

EXIST. WET DETENTION POND  
TRACT DT-7  
AIRPORT INDUSTRIAL PARK AT ORLANDO  
ADDITION NO. 8  
PLAT BOOK 32, PAGE 37

CONCEPTUAL LANDSCAPE PLAN

**PROPOSED SHELL AT APO-T24**  
**APO TRACT T-24**  
**PROLOGIS LIBERTY PARK AT APO**  
CITY OF ORLANDO, FLORIDA

Issue Date and Purpose	
Project Number:	2504
Drawn by:	CMP
Checked by:	RVM
File No:	806085/SK3042

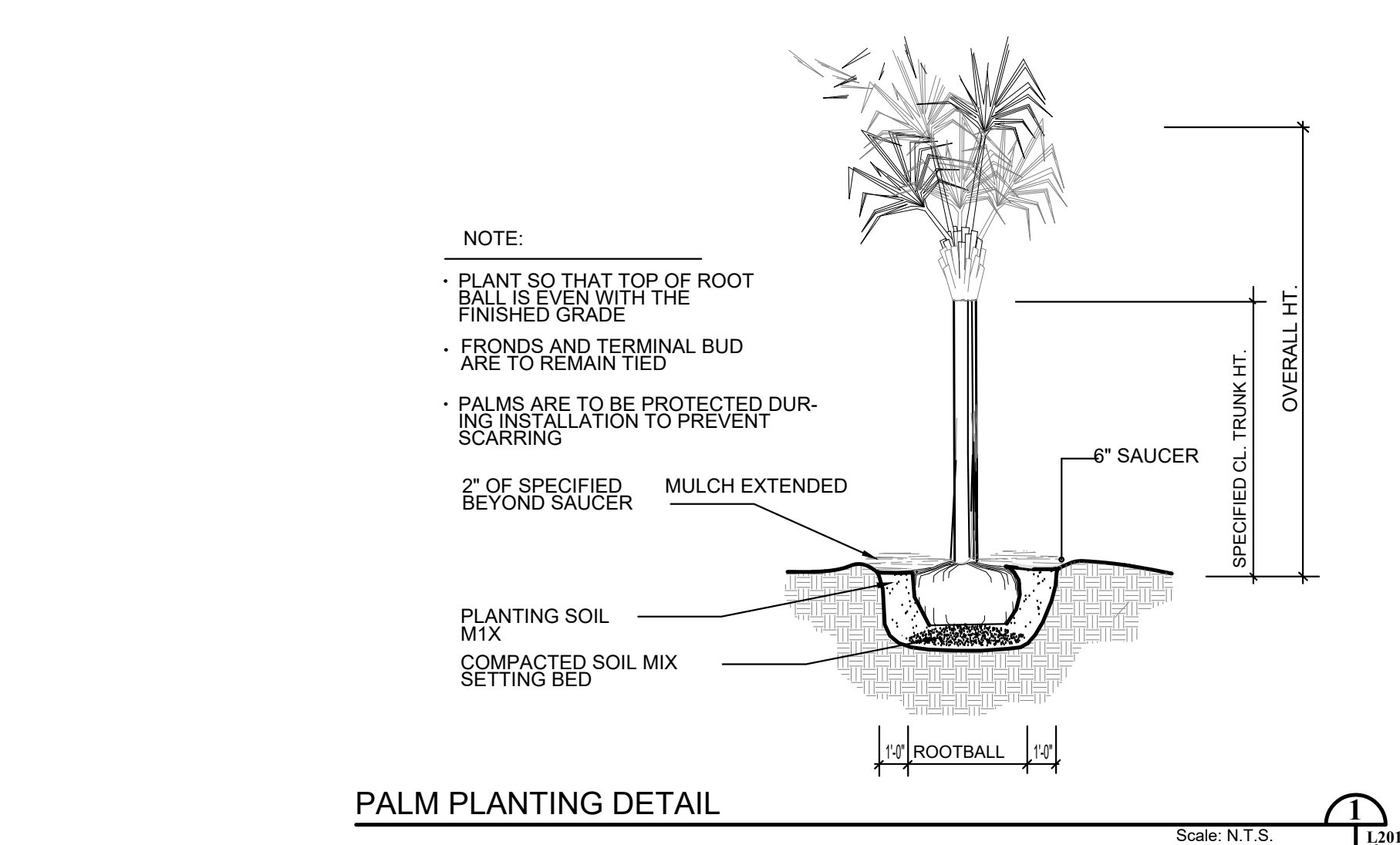
Seal: Ramon V. Murray, LA00001383

**Murray Design Group**  
LANDSCAPE ARCHITECTURE  
2433 Lee Road  
Winter Park, FL 32789  
Phone: (407) 340-1196  
www.mdgplan.com

URBAN DESIGN PLANNING ENGINEERING

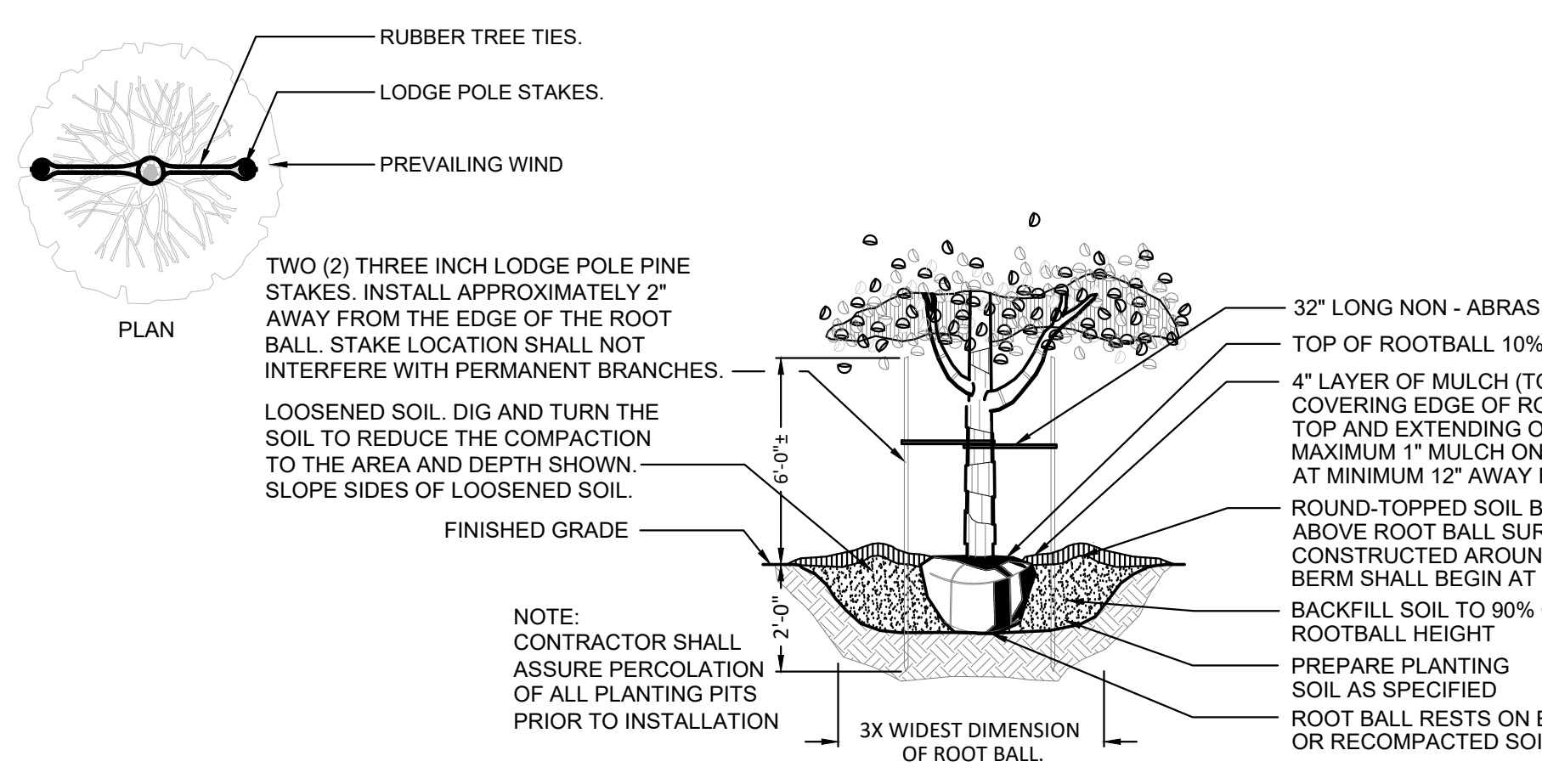
**SKConsortium, Inc.**  
1053 N. ORLANDO AVE. SUITE 300 • WINTER PARK, FLORIDA 32789  
TELEPHONE 407-629-4288 • FACSIMILE 407-629-1658 • E-MAIL 7080





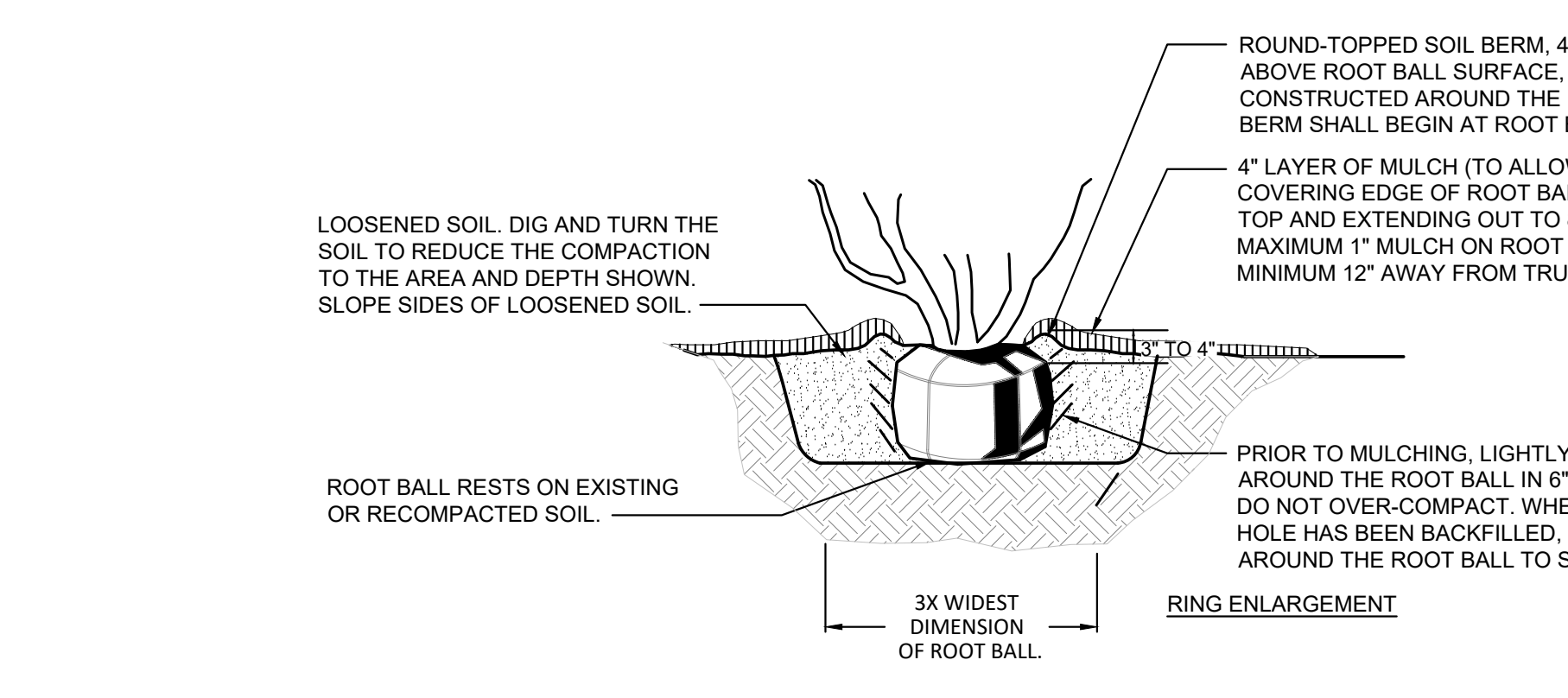
PALM PLANTING DETAIL

Scale: N.T.S. 1/2"=1'



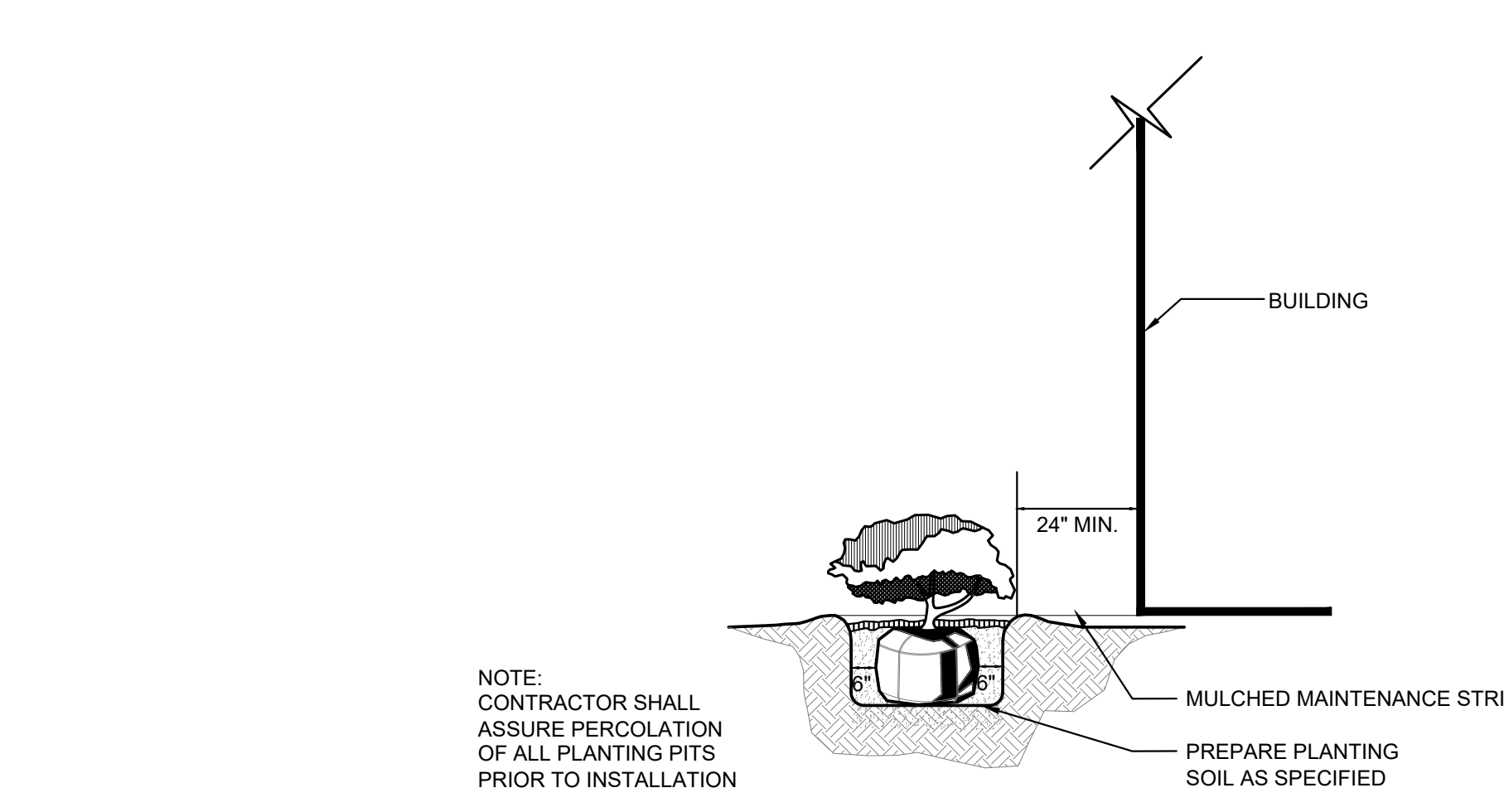
LARGE TREE DETAIL

Scale: N.T.S. 2"=1'



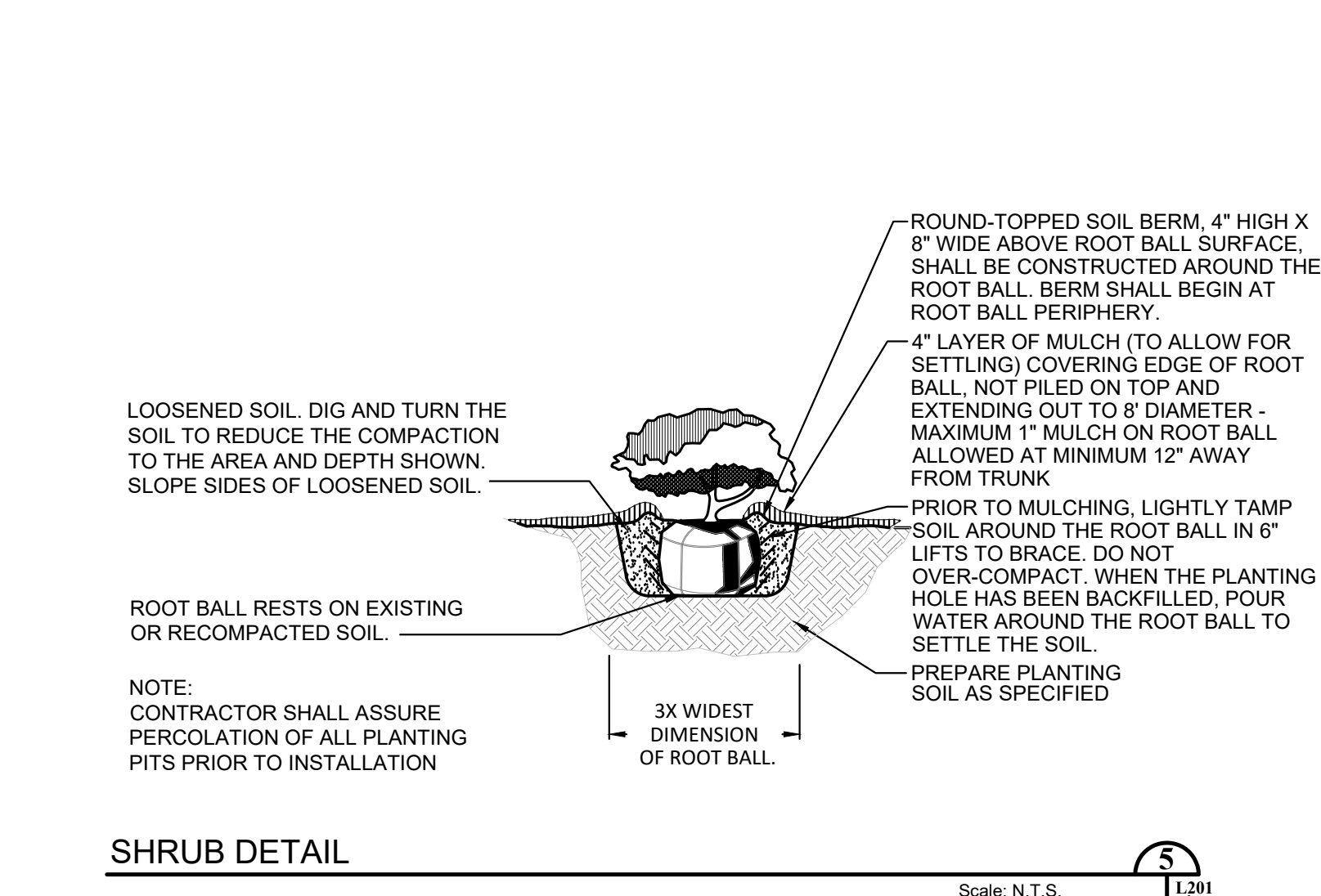
MULTI TRUNK TREE DETAIL

Scale: N.T.S. 3"=1'



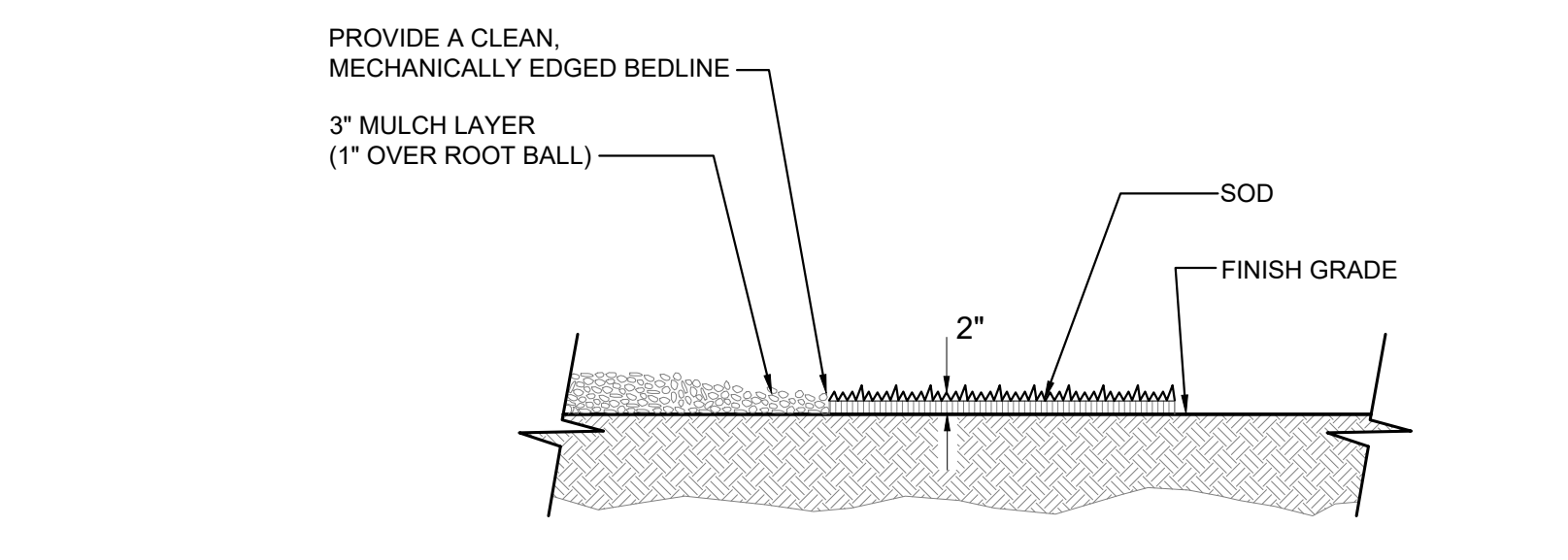
SHRUBS/GROUND COVER ADJACENT TO BUILDING

Scale: N.T.S. 4"=1'



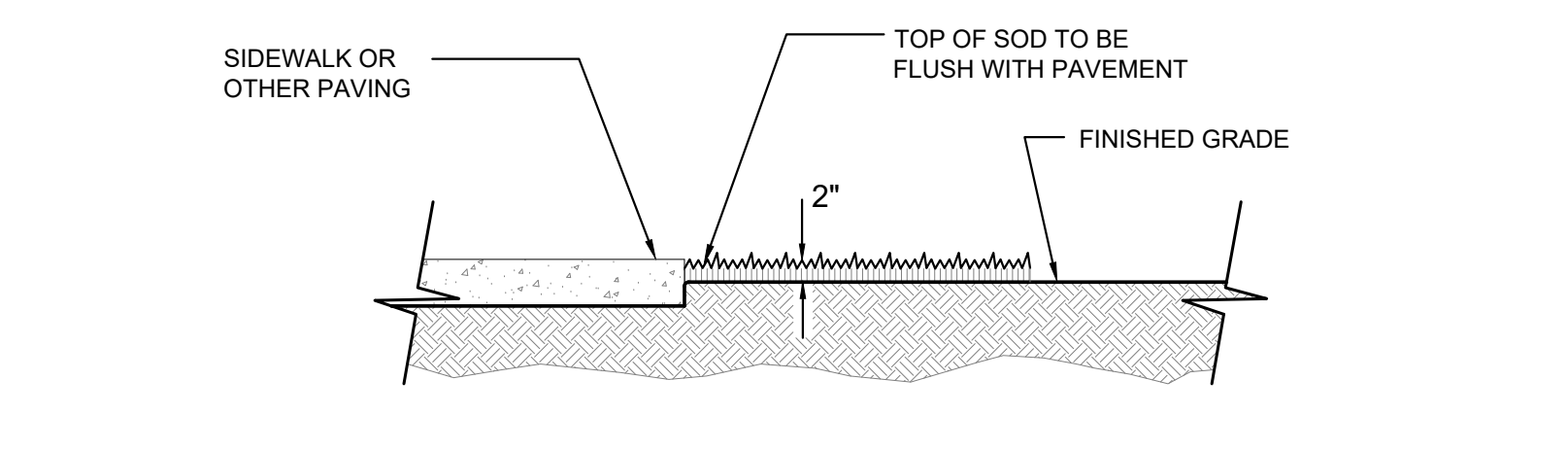
SHRUB DETAIL

Scale: N.T.S. 5"=1'



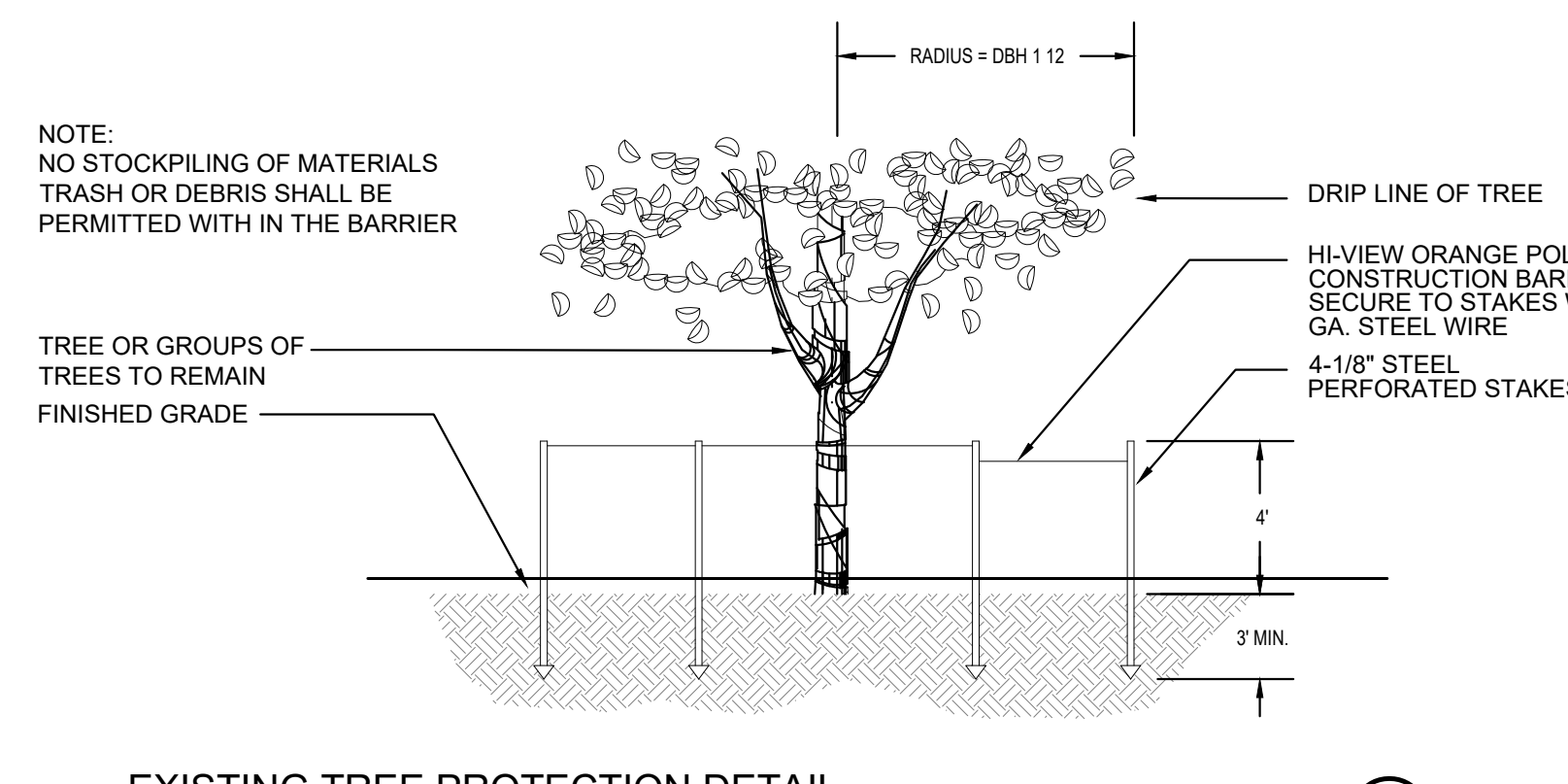
SOD PLACEMENT ADJACENT TO MULCH

Scale: N.T.S. 6"=1'



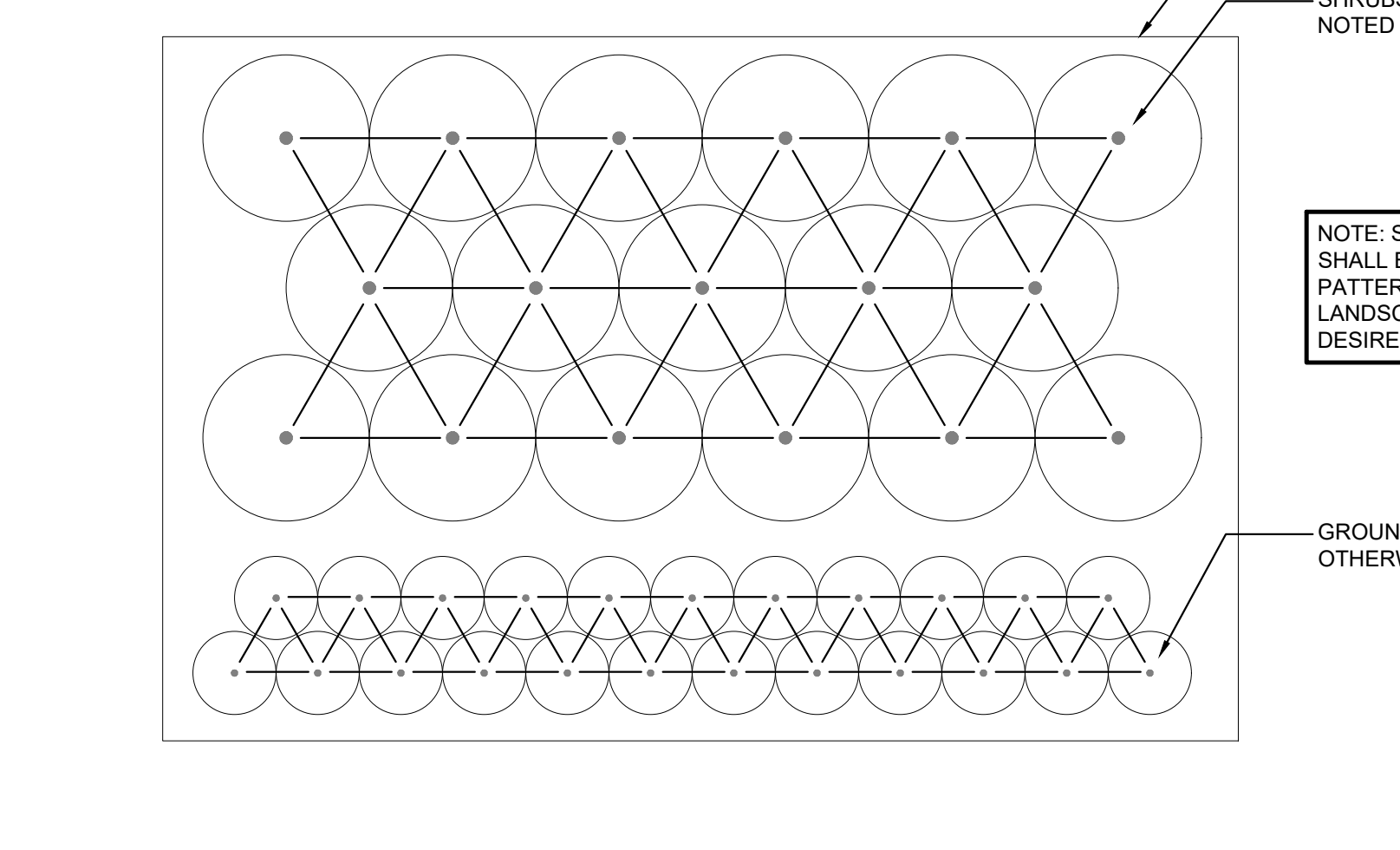
SOD PLACEMENT ADJACENT TO PAVEMENT

Scale: N.T.S. 7"=1'



EXISTING TREE PROTECTION DETAIL

Scale: N.T.S. 8"=1'



TRIANGULAR PLANTING DETAIL

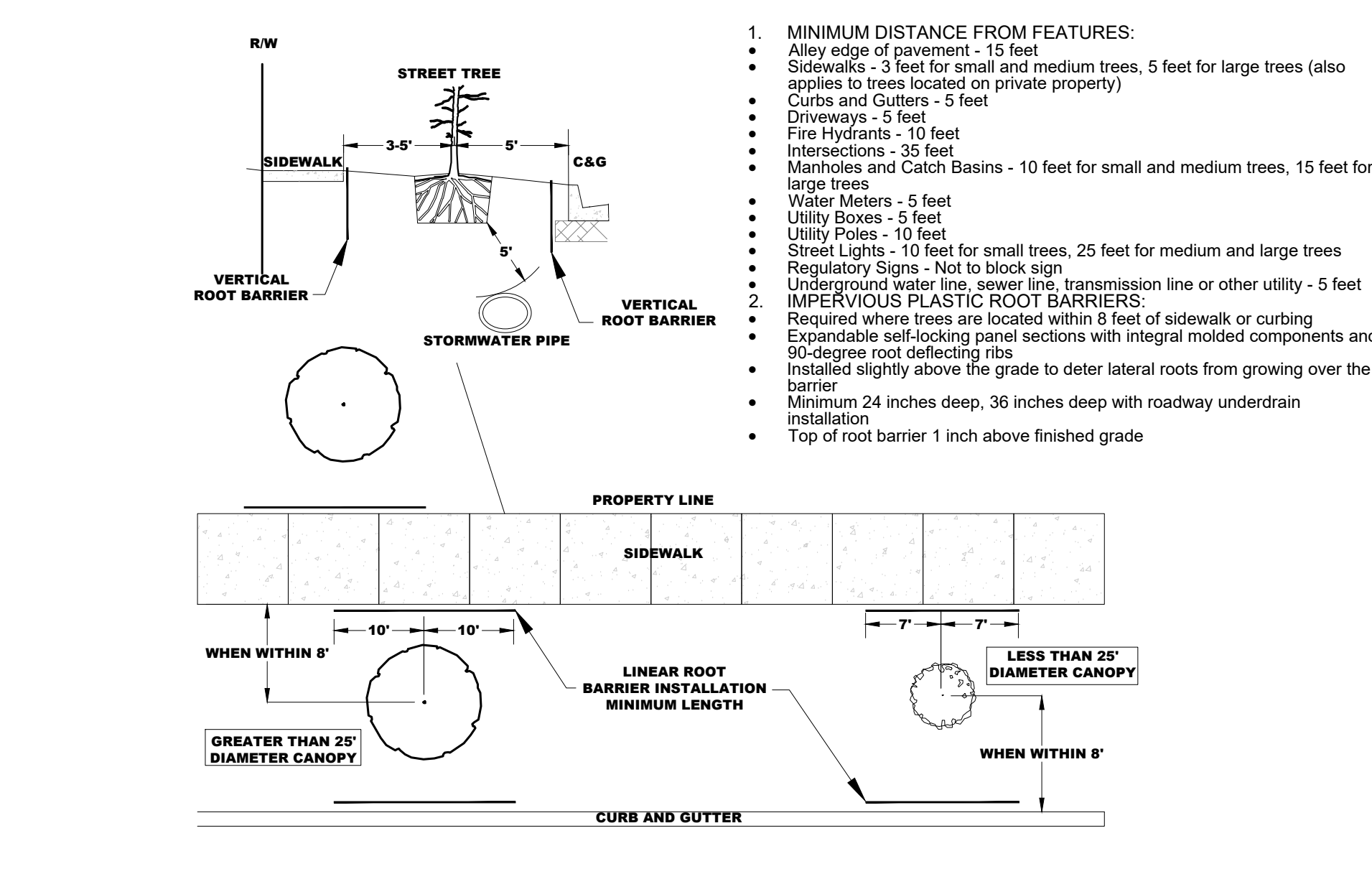
Scale: N.T.S. 9"=1'

LANDSCAPE NOTES:

- All plant material shall be Florida Grade no. 1 or better as specified in "Grades and Standards for Nursery Plants", "Parts 1 and 2, by Division of Plant Industry, Florida", Department of Agriculture and Consumer Services, and shall conform to current American Association of Nurserymen "Standards for Nursery Stock", latest edition.
- The landscape contractor shall be responsible for verification of quantities in the plant list. In the event of a conflict between quantities on the plant list and the plans, the plans shall control and the discrepancy shall be brought to the attention of the landscape architect prior to bid. Any deviation from these plans must be approved by the landscape architect or owner's representative.
- Contractor is responsible for compliance with all applicable building codes, ordinances and local regulations. The contractor shall be responsible for obtaining all necessary permits to perform the work.
- The landscape contractor is responsible for inspection of existing conditions and promptly reporting all discrepancies and improper conditions (wetness, muck, debris, etc) to landscape architect prior to bidding. Contractor is responsible for soil analysis prior to installation of plantings, and is responsible for all soil amendments to conform to specifications.
- All tree material shall be container grown unless otherwise specified.
- The landscape contractor shall acquaint himself with all civil drawings as they relate to paving, site grading, and all utilities, (including water, sewer and electrical supply) to preclude any misunderstanding and ensure trouble-free installation. The exact location of all existing structures, underground utilities, existing underground sprinklers and pipe may not be indicated on drawings. The contractor shall conduct his work in a manner to prevent interruption or damage to existing systems which must remain operational. The contractor shall protect utility services which must remain operational and shall be responsible for their replacement if damaged by him.
- All planting beds shall receive a 3" layer (1" over rootball) of Grade #1 pine nugget mulch.
- Refer to specifications for complete requirements.
- Project will be 100% irrigated with head to head coverage. System will be equipped with an automatic rain cut-off switch.
- In the event of a conflict between quantities in the plant list and on the plans, the plan shall take precedence.
- Street trees shall be coordinated with the placement of the light poles maintaining a minimum 15 foot separation.
- Canopy trees must be planted min. 10' from water and sewer lines unless root barriers are installed. Understory trees must be planted min. 5' from water and sewer lines. All trees must be planted a min. 15' from light poles.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	
CANOPY TREES				
MB1		Magnolia grandiflora 'D.D. Blanchard' TM	Southern Magnolia	
QV2		Quercus virginiana	Live Oak	
EVERGREEN TREES				
ED1		Elaeocarpus decipiens	Japanese Blueberry Tree	
PE2		Pinus elliotii	Slash Pine	
FLOWERING TREES				
LM1		Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SPACING
SHRUBS				
VO/3		Viburnum odoratissimum	Sweet Viburnum	36" o.c.
SHRUB AREAS				
IN/3		Ilex vomitoria 'Nana'	Dwarf Yaupon	24" o.c.
RI/3		Rhaphiolepis indica 'Alba'	White Indian Hawthorn	24" o.c.
MULCH / SOD				
MULCH		MULCH - Pine Bark	Pine Bark Mulch	
SOD				
SOD-1		Stenotaphrium secundatum	St. Augustine 'Floratan'	
		Paspalum notatum	Bahia Grass	



ROOT BARRIERS DETAIL

Scale: N.T.S. 10"=1'

LANDSCAPE SCHEDULE AND DETAILS

PROPOSED SHELL AT APO-T24  
APO TRACT T-24  
PROLOGIS LIBERTY PARK AT APO  
CITY OF ORLANDO, FLORIDA

MASTER PLAN 04-28-25

Issue Date and Purpose  
Project Number: 2504

Drawn by: RVM  
Checked by: RVM  
File No: 80605/SX30942

L201

Seal: Ramon V. Murray, LA00001363

2433 Lee Road  
Winter Park, FL 32789  
Phone: (407) 340-1196  
www.mrdplan.com



**PART 1.00 GENERAL**

**1.01 WORK INCLUDED**

**A. LANDSCAPING**

1. Provide all labor, materials, plant materials, soil additives, soil preparation, aesthetic and fine grading, fertilizing, mulching, plant protection, irrigation equipment, services, and maintaining plantings until final acceptance to the Drawings and specifications. The Contractor will be required to obtain a R.O.W. utilization permit for all work occurring in the R.O.W. The permit fee will be determined at each time and shall be submitted to the Owner for reimbursement without any mark-up. The Owner's representative will coordinate plan review and approval for each permit.

**1.02 RELATED WORK SPECIFIED ELSEWHERE**

1. IRRIGATION SYSTEM: Section 02960

**1.03 QUALITY ASSURANCE**

A. REFERENCE SPECIFICATIONS AND STANDARDS  
1. Standards as established by the Florida Nursery Growers Association (FNGA).

**B. TESTS AND INSPECTIONS**

1. Plants shall be subject to inspection and approval of the Owner's representative at place of growth and/or upon delivery for conformity to specifications. Such approval shall not impair the right of inspection and rejection during progress of work. Inspection and tagging of plant material by Owner Representative's approval of the plant material in regards to their health and vigor. The health and vigor of the plant material is the sole responsibility of the Contractor. Trees that are found damaged or not bound are to be rejected prior to planting.  
2. The Landscape Contractor shall be responsible for proper plant growth in existing on-site soils. Prior to commitment of plant shipments, the Contractor shall examine the soils in all areas of work by conducting soil tests and filling test holes with water to determine if soil chemistry and drainage is satisfactory. Any unsatisfactory conditions shall be brought to the immediate attention of the Owner's Representative for possible remedial action or plant material substitutions. The Owner's Representative reserves the right to make changes or substitutions in plant type or quantities for the purposes of insuring proper plant growth. Any failure of plant material during the warranty period due to soil conditions shall be the responsibility of the Landscape Contractor.  
3. The Landscape Contractor shall test the irrigation water source to verify that the quality of water is suitable for the plant material prior to planting. Any findings of unsuitable water shall immediately be brought to the Landscape Architect and Owner Representative attention for a solution. Any failure of plant material during the warranty period due to water source shall be the responsibility of the Landscape Contractor.

**C. PERFORMANCE**

1. All planting shall be performed by personnel familiar with planting procedure and under supervision of a qualified planting foreman.  
2. All work shall comply with applicable codes and regulations.  
3. The work shall be coordinated with other trades to prevent conflicts.

**1.04 SUBMITTALS**

A. Submit documentation to Owner's Representative within fourteen (14) days after award of Contract, indicating quantities of plant material/availability and source of plant material. Contractor shall be responsible for all material listed on the plant list unless noted otherwise. Any and all substitutions due to unavailability must be requested in writing prior to confirmation of ordering.  
B. All material shall be subject to inspection and approval by Owner's Representative. Contractor shall coordinate a material tagging trip with the Landscape Architect for all tree, specimen and accent materials as indicated in the pre-construction meeting.

**1.05 PROJECT CONDITIONS**

A. Sequencing: Do not commence planting until site grading, soil import, and preparation has been completed.  
B. Inspect and approve all sprinkler work and finish grading prior to the start of shrub and groundcover planting as specified. Trees may be planted in advance of irrigation system installation provided adequate provision is made for interim watering at the Contractor's own expense.

**1.06 WARRANTY**

A. The Contractor shall guarantee all tree and shrub/groundcover plantings for a period of twelve (12) months, and all sod for six (6) months after the date of final acceptance. During this period, the Contractor shall continue the observation of plants and guarantee work. The Contractor shall submit monthly observation reports to the Owner with a copy to the Landscape Architect during the guarantee period. The purpose of these reports is to state any maintenance deficiencies observed. It is the Contractor's responsibility to report these to protect his guarantee. Failure to submit reports eliminates any claims that the guarantee is not valid due to improper maintenance by Owner.  
B. Replacement of Defective Plants: Any dead plants or plants showing indication of probable non-survival or lack of health and vigor, or which do not exhibit the characteristics to meet specifications, shall be replaced within two weeks of notice from Owner or Landscape Architect. All replacement plants shall be furnished/ installed at no additional cost to the Owner and shall be guaranteed for a period of twelve (12) months for all tree and shrub/groundcover replacements and for six (6) months for the replacement of sod after the date of the replacements. All replacements shall meet original specifications.  
C. The Contractor shall notify the Landscape Architect ten days prior to the end of the guarantee period and such guarantee shall be extended until notification is received.  
D. At the end of the guarantee period, all plants that are dead or in unsatisfactory growth shall be replaced within two weeks.

**1.07 PRODUCT HANDLING**

A. Delivery  
1. Plant transportation shall comply with all Federal and State regulations.  
2. Deliver fertilizer to site in original unopened containers bearing manufacturer's guaranteed chemical analysis, name, trademark and conformance to State Law.  
3. The Contractor shall furnish Owner's Representative receipts for all amendments.  
4. Deliver all plants with legible identification tags.  
a. Label trees, evergreens, bundles of containers of all shrubs or groundcover plants.  
b. State correct plant name and size indicated on plant list.  
c. Use durable waterproof labels with water-resistant ink, which will remain legible for at least 60 days.  
5. Protect plant material during delivery to prevent damage to root ball or desiccation of leaves.  
6. The Contractor shall notify the Owner's Representative three (3) days in advance of delivery of all plant materials and shall submit an itemized list of the plants in each delivery.

B. Storage:  
Store plant material in shade and protect from weather.

C. Handling: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of plant materials. Plant materials that have been damaged in any way shall be discarded. If they have been installed, they shall be replaced.

**1.08 VERIFICATION OF DIMENSIONS AND QUANTITIES**

A. All scaled dimensions are approximate. Before proceeding with any work, carefully check and verify all dimensions and quantities. Immediately inform the Owner's Representative of any discrepancies between the Drawings, Specifications, and actual conditions. Do not work in any area where there is a significant discrepancy until approval to proceed has been received from the Owner's Representative.

**1.09 OWNER TAGGED MATERIALS**

A. Contractor shall leave all tags on material previously tagged by the Owner's Representative until final acceptance.

**1.10 JOB CONDITIONS**

A. Protection: The Landscape Contractor shall protect all materials and work against injury from any causes and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to person or property, which may occur as a result of his negligence in the prosecution of the work.

**1.11 PRODUCT HANDLING**

A. Existing Conditions:

1. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work including, but not limited to, plant material, irrigation materials, underground pipes and cables, and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Landscape Architect shall be consulted and will adjust the location of plants to clear such obstruction. The Landscape Contractor shall be responsible for the immediate repair of any damage caused by his/her work.  
2. Should any objectionable materials such as old concrete, bricks or other debris be encountered during planting operations, the Landscape Contractor shall bring it to the attention of the Owner to coordinate removal of the material from the site.  
3. The Landscape Contractor shall be responsible for proper plant growth in existing on-site soils. Any unsatisfactory conditions shall be brought to the immediate attention of the Landscape Architect for possible remedial action or plant material substitutions. The Owner/Landscape Architect reserves the right to make changes or substitutions in plant type or quantities for the purposes of insuring proper plant growth.

**1.12 SAMPLE AND TESTS**

A. Owner's Representative reserves the right to take and analyze samples of materials for conformity to specifications at any time. Contractor shall furnish samples upon request of Owner's Representative. Rejected materials shall be immediately removed from the site at Contractor's expense. Contractor shall pay cost of testing of materials not meeting specifications.

**PART 2.00 PRODUCTS**

**2.01 MATERIALS**

**A. GENERAL**

1. Nomenclature: All trees, shrubs and plants shall be true to name as established by the American Joint Committee on Horticultural Nomenclature publication "Standard Plant Names". The designated authority for all material shall be the two publications of L.H. Bailey, "Florus III" and "Manual of Cultivated Plants"; and all specimens shall be true to type, name, etc., as described therein.  
2. Grade Standards and Quality: All plants shall be nursery grown and shall comply with all required inspection, grading standards and plant regulations as set forth in the Florida Department of Agriculture "Grades and Standards for Nursery Plants", Parts 1 and 2 including revisions.  
3. The minimum grade for all trees and shrubs shall be Florida No. 1 unless otherwise indicated and all plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall have healthy, well-developed root systems and shall be free of disease and insect pests, eggs or larvae.

**3. Measurements:**

a. The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the specified sizes as shown on the plans. Sizes specified are minimum standards. Plants shall be equal to or larger than all categories (height, spread, caliper, container) of size specification. Substantial deviations from these measurements must be on the plans. Sizes specified are minimum standards. Plants shall be approved by Landscape Architect. Caliper of tree trunks shall be measured one foot above root ball for trees under 6 inches in caliper.  
b. Clear trunk of all types of palms shall be measured from the finished grade to the beginning of the fronds. The balled portion of the head of the palm shall be in proportion to the overall height of the palm.

4. Plant Protection: Plants shall be protected upon arrival at the site, by being thoroughly watered, kept moist, and properly maintained until planted.

B. PLANTING MATERIALS: In reference to method of cultivation, root system status, plants for landscaping shall be classified under the following designations:

1. Container Grown Plants:  
a. Container grown plants shall have been grown in a container large enough and for sufficient time for the root system to have developed well to hold its soil together firm and whole. No plants shall be loose in the container. Plants, which have become root bound or for which the system is too large for the size of the container, will not be acceptable.  
b. All containers shall be cut and opened fully, in a manner such as will not damage the root system. Container grown plants shall not be removed from the container until immediately before planting, when all due care shall be taken to prevent damage to the root system.  
c. Any container grown material that was previously tagged for the job by the Owner's Landscape Architect shall have the looking tag visible on the tree until substantial completion has been awarded.

2. Balled and Burlapped Trees:  
a. Plants so classified shall be dug with firm natural root balls of earth coming from singular climatic and soil conditions as those on the project site of sufficient diameter and depth to include most of the fibrous roots. The root ball of plants shall be properly wrapped with burlap sack material and remain protected and wet until they are planted. The plant shall be handled only by the earth ball and not by the plant itself. All balled and burlapped plants which cannot be planted immediately upon delivery shall be set on the ground and shall be well protected with soil, wet soil, wet rocks, or other acceptable material. The plants shall be set with the burlap cover intact and with the burlap showing, until final inspection.  
b. Burlap: Shall be pure burlap, 100% organic material with the ability to decompose.  
c. Roots Plus: All Oak trees classified as balled and burlapped shall be tagged as a roots plus product and the tag shall remain until substantial completion has been awarded. Any material previously tagged at a nursery by the Owner's Landscape Architect shall have the nursery's looking tag visible on the three until substantial completion has been awarded.

3. Bare Root Plants: No bare root plants shall be used unless otherwise specified.

4. Grow Bag Plants: No grow bag plants shall be used.

**C. Topsoil Materials:**

1. Toppsoil: Shall be a friable loam, typical of cultivated topsoils locally, containing at least 5 percent of decayed organic matter (humus). It shall be taken from a well-drained, arable site. It shall be reasonably free of weeds, subsoil, stones, clods, sticks, roots or other objectionable extraneous matter or debris. It shall not contain toxic materials and shall have an acidity range of pH 6.0 to 7.0. Toppsoil from rut grass infested areas will not be acceptable.  
2. Soil testing shall be performed and analyzed by a laboratory registered by the state. Testing shall include fertility and suitability analysis with written recommendations for fertilizer or amendments, which shall take precedence over rates or analysis specified in this section.  
3. Soil testing shall be the Contractor's responsibility. Submit test results to the Landscape Architect for review.  
4. Soil Preparation: Prior to placing mix and backfill, or commencing with planting, install any or all areas that have been previously compacted over 50 percent for other construction purposes.

5. Fertilizer: Fertilizer shall be a complete balanced blend formula, of which part of the elements shall be derived from organic sources. It shall contain nitrogen, phosphorus and potassium as well as recommended micronutrients such as magnesium, iron, copper, zinc, boron, and manganese in suitable form.

6. Nitrogen shall be applied over all turf, shrub and tree areas at a rate of 1 pound per 1,000 square feet. The complete fertilizer analysis shall be approved by the Landscape Architect.

7. Weed Control: All planting beds shall be treated with the pre-emergent, Trifluralin, as manufactured by Elanco Products Company, Division of Eli-Lilly Company, Indianapolis, Indiana, or equal. Contractor shall apply the pre-emergent prior to mulching as per manufacturer's instructions.

8. Mulch: Wood mulch shall be pine nugget mulch, grade #1, clean, bright and free of weeds, moss, sticks and other debris.

9. Water: Suitable water for the irrigation of the new plantings during the progress of construction shall be provided and provided and paid for by the Contractor, who shall also furnish adequate watering equipment.

10. Stakes and Ties: Stakes and tree ties shall be provided in accordance with the requirements of Paragraph 3.03.C19 hereinafter.

**PART 3.00 EXECUTION**

**3.01 INSPECTION**

A. Insure that final grades to +/- 0.61m (0.20') have been established prior to commencing planting operations. Provide for inclusion of all amendments, settling, etc. Landscape Contractor shall be responsible for finish grading all planting areas as indicated on Civil Engineer's plans and as directed by the Owner's Representative.  
B. Inspect trees, shrubs and liner stock plant material for injury, insect infestation and trees and shrubs for improper pruning.  
C. Do not begin planting of trees until deficiencies are corrected or plants replaced.

**3.02 PREPARATION**

A. Soil Preparation:  
1. All planted areas to be planted shall be loosened to 30cm (12") except 2:1 or steeper slopes.  
2. Soil to be used for planting shall be free of rocks over 1.5cm (1/2") in diameter, and free of foreign debris, refuse, plants or roots, clods, weeds, sticks, solvents, petroleum products, concrete, base rock, or other deleterious or extraneous material. Soil shall be free of soil-borne diseases and capable of sustaining healthy plant life. Materials not meeting these specifications shall be removed.

B. Aesthetic Grading:  
1. Contractor shall be responsible for regarding of ponds and berm grading as indicated on the aesthetic grading plans.  
2. Fill dirt, if required, shall be locally obtained material from naturally drained sources, free from dry organic debris, stones larger than 1-inch diameter and other materials harmful to successful drainage and plant growth. Soil shall be well mixed and contain no more than 25 percent mulch.  
3. Berms shall be gently rolling and parabolic with uniform levels or slopes with no more than 4:1 maximum slope.  
4. Contractor shall contact the Landscape Architect for approval of all aesthetic grading prior to any planting.

C. Final Grades:  
1. Minor grading modifications may be required to establish the final grades.  
2. Finished grading shall insure proper drainage of site as determined by the civil engineer's grading plans and the Owner's Representative.  
3. All areas shall be graded such that final grades will be 5cm (2") below adjacent paved areas, sidewalks, valve boxes, headers, clean-outs, drains, manholes, etc. or as indicated on Drawings.

4. Surface drainage shall be away from all structure foundations at 1/4" per foot to aid in water runoff.  
5. Remove or redistribute excess soil before application of fertilizer. Make allowances when establishing finish grades for earth excavation from planting pits and much.  
6. Weeding: Before and during preliminary and finish grading, dig out all weeds and grasses by the roots and dispose-of them in the site. Grasses not to the perennial type less than 2-1/2" high and not bearing seeds, may be turned under. Perennial weeds and grasses to be removed include, but are not limited to the following:  
a. Nut grass  
b. St. Augustine  
c. Puncture Vine  
d. Morning Glory  
e. Johnson Grass  
f. Also remove other noxious or invasive weeds encountered on the site.  
7. Trenches: If a sprinkler system has been installed after grading and fertilizing has been completed, re-cut the trench backfill and fertlize to the depth specified for the area, to conform to specified requirements.  
8. Eliminate all erosion scars prior to uncommencing maintenance period.  
9. Dispose of excess soil: Dispose of any uncompacted or excess soil at on-site location approved by Owner.

**3.03 MATERIALS CONDITION**

A. All plant materials shall be approved by the Owner's Representative as they are delivered to the job site, or other site inspections, and in all cases:  
1. Conditions: Plants shall be symmetrical as typical for the variety and species; in a condition of healthy and vigorous growth, free from plant disease, insect pests, or their eggs; and with healthy normal root systems well filling the containers, but not to the point of being rootbound. Plants shall not be pruned prior to delivery, except as authorized by the Owner's Representative. Spray all trees to eliminate insects and fungus, and apply foliar anti-transpirant prior to delivery.  
2. Dimensions: The height and spread of all plants shall be measured with branches in their normal position. Where dimensions of any plant materials are omitted from the Plant List, plants shall be normal stock for type listed.  
3. Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accord with locally accepted practices.  
4. Only as many plants as can be planted and watered on that same day shall be distributed in a planting area.  
5. Containers shall be opened and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken and they shall be planted and watered as herein specified immediately after removal from the containers. Containers shall not be opened prior to placing the plants in the planting area.  
6. Do not do any planting, other than specimen trees, until all operations involved with the installation of the sprinkler system have been completed, final grades have been established, the planting areas have been properly graded and prepared as herein specified, and the work approved by the Owner's Representative.  
7. The relative position of each tree and plant is subject to approval by the Owner's Representative, and shall, if necessary to achieve project design objectives, be relocated as directed.  
8. Remove each plant from its container and plant in such manner that when settled, it will bear the same relation to the constructed finished grade as it bore to the grade in the container before being transported. Place each plant in the center of the pit and backfill, unless otherwise specified, with the prepared soil. Filling will not be permitted around trunks or stems. Properly cut off all broken or frayed roots.

9. Layout of major plantings: Locations for plants and outlines of areas to be planted shall be marked on the ground by the contractor before any planting pits are dug. All such locations shall be approved by the Owner's Representative. If underground construction or utility line is encountered in the excavation of planting areas, other locations for planting may be selected by the Owner's Representative. Layout shall be accomplished with flagged grade stakes indicating plant names and specified container size on each stake or alternate approved method. It shall be the contractor's responsibility to confirm with the Owner and governing agencies the location and depth of all underground utilities and obstructions.  
C. Planting of trees, shrubs and groundcovers:

1. Excavation for planting shall include the stripping and stacking of all acceptable topsoil encountered within the areas to be excavated for trenches, tree holes, plant pits and planting beds.  
2. Excess soil generated from the planting holes and not used as backfill or in establishing the final grades, shall be removed from the site.  
3. Protect all areas from excessive compaction when trucking plants or other material to the planting site. Compacted areas shall be cross-riped to 12" and filled.  
4. Center plants in pit or trench.  
5. Place plants with fullest growth toward the best public views.  
6. Set plant plumb and hold rigidly in position until soil has been tamped firmly around ball or roots.  
7. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is twice the diameter and one-half times the depth of the settled, it will bear the same relation to the constructed finished grade as it root ball for all shrubs. Trees 15 gallon and smaller to be planted as above, trees 24" box or larger to be excavated to the depth of the root ball (allow 1-2" for settling) and as space allows, 24" clear of the root ball on all sides.  
8. Layout areas and set stakes/flags for trees at locations indicated on Drawings. Secure approval from Owner's Representative before excavating pits. Make necessary adjustments as directed.  
a. Specimen trees to be planted prior to construction of finish grades shall be located by survey for position and finish-grade relationship to top of root ball.  
9. When hardpan or rock is encountered, break through to clean soil and backfill with prepared backfill as directed. Loosen compacted soil at sides and bottoms by scarifying or other approved method. Set tree to finish grade and fill the pit with prepared soil, progressively setting the soil about the root ball by water jetting and flooding to remove voids.

10. Set tree in center of pit in a vertical position so that crown of ball will be level with finish grade after allowing for watering and settling.  
11. Prepare watering basin same width as tree plant ball. Water thoroughly immediately following planting. Backfill all voids which develop with additional prepared planting soil to bring to finish grade. Remove all basins in lawn areas and smooth to finish grade prior to laying sod.  
12. Monitor tree and shrub root balls for adequate moisture content. Deep water and/or provide soaker hoses to maintain moisture supply.  
13. All plants which settle deeper than the surrounding grade shall be raised to the correct level. After the plant has been placed, additional backfill shall be added to the hole to cover approximately one-half of the height of the root ball. At this stage, water shall be added to the top of the partly filled hole to thoroughly saturate the root ball and adjacent soil.  
14. Can removal:  
a. Cut cans on two sides with an acceptable can cutter.  
b. Do not injure root ball.  
c. Do not cut cans with spade or ax.

15. Box removal:  
a. Remove bottom of plant boxes before planting.  
b. Remove sides of box without damage to root ball after positioning plant and partially backfilling.  
16. Plant tablets:  
a. During installation, G-Pro-Per 7 gram or Agriform 21 gram tablets, or approved equal, shall be provided in each planting hole as per quantities and application of the manufacturers specifications.  
b. Planting tablets shall be set with each plant on the top of the root ball while the plants are still in their containers so the required number of tablets to be used in each hole can be easily verified by the Owner's Representative.  
c. Plant tablets shall be located 1/3 depth of the root ball.

17. Backers:  
a. The remainder of the hole shall then be backfilled and tamped firm.  
b. After backfilling, an earthen basin shall be constructed around each plant. Each basin shall be of a depth sufficient to hold at least two (2) inches of water. The basins shall be constructed of amended backfill materials. Remove basin in all turf areas after initial watering.  
18. Pruning: Pruning shall be limited to the minimum necessary to remove injured twigs and branches. Pruning may not be done prior to delivery of plants.  
19. Staking and guying: The Contractor shall be responsible to maintain trees in a straight and plumb position throughout the warranty period. If the Contractor chooses to stake and guy the trees, staking shall be completed immediately after planting. All staking shall be installed plumb and as indicated in details. The Contractor shall remove the staking and guying materials once the trees are established.

D. Planting of flowering annuals:  
1. Flowering annuals shall be grown in 4" pots as indicated on the plans. Annuals shall remain in their flats until transplanting. The flat's soil shall contain sufficient moisture so that it will not fall apart when lifting the plants.  
2. The annuals shall be planted in straight rows and evenly spaced, unless otherwise noted, and at intervals called out in the drawings. Triangular spacing shall be used unless otherwise noted on the drawings. Each annual bed shall receive a thin layer of annual mulch.  
3. Each rooted plant shall be planted with its proportionate amount of flat soil. Plantings shall be immediately sprinkled after planting until the entire area is soaked to the full depth of each hole. The planting area shall then be mulched with appropriate fine bedded mulch.  
4. Care shall be exercised at all times to protect the plants after planting. Any damage to plants by trampling or other operations of this Contract shall be repaired immediately.

E. Sod planting:  
1. Preparing sod: Remove rocks, weeds, and debris from area to be sodded. If dirt is compacted, work up soil to a depth of 6 inches and break up all clods. Sod prep pit areas as noted elsewhere in specifications.  
2. Grading and rolling: Carefully smooth all surfaces to be sodded. Roll areas to expose soil depressions or surface irregularities. Re-grade as required.  
3. Laying sod: Lay first strip of sod slabs along a straight line (use a string in irregular areas). Butt joints tightly, do not overlap edges. On second strip, stagger joints much as in laying bricks.  
4. Watering: Do not lay white lawn before watering. When a conveniently large area has been sodded, water lightly to prevent drying. Continue to lay sod and to water until installation is complete.  
5. Rolling sod: After laying all sod, roll lightly to eliminate irregularities and to form good contact between the sod and soil. Avoid a very heavy roller or excessive initial watering which may cause roller marks.  
6. Irrigation: Water thoroughly the complete lawn surface. Sod shall be maintained at least 8 inches deep. Repeat sprinkling at regular intervals to keep sod moist at all times until rooted. After sod is established, decrease frequency and increase amount of water per application as necessary.  
7. Replacement: Replace all dead or dying sod with equal material as directed by the Owner's Representative.

**3.04 CLEAN-UP**

A. After all planting operations have been completed, remove all trash, excess soil, empty plant containers and rubbish from the property. All scums, ruts or other marks in the ground caused by this work shall be repaired and the ground left in a neat and in the last working day of each week. All trash shall be removed completely from the site.  
B. The Contractor shall leave the site area broom-clean and shall wash down all paved areas within the Contract area, leaving the premises in a clean condition. All walks shall be left in a clean and safe condition.

**3.05 OBSERVATION SCHEDULE**

A. The Contractor shall be responsible for notifying the Owner's Representative in advance for the following site visits, according to the time indicated:  
1. Pre-job conference - 7 days  
2. Tree Tagging - 7 days  
3. Final grade review - 48 hours  
4. Plant material review - 48 hours  
5. Plant layout review - 48 hours  
6. Substantial completion walk-through - 7 days  
7. Final walk-through - 7 days  
B. When observations are conducted by someone other than the Owner's Representative, the Contractor shall show evidence in writing of when and by whom these observations were made.

3.06 FIELD QUALITY CONTROL  
A. All inspections herein specified shall be made by the Owner's Representative as the work progresses.  
B. Protect work completed by other trades from damage.

**3.07 PROTECTION**

A. Continuously protect all lawn areas, plant materials, and supports until final acceptance of the work.  
B. Inspect and approve all landscape irrigation work and finish grading prior to the start of shrub planting as specified. Trees may be planted in advance of irrigation system installation provided adequate provision is made for interim watering at the Contractor's own expense.

**3.08 FINAL ACCEPTANCE OF INSTALLATION**

A. Maintain all planted areas free of debris and insects. Mow, cultivate, weed and water all areas until final acceptance of work by the Owner's Authorized Representative.  
B. Prior to final approval of work, do the following:  
1. Re-seed, re-sod or replant areas where necessary for full and even coverage.  
2. Remove all debris resulting from landscape work.  
3. Re-grade, lightly compact and replant around sprinkler heads where necessary to maintain proper vertical positioning in relation to general grade.  
4. Fill all depressions and eroded channels with sufficient soil mix to adjust grade to assure proper drainage, compact lightly and replant the filled areas in accord with Drawing's requirements.  
5. Address any items noted in the punch list from the substantial completion walk-through.