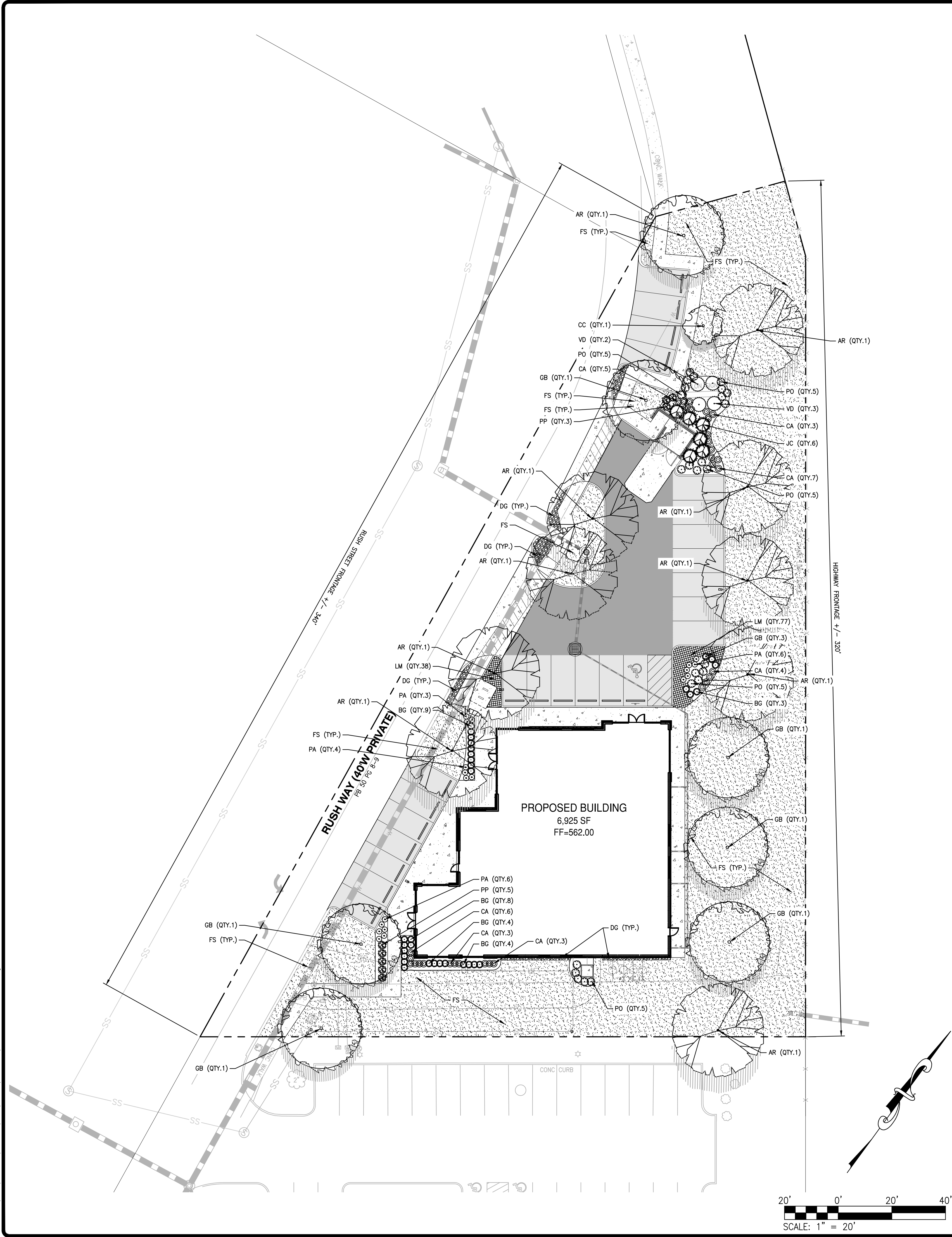


USER: Megan Shiley TAB: L1.0 LANDSCAPE PLAN
DATE: September 16, 2025 - 1:38:03 PM
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VEGETATION ESTABLISHMENT
FOR URBAN DEVELOPMENT SITES
(APPENDIX A)

SEEDING RATES

PERMANENT:

Tall Fescue - 150 lbs./ac.
Smooth Brome - 100 lbs./ac.
Combined
Fescue @ 75 lbs./ac. &
Brome @ 50 lbs./ac.

TEMPORARY:

Wheat or Rye - 150 lbs./ac. (3.5 lbs. per 1,000 s.f.)
Oats - 120 lbs./ac. (2.75 lbs. per 1,000 s.f.)

SEEDING PERIODS

Fescue or Brome - March 1 to June 1
August 1 to October 1
Wheat or Rye - March 15 to November 1
Oats - March 15 to September 15

MULCH RATES

100 lbs. per 1,000 sq. ft. (4,356 lbs. per ac.)

FERTILIZER RATES

Nitrogen 30 lbs./ac.
Phosphate 30 lbs./ac.
Potassium 30 lbs./ac.
Lime 600 lbs./ac. ENM*

*ENM = Effective neutralizing material as per
state evaluation of quarried rock.

PROPOSED PLANT MATERIAL SCHEDULE

SYMB.	ABBREVIATION	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HEIGHT
TREES							
	AR	9	Acer rubrum "Armstrong"	Red Maple	2" CAL. MIN.	B&B	50'
	GB	7	Ginkgo biloba (Male cultivar only)	Ginkgo	2" CAL. MIN.	B&B	35'-50'
	CC	1	Cercis canadensis	Redbud	1.5" CAL. - 4' HT. MIN.	B&B.	20'-30'
SHRUBS/ORNAMENTAL GRASSES							
SYMB.	ABBREVIATION	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HEIGHT
	BG	31	Buxus x 'Green Velvet'	Green Velvet Boxwood	18" min.	CONT.	3'-8'
	PA	19	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	18" min.	CONT.	2'-3'
	VD	4	Viburnum dentatum	Arrowwood Viburnum	5 GAL.	CONT.	6'-10'
	CA	31	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	18" min.	CONT.	2'
	JC	6	Juniperus chinensis 'Spearmin'	Chinese Juniper	4' HT. MIN.	CONT.	10'-15'
	PO	25	Physocarpus opulifolius 'Diabolo'	ninebark	24" min.	CONT.	4'-6'
	PP	8	Picea pungens 'Globosa'	Dwarf Globe Blue Spruce			
GROUND COVER							
	LM	115	Liriope muscari	Lily Turf	1 GAL	CONT.	9"-18"
TURF GRASS							
	FS	+/- 17,564 S.F.	Fescue sod			SOD	
OTHER							
	DG	+/- 190 S.F.	DECORATIVE GRAVEL				

LANDSCAPE REQUIREMENTS

SECTION 402.170 B 2 a - PLANTING REQUIREMENTS WITHIN PARKING AND VEHICULAR USE AREAS			
REQUIREMENT	AREA / MEASUREMENT	REQ'D	PROV'D
NOT LESS THAN 6% OF INTERIOR PARKING LOT SHALL BE LANDSCAPED. THE INTERIOR PARKING LOT SHALL BE CALCULATED BY MULTIPLYING THE NUMBER OF PARKING SPACES BY 270 S.F.	270 X 24 = 4,050 - 6% = 388.8 S.F.	389 S.F.	553 S.F.
SECTION 402.180 BUFFER YARDS			
REQUIREMENT	AREA / MEASUREMENT	REQ'D	PROV'D
PROPERTY ZONING - C2-GENERAL BUSINESS	NORTH BOUNDARY LINE - ABUTS C-2 SAME USE	NO BUFFER REQUIRED	NO BUFFER REQUIRED
	WEST BOUNDARY LINE - ABUTS RIGHT-OF-WAY AND C-2 SAME USE	NO BUFFER REQUIRED	NO BUFFER REQUIRED
	SOUTH BOUNDARY LINE - ABUTS COMMON GROUND AND BASIN	NO BUFFER REQUIRED	NO BUFFER REQUIRED
	EAST BOUNDARY LINE - ABUTS HIGHWAY RIGHT-OF-WAY	NO BUFFER REQUIRED	NO BUFFER REQUIRED
SECTION 402.090 COMMERCIAL ZONING DISTRICTS			
REQUIREMENT	AREA / MEASUREMENT	REQ'D	PROV'D
1 TREE FOR EVERY 40 FEET OF STREET FRONTAGE	HIGHWAY FRONTAGE +/- 320'/40' = 8	8 TREES	8 TREES
	RUSH WAY FRONTAGE +/- 340'/40' = 8.5	9 TREES	9 TREES
SECTION 402.040 TREE PROTECTION			
REQUIREMENT	AREA / MEASUREMENT	REQ'D	PROV'D
PRIOR TO DEVELOPMENT, THE DESTRUCTION OF MORE THAN TWENTY-FIVE PERCENT (25%) OF THE TREES ON ANY ONE PARCEL SHALL BE PROHIBITED.	** THERE ARE NO EXISTING TREES ON-SITE**	DOES NOT APPLY	
DURING DEVELOPMENT, ONCE A SITE PLAN OR PRELIMINARY PLAT APPROVAL HAS BEEN REQUESTED, A MINIMUM OF TWENTY PERCENT (20%) OF THE EXISTING TREES OR FIFTEEN (15) TREES PER ACRE OF THE ENTIRE DEVELOPMENT (WHICHEVER IS GREATER) SHALL BE RETAINED.	** THERE ARE NO EXISTING TREES ON-SITE**	DOES NOT APPLY	

LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE BEGINNING WORK.
- ALL LANDSCAPE SHALL COMPLY WITH THE CURRENT EDITION OF ANSI Z 60.1 "AMERICAN STANDARD FOR NURSERY STOCK."
- ALL PLANTS SHALL MEET THE REQUIREMENTS OF THE STATE AND FEDERAL LAW WITH RESPECT TO DISEASE AND INSECT INFESTATION.
- MULCH AREAS WITH TRIPLE GROUND HARDWOOD MULCH 3" MIN. DEPTH.
- ALL LANDSCAPE SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT.
- FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE, SHRUB, OR GROUND COVER SHALL BE MATCHED FOR SIZE, FORM, AND COLOR.
- ALL BACKFILL IN PLANTING BEDS AND TREE PITS SHALL BE BACKFILLED WITH PLANTING SOIL.
- ALL TREES OUTSIDE OF PLANT BEDS SHALL BE PLANTED WITH A MULCH RING.
- ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLAN.
- AT PLANTING, TREE TRUNKS MUST BE STRAIGHT WITH MINIMAL DOG EYES.
- WIRE BASKETS, BURLAP WRAPPINGS, ROPE, TWINE OR ANY SIMILAR SHIPPING MATERIALS SHALL BE REMOVED BEFORE PLANTING.
- A SPADE CUT EDGE SHALL BE CREATED AT ALL LOCATIONS WHERE PLANTING BEDS ARE ADJACENT TO GRASS AREAS UNLESS OTHERWISE NOTED.
- SEE CIVIL PLANS FOR TYPE AND LOCATION OF EROSION CONTROL MATERIALS.
- DO NOT DISTURB EXISTING UTILITIES WITHIN WORK AREA. SILT FENCE AND PLANTINGS SHALL AVOID ANY EXISTING UTILITIES.
- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. WRITTEN QUANTITIES TAKES PRECEDENCE OVER GRAPHIC QUANTITIES. NOTIFY OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT OF DISCREPANCIES.
- THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ON-SITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO HAVE SOIL PREPARATION, (MINIMUM RATE OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.). TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT.
- ALL TREES ARE TO BE STAKED AND GUYPED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT PRIOR TO DOING WORK.
- PLACE PLANT MATERIAL IN SHRUB BED SO THAT ONCE PLANTS GROW TO FULL SIZE THEY ARE FULLY CONTAINED WITHIN THE SHRUB BED AREA AND DO NOT HANG OVER THE EDGER LINE.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE FROM ALL BUILDINGS AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH INDIVIDUAL ZONES FOR TURF AND NON-TURF AREAS, AND MUST INCLUDE A MOISTURE DETECTION DEVICE TO PREVENT OPERATION DURING RAINY PERIODS. TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. SHRUB AND PERENNIAL BEDS SHALL HAVE DRIP IRRIGATION.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF, THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT.
- SHRUB, GROUND COVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY A SPADE CUT EDGE. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT, AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- COLE AND THE DESIGNERS OF COLE ARE NOT RESPONSIBLE FOR UTILITY CONFLICTS OR DAMAGE TO UTILITIES PER THIS LANDSCAPE DESIGN. FIELD VERIFY UTILITIES BEFORE BEGINNING WORK. EXTRA CAUTION SHALL BE TAKEN INSTALLING LANDSCAPE AROUND UTILITIES.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED.
- NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.
- TREES ARE PROPOSED IN UTILITY EASEMENTS PER THE CITY'S REQUEST TO HAVE THE REQUIRED NUMBER OF STREET TREES.
- ALL TREES ALONG THE ROADS SHALL BE TRIMMED UP TO AND MAINTAINED AT A MIN. OF 6' CLEARANCE SO THE SIGHT LINES ARE NOT OBSTRUCTED.

PTWQ, LLC
1707 CHESTERFIELD AIRPORT RD.
SUITE 210
CHESTERFIELD, MO 63005

DEVELOPER/OWNER:

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON
CERTIFIES THAT THIS PLAN WAS PREPARED BY HIMSELF OR UNDER HIS
SUPERVISION AND THAT HE IS A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
IN THE STATE OF MISSOURI. HIS LICENSE NUMBER IS 0004029446.
HE CERTIFIES THAT THE INFORMATION CONTAINED HEREON IS TRUE AND
CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. ANY FALSE
STATEMENTS OR MISREPRESENTATIONS MAY BE CAUSE FOR THE REVOCATION
OF HIS LICENSE AND THE IMPOSITION OF PENALTIES. THIS PLAN IS NOT
TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF
THE ARCHITECT.

09/16/2025

CALEDONIA LOT 3A
231 RUSH WAY
OTFALLON, MO 63368

LANDSCAPE PLAN

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