

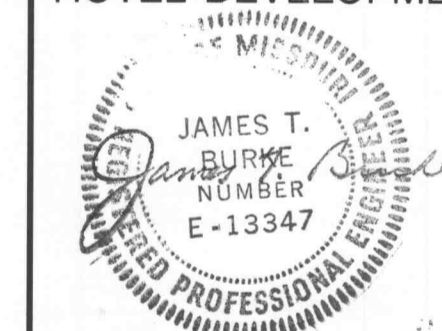
ISSUE:

#	Date:	Description:
1	2/13/04	City of O'Fallon Comments
2	2/13/04	Duckett Creek Sanitary District Comments
3	2/13/04	Cottleville Fire Protection District Comments
4	2/13/04	MoDOT Comments
5	2/13/04	Corps of Engineers Comments
6	3/15/04	Duckett Creek Sanitary District Comments
7	3/18/04	Revisions per Architect

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PROJECT:  
PERSIMMON POINTE  
HOTEL DEVELOPMENT



#4130 HIGHWAY 40-61  
O'FALLON, MO

Date: 12-30-03

Design/Drawn: BRD

Approved: BRD

Book No.:

SHEET TITLE:

**SITE LANDSCAPE  
PLAN SOUTH**

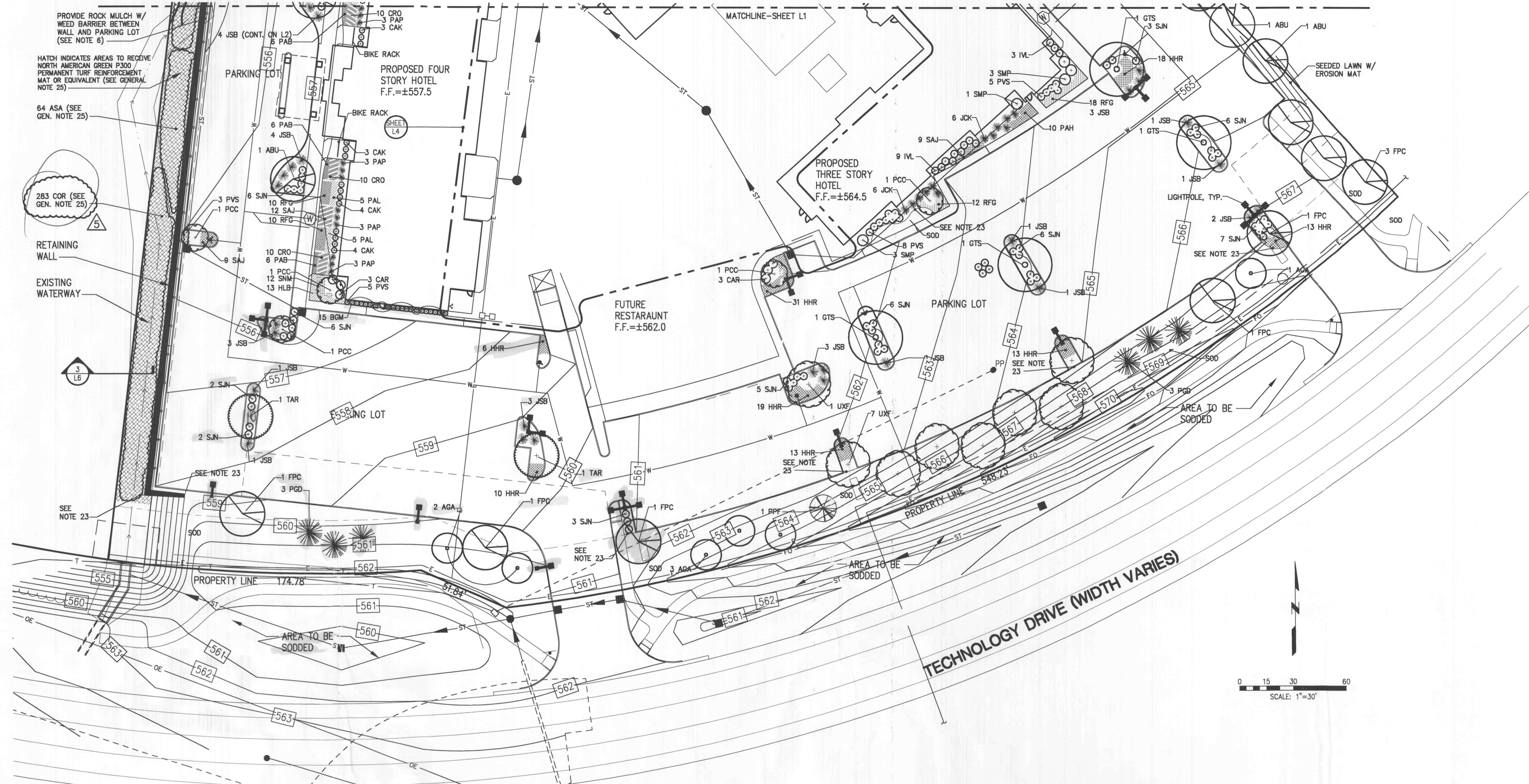
SHEET NUMBER:

**L2**

SHEET 26 OF 36

Project No.: 299163.12

Planning & Zoning File: #3103.03



**GENERAL NOTES**

- PLANT SUBSTITUTIONS WILL NOT BE ACCEPTABLE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL FAMILIARIZE HIM OR HERSELF WITH THE SCOPE OF WORK, SOIL, LOCATION OF ALL UTILITIES, AND WATER CONDITIONS BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND ACTUAL FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK. ANY REQUESTED CHANGES TO THE PLANT LAYOUT MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO SIMILAR CONDITIONS ELSEWHERE.
- PLANT SPACING WILL BE SCALED ON PLAN UNLESS NOTED OTHERWISE.
- SPREAD TWO TO THREE INCHES OF SHADOWSTONE ROCK MULCH (PURPLE-GRAY) OVER WEED BARRIER FABRIC IN ALL PLANTING BEDS LOCATED IN PARKING LOTS. SPREAD PREEMERGENCE HERBICIDE AND THREE INCHES OF SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS LOCATED AROUND AND BETWEEN BUILDINGS. UNDER NO CIRCUMSTANCES SHOULD THE TOP ELEVATION OF THE MULCH PREVENT DRAINAGE FROM OCCURRING WHERE RUNOFF MUST TRAVEL INTO AND THROUGH THE PLANT BED.
- FORM PLANTING MIX FOR ALL PLANTING BEDS BY SPREADING FOUR INCHES OF BLACK TOPSOIL AND TWO INCHES OF MUSHROOM COMPOST OVER SUBGRADE AND THOROUGHLY BLENDING TO A DEPTH OF EIGHT INCHES.
- FINISH GRADES IN PLANTING BEDS ARE TO BE SMOOTH AND PROVIDE POSITIVE DRAINAGE PRIOR TO PLANT AND ROCK MULCH INSTALLATION.
- CONTRACTOR IS TO PREVENT DAMAGE TO CURBS AND PAVEMENTS ADJACENT TO CONSTRUCTION DURING AND CONSTRUCTION.
- PROVIDE A ONE YEAR WARRANTY ON ALL PERENNIALS AND SHRUBS AND AN 18 MONTH WARRANTY ON ALL TREES. WARRANTY INCLUDES REPLACING ANY PLANT WHICH IS 25% OR MORE DEAD, DISEASED, OR DISFIGURED ONCE DURING THE WARRANTY PERIOD.
- REMOVE ANY EXISTING LAWN AND OTHER MATERIAL HARMFUL TO PLANT GROWTH PRIOR TO FORMING PLANTING BEDS.
- FURNISH AND INSTALL A 5' DIAMETER SHREDDED HARDWOOD MULCH RING AROUND TREES NOT LOCATED IN PLANTING BEDS.
- PROVIDE QUALITY, GENUS, SIZE, SPECIES, AND VARIETY OF PLANTS COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."
- MAINTAIN PLANTINGS AND BEDS BY SPRAYING, WATERING, WEEDING, RESTORING PLANT STAKES, AND GUY SUPPORTS AS REQUIRED TO ESTABLISH HEALTHY PLANTS FOR 30 DAYS FROM SUBSTANTIAL COMPLETION.
- WHERE INDICATED FURNISH HEALTHY SOD OF UNIFORM DENSITY, COLOR, TEXTURE WHICH IS STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH. SPREAD A MIN. OF FOUR INCHES OF BLACK TOPSOIL OVER AREAS TO RECEIVE SOD BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADE ELEVATIONS. GRADE TOPSOIL TO A SMOOTH UNIFORM SURFACE WITH A LOOSE FINE TEXTURE TO WITHIN 1/2 INCH OF FINISH ELEVATION. STAGGER SOD JOINTS IN ADJACENT COURSES AND ROLL LIGHTLY TO ENSURE CONTACT WITH TOPSOIL. PROVIDE AND TWO STEEL SOD STAPLES PER STRIP WHERE SLOPES EXCEED 8:1. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING.
- WHERE INDICATED, FURNISH LAWN SEED OF THE FOLLOWING COMPOSITION: 50% KENTUCKY BLUEGRASS OF AT LEAST TWO VARIETIES, 30% PERENNIAL RYEGRASS, AND 20% CREEPING RED FESCUE. SPREAD A MIN. OF FOUR INCHES OF BLACK TOPSOIL OVER AREAS TO RECEIVE SEED BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADE ELEVATIONS. GRADE TOPSOIL TO A SMOOTH UNIFORM SURFACE WITH A LOOSE FINE TEXTURE TO WITHIN 1/2 INCH OF FINISH ELEVATION. SPREAD SEED AT 4 LBS PER 1,000 SF WHEN WIND SPEED DOES NOT EXCEED 5 MPH. WHERE SLOPES EXCEED 6:1 FURNISH AND INSTALL BIODEGRADABLE EROSION CONTROL MAT OVER SEED AND ANCHOR ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- MAINTAIN LAWN AREAS BY WATERING, WEEDING, REPLANTING, MOWING, AND ROLLING AS REQUIRED TO PROVIDE A UNIFORMLY HEALTHY LAWN FOR 30 DAYS FROM SUBSTANTIAL COMPLETION.
- REFER TO CIVIL DRAWINGS TO REFERENCE ELEVATIONS OF SHOWN RETAINING WALLS.
- HATCHES SHOWN ARE INTENDED TO ASSIST IN DIFFERENTIATING BETWEEN PERENNIAL/SHRUB GROUPINGS ONLY.
- OUTDOOR MECHANICAL EQUIPMENT IS TO BE FULLY SCREENED WITH PLANTINGS APPROVED BY THE LANDSCAPE ARCHITECT. FINAL LOCATION OF PLANTINGS IS TO BE VERIFIED WITH ACTUAL CONDITIONS (SEE NOTE 3).
- EXISTING CONTOURS ARE NOT SHOWN FOR DRAWING CLARITY.
- HOSE CONNECTIONS ARE TO BE LOCATED THROUGHOUT PLANTING AREAS WITHOUT IRRIGATION BY SITE CONTRACTOR.
- WHERE PLANTING BEDS ABOUT LAWN AREAS FURNISH AND INSTALL BRICK EDGING IN CONCRETE.
- AS INDICATED IN DRAWING, LOCATION OF PLANTINGS AT BUILDING FOUNDATIONS SHOULD PROVIDE TWO FEET OF SPACE BETWEEN MATURE PLANTS AND EXTERIOR FACE OF BUILDINGS.
- AREA INDICATED TO RECEIVE PERMANENT TURF REINFORCEMENT MAT (4950 SY), HAZEL ALDER, OZARK WITCH HAZEL, AND GRAY DOGWOOD IS APPROX. ONLY. MAT AND PLANTINGS WILL ONLY BE REQUIRED WHERE AREAS ALONG WATERWAY ARE DISTURBED BY WALL AND OTHER CONSTRUCTION. QUANTITIES INDICATED ARE FOR BIDDING PURPOSES ONLY, AND FINAL QUANTITIES WILL BE DETERMINED AT THE TIME OF PLANTING.