



Addendum 01 - Narrative

PROJECT:	Tuffli – Spanish Fork – Phase 1 Spec Building		
PROJECT №:	2026-09.00	GENERAL CONTRACTOR:	All bidding General Contractors
DRAWING ISSUANCE:	Issued for Building Permit – 06/05/26	ISSUANCE DATE:	6/17/2026

Notice of Revisions to Bid Documents

The following changes have been made to the Bid Documents and as far as the Bid documents are inconsistent herewith, the changes described herein shall govern.

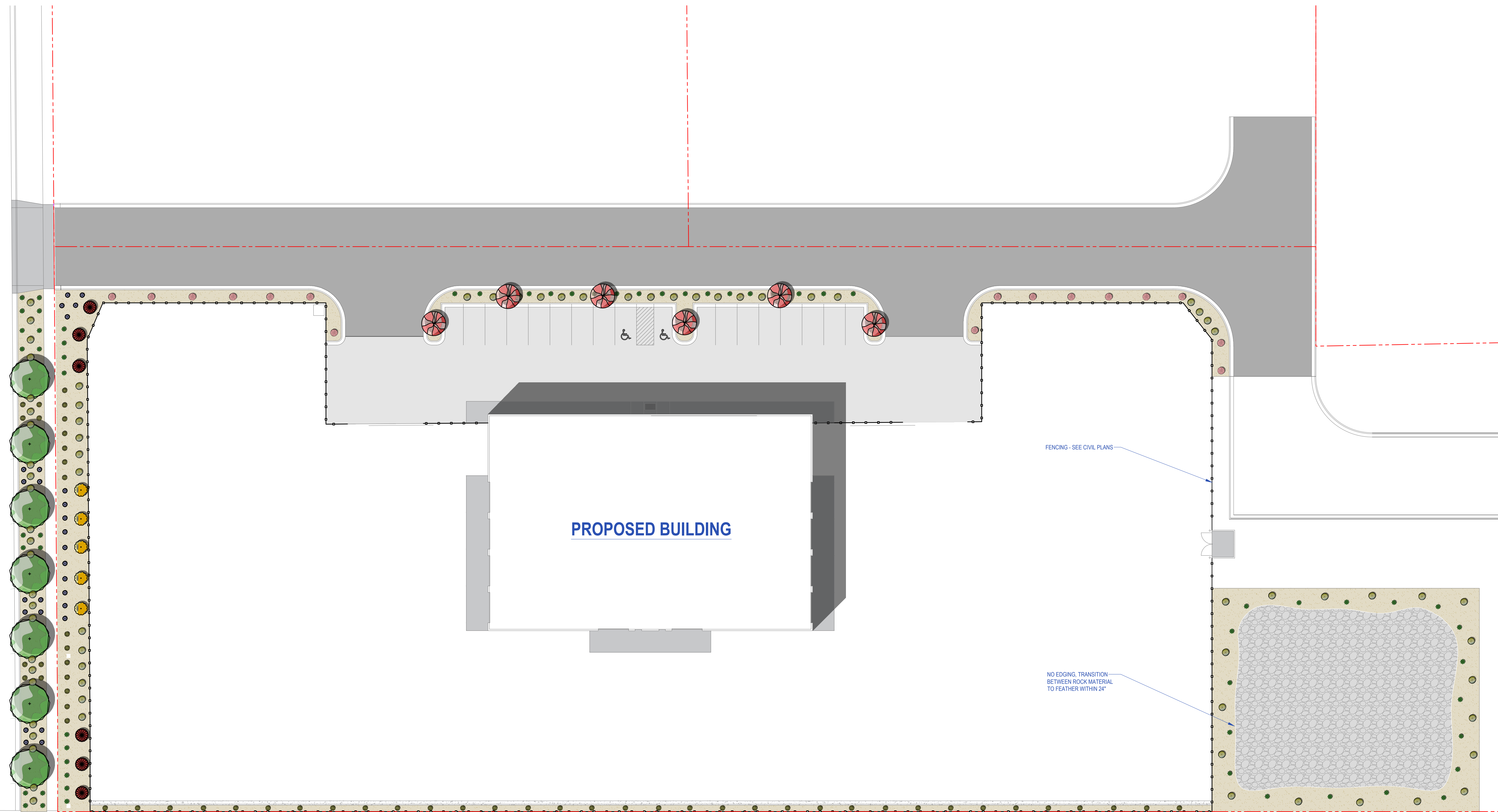
Note to bidding contractors:

This Addendum is to issue the Landscape Drawings, previously approved by Spanish Fork during the site plan approval process, as part of the bid documents. Include pricing for this scope of work in the base bid.

ITEM №	SECTION №	DESCRIPTION OF CHANGE
PROJECT MANUAL		
		No changes.

ITEM №	SHEET №	DESCRIPTION OF CHANGE
LANDSCAPE DRAWINGS		
	LA.1	Landscape Plan
	LA.2	Irrigation Plan
	LA.3	Planting Details
	LA.4	Irrigation Details

LANDSCAPE PLAN



LANDSCAPE NOTES

1. LANDSCAPE PLAN IS DRAWN FOR BASIC DESIGN LAYOUT AND INFORMATION. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO USE THEIR KNOWLEDGE TO MAKE ALL NECESSARY FIELD ADJUSTMENTS TO THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS AND SUPPLIES. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE AND PLAN SECOND TO FIELD DISCREPANCIES.
2. ALL TREE PLANTINGS SHOULD BE ADJUSTED PER SITE CONDITIONS. DO NOT PLANT ANY TREE WITHIN 30' OF SITE TRIANGLE, 8' FROM UTILITY BOXES OR COVERS, 8' FROM FIRE HYDRANTS, 8' FROM OVERHANG APPROACHES, OR 12' FROM STREET LIGHTS.
3. ALL PLANTINGS OF SHRUBS, FLOWERS AND ORNAMENTAL GRASSES SHOULD BE ADJUSTED PER SITE CONDITIONS AS NEEDED.
4. APPLY A 4" DEPTH TOPSOIL TO ALL PLANTING AREAS OR AS NEEDED BASED ON SITE CONDITIONS OR OTHERWISE NOTED ON PLANS.
5. INSTALL A 3" DEPTH LAYER OF LANDSCAPE BARK MULCH TO PLANTER AREAS WHERE APPLICABLE.
6. NEW GRASS TO BE A BLUEGRASS BLIND.
7. LANDSCAPE CONTRACTOR IS TO INSTALL A SPRINKLER SYSTEM TO COVER ALL NECESSARY AREAS REQUIRING WATER. ALL TURF AREAS TO BE WATERED WITH ROTOR HEADS OR SPRAY HEADS. THE SPRINKLER LAYOUT SHALL BE DETERMINED BY THE SIZE AND SHAPE OF THE INTENDED AREA TO BE WATERED. ALL PLANTING BESS TO BE WATERED WITH PUMP SPRINKLER WITH 1/2" GPM EMITTERS UNLESS OTHERWISE NOTED.
8. SPRINKLER TIMER TO BE BIANBRO LXD-2 WIRE RECORDER SYSTEM UNLESS OTHERWISE SPECIFIED ON PLANS.
9. SPRINKLER VALVE COUNT AND SIZE MAY VARY BASED ON SUELVES AND LANDSCAPED AREAS.
10. SPRINKLER SYSTEM MAINLINE LAYOUT IS DRAWN SYSTEMATICALLY FOR CLARIFICATION. ALL PIPE SIZES AND WILL TO BE INSTALLED IN LANDSCAPE AREAS.
11. SQUARE FOOTAGES AND QUANTITIES ARE PROVIDED AS A COURTESY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ACCURACY OF MATERIALS QUANTITIES. LANDSCAPE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR DISCREPANCIES IN MATERIALS QUANTITIES AND FOOTAGES.

LANDSCAPE NOTES CONT.

12. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UTILITIES BLUE STAMPED PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AND NO ADDITIONAL COST TO THE OWNER.
13. DURING BEDDING AND INSTALLATION, CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS AND SUPPLIES. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE AND PLAN SECOND TO FIELD DISCREPANCIES.
14. ALL PLANT MATERIAL TO BE PLANTED ACCORDING TO SOCIETY OF ARBORICULTURE GUIDELINES AND WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
15. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOIL.
16. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN AVAILABLE. SHOULD SOIL BE UNAVAILABLE, A 4" DEPTH OF SANDY LOAM TOPSOIL LAYED PRIOR TO SPREADING WITH 1% ORGANIC MATTER CAN BE INCORPORATED INTO THE EXISTING SOIL, USING THE FOLLOWING DIRECTIONS: SCARY TOP 1" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH PROPOSED GRADE.
17. EDGING, EITHER STEEL OR CONCRETE, TO BE INSTALLED BETWEEN ALL SOIL AND PLANTER AREAS. ANY TREES LOCATED IN AN AREA MUST HAVE A 4" TREE RING OF THE SAME EDGING.
18. ROCK MULCH (ORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 2" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS. ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AND MATERIAL ORGANIC MULCH. NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.

GRADING AND DRAINAGE REQUIREMENTS

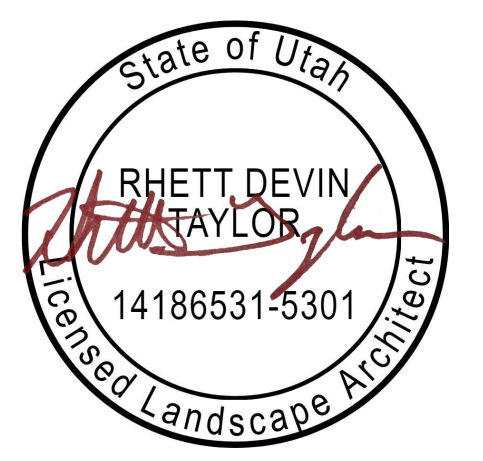
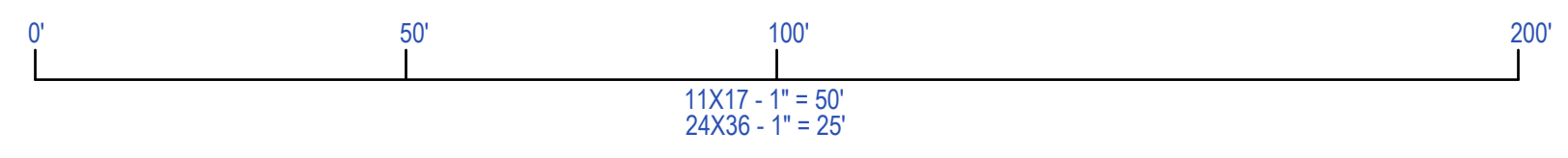
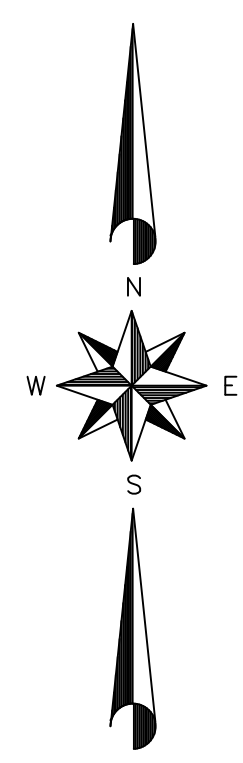
1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 1/8" PER FOOT.
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES.
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS.
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY SUBMITTALS, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATER FLOW OF ALL SPRINKLER, BERMS, OR DROVES.
6. DEVICES FOR CHANNELING ROOF RUNOFF SHOULD BE INSTALLED FOR COLLECTION AND DECHARGE OF PANWATER AT A MINIMUM OF 10' FEET FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL SWALES, WHICHEVER DISTANCE IS GREATER.
7. ANY RETAINING WALL CONSTRUCTED BY LANDSCAPE CONTRACTOR SHALL NOT EXCEED 4' (20 FEET 8 INCHES) IN HEIGHT. TERRACING SHALL HAVE A MINIMUM 1:1 RISE OVER RUN. LE 4" WALL, 4" BENCH, BEFORE BEGINNING ANOTHER WALL. ANY WALL EXCEEDING 4' SHALL BE DESIGNED BY A CIVIL ENGINEER.

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE THEIR KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES LIABILITY FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, THE EXECUTION, INSTALLED PRODUCTS AND MATERIALS.

PLANT LEGEND

COMMON NAME	BOTANICAL NAME	QTY	SIZE
AUTUMN BLAZE MAPLE	<i>Acer freemanii</i>	7	2" Cal.
FLOWERING PLUM	<i>Prunus triloba</i>	6	2" Cal.
RED TWIG DOGWOOD	<i>Cornus sericea</i>	6	5 Gal.
FORSYTHIA	<i>Forsythia hybrida</i>	5	5 Gal.
KARL FOERSTER FEATHER REED GRASS	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	75	1 Gal.
BLUE OAT GRASS	<i>Helictotrichon sempervirens</i>	16	1 Gal.
CONEFLOWER	<i>Echinacea</i>	27	1 Gal.
STELLA DE ORO DAYLILY	<i>Hemerocallis 'Stella d'Oro'</i>	62	1 Gal.
BLACK EYED SUSAN	<i>Rudbeckia hirta</i>	56	1 Gal.



REVISIONS:

NO.	DATE	DESCRIPTION

SHEET

LA.1



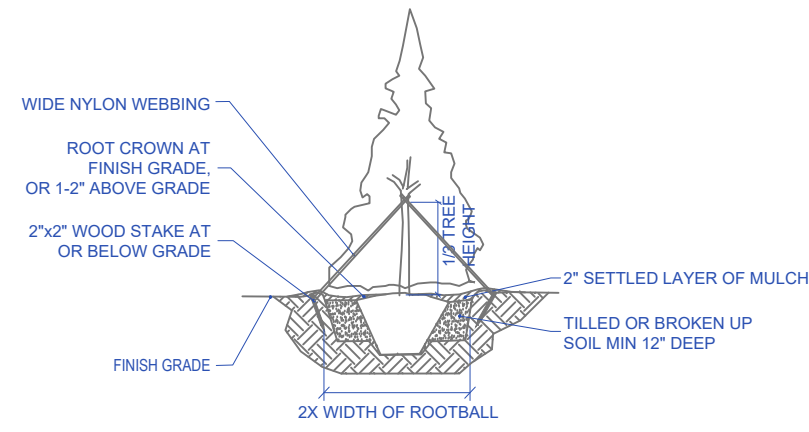
REVISIONS:

SHEET

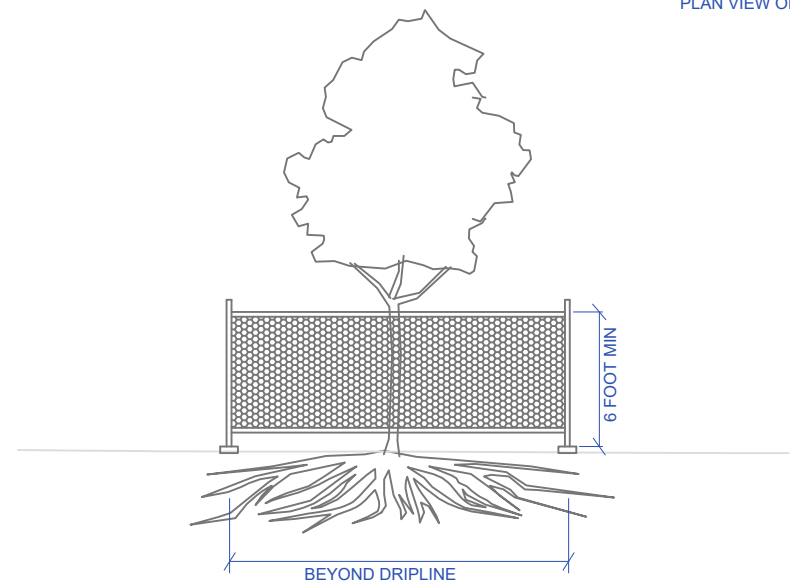
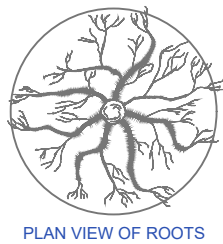
LA.3

NOTES: EVERGREEN TREE PLANTING

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



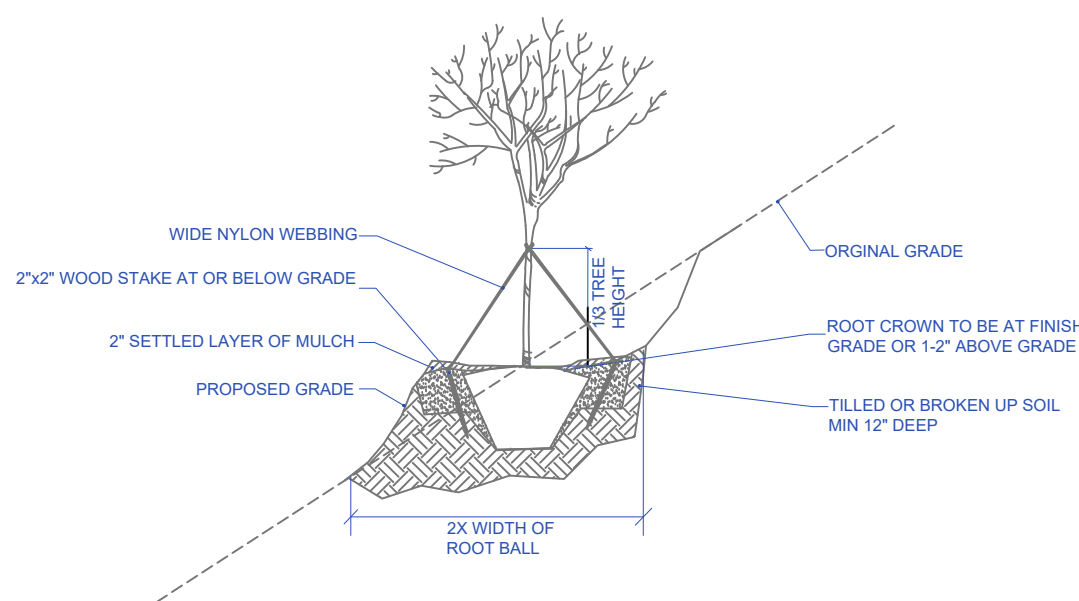
1 EVERGREEN TREE PLANTING
REFERENCE



2 TREE PROTECTION
REFERENCE

NOTES: TYPICAL TREE PLANTING ON SLOPE

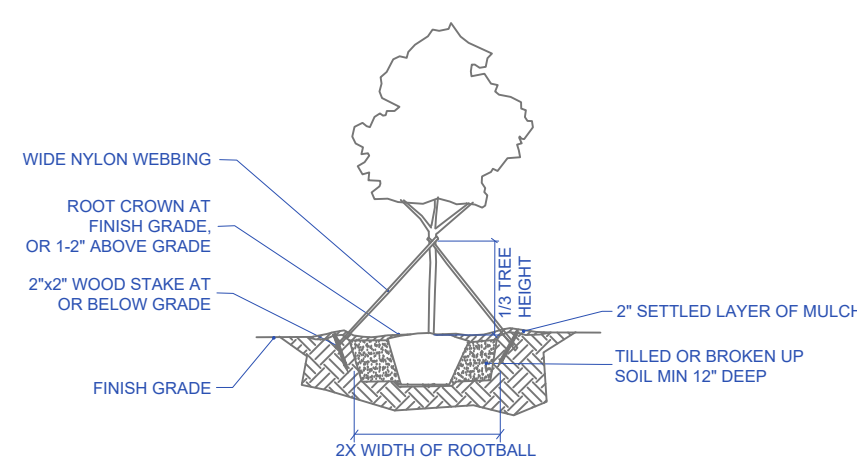
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
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3 TREE PLANTING (SLOPE)
REFERENCE

NOTES: TREE PLANTING

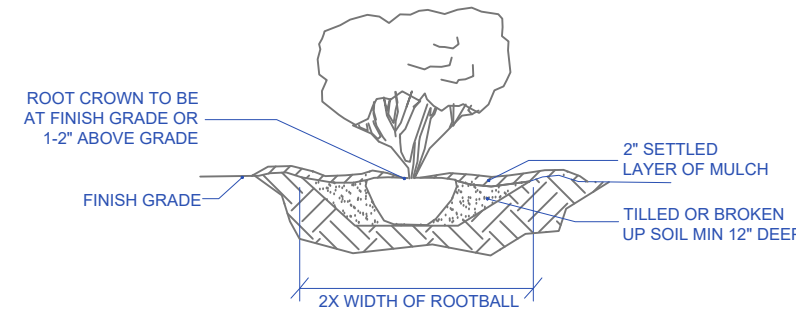
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3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
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8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
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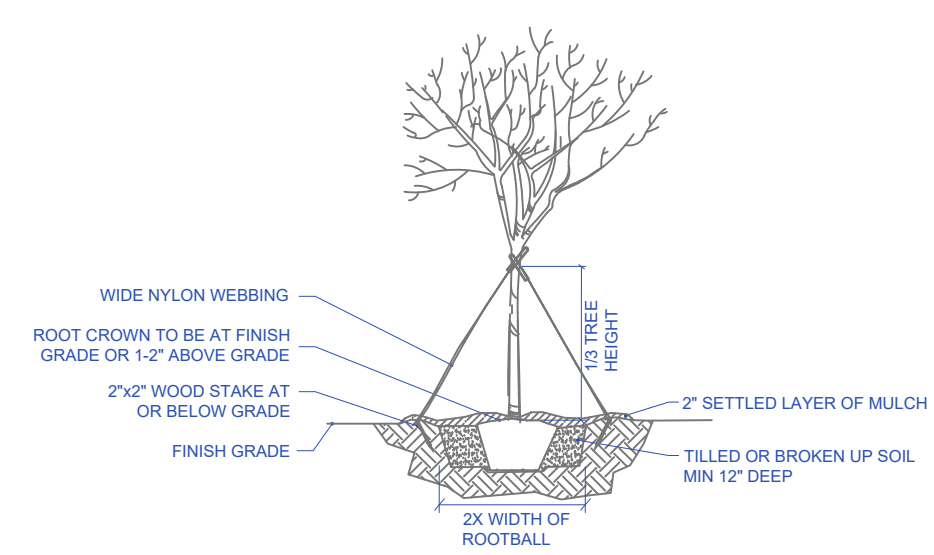
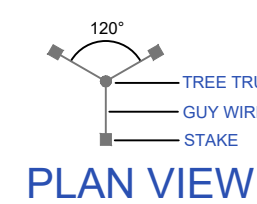
4 TREE PLANTING
REFERENCE

NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE

1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.



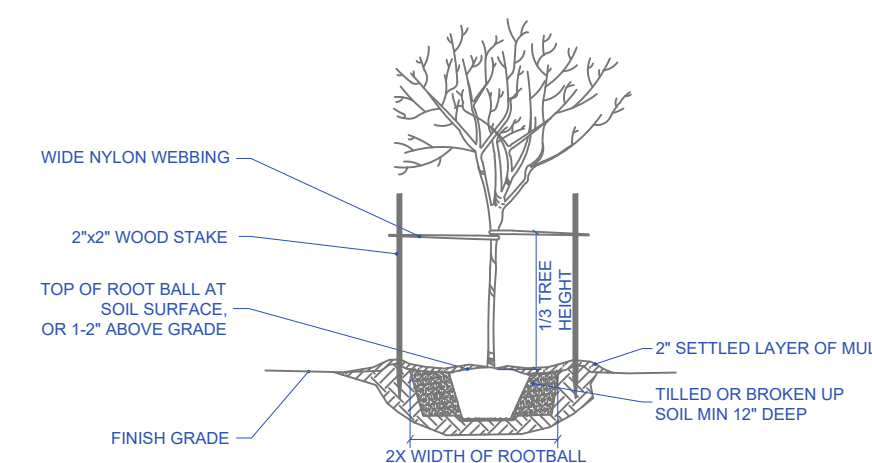
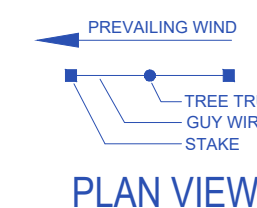
1 TYPICAL SHRUB PLANTING
REFERENCE



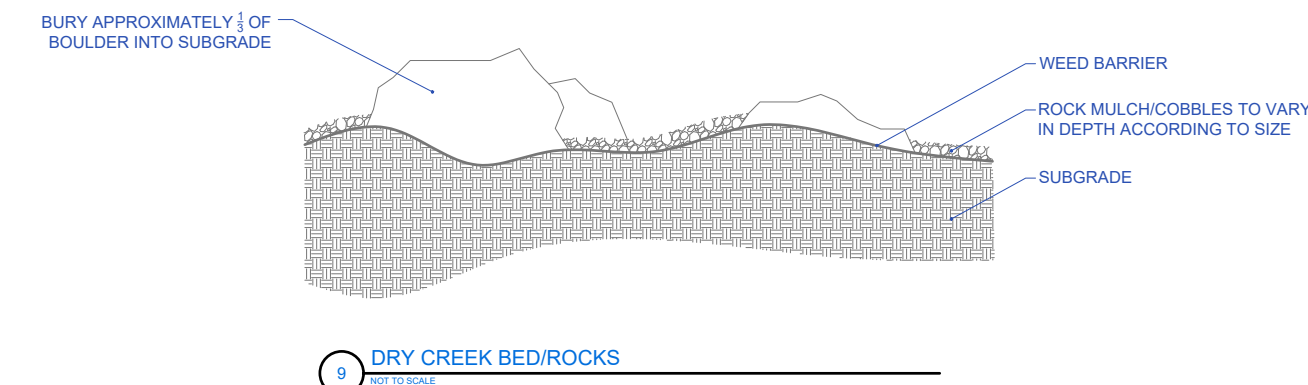
2 TREE PLANTING (>2" CAL.)
REFERENCE

NOTES: TREE PLANTING (>2" CAL.)

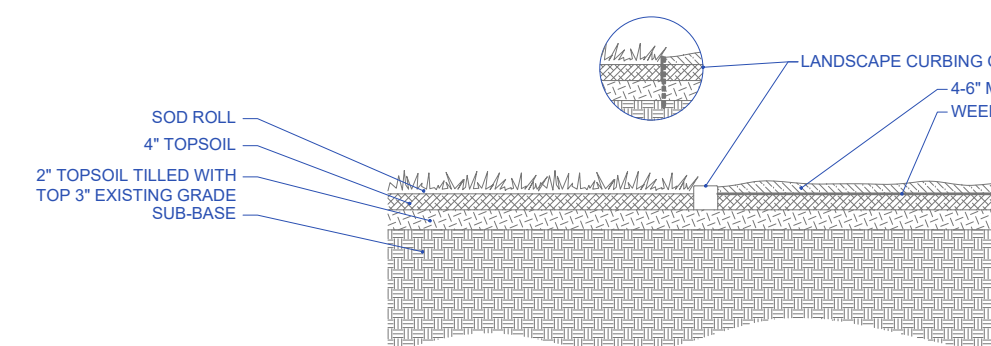
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
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6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



3 SMALL TREE PLANTING (<2" CAL.)
REFERENCE



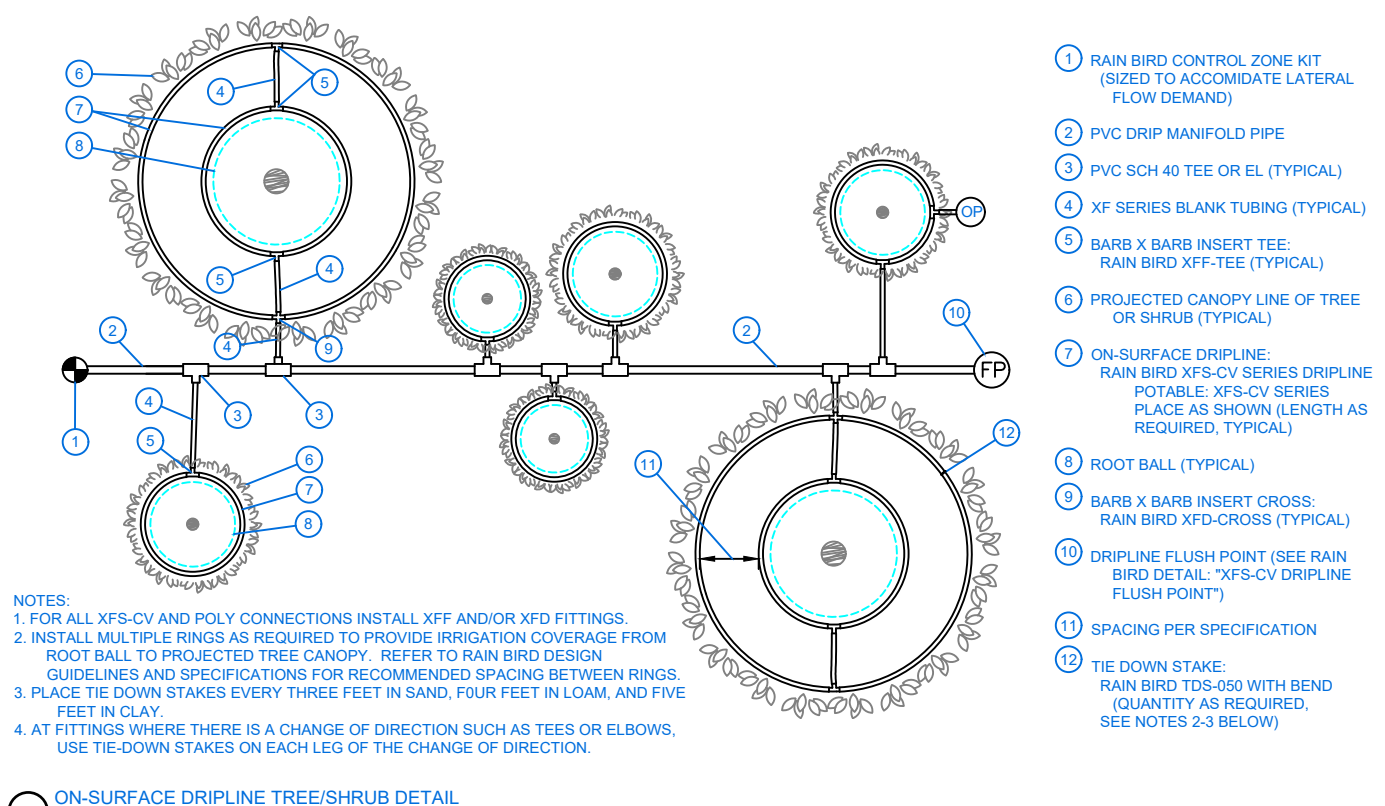
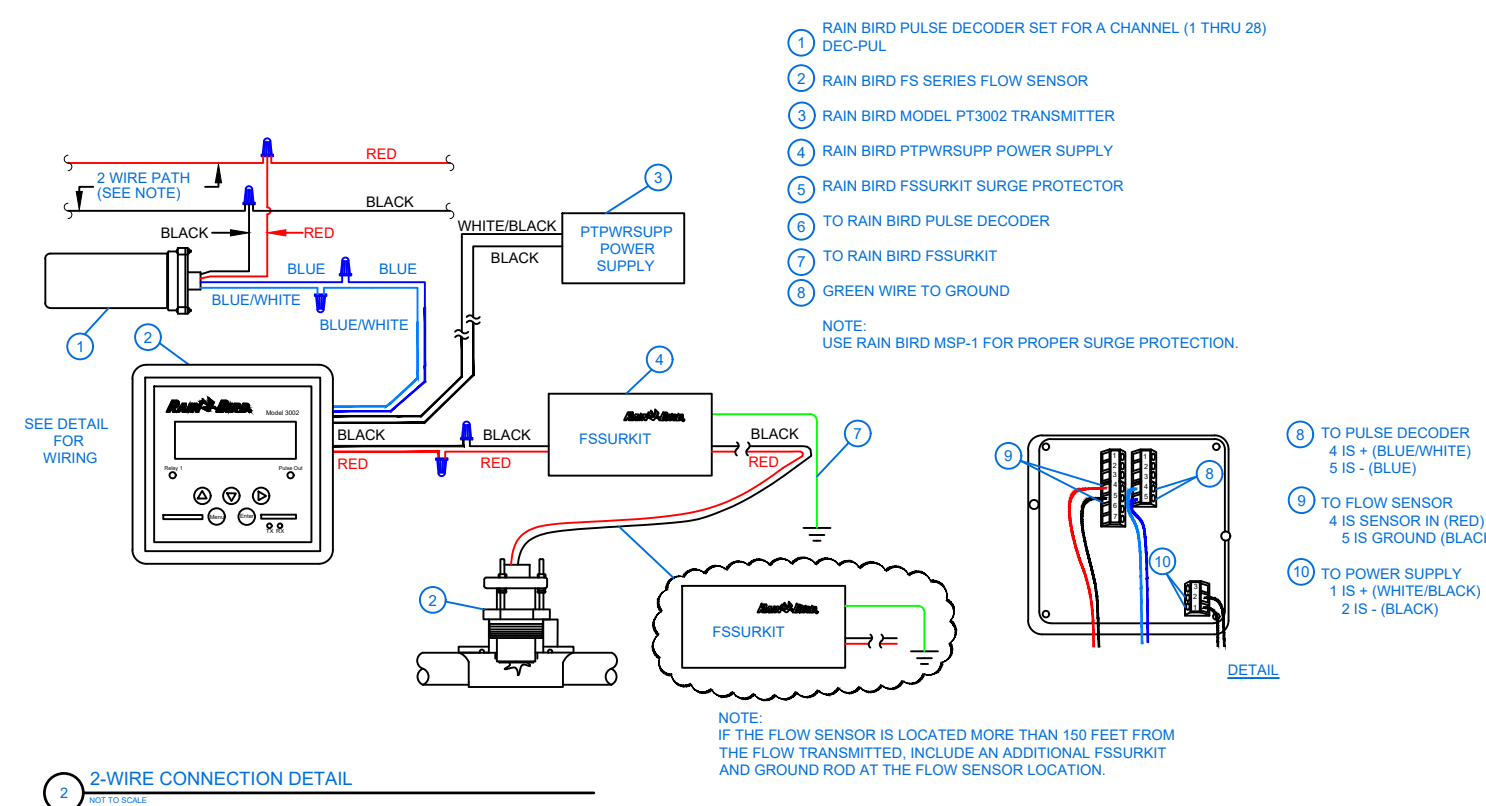
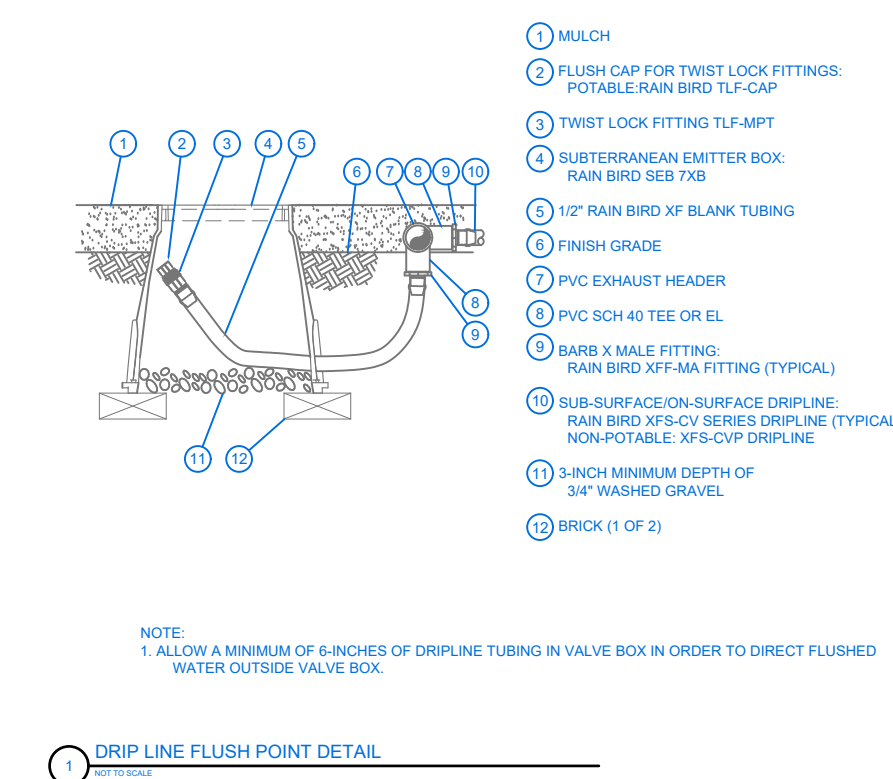
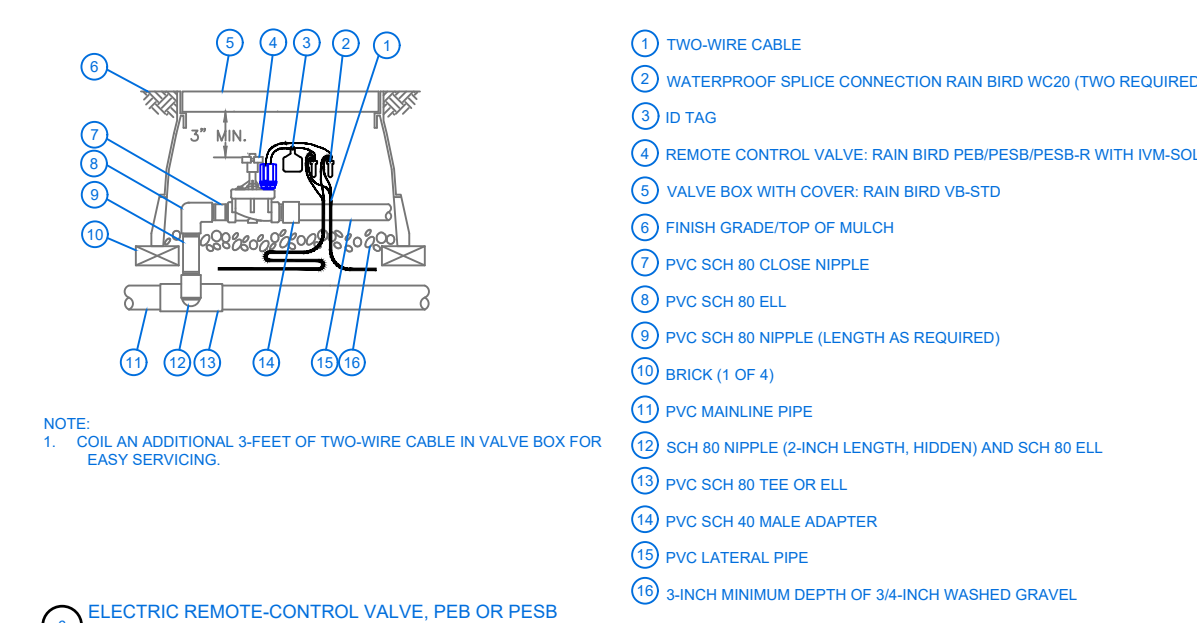
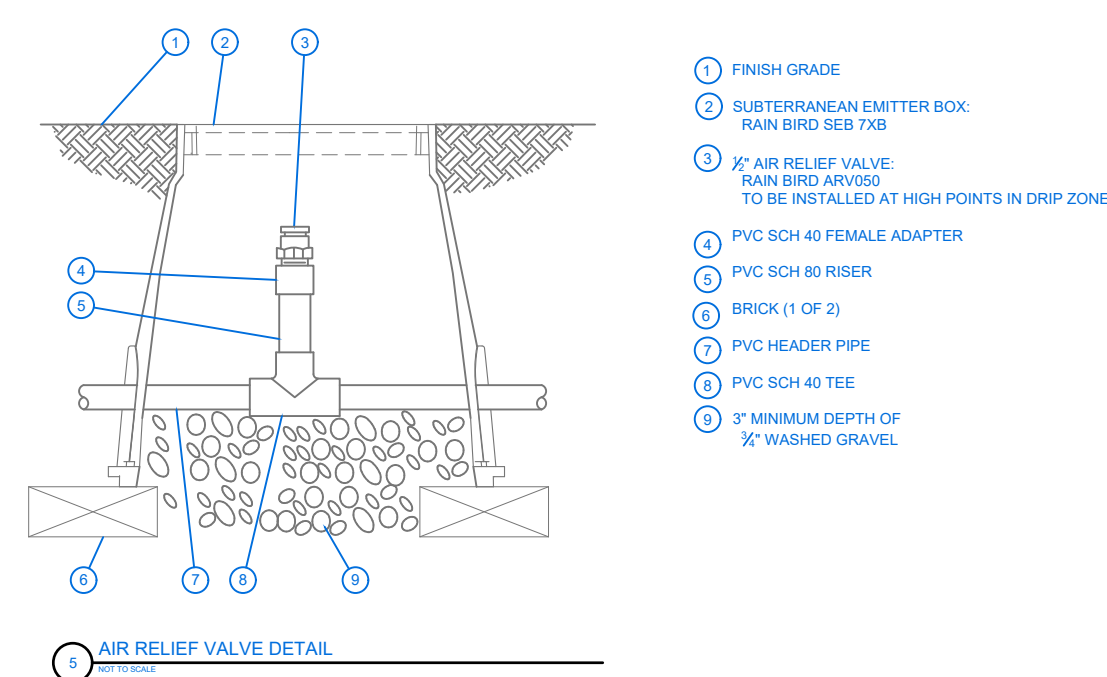
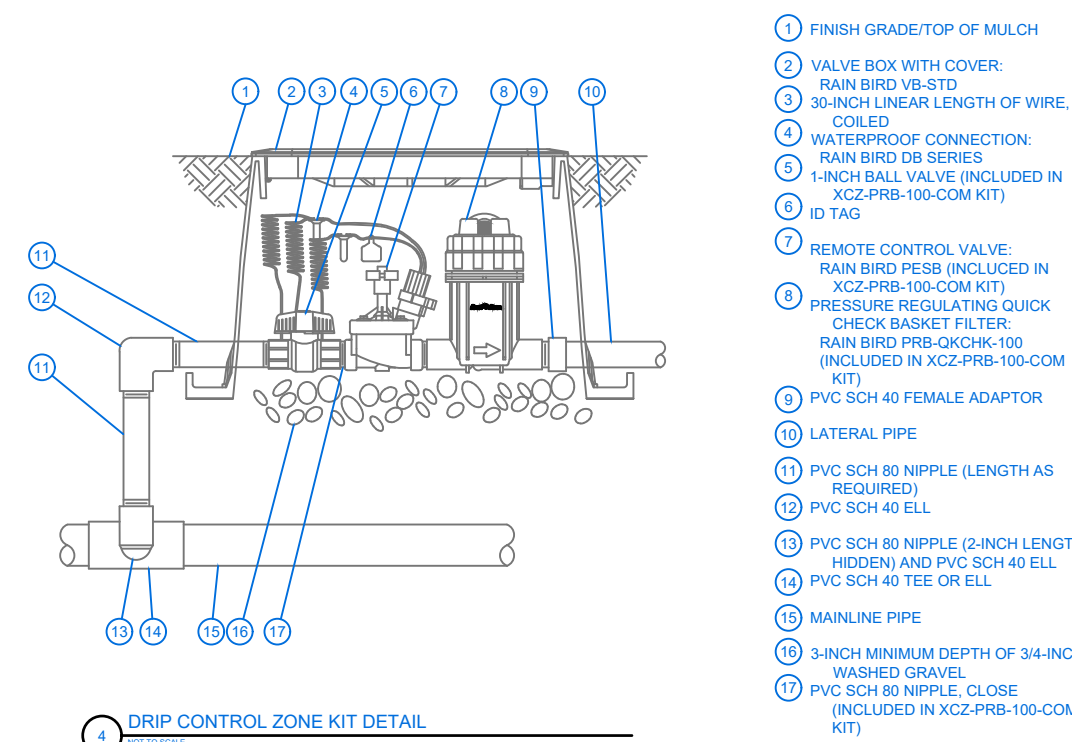
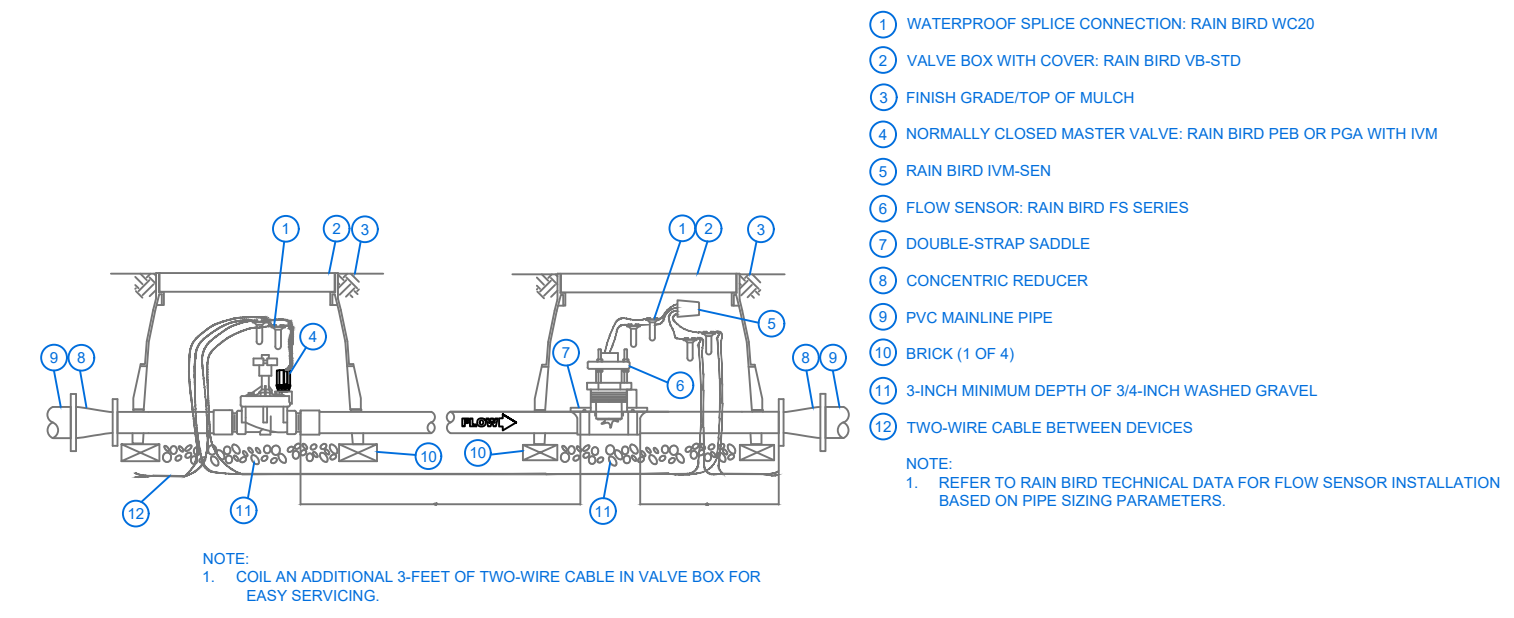
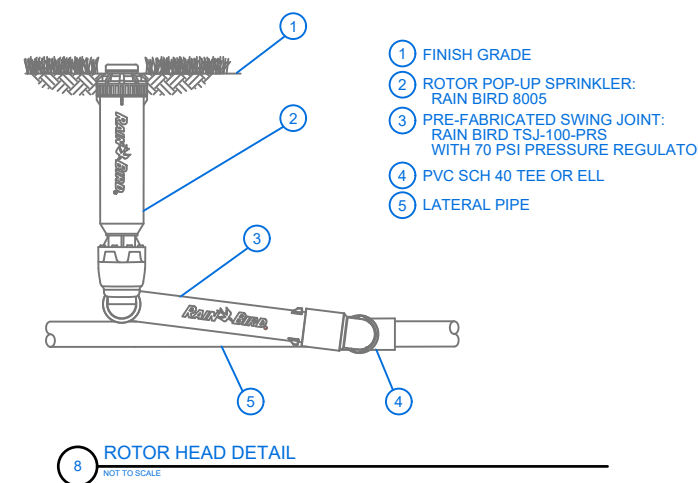
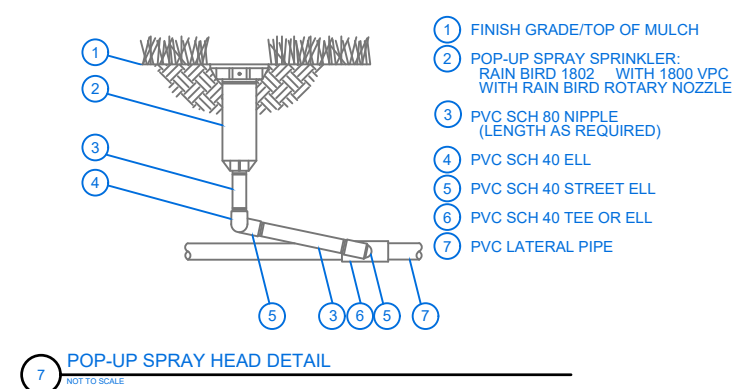
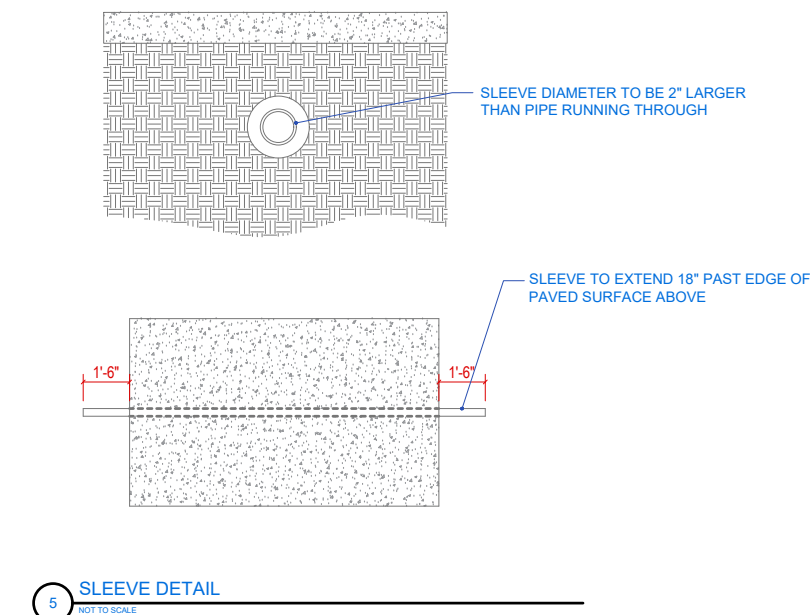
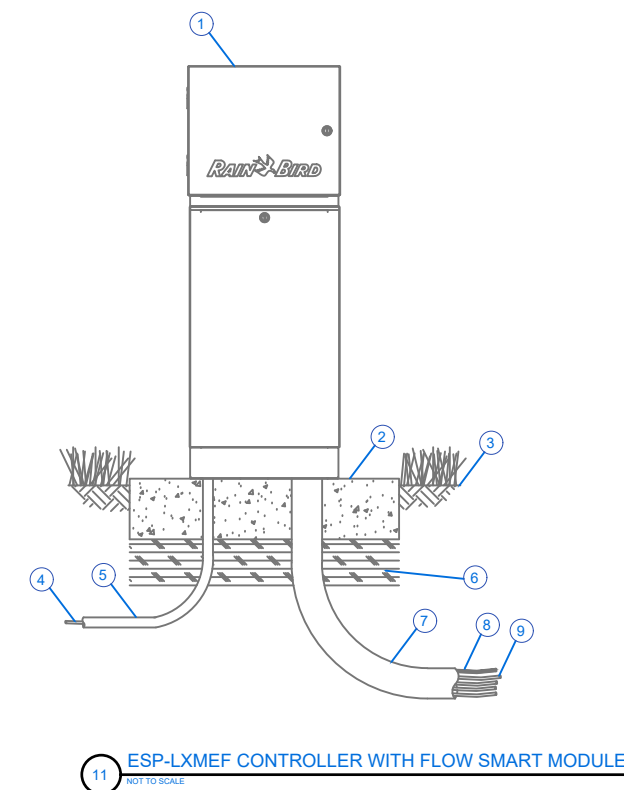
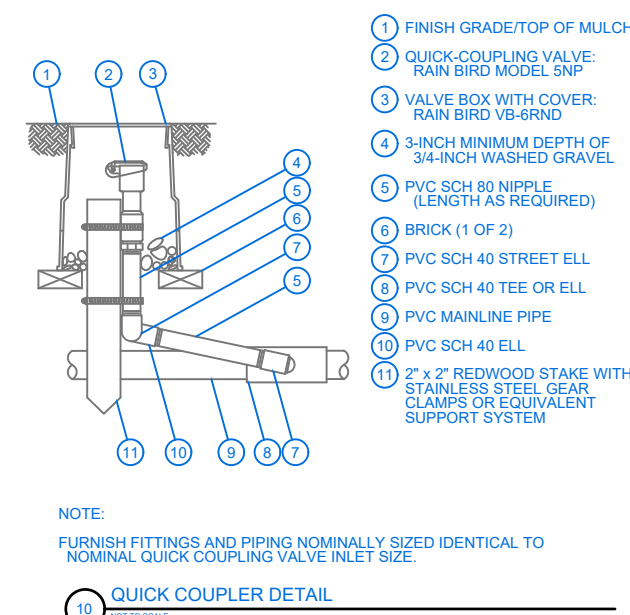
4 DRY CREEK BEDROCKS
REFERENCE



5 SOD MULCH DETAIL
REFERENCE

NOTES: SMALL TREE PLANTING (<2" CAL.)

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE TWO 2" X 2" WOOD STAKES 1/3 TREE HEIGHT IN LENGTH DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. STAKES SHOULD BE SPACED EQUALLY ACROSS FROM AND IN LINE WITH THE TRUNK PARALLEL TO THE PREVAILING WIND.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



REVISIONS:

NO.	DESCRIPTION

SHEET

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