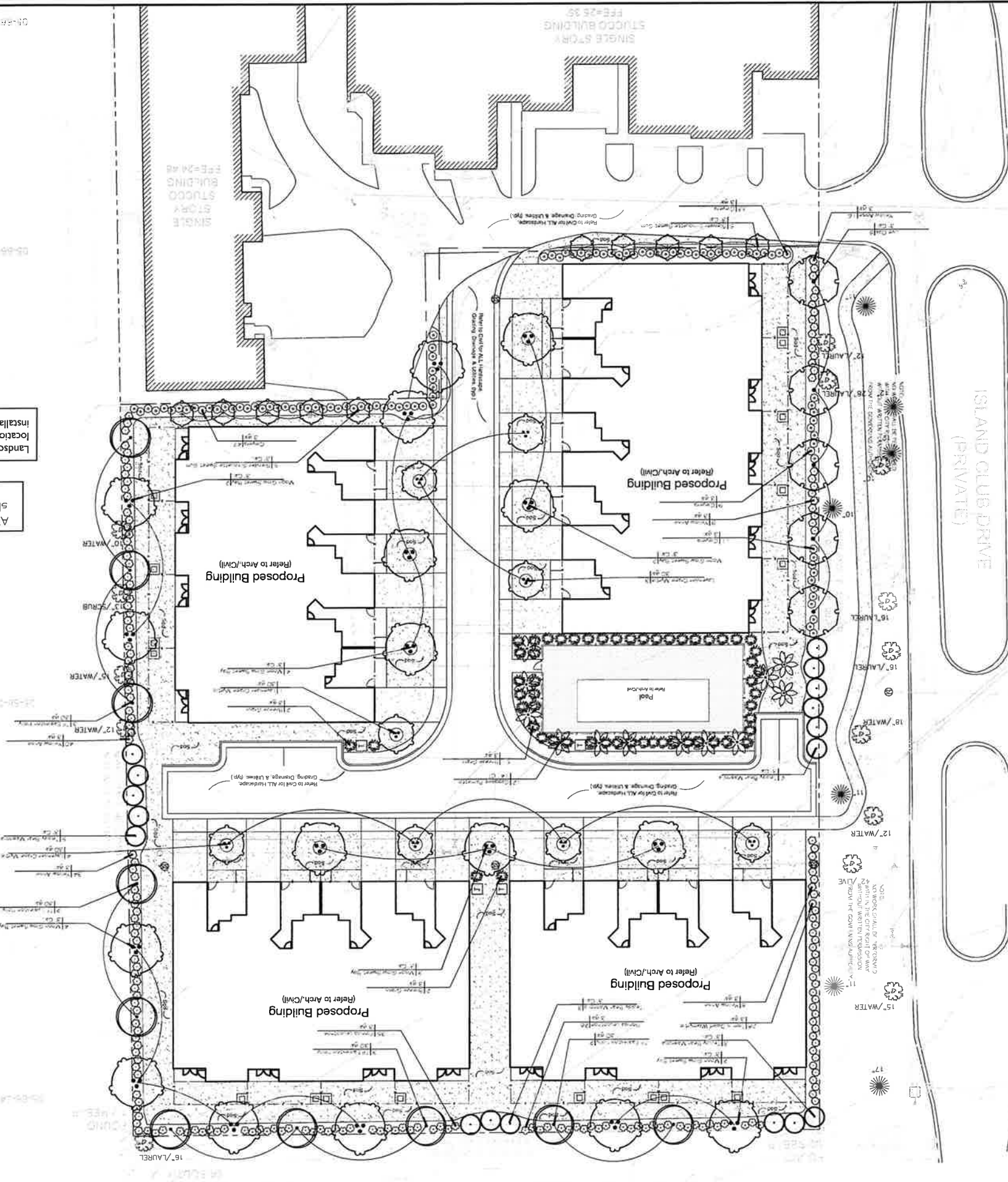




Know what's below.
Call before you dig.

NOTES:
 1. BASE SURVEY PROVIDED BY LBYD.
 2. LOCATION OF STRUCTURES, HARDSCAPE AND EXISTING VEGETATION SHALL BE FIELD VERIFIED.
 3. VERIFY ALL LAYOUT AND DIMENSIONS IN FIELD.
 4. PLANT COUNTS ARE FOR CONVENIENCE ONLY. FIELD VERIFY ACCORDINGLY.
 5. CONTRACTOR IS RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE.
 6. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS.
 7. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN DRAWINGS OR FIELD CONDITIONS.
 8. REFER TO CIVIL FOR ALL UTILITIES, GRADING, DRAINAGE & HARDSCAPE.



All areas disturbed by construction shall be sodded or mulched unless otherwise noted. (Typ.)

Landscape Contractor shall coordinate tree planting locations with general contractor prior to utility installation. Field adjust as needed. (Typ.)

**DRAFT - FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

DATE	1/23/22
DRAWN BY	ES
CHECKED BY	ES
SCALE	AS SHOWN
PROJECT NO.	2205
CLIENT	L-11

LANDSCAPE PLAN

ISSUED/REVISED

Permitting 2/7/22
City Com 3/11/22



PALMETTO RIDGE

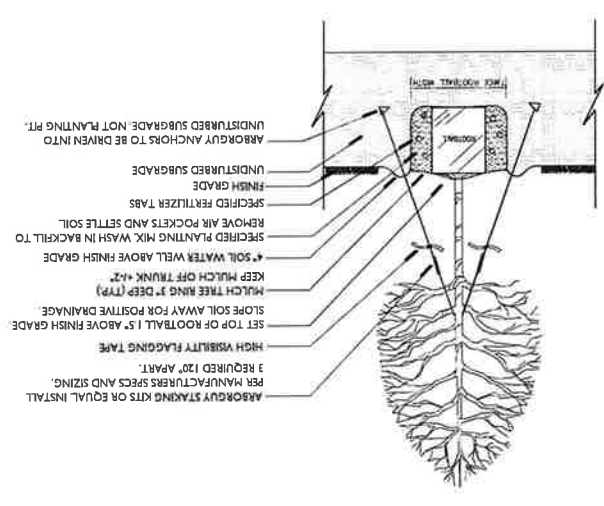
FORT MORGAN ROAD
FORT GULF SHORES, AL

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2 TREE PLANTING



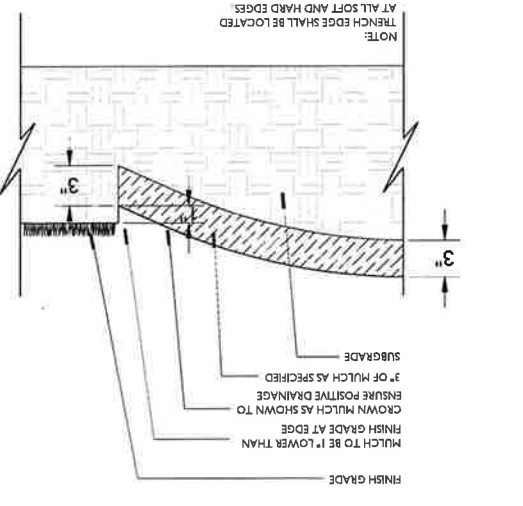
1 LANDSCAPE NOTES

LANDSCAPE NOTES:
 1. This section covers furnishing and installing all landscape plants and non-plant materials covered by the drawings and these specifications. The work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and fulfillment of all guarantee provisions as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and fulfillment of all guarantee provisions as herein specified.
 2. Before beginning work, the contractor shall thoroughly acquaint himself with the existing site conditions and proposed plans. The intent is to provide a smooth transition between existing conditions that are to remain and the new site features with minimal damage to existing trees and vegetation.
 3. Contractor is made aware of active existing underground utilities. It is the contractor's responsibility to familiarize himself with the location of existing and other obstructions. The contractor shall investigate and verify, in the field, the existence and location of all utilities and any existing irrigation piping, and take necessary precautions to prevent their disturbance and avoid interference of service. Contractor is responsible for calling Contractor to provide distance and avoid underground utilities shall be replaced to owners satisfaction by contractor with no additional charge.
 4. Discrepancies between site conditions and conditions on plans shall be call to the attention of the Owner immediately.
 5. Existing grades shall be verified in field prior to beginning any work. Discrepancies shall be brought to the landscape architect's attention immediately. Landscape contractor to provide fine grading to ensure positive drainage.
 6. The landscape architect shall have the right to reject any and all work and/or materials at any stage of progress which in his opinion do not meet the requirements of these plans and specifications. Such rejected material shall be removed from the site immediately and replaced with acceptable materials. Landscape contractor is responsible for obtaining all state and local permits and licenses required to perform this work.
 7. Landscape contractor shall abide by all state and local laws and ordinances. Contractor shall also conform to PCA or AAS guidelines if applicable.
 8. All work shall comply with the current edition of the Standard Building Code published by the Southern Building Code Congress International, Inc.
 9. Topsoil shall be replaced with a PH of 5.5 to 6.5. Topsoil shall be free from rocks, stumps, debris, noxious weeds, or any substance harmful to plant growth. Quality of topsoil to be approved by Landscape Architect.
 10. Once delivered to the site, the contractor is responsible for the protection, including theft, of all materials.
 11. The landscape plan is to serve as a guide for installation. Field adjustment and changes to layout may be made by Landscape Architect.
 12. Contractor shall layout all plant material per planting plans and schedule a site meeting with landscape architect for approval with a minimum of 48 hours notice.
 13. Quantities shown on plant list are for convenience only.
 14. All groundcover & flower beds shall receive 3" minimum of planting mix consisting of decomposed pinebark or mushroom compost and blended into the top 6" of existing soil. Make beds smooth and top dress with 2" min. of ground pinebark prior to planting.
 15. All trees and shrub planting pits shall be backfilled with 75% excavated soil & 25% planting mix consisting of decomposed pinebark or mushroom compost and blended with Woodace fertilizer tabs at rates per manufacturers recommendations. All planting beds shall also be top dressed with a slow release fertilizer or equal per manufacturers recommendations prior to mulching.
 16. All beds shall receive 3" compacted depth of fresh Long Leaf pine straw free from sticks and pine cones. Groundcover areas with 4" plants or plugs shall be mulched with 3" V-shaped trenches. See detail.
 17. All plant material shall meet or exceed federal, state, and county laws requiring inspection for plant disease and insect control.
 18. All plant material shall be Florida #1 or better and meet the latest standards of the "American Standards for Nursery Stock".
 19. All trees shall be marked with arbor guy (or equal) tree stakes per manufacturers recommendations.
 20. All disturbed areas shall be irrigated and sodded.
 21. Contractor shall maintain all planting and lawn areas until final acceptance by owner and landscape architect. Unless specified otherwise, maintenance includes mowing, edging, weeding, blowing, pruning, watering, mulching, etc.
 22. Brown or diseased plants shall be removed and replaced immediately.
 23. All materials and workmanship for landscape and irrigation shall be guaranteed for a minimum of one year from final acceptance.
 24. No work shall be performed in any R.O.W. without approval by the appropriate Federal, State, County, or City authority.

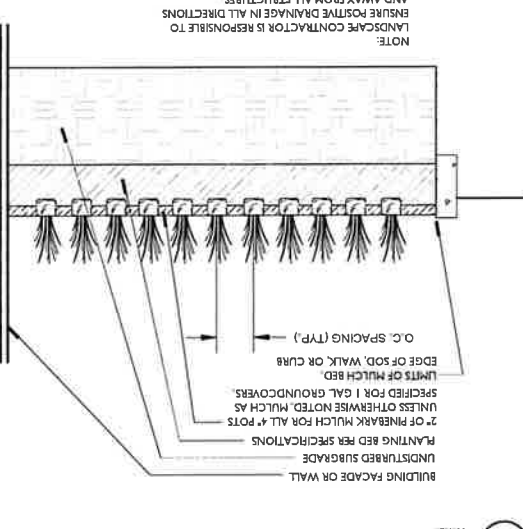
LA-01 N.T.S.

LA-16 N.T.S.

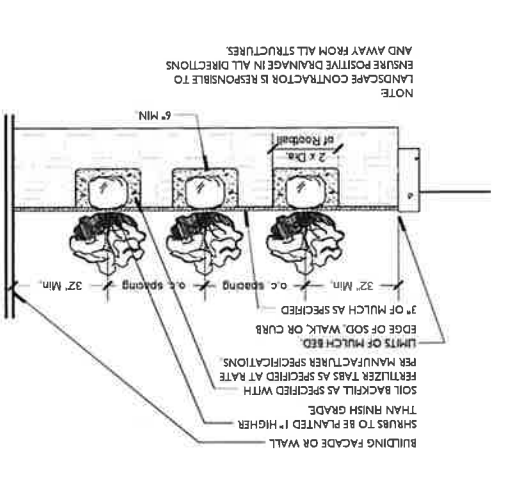
5 TRENCH BED EDGE



4 GROUNDCOVER PLANTING DETAIL



3 SHRUB PLANTING DETAIL



LA-04 N.T.S.

LA-03 N.T.S.

LA-02 N.T.S.

Landscaping Contractor shall coordinate tree planting locations with general contractor prior to utility installation. Field adjust as needed. (typ.)

See Landscape Sheet L-1.1 for existing/removed tree calculations. Refer to Sheet TP-1.1 for trees and shrubs proposed to satisfy above landscape requirements.

CITY OF GULF SHORES LANDSCAPE REQUIREMENTS:
 Road Frontage Trees = 335.56/25' = 13 Mixed Lrg, Med, Sm Trees Required
 Road Frontage Shrubs = 335.56/20' = 17 x 6 = 102 Shrubs Required
 Perimeter Trees = 861/25' = 34 Med. or Small Trees Required
 Perimeter Shrubs = 861/25' = 34 x 4 = 136 Shrubs Required

- NOTES:
 1. NO LANDSCAPE MATERIAL SHALL OBSTRUCT VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) & EIGHT (8) FEET ABOVE GRADE IN VEHICULAR USE AREAS.
 2. ALL NEW OVERSTORY TREES MUST BE A MINIMUM INITIAL CALIPER OF THREE (3) INCHES.
 3. ALL NEW CITY REQUIRED TREES MUST HAVE A TWO (2) YEAR WARRANTY.
 4. MULCH ALL PLANTINGS & PLANTINGS 3 GAL. & LARGER WITH LONG LEAF PINE STRAW.
 5. MULCH ALL PLANTINGS & GROUNDCOVER 1 GAL. & SMALLER WITH SHREDED PINEBARK MULCH.
 6. SOD ALL AREAS DISTURBED BY CONSTRUCTION NOT SHOWN TO BE PLANTED.
 7. THIS PLANT LIST IS FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY.
 8. SEE LANDSCAPE NOTES & SPECIFICATIONS.

CODE	QTY	COMMON NAME	SIZE	STATUS	REMARKS
IE	10	TE Eggston Holly	30 gal		Single Trunk Tree Form, 2" Cal. 8-14" Min.
LM	8	Lavender Cape Myrtle	30 gal		Multi-Trunk TF, 5 Canes Min. 1" Canes Min.
LS	10	Sender Silhouette Sweet Gum	3" Cal.		Nursery
MS	17	Moon Glow Sweet Bay	3" Cal.		Medium Trunk, 3-1" Cal. Canes 12" Ht. Min. Greenhouse Nursery
MT	17	Teddy Bear Magnolia	3" Cal.		Single Trunk Tree Form, 2" Cal. 12 Ht. Min. Container Grown Material Only.
QV	5	Live Oak	3" Cal.		65 Gal. 12 Ht. Min. City Required Trees. Must be planted no more than 10' apart in clusters of 3 to equal 1 Tree Credit.
SS	12	Cabbage Palmetto	14" CT		Heavy, Booped Trunks
SHRUBS					
AP	63	Florida Leucothoe	3 gal		
CJ	100	Claytonia	3 gal		
IP	107	Yellow Anise	3 gal		Full & well branched
MT2	28	Tom's Dwarf Waxmyrtle	3 gal		
LB	55	Breeze Grass	3 gal		
GROUND COVERS					
CT	17543 sq ft	419 Bermuda Grass	sod		

DATE	1/21/22
ISSUED FOR	PERMITS
PROJECT NO.	2208
CITY/STATE	LA/MS
SCALE	AS SHOWN
SHEET	1-12

LANDSCAPE DETAILS

ISSUED/REVISED	Permitting 2/7/22 City Com 3/11/22



PALMETTO RIDGE
FORT MORGAN ROAD
GULF SHORES AL

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landscape architecture

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