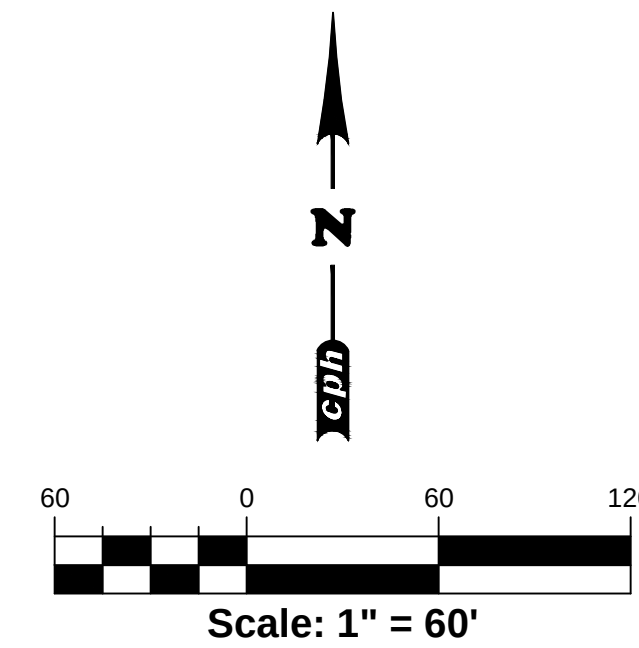


PARCEL ID: 2129202010000

J:\2501137\Civil\DWG\Current Plan Set\Working\6010 - CO.1 COVER SHEET- 1408.dwg, 7/28/2026 3:13:14 PM, Wladimir Ramirez



SITE ANALYSIS TABLE		
	EXISTING	PROPOSED
TOTAL BUILDING AREA (INCLUDING GARDEN CENTER)	203,942 SF	208,921 SF
REQUIRED PARKING (CITY OF TALLAHASSEE)	816 SPACES	836 SPACES
REQUIRED PARKING RATIO (CITY OF TALLAHASSEE)	4:01,000 SF	4:01,000 SF
CUSTOMER AND ASSOCIATE PARKING	873 SPACES	863 SPACES
ACCESSIBLE PARKING	18 SPACES	18 SPACES
EV PARKING	2 SPACES	0 SPACES
DELIVERY VAN PARKING	2 SPACES	2 SPACES
PICKUP PARKING	28 SPACES	32 SPACES
GAO COMMENTS (NOT INCLUDED IN PARKING COUNTS BELOW)	38 SPACES	38 SPACES
PROPOSED TOTAL PARKING	921 SPACES	915 SPACES
PROPOSED PARKING RATIO	4:52/1,000 SF	4:38/1,000 SF

SITE DATA

WALMART STORE #1408-1006 TALLAHASSEE

BUILDING STATEMENT:
PROPOSED 4,979 SF PICK UP BUILDING EXPANSION.

ADDRESS:
4400 W TENNESSEE ST.
TALLAHASSEE , FLORIDA 32304
SECTION 29 - TOWNSHIP 1N SOUTH - RANGE 1 WEST

WAL-MART SITE AREA: 22.18 ± AC. (966,153.30 SF)
PROJECT AREA: 0.53 ± AC (22,964 SF)
SUB-SURFACE DISTURBANCE AREA: 0.29 ± AC (12,458 SF)
ZONING: COMMERCIAL PKWY
FUTURE LAND USE: COMMERCIAL
PARCEL ID: 2129202010000

PERVIOUS / IMPERVIOUS AREAS:

PERVIOUS AREA REMOVED = 144 S.F.
PERVIOUS AREA ADDED = 253 S.F.

NET INCREASE OF PERVIOUS AREA = 109 S.F.

SITE INFORMATION TABLE	
SITE INFORMATION	VALUE
PARCEL ADDRESS	4400 W TENNESSEE STREET, TALLAHASSEE, FL 32309
PARCEL SIZE	22.7 ACRES
EXISTING ZONE	CP (COMMERCIAL PARKWAY)
EXISTING USE	(MU-B) MIXED USE
PROPOSED GROSS FLOOR AREA	9,250 SF
MAXIMUM ALLOWED INTENSITY	20.71%
PROPOSED INTENSITY	20.71%
MAXIMUM BUILDING COVERAGE	40%
PARKING/TRANSPORTATION AREA	67.15%
LANDSCAPING/OPEN SPACE	11.71%
UNDISTURBED OPEN SPACE	11.68%
FRONT SETBACK REQUIRED/PROVIDED	25 / 58.5
SIDE SETBACK REQUIRED/PROVIDED	25 / 47
REAR SETBACK REQUIRED/PROVIDED	30 / 51

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500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
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CONTAMINATED FLATER TIME USE OF
TALLAHASSEE FLATER TIME USE OF
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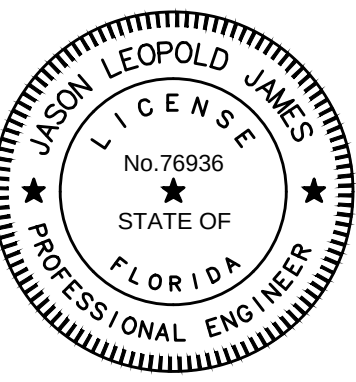
TALLAHASSEE, FL
4400 W TENNESSEE ST, TALLAHASSEE FL 32304
STORE NO: 1408-1006

CPU JOB NUMBER: 2501137 PROTO: 192

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DRAWN BY: L. YOUNG
PROTO CYCLE: -
DOCUMENT DATE: 1/21/26

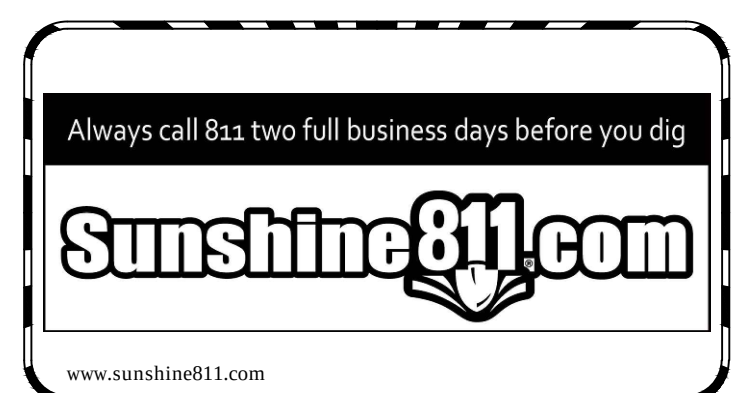
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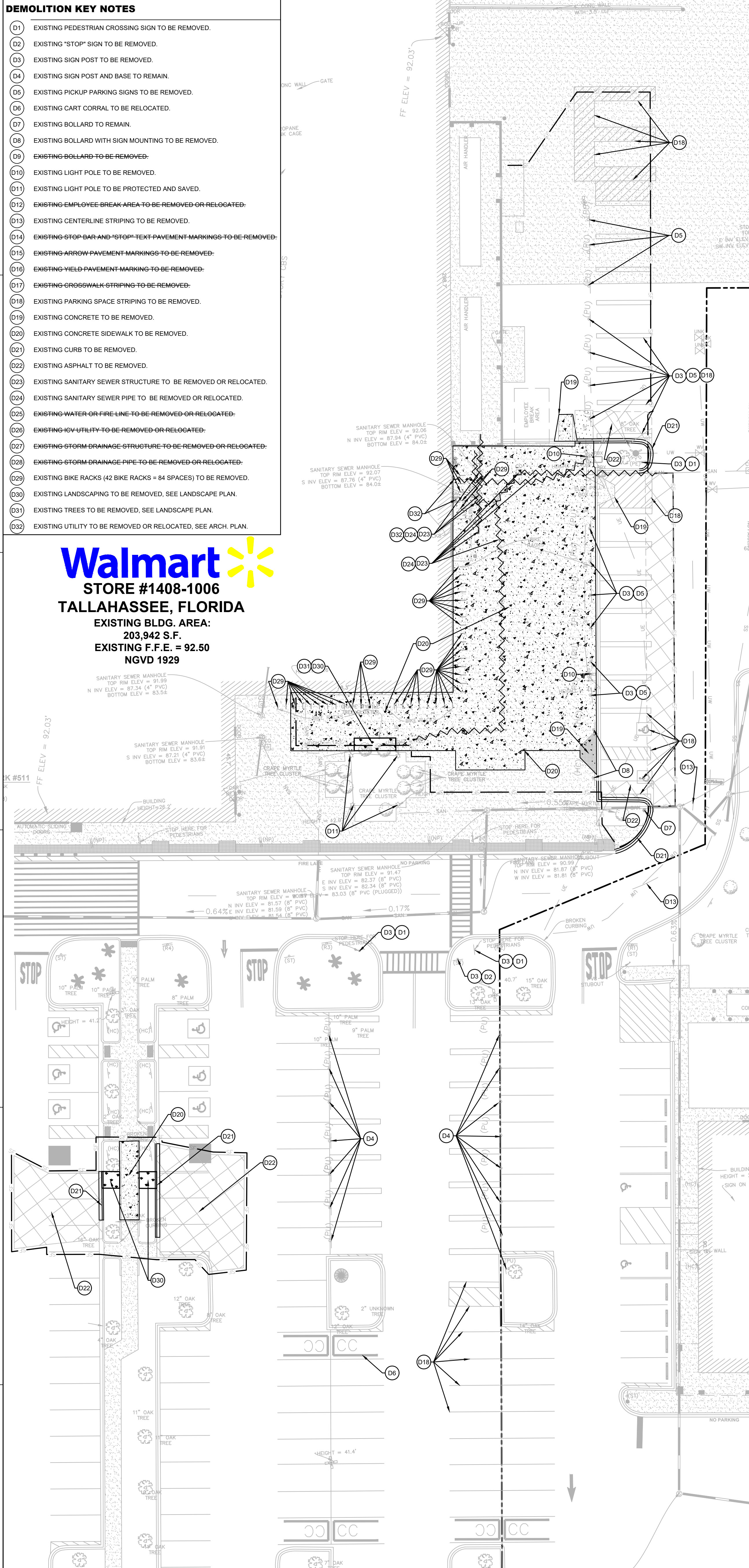
OVERALL SITE PLAN

SHEET:
C1.0



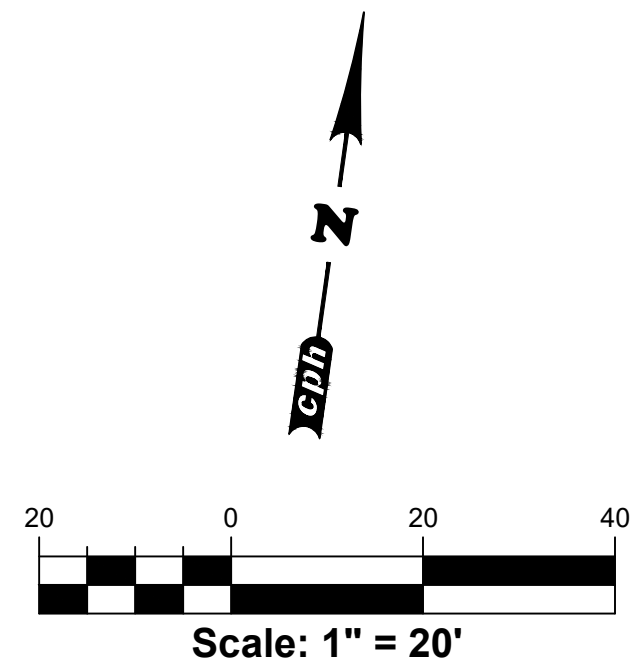
01	EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED.
02	EXISTING "STOP" SIGN TO BE REMOVED.
03	EXISTING SIGN POST TO BE REMOVED.
04	EXISTING SIGN POST AND BASE TO REMAIN.
06	EXISTING PICKUP PARKING SIGNS TO BE REMOVED.
06	EXISTING CART CORRAL TO BE RELOCATED.
07	EXISTING BOLLARD TO REMAIN.
08	EXISTING BOLLARD WITH SIGN MOUNTING TO BE REMOVED.
09	EXISTING BOLLARD TO BE REMOVED:
010	EXISTING LIGHT POLE TO BE REMOVED.
011	EXISTING LIGHT POLE TO BE PROTECTED AND SAVED.
012	EXISTING EMPLOYEE BREAK AREA TO BE REMOVED OR RELOCATED:
013	EXISTING CENTERLINE STRIPING TO BE REMOVED.
014	EXISTING STOP BAR AND STOP-TEXT PAVEMENT MARKINGS TO BE REMOVED:
015	EXISTING ARROW-PAVEMENT MARKING TO BE REMOVED:
016	EXISTING YIELD-PAVEMENT MARKING TO BE REMOVED:
017	EXISTING GROSSWALK STRIPING TO BE REMOVED:
018	EXISTING PARKING SPACE STRIPING TO BE REMOVED.
019	EXISTING CONCRETE TO BE REMOVED.
020	EXISTING CONCRETE SIDEWALK TO BE REMOVED.
021	EXISTING CURB TO BE REMOVED.
022	EXISTING ASPHALT TO BE REMOVED.
023	EXISTING SANITARY SEWER STRUCTURE TO BE REMOVED OR RELOCATED.
024	EXISTING SANITARY SEWER PIPE TO BE REMOVED OR RELOCATED.
025	EXISTING WATER OR FIRE LINE TO BE REMOVED OR RELOCATED:
026	EXISTING HVAC UTILITY TO BE REMOVED OR RELOCATED:
027	EXISTING STORM DRAINAGE STRUCTURE TO BE REMOVED OR RELOCATED:
028	EXISTING STORM DRAINAGE PIPE TO BE REMOVED OR RELOCATED:
029	EXISTING BIKE RACKS (42 BIKE RACKS = 84 SPACES) TO BE REMOVED.
030	EXISTING LANDSCAPING TO BE REMOVED. SEE LANDSCAPE PLAN.
031	EXISTING TREES TO BE REMOVED. SEE LANDSCAPE PLAN.
032	EXISTING UTILITY TO BE REMOVED OR RELOCATED. SEE ARCH. PLAN.

Walmart 
STORE #1408-1006
TALLAHASSEE, FLORIDA
EXISTING BLDG. AREA:
203,942 S.F.
EXISTING F.F.E. = 92.50
NGVD 1929



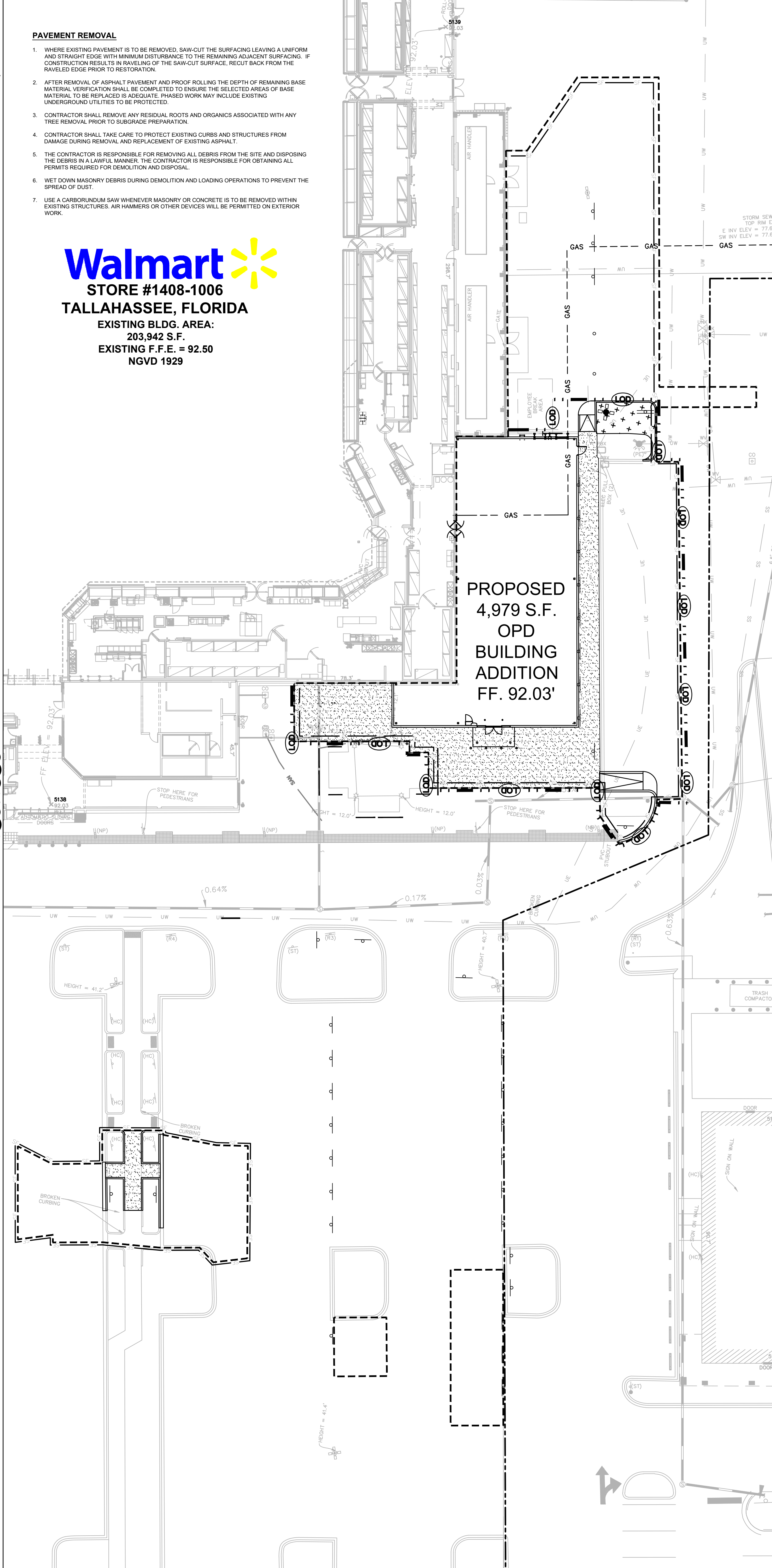
1. THE WORK AND MATERIAL FOR THIS PROJECT SHALL COMPLY WITH ALL CITY OF TALLAHASSEE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. TEMPORARY CONSTRUCTION FENCES SHALL BE INSTALLED AT THE GENERAL CONTRACTOR'S DISCRETION AT LOCATIONS PER WAL-MART CONSTRUCTION MANAGERS DIRECTION.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION, AND EQUIPMENT REQUIRED FOR THE ORDERLY DEMOLITION AND REMOVAL OF EXISTING PAVEMENT AND CURBING AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
4. THE CONTRACTOR SHALL SCHEDULE SITE WORK IN PHASES TO MINIMIZE INTERFERENCE TO THE NORMAL OPERATIONS OF THE WAL-MART STORE. THE CONTRACTOR SHALL DEVELOP AND SUBMIT A DETAILED WORK SCHEDULE COORDINATE PHASING AND SCHEDULE OF WORK WITH WAL-MART CONSTRUCTION MANAGEMENT FOR COMMENCEMENT OF WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING TIE-IN DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN THE ORIGINAL CONDITION.
6. THE CONTRACTOR SHALL COORDINATE ALL ACTIVITIES WITH THE WAL-MART CONSTRUCTION MANAGEMENT AND THE STORE MANAGER. THE EXISTING STORE SHALL REMAIN IN OPERATION DURING CONSTRUCTION.
7. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL JURISDICTIONAL REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
8. PERMITTING: IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY REQUIRED PERMITS AND TO REMOVAL OF EXISTING PAVEMENT, UTILITIES, AND STRUCTURES. ACKNOWLEDGE AND COMPLY WITH ALL REQUIREMENTS PRIOR TO COMMENCING DEMOLITION WORK.
9. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXTENT OF DEMOLITION WORK REQUIRED FOR THIS PROJECT. THE CONTRACTOR SHALL CONDUCT SITE VISITS AND SHALL EXAMINE ALL OF THE INFORMATION WITH THESE DOCUMENTS. ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE SUBMITTED TO THE ATTENTION OF THE ENGINEER PRIOR TO BEING SUBMITTAL.
10. PROVIDE ADEQUATE PROTECTION FOR PERSONS AND PROPERTY AT ALL TIMES. EXECUTE THE WORK IN A MANNER TO AVOID HAZARDS TO PERSONS AND PROPERTY AND TO AVOID DAMAGE TO EXISTING UTILITIES, STRUCTURES, AND ADJACENT BUILDINGS. STREETS AND SIDEWALKS SHALL NOT BE UNNECESSARILY BLOCKED BY DEBRIS AND MATERIAL.
11. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALK, DROVE, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC.
12. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
13. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION. IF THE CONTRACTOR OBSERVES ANY RELATED CONTAMINATE IS ENCOUNTERED DURING DEMOLITION/EXCAVATION PROCESS.
14. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
15. WHERE EXISTING PAVEMENT, CURB, CURBS AND GUTTERS, SIDEWALK, DRIVEWAY, OR VALETT CURBING IS REMOVED FOR THE PURPOSES OF CONSTRUCTION, THE REMOVED BOLD CURBS, UTILITY, INLETS, MANHOLES, APPURTENANCES, FACILITIES OR STRUCTURES, ETC. SAID PAVEMENT SHALL BE REPLACED AND RESTORED IN A MANNER TO BETTER THAN THE ORIGINAL. CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, TOOLS, SUPPLIES, PAINT, AND EQUIPMENT REQUIRED.
16. CONTRACTOR TO LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE DAMAGE IS INCURRED OR ANTICIPATED. IF ANY DAMAGE IS INCURRED OR ANY OF THE SURROUNDING PAVEMENT, SIDEWALK, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
17. ALL EXISTING SERVICES, PIPING AND UTILITIES SHOWN AND NOT TO BE INTERFERED BY ANY CONSTRUCTION ARE TO BE PROTECTED BY BARRICADES THAT MAY OCCUR ON THE SITE. VERY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY EXISTING UTILITIES, PIPING, AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CALL LINES BEFORE PROCEEDING WITH THE WORK.
18. CONTRACTOR SHALL PRODUCE A SATISFACTION MAINTENANCE OF TRAFFIC PLAN TO USE FOR THE DURATION OF THIS CONSTRUCTION PROJECT.
19. DIRECTIONAL, SIGNS AND HC SIGNS THAT ARE REMOVED AS PART OF THE PROJECT SHALL BE REPLACED WITHIN 7 DAYS OF REMOVAL. BARRICADES THAT MAY OCCUR ON THE SITE, WHICH INCLUDES POLYESTER, POLY BOLLARDS AND BOLD GRADE SIGN BARRIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SERVICES LINES WITHIN SCOPE OF PROJECT. REMOVAL OF SIGNS LOCATED WITHIN LANDSCAPE AREAS SHALL BE BACKFILLED WITH CLEAN FILL, COMPACTED AND BROUGHT TO GRADE.
20. CONTRACTOR SHALL REMOVE EXISTING STRIPPING THAT CONFLICTS WITH PROPOSED IMPROVEMENTS. STRIPPING SHALL BE REMOVED USING ABRASIVE OR BURNING.
21. THE CONTRACTOR SHALL ENSURE THAT A FOREMAN OR SUPERVISOR WHO HAS BEEN CERTIFIED UNDER FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROLS ACT SHALL BE PRESENT ON THE PROJECT AT ALL TIMES. PERSON ON BY PHONE AT ALL TIMES DURING THE CONSTRUCTION ACTIVITIES.
22. ADDITIONAL, SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED DURING ANY PHASE OF DEVELOPMENT AT THE DISCRETION OF THE CITY OF TALLAHASSEE THROUGH SITE SPECIFIC REVIEW.
23. ALL DISTURBED AREAS TO BE LEFT LOOSE LONGER THAN 7 DAYS MUST BE STABILIZED WITH SEED AND GROW MEDIA TO PREVENT EROSION.

THE CONSTRUCTION EXIT AT THIS SITE MAKES USE OF AN EXISTING PAVED DRIVE. SINCE THIS AREA CONSISTS OF AN IMPERVIOUS SURFACE, A STONE EXIT WAS NOT PROVIDED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN VEHICLES PRIOR TO THEM EXITING THE SITE. ANY SEDIMENT OR DUST THAT HAS ACCUMULATED AT THE CONSTRUCTION EXIT, AND ANY SEDIMENT ON THE EXISTING STABILIZED SURFACE WITHIN THE LIMITS OF DISTURBANCE, SHALL BE CLEANED IMMEDIATELY. CONSIDERATION SHALL BE GIVEN TO A WHEEL-WASH SYSTEM WHERE APPROPRIATE. ANY WATER USED FOR CLEANING VEHICLES SHALL BE COLLECTED PRIOR TO LEAVING THE LIMITS OF DISTURBANCE OR BEFORE ENTERING THE EXISTING STORM DRAINAGE SYSTEM.



7. WHERE EXISTING PAVEMENT IS TO BE REMOVED, SAW-CUT THE SURFACING LAYER, LIFT THE SURFACING LAYER, UNIFORM THE SUBGRADE WITHIN THE REMOVED AREA, AND RECONSTRUCT THE REMAINING ADJACENT SURFACING. RECONSTRUCTION RESULTS IN RAVELING OF THE SAW-CUT SURFACE. RECYCLE BACK FROM THE RAVELING TO THE SAW-CUT SURFACE.
8. AFTER REMOVAL OF ASPHALT PAVEMENT AND PROOF ROLLING THE DEPTH OF REMAINING BASE MATERIAL VERIFICATION SHALL BE COMPLETED TO DETERMINE THE SELECTED AREAS OF BASE MATERIAL TO BE REMOVED. REMOVAL OF BASE MATERIAL SHALL BE DONE BY THE CONTRACTOR USING UNDERGROUND UTILITIES TO BE PROTECTED.
9. CONTRACTOR SHALL REMOVE ANY RESIDUAL ROOTS AND ORGANICS ASSOCIATED WITH ANY TREE REMOVAL PRIOR TO SUBGRADE PREPARATION.
10. CONTRACTOR SHALL TAKE CARE TO PROTECT EXISTING CURBS AND STRUCTURES FROM REMOVAL OF EXISTING ASPHALT AND CONCRETE PAVEMENT.
11. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR REMOVAL AND DISPOSAL.
12. WET DOWN MASONRY DEBRIS DURING DEMOLITION AND LAMING OPERATIONS TO PREVENT THE SPREAD OF DUST.
13. USE A CARBONADRIUM SAIL WHENEVER MASONRY OR CONCRETE IS TO BE REMOVED WITH EXISTING STRUCTURES. AIR HAMMERS OR OTHER DEVICES WILL BE PERMITTED ON EXTERIOR WORK.

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STORE #1408-1006
TALLAHASSEE, FLORIDA
EXISTING BLDG. AREA:
203,942 S.F.
EXISTING F.F.E. = 92.50
NGVD 1929



	LIMITS OF PAVEMENT SAWCUT AND REMOVAL
	LIMITS OF DISTURBANCE
	PROPERTY LINE
	SOIL BOUNDARY LINE
	LIMIT OF WORK
	TEMPORARY SILT FENCE
	UNDERGROUND UTILITY TO BE REMOVED/ OR ABANDONED

	APPROXIMATE LIMITS OF EXISTING FULL DEPTH ASPHALT TO BE SAW CUT AND REMOVED.
	APPROXIMATE LIMITS OF CONCRETE AND ASSOCIATE CURBING TO BE SAW CUT AND REMOVED.
	PERMANENT SEEDING / VEGETATION
	LIMITS OF LANDSCAPE REMOVAL
	SOIL TYPE: ALBANY LOAMY SAND
	SOIL TYPE: BONIFAY LOAMY SAND

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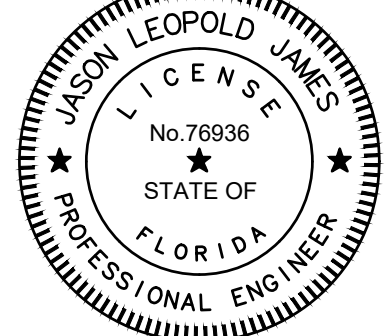
TALLAHASSEE, FL
4400 W TENNESSEE ST. TALLAHASSEE FL 32304
STORE NO: 1408-1006

CPH JOB NUMBER: 2501137
PROTO: 192

ISSUE BLOCK		
1	OTP	2/16/26
2	CCD#1	6/12/26
4	CCD#2	7/21/26

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DRAWN BY: L. YOUNG
PROTO CYCLE: -
DOCUMENT DATE: 1/21/26

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DEMOLITION & EROSION CONTROL PLAN

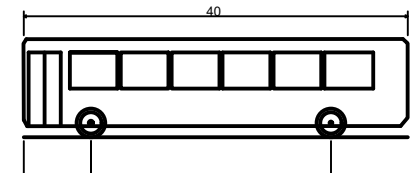
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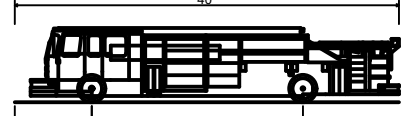
STORE #1408-1006
TALLAHASSEE, FLORIDA
EXISTING BLDG. AREA:
203,942 S.F.
EXISTING F.F.E. = 92.50
NGVD 1929

PROPOSED
4,979 S.F.
OPD
BUILDING
ADDITION
FF. 92.03'

COMPOSITE UTILITY PLAN
SCALE: 1" = 20'



CITY-BUS - City Transit Bus
Overall Length: 40.00ft
Overall Width: 8.50ft
Overall Body Height: 10.22ft
Min Body Ground Clearance: 1.5ft
Track Width: 8.50ft
Lock-to-lock time: 0.00s
Curb to Curb Turning Radius: 42.00ft



Pumper Fire Truck
Overall Length: 40.00ft
Overall Width: 9.10ft
Overall Body Height: 7.75ft
Min Body Ground Clearance: 0.65ft
Track Width: 8.16ft
Lock-to-lock time: 5.00s
Max Wheel Angle: 45.00°

VEHICLES PROFILE
SCALE: NTS

FIRE PREPAREDNESS NOTE:

1. THIS BUILDING ADDITION WILL HAVE A FIRE SPRINKLER SYSTEM AND CONNECT INSIDE TO THE MAIN BUILDING.
2. THIS BUILDING ADDITION WILL HAVE A FIRE ALARM WHICH WILL BE TIED TO THE MAIN BUILDING.

NOTE:

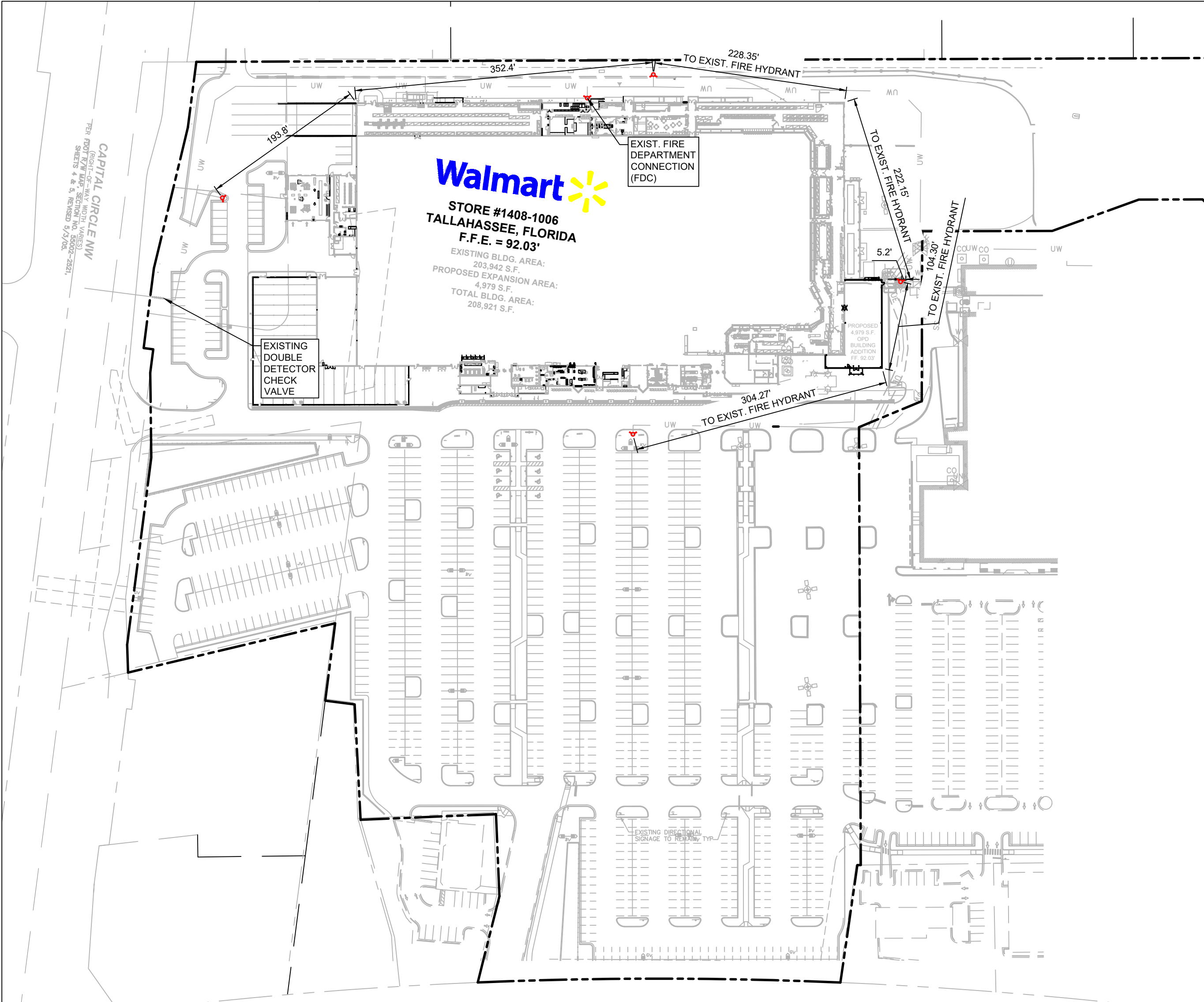
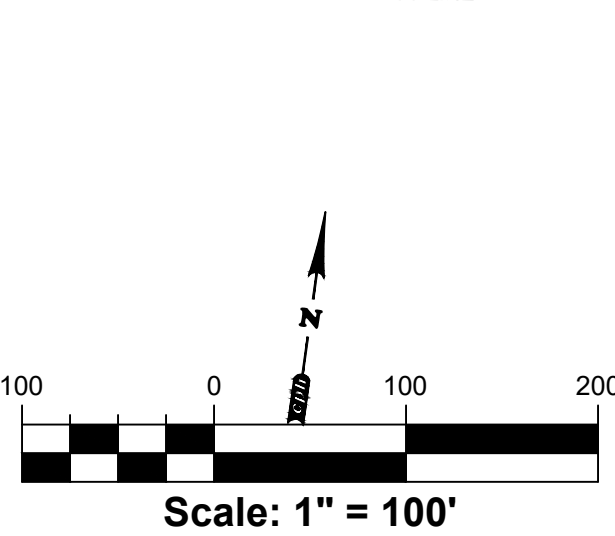
ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

CONSTRUCTION NOTE:

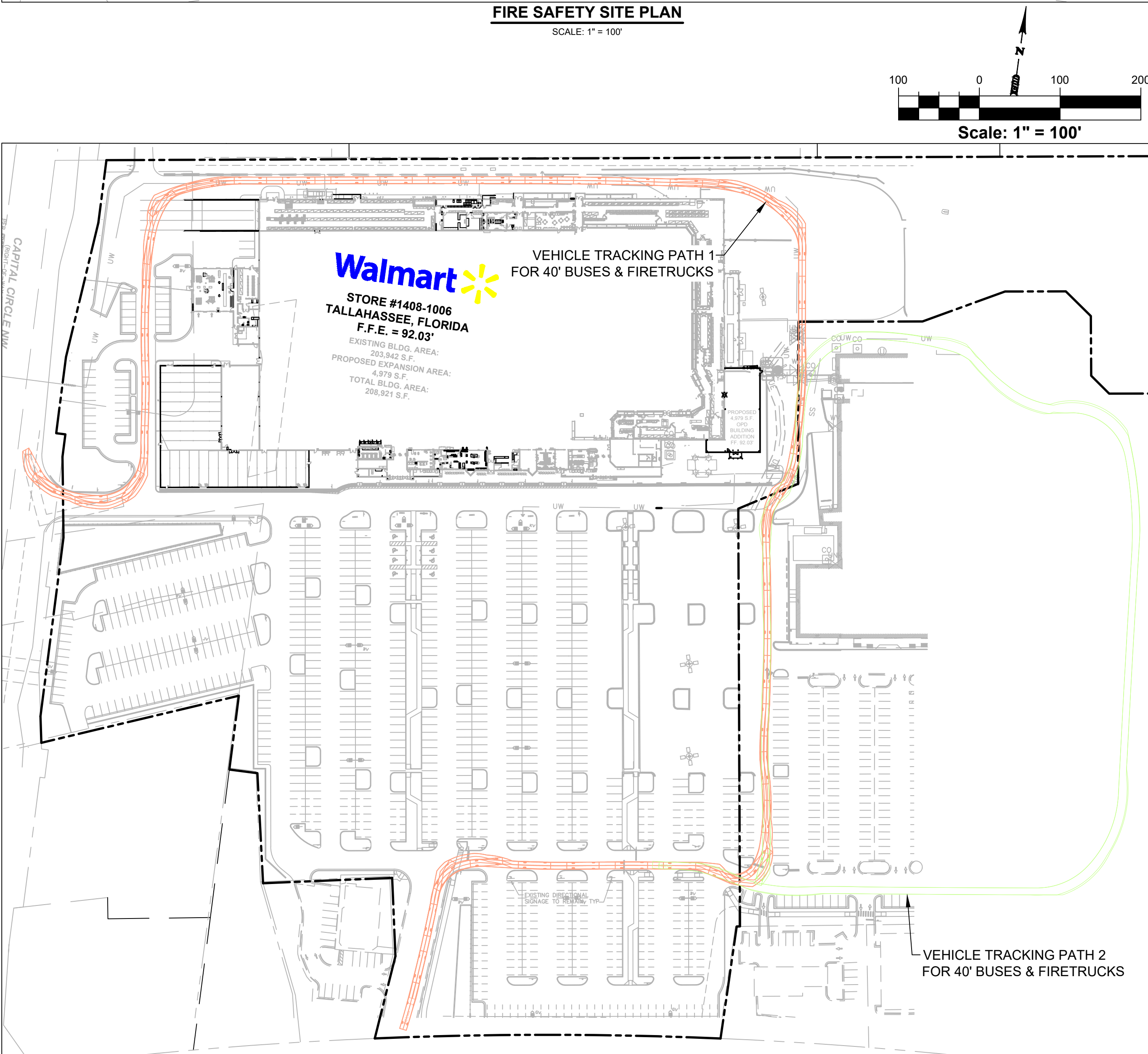
ALL WATER AND SEWER CONSTRUCTION MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF TALLAHASSEE TECHNICAL SPECIFICATION FOR WATER AND SEWER CONSTRUCTION.

UTILITY LEGEND

PROPERTY LINE



FIRE SAFETY SITE PLAN
SCALE: 1" = 100'



VEHICLE TRACKING PLAN
SCALE: 1" = 100'

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2	SCD1	6/22/26
4	CCD2	7/21/26

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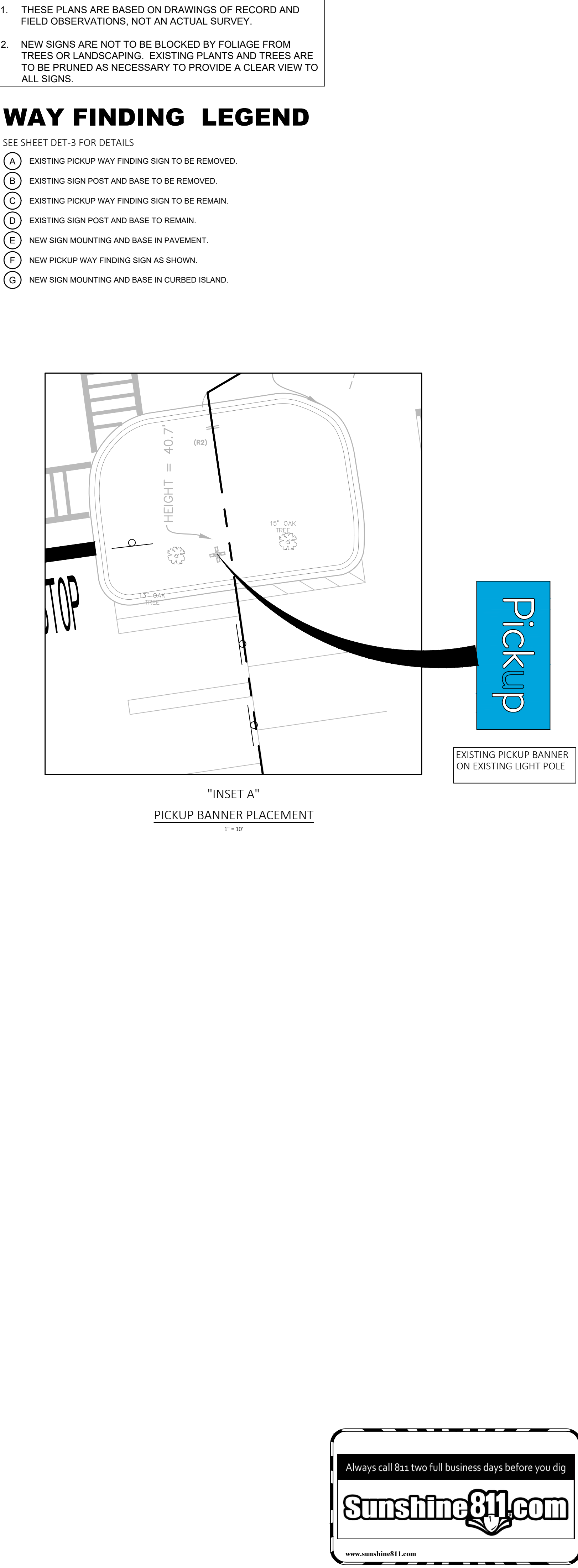
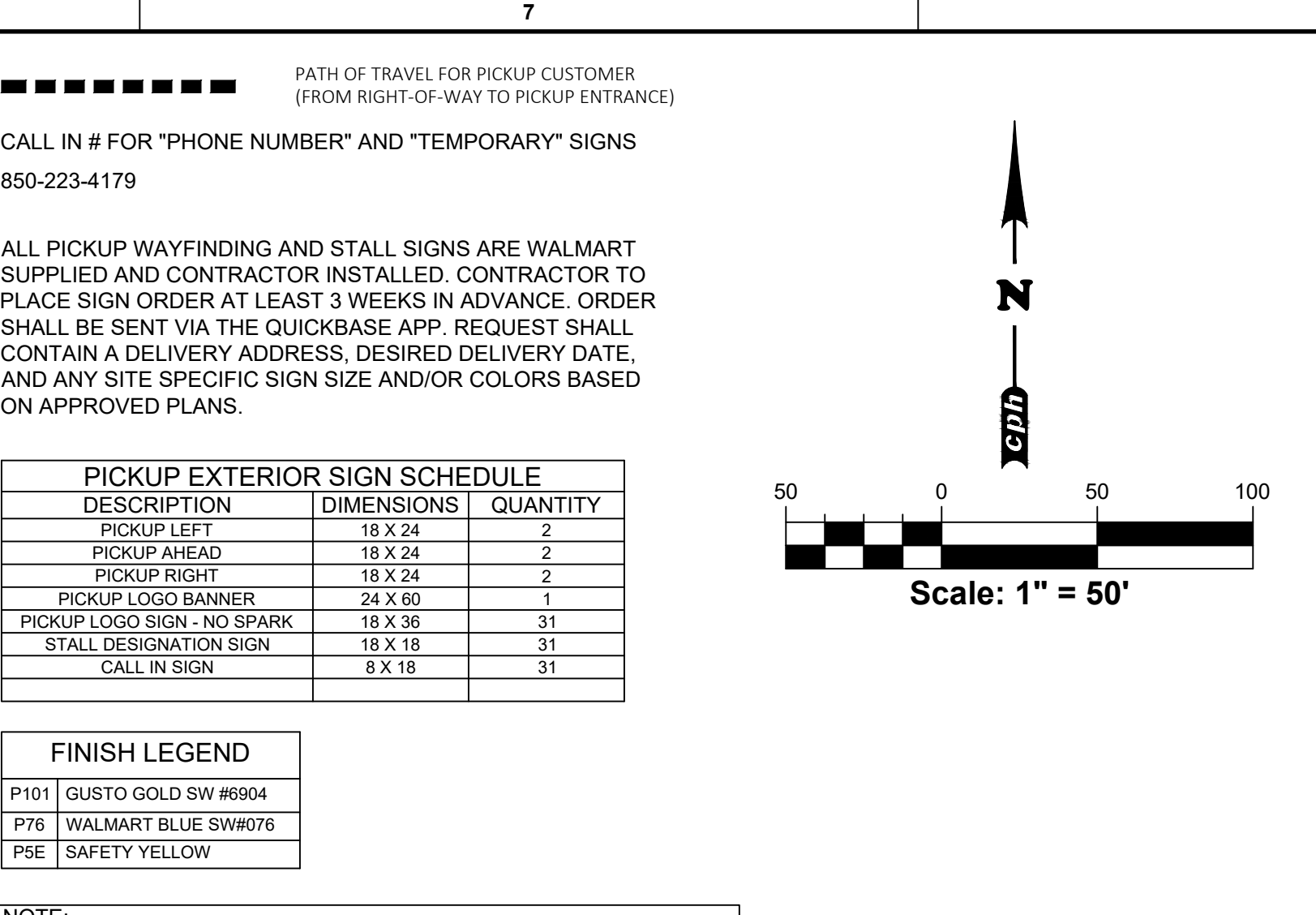
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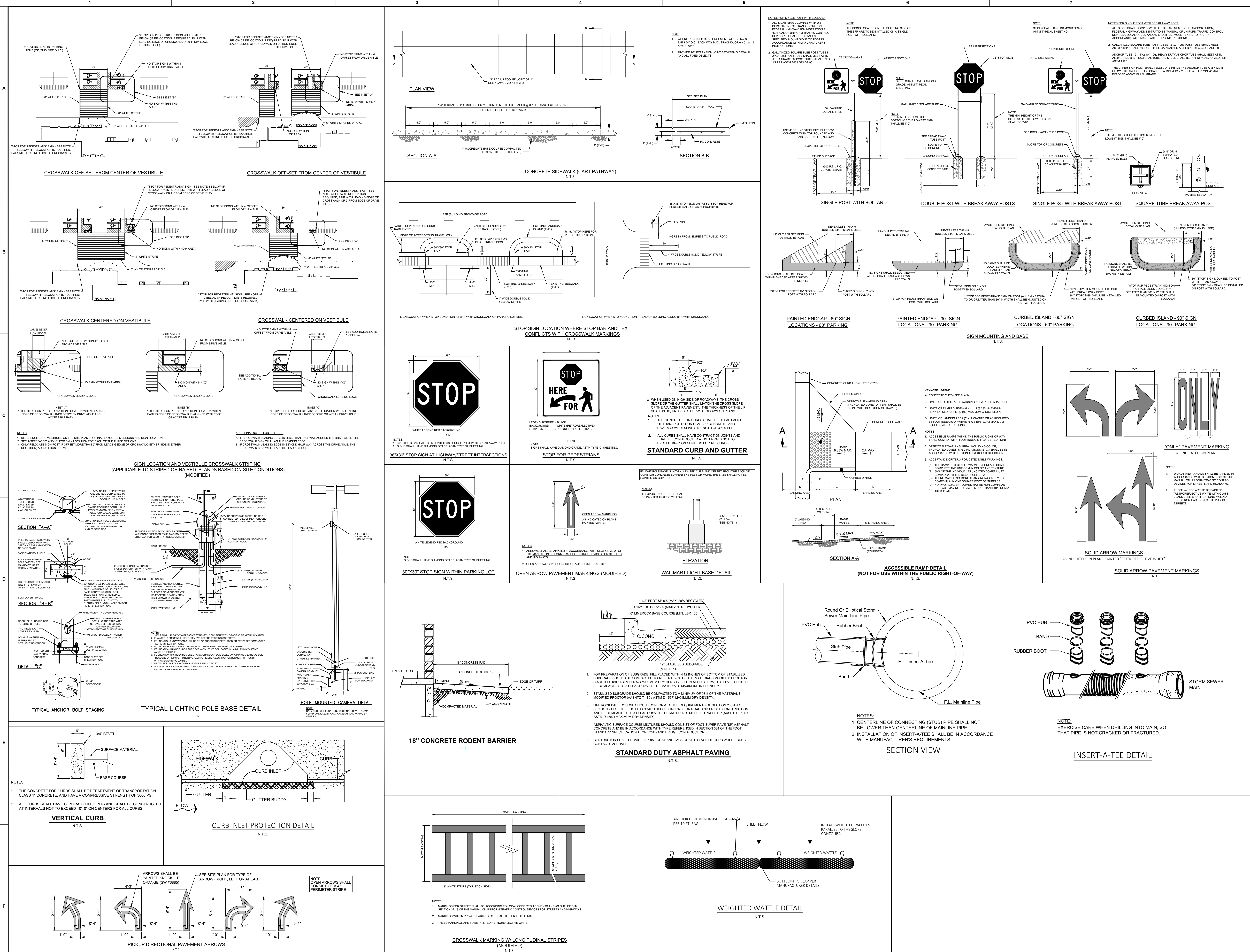
COMPOSITE UTILITY PLAN

SHEET:
C1.4

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STORE NO: 1408-106
CPH JOB NUMBER: 2001137

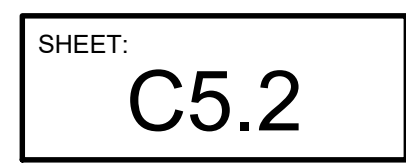
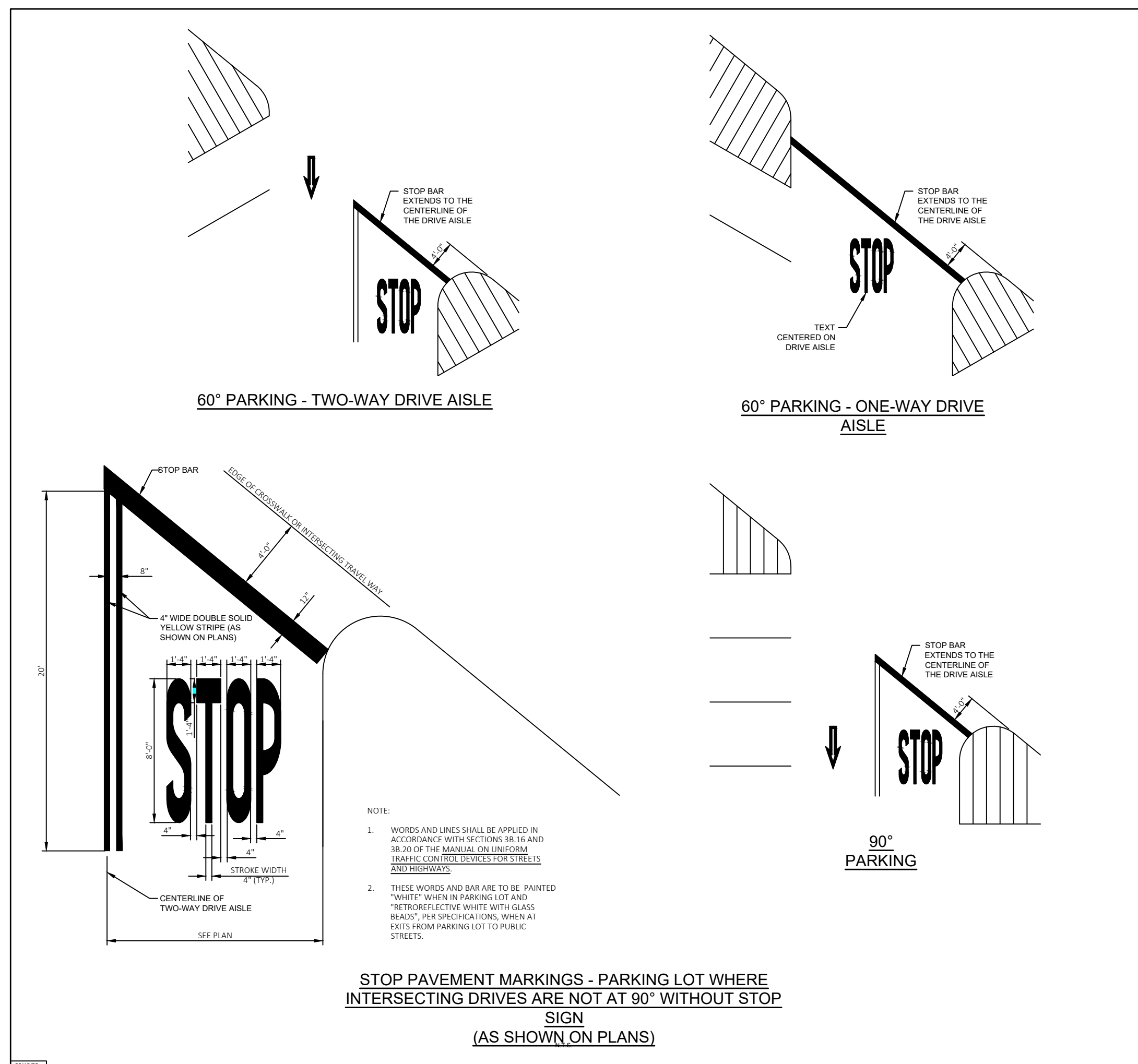
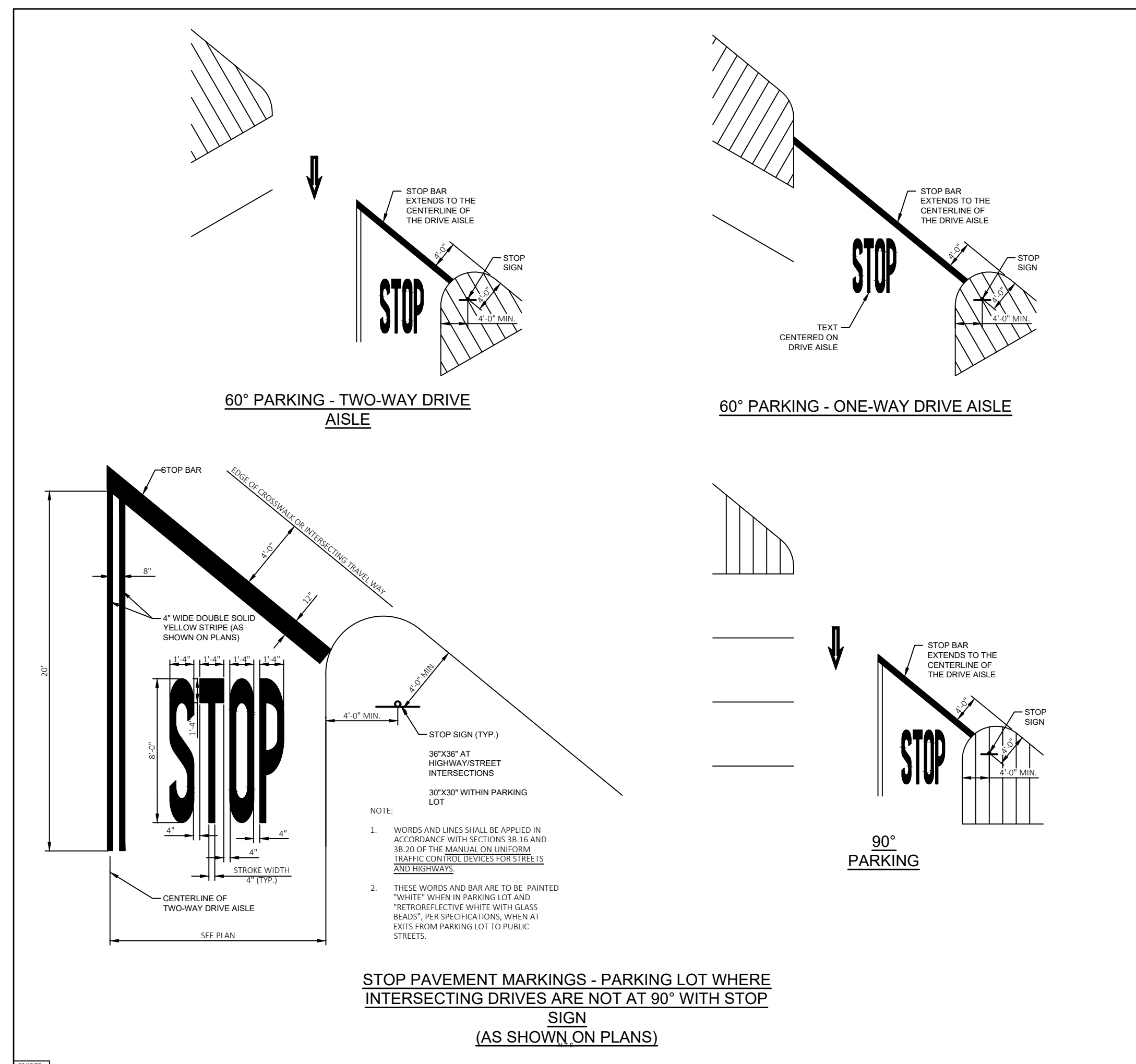
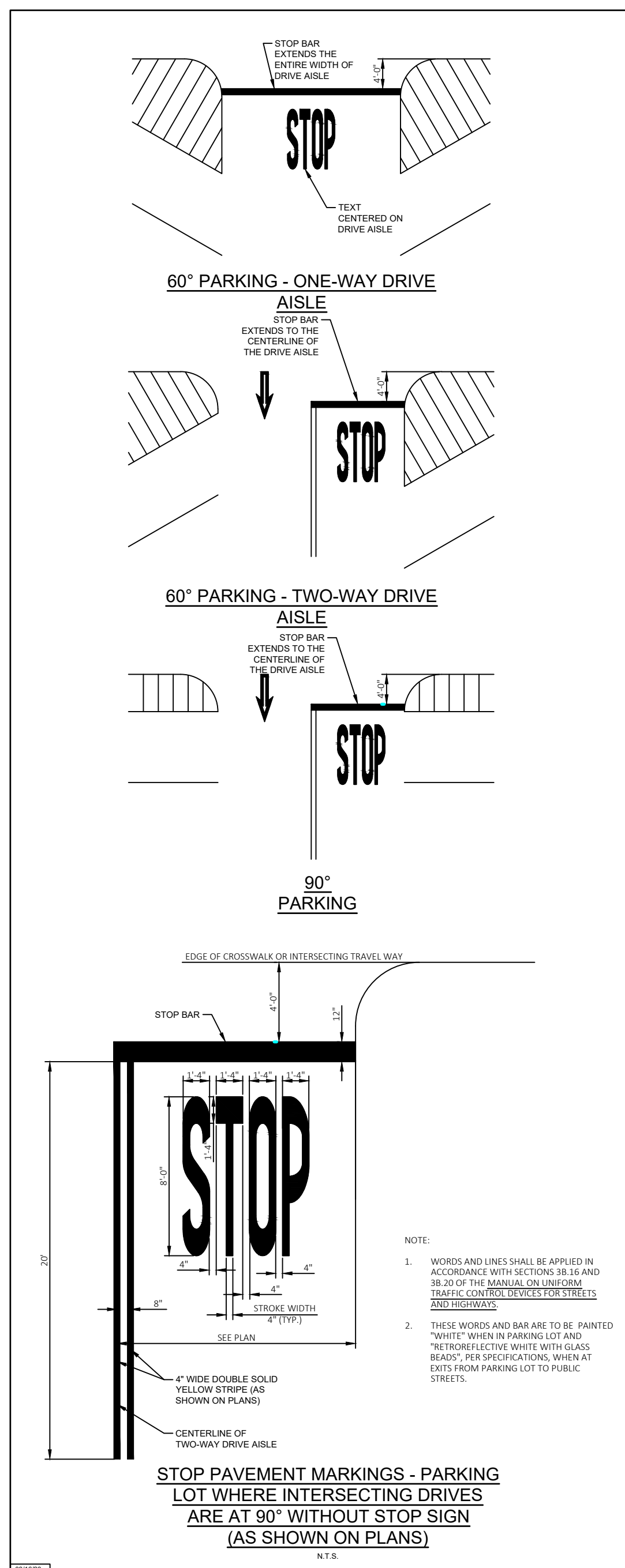
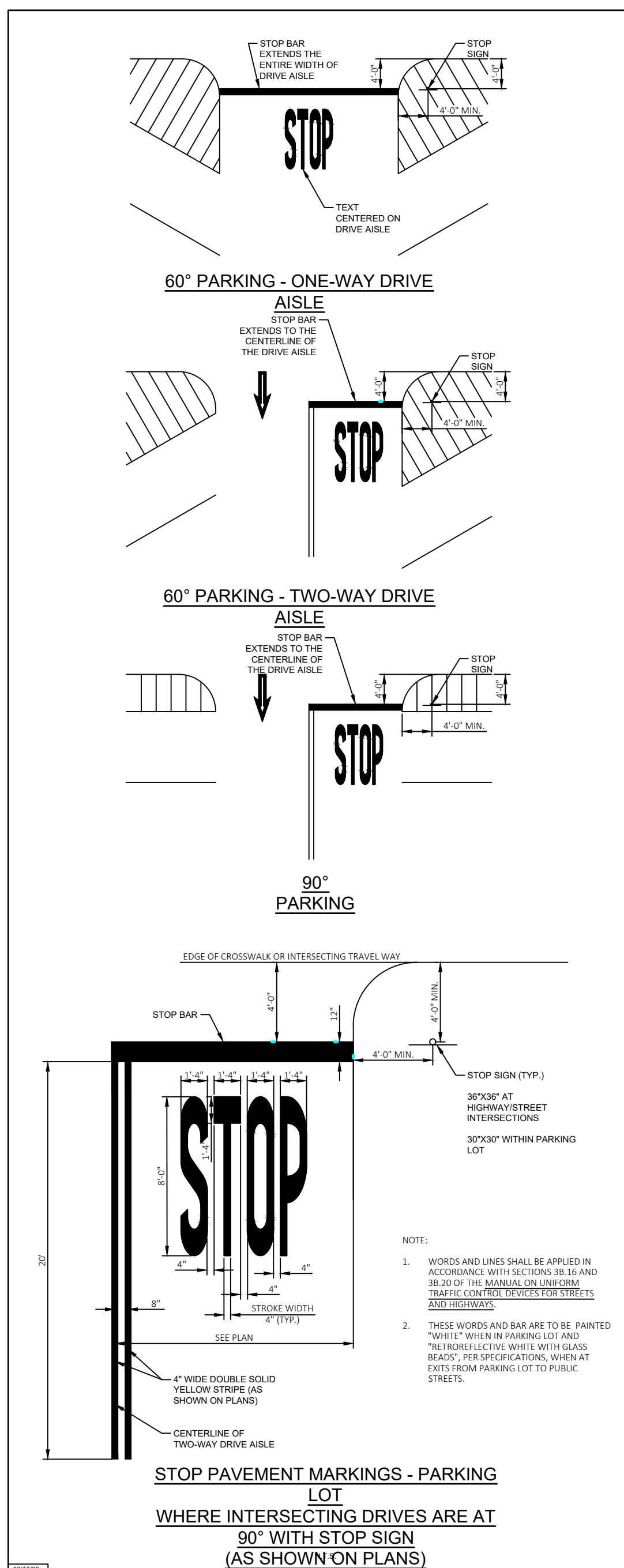
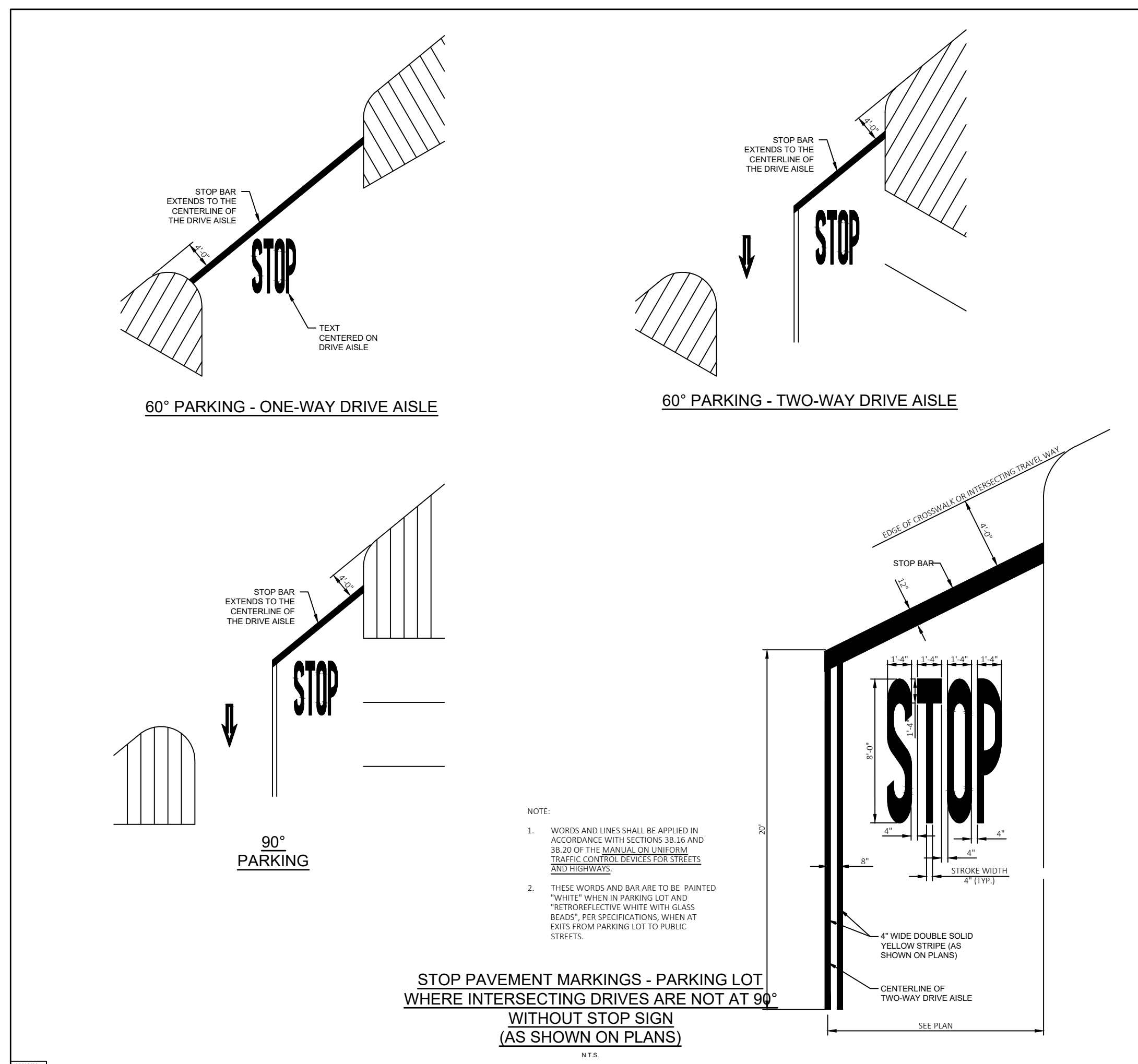
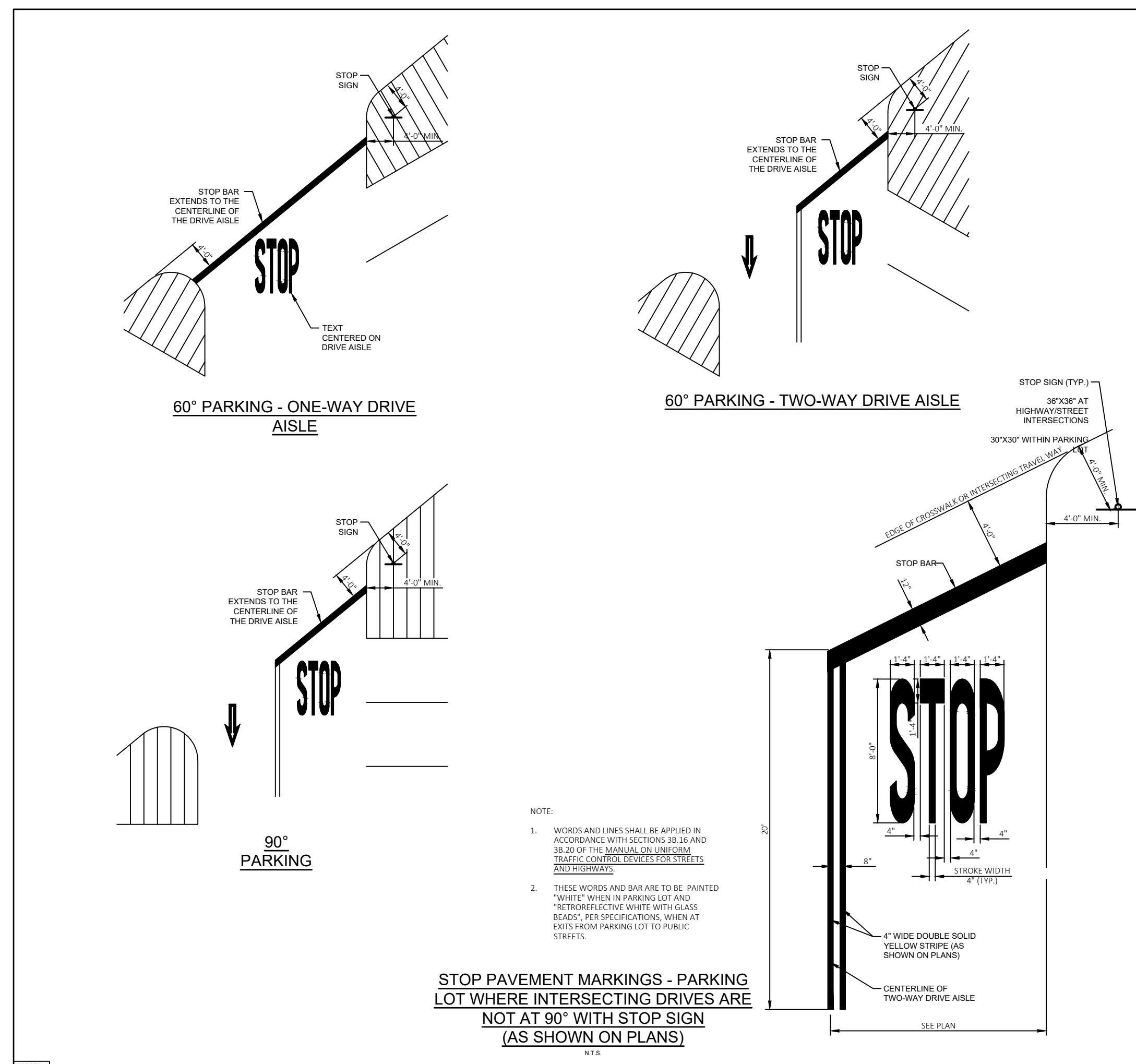
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DRAWN BY: L. YOUNG
PROTO CYCLE:
DOCUMENT DATE: 12/1/26

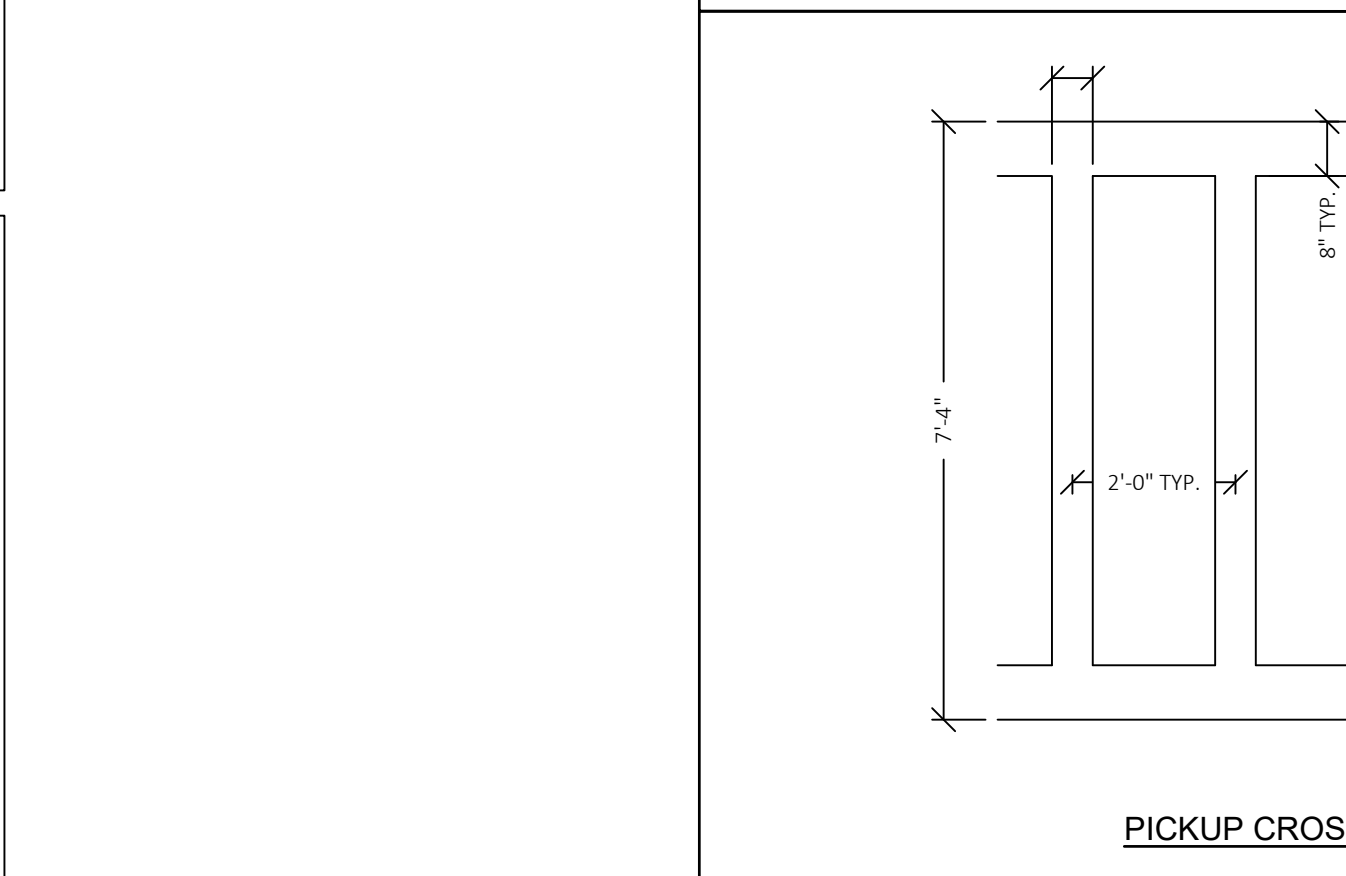
JASON L. JAMES, STATE OF FLORIDA
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NO. 76936. THIS ITEM HAS BEEN
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JASON L. JAMES ON THE DATE
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GENERAL
DETAIL
SHEETS

C5.1



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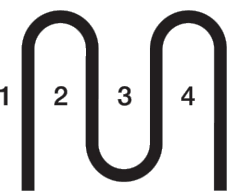
The diagram shows a cross-sectional view of a microfluidic device. It features a central channel (2) and two side channels (3) separated by walls (4). The distance between the walls is labeled 'X'. The device is mounted on a base (1).

Contractor-supplied materials needed:

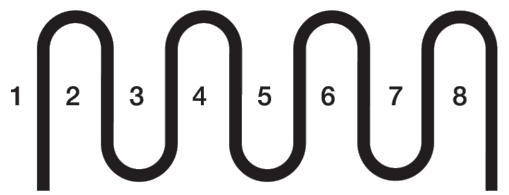
- 1-1/2" wood block (2x)
- #3 rebar or 7/16" D bar for anchors (2 required)
- Cement
- Level

Loading Pattern

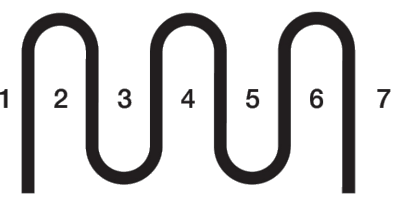
The loading pattern of the Ribbon® Rack is one bicycle in each bend and one on each end



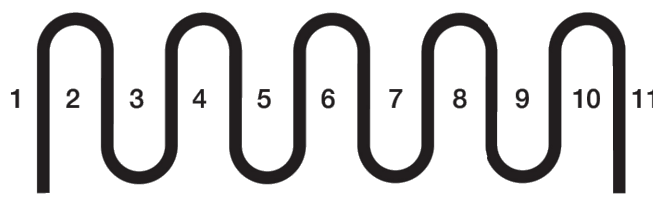
RB 05



RB 09



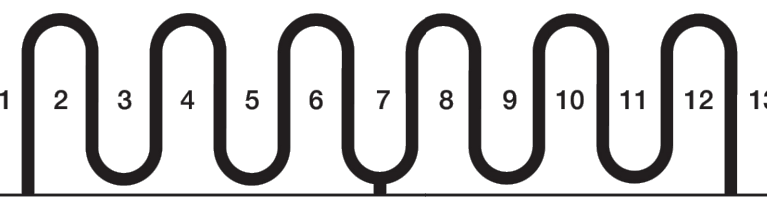
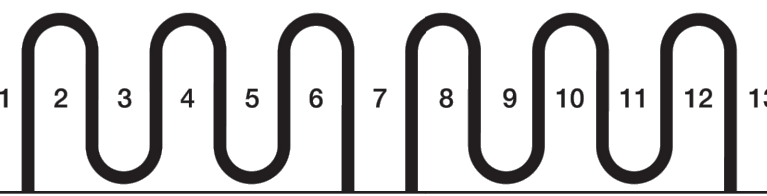
RB 07



RB 11

Making Ribbon® Racks Appear Continuous

By placing the Ribbon® Rack in a series, one foot on center, end to end, the racks will appear continuous. As the ends count as a space, one space is given up to achieve the continuous look. The example below shows how two 7-capacity racks can appear to be continuous and are equivalent to a 13-capacity unit.



RIBBONRACK.COM 212.505.6500 INFO@RIBBONRACK.COM
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500 West Fulton Street
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Plans Prepared By:
CPH Consulting, LLC
A Full Service A& E Firm

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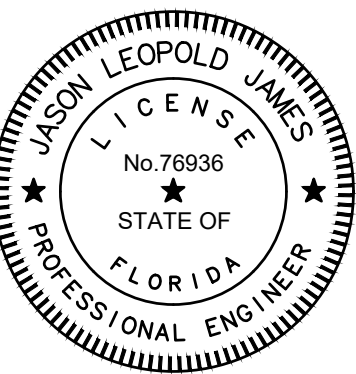
TALLAHASSEE, FL
4400 W TENNESSEE ST. TALLAHASSEE FL 32304
STORE NO: 1408-1006

CPI JOB NUMBER: 2501137 PROTO: 192

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CHECKED BY: R. REID
DRAWN BY: L. YOUNG
PROTO CYCLE: -
DOCUMENT DATE: 1/21/26

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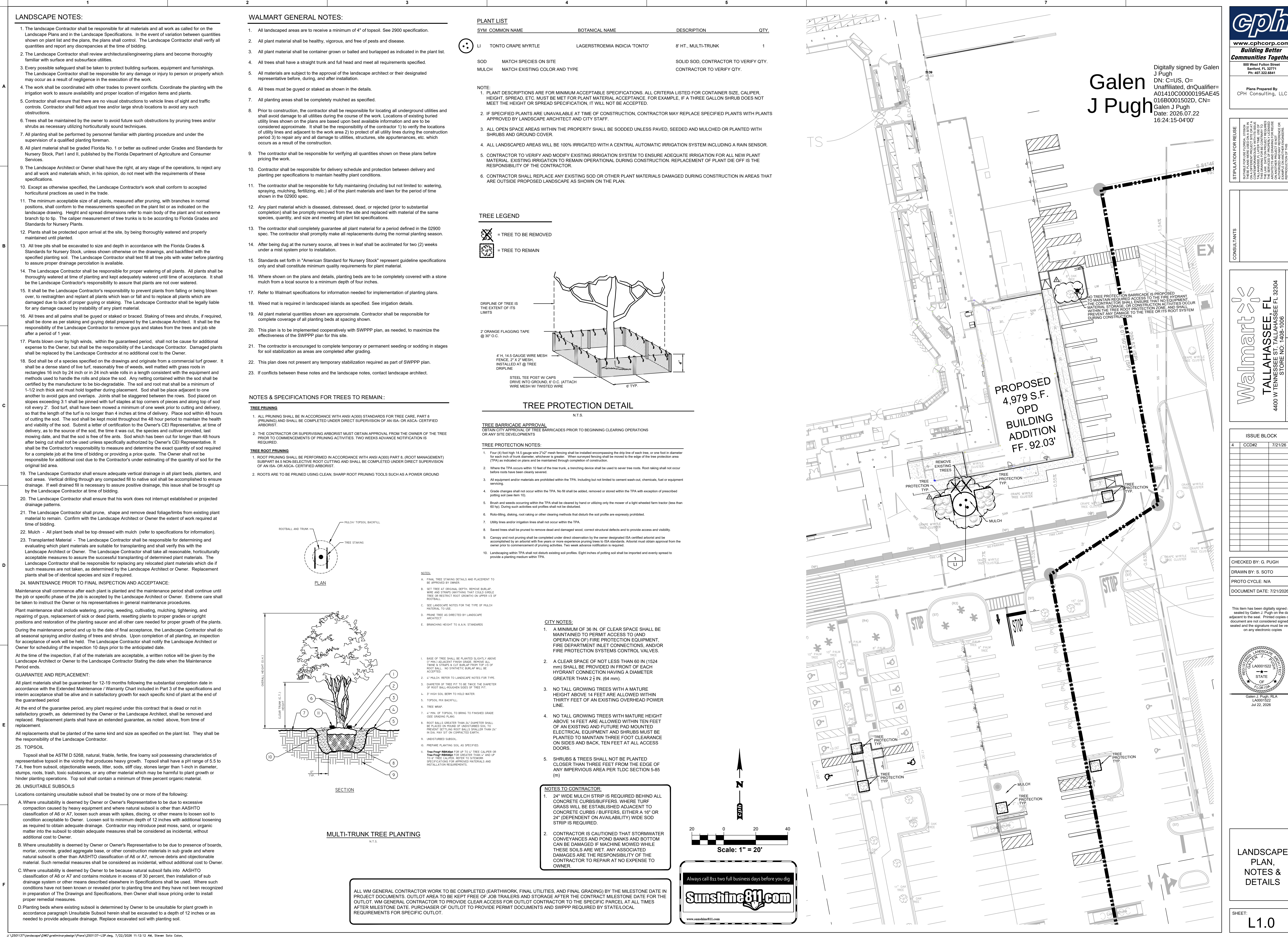


JASON L. JAMES
FL. PE. NO. 76936

GENERAL DETAIL SHEETS

SHEET: C5.4 





LANDSCAPE NOTES:

- The landscape Contractor shall be responsible for all materials and all work as called for on the Landscape Plans and in the Landscape Specifications. In the event of variation between quantities shown on plant list and the plans, the plans shall control. The Landscape Contractor shall verify all quantities and report any discrepancies at the time of bidding.
- The Landscape Contractor shall review architectural/engineering plans and become thoroughly familiar with surface and subsurface utilities.
- Every possible safeguard shall be taken to protect building surfaces, equipment and furnishings. The Landscape Contractor shall be responsible for any damage or injury to person or property which may occur as a result of negligence in the execution of the work.
- The work shall be coordinated with other trades to prevent conflicts. Coordinate the planting with the irrigation work to assure availability and proper location of irrigation items and plants.
- Contractor shall ensure that there are no visual obstructions to vehicle lines of sight and traffic controls. Contractor shall adjust tree and/or large shrub locations to avoid any such obstructions.
- Trees shall be maintained by the owner to avoid future such obstructions by pruning trees and/or shrubs as necessary utilizing horticulturally sound techniques.
- All planting shall be performed by personnel familiar with planting procedure and under the supervision of a qualified planting foreman.
- All plant material shall be graded Florida No. 1 or better as outlined under Grades and Standards for Nursery Stock, Part I and II, published by the Florida Department of Agriculture and Consumer Services.
- The Landscape Architect or Owner shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications.
- Except as otherwise specified, the Landscape Contractor's work shall conform to accepted horticultural practices as used in the trade.
- The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the measurements specified on the plant list or as indicated on the landscape drawing. Height and spread dimensions refer to main body of the plant and not extreme branch tip to tip. The caliper measurement of tree trunks is to be according to Florida Grades and Standards for Nursery Plants.
- Plants shall be protected upon arrival at the site, by being thoroughly watered and properly maintained until planted.
- All tree pits shall be excavated to size and depth in accordance with the Florida Grades & Standards for Nursery Stock, unless shown otherwise on the drawings, and backfilled with the specified planting soil. The Landscape Contractor shall test fill all tree pits with water before planting to assure proper drainage percolation is available.
- The Landscape Contractor shall be responsible for proper watering of all plants. All plants shall be thoroughly watered at time of planting and kept adequately watered until time of acceptance. It shall be the Landscape Contractor's responsibility to assure that plants are not over watered.
- It shall be the Landscape Contractor's responsibility to prevent plants from falling or being blown over, to restraighten and replant all plants which lean or fall and to replace all plants which are damaged due to lack of proper guying or staking. The Landscape Contractor shall be legally liable for any damage caused by instability of any plant material.
- All trees and all palms shall be guyed or staked or braced. Staking of trees and shrubs, if required, shall be done as per staking and guying detail prepared by the Landscape Architect. It shall be the responsibility of the Landscape Contractor to remove guys and stakes from the trees and job site after a period of 1 year.
- Plants blown over by high winds, within the guaranteed period, shall not be cause for additional expense to the Owner, but shall be the responsibility of the Landscape Contractor. Damaged plants shall be replaced by the Landscape Contractor at no additional cost to the Owner.
- Sod shall be of a species specified on the drawings and originate from a commercial turf grower. It shall be a dense stand of live turf, reasonably free of weeds, well matted with grass roots in rectangles 16 inch by 24 inch or in 24 inch wide rolls in a length consistent with the equipment and methods used to handle the rolls and place the sod. Any netting contained within the sod shall be certified by the manufacturer to be bio-degradable. The soil and root mat shall be a minimum of 1-1/2 inch thick and must hold together during handling. Sod shall be placed adjacent to one another to avoid gaps and overlaps. Joints shall be staggered between the rows. Sod placed on slopes exceeding 3:1 shall be pinned with turf staples at top corners of pieces and along top of sod roll every 2'. Sod turf, shall have been mowed a minimum of one week prior to cutting and delivery, so that the length of the turfs is no longer than 4 inches at time of delivery. Place sod within 48 hours of cutting the sod. The sod shall be kept moist throughout the 48 hour period to maintain the health and viability of the sod. Submit a letter of certification to the Owner's CEI Representative, at time of delivery, as to the source of the sod, the time it was cut, the species and cultivar provided, last mowing date, and that the sod is free of fire ants. Sod which has been cut for longer than 48 hours after being cut shall not be used unless specifically authorized by Owner's CEI Representative. It shall be the Contractor's responsibility to measure and determine the exact quantity of sod required for a complete job at the time of bidding or providing a price quote. The Owner shall not be responsible for additional cost due to the Contractor's under estimating of the quantity of sod for the original bid area.
- The Landscape Contractor shall ensure adequate vertical drainage in all plant beds, planters, and sod areas. Vertical drilling through any compacted fill to native soil shall be accomplished to ensure drainage. If well drained fill is necessary to assure positive drainage, this issue shall be brought up by the Landscape Contractor at time of bidding.
- The Landscape Contractor shall ensure that his work does not interrupt established or projected drainage patterns.
- The Landscape Contractor shall prune, shape and remove dead foliage/limbs from existing plant material to remain. Confirm with the Landscape Architect or Owner the extent of work required at time of bidding.
- Mulch - All plant beds shall be top dressed with mulch (refer to specifications for information).
- Transplanted Material - The Landscape Contractor shall be responsible for determining and evaluating which plant materials are suitable for transplanting and shall verify this with the Landscape Architect or Owner. The Landscape Contractor shall take all reasonable, horticulturally accepted measures to assure the successful transplanting of determined plant materials. The Landscape Contractor shall be responsible for replacing any relocated plant materials which die if such measures are not taken, as determined by the Landscape Architect or Owner. Replacement plants shall be of identical species and size if required.
- MAINTENANCE PRIOR TO FINAL INSPECTION AND ACCEPTANCE:
Maintenance shall commence after each plant is planted and the maintenance period shall continue until the job or specific phase of the job is accepted by the Landscape Architect or Owner. Extreme care shall be taken to instruct the Owner or his representatives in general maintenance procedures.
Plant maintenance shall include watering, pruning, weeding, cultivating, mulching, tightening, and repairing of guys, replacement of sick or dead plants, resetting plants to proper grades or upright positions and restoration of the planting saucer and all other care needed for proper growth of the plants.
During the maintenance period and up to the date of final acceptance, the Landscape Contractor shall do all seasonal spraying and/or dusting of trees and shrubs. Upon completion of all planting, an inspection for acceptance of work will be held. The Landscape Contractor shall notify the Landscape Architect or Owner for scheduling of the inspection 10 days prior to the anticipated date.
At the time of the inspection, if all of the materials are acceptable, a written notice will be given by the Landscape Architect or Owner to the Landscape Contractor Stating the date when the Maintenance Period ends.
GUARANTEE AND REPLACEMENT:
All plant materials shall be guaranteed for 12-19 months following the substantial completion date in accordance with the Extended Maintenance / Warranty Chart included in Part 3 of the specifications and interim acceptance shall be alive and in satisfactory growth for each specific kind of plant at the end of the guaranteed period.
At the end of the guarantee period, any plant required under this contract that is dead or not in satisfactory growth, as determined by the Owner or the Landscape Architect, shall be removed and replaced. Replacement plants shall have an extended guarantee, as noted above, from time of replacement.
All replacements shall be planted of the same kind and size as specified on the plant list. They shall be the responsibility of the Landscape Contractor.
- TOPSOIL
Topsoil shall be ASTM D 5268, natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity that produces healthy growth. Topsoil shall have a pH range of 5.5 to 7.4, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones larger than 1 inch in diameter, stumps, roots, trash, toxic substances, or any other material which may be harmful to plant growth or hinder planting operations. Top soil shall contain a minimum of three percent organic material.
- UNSUITABLE SUBSOILS
Locations containing unsuitable subsoil shall be treated by one or more of the following:
A. Where unsuitability is deemed by Owner or Owner's Representative to be due to excessive compaction caused by heavy equipment and where natural subsoil is other than AASHTO classification of A6 or A7, loosen such areas with spikes, discing, or other means to loosen soil to condition acceptable to Owner. Loosen soil to minimum depth of 12 inches with additional loosening as required to obtain adequate drainage. Contractor may introduce peat moss, sand, or organic matter into the subsoil to obtain adequate measures shall be considered as incidental, without additional cost to Owner.
B. Where unsuitability is deemed by Owner or Owner's Representative to be due to presence of boards, mortar, concrete, graded aggregate base, or other construction materials in sub grade and where natural subsoil is other than AASHTO classification of A6 or A7, remove debris and objectionable material. Such remedial measures shall be considered as incidental, without additional cost to Owner.
C. Where unsuitability is deemed by Owner to be because natural subsoil falls into AASHTO classification of A6 or A7 and contains moisture in excess of 30 percent, then installation of sub drainage system or other means described elsewhere in Specifications shall be used. Where such conditions have not been known or revealed prior to planting time and they have not been recognized in preparation of The Drawings and Specifications, then Owner shall issue pricing order to install proper remedial measures.
D. Planting beds where existing subsoil is determined by Owner to be unsuitable for plant growth in accordance paragraph Unsuitable Subsoil herein shall be excavated to a depth of 12 inches or as needed to provide adequate drainage. Replace excavated soil with planting soil.

WALMART GENERAL NOTES:

- All landscaped areas are to receive a minimum of 4" of topsoil. See 2900 specification.
- All plant material shall be healthy, vigorous, and free of pests and disease.
- All plant material shall be container grown or balled and burlapped as indicated in the plant list.
- All trees shall have a straight trunk and full head and meet all requirements specified.
- All materials are subject to the approval of the landscape architect or their designated representative before, during, and after installation.
- All trees must be guyed or staked as shown in the details.
- All planting areas shall be completely mulched as specified.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. Locations of existing buried utility lines shown on the plans are based upon best available information and are to be considered approximate. It shall be the responsibility of the contractor 1) to verify the locations of utility lines and adjacent to the work area 2) to protect of all utility lines during the construction period 3) to repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the construction.
- The contractor shall be responsible for verifying all quantities shown on these plans before pricing the work.
- Contractor shall be responsible for delivery schedule and protection between delivery and planting per specifications to maintain healthy plant conditions.
- The contractor shall be responsible for fully maintaining (including but not limited to: watering, spraying, mulching, fertilizing, etc.) all of the plant materials and lawn for the period of time shown in the 02900 spec.
- Any plant material which is diseased, distressed, dead, or rejected (prior to substantial completion) shall be promptly removed from the site and replaced with material of the same species, quantity, and size and meeting all plant list specifications.
- The contractor shall completely guarantee all plant material for a period defined in the 02900 spec. The contractor shall promptly make all replacements during the normal planting season.
- After being dug at the nursery source, all trees in leaf shall be acclimated for two (2) weeks under a mist system prior to installation.
- Standards set forth in "American Standard for Nursery Stock" represent guideline specifications only and shall constitute minimum quality requirements for plant material.
- Where shown on the plans and details, planting beds are to be completely covered with a stone mulch from a local source to a minimum depth of four inches.
- Refer to Walmart specifications for information needed for implementation of planting plans.
- Weed mat is required in landscape islands as specified. See irrigation details.
- All plant material quantities shown are approximate. Contractor shall be responsible for complete coverage of all planting beds at spacing shown.
- This plan is to be implemented cooperatively with SWPPP plan, as needed, to maximize the effectiveness of the SWPPP plan for this site.
- The contractor is encouraged to complete temporary or permanent seeding or sodding in stages for soil stabilization as areas are completed after grading.
- This plan does not present any temporary stabilization required as part of SWPPP plan.
- If conflicts between these notes and the landscape notes, contact landscape architect.

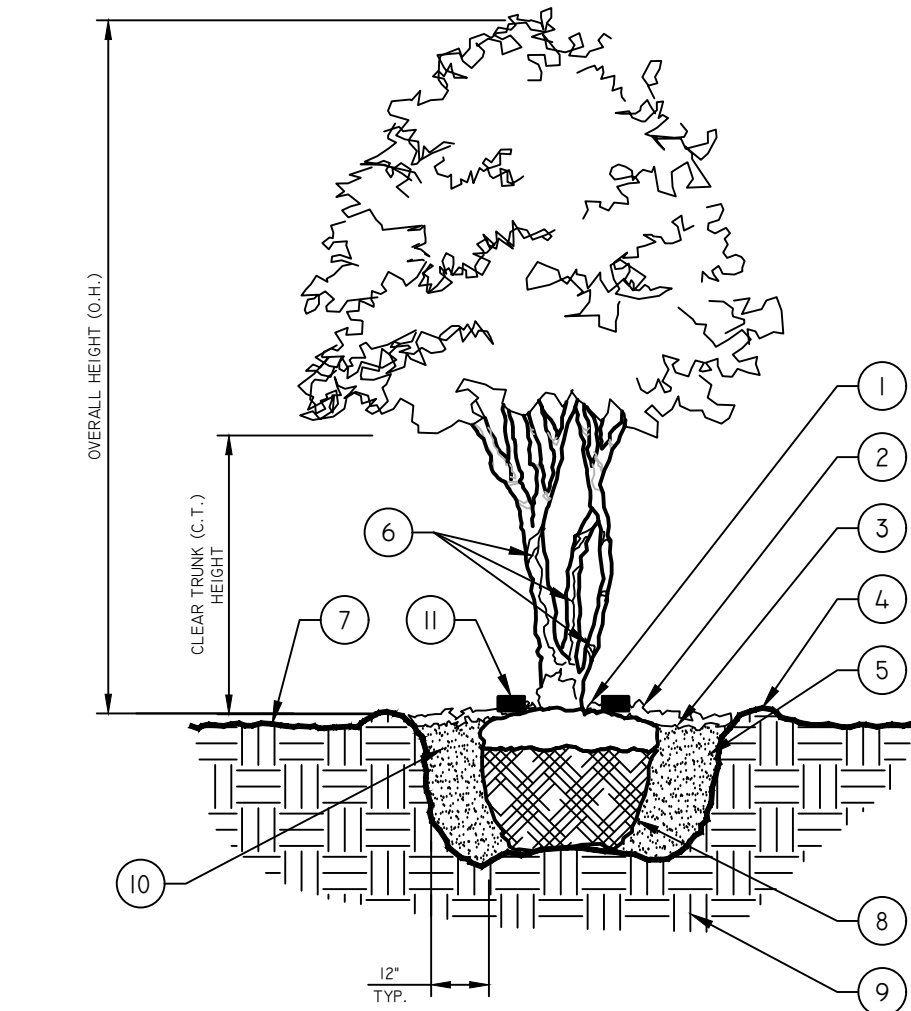
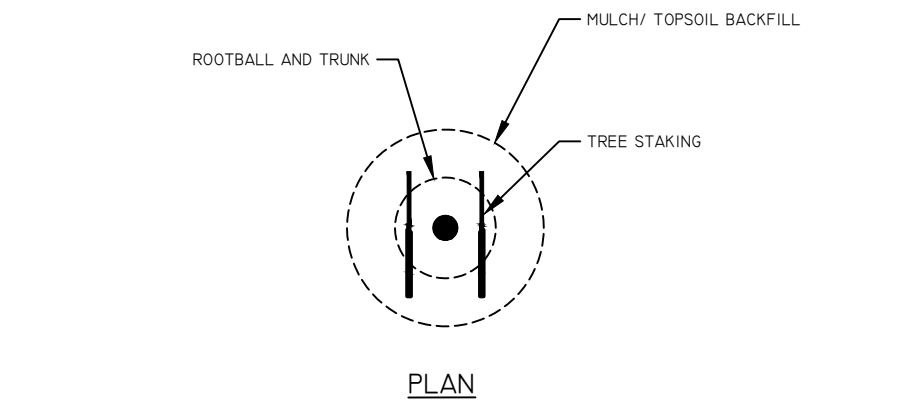
NOTES & SPECIFICATIONS FOR TREES TO REMAIN::

TREE PRUNING

- ALL PRUNING SHALL BE IN ACCORDANCE WITH ANSI A3001 STANDARDS FOR TREE CARE, PART 8 (PRUNING) AND SHALL BE COMPLETED UNDER DIRECT SUPERVISION OF AN ISA-OR ASCA-CERTIFIED ARBORIST.
- THE CONTRACTOR OR SUPERVISING ARBORIST MUST OBTAIN APPROVAL FROM THE OWNER OF THE TREE PRIOR TO COMMENCEMENTS OF PRUNING ACTIVITIES. TWO WEEKS ADVANCE NOTIFICATION IS REQUIRED.

TREE ROOT PRUNING

- ROOT PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH ANSI A3001 PART 8, (ROOT MANAGEMENT) SUBPART A & NON-SELECTIVE ROOT CUTTING AND SHALL BE COMPLETED UNDER DIRECT SUPERVISION OF AN ISA-OR ASCA-CERTIFIED ARBORIST.
- ROOTS ARE TO BE PRUNED USING CLEAN, SHARP ROOT PRUNING TOOLS SUCH AS A POWER GROUND



MULTI-TRUNK TREE PLANTING

N.T.S.

PLANT LIST

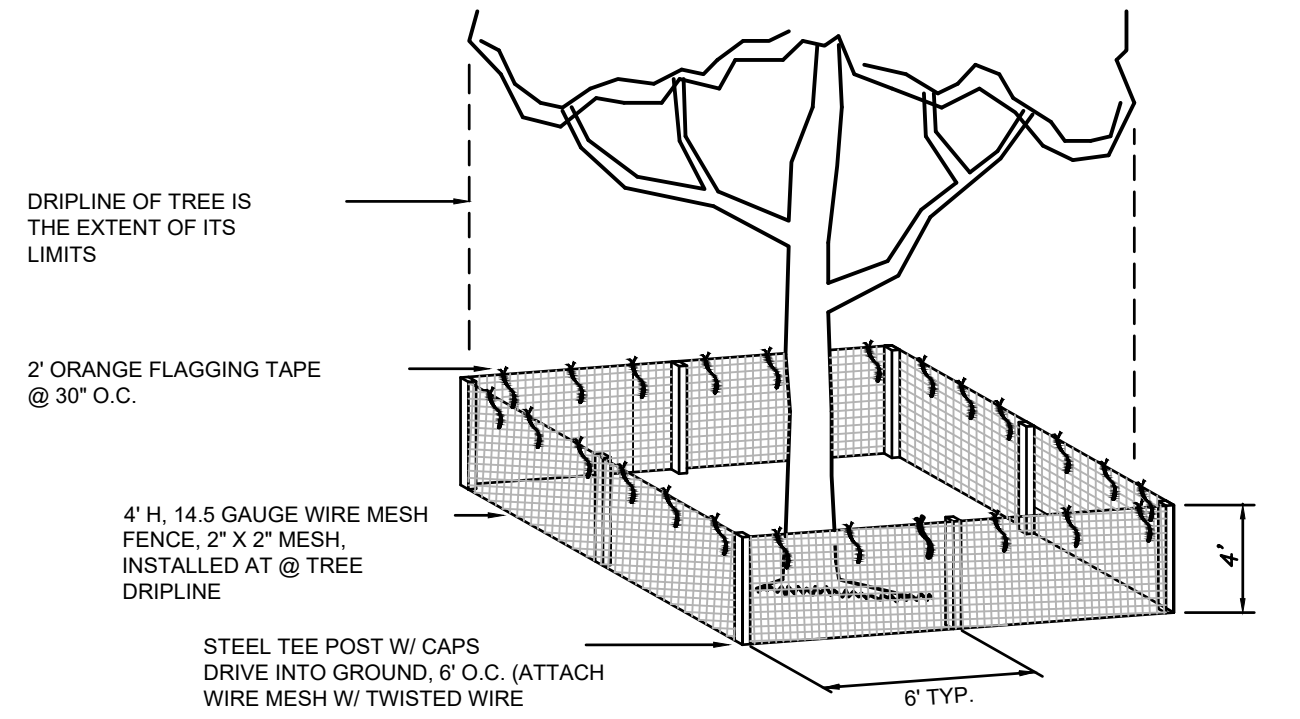
SYM	COMMON NAME	BOTANICAL NAME	DESCRIPTION	QTY.
LI	TONTO CRAPE MYRTLE	LAGERSTROEMIA INDICA 'TONTO'	8' HT., MULTI-TRUNK	1
SOD	MATCH SPECIES ON SITE		SOLID SOD, CONTRACTOR TO VERIFY QTY.	
MULCH	MATCH EXISTING COLOR AND TYPE		CONTRACTOR TO VERIFY QTY.	

NOTE:

- PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.
- IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.
- ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GRASS COVER.
- ALL LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A RAIN SENSOR.
- CONTRACTOR TO VERIFY AND MODIFY EXISTING IRRIGATION SYSTEM TO ENSURE ADEQUATE IRRIGATION FOR ALL NEW PLANT MATERIAL. EXISTING IRRIGATION TO REMAIN OPERATIONAL DURING CONSTRUCTION. REPLACEMENT OF PLANT DIE OFF IS THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL REPLACE ANY EXISTING SOD OR OTHER PLANT MATERIALS DAMAGED DURING CONSTRUCTION IN AREAS THAT ARE OUTSIDE PROPOSED LANDSCAPE AS SHOWN ON THE PLAN.

TREE LEGEND

- = TREE TO BE REMOVED
- = TREE TO REMAIN



TREE PROTECTION DETAIL

N.T.S.

TREE BARRICADE APPROVAL

OBTAIN CITY APPROVAL OF TREE BARRICADES PRIOR TO BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENTS

TREE PROTECTION NOTES:

- Four (4) foot high 14.5 gauge wire 2"x2" mesh fencing shall be installed encompassing the drip line of each tree, or one foot in diameter for each inch of trunk diameter, whichever is greater. When supervising fencing shall be moved to the edge of the tree protection area (TPA) as indicated on plans and be maintained through completion of construction.
- Where the TPA occurs within 10 feet of the tree trunk, a trenching device shall be used to sever tree roots. Root raking shall not occur before roots have been clearly severed.
- All equipment and/or materials are prohibited within the TPA. Including but not limited to cement wash-out, chemicals, fuel or equipment servicing.
- Grade changes shall not occur within the TPA. No fill shall be added, removed or stored within the TPA with exception of prescribed potting soil (see item 10).
- Brush and weeds occurring within the TPA shall be cleared by hand or utilizing only the mower of a light wheeled farm tractor (less than 60 hp). During such activities soil profiles shall not be disturbed.
- Root-tilling, disk, root raking or other clearing methods that disturb the soil profile are expressly prohibited.
- Utility lines and/or irrigation lines shall not occur within the TPA.
- Saved trees shall be pruned to remove dead and damaged wood, correct structural defects and to provide access and visibility.
- Canopy and root pruning shall be completed under direct observation by the owner designated ISA certified arborist and be accompanied by an arborist with five years or more experience pruning trees to ISA standards. Arborist must obtain approval from the owner prior to commencement of pruning activities. Two week advance notification is required.
- Landscape within TPA shall not disturb existing soil profiles. Eight inches of potting soil shall be imported and evenly spread to provide a planting medium within TPA.

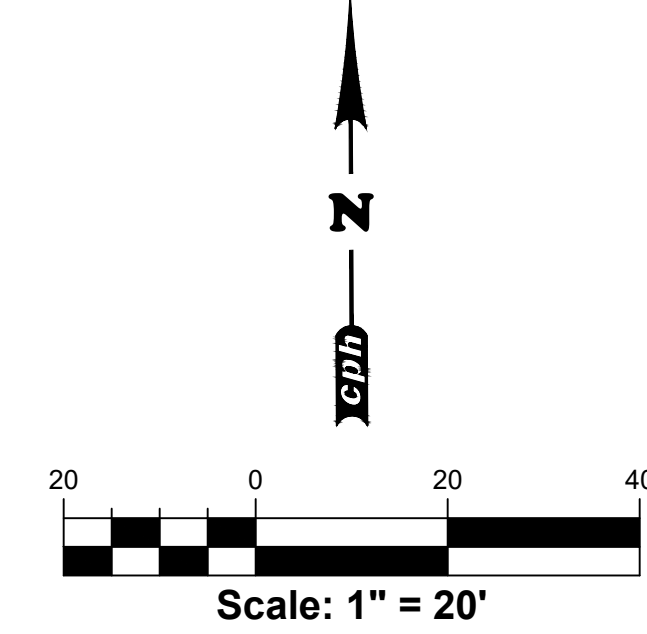
CITY NOTES:

- A MINIMUM OF 36 IN. OF CLEAR SPACE SHALL BE MAINTAINED TO PERMIT ACCESS TO (AND OPERATION OF) FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT INLET CONNECTIONS, AND/OR FIRE PROTECTION SYSTEMS CONTROL VALVES.
- A CLEAR SPACE OF NOT LESS THAN 60 IN (1524 mm) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/2 IN. (64 mm).
- NO TALL GROWING TREES WITH A MATURE HEIGHT ABOVE 14 FEET ARE ALLOWED WITHIN THIRTY FEET OF AN EXISTING OVERHEAD POWER LINE.
- NO TALL GROWING TREES WITH MATURE HEIGHT ABOVE 14 FEET ARE ALLOWED WITHIN TEN FEET OF AN EXISTING AND FUTURE PAD MOUNTED ELECTRICAL EQUIPMENT AND SHRUBS MUST BE PLANTED TO MAINTAIN THREE FOOT CLEARANCE ON SIDES AND BACK, TEN FEET AT ALL ACCESS DOORS.
- SHRUBS & TREES SHALL NOT BE PLANTED CLOSER THAN THREE FEET FROM THE EDGE OF ANY IMPERVIOUS AREA PER TLDC SECTION 5-85 (m)

NOTES TO CONTRACTOR:

- 24" WIDE MULCH STRIP IS REQUIRED BEHIND ALL CONCRETE CURBS/BUFFERS. WHERE TURF GRASS WILL BE ESTABLISHED ADJACENT TO CONCRETE CURBS / BUFFERS, EITHER A 16" OR 24" (DEPENDENT ON AVAILABILITY) WIDE SOD STRIP IS REQUIRED.
- CONTRACTOR IS CAUTIONED THAT STORMWATER CONVEYANCES AND POND BANKS AND BOTTOM CAN BE DAMAGED IF MACHINE MOVED WHILE THESE SOILS ARE WET. ANY ASSOCIATED DAMAGES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AT NO EXPENSE TO OWNER.

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.



Galen J Pugh

Digitally signed by Galen J Pugh
DN: C=US, O=Unaffiliated, dnQualifier=A01410C00000195AE45016B0001502D, CN=Galen J Pugh
Date: 2026.07.22 16:24:15-0400'

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LANDSCAPE PLAN, NOTES & DETAILS

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