

**LANDSCAPE GENERAL NOTES:**

NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAND USE DISCREPANCIES PRIOR TO ANY PLANTING.

LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.

ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT THOSE OCCUPIED BY BUILDINGS, STRUCTURES, OR PAVING SHALL BE GRADED SMOOTH AND FOUR INCHES (4") OF TOPSOIL APPLIED. IF ADJACENT TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE FERTILIZED, SEED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED BY ALL AREA (SEE SEEDING SPECIFICATIONS). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

**TOPSOIL APPLICATION:**  
PREPARE THE SUB GRADE BY DISK, HARROW, DRAG OR HAND RAKE TO A DEPTH OF 3" TO PROVIDE BOND FOR TOPSOIL. BEFORE PLACING TOPSOIL, MAKE SURE TO REMOVE ALL DEBRIS AND STONES LARGER THAN 1/2" DIAMETER AND ROOTS. COMPACT TOPSOIL TO FORM A LAYER WITH MINIMUM DEPTH OF 4" IN LAWN AREAS AND 12" IN SHRUB BEDS. TOPSOIL SHALL BE PLACED SO THAT AFTER FINAL SETTLEMENT THERE WILL BE GOOD DRAINAGE.

TOPSOIL SHALL POSSESS THE CHARACTERISTICS OF REPRESENTATIVE TOPSOILS IN THE VICINITY WHICH PRODUCE A HEAVY GROWTH, FREE OF SUBSOL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1" IN DIA., STUMPS, ROOTS, TRUNKS, TWIGS, OBSTACLES OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. SOIL SHALL CONTAIN NOT LESS THAN 6% NICK MOORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD. TOPSOIL SHALL HAVE A PH VALUE OF NOT LESS THAN 5.5 NOR MORE THAN 7.0.

ALL TREES AND SHRUBS SHALL BE INSTALLED PER PLANTING DETAILS (SEE DETAIL SHEETS)

NO PLANT MATERIAL SHALL BE PLANTED IN FROZEN GROUND.

ALL PLANTING BEDS AS DESIGNATED SHALL BE BORDERED BY 4" INTERLOCKING ALUMINUM EDGING AND STAKED WITH METAL STAKES SUFFICIENTLY TO HOLD IN PLACE AS APPROVED BY OWNER/DEVELOPER.

ALL PLANTED AREAS SHALL RECEIVE A LAYER OF SHREDED PINE BARK MULCH OR SHREDED HARDWOOD MULCH TO BE USED AS A TREE BED (NOT FY). TOP DRESSING IN ALL PLANT BEDS AROUND ALL TREES OVER A 10" DIA. WOODBLOCK FABRIC BY TAYLOR GARDENIC OR EQUAL. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).

FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 10-10-10 TIME RELEASE FERTILIZER.

**SEEDING SPECIFICATIONS:**  
ALL DISTURBED AREAS NOT RECEIVING PLANTINGS, INCLUDING HIGHWAYS, SHALL BE SEED.

THE SEEDING PROCESS SHALL INCLUDE IN ORDER:  
1. FURNISH TOPSOIL  
2. FINISH GRADING  
3. PREPARE SEEDBED  
4. SEED AND MAINTAIN AREAS AS REQUIRED.

KEY	QTY.	COMMON NAME/ Botanical Name	SYMBOL	ROOT	SIZE	COMMENTS
SM	25	Sugar Maple (or equivalent) (Acer saccharum)		B&B	-	2" MIN. CALIPER 6" ABOVE ROOT BALL
RB	5	Eastern Redbud (or equivalent) (Cercis canadensis)		B&B	-	1.5" MIN. CALIPER 6" ABOVE ROOT BALL
BB	21	Dwarf Baring Bush (or equivalent) (Eucymnus alata)		2 gal.	18"	-

**LANDSCAPE PROPOSED FEATURES**

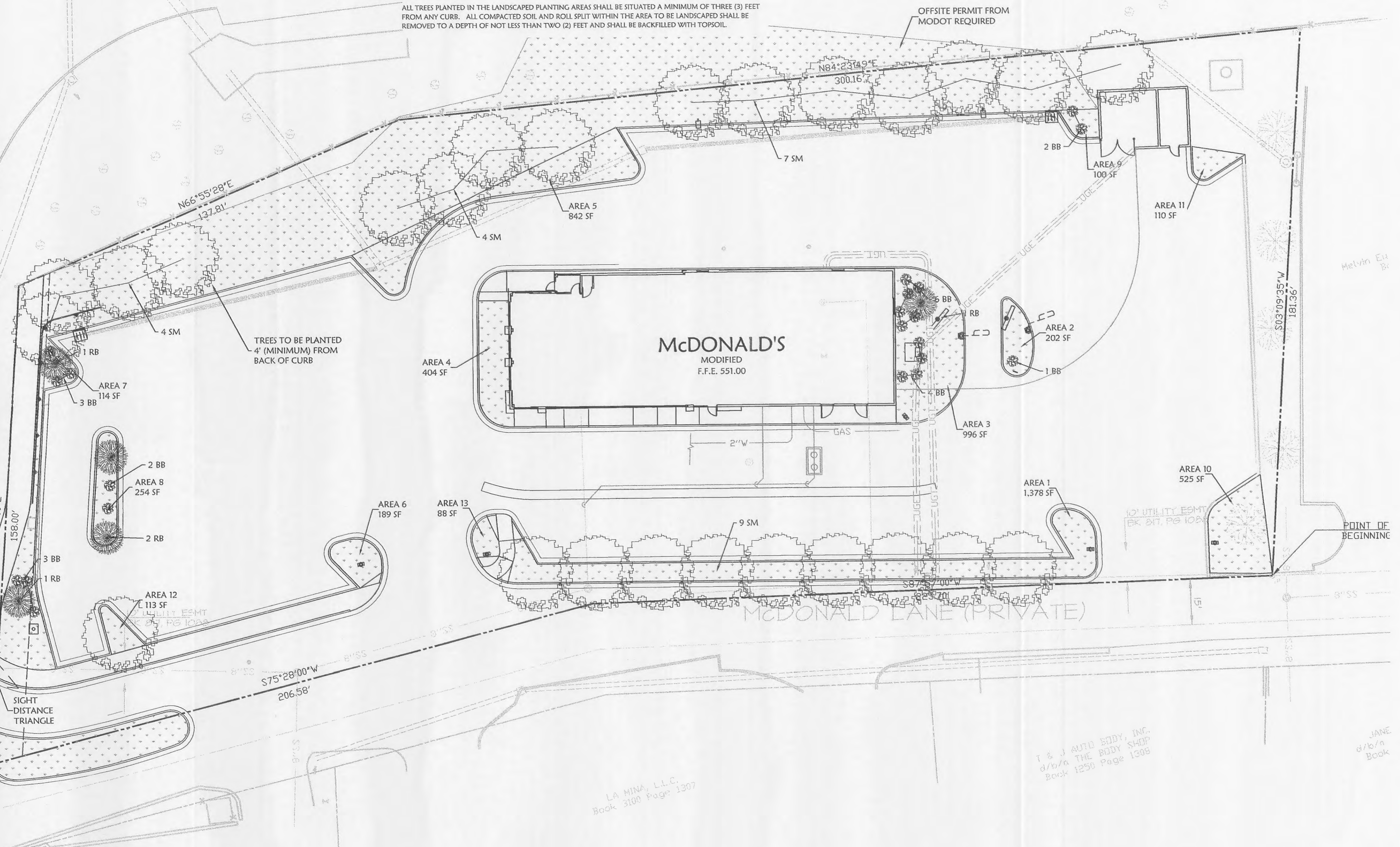
- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- CONCRETE CURB AND GUTTER
- FENCE
- STORM DRAIN (SEE GRADING PLAN FOR SIZE)
- SANITARY SEWER SERVICE
- WATER SERVICE
- UNDERGROUND ELECTRIC SERVICE
- UNDERGROUND TELEPHONE SERVICE
- GAS SERVICE
- DROP INLETS (SEE GRADING PLAN FOR TYPE)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH GUARD POSTS
- UTILITY POLE
- WATER LINE TEE, BEND, VALVE, AND PLUG
- SODDED AREA (SEE GENERAL NOTES)



**STREET TREE REQUIREMENTS:**  
REQUIRED: 1 TREE PER 40 FEET OF STREET FRONTAGE 1028.25' STREET FRONTAGE/40' = 25 TREES PROVIDED: 25 TREES

**INTERIOR LANDSCAPE REQUIREMENTS:**  
REQUIRED GREENSPACE:  
72530 SF LOT SPACE  
78 PARKING SPACES X 270 X 0.06 = 1263 SF OF GREENSPACE REQUIRED (1.74% OF LOT SPACE)  
PROVIDED GREENSPACE:  
1 1378 SF (1.90%)  
2 202 SF (0.28%)  
3 996 SF (1.37%)  
4 404 SF (0.56%)  
5 842 SF (1.16%)  
6 189 SF (0.26%)  
7 114 SF (0.15%)  
8 254 SF (0.35%)  
9 100 SF (0.14%)  
10 525 SF (0.72%)  
11 110 SF (0.14%)  
12 113 SF (0.15%)  
TOTAL 5227 SF (7.21%)

ALL TREES PLANTED IN THE LANDSCAPED PLANTING AREAS SHALL BE SITUATED A MINIMUM OF THREE (3) FEET FROM ANY CURB. ALL COMPACTED SOIL AND ROLL SPLIT WITHIN THE AREA TO BE LANDSCAPED SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN TWO (2) FEET AND SHALL BE BACKFILLED WITH TOPSOIL.



DATE	REV	DESCRIPTION
12/15/06	2	RESUBMITTAL WITH REVISIONS TO MCDONALD'S DRIVE
01/16/07	3	CITY COMMENTS 01-16-07
02/13/07	4	REMOVED LEFT TURN LANE ON MCDONALD'S DRIVE
05/30/07	5	REMOVED LEFT TURN LANE ON MCDONALD'S DRIVE
05/19/07	6	RESUBMITTAL FOR PLANNING COMMISSION
06/15/07	7	RESUBMITTAL FOR PLANNING COMMISSION
08/16/07	8	CITY SUBMITTAL
10/1/07	9	CITY COMMENTS 9-18-07
10/9/07	10	MODOT COMMENTS
12/18/07	11	CITY COMMENTS 11-06-07

\* ASPHALT PAVEMENT SECTION TO BE 3" ASPHALT COURSE COMPACTED TO 95% DENSITY AND 18" COMPACTED STONE BASE COMPACTED TO 98% MODIFIED PROCTOR (PER GEOTECH SPECIFICATIONS).

(REFER TO MCDONALD'S PROJECT MANAGER FOR FURTHER DETAILS)

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**McDonald's**  
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KANSAS CITY  
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STREET ADDRESS <b>101 MCDONALD'S LANE</b>		STATUS	DATE	BY
CITY <b>OFFALLO</b>	STATE <b>MISSOURI</b>	PRELIMINARY	-/-/-	-
COUNTY <b>ST. CHARLES</b>		PLAN CHECKED	-/-/-	-
REGIONAL DWG. NO. <b>24/0130</b>		AS-BUILT	-/-/-	-
PROJECT NO. <b>06-0620</b>		PROJECT NO. 06-0620		
<b>LANDSCAPE PLAN</b>		<b>C-8</b>		

PLANNING AND DEVELOPMENT FILE #2306  
APPROVED AUGUST 2, 2007