

TREE LEGEND

SYMBOL	COMMON NAME	QTY
	PITTOSPORUM	24
	INDIAN HAWTHORN	46
	STOKES DWARF YAUPON HOLLY	35
	LIVE OAK	11
	GREEN ASH	9

Existing Canopy Trees to be Removed				Live Oak
Type	DBH	No. of Trees	Replace	
Palm	8	5	5	
Pine	8	1	1	
Pine	10	1	1	
Pine	12	1	1	
Palm	12	2	2	
Pine	16	1	1	
Total		11	11	

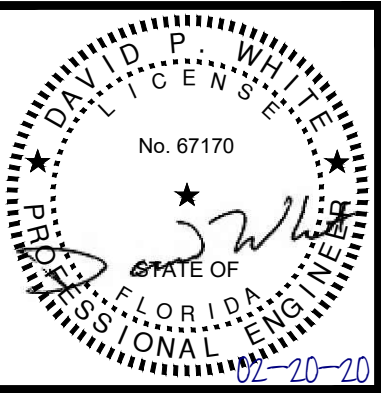
Proposed Canopy Trees				Planting height
Type	DBH	No. of Trees		
Live Oak	2	11		10'
Green Ash	2	9		10'
Total		20		

Existing Canopy Trees to Remain			
Type	DBH	No. of Trees	
Palm	12	1	
Total		1	

Density Calculations			
Required Density	2		/0.25 acre
Existing Density	3		/0.25 acre
Existing Trees to be Removed	11		
Remaining Trees	1		
Replacement Trees	11		
Required Trees in Landscape	9		
Total Proposed Trees on Site	21		
New Site Density	5		/0.25 acre

LANDSCAPING NOTES

- LANDSCAPE WORK WILL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIALS SPECIFIED, THE FURNISHING OF ALL LABOR, EQUIPMENT WATER, ELECTRICITY, EQUIPMENT AND ALL MATERIALS CALLED, INCLUDING ALL RELATED PREPARATION WORK REGARDING SITE INCONSISTENCIES AND SOIL ISSUES.
- CONTRACTOR WILL MAINTAIN ALL PLANTS AND PLANTED AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER. THE CONTRACTOR WILL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LA OR OWNER AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE.
- ALL LANDSCAPE WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. PERMITTING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- VERIFICATION OF EXISTING CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO: SOIL CONDITIONS, UTILITIES (UNDERGROUND AND ABOVE GROUND), EXISTING STRUCTURES, ETC. PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION, AT NO ADDITIONAL COST TO OWNER.
- THE CONTRACTOR SHOULD BE COMPLETELY FAMILIAR WITH CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES, POTENTIAL PROBLEMS, ETC. SHOULD BE MADE KNOWN TO THE LA OR OWNER PRIOR TO COMMENCEMENT OF WORK.
- ALL REASONABLE SAFEGUARDS ARE TO BE TAKEN IN ORDER TO PROTECT EXISTING STRUCTURES, PAVEMENT, FURNISHINGS, LAWN AND LANDSCAPING. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE THAT OCCURS AS A RESULT OF CONTRACTOR NEGLIGENCE.
- EXISTING OR PROPOSED DRAINAGE PATTERNS ARE NOT TO BE ALTERED BY THE CONTRACTOR IN A WAY THAT IS INCONSISTENT WITH THE LANDSCAPE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND COORDINATION OF WORK, INCLUDING WORK TO BE PERFORMED BY SUBCONTRACTORS.
- THE CONTRACTOR MUST CONFIRM THE AVAILABILITY OF ALL SPECIFIED PLANT MATERIAL PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL ARRANGE FOR APPROVAL FOR PLANT MATERIALS BY THE LA VIA FIELD VISITS/TAGGING AND OR SUBMISSION OF PLANT SAMPLES AT THE DISCRETION OF THE LA OR OWNER.
- ALL PLANT MATERIAL MUST MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIMUM. CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
- ALL PLANT MATERIAL WILL BE SUBJECT TO APPROVAL AT THE JOB SITE BY THE LA OR OWNER PRIOR TO INSTALLATION. WHEN DELIVERED TO THE MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS, THE LA RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED AND FOUND TO BE ACCEPTABLE. THE CONTRACTOR WILL REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 72 HOURS AND REPLACE WITH ACCEPTABLE MATERIAL AT THE COST OF CONTRACTOR.
- NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LA OR OWNER. ANY SUBSTITUTIONS MUST BE SUBMITTED IN WRITING ACCOMPANIED BY PICTURES OR SAMPLES FOR APPROVAL BY THE LA OR OWNER PRIOR TO INSTALLATION.
- ALL SHRUB BEDS WILL BE TILLED TO MINIMUM DEPTH OF 4-8 INCHES OR AS SPECIFIED IN CONSTRUCTION DOCUMENT DETAILS. PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH A 4 INCHES DEEP EXCAVATED TRENCH. THE TRENCH WILL HAVE A VERTICAL FACE AGAINST THE LAWN AREA, AND A GENTLY TAPERED EDGE LEADING INTO THE SHRUB BED.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SOIL IN ALL PLANTED AREAS IS OF AN APPROPRIATE TYPE AND CONSISTENCY FOR PLANTING AND AT THE CORRECT PH. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING SOIL AND SUITABILITY, AND ANY NECESSARY AMENDMENTS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LA OR OWNER.
- THE CONTRACTOR WILL TEST PROJECT SOILS TO VERIFY THAT THE SOILS ON-SITE ARE ACCEPTABLE FOR PROPER GROWTH OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE CONTRACTOR WILL COORDINATE THE LOCATION, AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE LANDSCAPE ARCHITECT. REPRESENTATIVE SAMPLES WILL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS, TOGETHER WITH RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.
- ALL PLANTING BEDS WILL BE STAKED AND OR PAINTED BY THE CONTRACTOR FOR APPROVAL BY THE LA, OWNER OR OWNER'S REPRESENTATIVE. PRIOR TO PLANT INSTALLATION, TREES WILL BE LOCATED WITH STAKES OR FLAGS FOR APPROVAL BY THE LA OR OWNER PRIOR TO INSTALLATION.
- ALL PROPOSED TREES WILL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE AMOUNT OF SOIL OR SEED REQUIRED TO INSTALL LAWN AREAS ACCORDING TO THE LANDSCAPE PLANS. PRIOR TO THE AWARD OF CONTRACT THE CONTRACTOR SHALL PROVIDE A UNIT COST FOR ANY ALTERNATE SOIL OR SEED NOT INCLUDED IN THE BID DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS AND REPLACING ANY DAMAGED PLANT MATERIAL WITH PLANTS OF EQUAL KIND, SIZE AND CONDITION AT NO ADDITIONAL COST TO THE OWNER. NO CHAINS OR CABLES ATTACHED TO THE TRUNK WILL BE USED WHEN INSTALLING PLANT MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER, AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED DUE TO INADEQUATE GUYING OR STAKING. AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR WILL REMOVE ALL STAKING MATERIALS THE END OF THE WARRANTY PERIOD AND DISPOSE OFFSITE.
- ALL PLANTING BEDS WILL BE MULCHED AS SPECIFIED IN DETAILS.
- ALL PLANT MATERIALS WILL RECEIVE ADEQUATE WATERING BY THE CONTRACTOR AS REQUIRED UNTIL FINAL ACCEPTANCE BY OWNER. IF AN IRRIGATION SYSTEM IS PRESENT OR PROPOSED, THE CONTRACTOR WILL COORDINATE SUPPLEMENTAL WATERING OF NEWLY PLANTED MATERIAL UNTIL IRRIGATION SYSTEM IS FULLY OPERATIONAL.
- ALL EXISTING TREES TO REMAIN, AS NOTED ON THE DRAWINGS, WILL BE PROTECTED BY FENCING SPECIFIED IN THE DRAWING DETAILS. VEHICLE TRAFFIC, PARKING OR MATERIALS STORAGE IS PROHIBITED WITHIN THE DRIPLINE OF ANY TREE OR WITHIN ANY TREE PROTECTION FENCE. ANY EXISTING PLANT MATERIAL OR TREES DAMAGED BY CONSTRUCTION ACTIVITY WILL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE.
- NO TREES WILL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHT OF WAY (WITHOUT RIGHT OF WAY UTILIZATION PERMIT) NOR ANY PLANTS LOCATED WITHIN FOUR FEET (4') OF ANY SWALE CENTERLINE IDENTIFIED ON THE DRAWINGS. ANY FIELD ADJUSTMENTS WILL NEED APPROVAL BY THE LA OR OWNER PRIOR TO INSTALLATION.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING EFFECTIVE TRAFFIC CONTROL AND REMOVAL OF ALL DEBRIS OFF-SITE ON A DAILY BASIS.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY CONTRACT DOCUMENT DISCREPANCIES OR CONFLICTS TO THE LA OR OWNER, INCLUDING BUT NOT LIMITED TO MATERIAL QUANTITIES AND LOCATIONS PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS. THE CONTRACTOR MUST TO COMPARE WITH HIS OWN ESTIMATES. NO EXTRA COMPENSATION WILL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK AFTER EXECUTION OF THE CONTRACT DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL ACCORDING TO DRAWINGS.
- WARRANTY: ALL PLANTS WILL BE WARRANTED TO REMAIN ALIVE AND HEALTHY AND IN THRIVING CONDITION FOR TWO YEARS FROM THE DATE OF JOB ACCEPTANCE. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS WILL BE HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF AND MEET ALL MINIMUM STANDARDS OF THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
- WIRE BASKETS AND STRAPPING WILL BE REMOVED PRIOR TO INSTALLATION.
- ALL B&B TREES WILL BE MOVED WITH STRAPPING CONNECTED TO WIRE BASKET ONLY. NEVER ATTACHED DIRECTLY TO TREE TRUNK. CONTAINER PLANTS WILL BE MOVED IN A WAY THAT IS COMPLETELY SUPPORTED BY THE CONTAINER, NOT THE TREE TRUNK. ANY DAMAGED PLANTS WILL NOT BE ACCEPTED BY LA OR OWNER, AND MUST BE REPLACED.
- CONTRACTOR WILL INSPECT ALL DELIVERED PLANT MATERIAL TO ENSURE ALL MATERIAL MEETS ALL MINIMUM STANDARDS OF THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), INCLUDING SHIPPING STANDARDS.
- TREES SPECIFIED TO HAVE CLEAR TRUNK HEIGHT SHALL BE NURSERY GROWN WITH CLEAR TRUNK SPECIFIED.
- CONTRACTOR WILL BACK-FILL ALL PLANTINGS WITH 2/3 SCREENED AND CULTIVATED EXISTING SOILS & 1/3 LOCAL NURSERY GRADE LANDSCAPE MIX. CONTRACTOR SHALL SUBMIT ALL SOIL PRODUCTS FOR TO LA OR OWNER FOR REVIEW AND APPROVAL, PRIOR TO ORDERING.
- GRASS ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAY), UNLESS OTHERWISE INDICATED. ALL GRASSED AREAS SHALL BE CLEANED OF ALL STONES AND DEBRIS, RAKED SMOOTH AND CONFORM TO PROPOSED GRADES. CONTRACTOR WILL COORDINATE GRASSING SCHEDULE AND MATERIALS WITH CIVIL ENG. SOIL STABILIZATION SCHEDULE AND MATERIALS. A. SOIL AREAS TO BE SOODED SOIL SHALL BE ROLLED TO PROVIDE A CONSISTENTLY EVEN SURFACE. REFER TO SODDING DETAIL FOR INSTALLATION INSTRUCTIONS. B. SEED REFER TO AND COORDINATE WITH PLANT SCHEDULE (LIST) AND CIVIL ENG. SOIL STABILIZATION VEGETATION SCHEDULE (LIST) FOR SEED TYPE AND TIME FOR INSTALLATION. CONTRACTOR WILL GUARANTEE A FULL THICK STAND OF ESTABLISHED GRASS AND WILL PROVIDE IRRIGATION TO SEEDED LAWN AREAS UNTIL ACCEPTANCE OF LAWN. THINLY ESTABLISHED AREAS WILL RE-SEED AND IRRIGATED AS NECESSARY BY CONTRACTOR UNTIL ACCEPTED BY LA/OWNER.
- CONTRACTOR WILL INSTALL ALL WARRANTY MATERIAL PER ORIGINAL LANDSCAPE NOTES & DETAILS IN PLANS.
- IRRIGATION SYSTEM, IF REQUIRED, IS TO BE DESIGNED BY OTHERS. CONTRACTOR TO INSTALL AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE IN ACCORDANCE WITH SPRINKLER HEAD MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR / LANDSCAPE CONTRACTOR PLEASE NOTE: LANDSCAPE CONTRACTOR WILL PROVIDE PHOTOGRAPHS OF ALL TREES, SHRUBS, & GROUND COVER MATERIAL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO JOB SITE FOR APPROVAL.



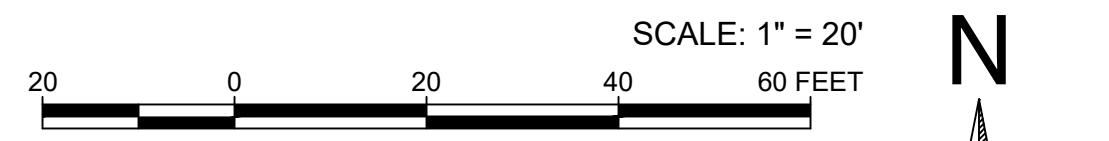
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LANDSCAPE PLAN
 PROJECT: LAKE WALES CAR WASH
 LAKE WALES, FL 33853 FL
 FOR: ALIERON INVESTMENT MANAGEMENT
 3401 W. CROSS ST, STE 101
 TAMPA, FL 33607

SHEET TITLE: LANDSCAPE PLAN
 SHEET NUMBER: **L201**
 PROJECT NUMBER: **19219**
 DATE: **NOVEMBER 27, 2019**

REVISIONS

NO.	DESCRIPTION



LANDSCAPE PLAN

