

NF
BRIAN & KAREN GRANT
PARCEL ID
#3-157C-6537-00-0110.0000000

NF
KAPLAN DEVELOPMENT AND
INVESTMENT COMPANY
PARCEL ID
#3-157C-1669-00-0004.9000000

MISSOURI STATE
HIGHWAY K
(VARIABLE WIDTH) PUBLIC ROADWAY

NF
CFT NV DEVELOPMENTS LLC
PARCEL ID
#3-157C-D227-00-0262.0000000

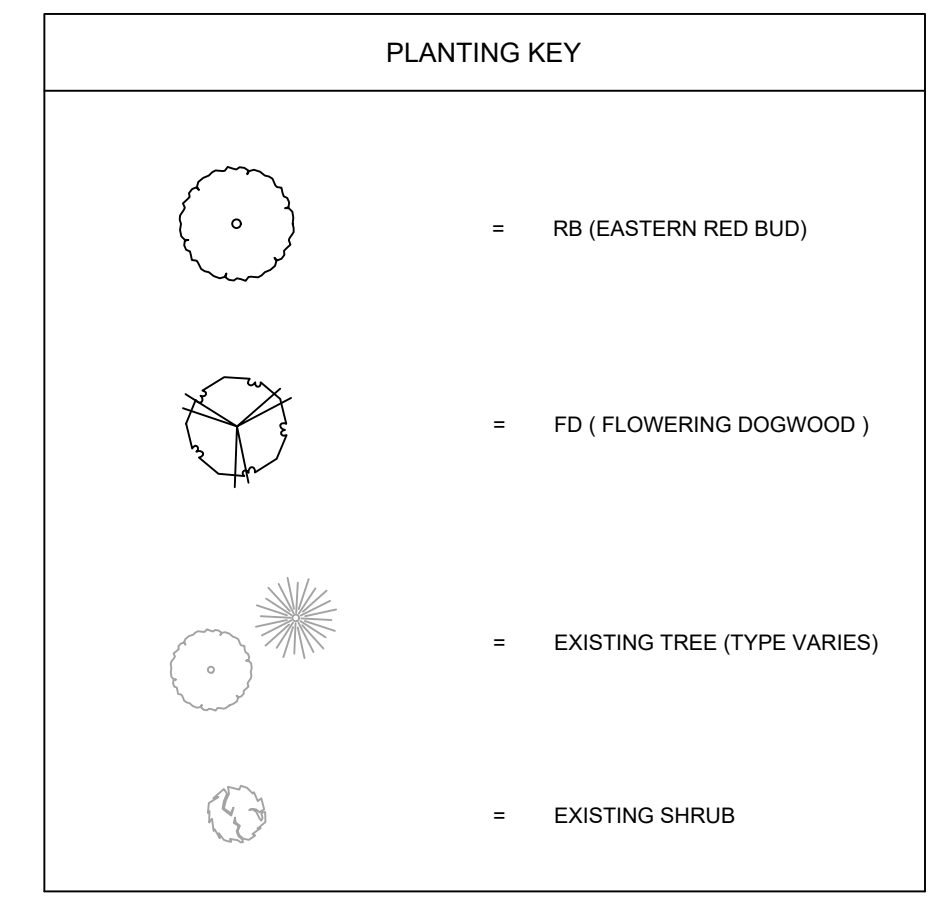
NF
MONTICELLO RECREATION
CORPORATION
PARCEL ID
#3-157C-6792-00-0004.0000000

NF
MONTICELLO PLAZA LLC
PARCEL ID
#3-157C-8924-00-0005.0000000

GENERAL LANDSCAPING NOTES

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MIN. QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- THE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
- SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
- ANY MATERIAL WHICH DIES OR DEFOLIATES PRIOR TO ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
- CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQS.
- PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
- BACKFILL TREE AND SHRUB PITS WITH A PREPARED PLANTING MIX AS FOLLOWS U.N.O.:
 - 2 PARTS BY VOLUME TOPSOIL.
 - 1 PART BY VOLUME BROWN RIVER SAND.
 - 1 PART BY VOLUME PEAT MOSS.
 - 1 LB. COMMERCIAL FERTILIZER PER C.Y. OF MIX.
- ALL TREE PITS SHALL RECEIVE A MINIMUM OF 24" OF THE SPECIFIED PLANTING MIX.
- ALL PLANTINGS SHALL BE MULCHED WITH A 3"-4" LAYER OF SHREDDED HARDWOOD MULCH AFTER INSTALLATION OF PLANT MATERIAL.
- ALL SHRUB PLANTING MATERIAL SHALL MEASURE A MIN. OF 18" IN HEIGHT AT THE TIME OF PLANTING.
- THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPING PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION.
- KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
- REFER TO SITE GRADING PLAN FOR FINISH GRADES.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE ARCHITECT AND OWNER.
- CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNER'S REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- THE ENTIRE SURFACE TO BE SEEDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
- PERMANENT SEEDING SEASON RUNS FROM MARCH 1ST TO JUNE 1ST AND SEPTEMBER 15TH TO NOVEMBER 1ST. SEEDING AND MULCHING MUST BE DONE WHENEVER WORK IS COMPLETE REGARDLESS OF THE SEASON. WHENEVER SEEDING AND MULCH IS INSTALLED OUTSIDE THE PERMANENT SEEDING SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT SEASON.
- REFER TO SITE PLAN FOR GROUND COVERING REQUIREMENTS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE LANDSCAPE IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.
- SEED OF GRASS SPECIES FOR THE WATER QUALITY BASIN SHALL MATCH EXISTING GRASS FOUND ON SITE UNLESS NONE IS PRESENT. IN WHICH CASE SEED OF GRASS SPECIES AS FOLLOWS, WITH NOT LESS THAN 95 PERCENT GERMINATION, NOT LESS THAN 85 PERCENT PURE SEED, AND NOT MORE THAN 0.5 PERCENT WEED SEED:
 - FULL SUN: BERMUDAGRASS (CYNODON DACTYLON)
 - FULL SUN: KENTUCKY BLUEGRASS (POA PRATENSIS), A MINIMUM OF THREE CULTIVARS.
 - SUN AND PARTIAL SHADE: PROPORTIONED BY WEIGHT AS FOLLOWS:
 - 50 PERCENT KENTUCKY BLUEGRASS (POA PRATENSIS)
 - 30 PERCENT CHEWINGS RED FESCUE (FESTUCA RUBRA VARIETY)
 - 10 PERCENT PERENNIAL RYEGRASS (LOLIUM PERENNE)
 - 10 PERCENT REDTOP (AGROSTIS ALBA)

PLANTING LIST				
TYPE	COMMON NAME (SCIENTIFIC NAME)	QUANTITY PROVIDED	CONDITION AND SIZE	APPROXIMATE MATURE SIZE (HT x SP)
EXISTING				
EX	TREES	6	-	-
EX	SHRUBS	10	-	-
PROPOSED CANOPY TREES				
RB	EASTERN RED BUD (CERCIS CANADENSIS)	9	2" CAL. B&B	20'X30'
PROPOSED NON-CANOPY TREES				
FD	FLOWERING DOGWOOD (CORNUS FLORIDA)	9	1-1/2" CAL. B&B	20'X20'



- KEY NOTES:**
- EXISTING TREE TO REMAIN, PROTECT.
 - EXISTING SHRUB TO REMAIN, PROTECT.
 - INSTALL HEAVY DUTY METAL EDGING (MIN 3/16" THICK) TO SEPARATE LANDSCAPE PLANTING AREAS FROM TURF AREAS.
 - SEED AND STRAW DISTURBED AS NECESSARY TO ACHIEVE ESTABLISHED VEGETATION PRIOR TO END OF CONSTRUCTION.
 - STORMWATER QUALITY BASIN

LANDSCAPING REQUIREMENTS:

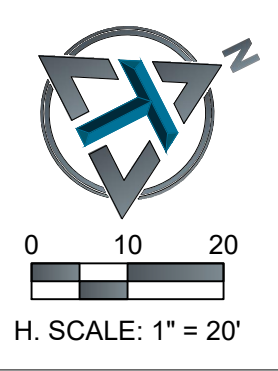
- 1 TREE / 40 L.F. OF STREET FRONTAGE
420 L.F. / 40 L.F. = 11 TREES REQUIRED
9 NEW TREES PROVIDED
2 EXISTING TREES PROVIDED^A
- 2 PLANT UNITS^B / 100 L.F. OF REQUIRED 20' WIDE BUFFER
265 L.F. / 100 L.F. = 3 PLANT UNITS REQUIRED
3 PLANT UNITS PROVIDED
- INTERIOR PARKING LOT LANDSCAPING AREA:
13 SPACES @ 270 S.F. PER PARKING SPACE = 3,510 S.F.
3,510 S.F. @ 1 TREE PER 3,000 S.F. = 1 TREE REQUIRED

A. EXISTING TREES CREDITED ARE A MINIMUM OF TWO (2) INCH CALIPER. MINIMUM SIZE FOR EXISTING ORNAMENTAL AND EVERGREEN SPECIES IS 20" (6) FEET IN HEIGHT. ALL EXISTING PLANT MATERIAL SAVED AS A CREDIT TOWARD THE MINIMUM TREE REQUIREMENTS ARE HEALTHY AND FREE OF MECHANICAL INJURY.

B. A PLANT UNIT SHALL CONSIST OF A COMBINATION OF LANDSCAPE MATERIALS WHICH SHALL BE EQUAL: TWENTY (20) POINTS WHERE DECIDUOUS CANOPY TREES MEASURING TWO (2) TO TWO AND ONE-HALF (2.5) INCH CALIPER EQUAL TEN (10) POINTS EACH; EVERGREEN TREES MEASURING SIX (6) TO EIGHT (8) FEET TALL EQUAL TEN (10) POINTS EACH; ORNAMENTAL DECIDUOUS TREES MEASURING ONE AND ONE-HALF (1.5) TO TWO (2) INCH CALIPER EQUAL FIVE (5) POINTS EACH AND SHRUBS MEASURING EIGHTEEN (18) TO TWENTY-FOUR (24) INCHES TALL OR THREE (3) TO FOUR (4) FEET WIDE EQUAL ONE (1) POINT EACH. ALL SIZES SPECIFIED ARE AT THE TIME OF PLANTING.

HATCH LEGEND

- TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- LANDSCAPE ROCK. PLACE 6" OF 2" - 3" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
- LANDSCAPE MULCH. SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH, MATCH EXISTING COLOR.
- AREA RESERVED FOR STORMWATER QUALITY BASIN. SEE SHEET C4.2.



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ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER A-2010011427

ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. MO #PE-200901053

PROJECT NUMBER:
23031-7BOM2

REVISION:
07-10-2023 CITY REVIEW COMMENTS
07-31-2023 CITY REVIEW COMMENTS

7 BREW COFFEE
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3600 MONTICELLO DR.
O'FALLON, MO 63304

C5.1
LANDSCAPE PLAN
DATE: MAY 2, 2023