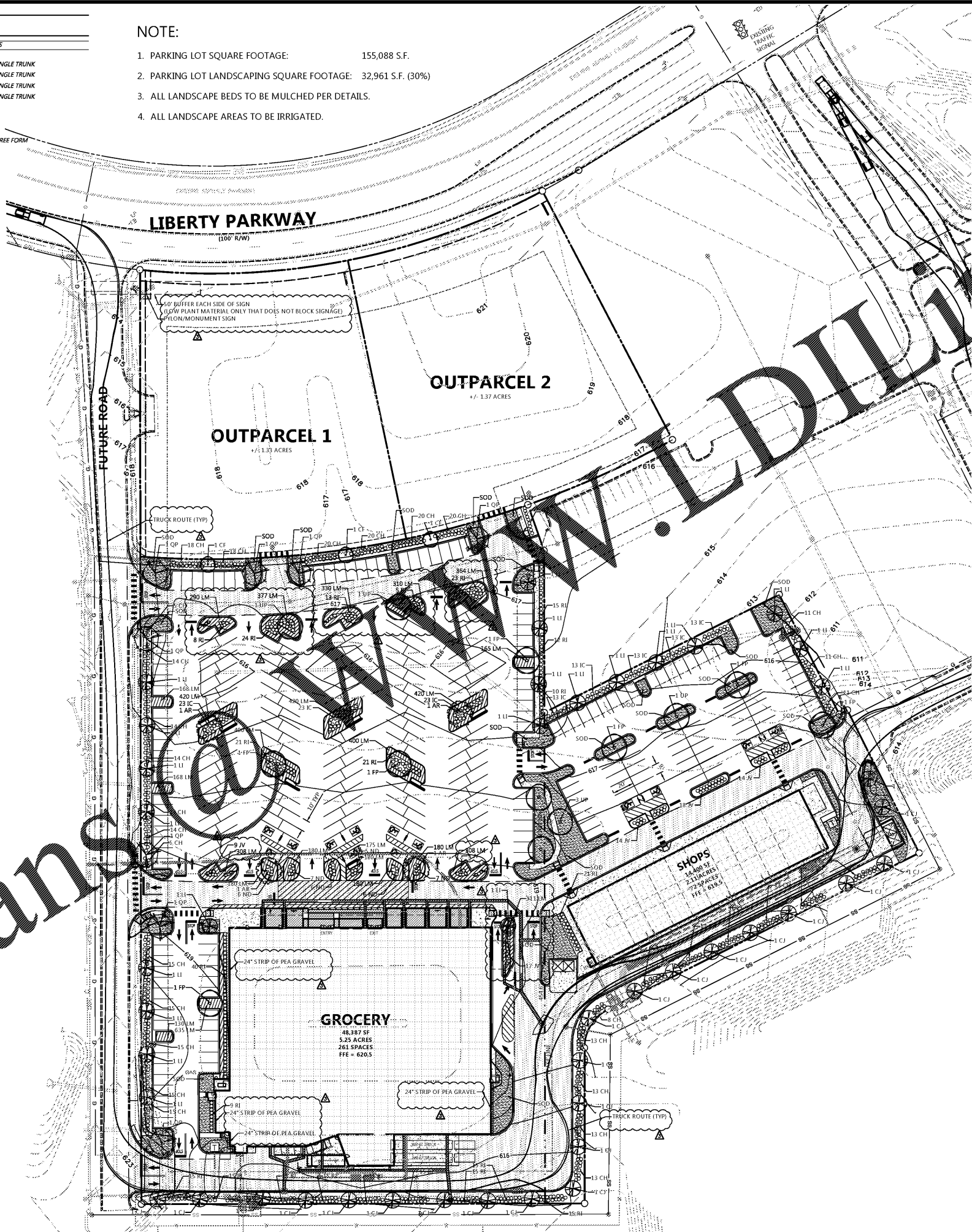


PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	REMARKS
AR	4	<i>Acer buergerianum</i>	TRIDENT MAPLE	2-1/2" CAL	25'-0" O.C.	STRAIGHT, SINGLE TRUNK
FP	7	<i>Fraxinus pennsylvanica</i>	GREEN ASH	2-1/2" CAL	25'-0" O.C.	STRAIGHT, SINGLE TRUNK
QF	8	<i>Quercus prinus</i>	WILLOW OAK	2-1/2" CAL	25'-0" O.C.	STRAIGHT, SINGLE TRUNK
UP	6	<i>Ulmus parvifolia 'Atter'</i>	ALLEE ELM	2-1/2" CAL	25'-0" O.C.	STRAIGHT, SINGLE TRUNK
UNDERSTORY TREES						
CF	3	<i>Vitex agnus-castus</i>	CHASTE TREE	12" HT.	AS SHOWN	
LI	20	<i>Lagerstroemia indica 'Muskogee'</i>	MUSKOGEE CREPE MYRTLE	12" HT.	AS SHOWN	3-5 STEMS, TREE FORM
CI	23	<i>Cryptomeria japonica</i>	CRYPTOMERIA	12" HT.	AS SHOWN	
SHRUBS						
IC	134	<i>Ilex vomitoria 'Nana'</i>	DWARF YAUPOH HOLLY	3 GAL.	3'-0" O.C.	
CH	452	<i>Ilex cornuta 'Carissa'</i>	CARISSA HOLLY	3 GAL.	3'-0" O.C.	
RI	375	<i>Raphiolepis indica</i>	INDIAN HAWTHORN	3 GAL.	3'-0" O.C.	
ND	37	<i>Nandina domestica 'Harbor Belle'</i>	HARBOR BELL NANDINA	3 GAL.	2'-6" O.C.	
GROUNDCOVER						
LM	4,535	<i>Liriope muscari 'Big Blue'</i>	GREEN LIRIOPE	4" POT	12" O.C.	
JV	107	<i>Juniperus horizontalis</i>	CREeping JUNIPER	1 GAL.	2'-6" O.C.	
		<i>Cynodon dactylon</i>	TIFTWAY BERMUDA SOD			
			PENNINGTON SLOPE MASTER SEED			

NOTE:

1. PARKING LOT SQUARE FOOTAGE: 155,088 S.F.
2. PARKING LOT LANDSCAPING SQUARE FOOTAGE: 32,961 S.F. (30%)
3. ALL LANDSCAPE BEDS TO BE MULCHED PER DETAILS.
4. ALL LANDSCAPE AREAS TO BE IRRIGATED.



- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL WORK AS SHOWN IN ALL DETAILS WITH THE PLANS AND AS LISTED IN THE GENERAL NOTES.
- BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR. SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISRUPT OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE LOCATED, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.
3. ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDINGS, CURB, OR WALKS SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
 4. THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 5. THE LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PARTS OF THE PROJECT.
 6. ALL PROPOSED PLANT MATERIALS SHALL BE FREE FROM INJURY, PEST, DISEASE, OR ROOT DEFECTS AND SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
 7. PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DISICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.
 8. THE PLANT LIST IS FOR THE LANDSCAPE CONTRACTORS CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COUNT FROM THE PLAN AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
 9. ALL LANDSCAPE AREAS WHERE ASPHALT OR CURBING HAS BEEN REMOVED AND ALL LANDSCAPE ISLANDS MUST HAVE CLEAN, FRIABLE TOPSOIL TO A TOTAL DEPTH OF TWO (2) FEET.
 10. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LIMES, AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIAL.
 11. INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-NEEDED BASIS.
 12. ALL MOWABLE LAWN AREAS SHALL BE SODDED WITH BERMUDA GRASS. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED AS NOTED ON PLAN.
 13. MULCH ALL GROUND COVER AND PLANTING BEDS AND A 4'-0" DIAMETER BASE AROUND ALL FREE STANDING TREES WITH 4" MIN. FRESH PINE STRAW.
 14. WHERE TREES ARE PLANTED CLOSER THAN 5 FEET FROM CURB OR SIDEWALK, EITHER CONCRETE OR HDPE (HIGH DENSITY POLYURETHANE PLASTIC) ROOT BARRIERS MUST BE INSTALLED. THESE ROOT BARRIERS MUST BE A MINIMUM OF 30 INCHES DEEP.
 15. ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS ON THE SITE.
 16. SHRUB HEIGHTS SHALL BE MAINTAINED AT 2'-0" AND TREE CANOPIES SHALL BE ABOVE 6'-0" AT ALL PLANTING ISLANDS AND DRIVE OPENINGS WITHIN THE PARKING LOT AND INTERSECTING STREETS BY LANDSCAPE CONTRACTOR AND OWNER TO INSURE SAFE SIGHT DISTANCES.
 17. ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
 18. THE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE, INCLUDING WATERING, WEEDING, PRUNING, MOWING OF LAWNS, AND RE-MULCHING OF THIS WORK UNTIL DATE OF FINAL ACCEPTANCE.

FOR SODDED AREA

1. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT).
2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.
3. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.
4. SOD SHALL BE SECURED IN PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1. STAPLES FOR SOD SHALL BE NO. 13 GAUGE STEEL WIRE, SHARPER WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAPLES SHALL BE DRIVEN FLUSH WITH SOD AS NOT TO INTERFERE WITH MOWING OPERATIONS.
5. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOOTHING OF ADJACENT GRASS.
6. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

GRASSING

1. PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
2. ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT REGROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED OR LOOSENED TO 4" MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST INTO THE TOP 2" TO 3".

INSPECTION

1. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS, SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY

1. ALL PLANT MATERIAL SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLIGENCE OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS OF GOD DAMAGE.
2. REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THRIVING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.
3. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

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Know what's below.
Call before you dig.
THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND SERVICES IS APPROXIMATE AND MAY ONLY HAVE NOT BEEN EXACTLY LOCATED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES WHICH MAY OCCUR DURING THE COURSE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ANY AND ALL EXISTING UTILITIES.

NOTICE:
THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER AND/OR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK OR PERSONS ENGAGED IN THE WORK OF ANY SUBSIDIARIES, CONTRACTORS OR ANY OTHER PERSONS.

CONTRACTOR: GARY ATWELL LLC
NO REPRODUCTION SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF ATWELL LLC.

24 HOUR EMERGENCY CONTACT
GARY CURT
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SEC. 28, T13, R2
LIBERTY PARKWAY
VESTAVIA HILLS
JEFFERSON COUNTY, AL

LP DEVELOPMENT, LLC
MARKETPLACE AT THE BRAY - LIBERTY PARK
SITE DEVELOPMENT PLANS
LANDSCAPE PLAN

DATE: 07-16-2018
9-24-18 UPDATED SET
w/CLOUDS

REVISIONS

ALABAMA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
NO. 18935
GARY CURT

SCALE: 1" = 50'

DRAWN BY: DJ
CHECKED BY: BEK
PROJECT MANAGER: BRIAN E. KAY
JOB #: 18000582
FILE CODE: ##
SHEET NO. L100

Order Plans

FILE NAME: H:\18000582\Project - 18000582\Drawings\LANDSCAPE\PLANS\LANDSCAPE.dwg LAST SAVER: BEK 08/22/2018 10:59 AM PLOTTED BY: Daniel Johnson 10/22/2018 PAPER: A325 0 (24.00 x 36.00 INCHES) DEVICE: DWG TO PDF (PLOT STYLE: NONE)