.82 LF)	**8 TREES**	**8 TREES**
a.4) Shrubs, 15-23" spread @ max. 36" on center, 24" from pavement	80 SHRUBS	80 SHRUBS
a.5) 25% Minimum Native Within Buffer Strip	(2 TREES)	(8 TREES)
West		
a.3) 1 Tree/30 l.f. of VUA (353.83 l.f. vua perimeter)	**12 TREES**	**12 TREES**
a.4) Shrubs, 15-23" spread @ max. 36" on center, 24" from pavement	72 SHRUBS	72 SHRUBS
a.5) 25% Minimum Native Within Buffer Strip	(1 TREES)	(4 TREES)
East		
a.3) 1 Tree/30 l.f. of VUA (355.39) *(Shared LS*	*N/A - Condition Met*	*N/A - Condition Met*
a.4) Shrubs, 15-23" spread @ max. 36" on center, 24" from pavement *Buffer Req'd)*	*N/A - Condition Met*	*N/A - Condition Met*
a.5) 25% Minimum Native Within Buffer Strip	*N/A - Condition Met*	*N/A - Condition Met*
South		
a.3) 1 Tree/30 l.f. of VUA (305.87 lf)	**11 TREES**	**11 TREES**
a.4) Shrubs, 15-23" spread @ max. 36" on center, 24" from pavement	103 SHRUBS	103 SHRUBS
a.5) 25% Minimum Native Within Buffer Strip	(1 TREES)	(4 TREES)
4.b) VUA Interiors		
b.1) 500 sq.ft. of planting area/5000 sq.ft. of VUA 48,910 sf vua		
Total Required VUA Interior Green: 4,891 sq.ft.	4,891 SF	**88,433 SF**
per 500 sq.ft., in 12 ft. wide min. Interior landscape areas		*(SEE LA-1)*
2 Trees at 3" cal.	40 TREES @ 2" OR	
Or 3 Trees at 2" cal. *(Noted with Δ on plan)*	**20 TREES @ 3"**	**20 TREES**
NOTE: Some VUA Interior Trees provided in perimeter VUA areas due to site limitations; Linear medians ≥50 ft in length with shade @ 15 ft o.c. are provided on Lot 5 between parking bays to reduce the minimum interior VUA Landscape Area width to 8 ft		(Noted with Δ on plan)
b.2) Terminal Islands - 1 Tree/Island (9 Islands)	**9 TREES**	**9 TREES**
b.4) Landscape Interior Islands - 1 Tree/Island (1 Islands)	**1 TREES**	**1 TREES**
SEC. 4.663.A.3.b. LANDSCAPE DESIGN STANDARDS: DEVELOPED AREA PLANTING		
Non-residential developments provide ≥ 1Tree / 2500 SF site area *(183,045 sf/2500)*	**74 TREES**	**74 TREES***
SEC. 4.663 WATER EFFICIENT LANDSCAPING		
1) Minimum 50 pts Required		
a. Utilization of moisture-sensing controller other than a rain-sensor		**5 Points**
b. Plan submitted with low, moderate and high water usage zones indicated		**5 Points**
f. 51% or more of required shrubs are drought tolerant species		**10 Points**
h. 51% or more of required trees are drought tolerant species		**10 Points**
i. Utilization of compacted mulch beds at least 3" deep in all planted areas…		**10 Points**
n. Utilization of native plant species in stormwater retention areas, other than turf grass or sod		**10 Points**
MITIGATION		
(11) PROTECTED TREES REMOVED FROM SITE, SEE L-1.0 DISPOSITION PLAN & CHARTS; 139.5" OR (66) - 2" DBH REPLACEMENT TREES REQUIRED	*(21) - 4" TREES*	*(21) - 4" TREES* **CREDITS EQUIV. PER SEC. 4.666.D.1.c**
Note: All proposed Code required trees are being counted towards the Reforestation requirement except those that are in required Preserve Areas, including the Wetland Buffer, & Recreated wetlands		
TOTAL VUA & BUFFER PLANTING	135 TREES	135 TREES***
TOTAL DEVELOPED AREA PLANTING	74 TREES	74 TREES*
75% NATIVE TREES:	56/74 TREES	71 (94.67%)
75% NATIVE SHRUBS:	9411/1,254 SHRUBS	1,169/1,254 SHRUBS
50% NATIVE G.C.	470/940 G.C.	687/940 G.C.

◊ INCL. (27) TREES @ 3" CAL.
* INCL. (72) PROPOSED TREES, & (2) TREEs FROM [4] PALMS @2:1
** INCL. (38) PROP. 4" CAL. TREES
*** INCL. (2) FROM (1) 12" EXISTING TREE, (132) PROPOSED TREES, & (3) TREES FROM [6] PALMS @2:1; OVER CODE DUE TO VUA THAT DO NOT MEET THE MINIMUM 500 SQ. FT. OR 12' MIN. WIDTH DIMENSIONS.

SEC. 4.666 TREE PROTECTION: LOT 5

Quantity	DBH Tree Removed	Min. Replacement Tree Credits	Min. Ht. of Repacement Tree	Caliper	Caliper Replacement (inches)	Tree Replacement	PROVIDED MITIGATION
7	7-12" Trees	3	8-10'	2"	21	21 TREES	
5	13-18" Trees	4	8-10'	2"	20	12 TREES	
					41	(41) - 2" TREES	(21)** - 4" TREE CREDITS EQUIV. PER SEC. 4.666.D.1.c.



Note: The Root Barrier May Be Required To Wrap Around The Tree Where Deemed Appropriate.

"Bio-Barrier" Is Manufactured By:
Ramsay, Inc. - 70 Old Hickory Blvd. - P.O.Box 511 Old Hickory, TN 37138 - Phone: 1-800-25-ROOTS

Applicable Use of Root Barriers:

If a Canopy Tree and/ or Palm Is To Be Installed Within Less Than (10') Ten Feet Separation From A Water Main (or Service) and/ or Sewer Main (or Service). The Landscape Contractor Shall Install a Root Barrier Parallel To The Utility As Required and as per This Detail. The Contractor Shall Maintain A (5') Five Feet Minimum Horizontal Distance From Outside Edge of Rootball To The Utility or any Paved or Concrete Surface.

The Landscape Contractor Shall Verify The Existing Locations of The Applicable Water Utilities, In The Field, Prior To Any Tree Installations Requiring A Root Barrier.

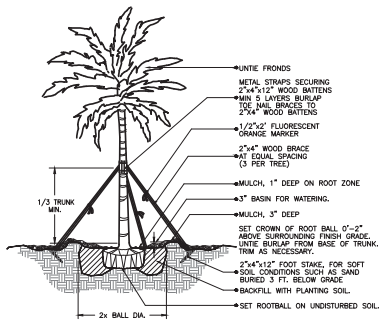
Suggested Installation Method:

Dig A Vertical Trench Between The Root Source of The Tree and The Surface and/ or Utility Line To Be Protected. The Trench Must Be At Least 6'-0" In Length (Centered On Tree) and Must Be at Least 4'-0" In Depth Parallel To The Applicable Surface, Service and/ or Utility. Note: For New Tree installations, Trench May Be Dug At The Same Time as The Hole For The Applicable Tree and/ or Palm.

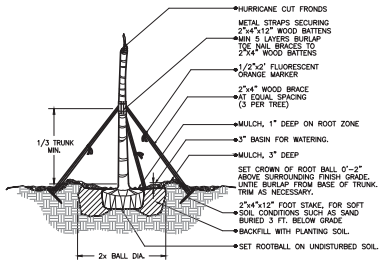
Using Impervious Gloves, Roll Out "Bio-Barrier" and Trim To Fit The Specific Application. Insert The Barrier Vertically Into The Trench, With The Top Edge of The Barrier (6") Six Inches Below The Soil Surface.

Tamp Backfill Firmly Into Trench With "Bio-Barrier" Contained, Eliminating Air Pockets or Soil Voids Accordingly. Dissolve The Coating and Activate The Product By Saturating The Backfill and "Bio-Barrier" With Water. After Completed, Smooth The Soil Surface To Finish Grade, Allowing Excess Material For Soil Setting.

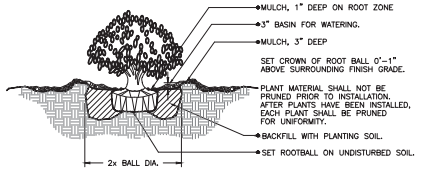
Typical Root Barrier Application Detail
Section / Plan — Not To Scale



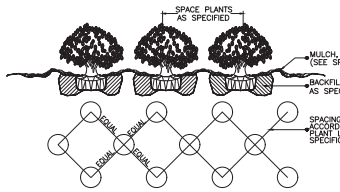
LARGE PALM PLANTING DETAIL
N.T.S.



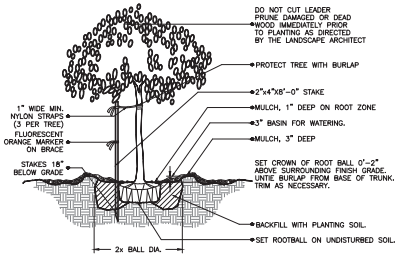
CIGARED SABAL PALM PLANTING DETAIL
N.T.S.



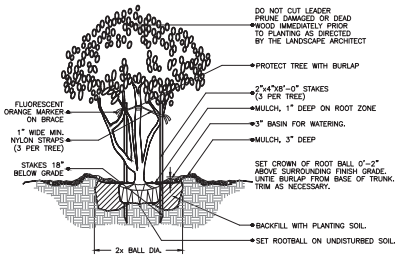
SHRUB PLANTING DETAIL
N.T.S.



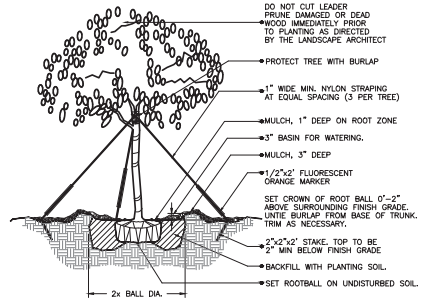
SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL
N.T.S.



(2" cal. and under) SMALL TREE PLANTING DETAIL
N.T.S.



MULTI- TRUNK AND SMALL TREE (2" cal. and under) PLANTING DETAIL
N.T.S.



(2" cal. and over) LARGE TREE PLANTING DETAIL
N.T.S.

THOMAS ENGINEERING
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE SUITE 200 FT. LAUDERDALE, FL 33309 p: 954-486-7050
400 W. KENNEDY BLVD. SUITE 200 TAMPA, FL 33609 p: 813-379-4100
125 W. INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 p: 561-203-7503

THE IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THOMAS ENGINEERING, LLC. AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF THOMAS ENGINEERING, LLC.

REVISIONS:

REV:	DATE:	COMMENT:	BY:

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, It's free, It's the law.
www.callsunshine.com

PROJECT No.: F.2210009
DRAWN BY: MJL
CHECKED BY: BMU
DATE: 3/1/2022
CAD I.D.: LOT 5 LANDSCAPE PLAN

PROJECT:

SITE PLAN SET

Martin County Project #P175-XXX

FOR

PALM PIKE CROSSING LOT 5

PALM CITY FLORIDA

THOMAS ENGINEERING
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD. SUITE 206
JUPITER, FL 33458
PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

MICHAEL D. GROSSHARTH — LA 6666871 — REGISTERED LANDSCAPE ARCHITECT — March 1, 2022 — FLORIDA REGISTRATION NO. LA6666871 — FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

PALM PIKE CROSSING LOT 5 FINAL SITE PLAN

SHEET NUMBER:

L-2.1

Printed on Tuesday, March 01, 2022, 10:14 AM by Laura Dieguez

LANDSCAPE GENERAL NOTES

A. SCOPE OF WORK

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

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

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS, EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP – LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP – LINE.

2. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT, TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER FOUR INCHES (4") CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER IS GREATER. CALIPER SHALL BE MEASURED AT BREAST HEIGHT OR FOUR FEET (4') ABOVE SURROUNDING GROUND.

D. MATERIALS

1. SUBMITTALS: GENERAL SAMPLES OF PLANTING MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.
MATERIALS SAMPLE SUBMITTALS
MULCH ONE (1) CUBIC FOOT
TOPSOIL ONE (1) CUBIC FOOT
PLANTS ONE (1) REPRESENTATIVE SAMPLE OF EACH VARIETY

2. PLANT MATERIALS

A) GENERAL: PLANT SPECIES, SIZES, & QUANTITIES SHALL, AT A MINIMUM, CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS" PARTS I AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA NO. 1 AS AN ABSOLUTE MINIMUM UNLESS OTHERWISE SUPERSEDED BY A FLORIDA FANCY DESIGNATION, AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL – BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

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

C) INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH PRELIMINARY APPROVAL SHALL NOT SUPERSEDE THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES, PRESENCE OF INSECTS, AND OTHER CONDITIONS THAT MAY HAVE OCCURRED SINCE THE NURSERY INSPECTION. 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.

D) AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL–DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE.

E) SAND SHALL BE CLEAN, WELL DRAINING NATIVE SAND. IF REQUESTED, CONTRACTOR SHALL AT ANY TIME AND AT NO COST TO OWNER, SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY OWNER.

E. WATER

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

F. COMMERCIAL FERTILIZER

1. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DELIVERED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:
1. SHRUBS AND TREES – MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS – OSMOCOTE/SIERRA BLEND 14 – 14 – 14
3. SOD – 8 – 8 – 8
IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24 – 10 – 5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT THE RATE AND DEPTH SPECIFIED BY MANUFACTURER.

G. MULCH

1. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN.

2. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-6" FROM THE TRUNK OF ALL TREES & PALMS.

3. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS.

4. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.

H. DIGGING AND HANDLING

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

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS, AND IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA PUBLICATION. NO PLANT WITH A ROOTBALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS BY

"GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA PUBLICATION. PRUNING PRACTICED OTHER THAN MINIMAL PRUNING OF FRONDS, PRIMARILY TO REACH A "CLEAR TRUNK" SPECIFICATION, MAY CONSTITUTE REJECTION, OF ALL PALMS SUBJECTED TO SUCH PRACTICE. LIKEWISE, EXCESSIVE PRUNING OR "SHAVING" OF ROOT BALLS TO MEET "CLEAR TRUNK" CRITERIA MAY CONSTITUTE REJECTION ONSITE. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL ON THE PLANTING DETAILS SHEET.

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

I. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL – ROOTED PLANTS AND 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, AND SHALL MEET MINIMUM SPECIFICATIONS IN THE PLANT LIST.

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

3. PLANT ROOTS BOUND IN CONTAINERS OR WITH CIRCLING ROOTS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NEED AUTHORIZATION FROM THE OWNER. LIKEWISE, SUBSTITUTION OF CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE BALLED AND BURLAPPED/FIELD GROWN WILL NEED AUTHORIZATION FROM THE OWNER AND LA OF RECORD PRIOR TO THE ORDERING OF ANY MATERIALS.

5. ALL PLANT MATERIALS SHALL MEET THE MINIMUM SPECIFICATIONS LISTED IN THE PLANT SCHEDULE; SIZE (HEIGHT/SPREAD) SPECIFICATIONS TAKE PRECEDENCE OVER GALLON SIZES (IF GALLON SIZES ARE SPECIFIED).

J. COLLECTED STOCK

1. WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, 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.

K. NATIVE STOCK

1. PLANTS COLLECTED FROM WILD OR NATIVE STAND SHALL BE CONSIDERED GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED 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.

L. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SELECTED A DISCREPANCY BETWEEN PLANTS SHOWN AT A SPACING ON THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF BIDS. DRAWING SHALL TAKE PRECEDENCE. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE. WHERE NO GALLON SIZE IS SPECIFIED ON CONTAINERIZED SHRUBS OR GROUNDCOVERS, THE HEIGHT & SPREAD SPECIFICATIONS SHALL PREVAIL.

M. FINE GRADING

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

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

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

N. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM THE SITE. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL, SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY AFFECT THE VIABILITY OF THE PLANTS TO BE INSTALLED, HE/SHE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S CONSTRUCTION MANAGER OR DESIGNEE.

2. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE PROHIBITED TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE JURISDICTIONAL MUNICIPALITY

3. 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 LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

4. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO MINIMUM DEPTH OF APPROXIMATELY 30% GREATER THAN THE PROPOSED PLANTING DEPTH OR TO THE DEPTH OTHERWISE SPECIFIED BY JURISDICTIONAL CODE. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ONSITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE DRAINAGE DETAIL THAT ADDRESSES POOR DRAINAGE OR CONTACT OWNER'S CONSTRUCTION MANAGER OR DESIGNEE FOR RESOLUTION.
CONTRACTOR IS TO ENSURE THAT ALL COMPACTED SOIL, ROAD ROCK, & EXCESS DEBRIS SHALL BE REMOVED & A 24" LAYER OF NON-LIMEROCK PLANTING SOIL FAVORABLE TO SHRUB GROWTH & SUSTAINABILITY EXISTS OVER ALL PLANTING AREAS. TREE PITS SHALL BE EXCAVATED & BACKFILLED WITH PLANTING SOIL TO A MINIMUM DEPTH OF 30".

5. RECOMMENDED PLANTING SOIL DEPTH IS GENERALLY AS FOLLOWS:
ALL TREES AND TALL SHRUBS (INDICATED AS 'SHRUBS' & 'SHRUBS AREAS' ON THE PLANT SCHEDULE) SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR LOW SHRUBS/GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS.
THE MINIMUM TOPSOIL DEPTHS ARE IN ADDITION TO A MINIMUM NON-LIMEROCK SOIL DEPTH OF 10"-18", CONSISTING OF EXISTING UNDISTURBED ON THE NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% CONTAINING NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/LIMEROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS.
PURSUANT TO THE ABOVE, THE TOTAL MINIMUM DEPTH OF VIABLE NON-LIMEROCK PLANTING SOIL, INCLUDING EXISTING VIABLE UNDISTURBED/OR STOCKPILED SOIL (IF PRESENT), REQUIRED TO BE PROVIDED ABOVE ANY LIMESTONE/LIMEROCK SUBGRADE CONDITION SHALL BE 12" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR SOD AREAS, 16" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR GROUNDCOVERS, 24" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR SHRUBS/SHRUB AREAS; AND 30" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR TREE PITS. DESIGNATION OF 'TREES,' 'SHRUBS'/'SHRUB AREAS,' AND 'GROUNDCOVERS' SHALL BE CONSISTENT WITH THAT LABELING OF PLANT MATERIALS SHOWN ON THE LANDSCAPE PLANTS PLANT SCHEDULE.
IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE & TAKE REASONABLE MEASURES AS PART OF DUE DILIGENCE TO DETERMINE THE EXTENT OF EXCAVATION REQUIRED & TO DETERMINE THE AMOUNT OF PLANTING SOIL NECESSARY TO ENSURE LONG-TERM SUSTAINABILITY & SURVIVAL OF THE PLANT MATERIALS IN ACCORDANCE WITH THIS CONTRACT.

6. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
7. GENERAL: COMPLY WITH FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

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

9. ALL PLANTING HOLES SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE LSA STANDARD TO NURSERY STOCK 280.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SEE MATERIALS, SECTION D). 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 PLANTING DETAIL THAT ADDRESSES THIS CONDITION. POOR DRAINAGE CONDITIONS TYPICALLY HAVE A PERCOLATION RATE OF 4" OR LESS PER HOUR, AS DETERMINED BY THE GEOTECHNICAL ENGINEER. 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 PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "SETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "RIT STICK" OR EQUAL RECOMMENDED.

10. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS, CURBS, PAVING, AND OTHER HARDSCAPE MATERIALS WHILE INSTALLING TREES.

11. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION D (MATERIALS) OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING HOLE SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:
- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
LARGER MATERIAL
-TWO (2) TABLETS PER HALF INCH (1/2") OF TRUNK CALIPER

12. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE TOP OF THE ROOT SYSTEM (FOR SHRUBS AND GROUNDCOVER) OR TRUNK FLARE (TREES AND PALMS) WILL STAND ONE (1) TO TWO (2) INCHES ABOVE FINAL GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PLANTING HOLE. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

13. 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, TURNING SOIL IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET OR OTHER TAMPING DEVICE. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE PULLED FROM UNDERNEATH.

14. PRUNING: FOR DAMAGED OR BROKEN LIMBS, EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE SPECIES. ALL SUCKER GROWTH SHALL BE COMPLETELY REMOVED PRIOR TO DIGGING.

15. SHRUBS AND GROUNDCOVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED IN THE PLANT LIST. CULTIVATE ALL MASS PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE OF ALL DEBRIS, TILE 4" OF PLANTING SOIL MIX INTO THE NEWLY TILLED PLANTING BED FOR GENERAL NUTRIENT DISBURSEMENT. MASS PLANTING BED IS NOW READY TO RECEIVE HOLES FOR NEW PLANTS. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

16. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO ENSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. TREES SHALL USE ARBORTIE AS PER DETAIL SHEET. PALMS SHALL USE WOOD BRACING PER DETAIL SHEET.

17. MULCHING: PROVIDE A THREE INCH (3") MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUNDCOVER AND VINE BED AND TREE PIT (FOR TREES AND PALMS, MIN. THREE INCH (3") FROM EDGE OF TRUNKS). – UNLESS OTHERWISE REQUIRED BY LOCAL CODES AND SPECIFIED AS SUCH.

18. SYSTEMIC HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER OR THEIR DESIGNEE, A SYSTEMIC HERBICIDE SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. AFTER MULCH HAS BEEN APPLIED TO PLANTING BEDS AND TREE RINGS, TREAT ALL MULCHED AREAS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

O. LAWN SODDING

STENOTAPHRUM SECUNDATUM, V. 'FLORITAM' UNLESS OTHERWISE NOTED. (ST. AUGUSTINE SOLID SOD).
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING:
COMPLETE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER AND GOVERNING AGENCIES.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND OTHER DEBRIS, AND THE SOIL BROUGHT TO AN EVEN PREPARED GRADE TO ALLOW FOR SOIL PREPARATION BELOW.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR INCHES (4") DEEP. APPLY FERTILIZER AT A RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING COMMERCIAL BROADCAST SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE INCHES (3"). HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY TO PREPARE FOR SOD INSTALLATION.

4. SODDING: THE CONTRACTOR SHALL SOD ALL THE PERVIOUS AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS TO CREATE A UNIFORM, NEW TURF BLANKET FOR THE SITE. ALL PERVIOUS AREAS TO REMAIN THAT ARE DISTURBED BY CONSTRUCTION & NOT SHOWN TO HAVE SHRUBS OR GROUNDCOVER ON THE LANDSCAPE PLAN SHALL BE SODDED BY CONTRACTOR. ALL SOD OFF-SITE OR IN THE RIGHT-OF-WAY (DEDICATED OR OTHERWISE) SHALL BE BAHIA 'ARGENTINE' SOLID SOD UNLESS OTHERWISE NOTED.

5. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS, AND DISEASE OF ANY KIND. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER TO MAKE A SOLID, SODDED LAWN AREA.

B) SOD SHALL BE LAID IN ROWS WITH EVERY OTHER ROW STAGGERED HALFWAY BETWEEN THE NEXT TO INSURE NO CONTINUOUS STACKED JOINTS. SEW JOINTS OF SOD TO INSURE A TIGHT FIT AT JOINTS, WITH GAPS NO GREATER THAN 1" BETWEEN SOD PANELS.

C) SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS. A FOUR INCH (4") 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 TO THOROUGHLY MOISTEN THE SOIL BENEAT