

LEGEND FOR PROPOSED IMPROVEMENTS

- PROPERTY LINE / R.O.W.
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED PARKING SPACES
- PROPOSED FENCING

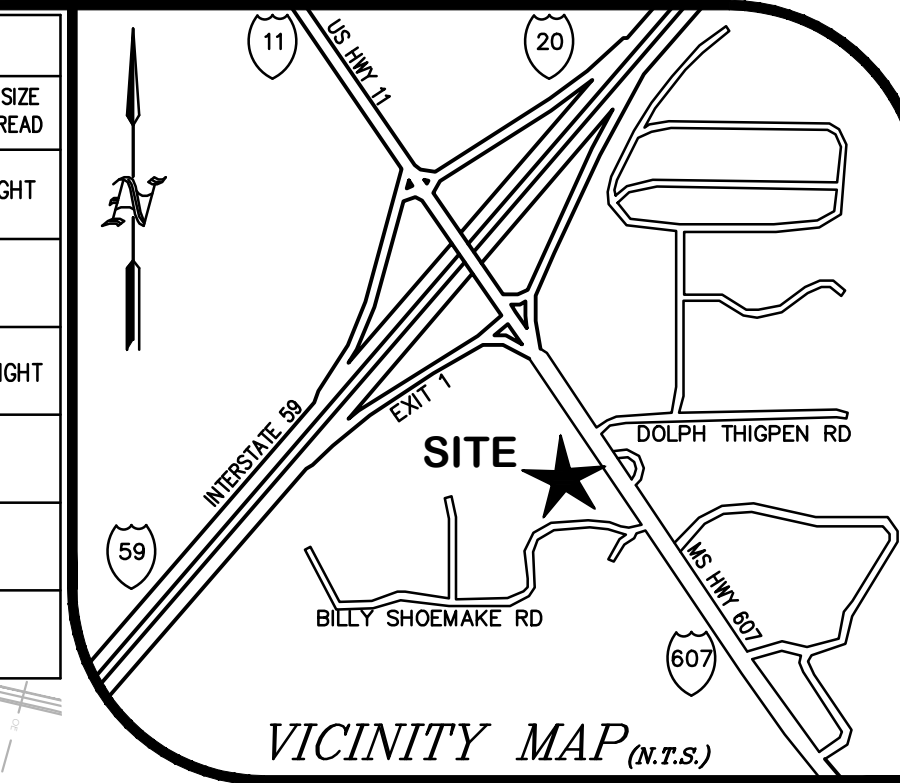
- SYSL/4" - SINGLE YELLOW SOLID LINE / 4 INCH THICK
- DYSL/5" - DOUBLE YELLOW SOLID LINE / 5 INCH THICK EACH
- SWSL/24" - SINGLE WHITE SOLID LINE / 24 INCH THICK
- SWSL/8" - SINGLE WHITE SOLID LINE / 8 INCH THICK
- SWSL/4" - SINGLE WHITE SOLID LINE / 4 INCH THICK
- SWDL/4" - SINGLE WHITE DASHED LINE / 4 INCH THICK

- GRASS SEED
SEE LOVE'S PROTO PLANT LIST
- SOD
SEE LOVE'S PROTO PLANT LIST
- DECORATIVE ROCK MULCH
PLACE LOCALLY SOURCED ROCK MULCH OVER FILTER FABRIC
- SHRUB
SEE LOVE'S PROTO PLANT LIST
- MEDIUM/LARGE CANOPY TREE 8'-14' HEIGHT
SEE LOVE'S PROTO PLANT LIST
- UNDERSTORY TREE
SEE LOVE'S PROTO PLANT LIST 8' HEIGHT MAX

EXISTING LEGEND

- SUBJECT PROPERTY BOUNDARY LINE
- ADJACENT BOUNDARY LINES
- OLD WIRE FENCE
- "40" LINES
- LIMITS OF EASEMENT
- BURIED FIBER OPTIC LINE
- OVERHEAD UTILITY LINES
- MAJOR CONTOUR
- MINOR CONTOUR
- DRAINAGE PIPE
- SIGNIFICANT DRAINAGE FLOWLINE
- APPROXIMATE FLOOD ZONE LOCATION
- NO HIGHWAY ACCESS
- PAINT STRIPE
- 1/2" IRON REBAR SET
- IRON PIN FOUND
- FENCE CORNER FOUND
- UTILITY POLE
- AS PER SURVEY
- AS PER RECORD
- RIGHT-OF-WAY
- CONTOUR ELEVATION
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- ROAD SIGN POST

PLANT LEGEND / QUANTITIES			
SYMBOL	QUANTITY	NAME	MINIMUM / SIZE HEIGHT / SPREAD
	5	MEDIUM/LARGE CANOPY TREE SEE LOVE'S PROTO PLANT LIST	8'-14' HEIGHT
	28	UNDERSTORY TREE SEE LOVE'S PROTO PLANT LIST	8' HEIGHT
	50	SHRUB SEE LOVE'S PROTO PLANT LIST	18"-24" HEIGHT
	9.62± ACRES	GRASS SEED SEE LOVE'S PROTO PLANT LIST	-
	1.35± ACRES	SOD SEE LOVE'S PROTO PLANT LIST	-
	0.07± ACRES	DECORATIVE ROCK MULCH PLACE LOCALLY SOURCED ROCK OVER FILTER FABRIC	-



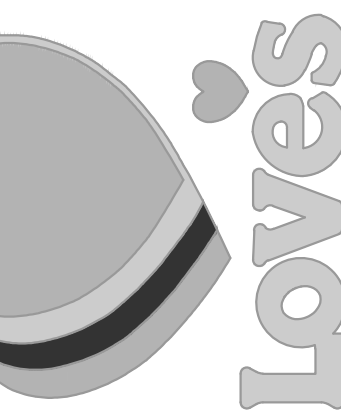
PLANTING NOTES

- CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY LOCATE SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- SITE CONDITIONS BASED UPON EXISTING CONDITIONS SURVEY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- REFER TO SITE CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWING AS NEEDED.
- REESTABLISH EXISTING TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING, INCLUDING AREAS IN RIGHT-OF-WAY, TO MATCH EXISTING SPECIES.
- CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO OWNER'S REPRESENTATIVE OHS - 08-23-2022 - ACCEPTABLE
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK-HOLD ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS.
- REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER AS NEEDED.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND DETAILS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GREATER QUANTITY SHALL GOVERN.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- ALL SIZES AND QUALITY OF PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN THE SIZE AS INDICATED IN THE PLANT SCHEDULE UNLESS OTHERWISE SPECIFIED ON THE PLAN SET. ALL PLANTS THAT DO NOT MEET THE SIZE AND SPECIFICATIONS SET FORTH BY ANSI WILL BE REJECTED BY OWNER'S REPRESENTATIVE AT NO COST TO OWNER.
- ONCE PROJECT IS AWARDED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL INSTALL LARGER AT NO COST TO OWNER.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE OWNER'S REPRESENTATIVE AND REPLACED BY CONTRACTOR AT NO COST TO THE OWNER.
- PRIOR TO MOBILIZATION THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE, IN WRITING, IF HE/SHE BELIEVES ANY OF THE PLANT MATERIAL IDENTIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION REQUESTS WILL BE GRANTED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IF NOTIFICATION IS NOT GIVEN TO THE OWNER'S REPRESENTATIVE ALL PLANTING WHICH FAILS TO GROW (EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLIGENCE, OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES NOT REPRESENTED IN PLANS, NOTIFY OWNER'S REPRESENTATIVE TO ADJUST TREE LOCATIONS, AVOID PLANTING TREES THAT WILL MATURE OVER FIVE FEET IN PUBLIC RIGHT OF WAY FOR OVERHEAD ELECTRIC UTILITIES.
- ALL PLANT MASSES TO BE TOP DRESSED WITH MULCH AS SPECIFIED IN PLANT SCHEDULE. SPREAD UNIFORMLY IN DEPTH OVER THE PLANTING BEDS AS DELINEATED ON THE PLANS UNLESS OTHERWISE NOTED.
- BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
- ALL PLANTS SHALL BE GUARANTEED FOR 1 YEAR AFTER SUBSTANTIAL COMPLETION OCCURS AND FINAL ACCEPTANCE BY OWNER, UNLESS OTHERWISE SPECIFIED.
- LANDSCAPE MAINTENANCE IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY UNTIL FINAL ACCEPTANCE BY THE OWNER. MAINTAIN TREES, SHRUBS, LAWNS, AND OTHER PLANTS AS PER THE PROJECT MANUAL AND/OR WRITTEN SPECIFICATIONS, IF APPLICABLE.
- ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING STANDARDS.

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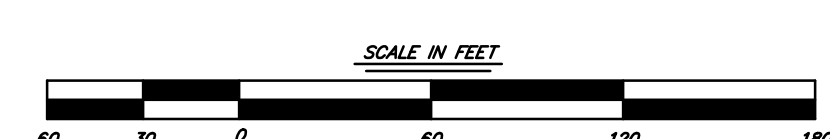
LOVE'S TRAVEL STOP
INTERSTATE 59 EXIT 1 @ MS HIGHWAY 607
PEARL RIVER COUNTY, MISSISSIPPI



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ISSUED FOR APPROVAL - NOT FOR CONSTRUCTION
THIS DRAWING IS NOT VALID WITHOUT AN ORIGINAL BLUE INK SIGNATURE AND ORIGINAL HANDWRITTEN DATE OF A LICENSED PROFESSIONAL ENGINEER.

LANDSCAPING PLAN



Pearl Particles, LLC

K:\200325 - Pearl River County MS Love's 159 @ MS Hwy 607 SEQ\Design\200325v7 Landscaping design.dwg, C:\D.O. Planting Plan, 3/1/2023 4:58:05 PM, John, copyright Resource Consulting, LLC

