

1 TREE PRESERVATION & REMOVAL PLAN
Scale: 1" = 40'



TREE REMOVAL DEBITS - Sec. 16.07.D

Total Trees To Be Removed:	7 Trees
Total DBH To Be Removed:	82"
Total Tree Debits (Total DBH):	14"

TREES TO BE REMOVED

DBH	COMMON NAME	QTY	TOTAL DBH
6"	Oak	1	6"
8"	Oak	1	8"
10"	Oak	1	10"
14"	Oak	1	14"
24"	Oak Cluster	1	24"

Total Tree Debits	14"
Total Tree Credits	0"
Replacement Index Required	14"
3" caliper Replacement Trees Required	5 Trees
3" caliper Replacement Trees Provided	5 Trees

TREE PRESERVATION NOTES

TREE SURVEY DISCLAIMER:

1. ALL TREE SURVEY INFORMATION HAS BEEN PROVIDED TO LANDSCAPE ARCHITECT BY DEBORRY.

TREE PRESERVATION/REMOVAL NOTES

1. ALL TREES PROPOSED FOR REMOVAL ARE SHOWN IN A SHADE OF GRAY WITH AN "X" ON TOP, WHILE ALL TREES TO BE PRESERVED ARE SHOWN IN BLACK.

TREE PROTECTIVE RADIUS AND BARRICADES, ARTICLE 16.07.F:

- PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL PROTECTED TREES AND HERITAGE TREES DURING SITE CLEARING TO CREATE A PROTECTIVE RADIUS AND SHALL REMAIN IN PLACE UNTIL LAND ALTERATION, SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE. BARRICADES AROUND THE PROTECTIVE RADIUS SHALL BE BUILT TO A MINIMUM DISTANCE OF 10 FEET FROM THE EDGE OF TRUNK OF ALL HERITAGE TREES AND 20 FEET FROM THE EDGE OF TRUNK OF HERITAGE TREES.
- A MINIMUM DISTANCE OF 10 FEET FROM ALL PROTECTED TREES AND 20 FEET FROM ALL HERITAGE TREES SHALL BE MAINTAINED WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HANDSOME, A SIDE WALKER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEM.
- THE INSTALLATION OF ASPHALT BARRIERS SUCH AS BARRICADES, FENCES, POSTS OR WALLS SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES AND HERITAGE TREES. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES OR HERITAGE TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
- ALL ROOTS TO BE REMOVED DURING SITE CLEARING AND/OR CONSTRUCTION SHALL BE SEVERED CLEAN AT THE PERIMETER OF THE DESIGNATED PROTECTIVE RADIUS.
- A PROTECTIVE DRY WELL AND DRAINAGE/AERATION SYSTEM SHALL BE PROVIDED WHERE PROTECTED TREES OR HERITAGE TREES WILL BE ADVERSELY AFFECTED BY RAISING THE GRADE.
- A PROTECTIVE RETAINING WALL SHALL BE CONSTRUCTED AT OR BEYOND THE PERIMETER OF THE PROTECTIVE RADIUS AROUND A PROTECTED TREE OR HERITAGE TREE WHERE THE PROTECTED TREE OR HERITAGE TREE WILL BE ADVERSELY AFFECTED BY LOWERING THE GRADE.

NOT FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN APPROVED AND ARE SUBJECT TO CHANGE.

A Landscape Development Plan for
Mariner Lakes
Orange Beach, Alabama

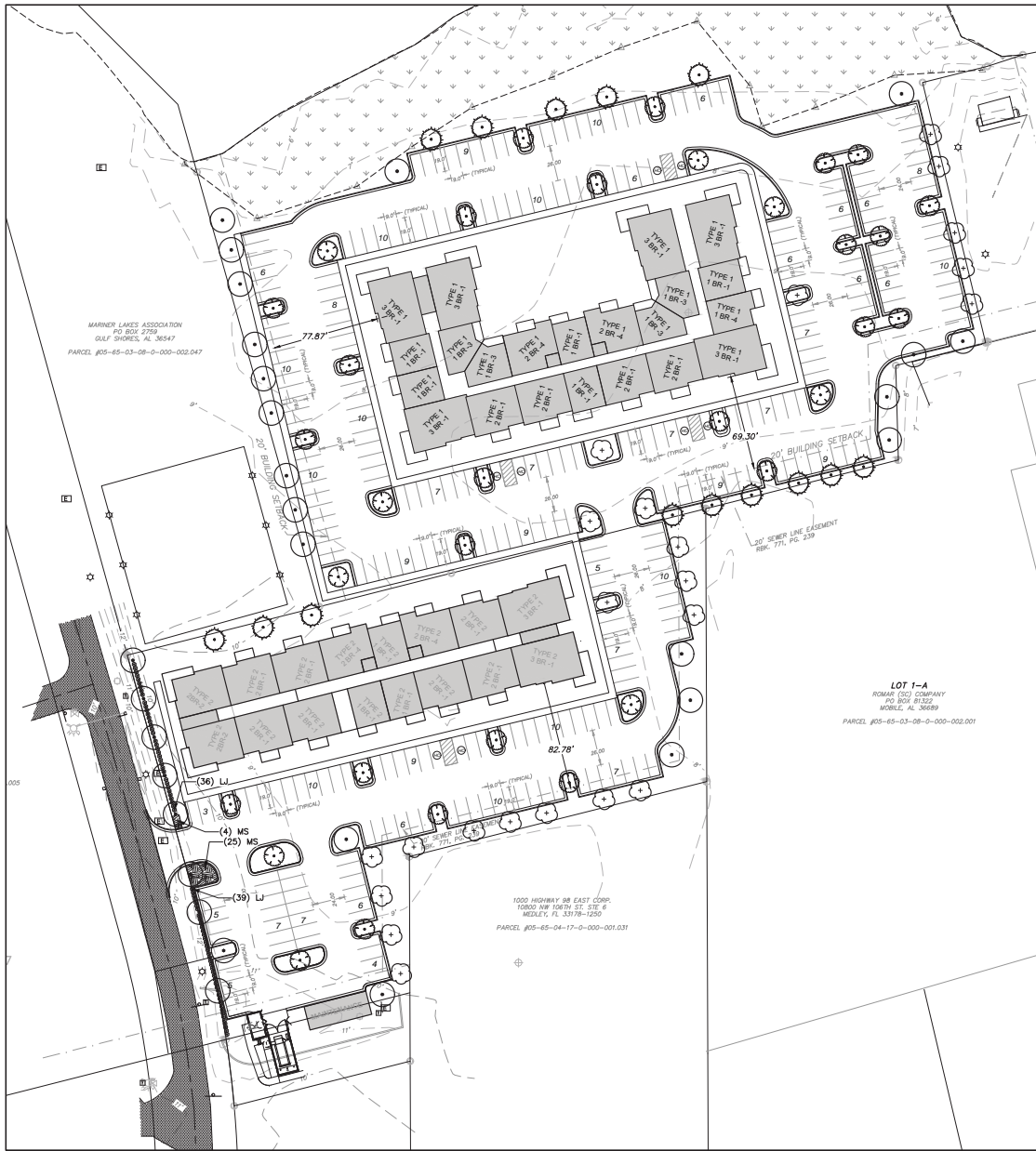
No.	Date	Revisions / Submissions
08.26.22	CITY SUBMITTAL	
12.22.22	CITY SUBMITTAL	

© Copyright 2022 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

VTW
Drawn
VTW
Project Manager
LCW
Principal
223465-002
Project No.
08.25.22
Date

Registration
STATE OF ALABAMA
LISTED
August 10, 2022
MEMBER
518
PROFESSIONAL LANDSCAPE ARCHITECT

TREE PRESERVATION & REMOVAL PLAN



ORANGE BEACH LANDSCAPE REQUIREMENTS (Article 16)

STREET FRONTAGE REQUIREMENTS (16.04 B.1a)

U.S. Hwy 182

1 tree per 35 LF FOW @ 317.2 LF = 9.06 trees	
Total Frontage Trees Required: 10 trees	
Total Frontage Trees Provided: 10 trees	
1 shrub per 3 LF FOW @ 317.2 LF = 105.73 shrubs	
Total Frontage Shrubs Required: 186 shrubs	
Total Frontage Shrubs Provided: 186 shrubs	

HARDWOOD TREE REPLACEMENT - V.U.A. (16.04 B.4)

1 tree per 1,200 sq ft @ 314,899 sq ft = 89.39 trees	
Total V.U.A. Trees Required: 89 trees	
Total V.U.A. Trees Provided: 89 trees	

IRRIGATION NOTE:
ALL LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM THAT SHALL PROVIDE 100% HEAD-TO-HEAD COVERAGE.

NOT FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN APPROVED AND ARE SUBJECT TO CHANGE.

A Landscape Development Plan for
Mariner Lakes
Orange Beach, Alabama

Revisions

No.	Date	Revisions / Submissions
08.26.22	CITY SUBMITTAL	
12.22.22	CITY SUBMITTAL	

© Copyright 2022 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

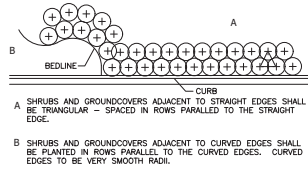
VTW [Signature] Registration
 State of Alabama
 LISTER CHANDLER
 Project Manager
 LW
 Priced at 223465-002
 Project No. 518
 Date 08.25.22

LANDSCAPE PLANTING PLAN

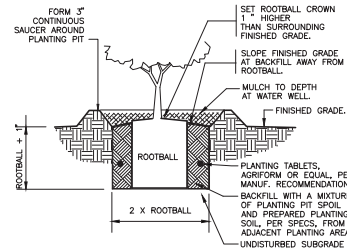
1 LANDSCAPE PLANTING PLAN
Scale: 1" = 40'



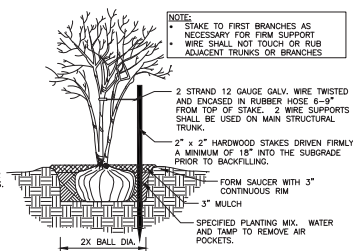
PLANT SCHEDULE									
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS	
	AR	33	ACER FLORIDANUM	FLORIDA MAPLE	B&B OR CONT	3" DBH	10'-12"	FULL HEAD, SPECIMEN QUALITY	
	MA	23	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	B&B OR CONT	3" DBH	10'-12"	STANDARD; FULL HEAD, SPECIMEN QUALITY	
	QV	29	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B&B OR CONT	3" DBH	10'-12"	FULL HEAD, SPECIMEN QUALITY	
	TD	14	TAXODIUM DISTICHUM	BALD CYPRESS	B&B OR CONT	3" DBH	10'-12"	FULL HEAD, SPECIMEN QUALITY	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	W	SPACING	REMARKS
	LJ	75	LIGUSTRUM JAPONICUM	WAX LEAF LIGUSTRUM	3 GAL			36" o.c.	FULL TO GROUND
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	W	SPACING	REMARKS
	MS	29	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	3 GAL			42" o.c.	



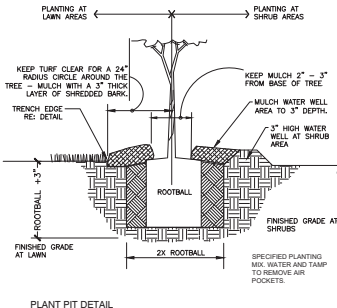
5 TYPICAL PLANT SPACING
NOT TO SCALE 329399-04



1 SHRUB PLANTING
1" = 1'-0" DETAIL-FILE



2 MULTI-TRUNK TREE STAKING
1/2" = 1'-0" 329343-01



3 TREE PLANTING - GUY STRAP
1" = 1'-0" 329343.26-02

- GENERAL CONDITIONS**
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
 - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
 - ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.
- LANDSCAPE AREA SOIL PREPARATION**
- PLANTING SOIL SHALL BE CREATED BY AMENDING TOPSOIL WITH THE ADDITION OF COMPOST. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOG AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
 - INCORPORATE UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOG AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G. LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS REQUIRED PER SOIL TEST (IF REQUESTED BY OWNER).
 - RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
 - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - WATER THOROUGHLY AFTER PLANTING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.
- PLANT MATERIAL AND PLANTING**
- PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
 - ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT ANY TIME.
 - PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.
 - UNLESS NOTED SPECIFICALLY, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
 - FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 3" BEHIND SED LINE @ LAWNS OR WALKS AND A MINIMUM OF 3" BACK OF CURB @ PARKING SPACES.
 - NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED OR DEAD GROWTH. WOUND PAINT IS NOT RECOMMENDED FOR ANY CUTS.
 - ALL PLANTING AREAS, TREE PITS, AND OTHER AREAS INDICATED ON PLANS SHALL BE MULCHED WITH A SETTLED LAYER OF THE INDICATED MULCH:
 - 3" DEPTH PINE BARK
 - 4" DEPTH SHREDED HARDWOOD MULCH
 - 3" DEPTH LONG LEAF PINESTRAW, SETTLED
 - TRENCH EDGES TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN, UNLESS NOTED OTHERWISE.
 - THREE STAKING SHALL BE PROVIDED TO KEEP TREES PLUMB AND PROTECTED FROM EXCESSIVE WINDS. ALL TREE-STAKING APPARATUS SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.
 - ONE YEAR OF LANDSCAPE MAINTENANCE FROM SUBSTANTIAL COMPLETION SHALL BE INCLUDED AS AN OPTIONAL BID ITEM TO THE OWNER.

4 GENERAL PLANTING NOTES
1" = 1" 329399-01

NOT FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN APPROVED AND ARE SUBJECT TO CHANGE.

A Landscape Development Plan for
Mariner Lakes
Orange Beach, Alabama

Revisions	No.	Date	Revisions / Submissions
	08.26.22		CITY SUBMITTAL
	12.22.22		CITY SUBMITTAL

© Copyright 2022 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

VTW
Drawn
VTW
Project Manager
LCW
Principal
223465-002
Project No.
08.25.22
Date

Registration
STATE OF ALABAMA
Landscape Architect
Lester
08/25/2022
NOVEMBER
518
REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE PLANTING DETAILS