

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 against injury to public.
- The landscape contractor shall be responsible for all 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 approximate only. There may be others not presently known or 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-DIG-RIITE in Missouri).
- Plant material to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant grade/covers 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 Z601 "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 exactly to the plant 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 negating 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 "holed side walls" prior to plant material installation.
- All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
- Transplanted material will not be guaranteed by the landscape contractor.
- Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
- Landscape contractor shall kill & remove all existing weeds 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, internodal leaders and/or any broken branches. Some interior limbs 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 A30P 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 sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Filter fabric shall be used beneath all gravel mulch beds.
- Edge all beds with spade-cut edge unless otherwise noted.

TOPSOIL:

- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Rotate-hill 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, brick stones (larger than 17" litter) or any other deleterious 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 this 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 erosion control prior to commencement of any grading operations. Inspect and maintain all erosion fences on a weekly basis until vegetation is established.

MISC. MATERIAL:

- Provide stakes and deadmen of sound, new hardwood, free of sapwood 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 seeded with a mixture of Turf-type Fescue (50% per acre) and bluegrass (10% per acre). Lawn areas shall be unconditionally warranted for a period of 40 days from date of final acceptance. Bare areas more than one square foot per any 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 10% 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.

SIGHT TRIANGLES:

- No landscape material or other obstructions shall be placed or be maintained within the sight triangle 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 surfaces.
- 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 25' and connecting the points so established to form the sight triangle area.

IRRIGATION GUIDELINE SPECS:

GENERAL:

- System shall be designed for 30 gpm @ 80 PSI. Contractor to field verify actual conditions.
- Exact top, backflow and controller location to be coordinated with owner or owner's representative.
- All control wiring to be 14-2. Minimum 3 extra strands to be installed in each direction from the controller to the end of the mainline.
- All piping to be sleeved in SCH40 PVC when passing under landscape. PVC sleeves to be a minimum of twice the size of pipe(s) running through.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the irrigation contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RIITE).
- It shall be the irrigation 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.
- All landscaped areas shall have installed an automatic, permanent irrigation system - designed to cover all landscape areas. Irrigation shall be design / build.

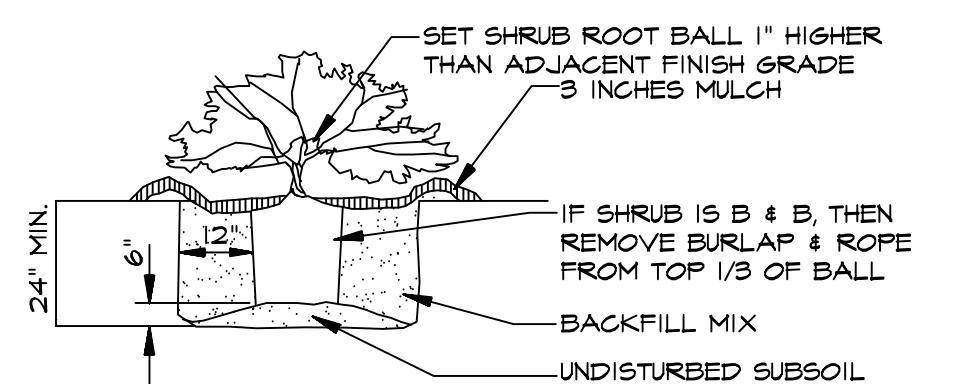
PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
ARM	8	ARMSTRONG RED MAPLE / ACER RUBRUM 'ARMSTRONG'	2" CAL.
GL	1	GREENSPIRE LITTLELEAF LINDEN / TILIA CORDATA 'GREENSPIRE'	2" CAL.
OO	5	OVERCUP OAK / QUERCUS LYRATA	2" CAL.
SAW	3	SAWTOOTH OAK / QUERCUS ACUTISSIMA	2" CAL.
SL	4	SILVER LINDEN / TILIA TOMENTOSA	2" CAL.
WO	4	LILLOW OAK / QUERCUS PHELLOS	2" CAL.
AFRM	3	'AUTUMN FLAME' MAPLE / ACER RUBRUM 'AUTUMN FLAME'	2" CAL.
OGRM	3	'OCTOBER GLORY' MAPLE / ACER RUBRUM 'OCTOBER GLORY'	2" CAL.
SHL	3	'SKYLINE' LOCUST / GLEDITSIA TRIACANTHOS 'SKYLINE'	2" CAL.

EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE
GGA	3	GREEN GIANT ARBORVITAE / THUJA PLICATA 'GREEN GIANT'	6'-7"
HBS	3	HOOPSI BLUE SPRUCE / PICEA PUNGENS 'HOOPSI'	6'-7"
NS	6	NORWAY SPRUCE / PICEA ABIES	6'-7"

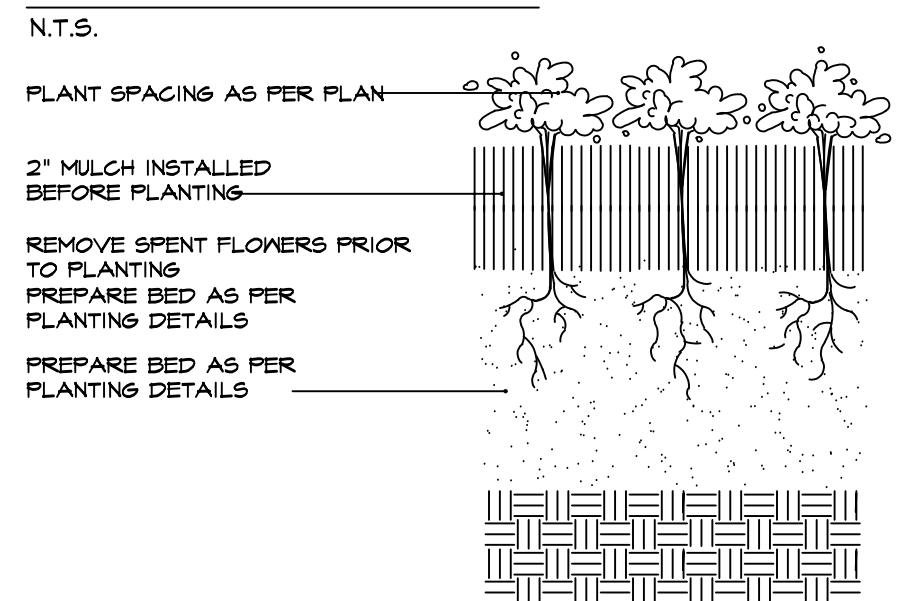
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE
KC	1	KWANZAN CHERRY / PRUNUS SERRULATA 'KWANZAN'	4'-5"
MRB	6	MERLOT REDBUD / CERCIS X 'MERLOT'	4'-5"
PSFC	3	PROFESSOR SPRENGER FLOWERING CRABAPPLE / MALUS 'PROFESSOR SPRENGER'	4'-5"

SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
ALV	6	ALLEGHANY LEATHERLEAF VIBURNUM / VIBURNUM RHYTIDOPHYLLUM 'ALLEGHANY'	24"-30"
BUTT-BC	5	BLUE CHIP BUTTERFLY BUSH / BUDDLEJA DAVIDII 'BLUE CHIP'	5 GAL
YAJUN	12	COMPACT YOUNGSTOWN ANDORRA JUNIPER / JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	5 GAL
GMB	3	GREEN MOUNTAIN BOXWOOD / BUXUS 'GREEN MOUNTAIN'	24"-30"
GVB	4	GREEN VELVET BOXWOOD / BUXUS 'GREEN VELVET'	5 GAL
LPPH	1	LIMELIGHT PRIME PANICLED HYDRANGEA / HYDRANGEA PANICULATA 'SMNHPPH' TM	5 GAL
RCA	13	ROSE CREEK ABELIA / ABELIA X GRANDIFLORA 'ROSE CREEK'	5 GAL



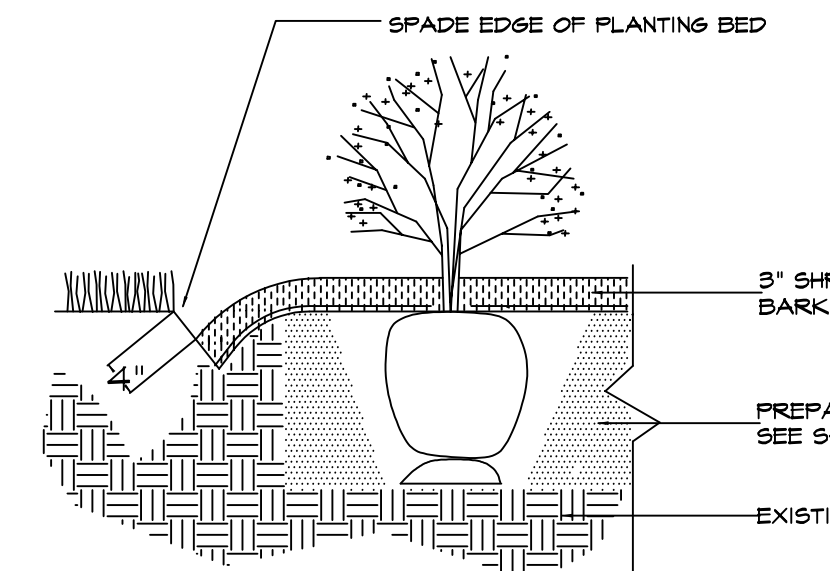
PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN / CRUMBLING ROOT BALLS WILL BE REJECTED.

SHRUB PLANTING



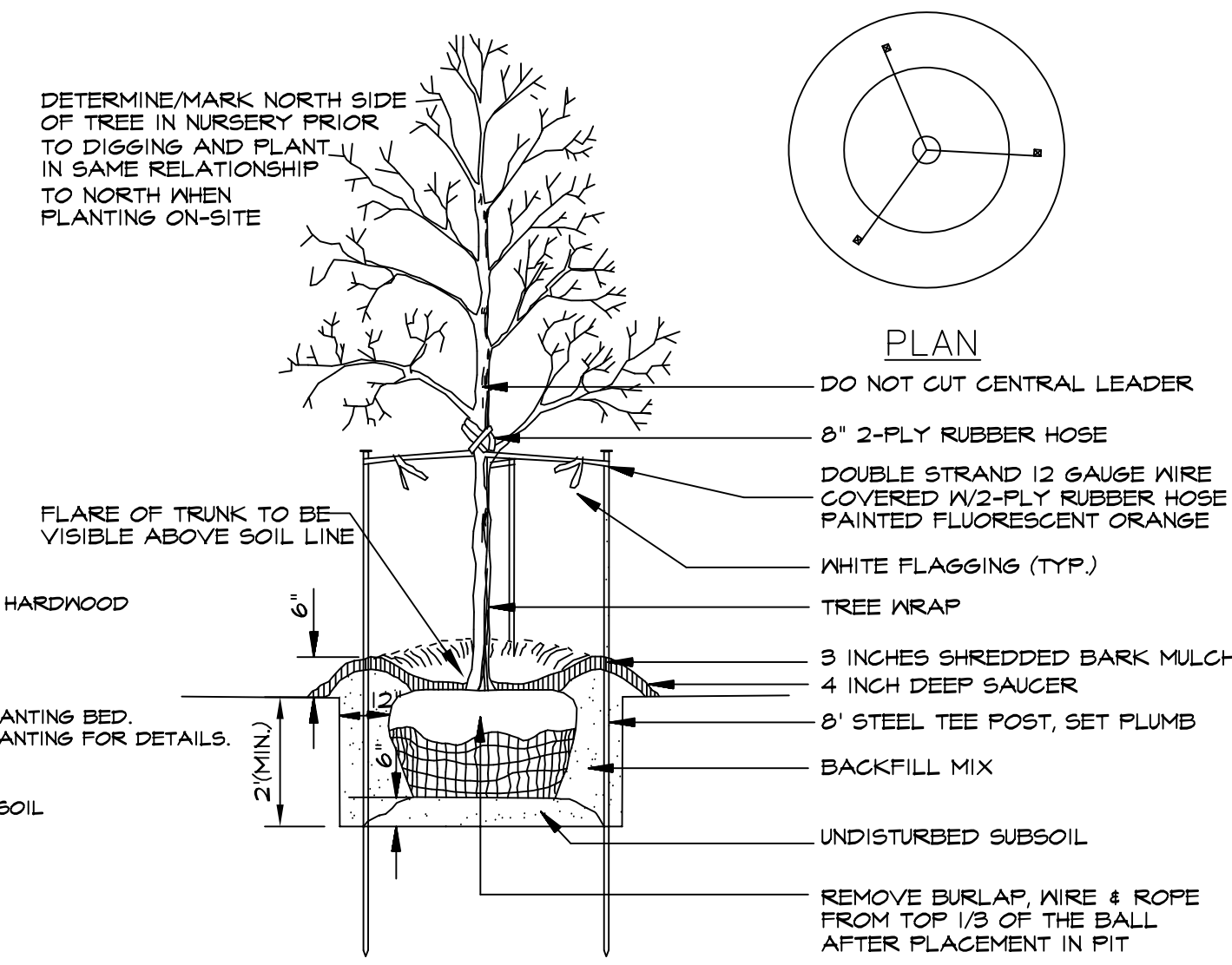
PERENNIAL / ANNUAL PLANTING

N.T.S.



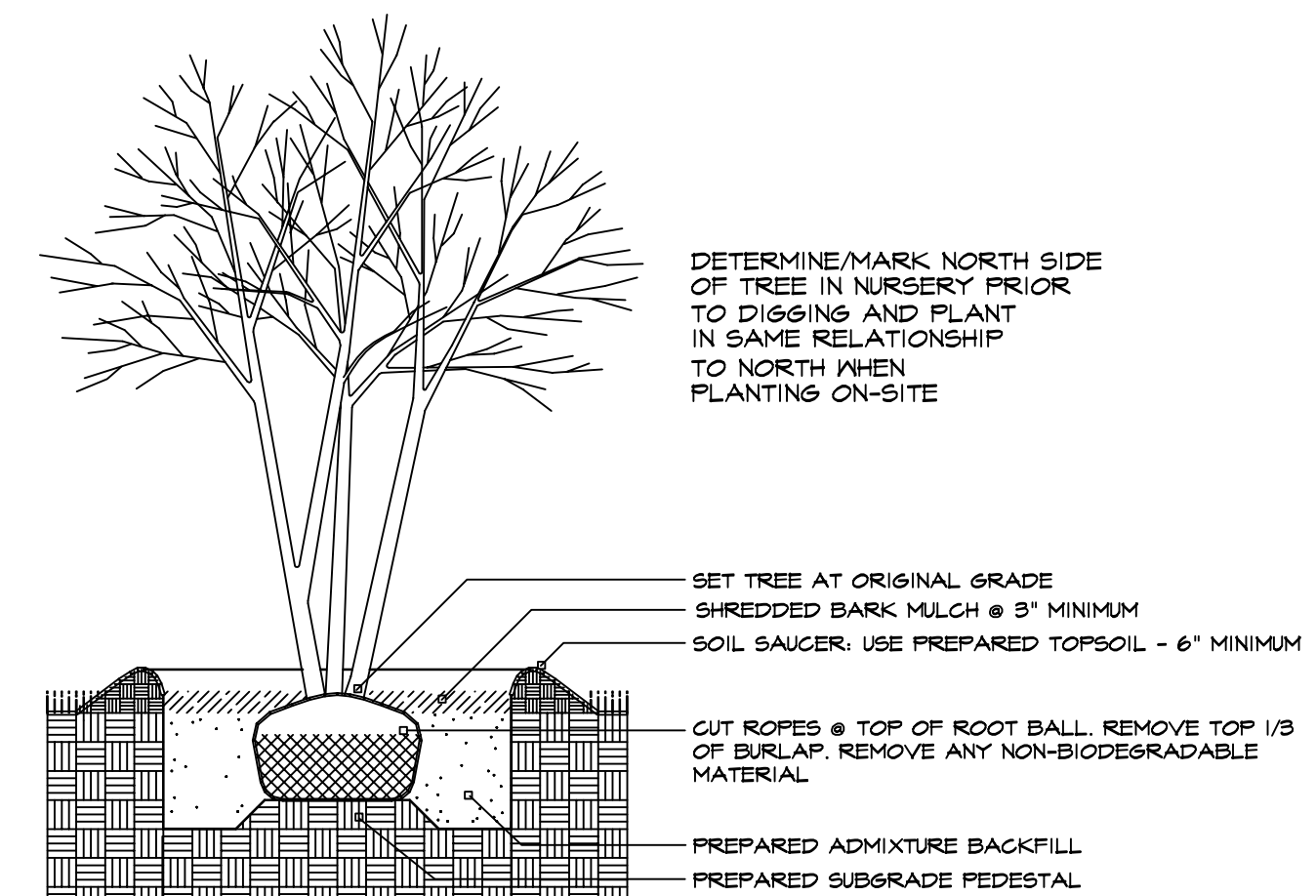
SPADE-CUT EDGE DETAIL

N.T.S.



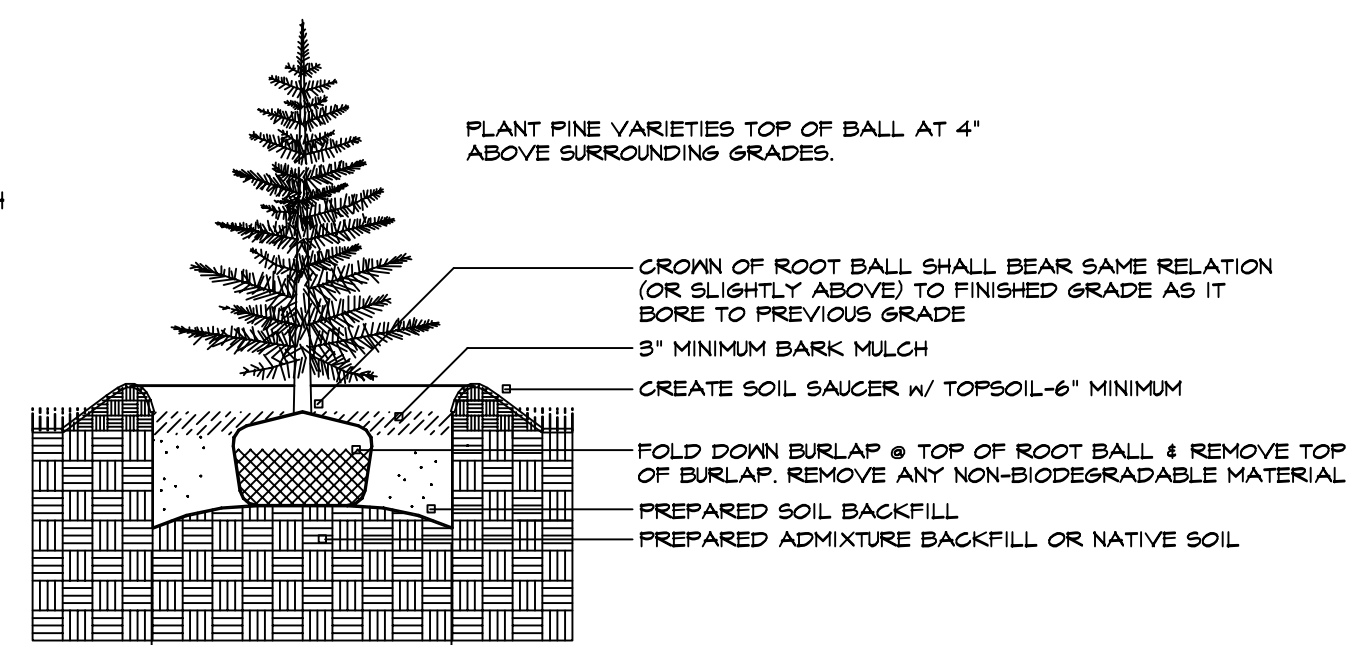
DECIDUOUS TREE PLANTING

N.T.S.



MULTI-STEM TREE PLANTING

N.T.S.



EVERGREEN TREE PLANTING

N.T.S.

REVISIONS	BY

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 NO Landscape Architectural Corporation #2020800182

REGISTERED LANDSCAPE ARCHITECT
 RANDALL W. MARDIS
 MISSOURI
 NUMBER 019
 DATE: 4-27-2023

PLANTING PLAN FOR THE PROPOSED
**Children's Lighthouse
 Childcare Center**
 OF FALLON, MISSOURI

DRAWN: R. MARDIS
 CHECKED: RMM/VEL
 DATE: 4/21/2023
 SCALE: N.A.
 JOB NO.: 2023-121
 SHEET: L-2
 OF TWO SHEETS