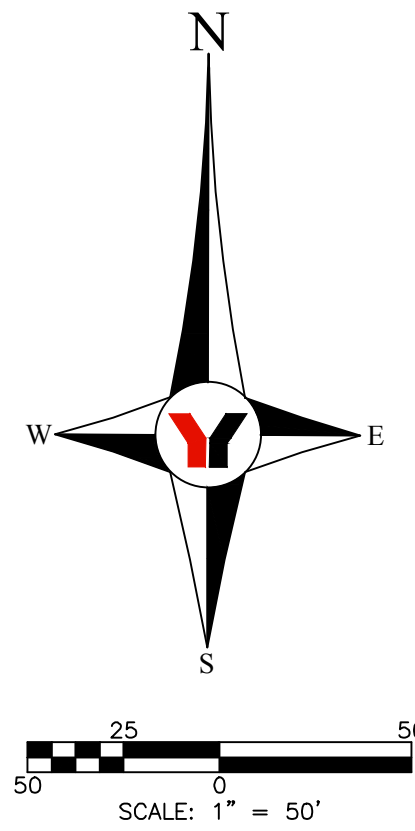


MAH VENICE
INVESTMENTS, LLC

PID #036 POTENTIAL 75' WIDE
SARASOTA COUNTY
STORMWATER EASEMENT

HATCHED DOTTED AREA
DENOTES APPROXIMATE LIMITS
OF PROPOSED BAHIA SOD.



GENE GREEN
ROAD

24' WIDE PAVED
ACCESS ROAD

MIAMI VALLEY
READY MIX
OF FLORIDA

HATCHED DOTTED AREA
DENOTES APPROXIMATE LIMITS
OF PROPOSED BAHIA SOD.

FPL TRANSFORMER
PAD

ENGINE
GENERATOR

FUTURE 2 MG
128' DIAMETER
30" O.A. HEIGHT
ABOVEGROUND
STORAGE TANK

2 MG
128' DIAMETER
29' HIGH
ABOVEGROUND
STORAGE TANK

PUMP STATION
BUILDING

SOLAR FIELD AREA
(1.27 ACRES)

HATCHED DOTTED AREA
DENOTES APPROXIMATE
LIMITS OF PROPOSED BAHIA
SOD.

PROPERTY
BOUNDARY

PROPOSED TREE LEGEND

- LIVE OAK
- LONGLEAF PINE
- SOUTHERN REDCEDAR

PLANT LIST:

Quantity	Description	Specification	Spacing	Drought Tolerant	Native
TREES					
25	<i>Pinus palustris</i> ~ Longleaf Pine	Min. 12'-14' Ht., 3" Cal., Florida No. 1	As Shown	Yes	Yes
16	<i>Quercus virginiana</i> ~ Southern Live Oak	Min. 12'-14' Ht., 3" Cal., Florida No. 1	As Shown	Yes	Yes
47	<i>Juniperus silicicola</i> ~ Southern Redcedar	Min. 12'-14' Ht., 3" Cal., Florida No. 1	as Shown	Yes	Yes
SHRUBS AND GROUNDCOVERS (75% Native Provided)					
735	<i>Muhlenbergia capillaris</i> ~ Muhly Grass	1 gal, full	36" o.c.	Yes	Yes
525	<i>Spartina bakeri</i> ~ Sand Cordgrass	1 gal., full	36" o.c.	Yes	Yes
Bahia Sod Cypress Mulch ~ Brown					
		To be field verified by Contractor Minimum 3", settled			

ACCESS EASEMENT
1084, PG 1584)

NON-EXCLUSIVE EASEMENT
(PER DEED)

10' FLORIDA POWER & LIGHT EASEMENT
(DB 2636, PG 68)

NON-EXCLUSIVE INGRESS/EGRESS & DRAINAGE EASEMENT
(ORI #2000030545)

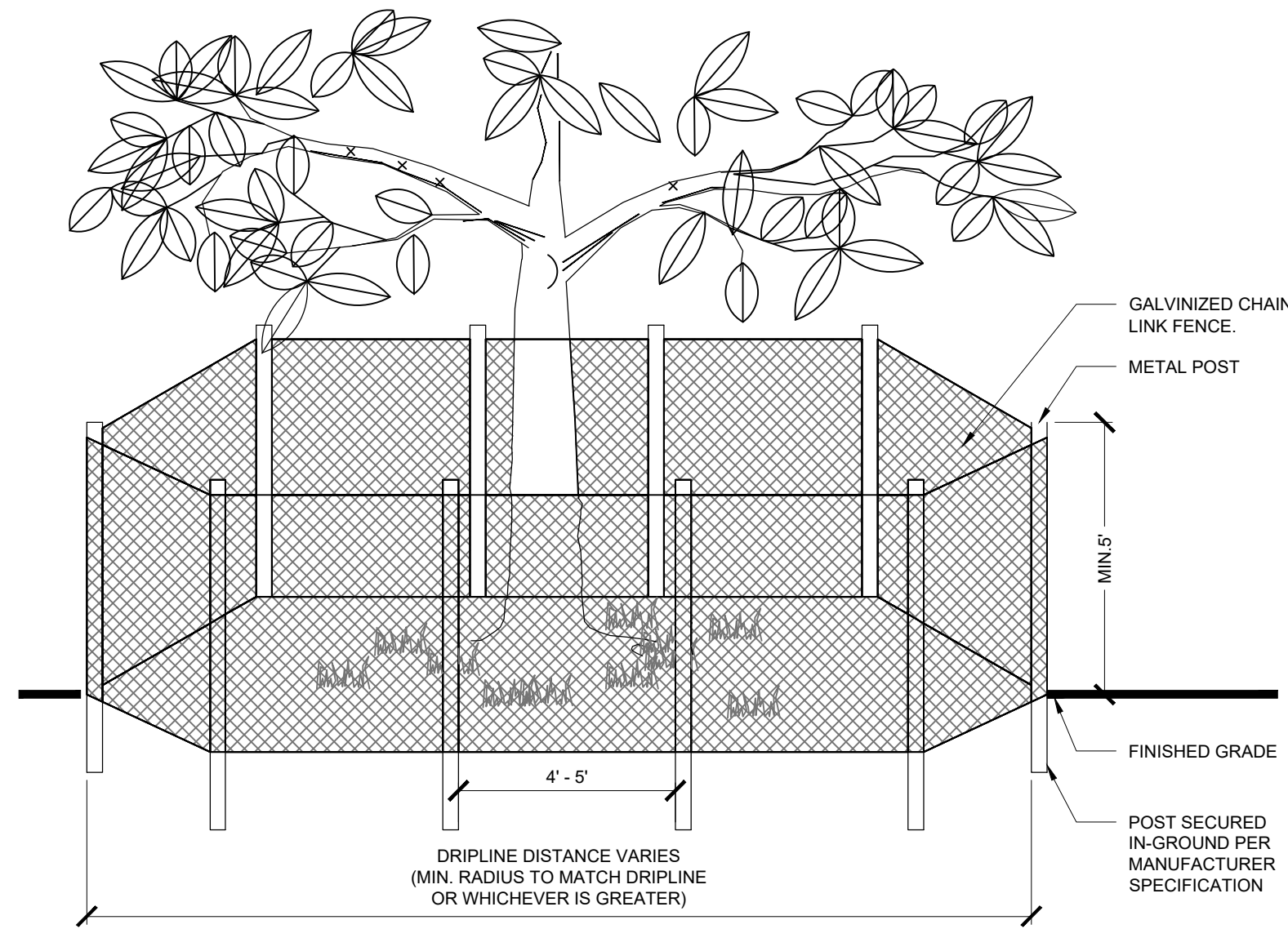
INGRESS/EGRESS EASEMENT
(DB 2856, PG 1066)

WEST LINE OF SE 1/4 OF SE 1/4 OF SECTION 22-38S-19E
N01°24'20"W 1338.37'(D) N01°23'52"W 1338.48'(M)

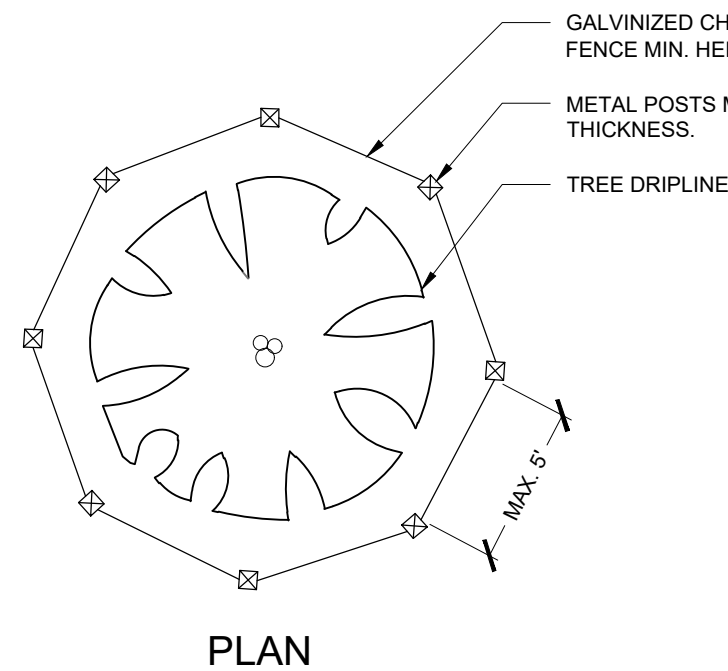
INGRESS/EGRESS EASEMENT
(ORI #2000030646)

GRATE INLET
GRATE EL=11.96
WINDOW EL=12.92
INV(S)=11.96(18"RCP)

INV(N)=11.69(18"RCP)



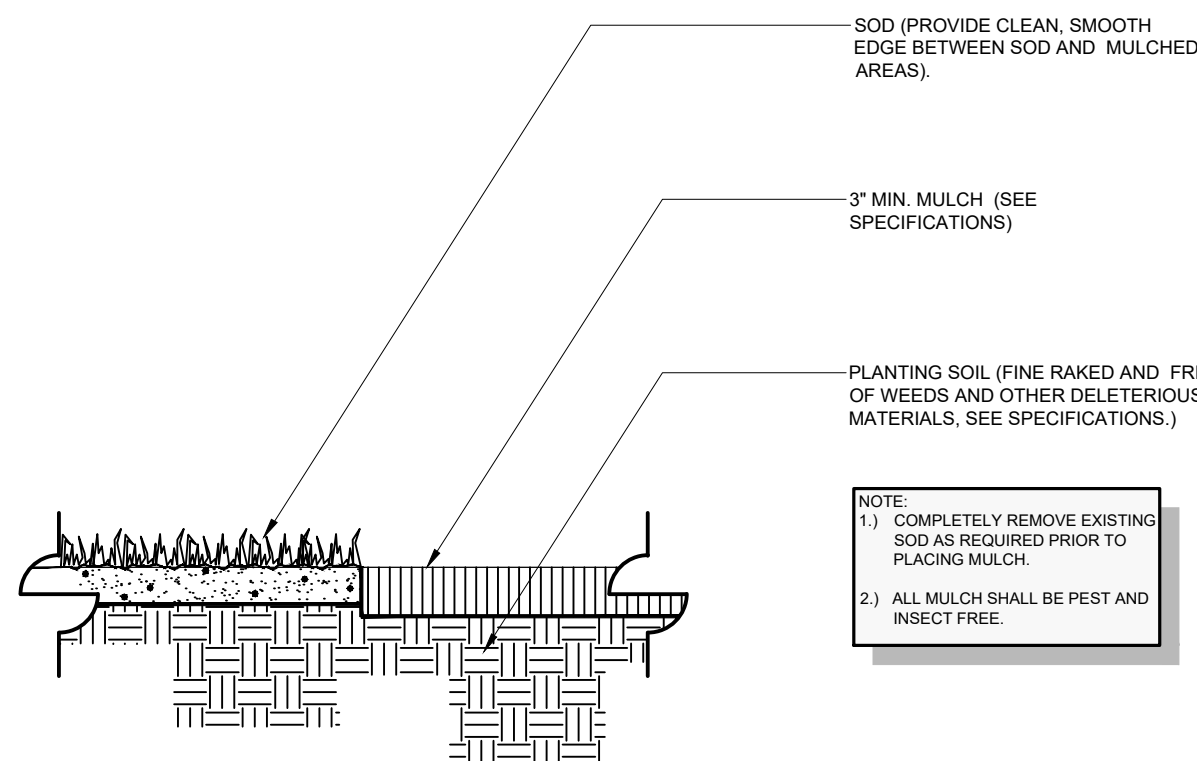
ELEVATION



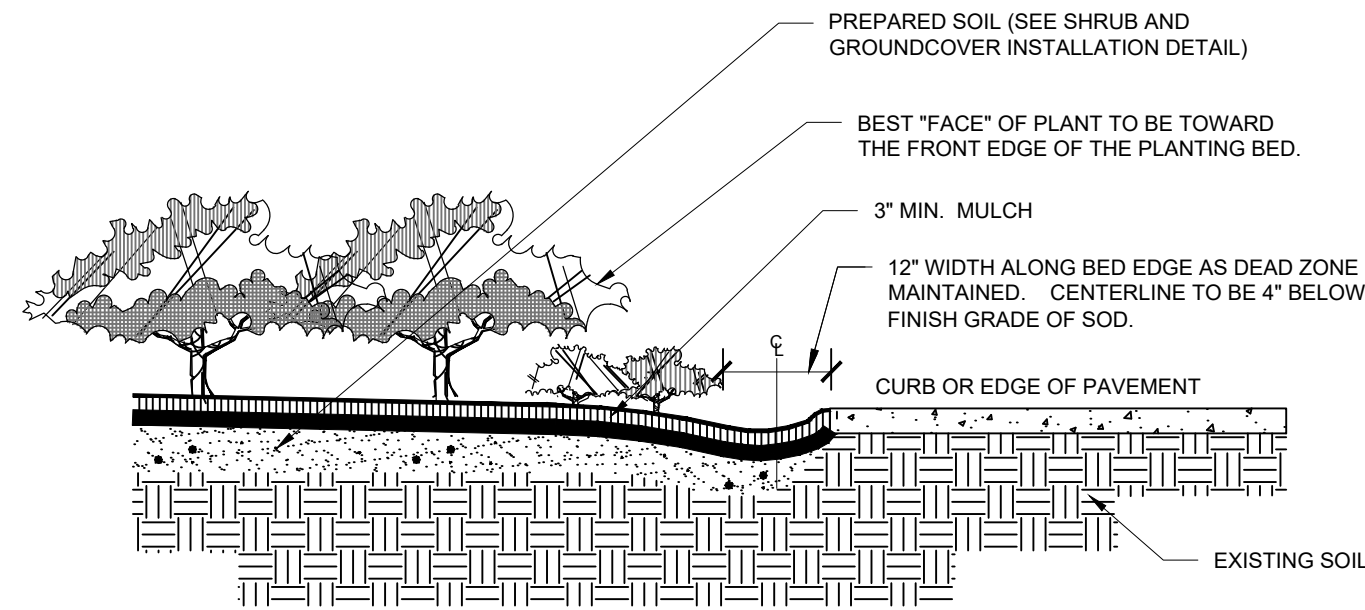
PLAN

- NOTE:
- 1.) BARRIER SHALL BE CONSTRUCTED WHEN CALLED FOR ON PLANS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR LICENSED ARBORIST. BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
 - 2.) BARRIERS ARE TO BE ERECTED AROUND ALL TREES 4" DBH AND GREATER TO REMAIN. THIS MUST BE DONE BEFORE CONSTRUCTION GRADING, OR BEFORE ANY TREES ARE REMOVED.
 - 3.) TREES 4" DBH AND GREATER THAT ARE LOCATED WITHIN 10' OF THE LOT UNDER CONSTRUCTION SHALL ALSO BE PROTECTED BY A BARRICADE.

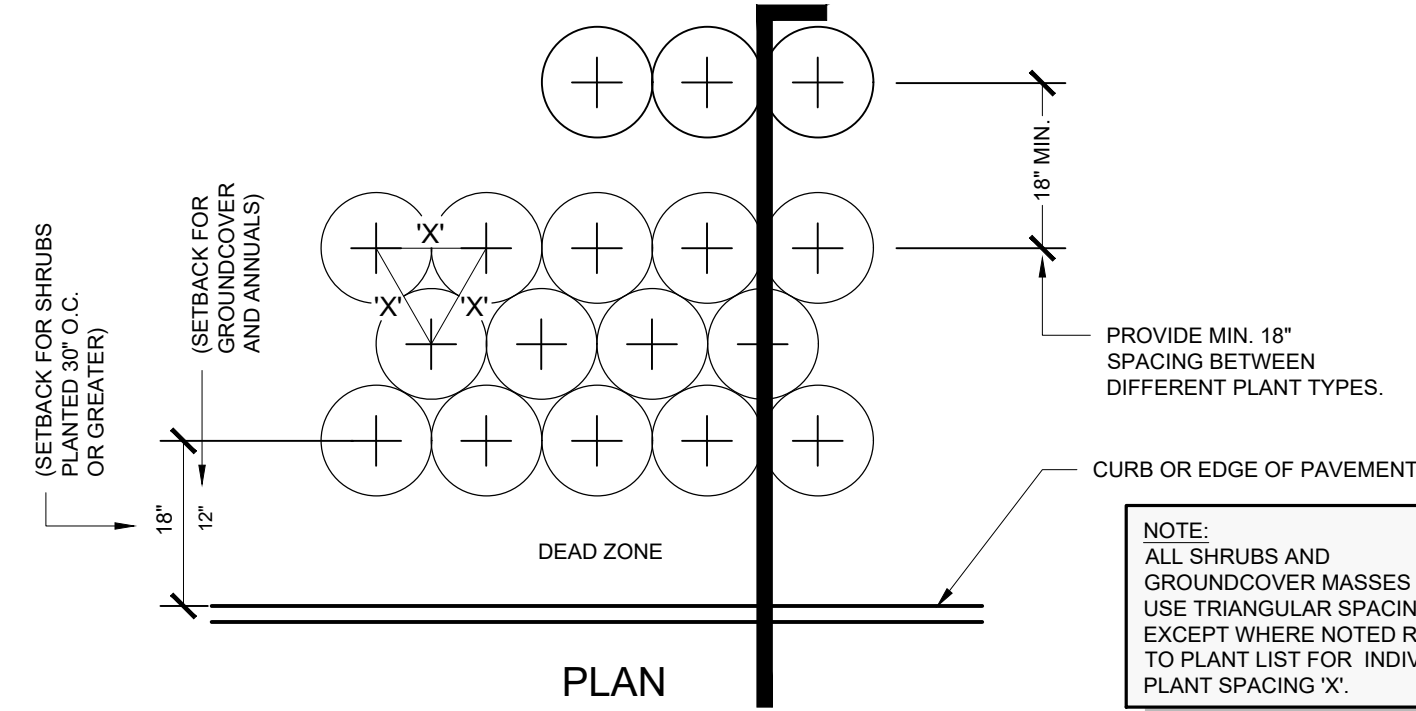
A TREE BARRICADE DETAIL
SCALE: N.T.S.



B MULCH APPLICATION ~ TYPE 1
SCALE: N.T.S.



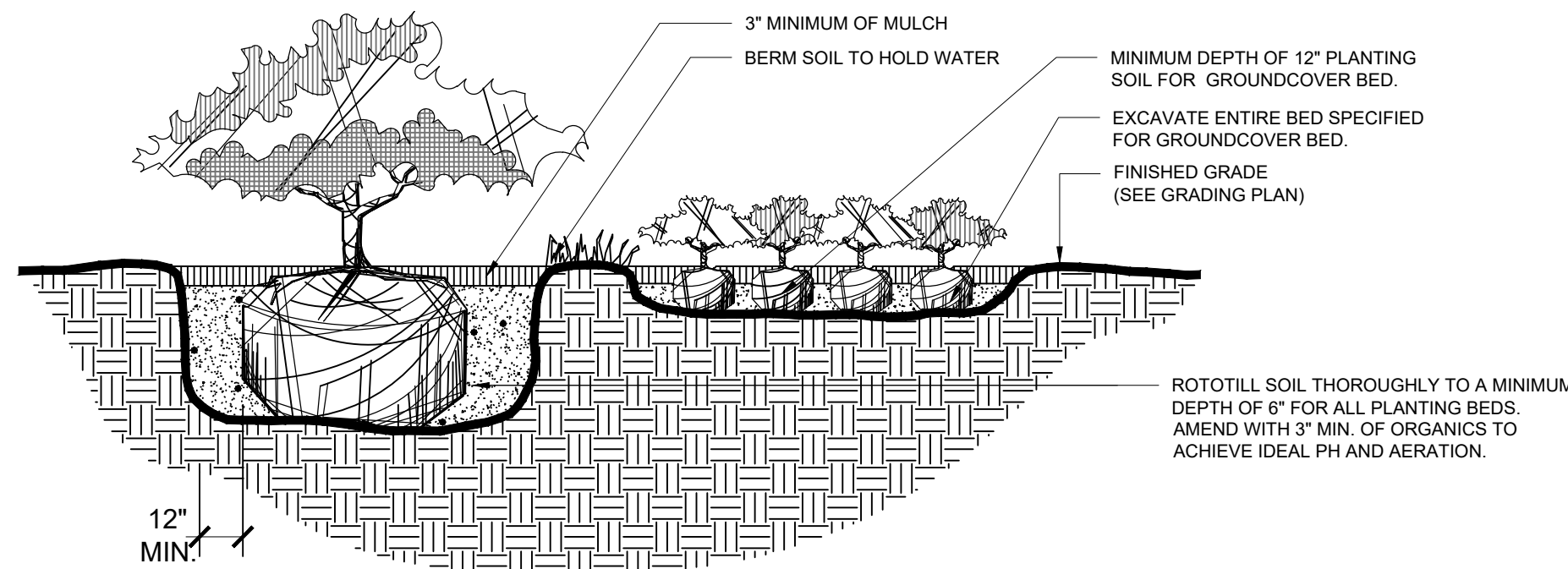
SECTION



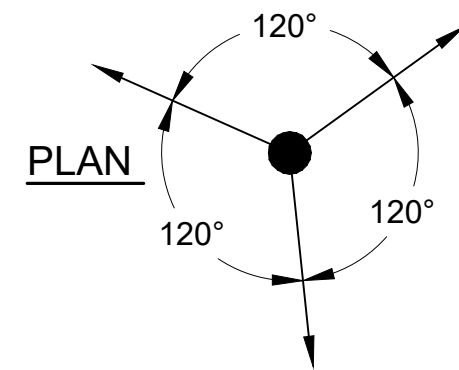
PLAN

C TYPICAL PLANT SPACING DIAGRAM
SCALE: N.T.S.

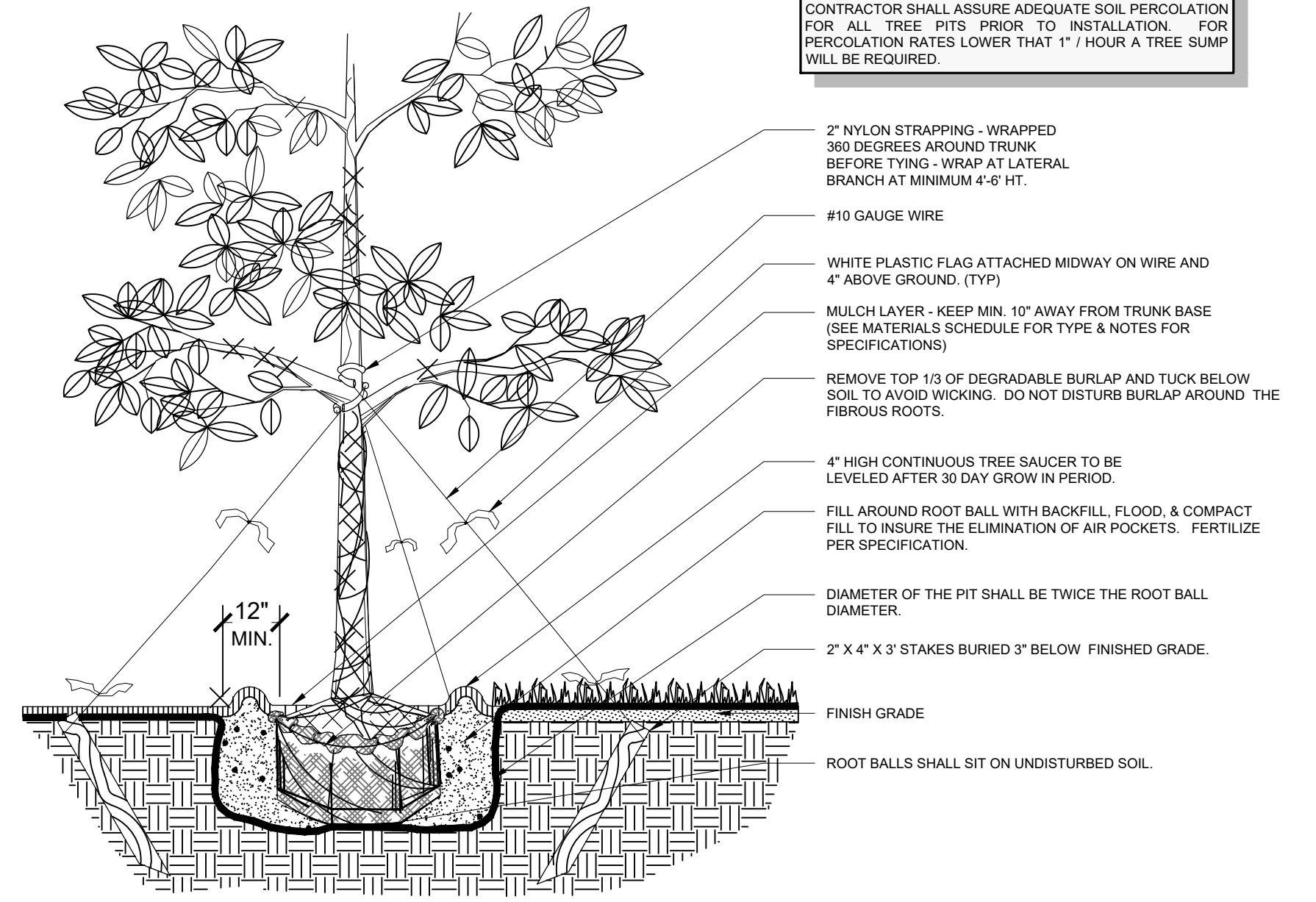
- NOTES:
1. CONTRACTOR SHALL ASSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.
 2. PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
 3. WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL - EXCEPT WHERE SPECIFIED.



D SHRUB AND GROUNDCOVER INSTALLATION
SCALE: N.T.S.



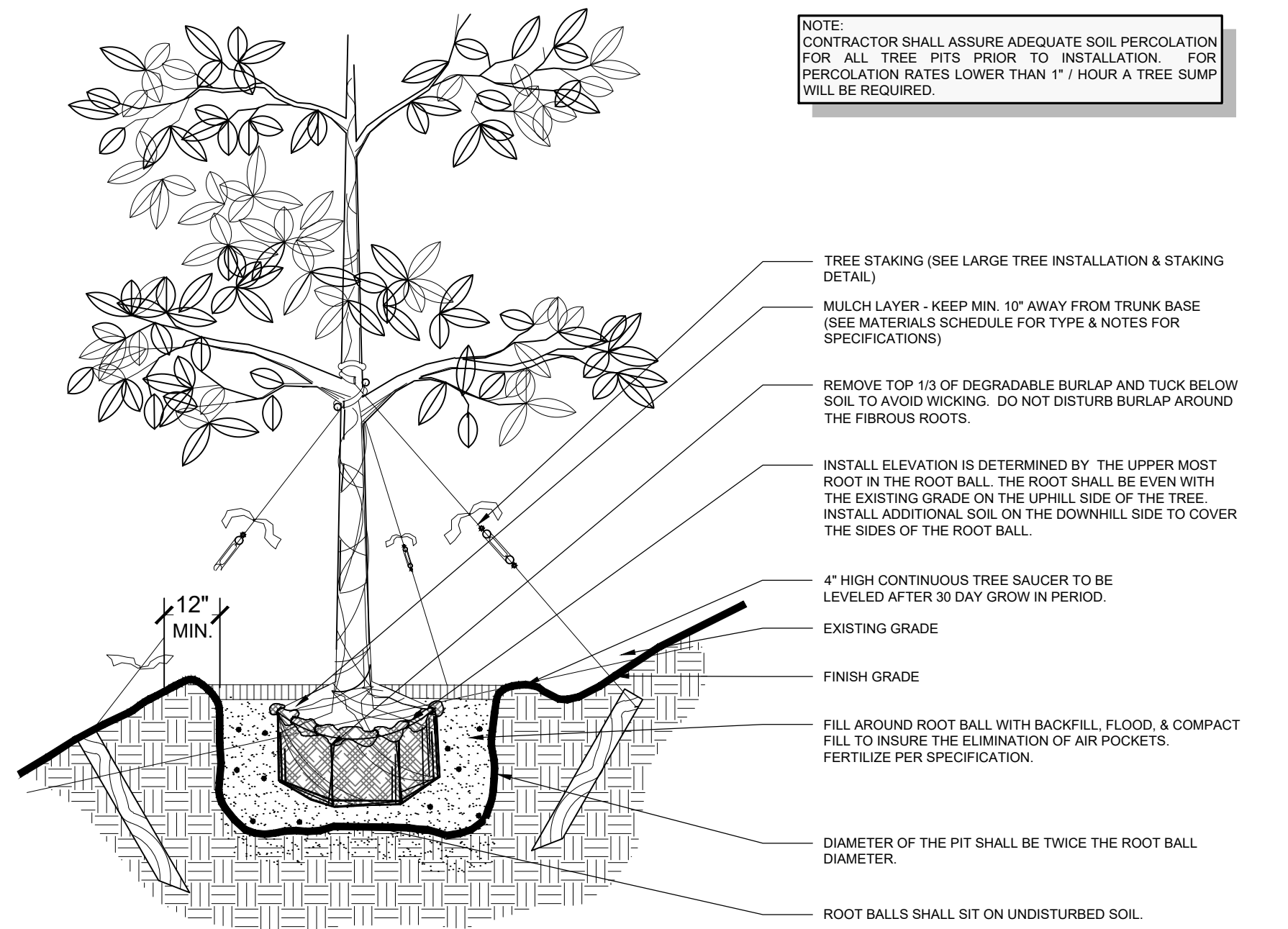
PLAN



- NOTE:
- CONTRACTOR SHALL ASSURE ADEQUATE SOIL PERCOLATION FOR ALL TREE PITS PRIOR TO INSTALLATION. FOR PERCOLATION RATES LOWER THAN 1" / HOUR A TREE SUMP WILL BE REQUIRED.

- 2" NYLON STRAPPING - WRAPPED 360 DEGREES AROUND TRUNK BEFORE TYING - WRAP AT LATERAL BRANCH AT MINIMUM 4'-6" HT.
- #10 GAUGE WIRE
- WHITE PLASTIC FLAG ATTACHED MIDWAY ON WIRE AND 4" ABOVE GROUND. (TYP)
- MULCH LAYER - KEEP MIN. 10" AWAY FROM TRUNK BASE (SEE MATERIALS SCHEDULE FOR TYPE & NOTES FOR SPECIFICATIONS)
- REMOVE TOP 1/3 OF DEGRADABLE BURLAP AND TUCK BELOW SOIL TO AVOID WICKING. DO NOT DISTURB BURLAP AROUND THE FIBROUS ROOTS.
- 4" HIGH CONTINUOUS TREE SAUCER TO BE LEVELED AFTER 30 DAY GROW IN PERIOD.
- FILL AROUND ROOT BALL WITH BACKFILL, FLOOD, & COMPACT FILL TO INSURE THE ELIMINATION OF AIR POCKETS. FERTILIZE PER SPECIFICATION.
- DIAMETER OF THE PIT SHALL BE TWICE THE ROOT BALL DIAMETER.
- 2" X 4" X 3' STAKES BURIED 3" BELOW FINISHED GRADE.
- FINISH GRADE
- ROOT BALLS SHALL SIT ON UNDISTURBED SOIL.

E LARGE TREE INSTALLATION & STAKING
SCALE: N.T.S.



- NOTE:
- CONTRACTOR SHALL ASSURE ADEQUATE SOIL PERCOLATION FOR ALL TREE PITS PRIOR TO INSTALLATION. FOR PERCOLATION RATES LOWER THAN 1" / HOUR A TREE SUMP WILL BE REQUIRED.

- TREE STAKING (SEE LARGE TREE INSTALLATION & STAKING DETAIL)
- MULCH LAYER - KEEP MIN. 10" AWAY FROM TRUNK BASE (SEE MATERIALS SCHEDULE FOR TYPE & NOTES FOR SPECIFICATIONS)
- REMOVE TOP 1/3 OF DEGRADABLE BURLAP AND TUCK BELOW SOIL TO AVOID WICKING. DO NOT DISTURB BURLAP AROUND THE FIBROUS ROOTS.
- INSTALL ELEVATION IS DETERMINED BY THE UPPER MOST ROOT IN THE ROOT BALL. THE ROOT SHALL BE EVEN WITH THE EXISTING GRADE ON THE UPHILL SIDE OF THE TREE. INSTALL ADDITIONAL SOIL ON THE DOWNHILL SIDE TO COVER THE SIDES OF THE ROOT BALL.
- 4" HIGH CONTINUOUS TREE SAUCER TO BE LEVELED AFTER 30 DAY GROW IN PERIOD.
- EXISTING GRADE
- FINISH GRADE
- FILL AROUND ROOT BALL WITH BACKFILL, FLOOD, & COMPACT FILL TO INSURE THE ELIMINATION OF AIR POCKETS. FERTILIZE PER SPECIFICATION.
- DIAMETER OF THE PIT SHALL BE TWICE THE ROOT BALL DIAMETER.
- ROOT BALLS SHALL SIT ON UNDISTURBED SOIL.

F LARGE TREE ON SLOPE
SCALE: N.T.S.

1. TREES AND SHRUBS SHALL BE PLACED WITHIN THE MIDDLE TWO THIRDS (®) OF A DRAINAGE SWALE OR SWALES (3 FEET MEASURED HORIZONTALLY FROM THE CENTERLINE OF THE DRAINAGE SWALE +/- WHICHEVER IS GREATER. SWALES MUST ALLOW FOR PROPER DRAINAGE WITHOUT CLOSING OFF THE SWALE.
2. ACTIVITIES HAVE BEEN SHIFTED AWAY FROM EXISTING TREES WHERE POSSIBLE. ADDITIONAL TREES ARE NOT BEING SHOWN FOR REMOVAL. ANY TREES SHOWN NEAR LAKE CONSTRUCTION OR UTILITIES WILL BE AVOIDED AS POSSIBLE THROUGH THE LANDSCAPE ARCHITECT'S CONSTRUCTION PROCEDURES. IF DURING INSTALLATION OF THESE ELEMENTS TREES ARE LOST THEY WILL BE REPLACED PER ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
3. LANDSCAPE PRACTICES FOR THIS PROJECT SHALL CONFORM TO ALL LANDSCAPE AND LAND DEVELOPMENT CODES PER LOCAL MUNICIPALITY.
4. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES. IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNERS PRIOR TO ANY CONSTRUCTION. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHOULD CONDUCT A UTILITY LOCATE TO ANY UTILITIES. NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE. AT CONTRACTORS EXPENSE.
 - INVESTIGATE BEFORE ANY CONSTRUCTION
 - CALL SUNSHINE STATE 1-800-452-4770 TOLL FREE
 - FL STATUTE 355.381 (1979) REQUIRES MIN. 2 DAYS NOTICE AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE
5. THE LIMITS OF CONSTRUCTION ARE DEFINED BY THE PROJECT BOUNDARY (LIMITS, ETC.) NOTED ON THE DRAWINGS.
6. THE CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL BE PROTECTED AND MAINTAINED DURING CONSTRUCTION. ALL EXISTING TREES, SHRUBS, AND FURNISHINGS, PAVING, LANDSCAPE, AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
7. SEE ALL GRADING PLANS, PAVEMENT, WALLS, AND SITE FURNISHINGS PLANS FOR ADDITIONAL NOTES, SITE PREPARATION, AND OTHER PERTINENT INFORMATION.
8. LANDSCAPE CONTRACTOR SHALL FIELD STATE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.
9. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNERS REPRESENTATIVE IMMEDIATELY.
10. THE LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREA AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND REMOVED DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AT THE LOCATION DESIGNATED BY THE OWNERS REPRESENTATIVE.
11. THE LOCATION OF THE LABELS FOR IDENTIFICATION SHALL BE IDENTIFIED BY THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL ADVISE THE ACCESS ROUTE TO AND FROM THE HOLDING AREA WITHOUT DISRUPTING OR IMPEDING ACCESS TO THE SITE BY OTHERS.
12. IN ORDER TO MAINTAIN THE PROGRESS OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT.
13. THE ATTACHED PLANTING PLANS ARE A GRAPHIC REPRESENTATION FOR THE AESTHETIC TREATMENT OF THE DESIGNATED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL CITY ORDINANCES, LOCAL ORDINANCES, AND TO PROVIDE SUFFICIENT PLANT MATERIAL. SELECTIONS MAY CHANGE BASED UPON AVAILABILITY, ON SITE SPECIFIC CONDITIONS, AND/OR CHANGES TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE PLANT MATERIAL. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO MAKE NECESSARY OR REQUIRED CHANGES AND/OR TO REMOVE THE PLANT MATERIALS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.

1. THE PROJECT SUBMITTALS LIST WILL BE GENERATED BY THE LANDSCAPE ARCHITECT AND MUST BE COMPLETED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROJECT COMMENCEMENT.
2. ALL PROJECT SUBMITTALS MUST BE COMPLETED AND COMPLIED IN AN EASILY REPROducible FORM. SUBMITTAL SHEETS THAT ARE NOT LEGIBLE AND REPRODUCIBLE WILL BE REJECTED. SUBMITTALS SHEETS THAT DO NOT CLEARLY IDENTIFY THE PRODUCTS OR MATERIALS SELECTED WILL BE REJECTED.
3. PRODUCTS INSTALLED ON THE PROJECT SITE THAT ARE NOT CONSISTENT WITH THE PROJECT SUBMITTALS WILL BE REMOVED AND REPLACED WITH THE PRODUCTS IDENTIFIED IN THE PROJECT SUBMITTAL PACKAGE AT THE CONTRACTORS EXPENSE.

General Submittals					
Emergency Numbers					
NOI index					
Video					
Locate Tickets					
Project Schedule					
Landscape Submittals					
Plant Nursery List					
As-Built Survey Inspection Certification					
March					
Hydrology Report					
Swamp Details					
Soil Sample Analysis					
Fertilizer					
Ingration Submittals					
Purpose Class 200 PVC					
SCM 400 PVC from Contractors					
Sanitation Class 200 PVC					
Drains and Hangers					
Valve Boxes					
Valves					
Manhole DWP Tubing and Stakes, and Pumps					
Manhole Access					
Manhole PVC Valve					
Manhole Pumps					
Magnitude Detection Lasso					
Grounding Rod					
Wire					
Wire Connections					
Remove and Cut					

1. ALL WORK SHALL BE COMPLETED WITHIN THE TIME ALLOTTED IN THE PROJECT SCHEDULE.

2. WITHIN SEVEN (7) DAYS OF RECEIPT OF "NOTICE TO PROCEED" THE SUCCESSFUL BIDDER WILL FURNISH A CRITICAL PATH SCHEDULE REFLECTING THE ABOVE DATES. THIS SCHEDULE WILL INCLUDE VERIFIABLE MILESTONES TO ENABLE MONITORING OF THE PROJECT SCHEDULE DURING THE CONSTRUCTION PERIOD.

THE SUCCESSFUL BIDDER SHALL HAVE ITS WORK SUBSTANTIALLY COMPLETED BY THE RESPECTIVE TIMEFRAME. THE SUCCESSFUL BIDDER SHALL BE RESPONSIBLE FOR THE DATE OF COMPLETION FOR THE CONTRACTOR'S PORTION OF THE WORK AS ESTABLISHED IN THE VARIOUS PHASES OF THE SCHEDULE.

BY SUBMITTING THE BID, THE BIDDER AGREES THAT THE PERIODS FOR PERFORMING THE WORK ARE REASONABLE, AND THAT THE BIDDERS WORK CAN BE SUBSTANTIALLY COMPLETE BY ITS APPLICABLE DATE(S) FOR SUBSTANTIAL COMPLETION.

3. IF THE SUCCESSFUL BIDDER DOES NOT HAVE THE WORK ON THE PROJECT SUBSTANTIALLY COMPLETE BY THE DATE(S) IDENTIFIED FOR SUBSTANTIAL COMPLETION AS ESTABLISHED IN THE PROJECT TIME SCHEDULE, THE SUCCESSFUL BIDDER WILL PAY THE OWNER AND HOLD OVER FOR HARM OF THE OWNER THE LIQUIDATED DAMAGES THE BIDDER LIQUIDATED DAMAGES AT THE RATE OF \$200 PER CALENDAR DAY BEYOND THE DATE OF SUBSTANTIAL COMPLETION.

4. THE BIDDER ACKNOWLEDGES BY SUBMITTING THE BID AND ENTERING INTO A CONTRACT WITH THE OWNER THAT SUCH AMOUNTS OF THE BIDDER'S LIQUIDATED DAMAGES SHALL BE PAID TO THE OWNER FOR THE WORK NOT SUBSTANTIALLY COMPLETED BY THE DATE(S) IDENTIFIED FOR SUBSTANTIAL COMPLETION AS ESTABLISHED IN THE PROJECT TIME SCHEDULE. THE BIDDER'S LIQUIDATED DAMAGES ARE DAMAGES FOR LOSS OF USE OF THE PROJECT AND THE SUCCESSFUL BIDDER IN ADDITION TO THE LIQUIDATED DAMAGES WILL BE OBLIGATED TO INDEMNIFY AND HOLD OVER FOR HARM OF THE OWNER THE LIQUIDATED DAMAGES THE BIDDER LIQUIDATED DAMAGES AT THE RATE OF \$200 PER CALENDAR DAY BEYOND THE DATE OF SUBSTANTIAL COMPLETION.

2. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ADJACENT IMPROVEMENTS FROM DAMAGE AND EROSION. ANY ADJACENT IMPROVEMENT DAMAGED DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRE-CONSTRUCTION STATE.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
6. THE CONTRACTOR SHALL AGREE TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD OTHERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPTS FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER.
6. DURING CONSTRUCTION, CREWS ARE REQUIRED TO HAVE AT LEAST ONE (1) ENGLISH SPEAKING PERSON ON SITE.

1. FLAG ALL TREES AND PALMS TO BE SAVED IN PLACE. PROVIDE BARRICADING IN ACCORDANCE WITH LOCAL STANDARDS AROUND TREES TO BE TREES IN PLACE PRIOR TO SITE DEMOLITION.
2. ALL WORK SHALL BE UNDERTAKEN IN THE PRESENCE OF A REGISTERED ARBORIST EMPLOYED BY THE LANDSCAPE CONTRACTOR. ALL TREES AND PALMS TO BE REMOVED FOR DISEASE, INJURY, DAMAGE, DISEASE AND INSECT INFESTATION. PARTS OF THE TREE SHOWING THESE CONDITIONS SHALL BE TREATED OR PRUNED IN ACCORDANCE WITH THE ARBORIST'S RECOMMENDATIONS. REMOVE ALL DEAD LIMBS AND BRANCHES.
3. ROOT PRUNE ALL TREES TO BE SAVED PRIOR TO GRADING AROUND TREES. CUT ALONG LINES OFFSET FROM LINES OF DEVELOPMENT SURROUNDING THE TREE, IE. AT BUILDING FOUNDATIONS, PARKING LOTS, ETC.
4. TREAT ALL CUTS WITH A FUNGICIDAL BARRIER. BACKFILL THE TRENCH WITHIN 4 HOURS OF DIGGING, WITH A 1:1 MIXTURE OF SITE SOIL AND SAWDUST OR OTHER FINE ORGANIC MATERIAL. DO NOT COMPACT.
5. FERTILIZE THE PLANT AS DIRECTED BY THE CONSULTING ARBORIST.
6. THE ARBORIST SHALL VISIT THE SITE PERIODICALLY TO ASSESS THE HEALTH OF THE TREES AND ISSUE REPORTS ON THE RELATIVE HEALTH OF THE TREES AND MAKE RECOMMENDATIONS FOR TREATMENTS IF NECESSARY.

CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE OWNER AND LANDSCAPE ARCHITECT SHALL DECLARE SUBSTANTIALLY COMPLETED PROJECT AND THE PROJECT WILL BE DEEMED TO BE THE BEGINNING OF THE GUARANTEE PERIOD AND THE 90 DAY ESTABLISHMENT PERIOD OF MAINTENANCE.

LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR A ONE (1) YEAR PERIOD FOLLOWING DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR TO GUARANTEE THE PLANT MATERIAL FOR THE GUARANTEE PERIOD AND THE 90 DAY ESTABLISHMENT PERIOD AS BUILT PLANS DOCUMENTS AND THREE (3) COPIES OF AN ANNUALIZED MAINTENANCE AND OPERATION MANUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATERING REQUIREMENTS, FERTILIZATION, TRIMMING, ETC. FOR PLANT MATERIALS AND PLANT AREAS OF THE PROJECT.

MAINTENANCE PERIOD - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PLANTING AREAS INCLUDING THE 90 DAY ESTABLISHMENT PERIOD AFTER SUBSTANTIAL COMPLETION NOTICE BY THE OWNER. THE PROJECT WILL BE DEEMED TO BE SUBSTANTIALLY COMPLETED AND THE PROJECT WILL BE DEEMED TO BE THE BEGINNING OF THE GUARANTEE PERIOD AND THE 90 DAY ESTABLISHMENT PERIOD OF MAINTENANCE.

PLANTING LAYOUT:

1. THE LANDSCAPE CONTRACTOR SHALL FIELD STATE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
2. THE LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE LANDSCAPE CONTRACTOR'S EXPENSE AND IN CONSULTATION WITH THE OWNER AND THE LANDSCAPE ARCHITECT.
3. SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING (STAGGERED SPACING). PLANT CENTER-TO-CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANTING PLAN.
4. PROVIDE A MINIMUM VERTICAL CLEARANCE ON ALL TREES OF 8.5' ABOVE THE SIDEWALK/CURB PATHS.
5. PROVIDE A MINIMUM HORIZONTAL OFFSET DISTANCE OF 2.5' FROM THE BACK OF CURB TO THE FUTURE MAXIMUM TRUNK DIAMETER OF PLANTED TREES.
6. ALL SHRUB BEDLINE AREA DEFINITIONS TO BE DETAILED IN THE FIELD WITH THE LANDSCAPE ARCHITECT. UNAPPROVED BEDLINES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMEDY ALL DAMAGES AND MODIFICATIONS REQUIRED TO BRING THE AREAS TO SPECIFICATIONS.

1. APPROPRIATE CARE MUST BE TAKEN DURING TRANSPLANTING TO PREVENT CHAIN MARKS, GIRDLING OR BARK SLIPPAGE. TREES THAT ARE DAMAGED DURING THE TRANSPLANTING PROCESS WILL NOT BE ACCEPTED.

1. THE LANDSCAPE CONTRACTOR SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HERIN SPECIFIED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED TO MEET ALL APPLICABLE CITY AND COUNTY ORDINANCES.
2. CONTRACTOR SHALL ENSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL FILL ALL THREE PITS WITH WATER BEFORE PLANTING TO ASSURE THAT PROPER DRAINAGE AND PERCOLATION IS ACHIEVED TO CORRECT PROPER DRAINAGE. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
3. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY PRIOR TO PLANTING.
4. BALLED AND BURLAPPED OR ANY BASKETED MATERIAL SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE BURLAP, WIRE CAGES, STRAPS, ETC. BE SHOWN AND CUT AND REMOVED PRIOR TO INSTALLATION.
5. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK (5 BUSINESS DAYS) OF NOTICE.
6. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPING PLANTING INSTRUCTIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION.
7. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL AND SPECIFICATIONS FOR COMPLETE LANDSCAPING PLANTING INSTRUCTIONS.
8. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED BY OWNERS REPRESENTATIVE TO SUPPLEMENT IRRIGATION SYSTEMS PRIOR TO AND DURING PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
9. THE LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION AND SHALL REPAIR AND/OR REPLACE ANY EXISTING PLANTING MATERIALS AND/OR PLANTING MATERIALS AND/OR ALL EXISTING PLANTING MATERIALS DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
10. GYLTING / STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES ETC., TO PENETRATE OUTER SURFACE OF TREES, PINES, OR OTHER PLANTING MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL STAKES AND/OR GYLTING MATERIALS.
11. ALL WOODEN STAKES, BOARDS, BRACES AND BARRING SHALL BE PAINTED/SLICK STAINED DARK GREEN PRIOR TO THEIR USE. TOUCH UP ALL EXPOSED STAKES IN THE FIELD WITHOUT MOTTING OR MARKING PLANT MATERIALS.
12. THE CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH MINIMUM DEPTH WITH CLEAN, FINE, RED PINE, OAKS, OR RED PINE MULCH AS SPECIFIED.
13. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC) THROUGHOUT THE COURSE OF THE PROJECT AND THROUGHOUT A 90 DAY ESTABLISHMENT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL MAINTENANCE. CONTRACTOR SHALL NOT BE ACCEPTED OR DEEMED SUBSTANTIALLY COMPLETE BY ZONES OR PHASES (UNLESS OTHERWISE NOTED ON THE PLANS).

1. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC., ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK, THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR THE INSTALLATION AREA.

- A. APPLY ROUNDPUR (MANUFACTURED BY MONSANTO CORP.) OR APPROVED HERBICIDE EQUAL ACCORDING TO MANUFACTURER'S RATE AND SPECIFICATION WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVER SPRAY OR SPRAY WITHIN ROOT ZONE OF EXISTING PLANTS TO BE REMOVED.
- B. BEFORE REPLACING TPOSSL, RAKE SURFACE, CLEAR OF STONES (1 INCH DIAMETER AND LARGER), DEBRIS, RUBBISH, DELETERIOUS MATERIALS AND ALL REMAINING CONSTRUCTION DEBRIS TO A DEPTH OF 6". CONTAMINATED SOILS SHALL BE REMOVED AND REPLACED TO THEIR ORIGINAL CONDITION AND COMPOSITION.
- C. ESTABLISH OR REESTABLISH ROUGH GRASSES INSURING POSITIVE FLOWS AND AESTHETIC LANDFORM SHAPES SHOWN IN THE GRADING PLANS. SCARRY SURFACE TO A DEPTH OF 3 INCHES ONCE ROUGH GRADE HAS BEEN ESTABLISHED.
- D. CONTRACTOR SHALL APPLY "RONSTAR" OR APPROVED PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S RATE AND SPECIFICATIONS.
- E. PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUND COVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:
- | | | |
|---|---|---|
| 1) TREES
70% CLEAN D.O.T. SAND
30% APPROVED TPOSSL MIX | 2) PALMS
80% CLEAN D.O.T. SAND
20% APPROVED TPOSSL MIX | NOTE:
CONTRACTOR TO SUBMIT LABORATORY SOIL TESTS AND ANALYSIS
RECOMMENDATIONS FOR ORNAMENTAL
LANDSCAPE USE OF ALL SOIL MIXTURES
AND NO LESS THAN 4 TESTS OF
TPOSSL MIXTURES TO BE USED IN A FINAL
REVIEW AND APPROVAL BY LANDSCAPE
ARCHITECT. |
| 3) SHRUBS AND GROUND COVERS
60% CLEAN D.O.T. SAND
20% APPROVED TPOSSL MIX | 4) TPOSSL
40% APPROVED FLORIDA PEAT
10% APPROVED FLORIDA PEAT
50% APPROVED SAND
PEAT: FEDERAL SPECIFICATIONS QPS-168
TYPE 1 CLASS II. SPHAGNUM | |
| | | |

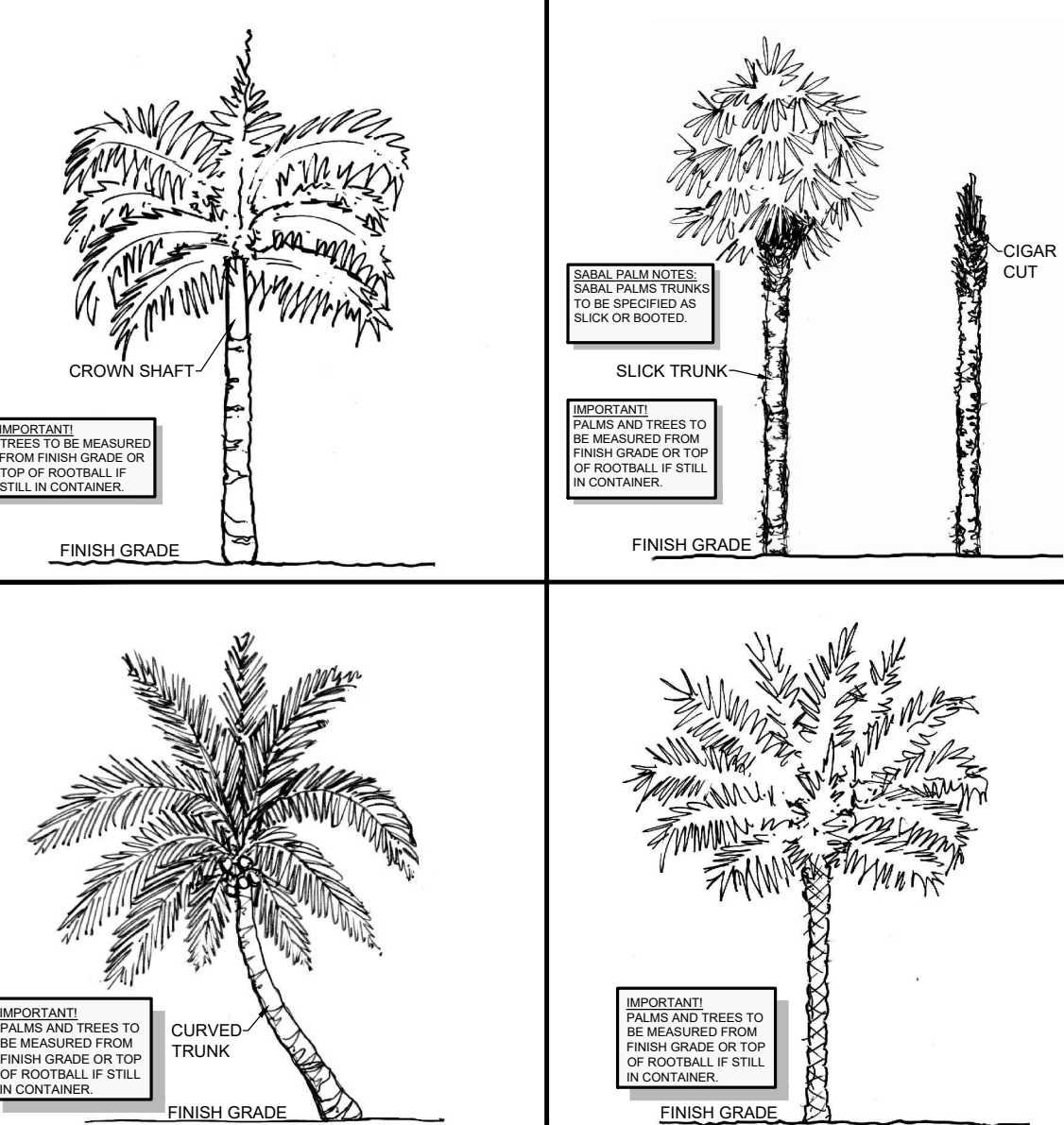
1. CONTRACTOR IS TO SUBMIT TO THE LANDSCAPE ARCHITECT THE GROWER'S AND/OR STATE INSPECTION CERTIFICATE FOR PLANT MATERIAL TWO (2) WEEKS BEFORE COMMENCEMENT OF WORK, IF APPLICABLE (SEE SUBMITTAL FORM).
2. ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTS MEETING SPECIFICATION AS NOTED PRIOR TO INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANT MATERIAL FROM THE PROJECT THAT DOES NOT CONFORM TO SPECIFICATIONS.
4. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF PLANT MATERIAL FROM THE PLANT LEGEND TO THE DRAWINGS.

4. ALL PLANTS MUST BE HEALTHY, NONPOISONOUS MATERIAL, FREE OF PESTS AND DISEASES. ALL PLANT MATERIAL SHALL BE IN FULL AND STRAIGHT ACCORDANCE TO FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS," PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANT MATERIALS IN SOME INSTANCES MAY EXCEED THE 100% MINIMUM REQUIREMENTS SPECIFIED FOR THIS PROJECT. ALL PLANTS TO BE IN FULL GROWN, UNLESS OTHERWISE SPECIFIED.
5. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR PLANT MATERIALS MUST BE INDICATED BY THE USER AND SECURED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED UNLESS OTHERWISE NOTED ON PLANS.
6. ANY SUBSTITUTIONS IN SIZE, QUANTITY, AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS MUST BE IN FULL ACCORDANCE WITH THE SPECIFICATIONS OF THIS PROJECT.
7. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED, UNLESS OTHERWISE NOTED.
8. ANY TREE WITH A TRUNK FORMER "Y" SHAPE CROTH WILL BE REJECTED.
9. CANOPY TREES OF ALL SIZES ARE TO BE SELECTIVELY PRUNED AFTER PLANTING TO REMOVE INNER TWIGGY GROWTH, OPEN-UP THE CENTER AND EXPOSE MAJOR BRANCHES.
11. ALL ROOTBALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK".
12. SUBSTITUTION OF FIELD GROWN TREES FOR TREES THAT ARE SPECIFIED AS CONTAINER GROWN WILL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.
13. ALL SPECIFICATIONS WILL STILL APPLY TO APPROVED S&B MATERIAL.
14. ALL PLANT MATERIAL SHALL BE MAINTAINED AT OR ABOVE THE SPECIFIED CONDITIONS THROUGH SUBSTANTIAL COMPLETION AND THE END OF THE ESTABLISHMENT PERIOD. DECLINE IN CONDITION OF PLANT MATERIAL DURING INSTALLATION, AND THE EXISTENCE OF DEFECTS OR DAMAGE TO PLANT MATERIAL, OR REJECTION OF PLANT MATERIAL FOR DEFECTS OR DAMAGE, SHALL BE THE RESPONSIBILITY OF THE USER.
15. ALL SOIL SHALL BE 100% SOLID SOIL, 90% FREE OF NOXIOUS WEEDS, WITH A 2" THICKNESS OF ROOTS CAPABLE OF HOLDING SAND. SOIL SHALL BE FRESHLY-CUT WITHIN TWENTY-FOUR (24) HOURS OF LAYING, LAND WITH TIGHTLY-BUTTED JOINTS, AND ROLLED. HAND ROLLED SHALL BE DONE AS NECESSARY TO ENSURE FIRM OVERLAY AND PROPER SURFACING.
16. MINIMUM THICKNESS FOR NEW ASPHALT SHALL BE 4" OVER EXISTING ASPHALT. NEWLY LAYED ASPHALT SHALL BE BASE GRADE WHICH WILL NOT BE COVERED BY EXISTING VEGETATION, SOIL, GRAVEL, PAVEMENT OR ANY OTHER GROUND COVER TREATMENT.
17. ALL PLANTING BED AREAS TO HAVE 6" OF DARK, FRIABLE TOP SOIL OR BED MIXED CHURNED INTO EXISTING SOIL.
18. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHANGING CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN PLACE. IN WATER OR NO EXISTING PLANT MATERIAL, IT WILL BE ALTERED BY REMOVING, CUTTING, TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
19. ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM (UNLESS OTHERWISE NOTED); STORMWATER.
20. ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE FLOWLINE OF PERMETER PROPERTY SWALES AND PROPOSED


1. NO REFERENCE TO ENGINEERING SHOULD BE MADE FROM THIS SHEET, FOR LANDSCAPE REFERENCE ONLY.
2. ANY DEVIATION FROM PLANT QUANTITY, SIZE OR GRADE MAY JEOPARDIZE THE CERTIFICATE OF OCCUPANCY.
3. THE HEALTH, NEAT, AND ORDERLY APPEARANCE OF ALL REQUIRED LANDSCAPING MATERIALS IS THE CONTINUAL RESPONSIBILITY OF THE PROPERTY OWNER.
4. SLOPES 4:1 OR GREATER SHALL REQUIRE SODDING FOR STABILIZATION.
5. CONTRACTOR SHALL MAINTAIN ALL FINAL TRIM LOCATIONS IN REGARD TO CONFLICTS SUCH AS UTILITIES, DRAINAGE, ETC.
6. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITHIN 14 DAYS OF THE COMPLETION OF THE EROSION CONTROL FRAME. DETESTABLE SOIL DISTURBANCE, SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION. HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF NON-ERODIBLE SOILS. PLUGGING OR SEEDING SHALL BE USED IN AREAS OF EROSION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.
7. FOR COMMERCIAL SITE DEVELOPMENT PROJECTS, NO MORE THAN 50% OF THE UNDESIGNED AREAS SHALL BE PLANTED WITH TURF GRASS. IN AREAS OF AUGUSTINE TURF GRASS VARIETIES, THESE TURF GRASS VARIETIES SHALL BE CONSOLIDATED IN AREAS OF TURF GRASS AREAS THAT ARE PROVIDED WITH CENTRAL AUTOMATIC IRRIGATION SYSTEMS.

1. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 OR BETTER, AS DEFINED IN "GRASSES AND STANDARDS FOR NURSERY PLANTS" BY THE FLORIDA DEPT. OF AGRICULTURE.
2. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR PLANT SIZE. PLANT MATERIAL THAT DOES NOT MEET THIS SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLAN.
3. MINIMUM THREE-INCH (3") THICK LAYER OF MULCH SHALL BE PLACED AROUND ALL NEW PLANT MATERIAL AND BARE GROUND THAT WILL NOT BE COVERED BY EXISTING VEGETATION, SOIL, GRAVEL, PAVEMENT OR ANY OTHER GROUND COVER TREATMENT.
4. ALL TREES TO BE HEALTHY, FULL SPECIMEN TYPES. ALL PALMS TO BE SUN GROWN.
5. ALL PLANTING BED AREAS TO HAVE 6" OF CARD, FRIABLE TOP SOIL OR BED MIXED CHURNED INTO EXISTING SOIL.
6. NEW PLANT MATERIAL TO BE INSTALLED WELL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL, SUCH AS OVERHANGING CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING OR NEW PLANT MATERIAL TO BE REMOVED OR CUTTING TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
7. ALL TREE STAKING TO BE DONE USING ARBOR TAP AND THE DUCKBILL ANCHOR METHOD.
8. ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM.
9. ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE FLOWLINE OF PERMETER PROPERTY SWALES AND PROPOSED STORMWATER INLETS.

1. ALL TREES SHALL BE GUARANTEED FOR TWO YEARS FROM DATE OF OWNER ACCEPTANCE
2. EACH TREE SHALL RECEIVE SIX "AGRIFORM" 21 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS.
3. TREES SHALL BE PLANTED TO THE PLACEMENT OF STREET TREES TO ACCOMMODATE IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, LIGHTING, ETC.
4. STREET TREE SHALL HAVE A MINIMUM CLEARANCE OF 15' FROM STREET LIGHTS. SHALL NOT BE INSTALLED WITHIN 15' OF ANY STREET LIGHTS, UTILITIES OR OTHER OBSTACLES.
5. STREET TREE PLANTINGS IN "COMMON TRACED" TO BE INSTALLED PRIOR TO AS-BUILT INSPECTION
6. TREE PLANTING SHALL INCLUDE ROOT BARRIER PROTECTION TO PREVENT ROOT GROWTH INTO UTILITIES, DRIVEWAYS, SIDEWALKS, OR PAVED AREAS.
7. APPLY A 3" LAYER OF MULCH LAYER TO ALL PROPOSED TREE, SHRUB, GROUND COVER AND VINE PLANTINGS
8. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE DONE BY A LICENSED TREE SURGEON IN ACCORDANCE WITH THE CITY OF CHICAGO TREE PRESERVATION ORDINANCE.

[illegible]

DESCRIPTION		INITIALS	DATE
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	DRAWN	CINTRON	02/27/20
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	SCALE		

PREPARED FOR
BLACK &


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CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
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WILLIAM J RICHMOND RLA No. 1556

DATE

SECTION 22. TOWNSHIP 38 S., RANGE 19 E.

SHEET NO.

L-3