

GENERAL NOTES:

- THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE SURVEY (SURVEY PROJECT #1807-109 DATED 01/08/19) PREPARED BY: MARLER SURVEYING COMPANY, INC. 11402 GRAVOIS ROAD, SUITE 200, ST. LOUIS, MO. 63126 (314) 729-1001
- PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

REGULAR SPACES	72
ADA ACCESSIBLE SPACES	3
TOTAL SPACES	75

REQUIRED PARKING SPACES 72
(20 SPACES, PLUS 1 SPACE PER 100 S.F. OF FLOOR AREA, INCLUDING OUTDOOR PATIO SPACE
BLDG. 4,245 S.F. + PATIO 890 S.F. = 5,135 S.F.)

REQUIRED LOADING SPACE 1 (12'x35')
PROVIDED LOADING SPACE 1
(1 SPACE FOR FIRST 5,000 S.F. OF BUILDING)

REQUIRED BICYCLE PARKING 5 (4.47)
PROVIDED BICYCLE PARKING 5
(1 BICYCLE PARKING/15 PARKING SPACES)

SITE DATA

TOTAL LOT AREA	= 133,418 S.F. (3.06 AC.)
LOT #1 AREA	= 53,069 S.F. (1.22 AC.)
IMPERVIOUS AREA	= 43,699 S.F. (1.00 AC.)(82%)
PERVIOUS AREA	= 9,370 S.F. (0.22 AC.)(18%)
LOT #2 AREA	= 79,531 S.F. (1.82 AC.)
PERVIOUS AREA	= 79,531 S.F. (1.82 AC.)
BUILDING AREA	= 4,245 S.F.
F.A.R.	= 0.079

LANDSCAPE DATA AND CALCULATIONS

PARKING SPACES 75 x 270 = 20,250 x 0.06 = 1,215
(REQUIRED INTERIOR PARKING LOT LANDSCAPE AREA)

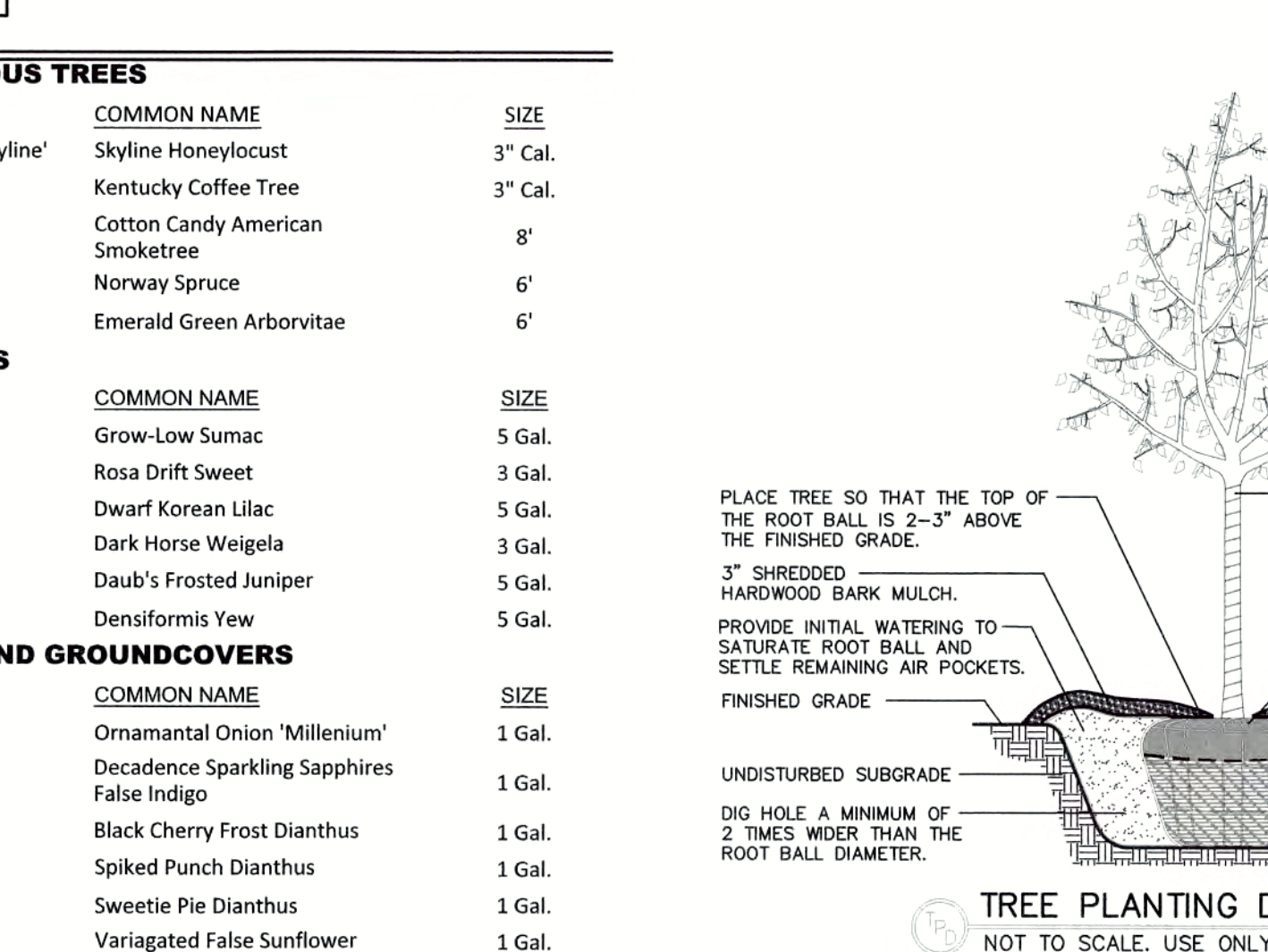
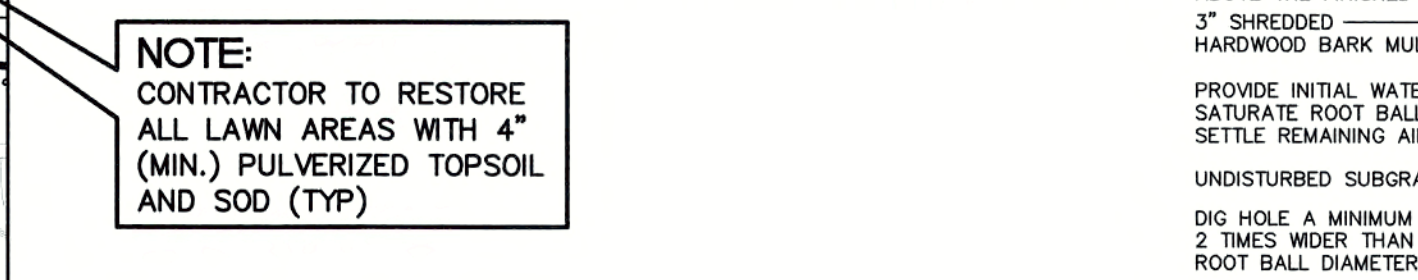
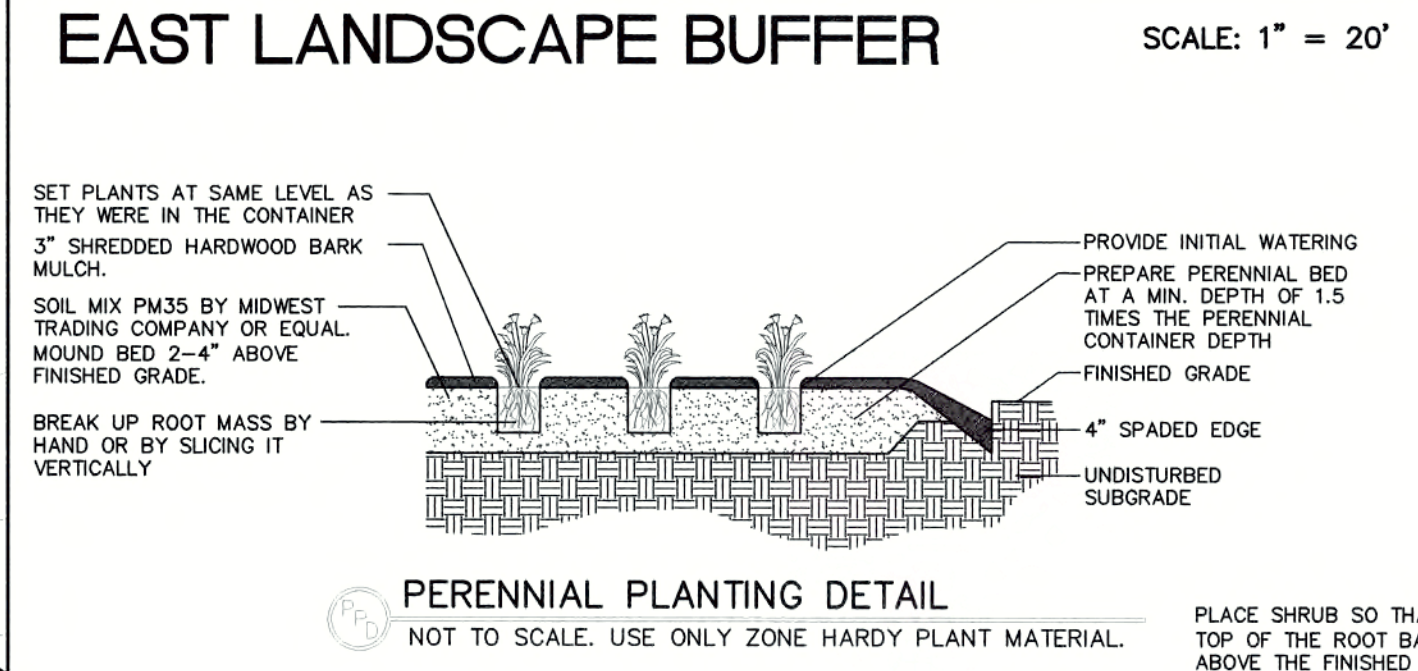
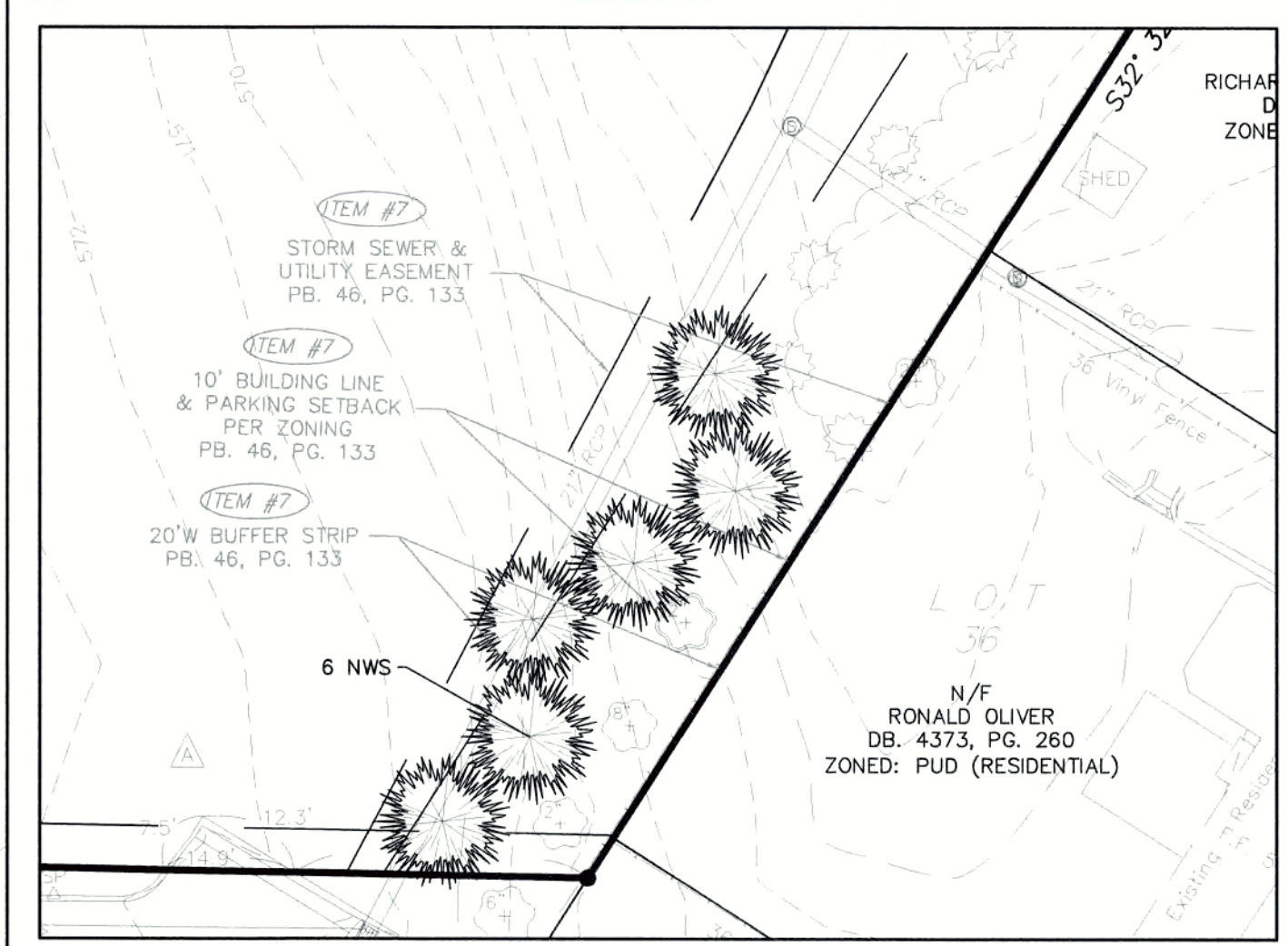
LANDSCAPE AREA PROVIDED = 9,370 S.F.
9,370 / 3,000 = 3 TREES REQUIRED
3 TREES PROVIDED

PROPERTY FRONTAGE = 225 / 40 = 6 TREES REQUIRED
6 TREES PROVIDED

LANDSCAPE BUFFER 2 UNITS PER 100 L.F.
1 UNIT = 30 POINTS

BUFFER FRONTAGE 100 L.F. = 2 UNITS (60 POINTS)

EVERGREEN TREES = 10 POINTS EACH
EVERGREEN TREES PROVIDED: 6 x 10 = 60 POINTS / 2 UNITS



- LANDSCAPE NOTES**
- ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
 - PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
 - CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
 - SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
 - THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
 - ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
 - CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
 - ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
 - ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNOTTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
 - AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USE ON ALL SLOPES 4:1 OR GREATER.

- CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
- THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
- ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM ITS ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH ITS INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
- BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
- ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
- IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
- IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
- PROVIDE TOPSOIL RE-Spread PER THE FOLLOWING UNLESS OTHERWISE NOTED:
 - 4" MINIMUM IN GRASS OR SOD AREAS
 - 6" MINIMUM IN PLANTING AREAS
 - 12" MINIMUM IN LANDSCAPE ISLANDS

PLANT LIST

SHADE, ORNAMENTAL AND CONIFEROUS TREES				
QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
4	SLH	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	3" Cal.
7	KCT	Gymnodendron dioicos (Male Only)	Kentucky Coffee Tree	3" Cal.
3	RPS	Cotinus obovatus 'Cotton Candy'	Cotton Candy American Smoketree	8"
6	NWS	Picea abies	Norway Spruce	6'
8	EGA	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'
FLOWERING AND EVERGREEN SHRUBS				
QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
31	GLS	Rhus aromatica 'Grow-Low'	Grow-Low Sumac	5 Gal.
10	RDS	Rosa 'Meisweddom'	Rosa Drift Sweet	3 Gal.
6	DKL	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	5 Gal.
8	DHW	Weigela x 'Dark Horse'	Dark Horse Weigela	3 Gal.
3	DFJ	Juniperus chinensis 'Daub's Frosted'	Daub's Frosted Juniper	5 Gal.
10	DNY	Taxus x media 'Densiformis'	Densiformis Yew	5 Gal.
PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS				
QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
19	OMI	Allium 'Millenium'	Ornamental Onion 'Millenium'	1 Gal.
4	SFI	Baptisia 'Sparkling Sapphires'	False Indigo	1 Gal.
14	DSS	Dianthus 'Black Cherry Frost'	Black Cherry Frost Dianthus	1 Gal.
9	DDB	Dianthus 'Spiked Punch'	Spiked Punch Dianthus	1 Gal.
10	DFP	Dianthus 'Sweetie Pie'	Sweetie Pie Dianthus	1 Gal.
5	DFS	Heliopsis helianthoides 'Sunstruck'	Variagated False Sunflower	1 Gal.
15	DFS	Heliopsis helianthoides 'Tuscan Sun'	Tuscan Sun False Sunflower	1 Gal.
76	SDD	Hemerocallis 'Stella de' Oro	Stella de Oro Daylily	1 Gal.
15	CMC	Nepeta x faassenii 'Cat's Meow'	Cat's Meow Catmint	1 Gal.
12	DTB	Penstemon digitalis 'Dark Towers'	Dark Towers Beardtongue	1 Gal.
18	AGS	Rudbeckia 'American Gold Rush'	American Gold Rush Black Eye Susan	1 Gal.
17	KFF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.
9	BHF	Schizachyrium Prairie Winds 'Blue Paradise'	Blue Paradise Little Bluestem	1 Gal.
14	SOB	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 Gal.
29	DPD	Sporobolus heterolepis 'Tara'	Dwarf Prairie Dropseed	1 Gal.
4	VLT	Liriope muscari 'Variegata'	Variegated Lily Turf	10 Per Flat

NO RECORD INFORMATION



DATE: 5/23/19, 6/10/19, 6/13/19, 7/19/19, 11/22/19

REVISIONS: BID SET, PERMIT SET, PER CITY REVIEW, NO REVISIONS

NO. 1, 2, 3, 4, 5

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WATERMARK ENGINEERING RESOURCES, LTD.
MISSOURI STATE CERTIFICATE OF AUTHORITY #20160512

DATE: _____

EXP: _____

CHECKED BY: J.MILLER
DESIGN BY: J.M.HANSEN
DRAWN BY: K.P., M.H.
DATE: MARCH 14, 2019
SCALE: 1" = 20'
PROJECT NO.: 18-085

L-1

LANDSCAPE PLAN