

LANDSCAPE REQUIREMENTS:

TREES:
ONE (1) STREET TREE IS REQUIRED FOR EVERY FORTY (40) FEET OF FRONTAGE WITHIN THE LANDSCAPE SETBACK, WITH 300 SQ LF OF FRONTAGE, TEN (10) TREES ARE REQUIRED & PROVIDED.

ALL TREES SHALL BE NO CLOSER THAN 25' TO A STREET LIGHT, TRAFFIC CONTROL OR STREET SIGNAGE. TREES SHALL ALSO BE NO CLOSER THAN 10' TO A STORMWATER INLET OR MANHOLE.

IN ADDITION TO THE STREET TREES, ONE (1) TREE SHALL BE REQUIRED FOR EVERY THREE THOUSAND (3,000) SQUARE FEET OF OPEN SPACE. OPEN SPACE TOTAL = 19,220 SF; THEREFORE, SEVEN (7) ADDITIONAL TREES ARE REQUIRED & PROVIDED.

INTERIOR LANDSCAPING = 1365 SF

IRRIGATION:
AUTOMATED UNDERGROUND IRRIGATION IS REQUIRED.

PLANT MATERIAL SIZES:
MINIMUM PLANTING SIZES SHALL BE AS FOLLOWS:

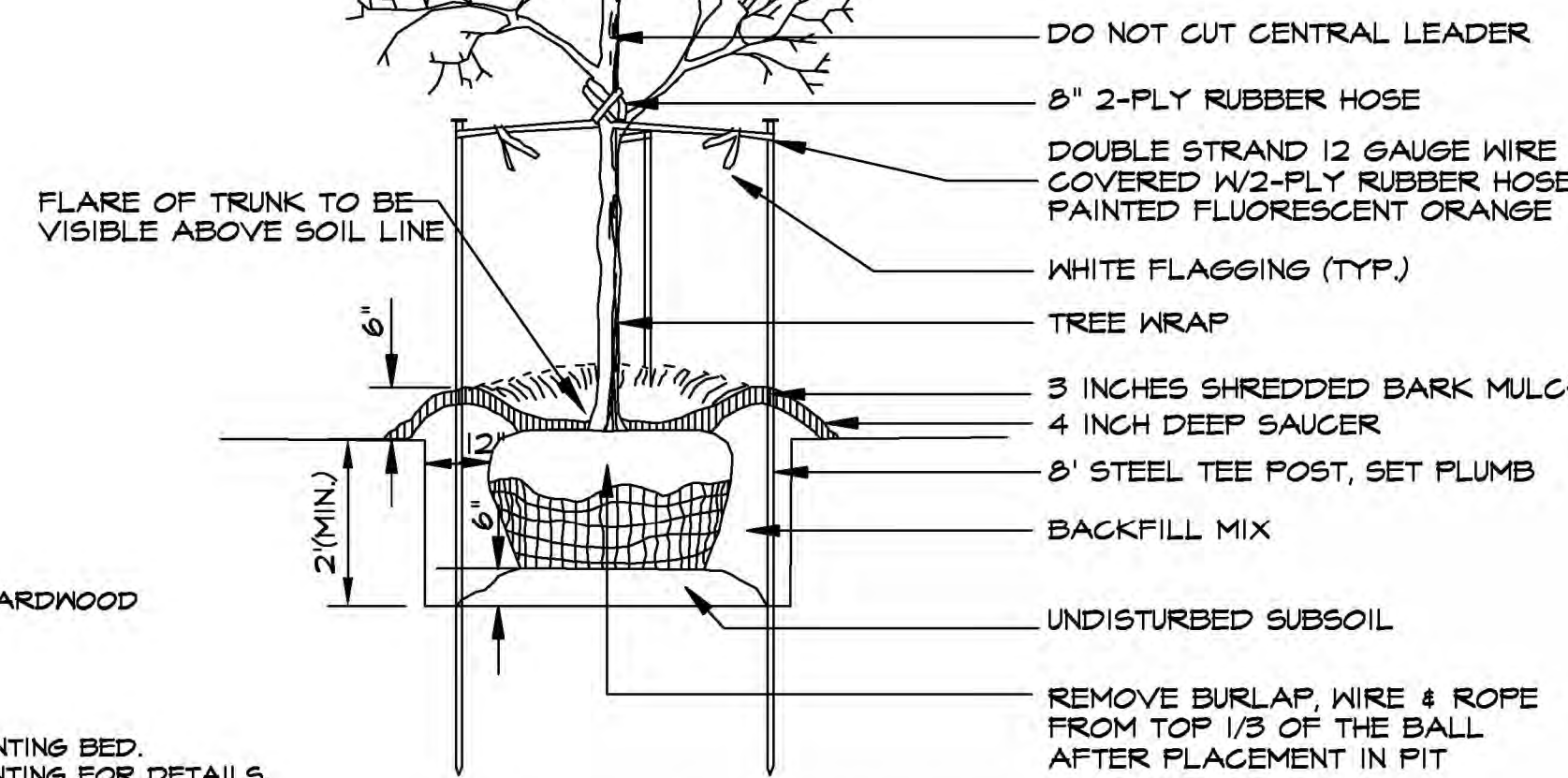
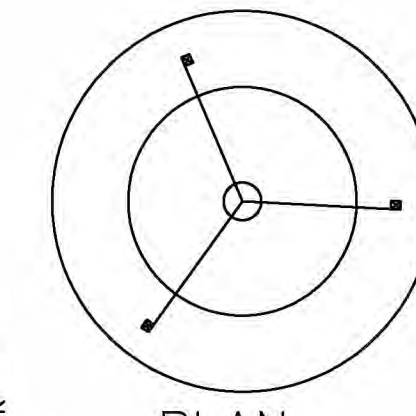
MEDIUM/LARGE DECIDUOUS TREES: 2" CAL.
SMALL DECIDUOUS TREES: 4"
CONIFERS/EVERGREEN TREES: 6"
SHRUBS: PER OWNER
GROUND COVER PLANTS: 2.5" @ 12" O.C. MAX.

PLEASE NOTE:

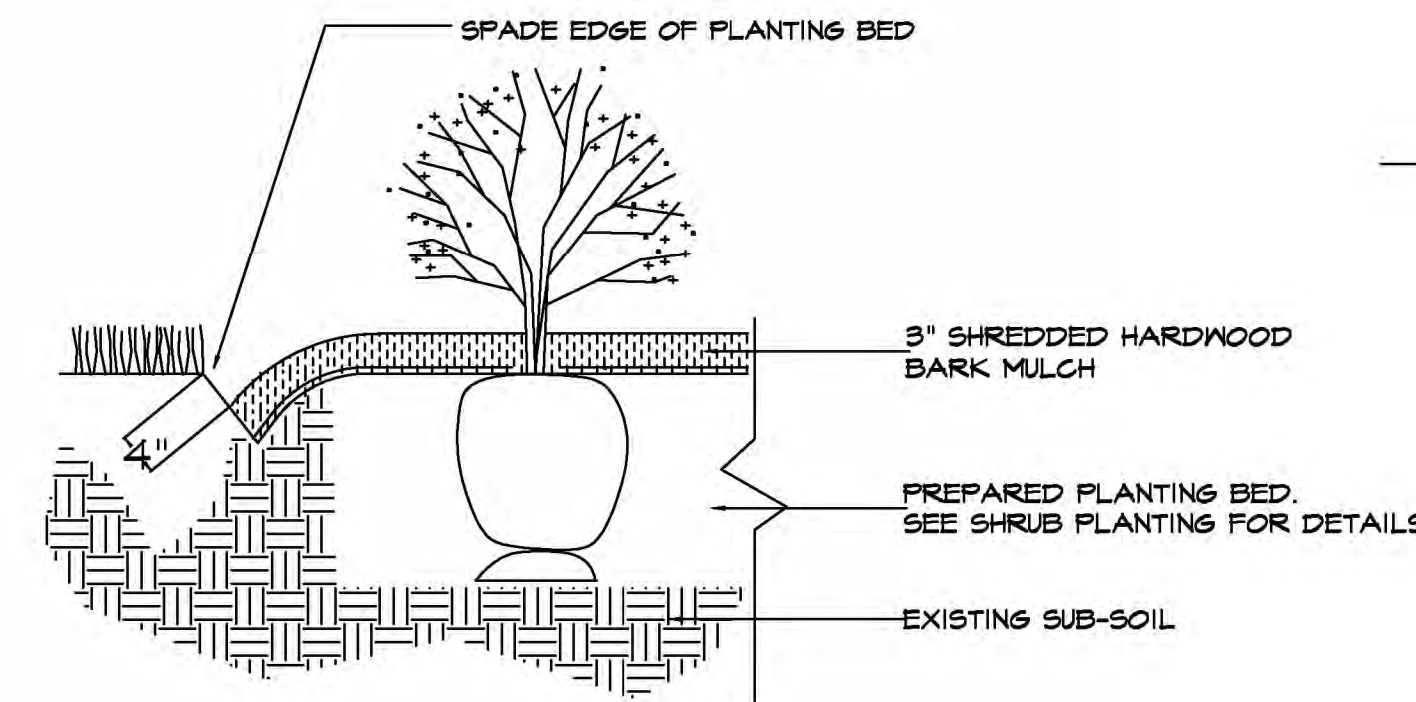
- ALL TURF AREAS AND LANDSCAPING TO BE MAINTAINED PER CITY REQUIREMENTS BY PROPERTY TENANT.
- LANDSCAPE TO COMPLY WITH CHAPTER 530 - TREE AND LANDSCAPE REQUIREMENTS & OBTAIN COMPLIANCE APPROVAL
- ALL PLANTING BEDS TO BE EDGED W/ SPADE-CUT EDGE UNLESS OTHERWISE NOTED.
- ADJUST TREE LOCATIONS FOR LIGHT STANDARDS AND UNDERGROUND UTILITIES.
- NO TREES OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN 6 FEET OF FIRE HYDRANTS.
- ALL SHRUBS/PERENNIALS WITHIN SIGHT TRIANGLE ZONES TO BE MAINTAINED AT A MAXIMUM HEIGHT OF TWENTY FOUR INCHES (2 FEET); ALL TREES TO BE MAINTAINED WITH A CLEAR HEIGHT FROM GRADE OF TEN (10) FEET.

PLANT SCHEDULE			
TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
HACK	1	Common Hackberry / <i>Celtis occidentalis</i>	2.5" Cal
GL	3	Greenspire Littleleaf Linden / <i>Tilia cordata 'Greenspire'</i>	2" Cal.
SAW	1	Sawtooth Oak / <i>Quercus acutissima</i>	2" Cal.
NO	3	Willow Oak / <i>Quercus phellos</i>	2" Cal.
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
FPR	2	Forest Pansy Redbud / <i>Cercis canadensis 'Forest Pansy' TM</i>	2" Cal.
SMAS	5	Saucer Magnolia / <i>Magnolia x soulangiana</i>	5" 6"
SERV	2	'Autumn Brilliance' Serviceberry / <i>Amelanchier X grandiflora 'Autumn Brilliance'</i>	2" Cal
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
BLL	3	Blooming Lilac / <i>Syringa x 'Penda'</i>	5 gal
CH	3	China Bay/Stri Holly / <i>Ilex meserveae 'China Bay/Stri' TM</i>	5 gal
GVB	5	Green Velvet Boxwood / <i>Buxus 'Green Velvet'</i>	5 gal
CLE	5	'Hummingbird' Summersweet / <i>Clethra alnifolia 'Hummingbird'</i>	5 gal

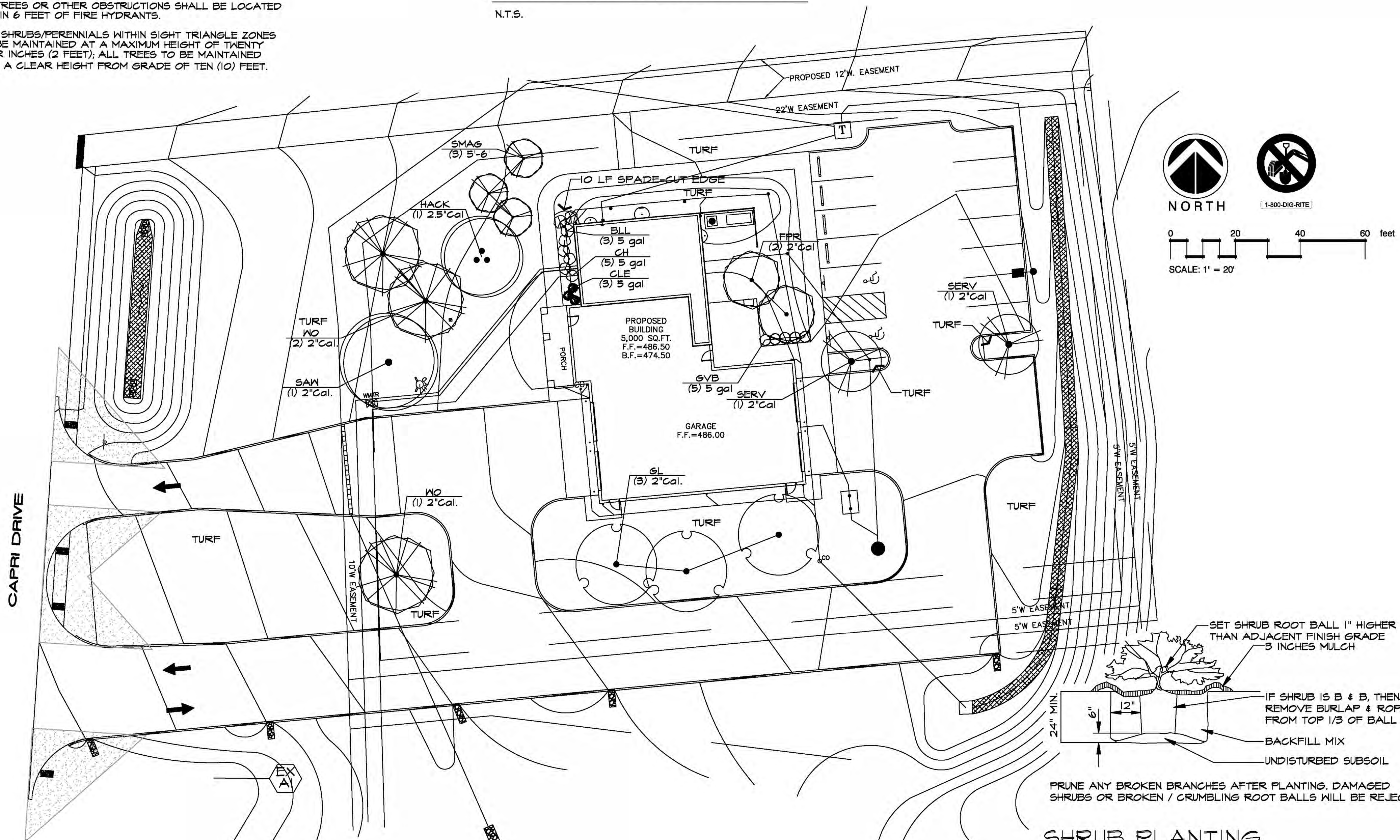
DETERMINE/MARK NORTH SIDE OF TREE IN NURSERY PRIOR TO DIGGING AND PLANTING IN SAME RELATIONSHIP TO NORTH WHEN PLANTING ON-SITE



DECIDUOUS TREE PLANTING



SPADE-CUT EDGE DETAIL



SHRUB PLANTING

LANDSCAPE GUIDELINE SPECS:

- GENERAL:**
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work adjacent to public.
 - The landscape contractor shall be responsible for city coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
 - Underground facilities, structures and utilities must be considered approximately only. There may be others not previously known shown. It shall be the landscape contractor's responsibility to determine or verify the existence of, and exact location of the above (Call 1-800-368-5848 in Missouri).
 - Plant material are to be planted in the same relationship to grade as was shown in nursery conditions. All plants shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
 - It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
 - Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
 - Provide single-stem trees unless otherwise noted in plant schedule.
 - All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
 - It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owner's Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming to the above list will not be accepted and shall be replaced at the landscape contractor's expense.
 - All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
 - Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
 - All excess topsoil, rocks, debris and/or latrine soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
 - Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
 - Landscape contractor shall kill & remove all existing needs within the project site.
 - All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
 - Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
- PRUNING:**
- Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
 - All pruning shall comply with ANSI A300 standards.
- INSURANCE:**
- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.
- MULCH:**
- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
 - No plastic sheathing or filter fabric shall be placed beneath shredded bark mulch base. All filter fabric shall be used beneath all gravel mulch beds.
 - Edge all beds with spade-cut edge unless otherwise noted.
- MAINTENANCE:**
- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
 - Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
- SIGHT TRIANGLES:**
- No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surface.
 - Sight triangles at the intersection of a public street and a private access way, (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curbs and the entrance curb lines a distance of 50' and connecting the points so established to form the sight triangle area.
- TOPSOIL:**
- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Bare areas topsoil mix to a depth of 6" minimum and grade smooth.
 - Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
 - Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of the task.
 - Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
 - Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.
- MISC. MATERIAL:**
- Provide stakes and deadmen of sound, new hardwood, free of knots and defects.
 - Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.
- TURF:**
- All disturbed lawn areas to be sodded with high quality, weed free Turf-Type fescue sod. Lawn areas shall be unconditionally warranted for a period of 40 days from date of final acceptance. Bare areas period of 40 days from date of final acceptance. Bare areas more than 50 square feet per 50 square feet shall be replaced. The turf contractor shall be responsible for protection of finished grade, restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation.
 - Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
 - Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
 - All sod shall be placed a maximum of 24 hours after harvesting.
 - Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
 - Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.
- WARRANTY:**
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
 - Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
 - Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
 - Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
 - A written guarantee shall be provided to the owner per conditions outlined in #1 above.

REVISIONS	BY
8/30/17	RMM
9/8/17	RMM

landscape TECHNOLOGIES

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1800 S. Main Street, Suite 100 (866) 438-1282
Lincoln, Missouri 64617 (660) 200-0992

REGISTERED LANDSCAPE ARCHITECT #000014
RANDY L. M. HARDSIS
PROFESSIONAL NUMBER 019
DATE: 1-13-17

**PLANTING PLAN FOR THE PROPOSED
St. Charles County Ambulance
District-Base 18
O'FALLON, MO**

DRAWN: R. HARDSIS
CHECKED: RMM
DATE: 6/14/17
SCALE: 1"=50'-0"
JOB NO.: 2017-187
SHEET: L-1
OF ONE SHEET