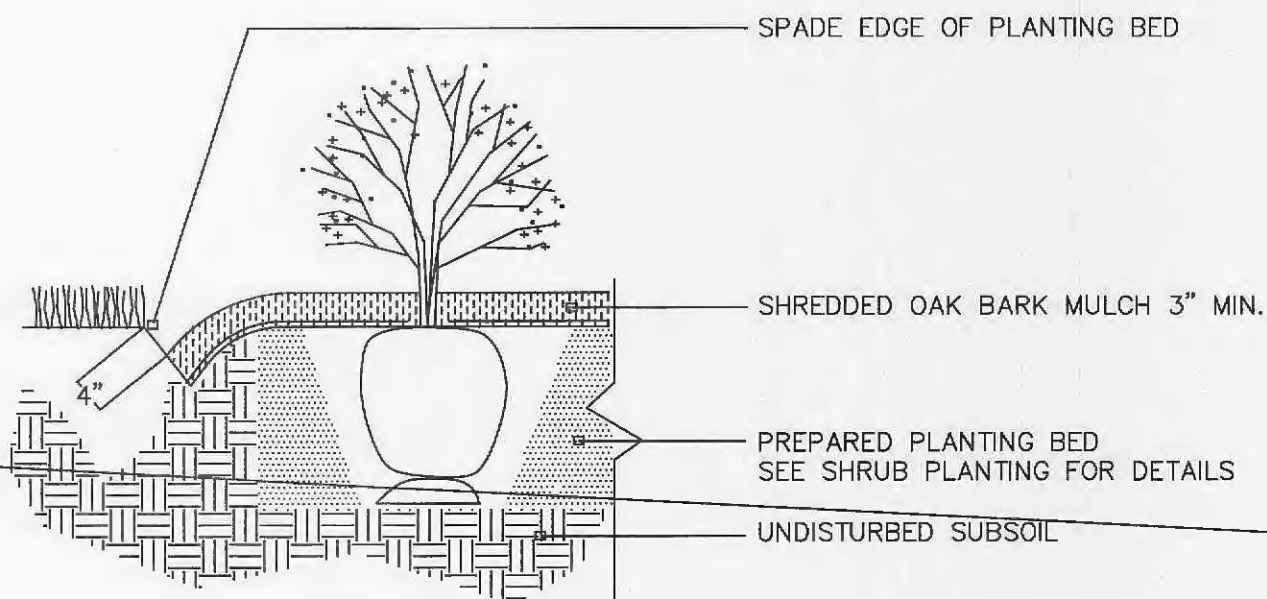


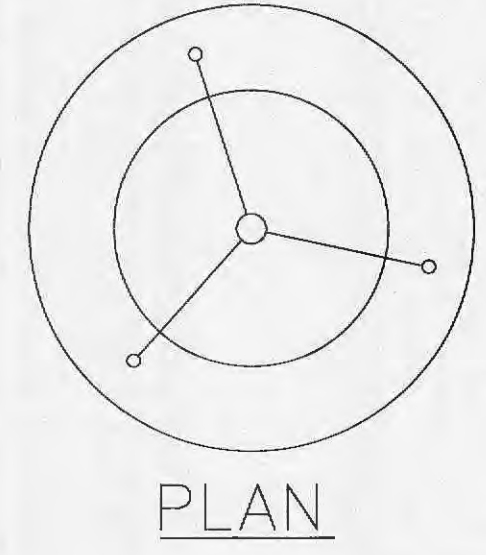
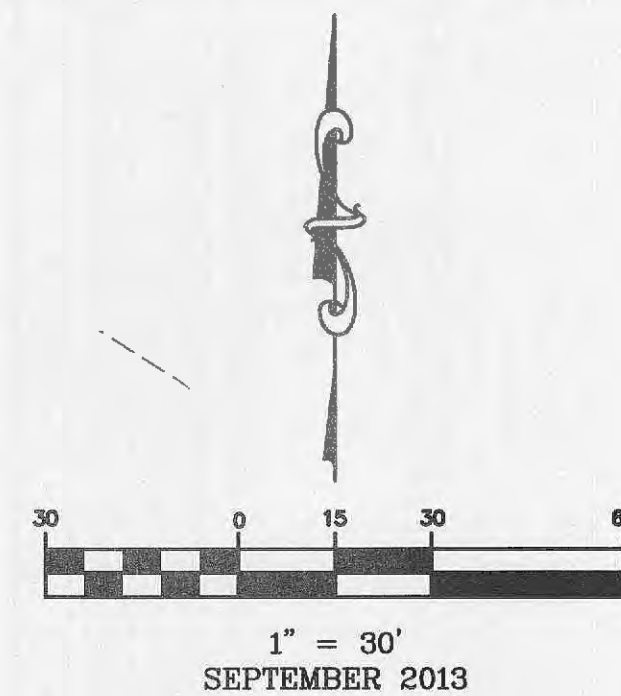
LANDSCAPE PLAN

PLANT SCHEDULE

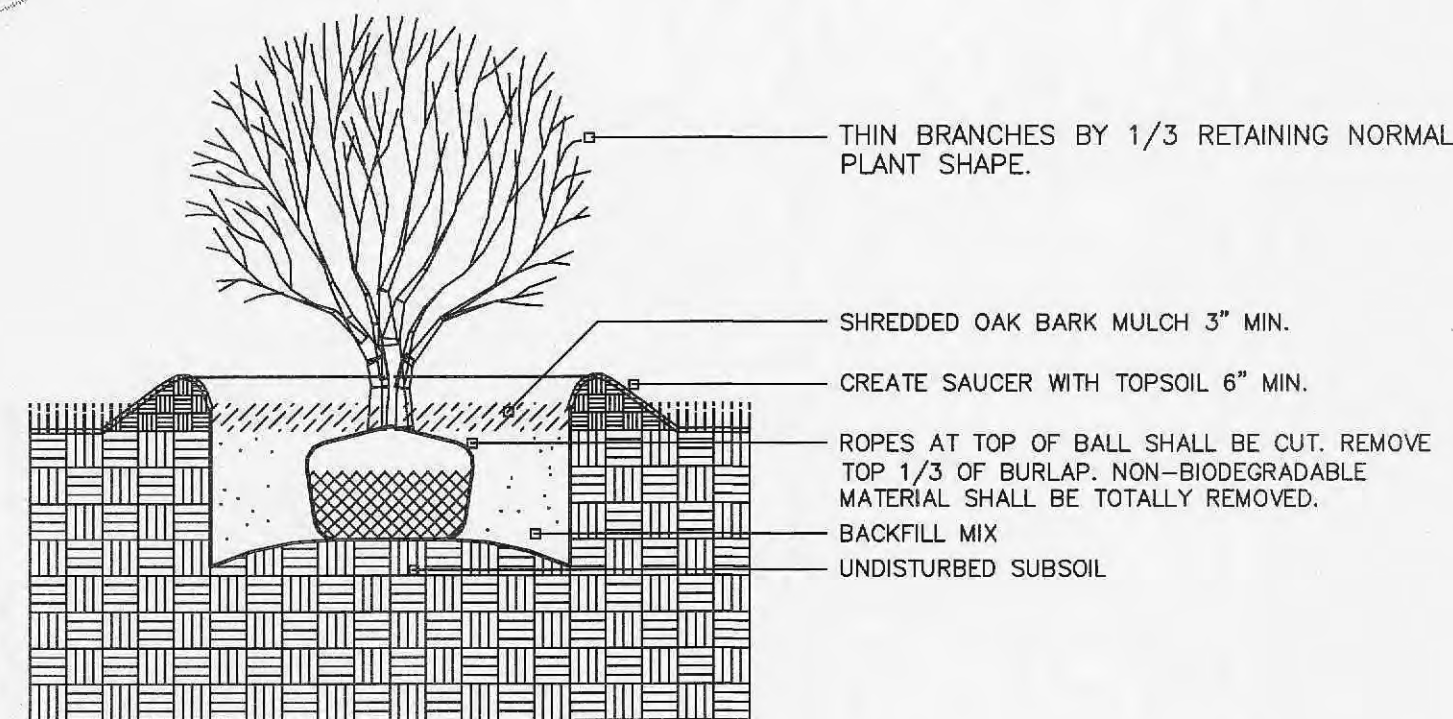
I.D.	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HT	NOTES	QTY
	Sugar Maple	<i>Acer saccharum</i>	2"	60-75'	B & B	4
	Pin Oak	<i>Quercus palustris</i>	2"	60-70'	B & B	5
	Kentucky Coffeetree	<i>Gymnocladus dioica</i>	2"	60-75'	B & B	7
	Green Hawthorn	<i>Crataegus crugali var. inermis</i>	2"	20-30'	B & B	5
	Purple Leaf Sandcherry	<i>Prunus x cistena</i>	2"	7-10'	B & B	12
	Techny Arborvital	<i>Thuja occidentalis 'Techny'</i>	4'H	10-15'	B & B	5
	Koreanspice Hydrangea	<i>Hydrangea carlesii</i>	5q	4-5'		3
	Miss Kim Lilac	<i>Syringa pumila 'Miss Kim'</i>	3q	4-9'		6
	Broadmoor Juniper	<i>Juniperus sabina 'Broadmoor'</i>	3q	2-3'		13
	Green Velvet Boxwood	<i>Buxus 'Green Velvet'</i>	3q	2-4'		8
	Nearly Wild Rose	<i>Rosa 'Nearly Wild'</i>	3q	2-3'		5
	Blue Rug Juniper	<i>Juniperus horizontalis 'Wiltonii'</i>	3q	0.5'		9
	Dwarf Fountain Grass	<i>Pennisetum alopecuroides 'Little Bunny'</i>	3q	1-1.5'		16



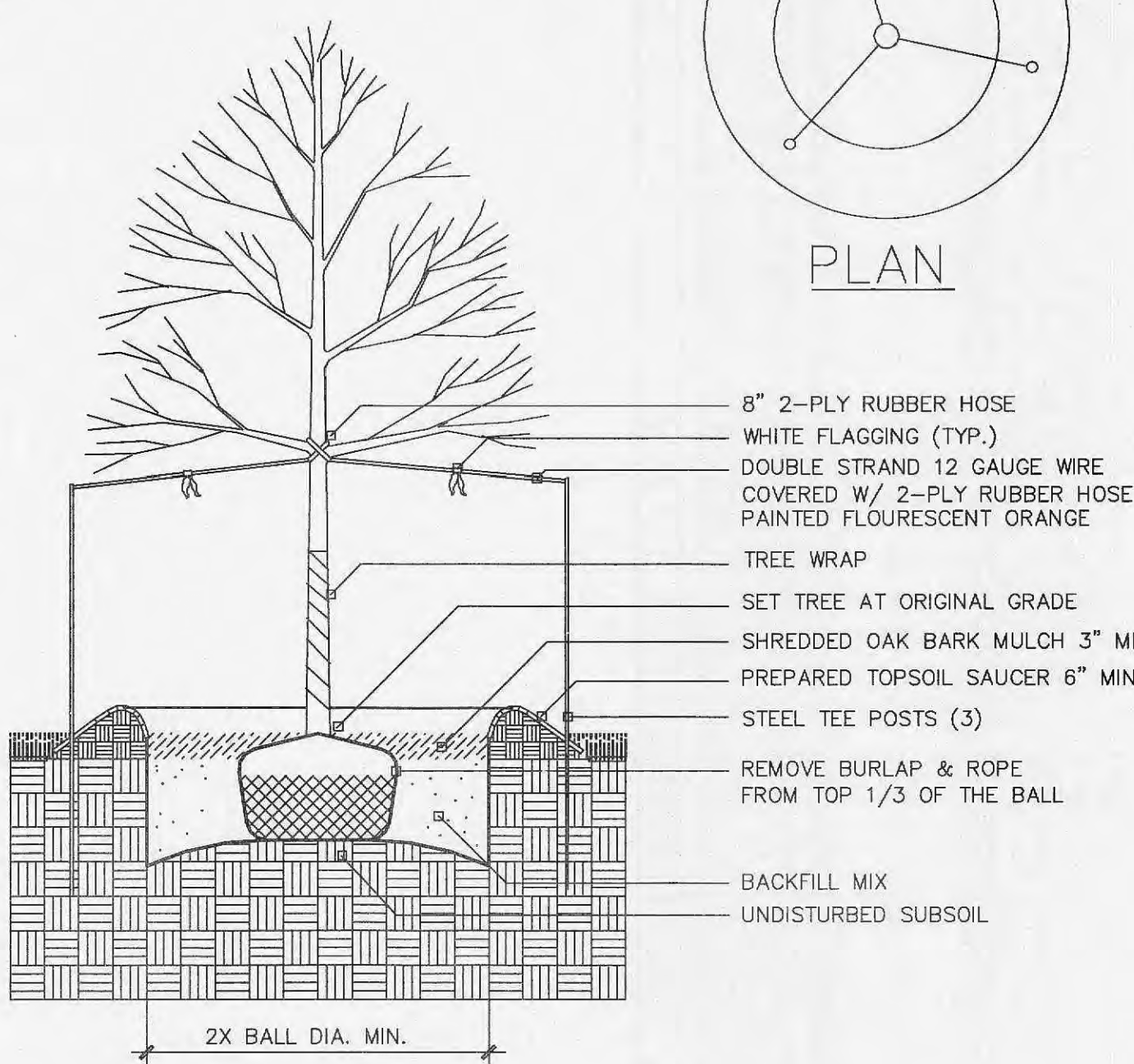
SPADE-CUT EDGE DETAIL
N.T.S.



PLAN



SHRUB PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.

LEGEND

EXISTING RIGHT OF WAY	---
PROPERTY LINE	---
EXISTING EASEMENT	---
BUILDING SETBACKS	---
EXISTING UNDERGROUND ELECTRIC	---
EXISTING ARIEL ELECTRIC	---
EXISTING GAS LINE	---
EXISTING UNDERGROUND TELEPHONE	---
EXISTING WATER MAIN	---
EXISTING FIBER OPTIC LINE	---
EXISTING CABLE TELEVISION	---
EXISTING STORM SEWER	---
EXISTING SANITARY SEWER	---
EXISTING SANITARY SEWER MANHOLE	○
NEW STORM SEWER CURB INLET/ MANHOLE	●
NEW SANITARY SEWER MANHOLE	●
NEW SANITARY CLEANOUT	○
NEW SANITARY SEWER LATERAL	---
NEW STORM SEWER	---
NEW SANITARY SEWER	---
EXISTING FIRE HYDRANT	○
NEW FIRE HYDRANT	○
ACCESSIBLE PARKING SYMBOL	♿
ACCESSIBLE PARKING SIGN	♿
PARKING NUMBERS	#
EXISTING ASPHALT	▨
NEW STANDARD DUTY CONCRETE PAVEMENT	▨
NEW HEAVY DUTY CONCRETE PAVEMENT	▨
EXISTING CONCRETE PAVEMENT	▨
NEW CONCRETE SIDEWALK/APPROACH	▨
NEW ASPHALT TRAIL	▨
NEW BUILDING	▨
NEW BUILDING	▨
NEW LIGHTS	⊠
NEW ELECTRIC TRANSFORMER	⊠
NEW FENCE	▨
NEW TREE	○
NEW FRENCH DRAIN	---
NEW DOWNSPOUT COLLECTOR	---
NEW UNDERGROUND ELECTRIC	---

LANDSCAPING REQUIREMENTS
PARKING AREA
 79 PARKING STALLS x 270 S.F. = 21,330 S.F.
 REQUIRED INTERIOR LANDSCAPE = 6%
 21,330 S.F. x .06 = 1,280 S.F. REQUIRED
 8,505 S.F. PROVIDED

STREET TREES
 1 TREE FOR EVERY 40' STREET FRONTAGE
 HWY K: 282.58' / 40 = 7 TREES
 ACCESS ROAD: 459.89' / 40 = 12 TREES
 BRAMBLETT ROAD: 204.17' / 40 = 5 TREES

OPEN SPACE
 1 TREE PER 3,000 S.F. LANDSCAPED OPEN SPACE
 17,306 / 3,000 = 6 TREES REQUIRED

NOTE:
 SEEDING, MULCH AND FERTILIZER RATES AND OPTIMUM SEEDING DATES SHALL FOLLOW ST. CHARLES COUNTY SOIL AND WATER CONSERVATION DISTRICT EROSION AND SEDIMENT CONTROL GUIDELINES.

NOTE:
 1. ALL AREAS ON SITE THAT ARE DISTURBED, ARE TO BE SODED.
 2. ALL LANDSCAPE BEDS TO HAVE SHREDDED OAK BARK MULCH UNLESS OTHERWISE NOTED.
 3. ANY LANDSCAPE BEDS NOT EDGED BY CONCRETE CURBING SHALL BE SPADE-CUT EDGE.
 4. ALL AREAS ARE TO BE IRRIGATED.

REVISION DATE:
 11-19-13 PER CITY COMMENTS

- ### 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 ANY COORDINATION WITH OTHER SITE RELATED WORK BEING PERFORMED BY OTHER CONTRACTORS. REFER TO ARCHITECTURAL 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-RITE).
 - PLANT MATERIAL ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. ALL PLANTING BEDS SHALL BE CULTIVATED TO A 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.
- A) VERIFY ALL EXISTING AND PROPOSED FEATURES SHOWN ON THE DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
 B) REPORT ALL DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT IMMEDIATELY FOR A DECISION.
 C) STAKE THE LOCATIONS OF ALL PROPOSED PLANT MATERIAL AND OBTAIN THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT 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 SIZES OF PLANT MATERIALS WILL BE ACCEPTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
 - PROVIDE SINGLE-STEM TREES UNLESS OTHERWISE NOTED IN THE PLANT SCHEDULE.
 - ALL PLANT MATERIAL SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARDS FOR NURSERY STOCK."
- 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. MYRAFI FABRIC SHALL BE USED BENEATH ALL GRAVEL BEDS.
 - EDGE ALL BEDS WITH SPADE-CUT EDGE UNLESS OTHERWISE NOTED.
- MAINTENANCE:**
- LANDSCAPE CONTRACTOR SHALL PROVIDE A SEPARATE PROPOSAL TO MAINTAIN ALL TREES, 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.
- 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. ROTO-TILL 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, AND 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 TO APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS UPON COMPLETION OF PLANTING OPERATIONS AND BEFORE APPLICATION OF SHREDDED BARK MULCH.
- MISC. MATERIAL:**
- PROVIDE STAKES AND DEADMEN OF SOUND, NEW HARDWOOD, FREE OF KNOTHOLES AND DEFECTS, WITH A MINIMUM OF THREE (3) STAKES PER TREE.
 - 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 SOD.
 - 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 SODED.
 - 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.
- WARRANTY:**
- ALL PLANT MATERIAL (EXCLUDING GROUND COVER, PERENNIALS, AND ANNUALS) ARE TO BE WARRANTED FOR A PERIOD OF 12 MONTHS AFTER INSTALLATION 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.

MERS/GOODWILL

636-332-4574 (tel.)
 636-327-0760 (fax)
 8 East Main Street
 Wentzville, Missouri 63385

COCHRAN

Civil Engineering
 Land Surveying
 Architecture
 Site Development
 General Consulting
 Master Planning

ERIC SCOTT KIRCHNER
 E-2001004618
 MISSOURI PROFESSIONAL ENGINEER

DATE
 Eric S. Kirchner No. E-2001004618
 Registered Professional Engineer
 State of Missouri
 for Cochran Engineering & Surveying

Developer / Owner Information:
 K Properties Holdings LLC
 1703 N. 4th St.
 St. Charles, MO 63301
 636-724-1617

City of O'Fallon Standard Sheet

P+Z No.
 Approval Date: 01/03/2013
 City No. 18-12.02
 07/18/2013
 18-12.02.01

Page No.
 L1