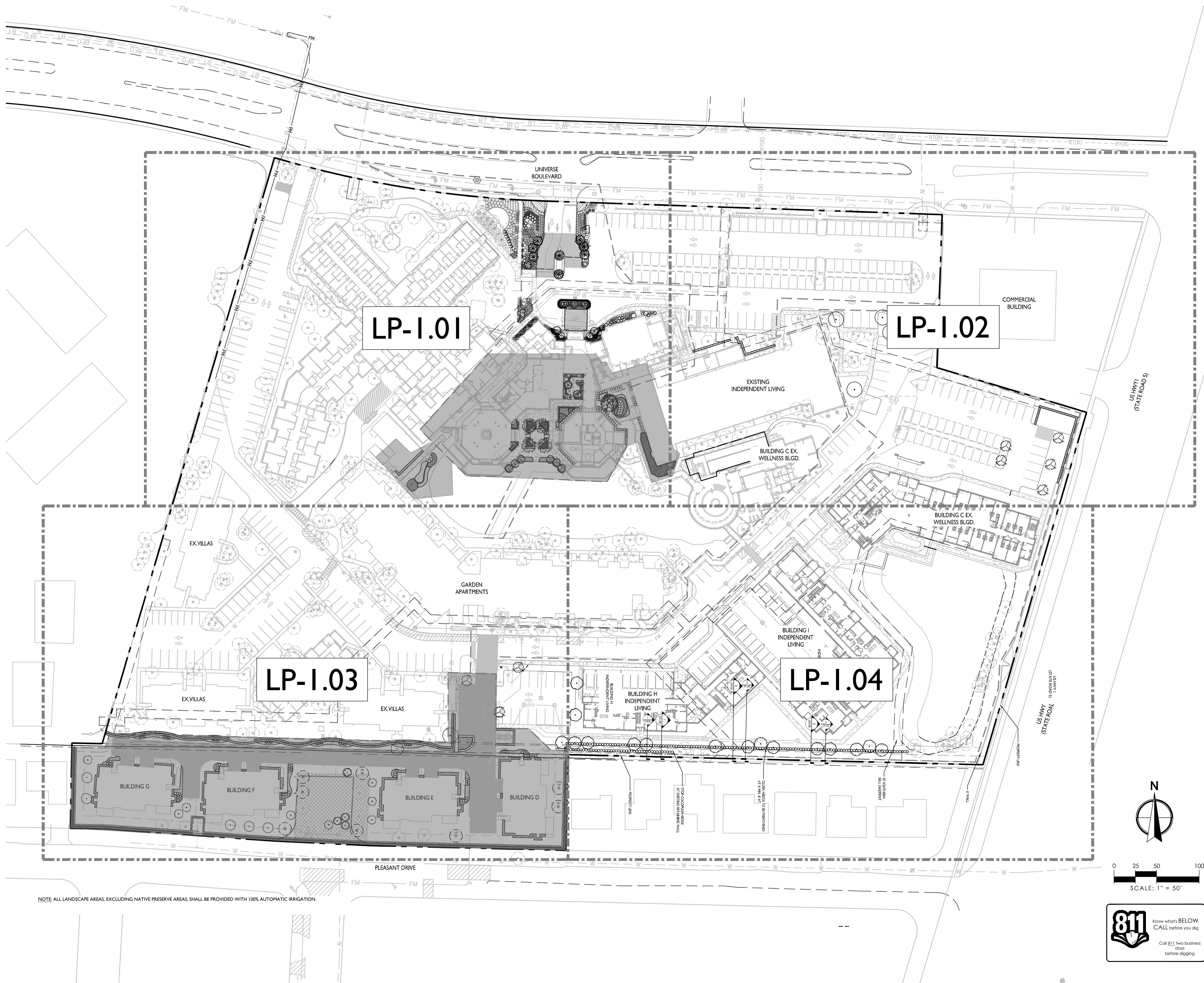


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1	2/26/2025	SITE PLAN AMENDMENT	BY KV
2	7/31/2025	SITE PLAN AMENDMENT	CKW
3	10/6/2025	SITE PLAN AMENDMENT	CKW

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JOB NO.	2920.04	
DRAWN BY	CKW	
CHECK BY	YM	
DATE	10/06/2025	

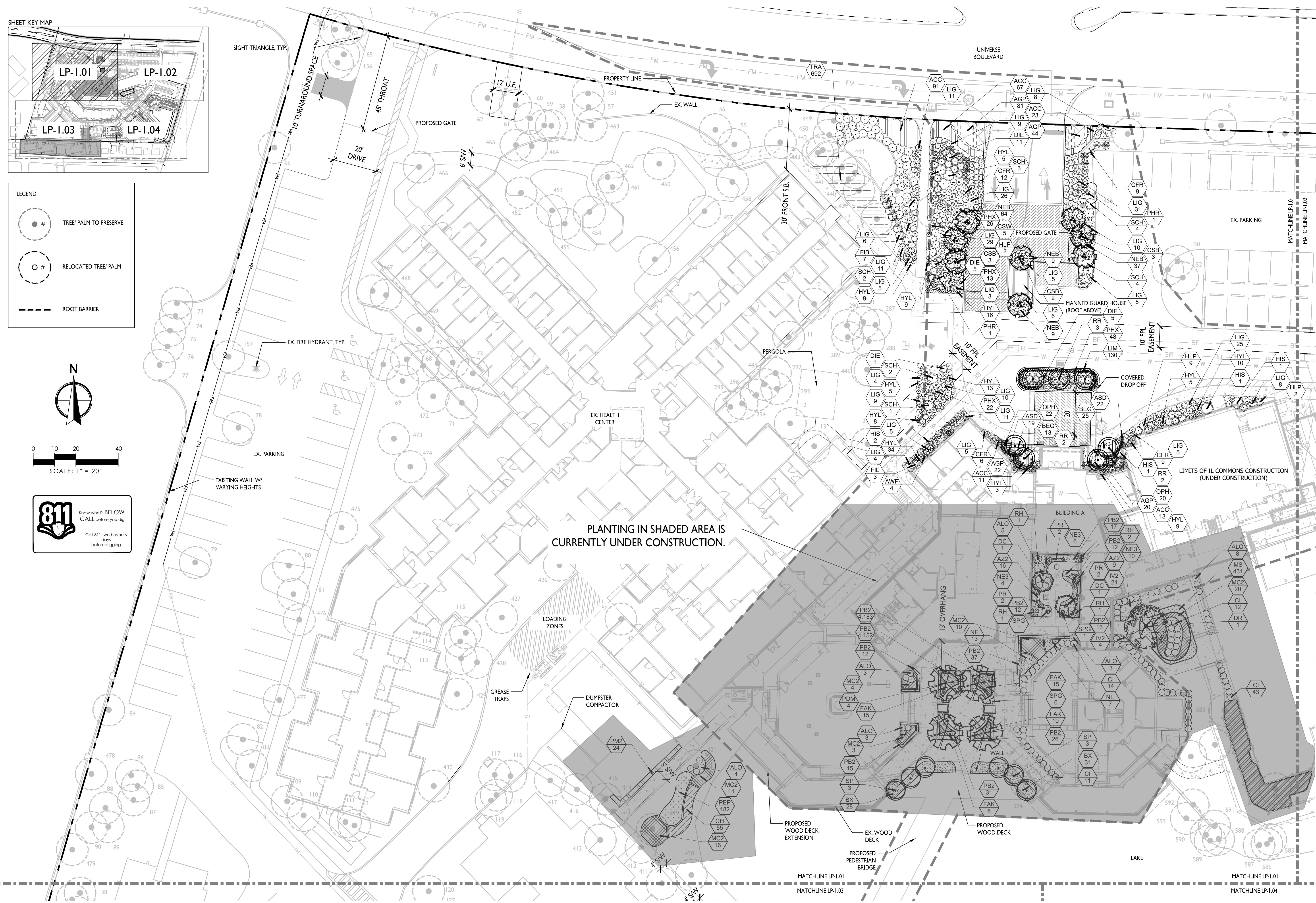
LANDSCAPE ARCHITECT OF RECORD  
COREY A. KISSELL WONG, P.L.A.  
FL # LA6667017

REGISTERED LANDSCAPE ARCHITECT  
COREY A. KISSELL WONG  
LA 6667017  
★  
STATE OF FLORIDA

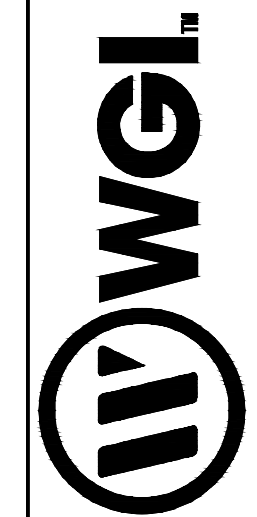
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601 UNIVERSE BOULEVARD  
JUNO BEACH, FL  
**OVERALL LANDSCAPE PLAN**

**SHEET:  
LP-1.00**



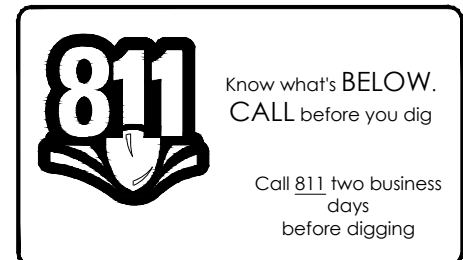
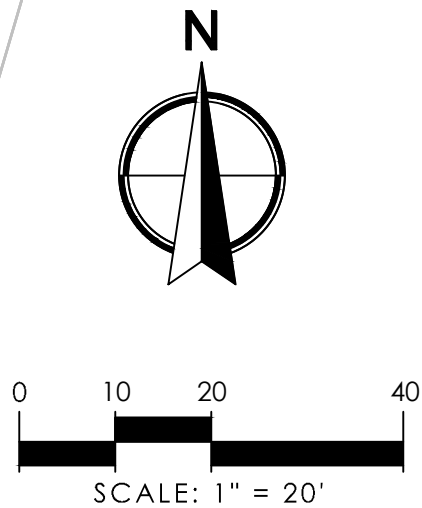
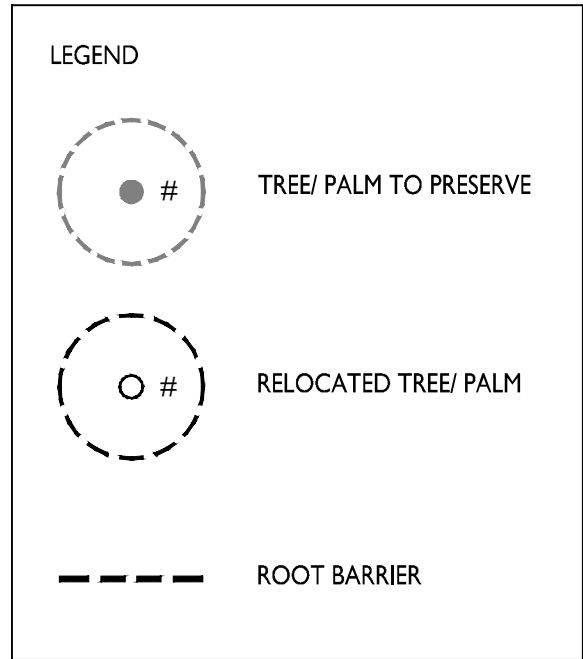
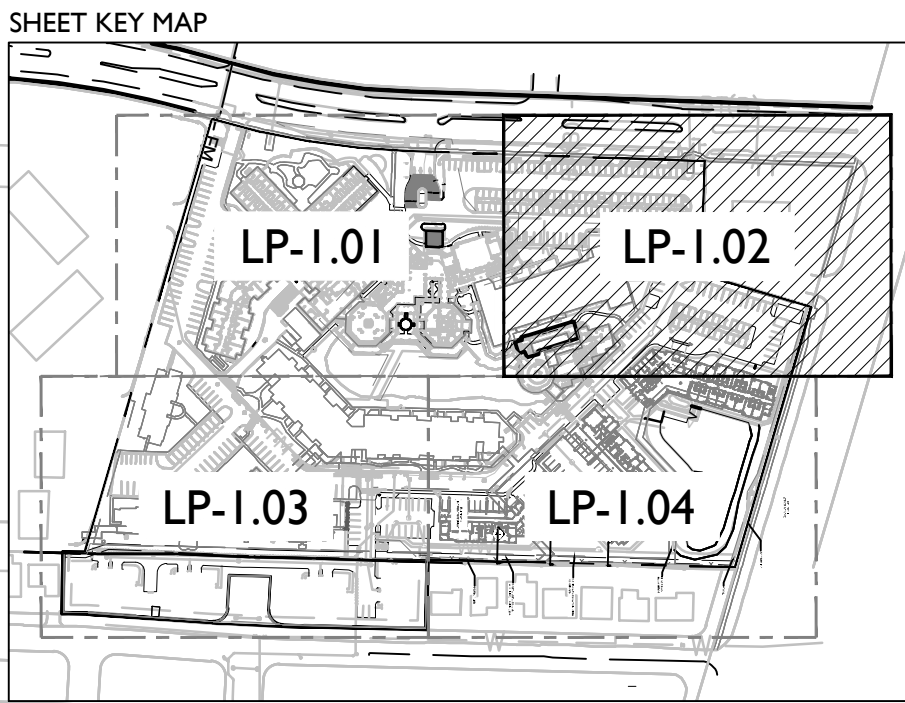
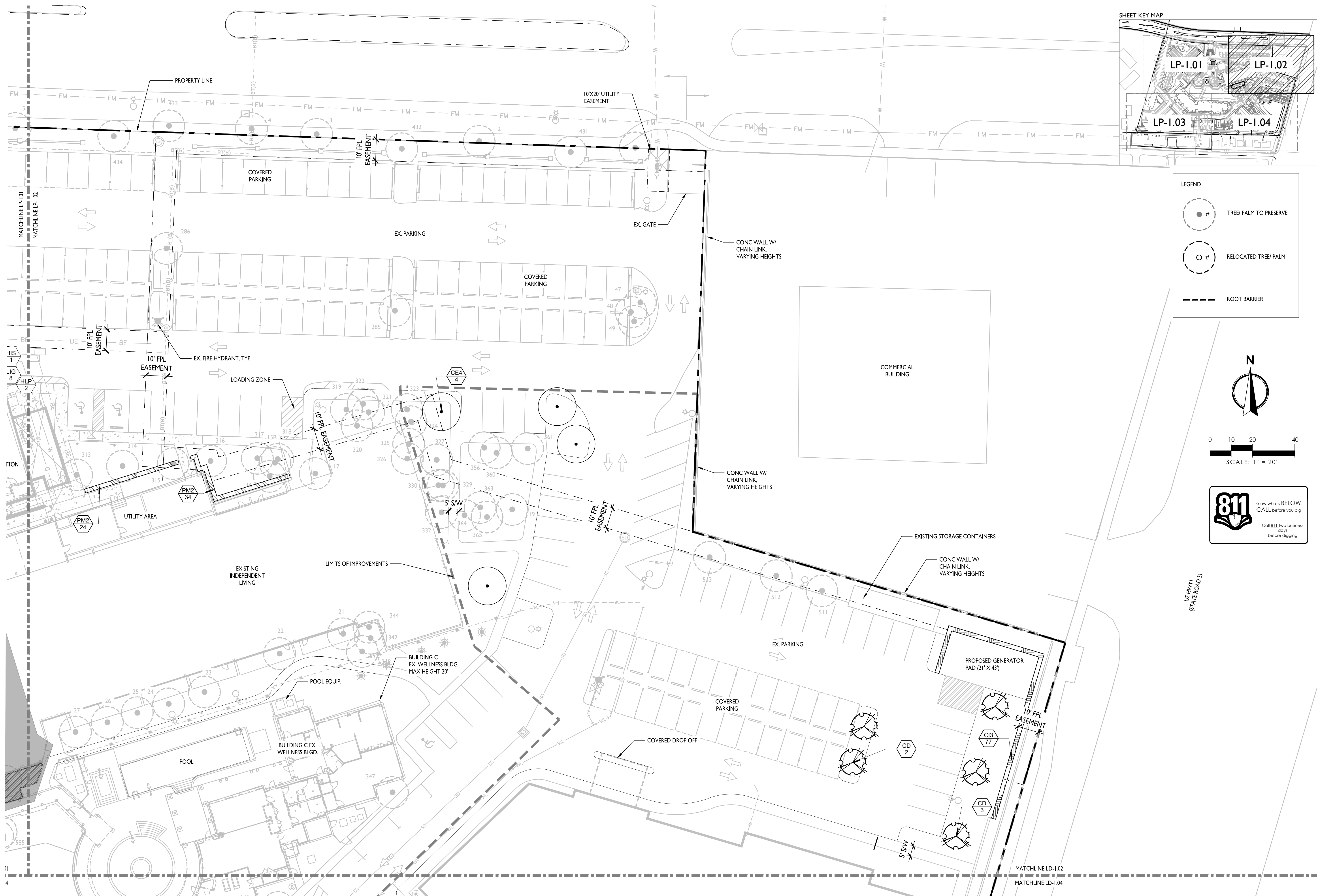


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**THE WATERFORD**  
601 UNIVERSE BOULEVARD  
JUNO BEACH, FL  
LANDSCAPE PLAN

**SHEET:  
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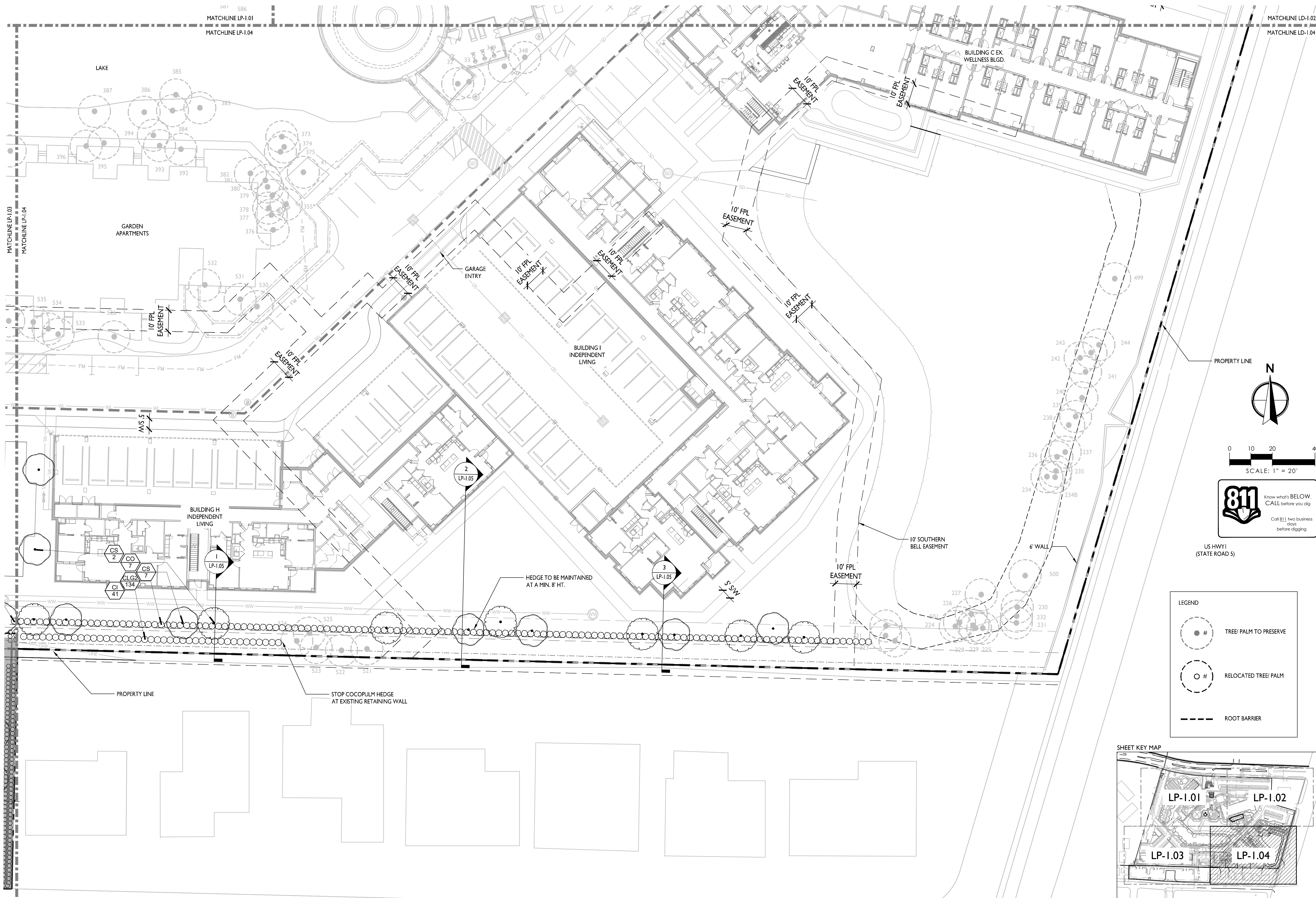
NOTE: ALL LANDSCAPE AREAS, EXCLUDING NATIVE PRESERVE AREAS, SHALL BE PROVIDED WITH 100% AUTOMATIC IRRIGATION.



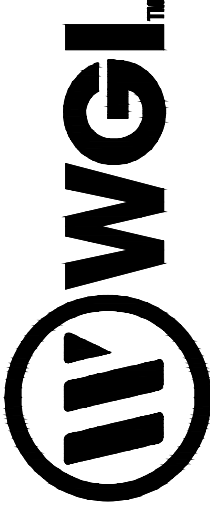




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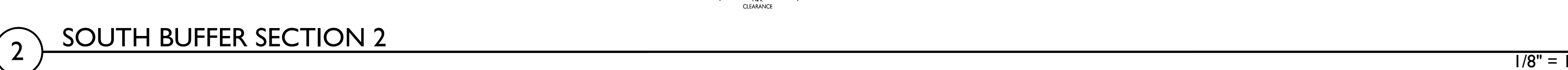
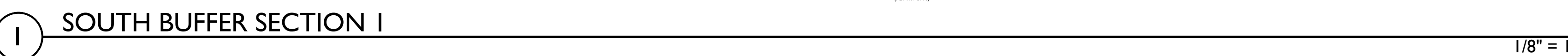
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**THE WATERFORD**  
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LANDSCAPE PLAN

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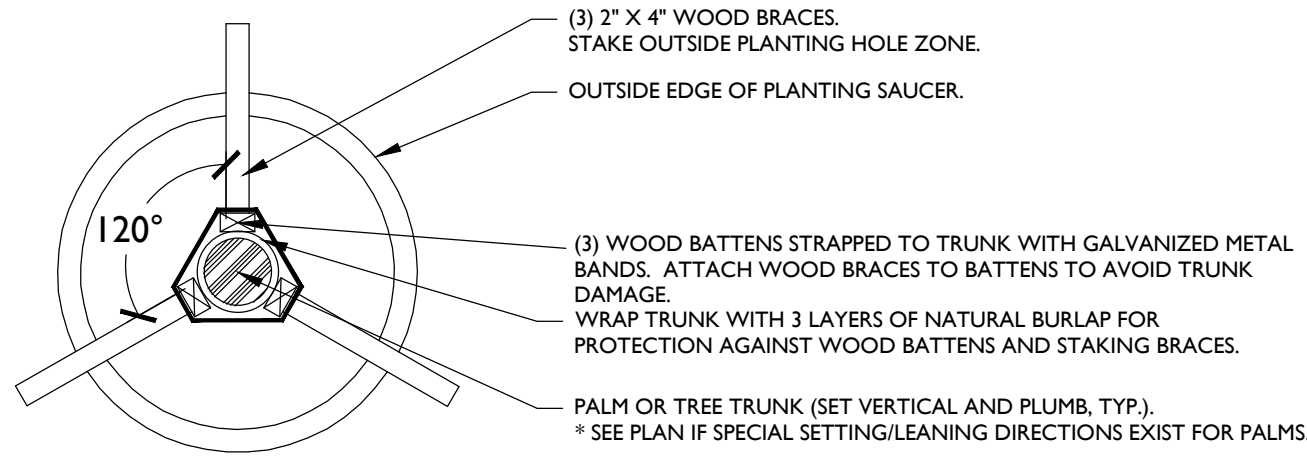




## SMALL PALM STAKING PLAN

NOTE:  
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.  
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.

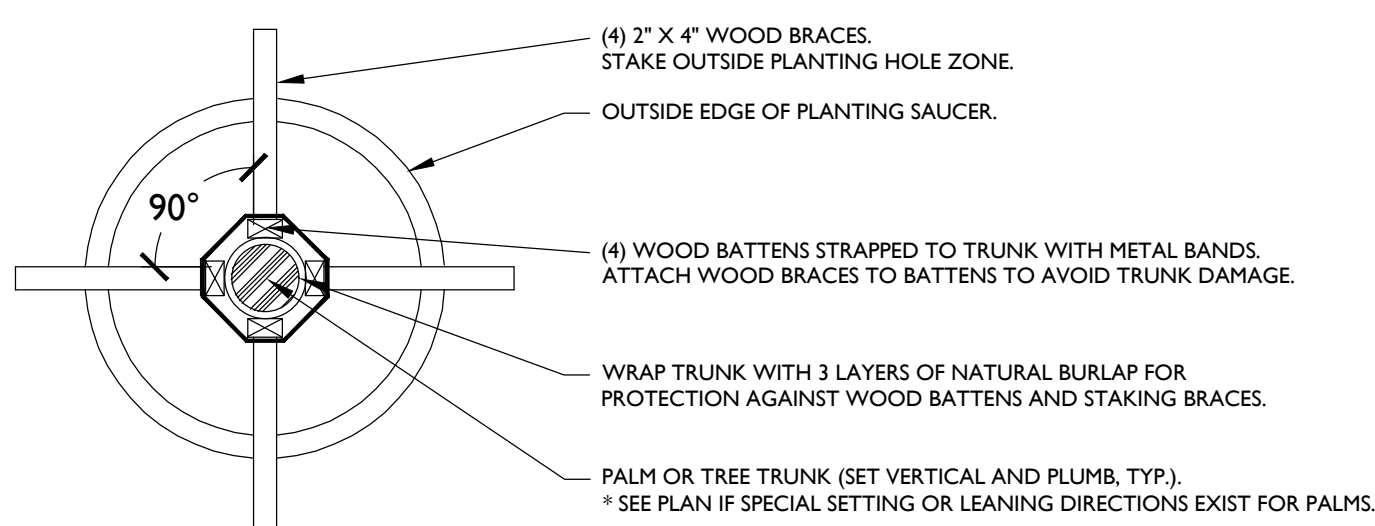
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## LARGE PALM OR TREE STAKING PLAN

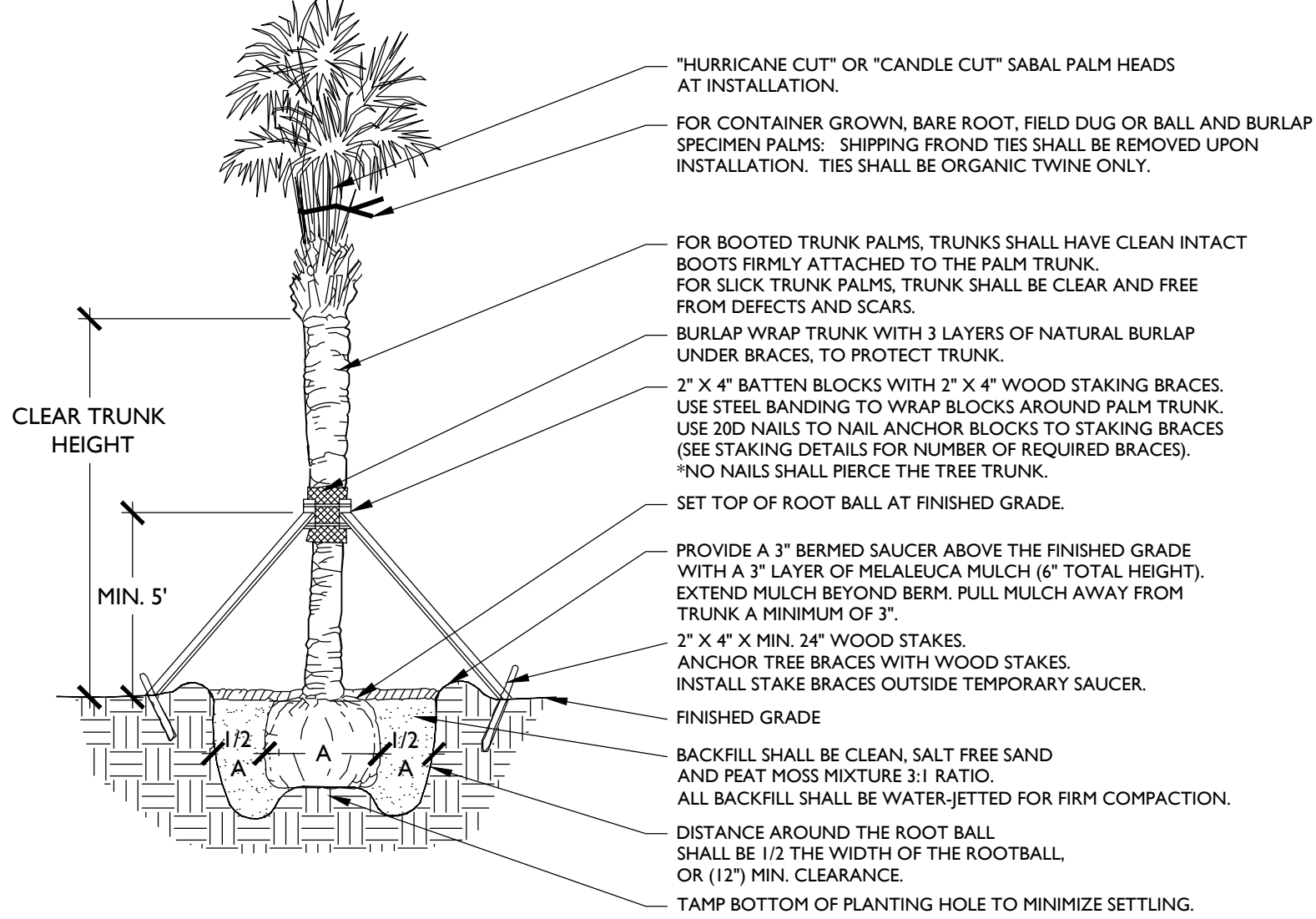
NOTE:  
1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER  
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.

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## PALM PLANTING DETAIL

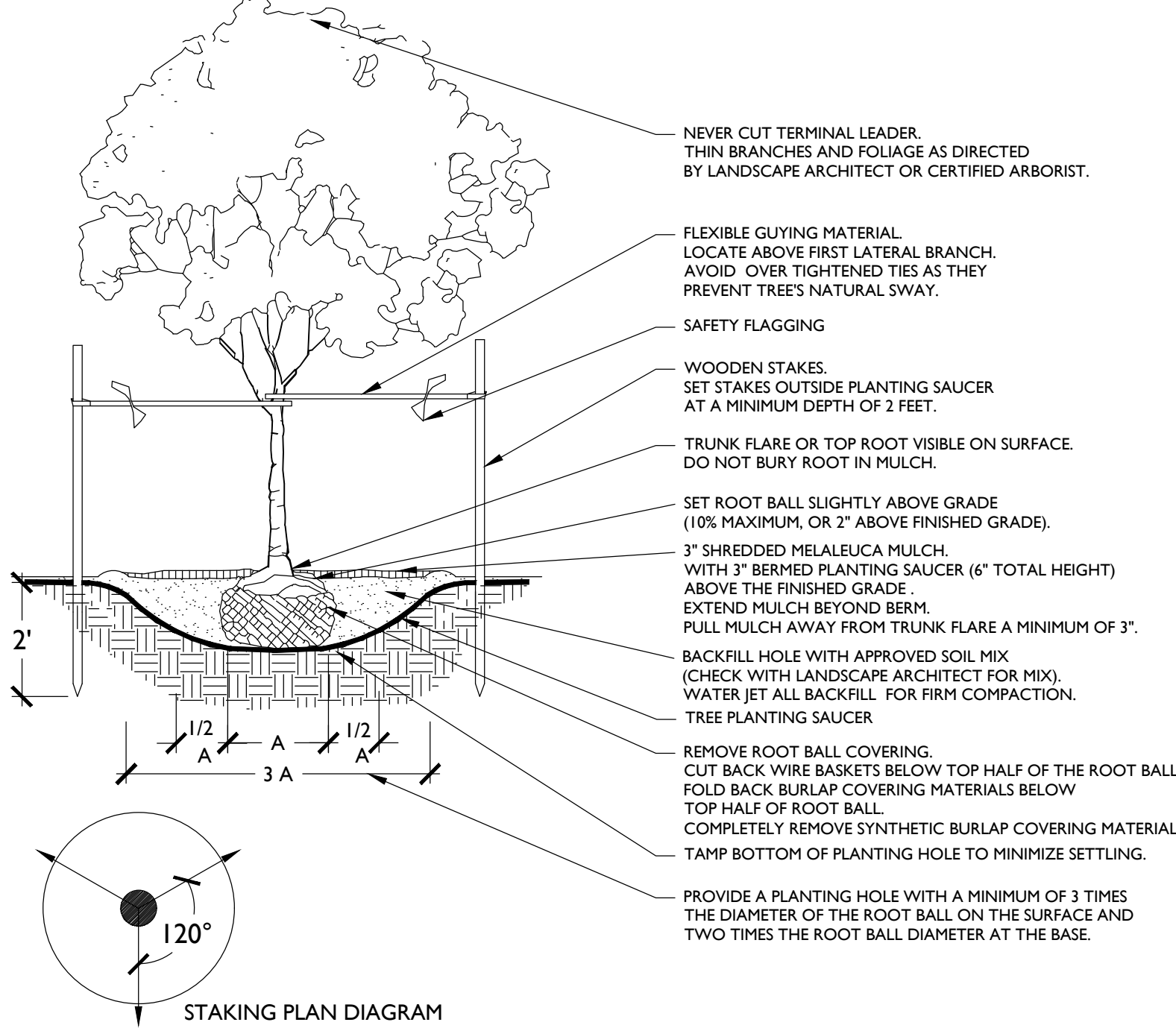
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## TREE PLANTING DETAIL

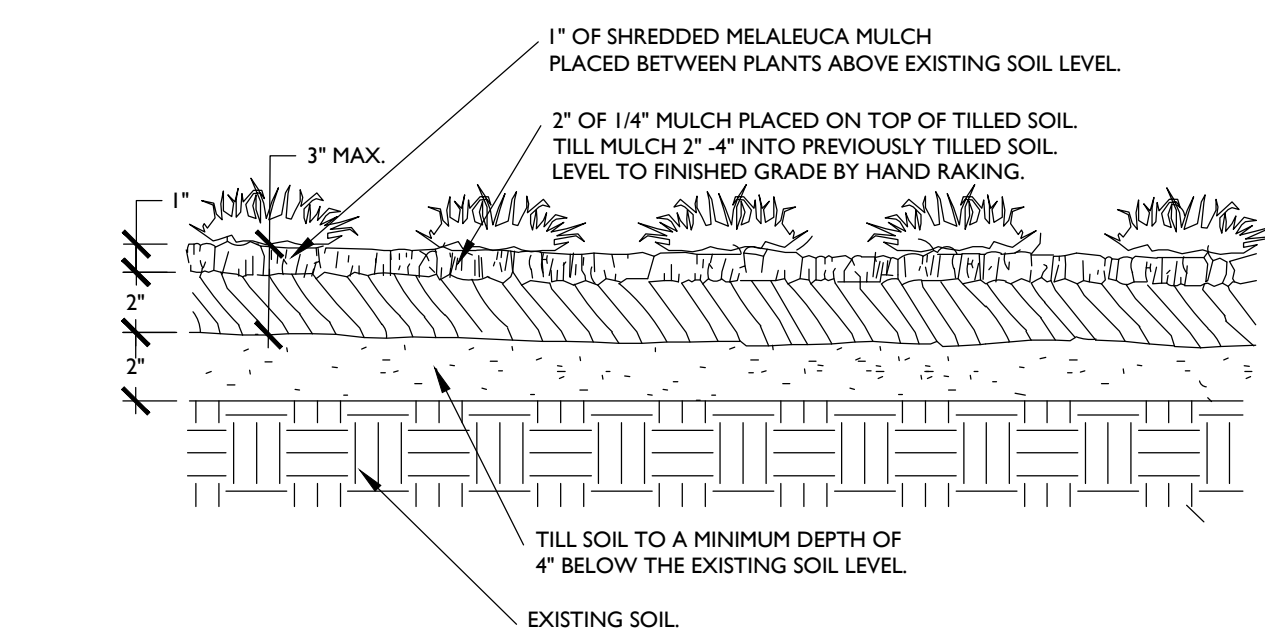
NOTE:  
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.

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## GROUND COVER DETAIL

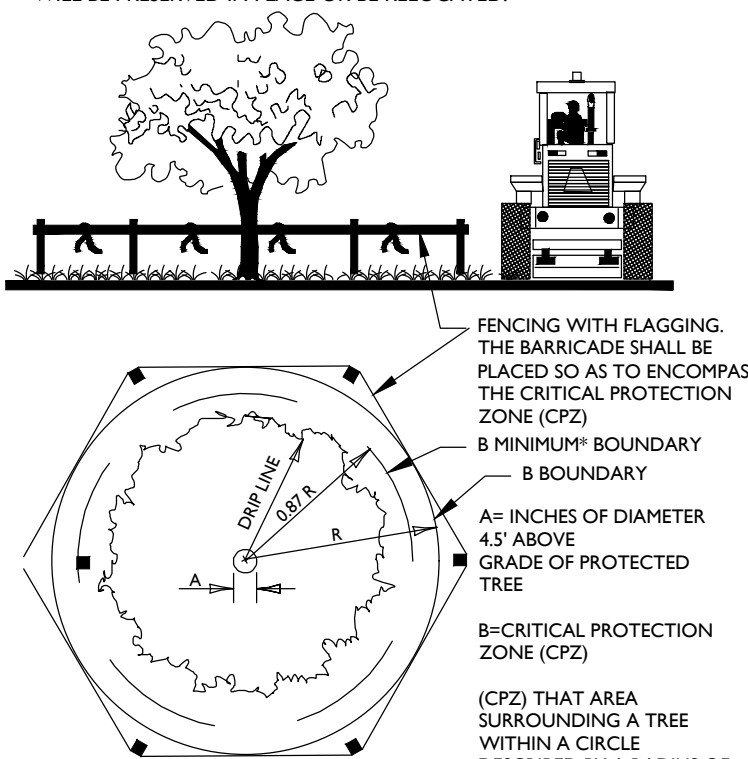
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## TREE PROTECTION DETAIL

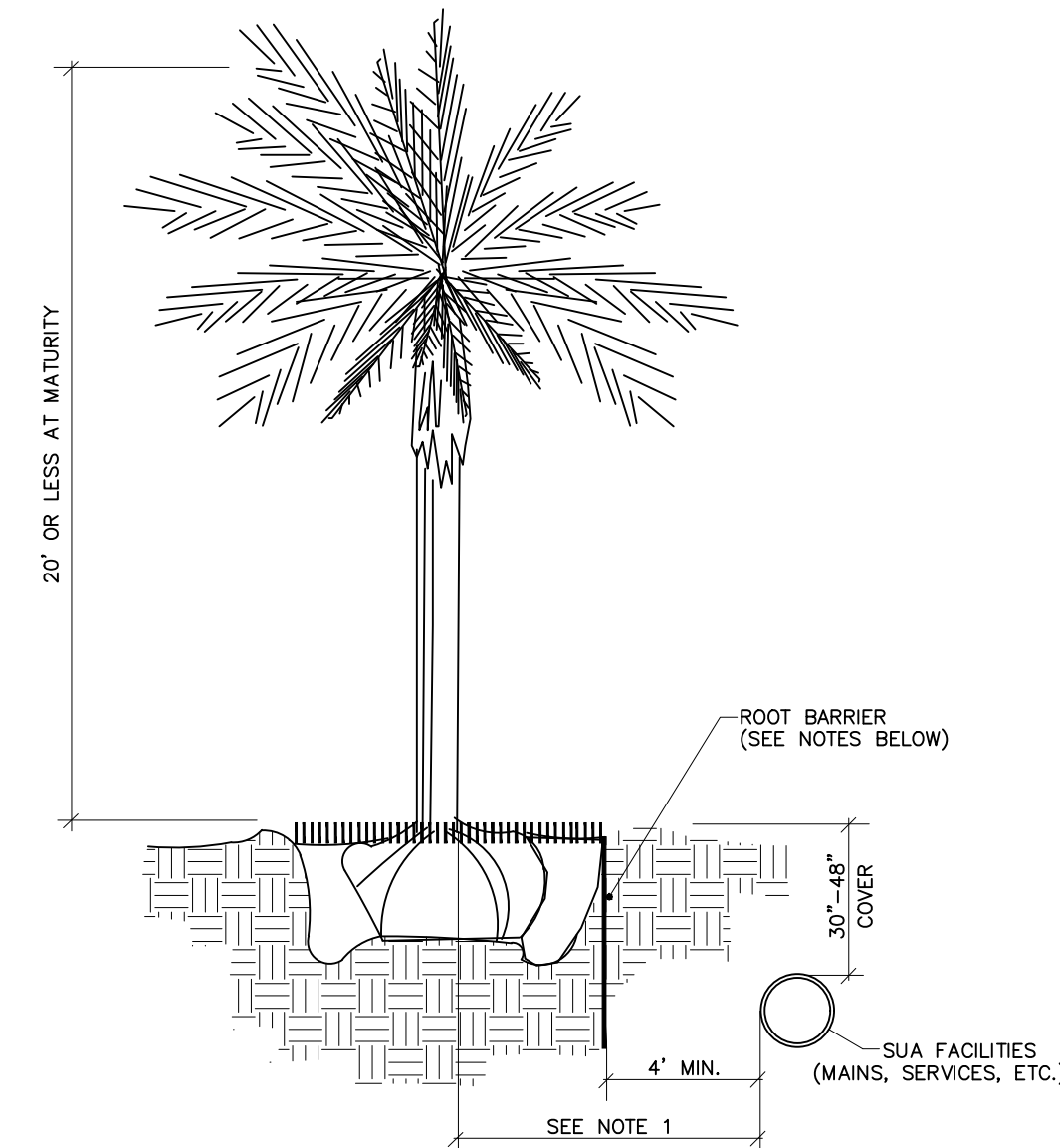
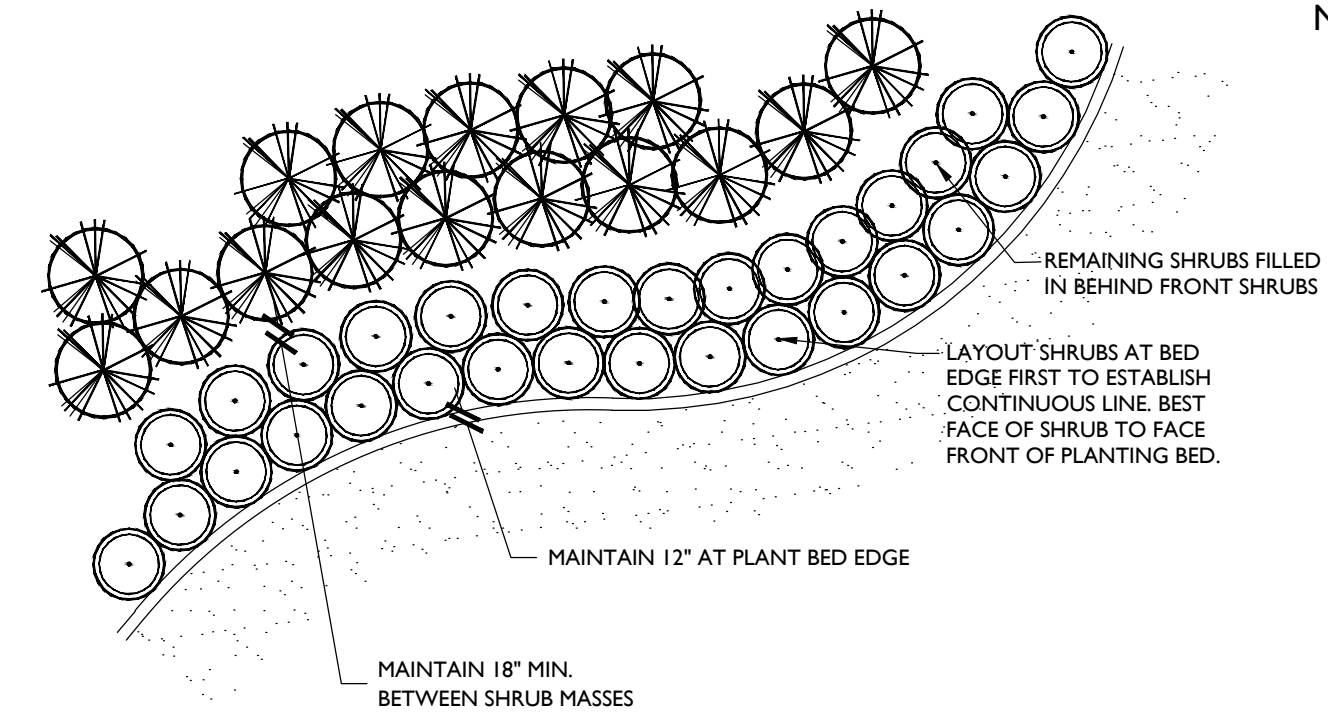
NOTE: 1. THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESERVED IN PLACE OR BE RELOCATED.

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## SHRUB AND GROUND COVER PLANTING DETAIL

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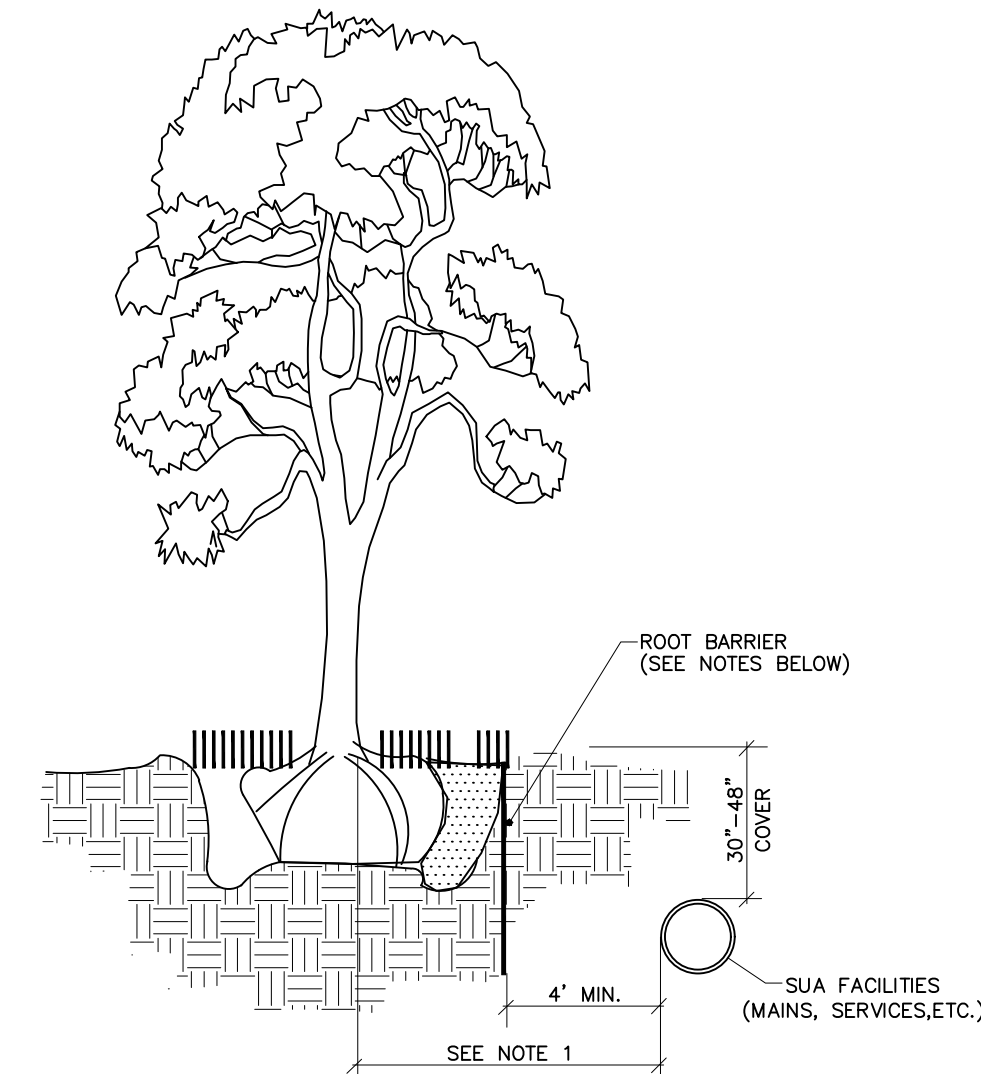


NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS DISTANCE SHALL BE 7\"
2. ALL ROOT BARRIERS SHALL BE 4\"
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOAST AND INSPECTED BY SEACOAST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 36\"
5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

## Typical Shrub, Small Tree or Palm Tree with Root Barrier

AUGUST 26, 2020 (Rev C-16)



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

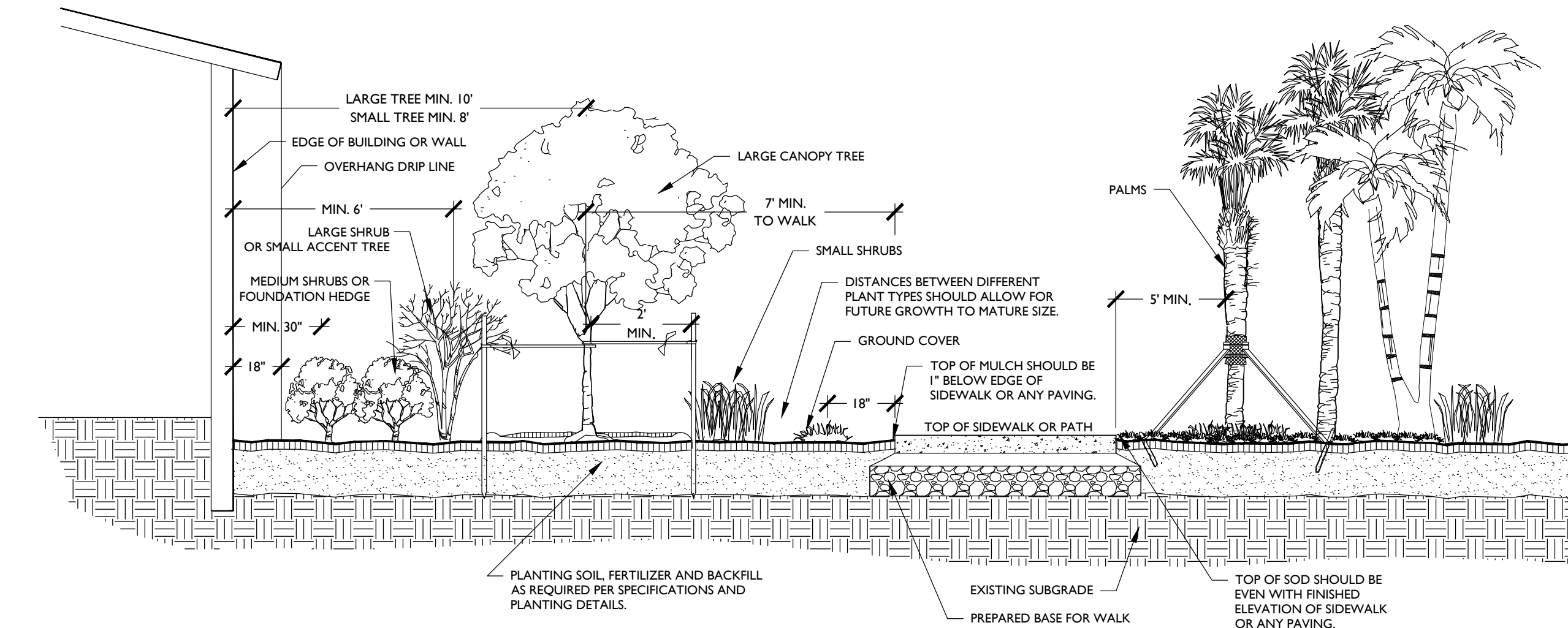
1. THIS DISTANCE SHALL BE 10\"
2. ALL ROOT BARRIERS SHALL BE 4\"
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOAST AND INSPECTED BY SEACOAST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 36\"
5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
6. LARGE PALM TREES INCLUDE ROYAL, WASHINGTONIAN, BISMARCK AND SIMILAR SIZED SPECIES.

## Typical Canopy Tree, Large or Exotic Palm Tree with Root Barrier

AUGUST 26, 2020 (Rev C-16)

## TYPICAL PLANTING DIAGRAM

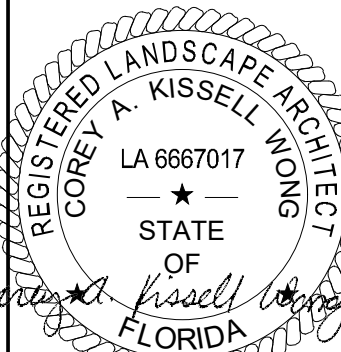
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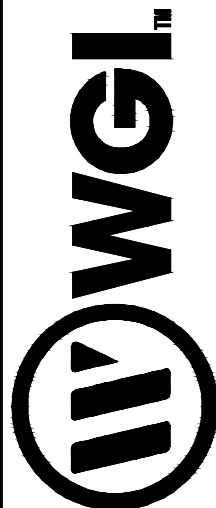






LANDSCAPE NOTES CONTINUED

III. FINE GRADING  
A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FINISH GRADE (MIN. 6" BELOW ADJACENT F.F.E.). FINISH GRADES IN PLANTING AREAS SHALL BE ONE INCH LOWER THAN ADJACENT PAVING AND ARE TO INCLUDE 3" OF MULCHING. NEW EARTHWORK SHALL BLEND SMOOTHLY INTO THE EXISTING EARTHWORK, AND GRADES SHALL PITCH EVENLY BETWEEN SPOT GRADES. ALL PLANTED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/4" PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.  
B. FILL ALL DIPS AND REMOVE ANY BUMPS IN THE OVERALL PLANE OF THE SLOPE.  
1. THE TOLERANCE FOR DIPS AND BUMPS IN LAWN AREAS SHALL BE A 12-MM (1/2 IN.) DEVIATION FROM THE PLANE IN 3,000 MM (10 FT).  
2. THE TOLERANCE FOR DIPS AND BUMPS IN SHRUB PLANTING AREAS SHALL BE A 25-MM (1 IN.) DEVIATION FROM THE PLANE IN 3,000 MM (10 FT).  
3. ALL FINE GRADING SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING, MULCHING, SODDING, OR SEEDING.  
C. BERMING SHALL NOT BE PLACED WITHIN 10' OF ANY EXISTING TREE NOR WILL IT BE ALLOWED TO ENCROACH UPON ANY UTILITY, DRAINAGE, OR MAINTENANCE EASEMENT. BERMING SHALL NOT IMPEDE OR OBSTRUCT ANY NECESSARY SWALES NEEDED TO DRAIN OTHER AREAS FOR THE PROPERTY.  
IV. PLANTING OPERATIONS  
A. PLANTS SHALL BE SET ON FLAT-TAMPED OR UNEXCAVATED PADS AT THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY WERE TO THE GROUND FROM WHICH THEY WERE DUG, UNLESS OTHERWISE NOTED ON THE DRAWINGS. PLANTS MUST BE SET PLUMB AND BRACED IN POSITION UNTIL TOPSOIL OR PLANTING MIX HAS BEEN PLACED AND TAMPED AROUND THE BASE OF THE ROOT BALL. IMPROPER COMPACTING OF THE SOIL AROUND THE ROOT BALL MAY RESULT IN THE TREE SETTLING OR LEANING. PLANTS SHALL BE SET SO THAT THEY WILL BE AT THE SAME DEPTH AND SO THAT THE ROOT BALL DOES NOT SHIFT OR MOVE Laterally ONE YEAR LATER.  
1. DETERMINE THE ELEVATION OF THE ROOT FLARE AND ENSURE THAT IT IS PLANTED AT GRADE. THIS MAY REQUIRE THAT THE TREE BE SET HIGHER THAN THE GRADE IN THE NURSERY.  
2. IF THE ROOT FLARE IS LESS THAN 50 MM (2 IN.) BELOW THE SOIL LEVEL OF THE ROOT BALL, PLANT THE TREE THE APPROPRIATE LEVEL ABOVE THE GRADE TO SET THE FLARE EVEN WITH THE GRADE. IF THE FLARE IS MORE THAN 50 MM (2 IN) AT THE CENTER OF THE ROOT BALL THE TREE SHALL BE REJECTED.  
B. LIFT PLANTS ONLY FROM THE BOTTOM OF THE ROOT BALLS OR WITH BELTS OR LIFTING HARNESSSES OF SUFFICIENT WIDTH NOT TO DAMAGE THE ROOT BALLS. DO NOT LIFT TREES BY THEIR TRUNK OR USE THE TRUNK AS A LEVER IN POSITIONING OR MOVING THE TREE IN THE PLANTING AREA.  
C. REMOVE PLASTIC, PAPER, OR FIBER POTS FROM CONTAINERIZED PLANT MATERIAL. PULL ROOTS OUT OF THE ROOT MAT, LOOSEN THE POTTING MEDIUM AND SHAKE AWAY FROM THE ROOT MAT. IMMEDIATELY AFTER REMOVING THE CONTAINER, INSTALL THE PLANT SUCH THAT THE ROOTS DO NOT DRY OUT. PACK PLANTING MIX AROUND THE EXPOSED ROOTS WHILE PLANTING.  
D. THE ROOTS OF BARE-ROOT TREES SHALL BE PRUNED AT THE TIME OF PLANTING TO REMOVE DAMAGED OR UNDESIRABLE ROOTS (THOSE LIKELY TO BECOME A DETRIMENT TO FUTURE GROWTH OF THE ROOT SYSTEM). BARE-ROOT TREES SHALL HAVE THE ROOTS SPREAD TO APPROXIMATE THE NATURAL POSITION OF THE ROOTS AND SHALL BE CENTERED IN THE PLANTING PIT. THE PLANTING-SOIL BACKFILL SHALL BE WORKED FIRMLY INTO AND AROUND THE ROOTS, WITH CARE TAKEN TO FILL IN COMPLETELY WITH NO AIR POCKETS.  
E. CUT ROPES OR STRINGS FROM THE TOP OF SHRUB ROOT BALLS AND TREES SMALLER THAN 3 IN. CALIPER AFTER PLANT HAS BEEN SET. REMOVE BURLAP OR CLOTH WRAPPING AND ANY WIRE BASKETS FROM AROUND TOP HALF OF BALLS. DO NOT TURN UNDER AND BURY PORTIONS OF BURLAP AT TOP OF BALL.  
1. DO NOT IMMEDIATELY REMOVE THE ROPES AND BURLAP FROM TREES LARGER THAN 3 IN. CALIPER. RETURN TO EACH TREE THREE MONTHS AFTER PLANTING AND CUT ALL ROPES AROUND THE TRUNKS AND TOPS OF THE ROOT BALLS OF THESE TREES.  
2. COMPLETELY REMOVE ANY WATERPROOF OR WATER-REPELLANT STRINGS OR WRAPPINGS FROM THE ROOT BALL AND TRUNK BEFORE BACKFILLING.  
F. SET BALLED AND BURLAPPED TREES IN THE HOLE WITH THE NORTH MARKER FACING NORTH UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.  
G. PLACE NATIVE SOIL, TOPSOIL, OR PLANTING MIX INTO THE AREA AROUND THE TREE, TAMPING LIGHTLY TO REDUCE SETTLEMENT.  
1. FOR PLANTS PLANTED IN INDIVIDUAL HOLES IN EXISTING SOIL, ADD ANY REQUIRED SOIL AMENDMENTS TO THE SOILS, AS THE MATERIAL IS BEING BACKFILLED AROUND THE PLANT. ENSURE THAT THE AMENDMENTS ARE THOROUGHLY MIXED INTO THE BACKFILL.  
2. FOR PLANTS PLANTED IN LARGE BEDS OF PREPARED SOIL, ADD SOIL AMENDMENTS DURING THE SOIL INSTALLATION PROCESS.  
3. ENSURE THAT THE BACKFILL IMMEDIATELY AROUND THE BASE OF THE ROOT BALL IS TAMPED WITH FOOT PRESSURE SUFFICIENT TO PREVENT THE ROOT BALL FROM SHIFTING OR LEANING.  
H. SOLID SOD SHALL BE LAID WITH CLOSELY ABUTTING JOINTS WITH A TAMPED OR ROLLED, EVEN SURFACE. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. BRING THE SOD EDGE IN A NEAT, CLEAN MANNER TO THE EDGE OF ALL PAVING AND SHRUB AREAS. SOD ALONG SLOPES SHALL BE PEGGED TO HOLD SOD IN PLACE ALONG SLOPES OR BANKS A WOOD PEG ACCEPTABLE TO THE LANDSCAPE ARCHITECT SHALL BE USED AT NO ADDITIONAL COST TO THE OWNER. IF, IN THE OPINION OF THE LANDSCAPE ARCHITECT, TOP-DRESSING IS NECESSARY AFTER ROLLING, CLEAN SAND WILL BE EVENLY APPLIED OVER THE ENTIRE SURFACE AND THOROUGHLY WASHED IN WITHOUT ADDITIONAL CHARGE.  
I. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. APPLY WATER BY HOSE DIRECTLY TO THE ROOT BALL AND THE ADJACENT SOIL.  
J. REMOVE ALL TAGS, LABELS, STRINGS, ETC. FROM ALL PLANTS.  
K. REMOVE ANY EXCESS SOIL, DEBRIS, AND PLANTING MATERIAL FROM THE JOB SITE AT THE END OF EACH WORKDAY.  
L. FORM WATERING SAUCERS 100 MM (4 IN.) HIGH IMMEDIATELY OUTSIDE THE AREA OF THE ROOT BALL OF EACH TREE AS INDICATED ON THE DRAWINGS.  
V. RELOCATION OF EXISTING MATERIAL:  
A. LANDSCAPE CONTRACTOR SHALL ROOT PRUNE TREES WHICH ARE TO BE RELOCATED IN ACCORDANCE WITH APPROVED HORTICULTURAL PRACTICES AND THE FOLLOWING PROCEDURES.  
1. SELECT A HEALTHY TREE  
2. SELECTIVELY TRIM THE CANOPY REMOVING DEAD LIMBS, CROSS BRANCHING OVER CROWNED AREAS, AND LOWER UNDESIRABLE LIMBS. FERTILIZE AND WATER TREES BEFORE PRUNING.  
3. ROOT PRUNE 50% OF THE ROOT SYSTEM APPROXIMATELY 18"-2' DEEP (DEPENDING UPON SPECIES AND SIZE). THIS IS DONE BY HAND WITH SHARP HAND TOOLS OR A ROOT PRUNING SAW. THE DIAMETER OF THE ROOT BALL TO BE PRUNED IS 8-12 INCHES PER EVERY ONE INCH OF DIAMETER AT BREAST HEIGHT OF THE TREE.  
4. BACK FILL THE EXISTING SOIL WITH PEAT MOSS TO STIMULATE NEW ROOT GROWTH OF THE PRUNED ROOTS.  
5. WATER IN THOROUGHLY AND TREAT WITH A MYCORRHIZAE AND A LOW NITROGEN FERTILIZER (SO NOT TO BURN THE PRUNED ROOTS). BRACE TREES IF DEEMED NECESSARY.  
6. THE ROOT PRUNED TREE SHOULD BE WATERED EVERY DAY (ESPECIALLY DURING WARM MONTHS OF THE SEASON), THE EQUIVALENT OF 5 GALLONS FOR EVERY DBH OF TREE PER DAY.  
7. ROOT PRUNED TREES SHOULD BE LET TO STAND FOR A MINIMUM OF 6 WEEKS FOR TREES LESS THAN 8" DBH AND AS LONG AS 3 MONTHS FOR LARGER SPECIMENS PRIOR TO TRANSPLANTING.  
8. FOR BEST RESULTS AND SURVIVORSHIP, NEW ROOT GROWTH SHOULD BE EVIDENT ON ROOT PRUNED TREES PRIOR TO TRANSPLANTING.  
9. UPON TRANSPLANTING, WATER SHOULD BE APPLIED EVERY DAY AS OUTLINED IN STEP 6 FOR AT LEAST ONE YEAR.  
VI. STAKING AND GUYING  
A. THE CONTRACTOR SHALL STAKE ALL TREES AND PALMS IN ACCORDANCE WITH THE TREE AND PALM STAKING DETAILS PROVIDED WITHIN THE PLAN DRAWINGS. ALTERNATE METHODS OF GUYING OR STAKING MAY BE EMPLOYED WITH THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.  
B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR ADJUSTMENT OF ALL TREES, PALMS OR SHRUBS THAT FALL OR LEAN DURING THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY THE FALLING OR LEANING OF TREES.  
C. STAKES AND GUYS SHALL BE INSTALLED IMMEDIATELY UPON APPROVAL OR PLANTING, AND SHALL BE REMOVED IN ACCORDANCE WITH THE STAKING DETAILS PROVIDE WITHIN THE PLAN DRAWINGS. ANY TREE THAT IS NOT STABLE AT THE END OF THE WARRANTY PERIOD SHALL BE REJECTED.  
VII. PRUNING  
A. PLANTS SHALL NOT BE HEAVILY PRUNED AT THE TIME OF PLANTING. PRUNING IS REQUIRED AT PLANTING TIME TO CORRECT DEFECTS IN THE TREE STRUCTURE, INCLUDING REMOVAL OF INJURED BRANCHES, WATERSPOUTS, SUCKERS, AND INTERFERING BRANCHES. HEALTHY LOWER BRANCHES AND INTERIOR SMALL TWIGS SHOULD NOT BE REMOVED EXCEPT AS NECESSARY TO CLEAR WALKS AND ROADS. IN NO CASE SHOULD MORE THAN ONE-QUARTER OF THE BRANCHING STRUCTURE BE REMOVED. RETAIN THE NORMAL OR NATURAL SHAPE OF THE PLANT.  
B. ALL PRUNING SHALL BE COMPLETED USING CLEAN, SHARP TOOLS. ALL CUTS SHALL BE CLEAN AND SMOOTH, WITH THE BARK INTACT WITH NO ROUGH EDGES OR TEARS.  
C. PRUNING OF LARGE TREES SHALL BE DONE FROM A HYDRAULIC MAN-LIFT SUCH THAT IT IS NOT NECESSARY TO CLIMB THE TREE.  
VIII. MULCHING  
A. ALL TREES, PALMS, SHRUBS, AND OTHER PLANTINGS WILL BE MULCHED WITH MULCH PREVIOUSLY APPROVED BY THE LANDSCAPE ARCHITECT. THE MULCH SHALL BE A MINIMUM 3" THICK LAYER OVER ALL TREE, SHRUB AND GROUND COVER PLANTING AREAS, UNLESS OTHERWISE SPECIFIED. ALL MULCH LAYERS SHALL BE OF THE SPECIFIED THICKNESS AT THE TIME OF THE FINAL ACCEPTANCE OF THE WORK. MULCH MUST NOT BE PLACED WITHIN 3 INCHES OF THE TRUNKS OF TREES, PALMS OR SHRUBS.  
B. PLACE MULCH AT LEAST 3" IN DEPTH IN A CIRCLE AROUND ALL TREES LOCATED IN LAWN AREAS. THE DIAMETER OF THE CIRCLE SHALL BE 18" IN DIAMETER LARGER THAN THE BALL OF THE PLANT PROVIDED. MULCH MUST NOT BE PLACED WITHIN 3 INCHES OF THE TRUNKS OF TREES, PALMS OR SHRUBS.  
IX. MAINTENANCE OF TREES, SHRUBS, AND VINES  
A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND CONTINUE UNTIL ITS ACCEPTANCE HAS BEEN CONFIRMED BY THE LANDSCAPE ARCHITECT.  
B. MAINTENANCE SHALL CONSIST OF PRUNING, WATERING, CULTIVATING, WEEDING, MULCHING, FERTILIZING, TIGHTENING AND REPAIRING GUYS AND STAKES, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION, RESTORING OF THE PLANTING SAUCER, AND FURNISHING AND APPLYING SUCH SPRAYS OR OTHER MATERIALS AS NECESSARY TO KEEP PLANTINGS FREE OF INSECTS AND DISEASES AND IN VIGOROUS CONDITION.  
C. PLANTING AREAS AND PLANTS SHALL BE PROTECTED AT ALL TIMES AGAINST TRESPASSING AND DAMAGE OF ALL KINDS FOR THE DURATION OF THE MAINTENANCE PERIOD. IF A PLANT BECOMES DAMAGED OR INJURED, IT SHALL BE TREATED OR REPLACED AS DIRECTED BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST.  
D. WATERING: CONTRACTOR SHALL IRRIGATE AS REQUIRED TO MAINTAIN VIGOROUS AND HEALTHY TREE GROWTH. OVERWATERING OR FLOODING SHALL NOT BE ALLOWED. THE CONTRACTOR SHALL MONITOR, ADJUST, AND USE EXISTING IRRIGATION FACILITIES, IF AVAILABLE, AND FURNISH ANY ADDITIONAL MATERIAL, EQUIPMENT, OR WATER TO ENSURE ADEQUATE IRRIGATION. ROOT BALLS OF ALL TREES AND LARGE SHRUBS SHALL BE SPOT WATERED USING HANDHELD HOSES DURING THE FIRST FOUR MONTHS AFTER PLANTING, AS REQUIRED TO ENSURE ADEQUATE WATER WITHIN THE ROOT BALL.  
E. DURING PERIODS OF RESTRICTED WATER USAGE, ALL GOVERNMENTAL REGULATIONS (PERMANENT AND TEMPORARY) SHALL BE FOLLOWED. THE CONTRACTOR MAY HAVE TO TRANSPORT WATER FROM PONDS OR OTHER SOURCES, AT NO ADDITIONAL EXPENSE TO THE OWNER WHEN IRRIGATION SYSTEMS ARE UNAVAILABLE.  
F. REMOVE SOIL RIDGES FROM AROUND WATERING BASINS PRIOR TO END OF MAINTENANCE PERIOD, AS DIRECTED BY LANDSCAPE ARCHITECT  
X. ACCEPTANCE  
A. THE LANDSCAPE ARCHITECT SHALL INSPECT ALL WORK FOR ACCEPTANCE UPON WRITTEN REQUEST OF THE CONTRACTOR. THE REQUEST SHALL BE RECEIVED AT LEAST TEN CALENDAR DAYS BEFORE THE ANTICIPATED DATE OF INSPECTION.  
B. ACCEPTANCE OF PLANT MATERIAL SHALL BE FOR GENERAL CONFORMANCE TO SPECIFIED SIZE, CHARACTER, AND QUALITY AND SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR FULL CONFORMANCE TO THE CONTRACT DOCUMENTS, INCLUDING CORRECT SPECIES.  
C. UPON COMPLETION AND RE-INSPECTION OF ALL REPAIRS OR RENEWALS NECESSARY IN THE JUDGMENT OF THE LANDSCAPE ARCHITECT, THE LANDSCAPE ARCHITECT SHALL CERTIFY IN WRITING THAT THE WORK HAS BEEN ACCEPTED.  
XI. ACCEPTANCE IN PART  
A. WORK MAY BE ACCEPTED IN PARTS WHEN THE LANDSCAPE ARCHITECT AND CONTRACTOR DEEM THAT PRACTICE TO BE IN THEIR MUTUAL INTEREST. APPROVAL MUST BE GIVEN IN WRITING BY THE LANDSCAPE ARCHITECT TO THE CONTRACTOR VERIFYING THAT THE WORK IS TO BE COMPLETED IN PARTS. ACCEPTANCE OF WORK IN PARTS SHALL NOT WAIVE ANY OTHER PROVISION OF THIS CONTRACT.  
XII. GUARANTEE PERIOD AND REPLACEMENTS  
A. THE GUARANTEE PERIOD FOR TREES AND SHRUBS SHALL BEGIN AT THE DATE OF ACCEPTANCE.  
B. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL TO BE IN HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.  
C. WHEN WORK IS ACCEPTED IN PARTS, THE GUARANTEE PERIODS EXTEND FROM EACH OF THE PARTIAL ACCEPTANCES TO THE TERMINAL DATE OF THE GUARANTEE OF THE LAST ACCEPTANCE. THUS, ALL GUARANTEE PERIODS TERMINATE AT ONE TIME.  
D. THE CONTRACTOR SHALL REPLACE, WITHOUT COST, AS SOON AS WEATHER CONDITIONS PERMIT, AND WITHIN A SPECIFIED PLANTING PERIOD, ALL PLANTS DETERMINED BY THE LANDSCAPE ARCHITECT TO BE DEAD OR IN AN UNACCEPTABLE CONDITION DURING AND AT THE END OF THE GUARANTEE PERIOD. TO BE CONSIDERED ACCEPTABLE, PLANTS SHALL BE FREE OF DEAD OR DYING BRANCHES AND BRANCH TIPS AND SHALL BEAR FOLIAGE OF NORMAL DENSITY, SIZE, AND COLOR. REPLACEMENTS SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES. REPLACEMENTS SHALL BE SUBJECT TO ALL REQUIREMENTS STATED IN THIS SPECIFICATION.  
E. THE GUARANTEE OF ALL REPLACEMENT PLANTS SHALL EXTEND FOR AN ADDITIONAL PERIOD OF ONE YEAR FROM THE DATE OF THEIR ACCEPTANCE AFTER REPLACEMENT. IN THE EVENT THAT A REPLACEMENT PLANT IS NOT ACCEPTABLE DURING OR AT THE END OF SAID EXTENDED GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT MAY ELECT SUBSEQUENT REPLACEMENT OR CREDIT FOR THAT ITEM.  
F. AT THE END OF THE GUARANTEE, THE CONTRACTOR SHALL RESET GRADES THAT HAVE SETTLED BELOW THE PROPOSED GRADES ON THE DRAWINGS.  
G. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS, AT NO EXTRA COST, DURING THE GUARANTEE PERIOD TO DETERMINE WHAT CHANGES, IF ANY, SHOULD BE MADE IN THE MAINTENANCE PROGRAM. IF CHANGES ARE RECOMMENDED, THEY SHALL BE SUBMITTED IN WRITING TO THE LANDSCAPE ARCHITECT. CLAIMS BY THE CONTRACTOR THAT THE OWNERS MAINTENANCE PRACTICES OR LACK OF MAINTENANCE RESULTED IN DEAD OR DYING PLANTS WILL NOT BE CONSIDERED IF SUCH CLAIMS HAVE NOT BEEN DOCUMENTED BY THE CONTRACTOR DURING THE GUARANTEE PERIOD.  
XIII. FINAL INSPECTION AND FINAL ACCEPTANCE  
AT THE END OF THE GUARANTEE PERIOD AND UPON WRITTEN REQUEST OF THE CONTRACTOR, THE LANDSCAPE ARCHITECT WILL INSPECT ALL GUARANTEED WORK FOR FINAL ACCEPTANCE. THE REQUEST SHALL BE RECEIVED AT LEAST TEN CALENDAR DAYS BEFORE THE ANTICIPATED DATE FOR FINAL INSPECTION. UPON COMPLETION AND RE-INSPECTION OF ALL REPAIRS OR RENEWALS NECESSARY IN THE JUDGMENT OF THE LANDSCAPE ARCHITECT AT THAT TIME, THE LANDSCAPE ARCHITECT SHALL CERTIFY, IN WRITING, THAT THE PROJECT HAS RECEIVED FINAL ACCEPTANCE.



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CONSTRUCTION  
PRIOR TO  
FORMAL TOWN  
APPROVAL

BY		REVISIONS	
NO.	DATE	DESCRIPTION	BY
1	2/26/2025	SITE PLAN AMENDMENT	KV
2	7/31/2025	SITE PLAN AMENDMENT	CKW
3	10/6/2025	SITE PLAN AMENDMENT	CKW

CAD 2020.04 LP-REVISION DWG	
JOB NO.	2920.04
DRAWN BY	CKW
CHECK BY	YM
DATE	10/06/2025

LANDSCAPE ARCHITECT OF RECORD  
COREY A. KISSELL WONG, P.L.A.  
FL # LA6667017



THE WATERFORD  
601 UNIVERSE BOULEVARD  
JUNO BEACH, FL  
LANDSCAPE SPECIFICATIONS

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