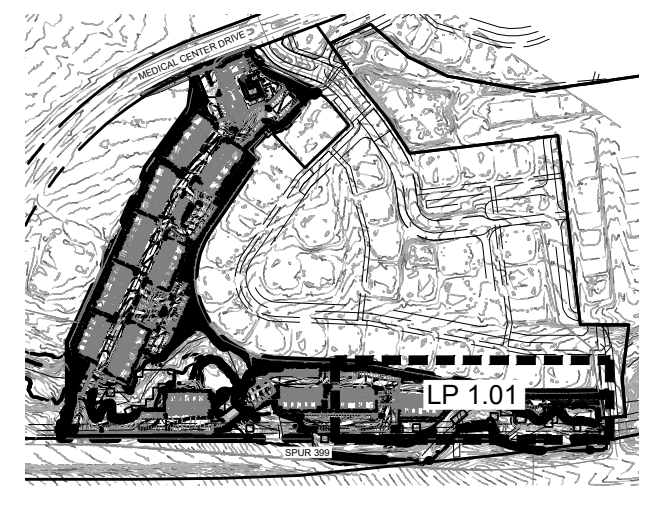


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	QS	109	Quercus shumardii / Shumard Oak	4" cal, 14' ht, 5' spr	Full, Straight, Single Leader
	QV	74	Quercus virginiana / Southern Live Oak	4" cal, 14' ht, 5' spr	Full, Straight, Single Leader
	UC	80	Ulmus crassifolia / Cedar Elm	4" cal, 14' ht, 5' spr	Full, Straight, Single Leader
	VC	2	Vitex agnus-castus / Chaste Tree	2" cal, 6-8' ht, 4' spr	Full, Straight, Single Leader
SHRUBS					
	AG	167	Abelia x grandiflora / Glossy Abelia	36" ht, 36" spr, 36" oc	Full
	IB	650	Ilex cornuta 'Burfordii' / Burford Holly	36" ht, 24" spr, 36" oc	Full
	LC	552	Leucophyllum candidum / Texas Sage	36" ht, 24" spr, 36" oc	Full
	MC	744	Myrica cerifera / Wax Myrtle	36" ht, 24" spr, 36" oc	Full
MISC.					
	SEED	TBD	Cynodon dactylon / Common Bermuda		Hydroseed areas. See Landscape Specifications.
	SOD	TBD	Cynodon dactylon / Common Bermuda		Solid sod, rolled tight with Sand Filled Joints & Weed & Disease Free

CITY OF MCKINNEY LANDSCAPE REQUIREMENTS

MINIMUM LANDSCAPE REQUIREMENTS:	REQUIRED	PROVIDED
PARKING LOT LANDSCAPE REQUIREMENTS:		
1 TREE FOR EVERY 10 PARKING SPACES IN A LOT WITH MORE THAN 20 SPACES	38 TREES	75 TREES
37% PARKING SPACES PROVIDED		
379/10 = 37.9 TREES		
TERMINUS ISLANDS WITH ONE CANOPY TREE MINIMUM 162 SQ. FT.	YES	YES
LANDSCAPED ISLAND WITH ONE TREE WITHIN 65 FEET OF EVERY PARKING SPACE	YES	YES
75% OF THE PARKING SHALL BE SCREENED FROM PUBLIC STREETS	YES	VARIANCE REQUEST TO 6' ORNAMENTAL IRON FENCE & 36" HT EVERGREEN SCREEN
WEST PROPERTY BUFFER:		
20' LANDSCAPE BUFFER	YES	YES
1 CANOPY TREE PER 30 LINEAR FEET	44 TREES	34 PROPOSED TREES
1,320' / 30 = 44 TREES		5 EXISTING TREES
		*Existing floodplain trees to be used for additional buffer.
NORTHERNEASTERN PROPERTY BUFFER:		
20' LANDSCAPE BUFFER	YES	YES
1 CANOPY TREE PER 30 LINEAR FEET	87 TREES	83 PROPOSED TREES
2,585' / 30 = 86.1 TREES		4 EXISTING TREES
SPUR 399:		
20' LANDSCAPE BUFFER	YES	YES
1 CANOPY TREE PER 30 LINEAR FEET	60 TREES	57 PROPOSED TREES
1,785' / 30 = 59.5 TREES		3 EXISTING TREES
MEDICAL CENTER DRIVE:		
20' LANDSCAPE BUFFER		
1 CANOPY TREE PER 30 LINEAR FEET	7 TREES	7 TREES
210' / 30 = 7 TREES		
MEDICAL CENTER DRIVE MEDIAN:		
8' WIDE BY 50' LONG MEDIAN	YES	YES
1 CANOPY TREE / 50 LINEAR FEET	1 TREE	1 TREE
50' / 50 = 1 TREE		
2 ORNAMENTAL TREES / 50 LINEAR FEET	2 TREES	2 TREES
50' / 50 X 2 = 2 TREES		
PRIVATE DRIVE:		
1 CANOPY TREE / 50 LINEAR FEET	5 TREES	4 PROPOSED TREES
151' / 50 = 5 TREE		1 EXISTING TREE



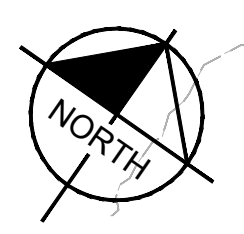
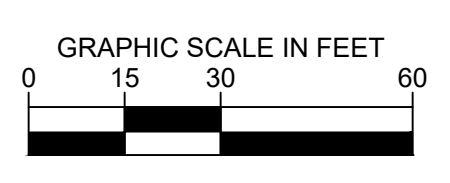
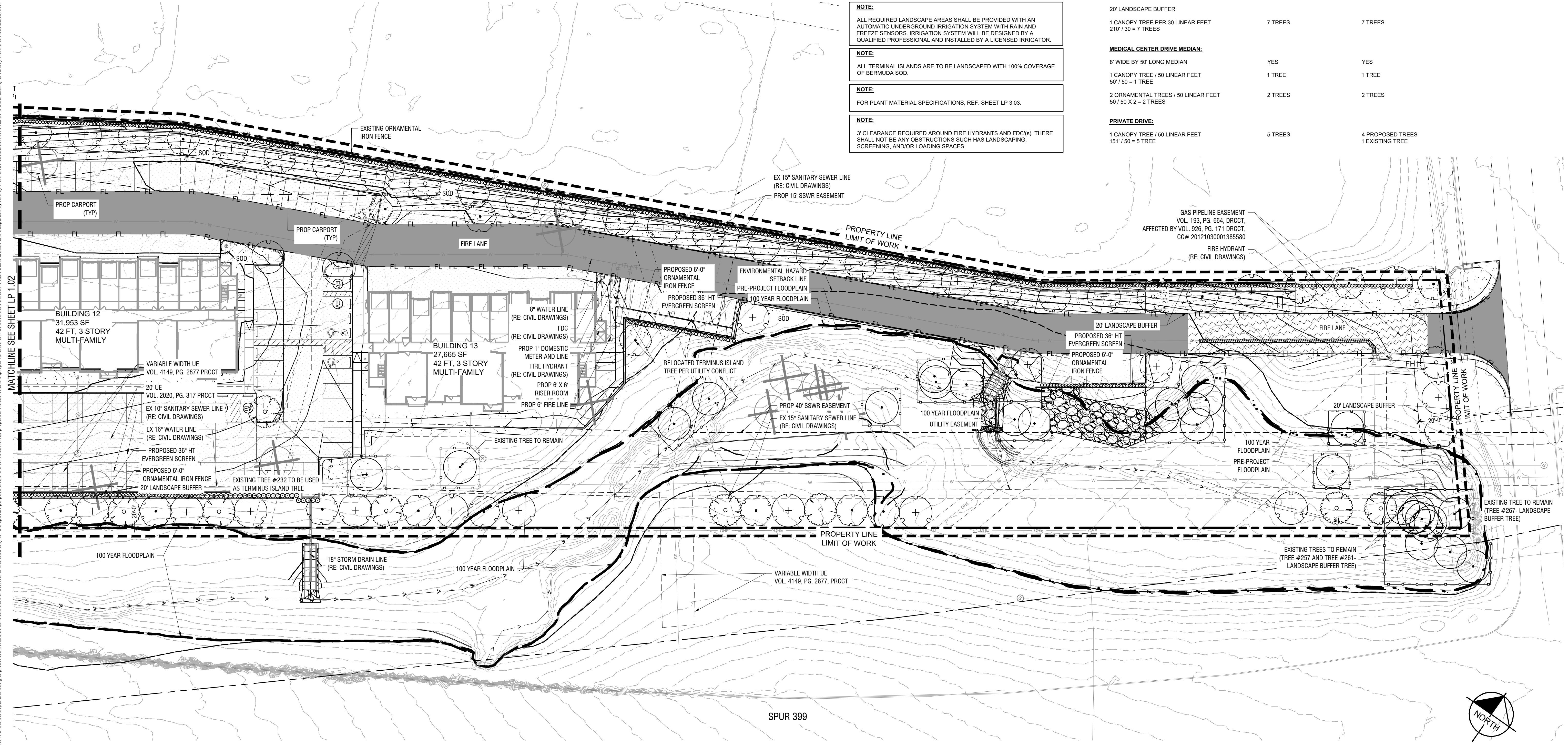
VICINITY MAP
SCALE: NTS

NOTE:
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. IRRIGATION SYSTEM WILL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

NOTE:
ALL TERMINUS ISLANDS ARE TO BE LANDSCAPED WITH 100% COVERAGE OF BERMUDA SOD.

NOTE:
FOR PLANT MATERIAL SPECIFICATIONS, REF. SHEET LP 3.03.

NOTE:
3' CLEARANCE REQUIRED AROUND FIRE HYDRANTS AND FDC(S). THERE SHALL NOT BE ANY OBSTRUCTIONS SUCH AS LANDSCAPING, SCREENING, AND/OR LOADING SPACES.



NO.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM TX F-928



07/17/2024
KHA PROJECT 064514840
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY MFF
DRAWN BY NES
CHECKED BY MFF

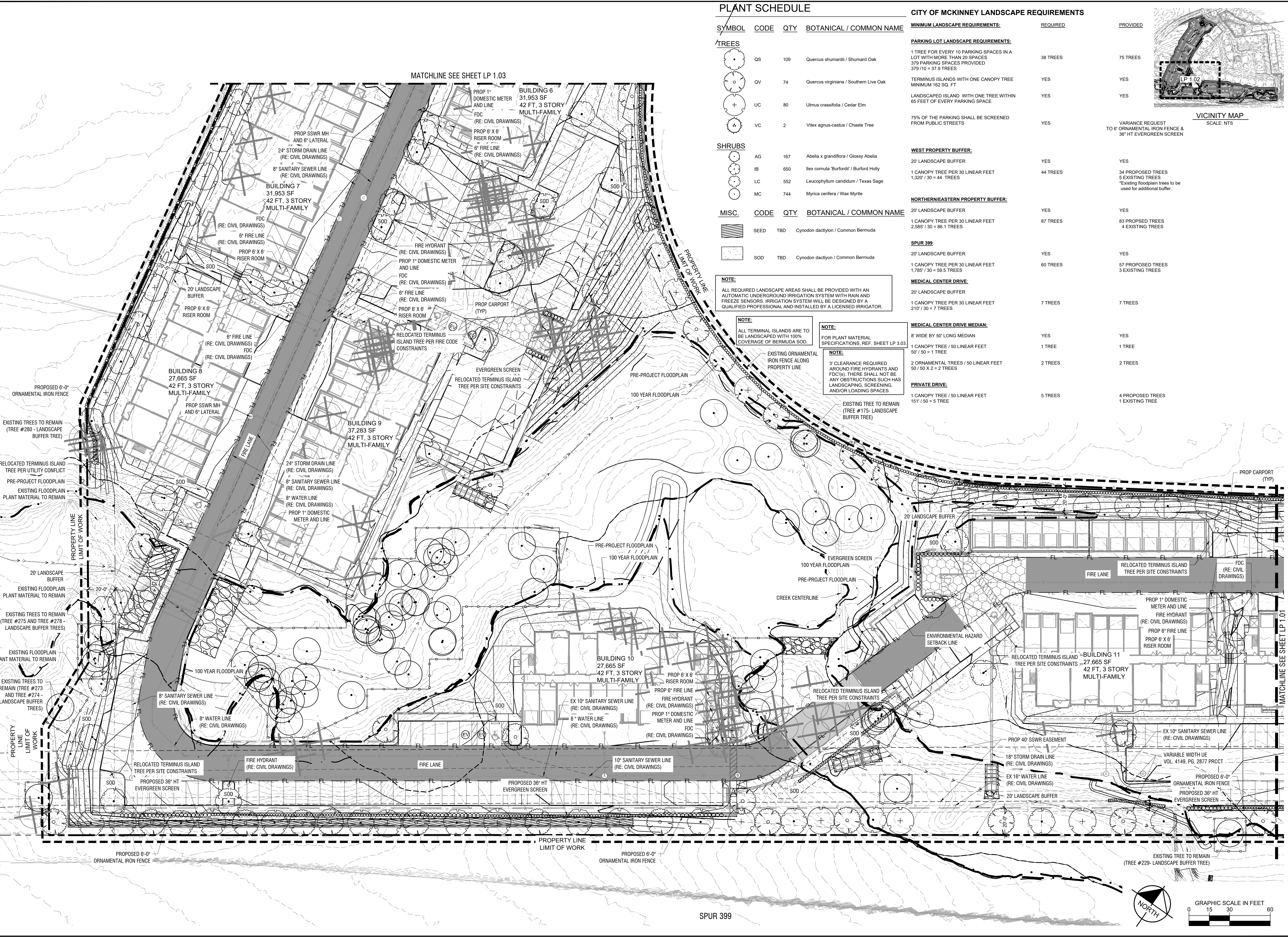
SPUR 399 MF
MCKINNEY, TEXAS
PREPARED FOR
STONEHAWK CAPITAL

LANDSCAPE PLAN

SHEET NUMBER
LP 1.01

MATCHLINE SEE SHEET LP 1.02
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06/28/2024 10:00 AM
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 WWW.KIMLEY-HORN.COM TX F-928



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	QS	109	Quercus shumardii / Shumard Oak
	QV	74	Quercus virginiana / Southern Live Oak
	UC	80	Ulmus crassifolia / Cedar Elm
	VC	2	Vitex agnus-castus / Chaste Tree
SHRUBS			
	AG	167	Abelia x grandiflora / Glossy Abelia
	IB	650	Ilex cornuta 'Burfordii' / Burford Holly
	LC	552	Leucophyllum candidum / Texas Sage
	MC	744	Myrica cerifera / Wax Myrtle
MISC.			
	SEED	TBD	Cynodon dactylon / Common Bermuda
	SOD	TBD	Cynodon dactylon / Common Bermuda

NOTE:
 ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. IRRIGATION SYSTEM WILL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

NOTE:
 ALL TERMINAL ISLANDS ARE TO BE LANDSCAPED WITH 100% COVERAGE OF BERMUDA SOD.

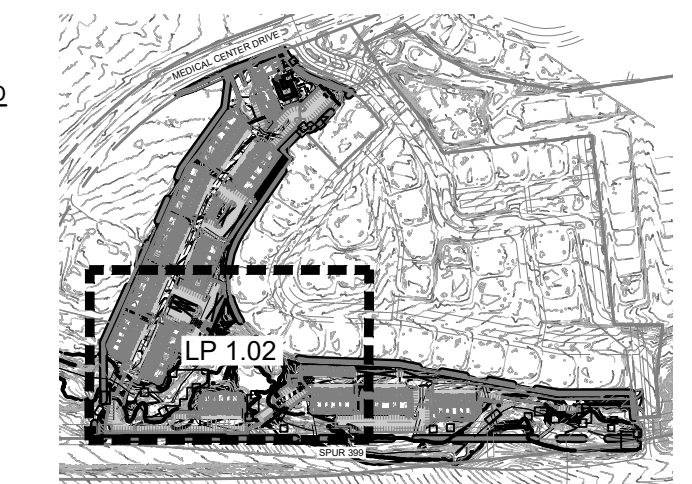
NOTE:
 FOR PLANT MATERIAL SPECIFICATIONS, REF. SHEET LP 3.03.

NOTE:
 3' CLEARANCE REQUIRED AROUND FIRE HYDRANTS AND FDC(S). THERE SHALL NOT BE ANY OBSTRUCTIONS SUCH AS LANDSCAPING, SCREENING, AND/OR LOADING SPACES.

EXISTING TREE TO REMAIN (TREE #175- LANDSCAPE BUFFER TREE)

CITY OF MCKINNEY LANDSCAPE REQUIREMENTS

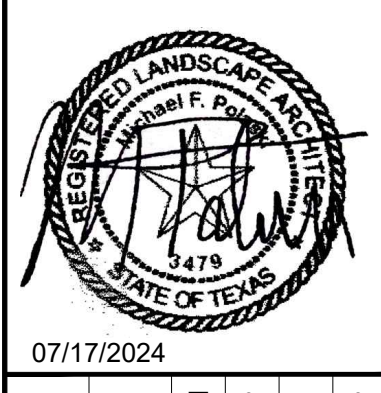
MINIMUM LANDSCAPE REQUIREMENTS:	REQUIRED	PROVIDED
PARKING LOT LANDSCAPE REQUIREMENTS:		
1 TREE FOR EVERY 10 PARKING SPACES IN A LOT WITH MORE THAN 20 SPACES	38 TREES	75 TREES
379 PARKING SPACES PROVIDED 379/10 = 37.9 TREES		
TERMINUS ISLANDS WITH ONE CANOPY TREE MINIMUM 162 SQ. FT.	YES	YES
LANDSCAPED ISLAND WITH ONE TREE WITHIN 65 FEET OF EVERY PARKING SPACE	YES	YES
75% OF THE PARKING SHALL BE SCREENED FROM PUBLIC STREETS	YES	
WEST PROPERTY BUFFER:		
20' LANDSCAPE BUFFER	YES	YES
1 CANOPY TREE PER 30 LINEAR FEET 1,320' / 30 = 44 TREES	44 TREES	34 PROPOSED TREES 5 EXISTING TREES *Existing floodplain trees to be used for additional buffer.
NORTHERNEASTERN PROPERTY BUFFER:		
20' LANDSCAPE BUFFER	YES	YES
1 CANOPY TREE PER 30 LINEAR FEET 2,585' / 30 = 86.1 TREES	87 TREES	83 PROPOSED TREES 4 EXISTING TREES
SPUR 399:		
20' LANDSCAPE BUFFER	YES	YES
1 CANOPY TREE PER 30 LINEAR FEET 1,785' / 30 = 59.5 TREES	60 TREES	57 PROPOSED TREES 3 EXISTING TREES
MEDICAL CENTER DRIVE:		
20' LANDSCAPE BUFFER		
1 CANOPY TREE PER 30 LINEAR FEET 210' / 30 = 7 TREES	7 TREES	7 TREES
MEDICAL CENTER DRIVE MEDIAN:		
8' WIDE BY 50' LONG MEDIAN	YES	YES
1 CANOPY TREE / 50 LINEAR FEET 50' / 50 = 1 TREE	1 TREE	1 TREE
2 ORNAMENTAL TREES / 50 LINEAR FEET 50' / 50 X 2 = 2 TREES	2 TREES	2 TREES
PRIVATE DRIVE:		
1 CANOPY TREE / 50 LINEAR FEET 151' / 50 = 3 TREES	5 TREES	4 PROPOSED TREES 1 EXISTING TREE



NO.	REVISIONS	DATE	BY

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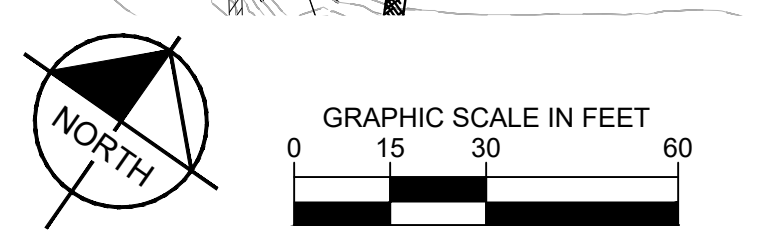


KHA PROJECT	064514840
DATE	JULY 2024
SCALE	AS SHOWN
DESIGNED BY	MFF
DRAWN BY	RES
CHECKED BY	MFF

SPUR 399 MF
MCKINNEY, TEXAS
PREPARED FOR
STONEHAWK CAPITAL

LANDSCAPE PLAN

SHEET NUMBER
LP 1.02



SPUR 399

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	QS	109	Quercus shumardii / Shumard Oak	4" cal, 14' ht, 5' spr	Full, Straight, Single Leader
	QV	74	Quercus virginiana / Southern Live Oak	4" cal, 14' ht, 5' spr	Full, Straight, Single Leader
	UC	80	Ulmus crassifolia / Cedar Elm	4" cal, 14' ht, 5' spr	Full, Straight, Single Leader
	VC	2	Vitex agnus-castus / Chaste Tree	2" cal, 6-8' ht, 4' spr	Full, Straight, Single Leader
SHRUBS					
	AG	167	Abelia x grandiflora / Glossy Abelia	36" ht, 36" spr, 36" oc	Full
	IB	650	Ilex cornuta 'Burfordii' / Burford Holly	36" ht, 24" spr, 36" oc	Full
	LC	552	Leucophyllum candidum / Texas Sage	36" ht, 24" spr, 36" oc	Full
	MC	744	Myrica cerifera / Wax Myrtle	36" ht, 24" spr, 36" oc	Full
MISC.					
	SEED	TBD	Cynodon dactylon / Common Bermuda		Hydroseed areas. See Landscape Specifications.
	SOD	TBD	Cynodon dactylon / Common Bermuda		Solid sod, rolled tight with Sand Filled Joints & Weed & Disease Free

NOTE:
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. IRRIGATION SYSTEM WILL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

NOTE:
ALL TERMINAL ISLANDS ARE TO BE LANDSCAPED WITH 100% COVERAGE OF BERMUDA SOD.

NOTE:
FOR PLANT MATERIAL SPECIFICATIONS, REF. SHEET LP 3.03.

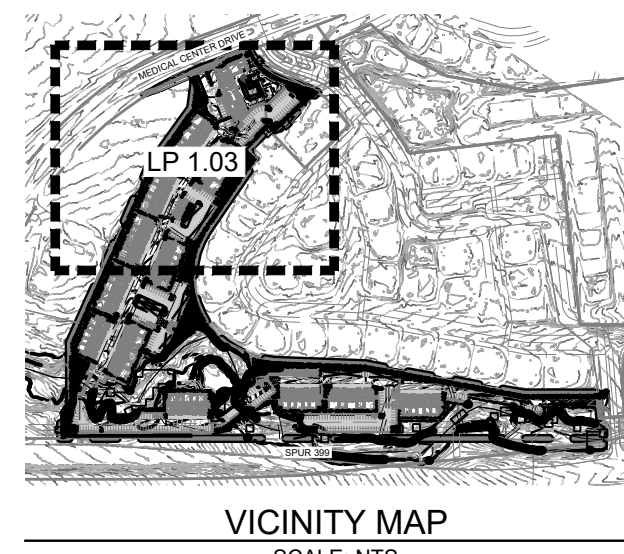
NOTE:
3' CLEARANCE REQUIRED AROUND FIRE HYDRANTS AND FDC(S). THERE SHALL NOT BE ANY OBSTRUCTIONS SUCH AS LANDSCAPING, SCREENING, AND/OR LOADING SPACES.

CITY OF MCKINNEY LANDSCAPE REQUIREMENTS

MINIMUM LANDSCAPE REQUIREMENTS:	REQUIRED	PROVIDED
PARKING LOT LANDSCAPE REQUIREMENTS:		
1 TREE FOR EVERY 10 PARKING SPACES IN A LOT WITH MORE THAN 20 SPACES	38 TREES	75 TREES
379 PARKING SPACES PROVIDED		
379/10 = 37.9 TREES		
TERMINUS ISLANDS WITH ONE CANOPY TREE	YES	YES
MINIMUM 162 SQ. FT		
LANDSCAPED ISLAND WITH ONE TREE WITHIN	YES	YES
65 FEET OF EVERY PARKING SPACE		
75% OF THE PARKING SHALL BE SCREENED	YES	VARIANCE REQUEST TO 6' ORNAMENTAL IRON FENCE & 36" HT EVERGREEN SCREEN
FROM PUBLIC STREETS		
WEST PROPERTY BUFFER:		
20' LANDSCAPE BUFFER	YES	YES
1 CANOPY TREE PER 30 LINEAR FEET	44 TREES	34 PROPOSED TREES
1,320' / 30 = 44 TREES		5 EXISTING TREES
NORTHERN/EASTERN PROPERTY BUFFER:		
20' LANDSCAPE BUFFER	YES	YES
1 CANOPY TREE PER 30 LINEAR FEET	87 TREES	83 PROPOSED TREES
2,605' / 30 = 86.1 TREES		4 EXISTING TREES

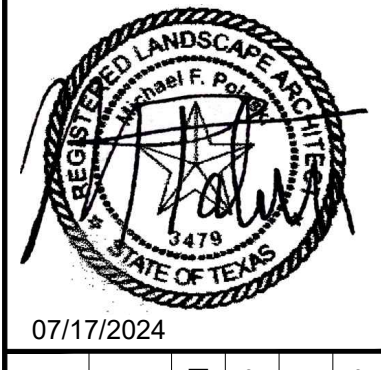
SPUR 399

REQUIREMENT	REQUIRED	PROVIDED
20' LANDSCAPE BUFFER	YES	YES
1 CANOPY TREE PER 30 LINEAR FEET	60 TREES	57 PROPOSED TREES
1,785' / 30 = 59.5 TREES		3 EXISTING TREES
MEDICAL CENTER DRIVE:		
20' LANDSCAPE BUFFER	YES	YES
1 CANOPY TREE PER 30 LINEAR FEET	7 TREES	7 TREES
210' / 30 = 7 TREES		
MEDICAL CENTER DRIVE MEDIAN:		
8' WIDE BY 50' LONG MEDIAN	YES	YES
1 CANOPY TREE / 50 LINEAR FEET	1 TREE	1 TREE
50' / 50 = 1 TREE		
2 ORNAMENTAL TREES / 50 LINEAR FEET	2 TREES	2 TREES
50' / 50 X 2 = 2 TREES		
PRIVATE DRIVE:		
1 CANOPY TREE / 50 LINEAR FEET	5 TREES	4 PROPOSED TREES
151' / 50 = 5 TREES		1 EXISTING TREE



NO.	REVISIONS	DATE	BY

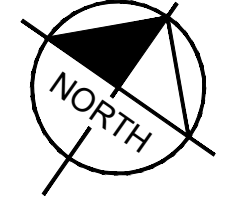
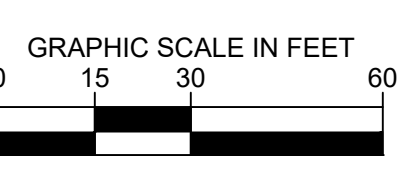
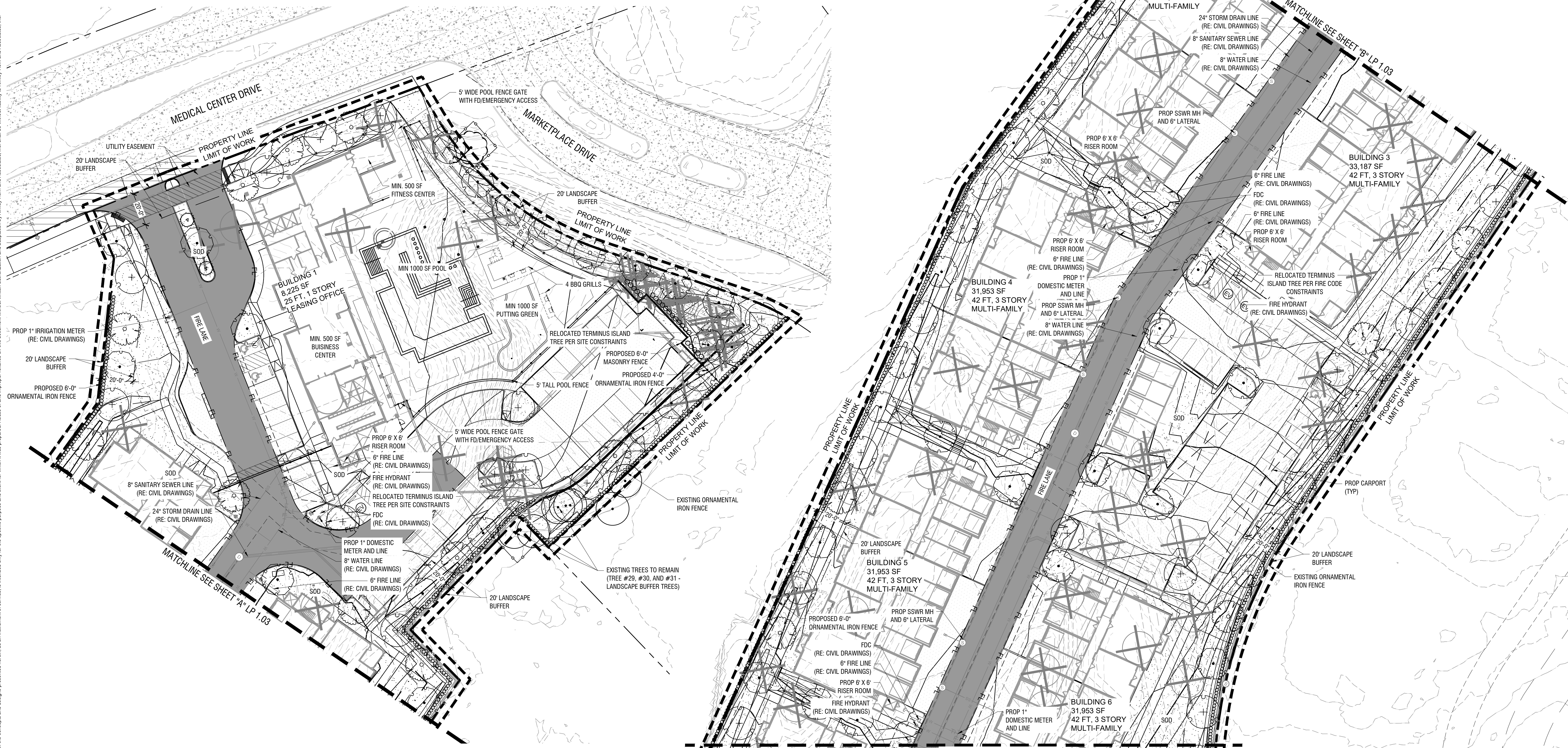
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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
064514840	JULY 2024	AS SHOWN	MFF	MFF	MFF

SPUR 399 MF
MCKINNEY, TEXAS
PREPARED FOR
STONEHAWK CAPITAL

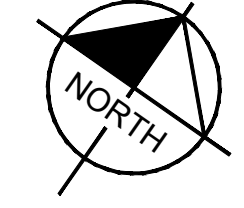
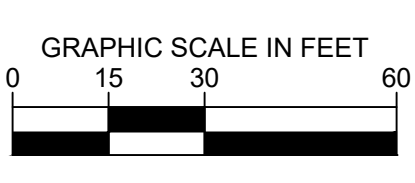
LANDSCAPE PLAN
SHEET NUMBER
LP 1.03



LANDSCAPE PLAN

B

Scale: 1" = 30'



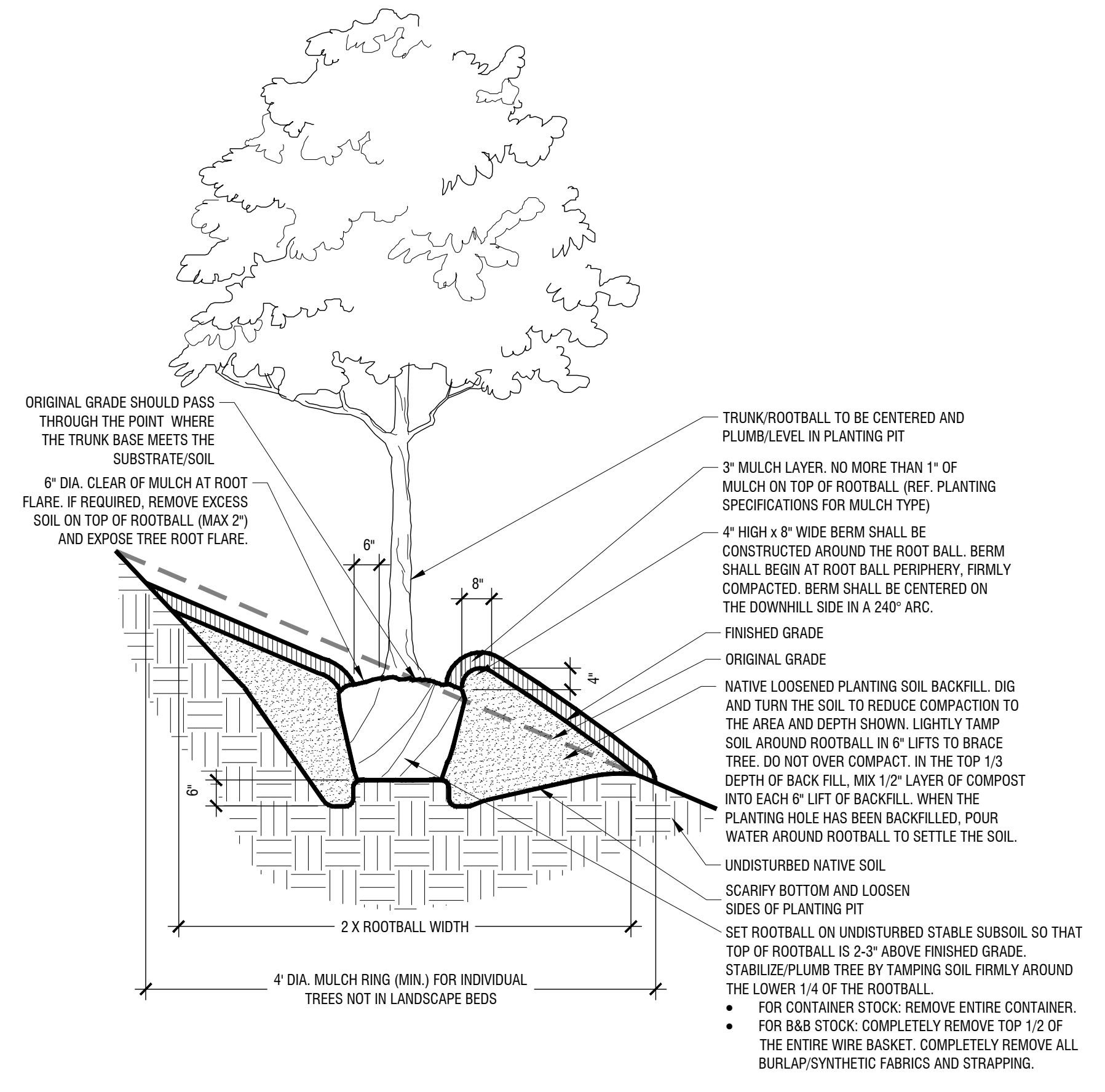
LANDSCAPE PLAN

A

Scale: 1" = 30'

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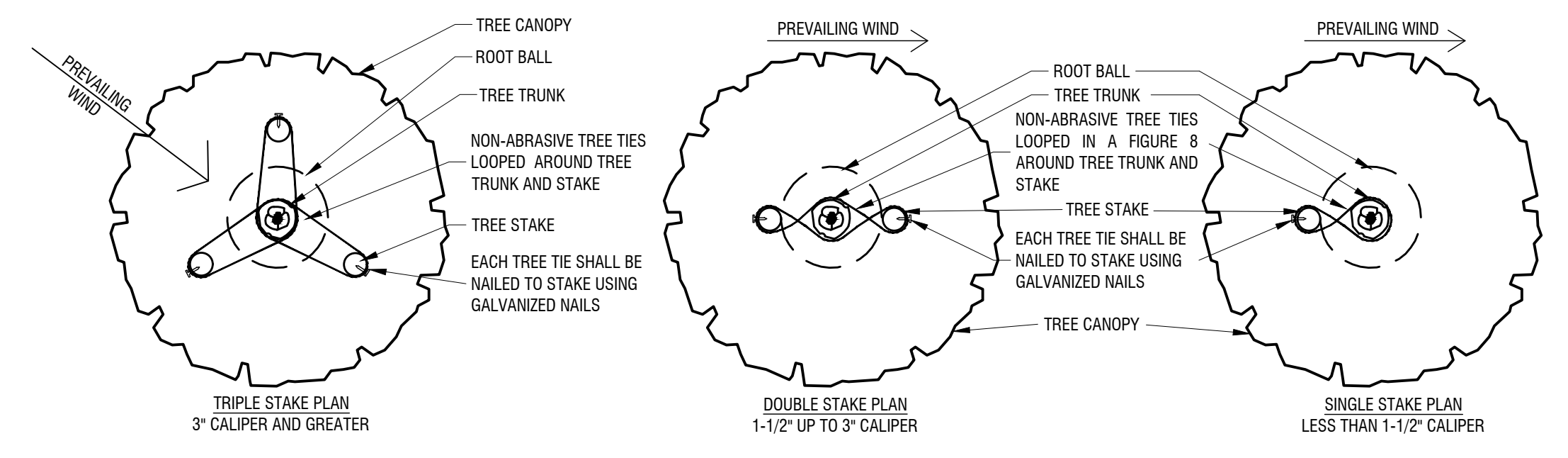
NOTES:
 1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. TREE STAKING DETAIL THIS SHEET.



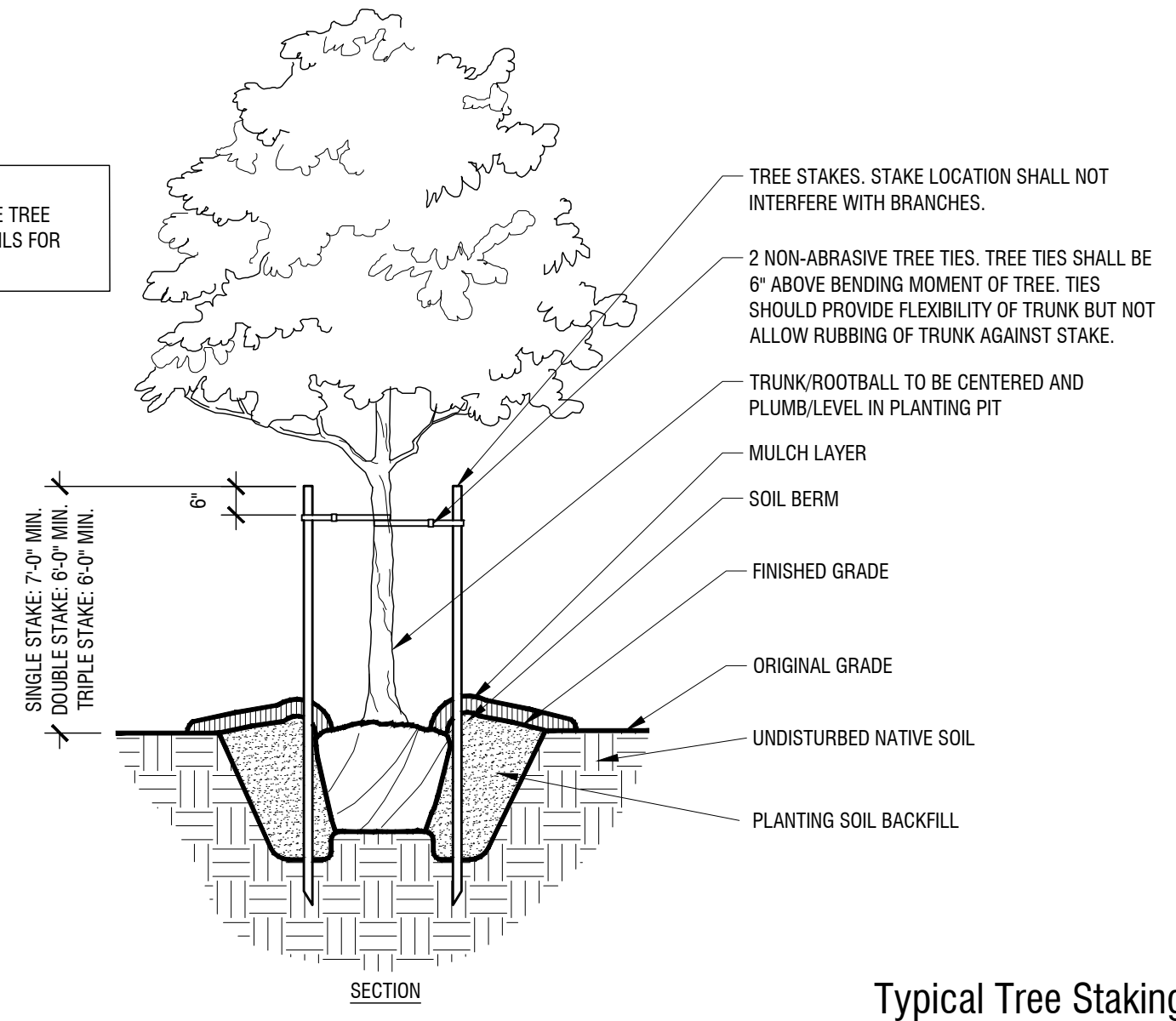
Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes)

Scale: NTS

D



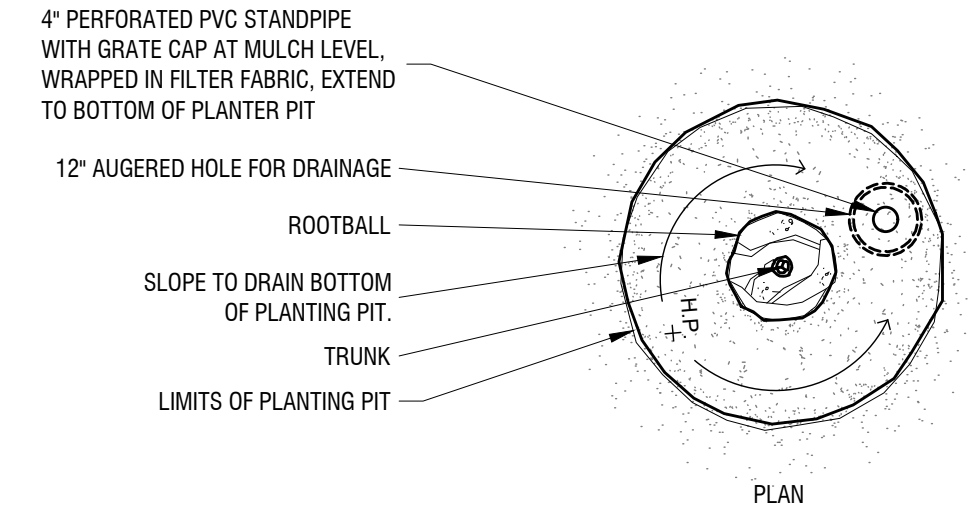
NOTES:
 1. THIS DETAIL IS FOR ABOVE GRADE TREE STAKING ONLY. REF. OTHER DETAILS FOR TYPICAL TREE PLANTING.



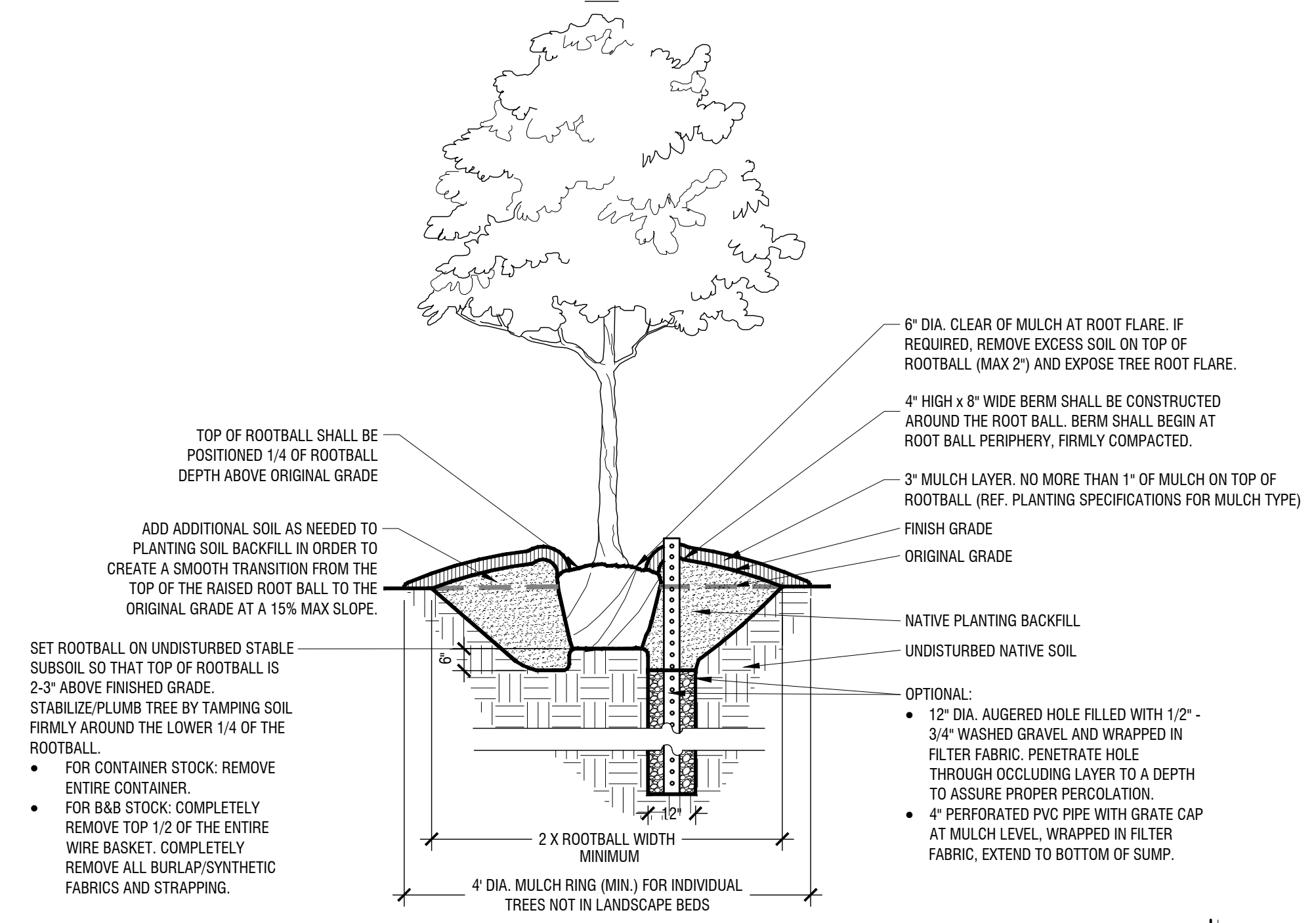
Typical Tree Staking

Scale: NTS

B



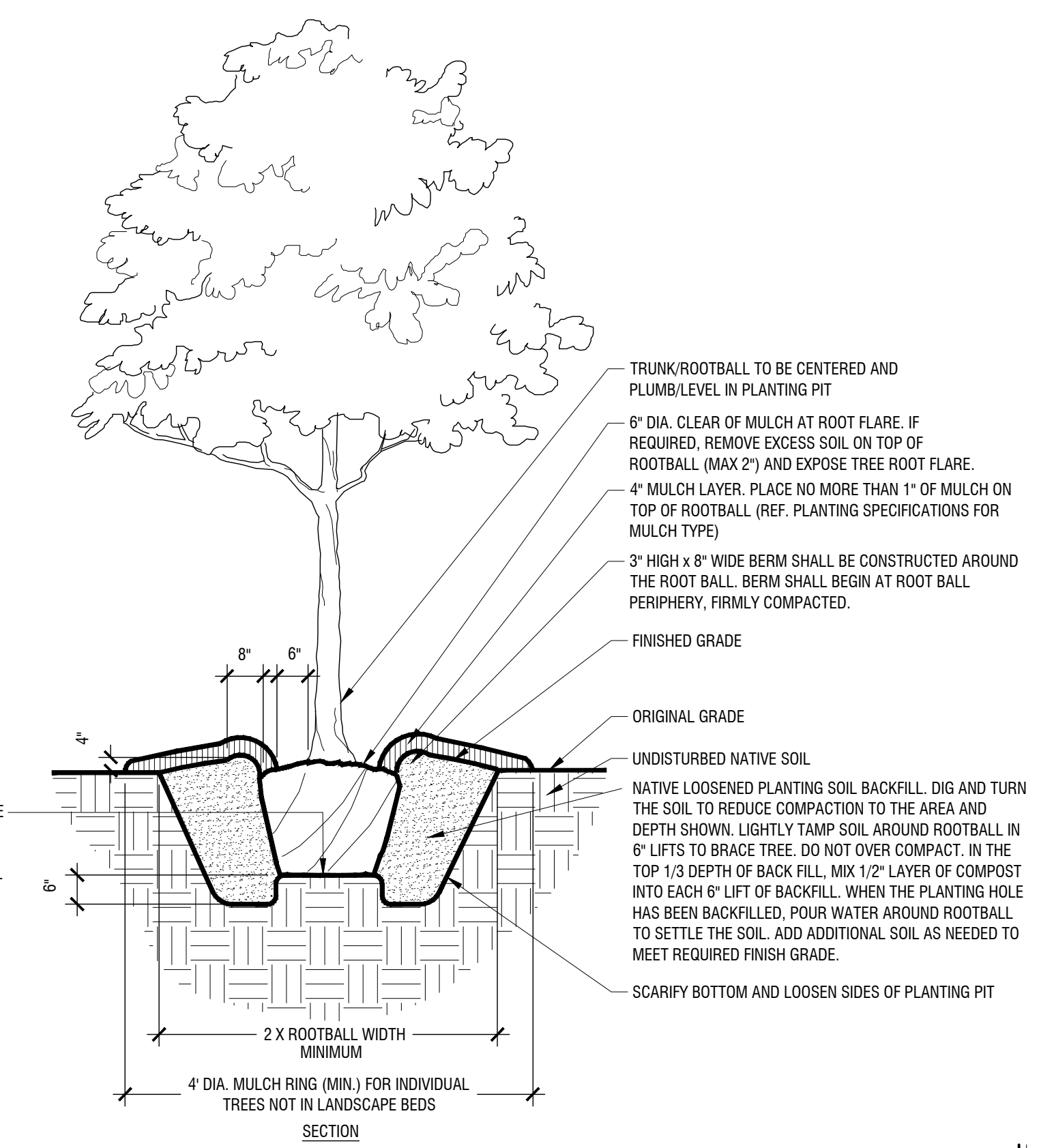
NOTES:
 1. THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.



Tree Planting (Poor Drainage Condition)

Scale: NTS

C



Typical Tree Planting (Up to 3" Caliper)

Scale: NTS

A

No.	REVISIONS	DATE	BY

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KHA PROJECT	064514840	DATE	JULY 2024	SCALE	AS SHOWN	DESIGNED BY	MFF	DRAWN BY	MFF	CHECKED BY	MFF
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SPUR 399 MF
 MCKINNEY, TEXAS
 PREPARED FOR
 STONEHAWK CAPITAL

LANDSCAPE DETAILS

SHEET NUMBER
 LP 3.01

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 PLOTTER: HP DesignJet T1100e
 K:\PROJECTS\2024\SPUR 399 MF\LANDSCAPE\DETAILS\LP 3.01.dwg
 USER: JLD
 PLOT SCALE: 1"=1'-0"

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	QS	109	Quercus shumardii / Shumard Oak	4" cal, 14' ht, 5' spr	Full, Straight, Single Leader
	QV	74	Quercus virginiana / Southern Live Oak	4" cal, 14' ht, 5' spr	Full, Straight, Single Leader
	UC	80	Ulmus crassifolia / Cedar Elm	4" cal, 14' ht, 5' spr	Full, Straight, Single Leader
	VC	2	Vitex agnus-castus / Chaste Tree	2" cal, 6-8' ht, 4' spr	Full, Straight, Single Leader
SHRUBS					
	AG	167	Abelia x grandiflora / Glossy Abelia	36" ht, 36" spr, 36" oc	Full
	IB	650	Ilex cornuta Burfordii / Burford Holly	36" ht, 24" spr, 36" oc	Full
	LC	552	Leucophyllum candidum / Texas Sage	36" ht, 24" spr, 36" oc	Full
	MC	744	Myrica cerifera / Wax Myrtle	36" ht, 24" spr, 36" oc	Full
MISC.					
	SEED	TBD	Cynodon dactylon / Common Bermuda	Hydroseed areas. See Landscape Specifications.	
	SOD	TBD	Cynodon dactylon / Common Bermuda	Solid sod, rolled light with Sand Filled Joints & Weed & Disease Free	

CITY OF MCKINNEY, TX GENERAL LANDSCAPE STANDARDS

(1) THE FOLLOWING CRITERIA AND STANDARDS SHALL APPLY TO LANDSCAPE MATERIALS AND INSTALLATION, FOR THE PURPOSES OF THIS SECTION. THE TERMS "CALIPER SHALL BE DEFINED AS THE DIAMETER OF THE TRUNK OF A TREE TRUNK.
 A REQUIRED LANDSCAPED OPEN AREA SHALL BE COMPLETELY COVERED WITH LIVING PLANT MATERIAL.

B. PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LISTS FOR THE CITY (SEE APPENDIX A TO THIS CHAPTER). GRASS SEED, SOD AND OTHER MATERIAL SHALL BE CLEAN AND REASONABLY FREE OF WEEDS AND NOXIOUS PEST AND INSECTS.

C. TO PROMOTE PRUDENT USE OF THE CITY'S WATER RESOURCES AND REDUCE THE NEED FOR ADDITIONAL WATER SYSTEM INFRASTRUCTURE, ADDITIONAL WATER RESOURCES AND WATER PURIFICATION SYSTEMS, AND TO HELP ENSURE VIABILITY OF REQUIRED PLANTINGS DURING PERIODS OF DROUGHT, REQUIRED LANDSCAPING SHALL COMPLY, WHERE FEASIBLE, WITH THE FOLLOWING REQUIREMENTS (DESIGNED TO REDUCE WATER CONSUMPTION AND USE):
 1. REQUIRED PLANT MATERIALS SHALL BE SELECTED FROM THOSE IDENTIFIED AS DROUGHT TOLERANT PLANTS ON THE APPROVED PLANT LIST FOR THE CITY (SEE APPENDIX A, SECTION 4.2 TO THIS CHAPTER).
 2. WHERE SPECIFIC CONDITIONS REDUCE THE LIKELIHOOD THAT ANY OF THESE PLANT MATERIALS WILL SURVIVE, OTHER PLANTS ON THE LIST MAY BE SUBSTITUTED.
 3. OTHER PLANTS NOT ON THE LIST MAY BE SUBSTITUTED AT THE DISCRETION OF THE LANDSCAPE ADMINISTRATOR. THE APPLICANT MAY BE REQUIRED TO PROVIDE SUBSTANTIATION AS TO THE HARDINESS, ADAPTABILITY, AND WATER DEMANDS OF THE PLANT WHEN USED IN THIS AREA.
 4. FOR MAXIMUM REDUCTION IN WATER USAGE, DROUGHT TOLERANT PLANTS SHOULD NOT BE INTERSPERSED IN PLANT MASSINGS WITH PLANTS REQUIRING HIGHER WATER USAGE.
 5. APPLICANTS SHOULD DESIGN IRRIGATION SYSTEMS AND WATERING SCHEDULES WHICH SUPPLY THE APPROPRIATE AMOUNT OF WATER WITHOUT OVER-WATERING.

D. ORNAMENTAL TREES SHALL HAVE A MINIMUM SPREAD OF CROWN OF GREATER THAN 15 FEET AT MATURITY. ORNAMENTAL TREES HAVING A MINIMUM MATURE CROWN OF LESS THAN 15 FEET MAY BE SUBSTITUTED BY THE SAME SO AS TO CREATE THE EQUIVALENT OF 15 FEET OF CROWN WIDTH. ORNAMENTAL TREES SHALL HAVE A MINIMUM OF TWO INCHES IN CALIPER AS MEASURED SIX INCHES ABOVE THE GROUND AND EIGHT FEET IN HEIGHT AT THE TIME OF PLANTING.

E. CANOPY TREES SHALL HAVE A MINIMUM SPREAD OF CROWN OF 25 FEET AT MATURITY. CANOPY TREES SHALL BE A MINIMUM OF FOUR INCHES IN CALIPER AS MEASURED SIX INCHES ABOVE THE GROUND AND 12 FEET IN HEIGHT AT THE TIME OF PLANTING.

F. SHRUBS ACCEPTABLE FOR SIX-FOOT SCREENING SHALL BE A MINIMUM OF THREE FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING AND SHALL BE PLANTED NO FURTHER APART THAN THREE FEET ON CENTER, UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PLANNING, AND SHANTANED SO AS TO FORM A CONTINUOUS UNBROKEN SOLID VISUAL SCREEN WHICH WILL BE SIX FEET HIGH WITHIN TWO YEARS AFTER TIME OF PLANTING.

G. SHRUBS NOT OF THE DWARF VARIETY SHALL BE A MINIMUM OF TWO FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.

H. HEDGES, WHERE INSTALLED FOR BUFFERING PURPOSES REQUIRED BY THIS SECTION, SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID VISUAL SCREEN WHICH WILL BE THREE FEET HIGH WITHIN TWO YEARS AFTER TIME OF PLANTING.

I. LANDSCAPING, EXCEPT REQUIRED GRASS AND LOW GROUND COVER, SHALL NOT BE LOCATED CLOSER THAN THREE FEET FROM THE EDGE OF ANY PARKING SPACE.

J. EVERGREEN VINES NOT INTENDED AS GROUND COVER SHALL BE A MINIMUM OF TWO FEET IN HEIGHT IMMEDIATELY AFTER PLANTING AND MAY BE USED IN CONJUNCTION WITH FENCES, SCREENS, OR WALLS TO MEET LANDSCAPE SCREENING AND/OR BUFFERING REQUIREMENTS, AS SET FORTH HEREIN AND AS APPROVED BY THE DIRECTOR OF PLANNING.

K. GRASS AREAS SHALL BE SOODED, PLUGGED, SPRIGGED, HYDRO MULCHED, OR SEED, EXCEPT THAT SOLID SOD SHALL BE USED IN SWALES, OR WHEN NECESSARY TO PREVENT EROSION, GRASS AREAS SHALL BE ESTABLISHED WITH 100 PERCENT COVERAGE AND 70 PERCENT DENSITY WITH AN APPROVED PERENNIAL GRASS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

L. GROUND COVER USED IN LIEU OF GRASS SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETED COVERAGE WITHIN ONE YEAR OF PLANTING.

(2) ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, EXCEPT FOR REQUIRED LANDSCAPING IN SINGLE FAMILY OR TWO-FAMILY DEVELOPMENTS. ANY NEW IRRIGATION SYSTEM INSTALLED ON OR AFTER SEPTEMBER 1, 2007, MUST BE EQUIPPED WITH RAIN AND FREEZE SENSORS. SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATION AFTER RECEIVING A PERMIT, AS MAY BE REQUIRED UNDER THE CONSTRUCTION CODE. IRRIGATION SYSTEMS SHALL COMPLY WITH THE CITY'S WATER CONSERVATION ORDINANCE AS IT EXISTS OR MAY BE AMENDED.

(3) EARTHEN BERMS SHALL HAVE SIDE SLOPES NOT TO EXCEED 4:1 (FOUR FEET OF HORIZONTAL DISTANCE FOR EACH ONE FOOT OF HEIGHT). ALL BERMS SHALL CONTAIN NECESSARY DRAINAGE PROVISIONS AS MAY BE REQUIRED BY THE CITY ENGINEER.

(4) NO TREE SHALL BE PLANTED CLOSER THAN FOUR FEET TO A RIGHT-OF-WAY LINE NOR CLOSER THAN EIGHT FEET TO A PUBLIC UTILITY LINE (WATER OR SEWER), UNLESS NO OTHER ALTERNATIVE IS AVAILABLE. FURTHER, A LANDSCAPE AREA IN WHICH TREES ARE TO BE PROVIDED SHALL NOT CONFLICT WITH UTILITY EASEMENTS UNLESS NO ALTERNATIVE IS AVAILABLE.

(5) NO TREE THAT HAS A MATURE HEIGHT OF 25 FEET OR GREATER SHALL BE PLANTED BENEATH AN EXISTING OR PROPOSED OVERHEAD UTILITY LINE, WHERE CANOPY TREES ARE REQUIRED ADJACENT TO OR UNDERNEATH OVERHEAD UTILITY LINES. ORNAMENTAL TREES A MINIMUM OF TWO INCHES IN CALIPER AS MEASURED SIX INCHES ABOVE THE GROUND) SHALL BE PROVIDED INSTEAD OF THE REQUIRED CANOPY TREES.

(6) ALL LANDSCAPE AREAS SHALL BE PROTECTED BY A MONOLITHIC CURB OR WHEEL STOPS AND REMAIN FREE OF TRASH, LITTER, AND CAR BUMPER OVERHANGS.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- A. 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 HEREIN SPECIFIED.
 - 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**
- ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.
- C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS 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. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSUITABLE SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND ACCRED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- D. MATERIALS**
- 1. GENERAL**
- SAMPLES OF 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.
- 2. PLANT MATERIALS**
- A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION, ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRASSES AND STANDARDS AS STATED IN THE LATEST EDITION OF THE AMERICAN STANDARD PRACTICES FOR THE BUSINESS AND OPERATION OF NURSERYMEN. ALL PLANTS SHALL BE FREELY 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 CONTAINERS SHALL BE UNIFORM IN SIZE AND 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 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 THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
- C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY, SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS. LATENT DEFECTS SHALL BE REMOVED IMMEDIATELY. REJECTED PLANTS SHALL BE REWORKED AT THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- E. TOPSOIL**
- ASTM D5269, NATURAL, FRAGILE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE SOILS IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 6.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1 INCH DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
 - SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR PLANTING OPERATIONS. CLEAN, TOPSOIL OF ROOTS, LITTER, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
 - VERMOUNT OF SUITABLE TOPSOIL, STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING BEDS.
 - IMPORTED TOPSOIL, SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
 - OBTAIN TOPSOIL, DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP. DO NOT OBTAIN FROM AGRICULTURAL AREAS, OR WASHES.
 - VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
 - OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
 - AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
 - ORGANIC SOIL AMENDMENTS
 - MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS. FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
 - BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
 - COMPOST: DECOMPOSED ORGANIC MATERIAL, INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
 - PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
 - BIOLOGICALS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
 - WORM CASTINGS: EARTHWORMS.
 - INORGANIC SOIL AMENDMENTS
 - LIME: ASTM D602, CLASS 0 AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
 - SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 90 PERCENT PASSING NO. 8 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 10 SIEVE.
 - IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
 - AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
 - SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
- 6. PLANTING SOIL MIX**
- PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUIVALENT.
 - PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (1/2" MIN) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
 - SOODED AREA TOPSOIL
 - ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL. PRIOR TO INSTALLATION, TOPSOIL SHALL BE NATURAL, FRAGILE, FERTILE, WITH 25% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2" INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/8" INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN) CONTAINER.

- I. WATER**
- 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.
- J. COMMERCIAL FERTILIZER**
- 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 DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:
- SHRUBS AND TREES - MCKINNEY OR APPROVED EQUIVALENT.
 - ANNUALS AND GROUND COVERS - GONCOSTERBERG BLEND 14-14-14
 - 3-30-0-8-8 FERTILIZER
- 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 EQUIVALENT. THESE TABLETS SHALL BE PLACED AT A DEPTH OF FOOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.
- K. MULCH**
- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

- L. DIGGING AND HANDLING**
- PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DAMAGING DURING TRANSPORT. MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILT-PRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
 - BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BURNED. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
 - 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.
 - 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. CROWN TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.
 - EXCAVATION OF TREE PITS 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.
- M. CONTAINER GROWN STOCK**
- 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.
 - AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPORTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
 - PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.
 - SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.
- N. COLLECTED STOCK**
- WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZE OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.
- O. NATIVE STOCK**
- PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY 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 TRANSPORTING INTO THE NURSERY ROW.
- P. 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 BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- Q. 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. REFERENCING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
 - THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE TO THE FINISHED GRADE TO A MINIMUM DEPTH OF 1/2" INCHES WITH FINE SPRAY NOZZLE. 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.
 - 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.
- R. PLANTING PROCEDURES**
- 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 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 LANDSCAPE ARCHITECT OR OWNER. 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, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
 - SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMESTONE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH TOPSOIL FROM THE SAME SOURCE AS THAT USED TO PREPARE THE FINISHED GRADE. IF OTHER ALTERNATIVE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR OWNER.
 - FURNISH INSURER'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.
 - GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS AND CUSTOMARY PRACTICES SHALL BE EXERCISED.
 - 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.
 - ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK (SUS) UNLESS SHOWN OTHERWISE ON THE DRAWINGS. ALL BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. 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 "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AND BUBBLES. "JET STOK" OR EQUAL IS RECOMMENDED.
 - TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
 - SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT 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 1/2" OF TRUNK CALIPER
 - TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMING.
 - FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
 - PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.
 - SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
 - TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PROPERTY OR PERSON.
 - MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.
 - HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUNDUP" 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.

- S. LAWN SODDING**
- THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SOODING COMPLETE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.
 - LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SOODED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE 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 OF SOILS SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.
 - SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM. UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
 - SODDING
 - 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.
 - THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
 - SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SOODED 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 FOUR INCH 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 LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.
 - DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
- 6. SEEDING**
- PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEMONSTRATION GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.
 - SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEEDS. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.
 - DO NOT PERFORM SEEDING IN WINDY CONDITIONS.
 - SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
 - PERMANENTLY SEED AND MULCH OUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL, TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKLER, BONDING FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSION POTENTIAL OF THE AREA.
 - SURFACE LAYER OF SOIL FOR SEEDING AREAS WITH APPROVED MECHANICAL SEEDING AT RATE OF MINIMUM OF 6 POUNDS PER 1000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND OTHER SPECIES. CULT-PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. AREAS UNACCESSIBLE TO CULT-PACKER, LIGHTLY RAKE SEEDING GROUND WITH FLEXIBLE RAKE AND ROLL WITH WATER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.
 - SURFACE LAYER OF SOIL FOR SEEDING AREAS SHALL BE KEPT MOST DURING GERMINATION PERIOD. WATER LAWN OR CRUST TO A DEPTH OF 1/2" TO 3/4" INCHES. CONTRACTOR TO DETERMINE IF SITE IS A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY WATER CONTROL PROTOCOL, IF ANY ARE IN PLACE.
 - CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDED AREAS ESTABLISHED AS INTENDED.
- 7. LAWN MAINTENANCE**
- WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PROVIDE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.
 - WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO PERMIT PENETRATION OF WATER TO A DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY WATER CONTROL PROTOCOL, IF ANY ARE IN PLACE.
 - CLEANUP UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE. THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 8. PLANT MATERIAL MAINTENANCE**
- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. THE CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
- 9. MAINTENANCE (ALTERNATE BID ITEM)**
- CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.
- 10. GUARANTEE**
- THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
 - THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
 - REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING"; AT NO ADDITIONAL COST TO THE OWNER.
 - IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING