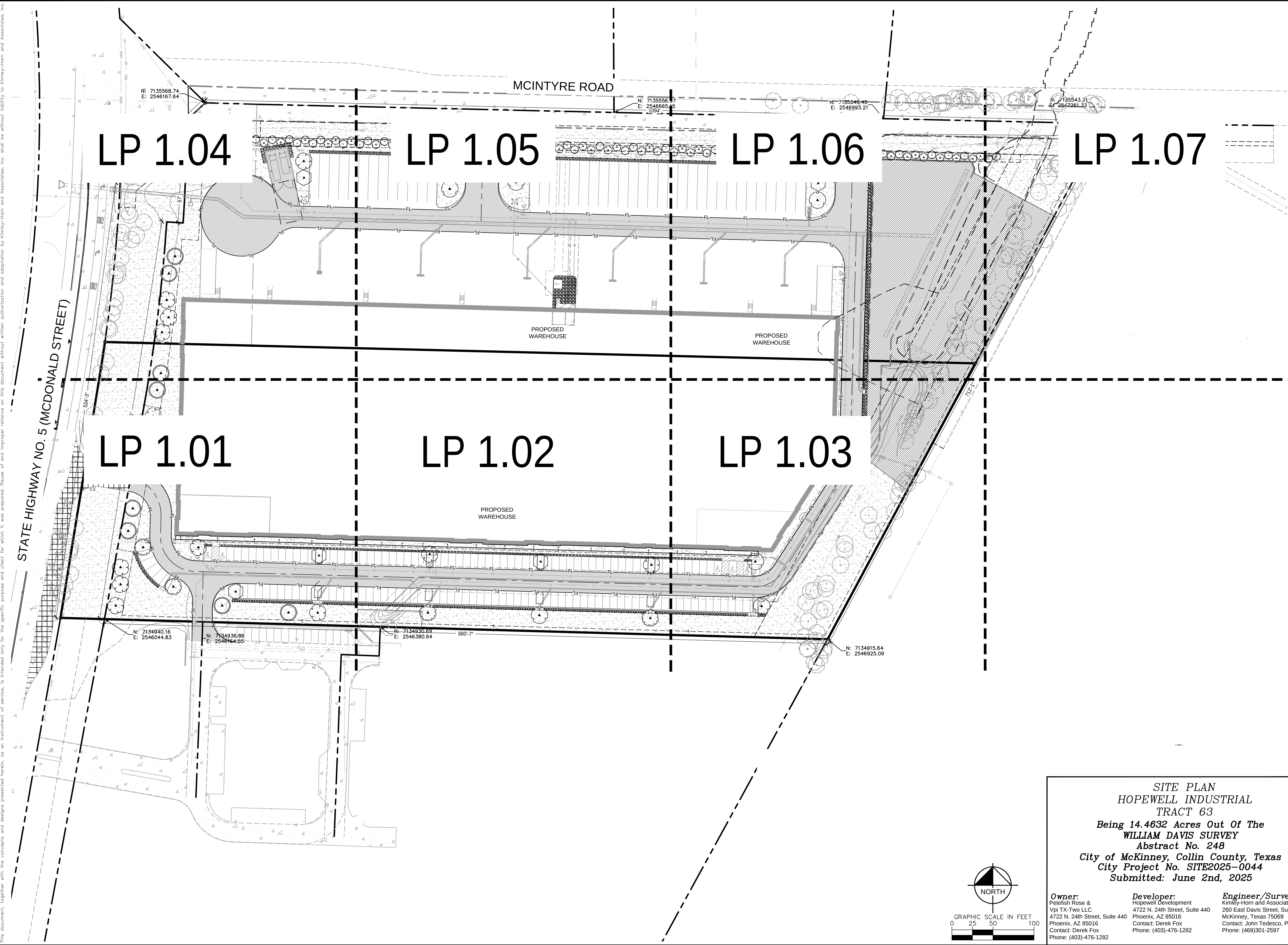
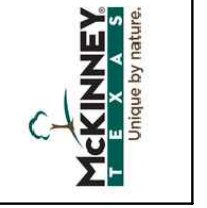


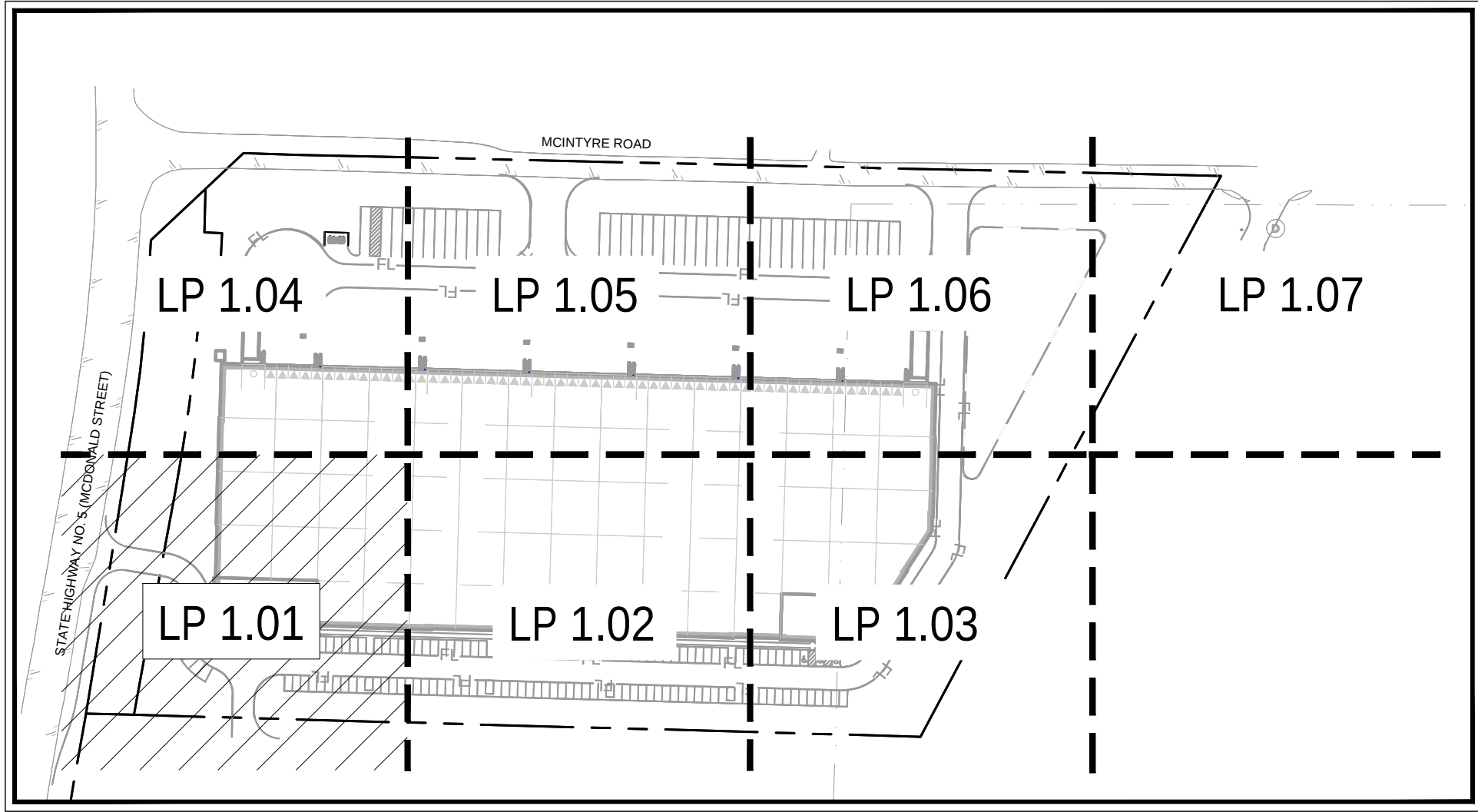
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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



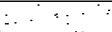
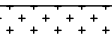
SITE PLAN
HOPEWELL INDUSTRIAL
TRACT 63
Being 14.4632 Acres Out Of The
WILLIAM DAVIS SURVEY
Abstract No. 248
City of McKinney, Collin County, Texas
City Project No. SITE2025-0044
Submitted: June 2nd, 2025

Owner: PeteFish Rose & Vpi TX-Two LLC 4722 N. 24th Street, Suite 440 Phoenix, AZ 85016 Contact: Derek Fox Phone: (403)-476-1282	Developer: Hopewell Development 4722 N. 24th Street, Suite 440 Phoenix, AZ 85016 Contact: Derek Fox Phone: (403)-476-1282	Engineer/Surveyor: Kimley-Horn and Associates, Inc. 260 East Davis Street, Suite 100 McKinney, Texas 75069 Contact: John Tedesco, P.E. Phone: (469)301-2597
--	---	---

OVERALL LANDSCAPE PLAN		HOPEWELL INDUSTRIAL	KHA PROJECT 061311120	DATE OCTOBER 2025	SCALE: AS SHOWN DESIGNED BY: MFP DRAWN BY: JWI/BTM CHECKED BY: MFP		Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034 PHONE: 972-335-3580 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928	REVISIONS	BY
								No.	DATE



PLANT SCHEDULE

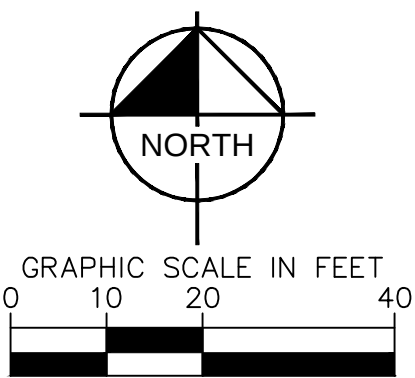
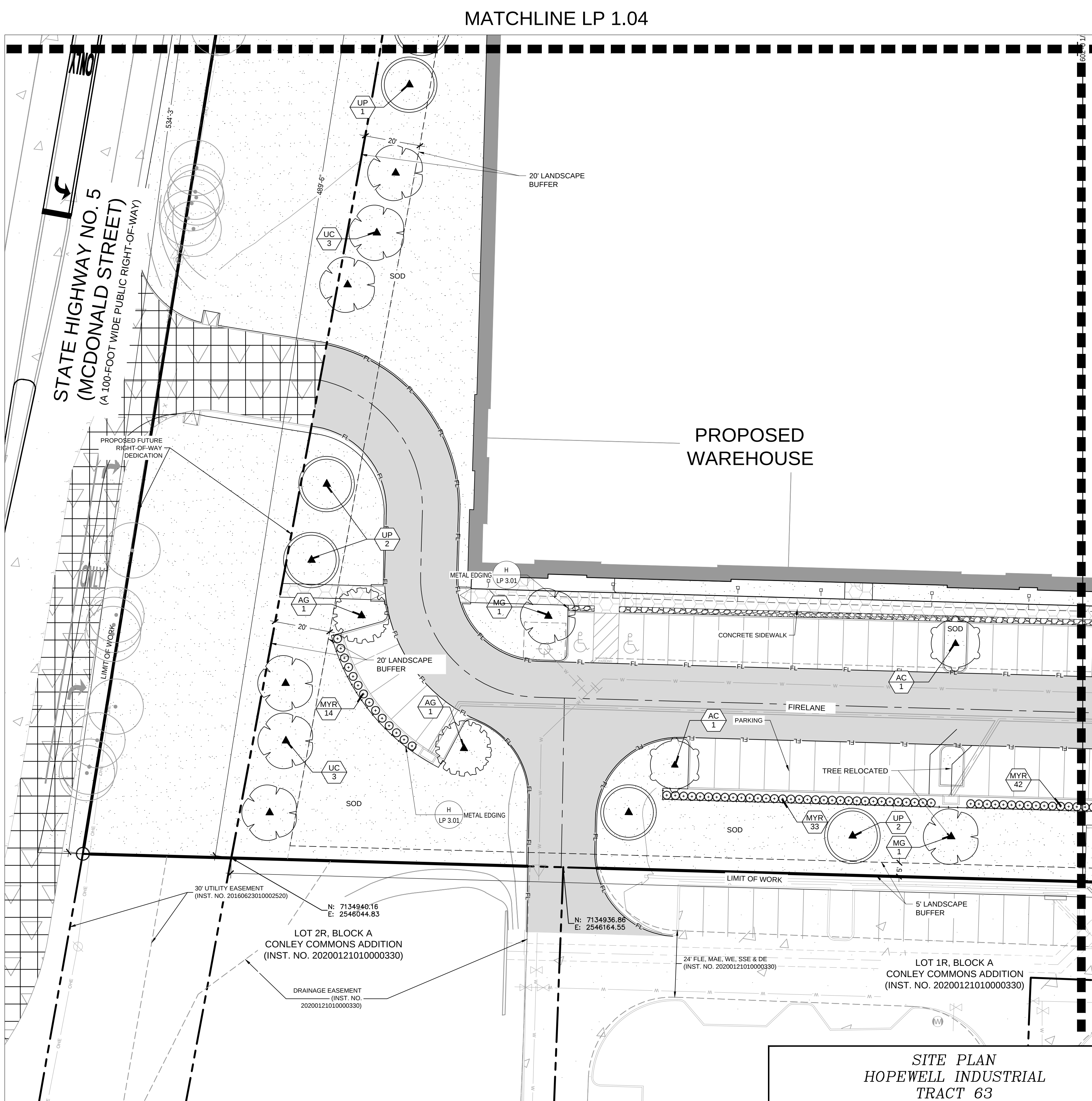
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SPECIFICATIONS</u>	<u>REMARKS</u>
TREES					
	AB	6	Acer buergerianum / Trident Maple	4" cal, 14' ht, 7" spr	Full, Straight, Single Leader
	AG	4	Acer rubrum 'October Glory' TM / October Glory Maple	4" cal, 14' ht, 7" spr	Full, Straight, Single Leader
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ORNAMENTAL TREE					
	CCT	40	Cercis canadensis texensis / Texas Redbud	3" cal, 14' ht, 5'-6" spr	Full, Straight, Single Leader
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SHRUBS					
	MCW	18	Myrica cerifera / Wax Myrtle	36" ht, 24" spr, 48" oc	Full
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MISC.					
	STEEL EDGING	TBD	Steel Edging	3 / 16" x 6", Black	
	SOD	TBD	Cynodon dactylon / Common Bermuda Grass	N/A	Sod to have tight, sand filled joints and be free of weeds
	SEED	TBD	Native seed		#2800
	DG	TBD	Decomposed granite		
	EX		EX Tree To Remain		
			Off-site Tree To Remain		

CITY OF MCKINNEY LANDSCAPE REQUIREMENT CALCULATIONS		
OVERALL SITE		
ZONING	LIGHT INDUSTRIAL DISTRICT	
LAND USE	WAREHOUSE	
LOT AREA	14.46 AC / 630,017 SF	
PARKING LOT	REQUIRED	PROVIDED
1 TREE PER 7 SPACES. 181/7 = 25.85	26 Trees	26 Trees
TERMINUS ISLANDS WITH ONE CANOPY TREE MINIMUM WIDTH 9 FT.	YES	YES
LANDSCAPED ISLAND WITH ONE TREE WITHIN 65 FEET OF EVERY PARKING SPACE	YES	YES
EVERGREEN SHRUBS PROVIDED FOR 6 FOOT SCREENING WALL AROUND DUMPSTERS	YES	YES
75% OF THE PARKING SHALL BE SCREENED FROM PUBLIC STREETS	YES	YES
STATE HIGHWAY NO. 5 - 60.86/75% = 45.64 LF MCINTYRE ROAD - 507/75% = 381 LF		
STREET BUFFER TREES - STATE HIGHWAY NO. 5	REQUIRED	PROVIDED
20' STREET BUFFER		
1 CANOPY TREE PER 40 LF. 535 LF / 40 LF = 13.38	13	13 CANOPY TREES (ALL PROVIDED)
STREET BUFFER TREES - MCINTYRE ROAD		
20' STREET BUFFER		
1 CANOPY TREE PER 30 LF OF FRONTAGE. 1,175 LF / 30 LF = 39.16	39	78 ORNAMENTAL TREES ADJACENT TO STREET BUFFER
SCREENING AND ADJACENT PROPERTIES	REQUIRED	PROVIDED
PARKING LOTS VISIBLE FROM ROW SHALL BE SCREENED WITH 3' EVERGREEN SHRUBS.	YES	YES

NOTE: TREES PLACED ELSEWHERE OR CLUSTERED ON SITE
DUE TO SITE CONSTRAINTS AND UTILITY CONFLICTS.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE
ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL
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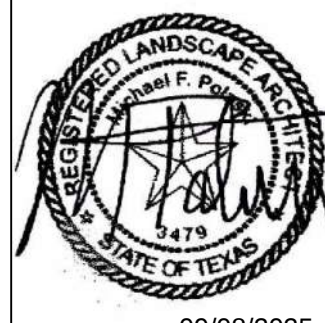
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SITE PLAN
HOPEWELL INDUSTRIAL
TRACT 63
Being 14.4632 Acres Out Of The
WILLIAM DAVIS SURVEY
Abstract No. 248
City of McKinney, Collin County, Texas
City Project No. SITE2025-0044
Submitted: June 2nd, 2025

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MATCHLINE LP 1.02



KHA PROJECT 061311120	DATE OCTOBER 2025	SCALE: AS SHOWN	DESIGNED BY: MFP	DRAWN BY: JWI/BTM	CHECKED BY: MFP
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HOPEWELL
INDUSTRIAL

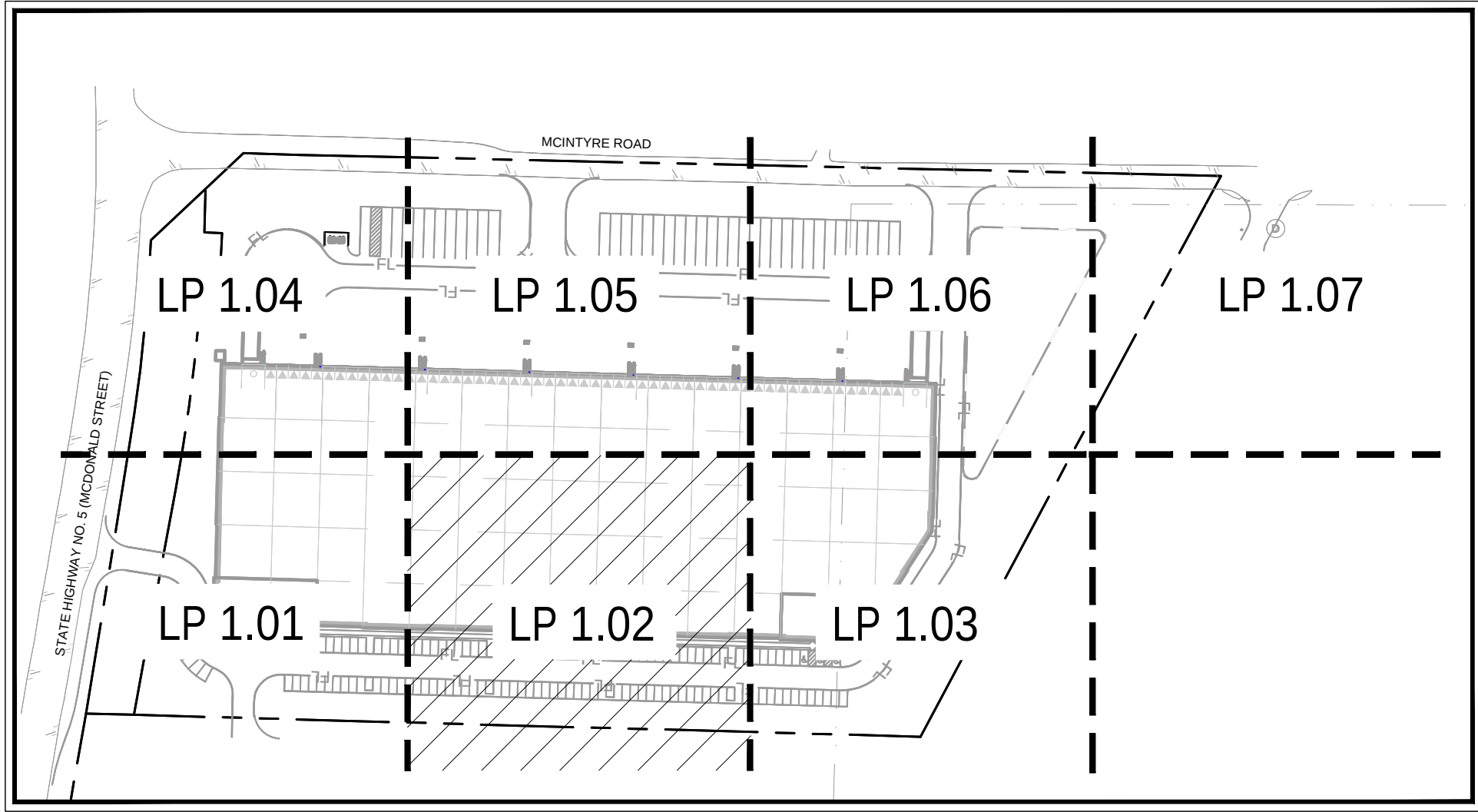


LANDSCAPE PLAN

SHEET NUMBER

LP 1.01

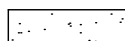
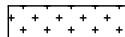
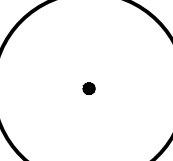
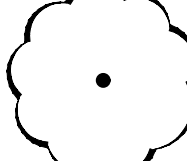
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VICINITY MAP

NOT TO SCALE

PLANT SCHEDULE

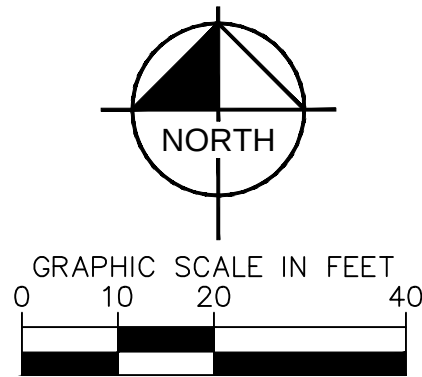
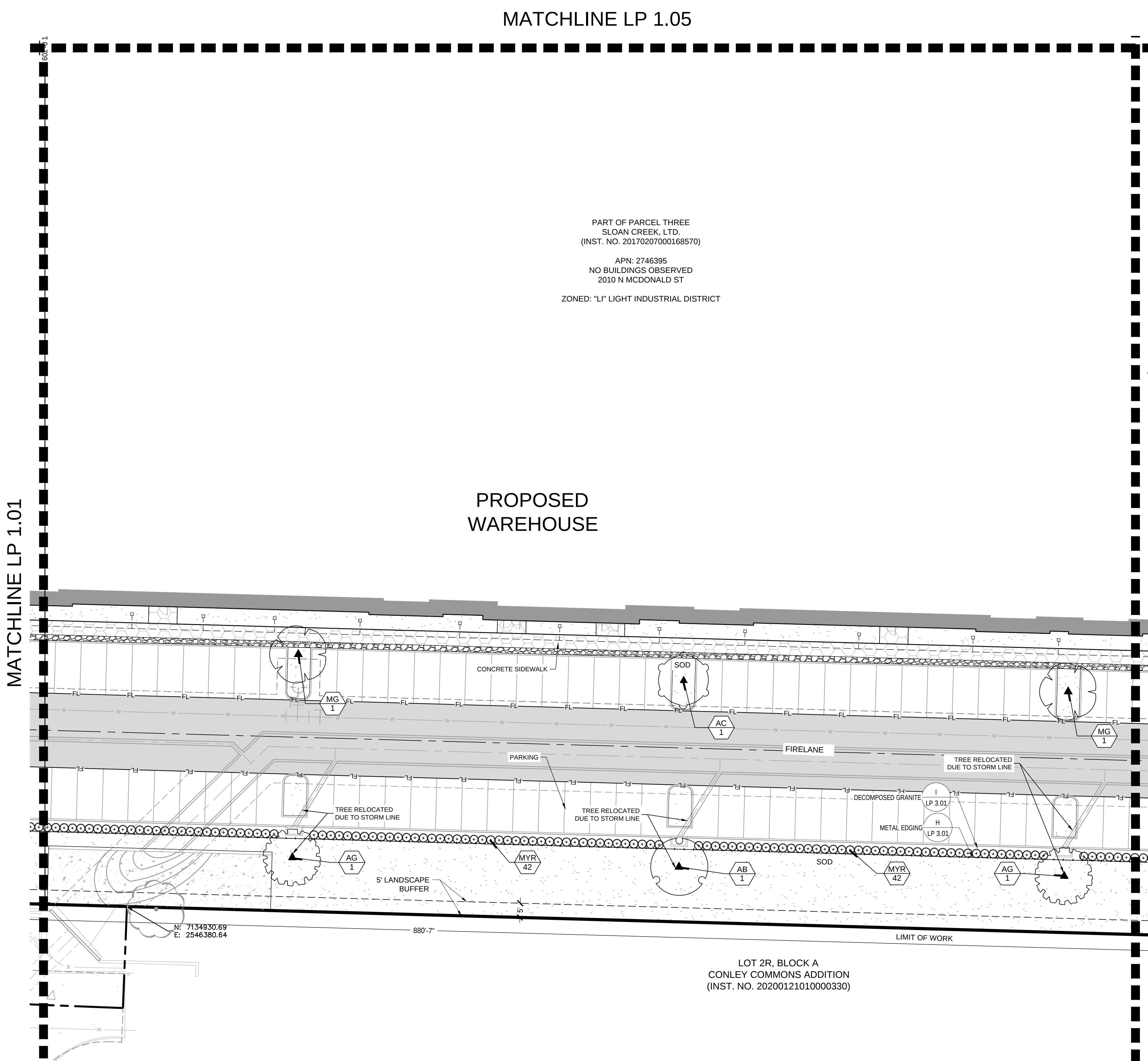
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SPECIFICATIONS</u>	<u>REMARKS</u>
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MISC.					
	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SPECIFICATIONS</u>	
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	SEED	TBD	Native seed		#2800
	DG	TBD	Decomposed granite		
	EX		EX Tree To Remain		
					Off-site Tree To Remain

CITY OF MCKINNEY LANDSCAPE REQUIREMENT CALCULATIONS		
OVERALL SITE		
ZONING	LIGHT INDUSTRIAL DISTRICT	
LAND USE	WAREHOUSE	
LOT AREA	14.46 AC / 630,017 SF	
PARKING LOT	REQUIRED	PROVIDED
1 TREE PER 7 SPACES. 181/7 = 25.85	26 Trees	26 Trees
TERMINUS ISLANDS WITH ONE CANOPY TREE MINIMUM WIDTH 9 FT.	YES	YES
LANDSCAPED ISLAND WITH ONE TREE WITHIN 65 FEET OF EVERY PARKING SPACE	YES	YES
EVERGREEN SHRUBS PROVIDED FOR 6 FOOT SCREENING WALL AROUND DUMPSTERS	YES	YES
75% OF THE PARKING SHALL BE SCREENED FROM PUBLIC STREETS	YES	YES
STATE HIGHWAY NO. 5 - 60.86/75% = 45.64 LF MCINTYRE ROAD - 507/75% = 381 LF STREET BUFFER TREES - STATE HIGHWAY NO. 5	REQUIRED	PROVIDED
20' STREET BUFFER		
1 CANOPY TREE PER 40 LF. 535 LF / 40 LF = 13.38	13	13 CANOPY TREES (ALL PROPOSED)
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PARKING LOTS VISIBLE FROM ROW SHALL BE SCREENED WITH 3' EVERGREEN SHRUBS.	YES	YES

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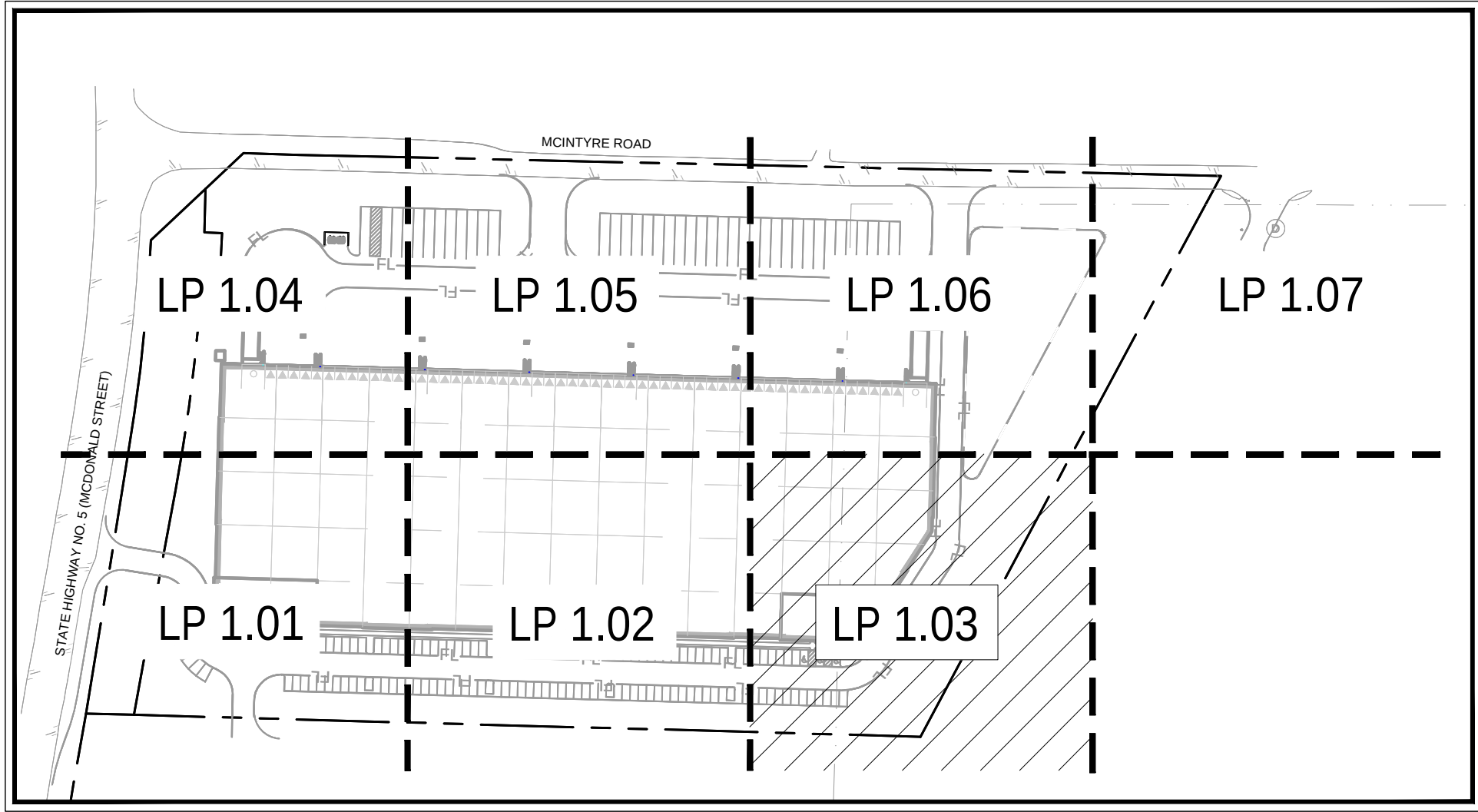
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HOPEWELL INDUSTRIAL
TRACT 63
Being 14.4632 Acres Out Of The
WILLIAM DAVIS SURVEY
Abstract No. 248
City of McKinney, Collin County, Texas
City Project No. SITE2025-0044
Submitted: June 2nd, 2025

Owner: Petefish Rose & Vpi TX-200 LLC 4722 N. 24th Street, Suite 440 Phoenix, AZ 85016 Contact: Derek Fox Phone: (403)-476-1282	Developer: Hopewell Development 4722 N. 24th Street, Suite 440 Phoenix, AZ 85016 Contact: Derek Fox Phone: (403)-476-1282	Engineer/Surveyor: Kinley-Horn and Associates, Inc. 260 East Davis Street, Suite 100 McKinney, Texas 75069 Contact: John Tedesco, P.E. Phone: (469)301-2597
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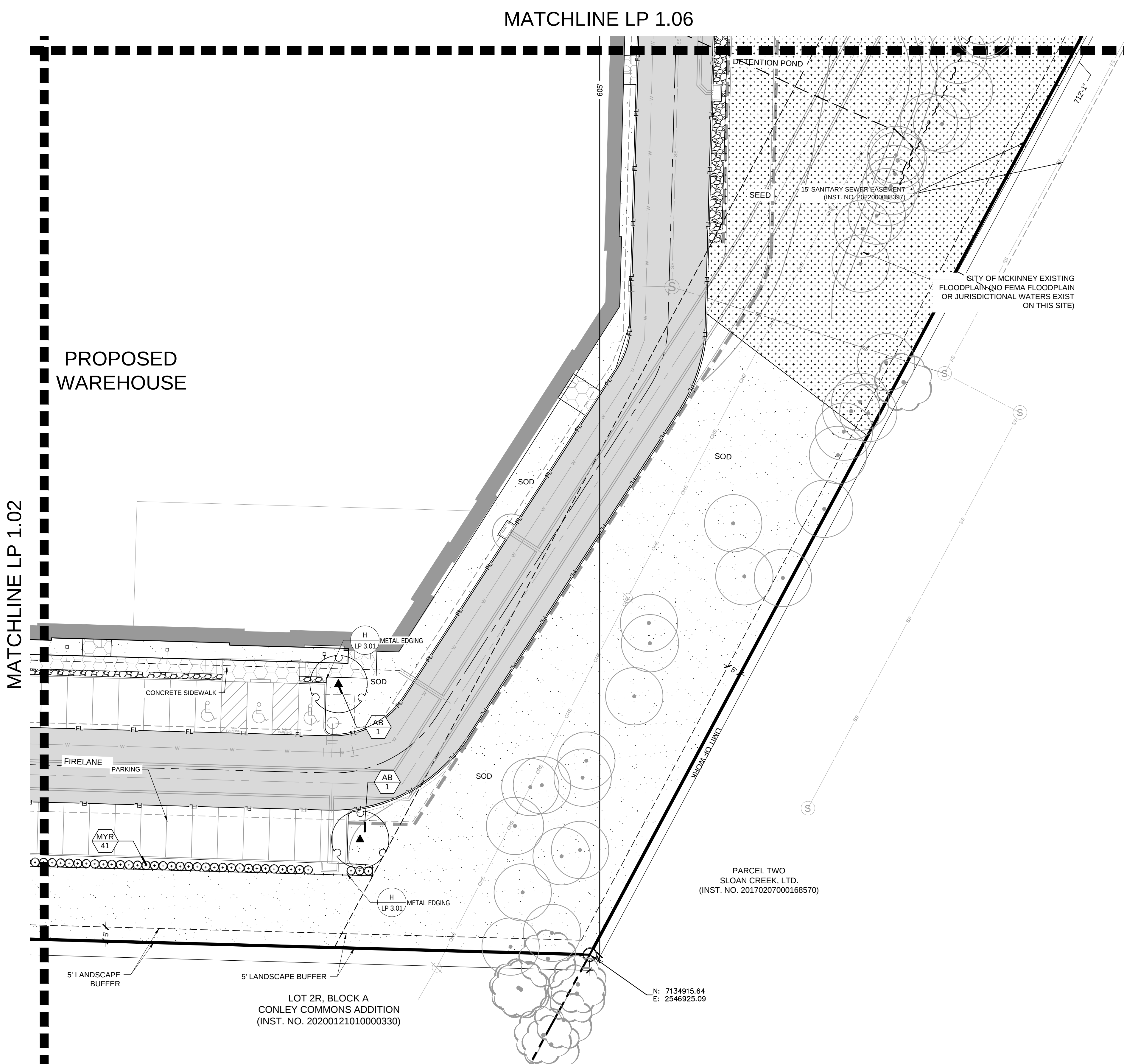


VICINITY MAP

NOT TO SCALE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
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ORNAMENTAL TREE					
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	VC2	38	Vitex agnus-castus / Chaste Tree	3" cal, 12' ht, 4'-5" spr	Full, Multi-Trunk
SHRUBS					
	MCW	18	Myrica cerifera / Wax Myrtle	36" ht, 24" spr, 48" oc	Full
	MYR	341	Myrica pusilla / Dwarf Wax Myrtle	36" ht, 18" spr, 36" oc	Full
MISC.					
	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	
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	SOD	TBD	Cynodon dactylon / Common Bermuda Grass	N/A	Sod to have tight, sand filled joints and be free of weeds
	SEED	TBD	Native seed		#2800
	DG	TBD	Decomposed granite		
	EX		EX Tree To Remain		Off-site Tree To Remain
CITY OF MCKINNEY LANDSCAPE REQUIREMENT CALCULATIONS					
OVERALL SITE					
ZONING		LIGHT INDUSTRIAL DISTRICT			
LAND USE		WAREHOUSE			
LOT AREA		14.46 AC / 630,017 SF			
PARKING LOT		REQUIRED	PROVIDED		
1 TREE PER 7 SPACES. 181/7 = 25.85		26 Trees	26 Trees		
TERMINUS ISLANDS WITH ONE CANOPY TREE MINIMUM WIDTH 9 FT.		YES	YES		
LANDSCAPED ISLAND WITH ONE TREE WITHIN 65 FEET OF EVERY PARKING SPACE		YES	YES		
EVERGREEN SHRUBS PROVIDED FOR 6 FOOT SCREENING WALL AROUND DUMPSTERS		YES	YES		
75% OF THE PARKING SHALL BE SCREENED FROM PUBLIC STREETS		YES	YES		
STATE HIGHWAY NO. 5 - 60.86/75% = 45.64 LF MCINTYRE ROAD - 507/75% = 381 LF		YES	YES		
STREET BUFFER TREES - STATE HIGHWAY NO. 5		REQUIRED	PROVIDED		
20' STREET BUFFER 1 CANOPY TREE PER 40 LF. 535 LF / 40 LF = 13.38		13	13 CANOPY TREES (ALL PROPOSED)		
STREET BUFFER TREES - MCINTYRE ROAD					
20' STREET BUFFER 1 CANOPY TREE PER 30 LF OF FRONTAGE. 1,175 LF / 30 LF = 39.16		39	78 ORNAMENTAL TREES ADJACENT TO STREET BUFFER		
SCREENING AND ADJACENT PROPERTIES		REQUIRED	PROVIDED		
PARKING LOTS VISIBLE FROM ROW SHALL BE SCREENED WITH 3' EVERGREEN SHRUBS.		YES	YES		
NOTE: TREES PLACED ELSEWHERE OR CLUSTERED ON SITE DUE TO SITE CONSTRAINTS AND UTILITY CONFLICTS.					
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Kimley»»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
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PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-978



KHA PROJECT 061311120		09/08/2025	
DATE OCTOBER 2025			
SCALE: AS SHOWN			
DESIGNED BY: MFP			
DRAWN BY: JWI/BTM			
CHECKED BY: MFP			

HOPEWELL
INDUSTRIAL

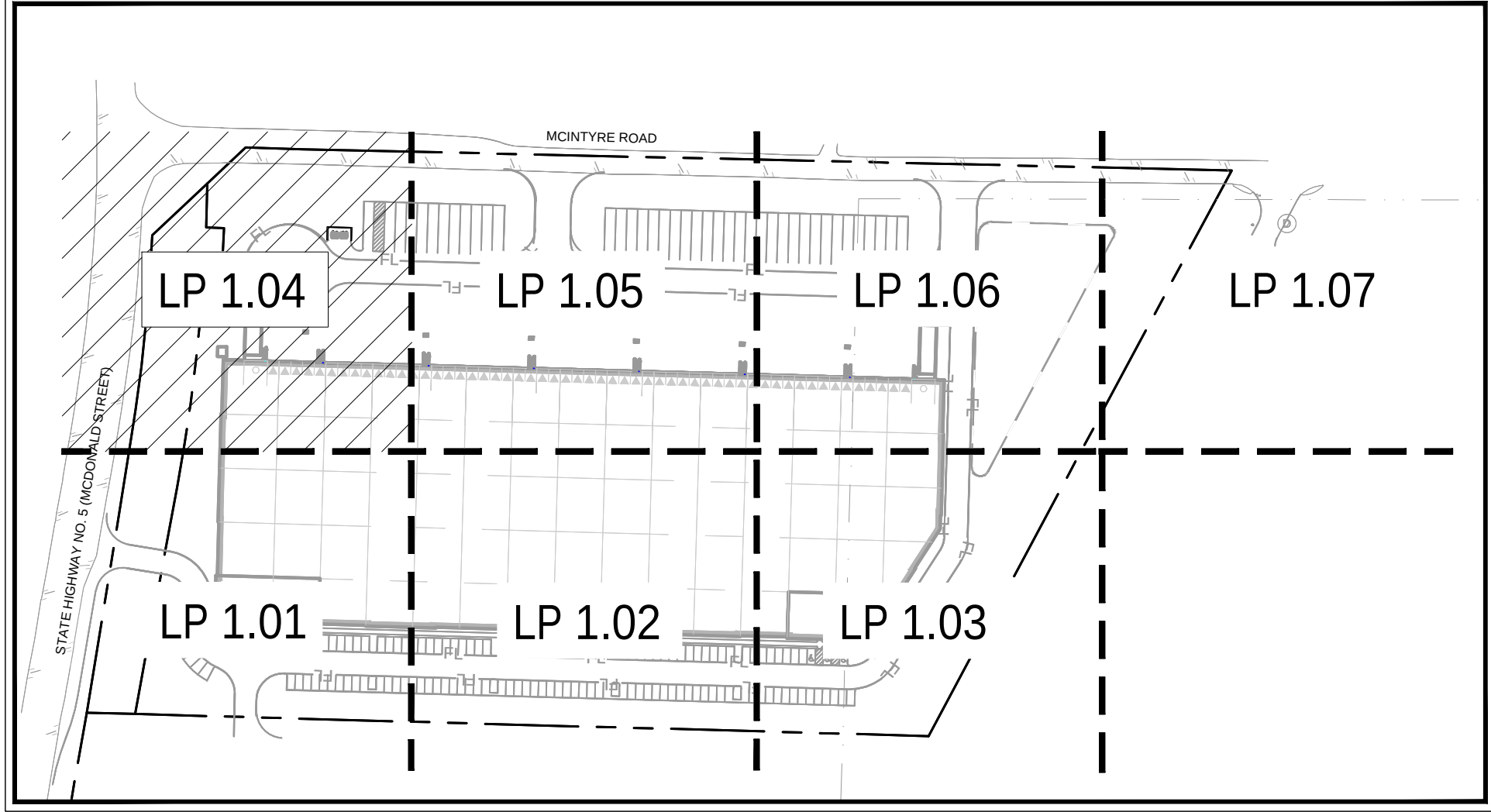


LANDSCAPE PLAN

SHEET NUMBER
LP 1.03

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VICINITY MAP
NOT TO SCALE

PLANT SCHEDULE

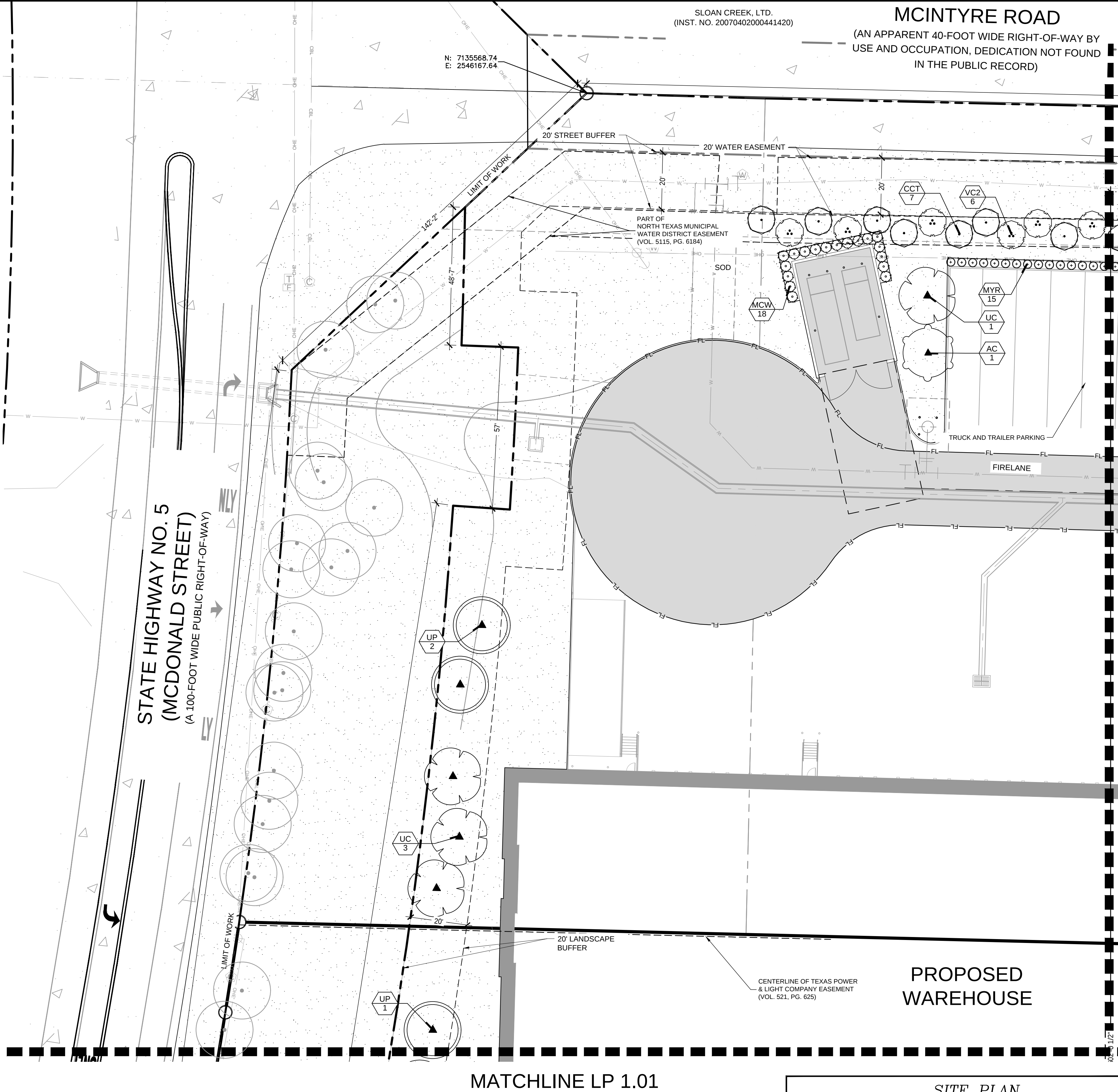
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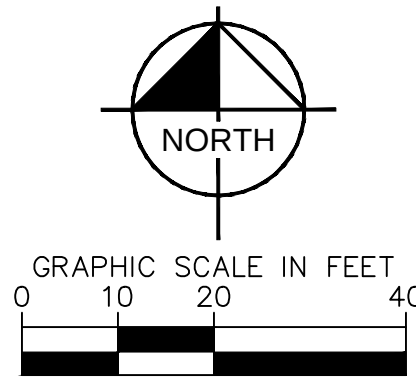
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MATCHLINE LP 1.01

MATCHLINE LP 1.05



SITE PLAN
HOPEWELL INDUSTRIAL
TRACT 63
Being 14.4632 Acres Out Of The
WILLIAM DAVIS SURVEY
Abstract No. 248
City of McKinney, Collin County, Texas
City Project No. SITE2025-0044
Submitted: June 2nd, 2025

Owner:
PeteFish Rose &
Vpi TX-Two LLC
4722 N. 24th Street, Suite 440
Phoenix, AZ 85016
Contact: Derek Fox
Phone: (403)-476-1282

Developer:
Hopewell Development
4722 N. 24th Street, Suite 440
Phoenix, AZ 85016
Contact: Derek Fox
Phone: (403)-476-1282

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Contact: John Tedesco, P.E.
Phone: (469)301-2597

LANDSCAPE PLAN

SHEET NUMBER
LP 1.04

HOPEWELL INDUSTRIAL

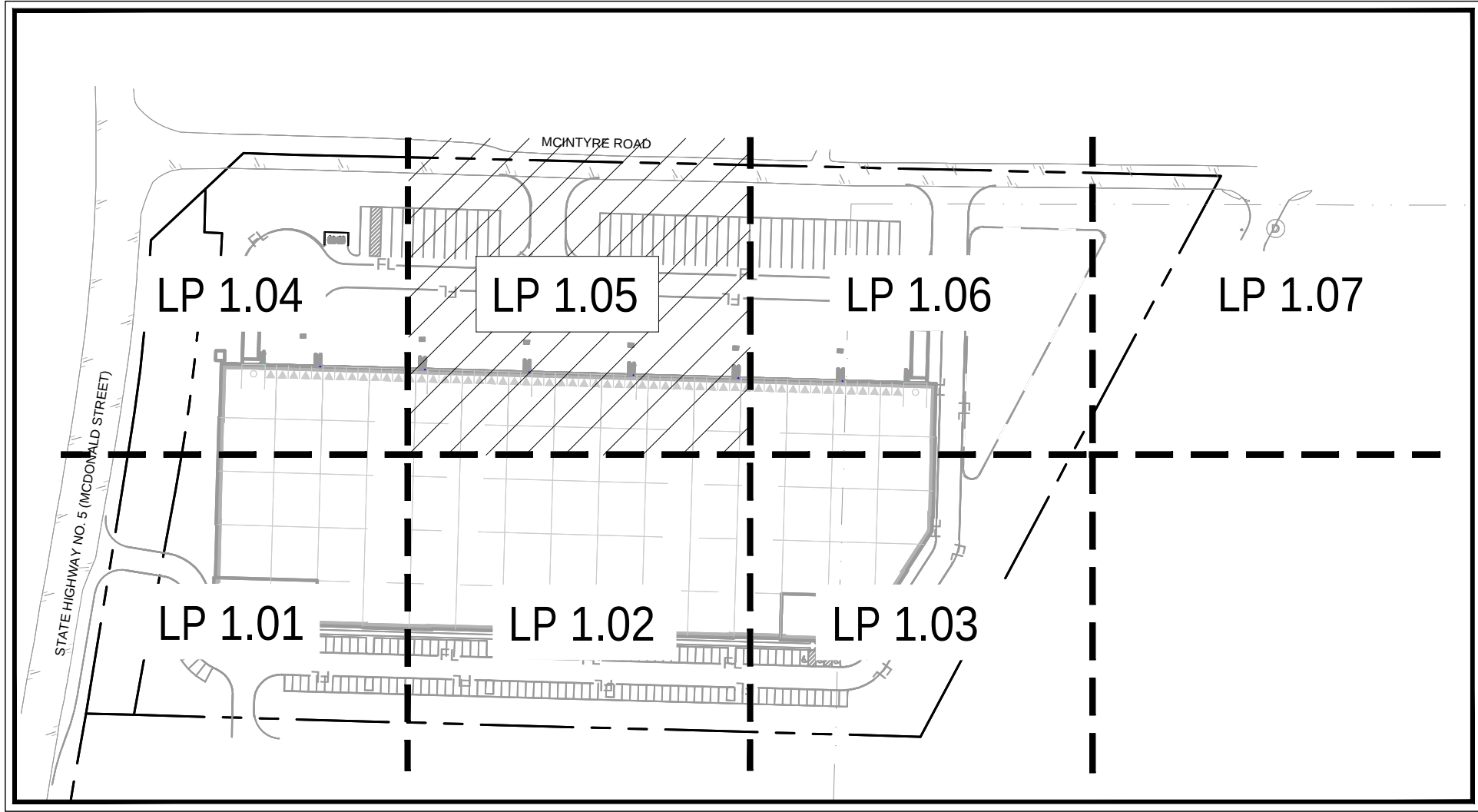
MCKINNEY, TEXAS

Kimley»Horn

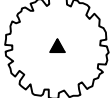
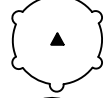
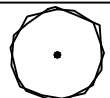
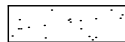
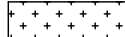
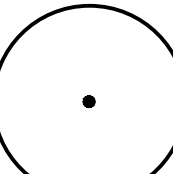
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6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

REVISIONS

No.	DATE	BY



PLANT SCHEDULE

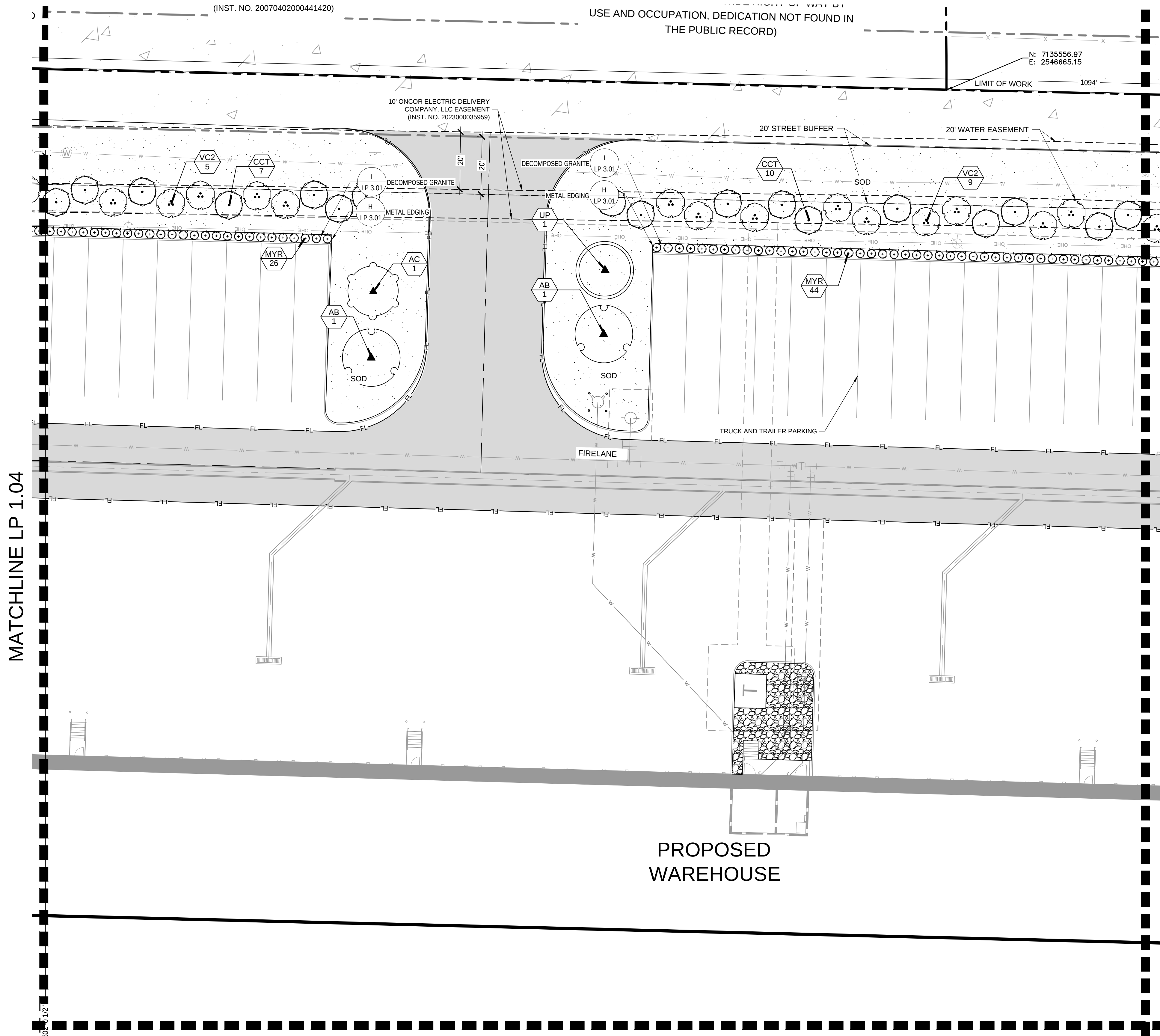
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SPECIFICATIONS</u>	<u>REMARKS</u>
TREES					
	AB	6	Acer buergerianum / Trident Maple	4" cal, 14' ht, 7" spr	Full, Straight, Single Leader
	AG	4	Acer rubrum 'October Glory' TM / October Glory Maple	4" cal, 14' ht, 7" spr	Full, Straight, Single Leader
	AC	6	Acer saccharum caddo / Caddo Sugar Maple	4" cal, 14' ht, 7" spr	Full, Straight, Single Leader
	MG	4	Magnolia grandiflora / Southern Magnolia	4" cal, 14'-16' ht, 5'-6' spr	Full, Straight, Single Leader
	UC	10	Ulmus crassifolia / Cedar Elm	4" cal, 14' ht, 7" spr	Full, Straight, Single Leader
	UP	9	Ulmus parvifolia / Lacebark Elm	4" cal, 14' ht, 7" spr	Full, Straight, Single Leader
ORNAMENTAL TREE					
	CCT	40	Cercis canadensis texensis / Texas Redbud	3" cal, 14' ht, 5'-6' spr	Full, Straight, Single Leader
	VC2	38	Vitex agnus-castus / Chaste Tree	3" cal, 12' ht, 4'-5' spr	Full, Multi-Trunk
SHRUBS					
	MCW	18	Myrica cerifera / Wax Myrtle	36" ht, 24" spr, 48" oc	Full
	MYR	341	Myrica pusilla / Dwarf Wax Myrtle	36" ht, 18" spr, 36" oc	Full
MISC:					
	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SPECIFICATIONS</u>	
STEEL EDGING	TBD		Steel Edging	3 / 16" x 6", Black	
	SOD	TBD	Cynodon dactylon / Common Bermuda Grass	N/A	Sod to have tight, sand filled joints and be free of weeds
	SEED	TBD	Native seed		#2800
	DG	TBD	Decomposed granite		
	EX		EX Tree To Remain		
					Off-site Tree To Remain

CITY OF MCKINNEY LANDSCAPE REQUIREMENT CALCULATIONS		
OVERALL SITE		
ZONING	LIGHT INDUSTRIAL DISTRICT	
LAND USE	WAREHOUSE	
LOT AREA	14.46 AC / 630,017 SF	
PARKING LOT	REQUIRED	PROVIDED
1 TREE PER 7 SPACES. 181/7 = 25.85	26 Trees	26 Trees
TERMINUS ISLANDS WITH ONE CANOPY TREE MINIMUM WIDTH 9 FT.	YES	YES
LANDSCAPED ISLAND WITH ONE TREE WITHIN 65 FEET OF EVERY PARKING SPACE	YES	YES
EVERGREEN SHRUBS PROVIDED FOR 6 FOOT SCREENING WALL AROUND DUMPSTERS	YES	YES
75% OF THE PARKING SHALL BE SCREENED FROM PUBLIC STREETS	YES	YES
STATE HIGHWAY NO. 5 - 60.86/75% = 45.64 LF MCINTYRE ROAD - 502/75% = 381 LF		
STREET BUFFER TREES - STATE HIGHWAY NO. 5	REQUIRED	PROVIDED
20' STREET BUFFER		
1 CANOPY TREE PER 40 LF. 535 LF / 40 LF = 13.38	13	13 CANOPY TREES (ALL PROPOSED)
STREET BUFFER TREES - MCINTYRE ROAD		
20' STREET BUFFER		
1 CANOPY TREE PER 30 LF OF FRONTAGE. 1,175 LF / 30 LF = 39.16	39	78 ORNAMENTAL TREES ADJACENT TO STREET BUFFER
SCREENING AND ADJACENT PROPERTIES	REQUIRED	PROVIDED
PARKING LOTS VISIBLE FROM ROW SHALL BE SCREEND WITH 3' EVERGREEN SHRUBS.	YES	YES

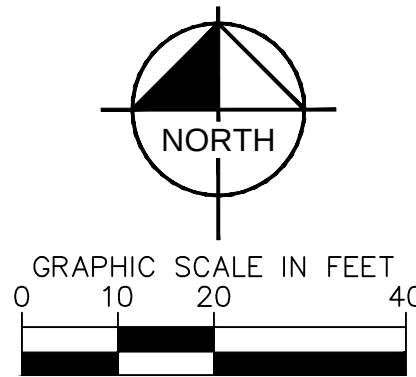
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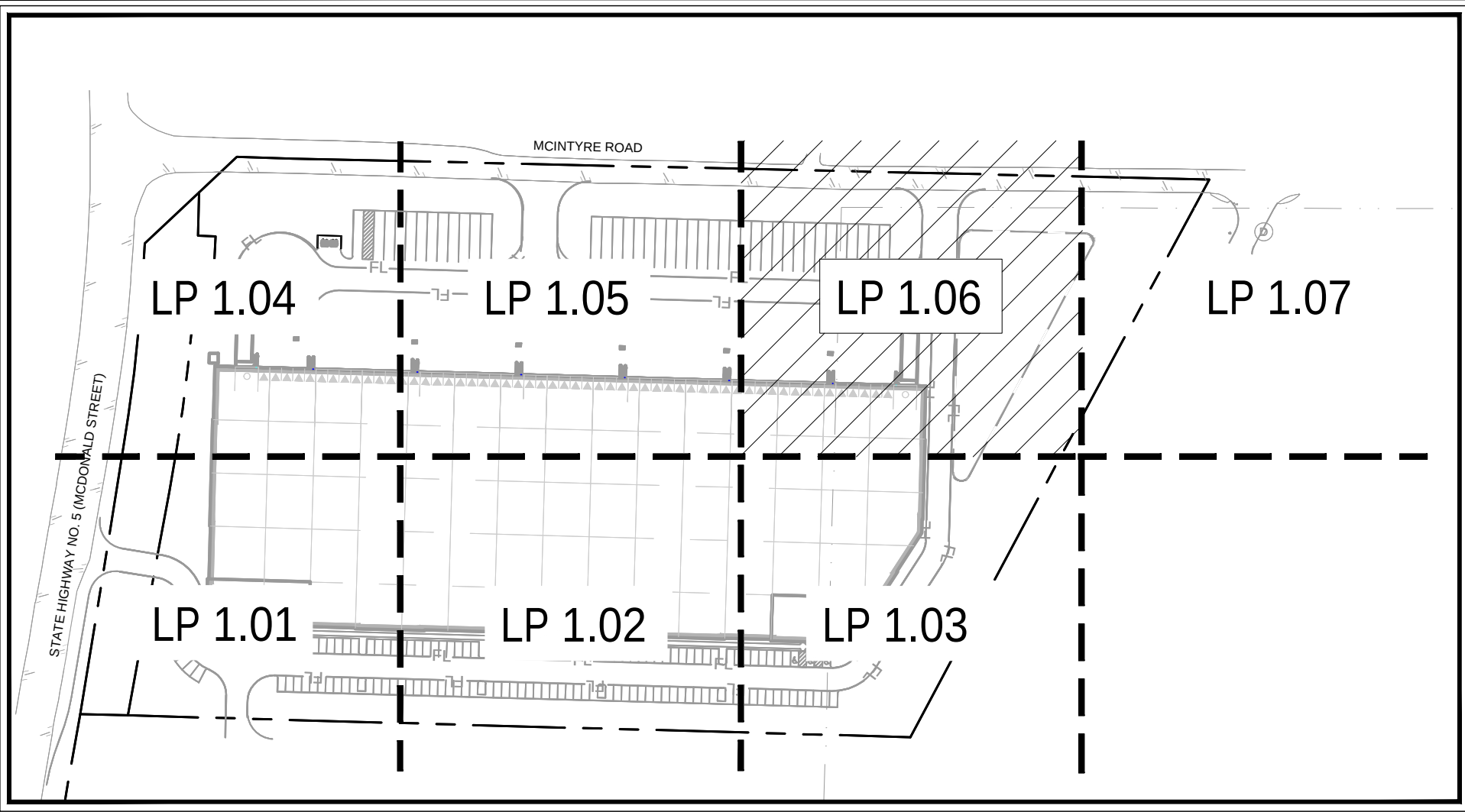
MATCHLINE LP 1.02



SITE PLAN
HOPEWELL INDUSTRIAL
TRACT 63
Being 14.4632 Acres Out Of The
WILLIAM DAVIS SURVEY
Abstract No. 248
City of McKinney, Collin County, Texas
City Project No. SITE2025-0044
Submitted: June 2nd, 2025

Owner: Petefish Rose & Vpi TX-Two LLC 4722 N. 24th Street, Suite 440 Phoenix, AZ 85016 Contact: Derek Fox Phone: (403)-476-1282	Developer: Hopewell Development 4722 N. 24th Street, Suite 440 Phoenix, AZ 85016 Contact: Derek Fox Phone: (403)-476-1282	Engineer/Surveyor: Kinley-Horn and Associates, Inc. 260 East Davis Street, Suite 100 McKinney, Texas 75069 Contact: John Tedesco, P.E. Phone: (469)301-2597
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VICINITY MAP
NOT TO SCALE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	AB	6	Acer buergerianum / Trident Maple	4" cal, 14' ht, 7" spr	Full, Straight, Single Leader
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	DG	TBD	Decomposed granite		
	EX		EX Tree To Remain		
			Off-site Tree To Remain		

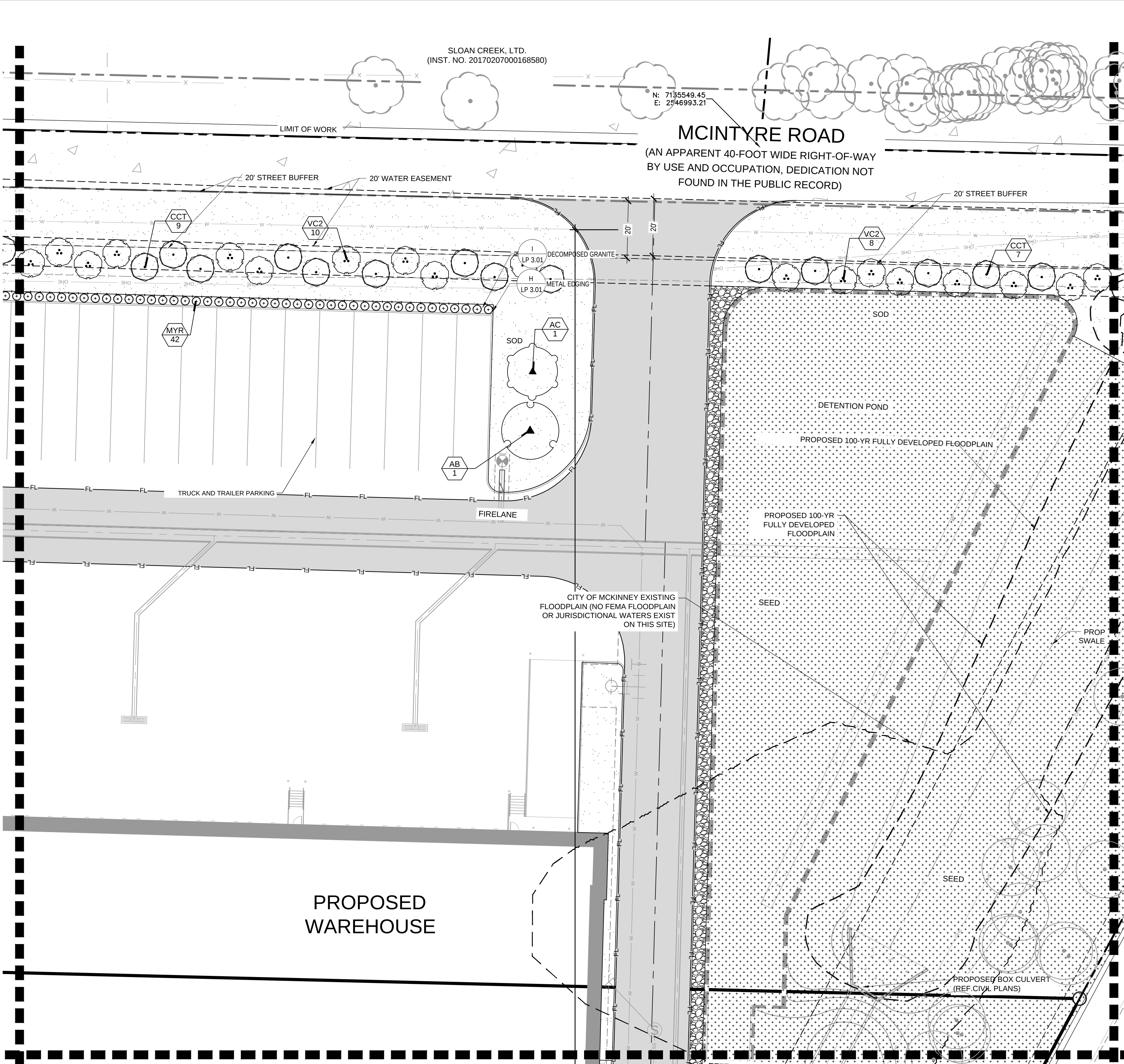
CITY OF MCKINNEY LANDSCAPE REQUIREMENT CALCULATIONS		
OVERALL SITE		
ZONING	LIGHT INDUSTRIAL DISTRICT	
LAND USE	WAREHOUSE	
LOT AREA	14.46 AC / 630,017 SF	
PARKING LOT	REQUIRED	PROVIDED
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LANDSCAPED ISLAND WITH ONE TREE WITHIN 65 FEET OF EVERY PARKING SPACE	YES	YES
EVERGREEN SHRUBS PROVIDED FOR 6 FOOT SCREENING WALL AROUND DUMPSTERS	YES	YES
75% OF THE PARKING SHALL BE SCREENED FROM PUBLIC STREETS	YES	YES
STATE HIGHWAY NO. 5 - 60.86/75% = 45.64 LF MCINTYRE ROAD - 507/75% = 381 LF		
STREET BUFFER TREES - STATE HIGHWAY NO. 5	REQUIRED	PROVIDED
20' STREET BUFFER		
1 CANOPY TREE PER 40 LF. 535 LF / 40 LF = 13.38	13	13 CANOPY TREES (ALL PROPOSED)
STREET BUFFER TREES - MCINTYRE ROAD		
20' STREET BUFFER		
1 CANOPY TREE PER 30 LF OF FRONTAGE. 1,175 LF / 30 LF = 39.16	39	78 ORNAMENTAL TREES ADJACENT TO STREET BUFFER
SCREENING AND ADJACENT PROPERTIES	REQUIRED	PROVIDED
PARKING LOTS VISIBLE FROM ROW SHALL BE SCREEND WITH 3' EVERGREEN SHRUBS.	YES	YES

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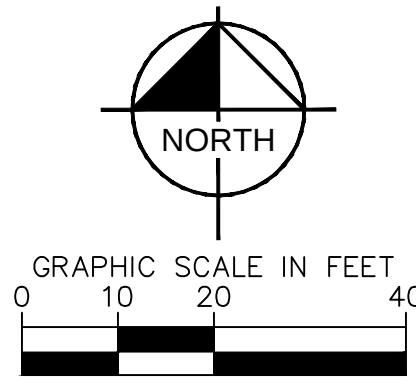
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MATCHLINE LP 1.06



MATCHLINE LP 1.03

MATCHLINE LP 1.07



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TRACT 63
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City Project No. SITE2025-0044
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Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

HOPEWELL INDUSTRIAL

LANDSCAPE PLAN

LANDSCAPE PLAN

LP 1.06

REVISIONS

No.	DATE	BY

SHEET NUMBER
LP 1.06

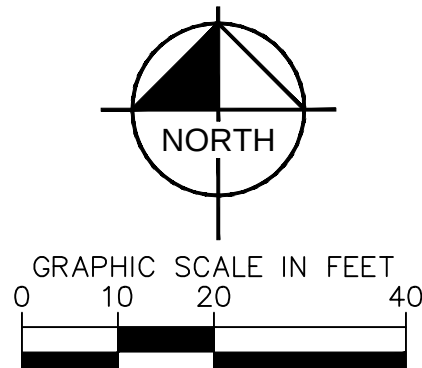
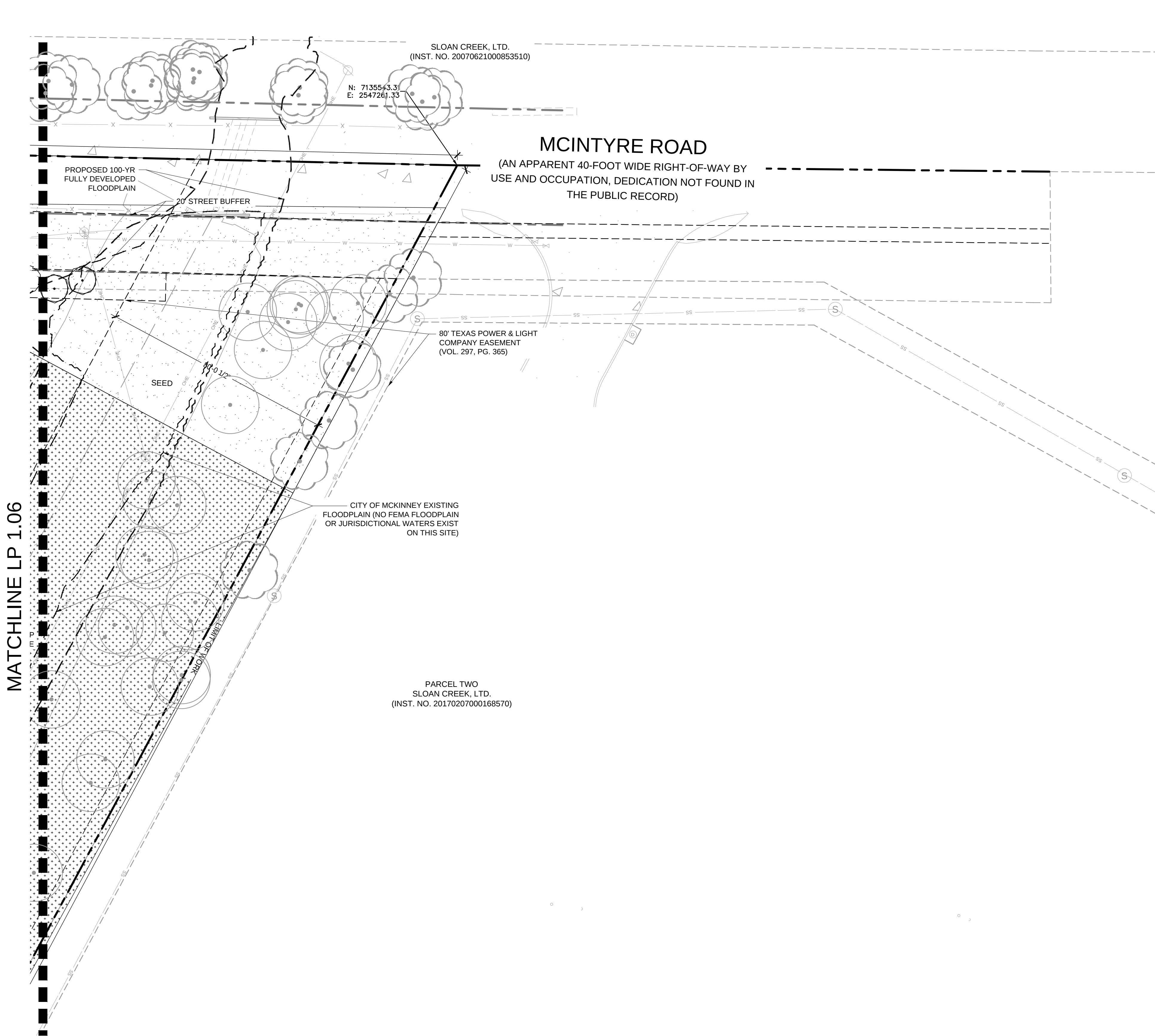
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PLANT SCHEDULE

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	DG	TBD	Decomposed granite		
	EX		EX Tree To Remain		
					Off-site Tree To Remain
CITY OF MCKINNEY LANDSCAPE REQUIREMENT CALCULATIONS					
OVERALL SITE					
ZONING			LIGHT INDUSTRIAL DISTRICT		
LAND USE			WAREHOUSE		
LOT AREA			14.46 AC / 630,017 SF		
PARKING LOT			REQUIRED	PROVIDED	
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75% OF THE PARKING SHALL BE SCREENED FROM PUBLIC STREETS STATE HIGHWAY NO. 5 - 60.86/75% = 45.64 LF MCINTYRE ROAD - 507/75% = 381 LF			YES	YES	
STREET BUFFER TREES - STATE HIGHWAY NO. 5			REQUIRED	PROVIDED	
20' STREET BUFFER 1 CANOPY TREE PER 40 LF. 535 LF / 40 LF = 13.38			13	13 CANOPY TREES (ALL PROPOSED)	
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20' STREET BUFFER 1 CANOPY TREE PER 30 LF OF FRONTAGE. 1,175 LF / 30 LF = 39.16			39	78 ORNAMENTAL TREES ADJACENT TO STREET BUFFER	
SCREENING AND ADJACENT PROPERTIES			REQUIRED	PROVIDED	
PARKING LOTS VISIBLE FROM ROW SHALL BE SCREENED WITH 3' EVERGREEN SHRUBS.			YES	YES	
NOTE: TREES PLACED ELSEWHERE OR CLUSTERED ON SITE DUE TO SITE CONSTRAINTS AND UTILITY CONFLICTS.					
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PLANT SCHEDULE

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TREES					
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	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	
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	SEED	TBD	Native seed		#2800
	DG	TBD	Decomposed granite		
	EX		EX Tree To Remain		Off-site Tree To Remain

PLANTING NOTES

- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
- STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
- PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.

11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.

12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED.

13. ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.

14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

15. ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.

16. ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

IRRIGATION AFFIDAVIT

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

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 THIS 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 SPLITTING OF OIL, GASOLINE, OR OTHER DETRIMENTOUS 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 UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL
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.

MATERIALS SAMPLES
MULCH One (1) CUBIC YARD
TOPSOIL One (1) CUBIC YARD
PLANTS One (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1982 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. 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 GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE 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 PRIOR TO DELIVERY OF PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D2028, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL, POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL. IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1/2 INCH IN 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.

2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL, AS NEEDED. FOUR (4) INCHES DEEP TO BE PROVIDED FOR 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.

4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.

5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BODS, OR MARSHES.

6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.

7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.

8. 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: COMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
 - PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
 - BIOLOGICAL: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
 - WORM CASTINGS: EARTHWORMS.

- INORGANIC SOIL AMENDMENTS
 - LIME: ASTM C602, CLASS 0 AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT AND MAXIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 50 PERCENT PASSING NO. 20 SIEVE.
 - SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 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.

C. PLANTING SOIL MIX

- PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MIMICK MATERIALS OR APPROVED EQUAL.
- 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 (12" MIN.). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.

- SOD/SEED AREA TOPSOIL
 - ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 90% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 90% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/INSPECTED 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 PLANT 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 ANALYSIS 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: MILORANITE, OR APPROVED EQUAL
- ANNUALS AND GROUNDCOVERS: OSMO-COTEC/SERRA BLEND 14-14-14
- SOD: 5-5-5 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-24-24 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT 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 DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILT-PRO" 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 SHALL BE DUG WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BAILLED 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 GET 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. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

- EXCAVATION OF 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 PLANTS

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

N. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES 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 TRANSPLANTING 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 BARELY GRADED BY OTHERS. BEING 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 SMOOTH GRADE UP TO FINAL FINISHED GRADE. IN THE VICINITY OF PLANTING AREAS, THE 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 PROPERLY MARK ALL UTILITIES.
- SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMBEROCK AND LIMBEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM OFF-SITE SOURCES. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. 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 OBSERVED.

6. 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.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 2011, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND 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 EXCESSIVE DRAINAGE. IF EXCESS DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLOUSED 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 ALONG THE ROOTS. "JET" STOCK OR EQUAL IS RECOMMENDED.

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

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21 GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWING:

- 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

10. 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 TAMPING.

11. 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 FULLED FROM UNDERNEATH.

12. 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.

13. 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. LIFT INTO TOP OF THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. 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 PERSON OR PROPERTY.

15. 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.

16. 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 SODDING COMPLETION. IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE 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 ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE RE-ROLLED AND RE-ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

3. 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.

4. SODDING

- A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE Laid UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS. PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 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.

D. 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.

5. SEEDING