



LANDSCAPE GUIDELINE SPECS:

GENERAL:

- 1) 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.
- 2) The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
- 3) 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 in Missouri).
- 4) 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 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.
- 5) It shall be the landscape contractor's responsibility to:
 - 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.
- 6) 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 the plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- 7) Provide single-stem trees unless otherwise noted in plant schedule.
- 8) All plant material shall comply with the recommendations and requirements of ANSI Z601 American Standards for Nursery Stock.
- 9) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners' Representative) prior to acceptance. Landscape Architect may inspect plants 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.
- 10) 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 beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
- 11) All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

- 1) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

- 1) 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.
- 2) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Filter fabric shall be placed beneath all gravel mulch beds. Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

- 1) Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- 2) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

TOPSOIL:

- 1) 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 grades smooth.
- 2) 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.
- 3) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
- 4) 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:

- 1) Provide stakes and deadmen of sound, new hardwood, free of knots and defects.
- 2) 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:

- 1) All disturbed lawn areas to be sodded with a high quality mix of Turf-Type fescue (300# 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.
- 2) Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
- 3) All sod shall be placed a maximum of 24 hours after harvesting.
- 4) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- 5) Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

WARRANTY:

- 1) 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.
- 2) 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.
- 3) 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.
- 4) 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.

IRRIGATION GUIDELINE SPECS:

GENERAL:

- 1) System shall be designed for 30 gpm @ 80 PSI. Contractor to field verify actual conditions.
- 2) Exact layout, backflow and controller location to be coordinated with owner or owner's representative.
- 3) All control wiring to be 14 ga. Minimum 5 extra strands to be installed in each direction from the controller to the end of the mainline.
- 4) All piping to be sleeved in SCH40 PVC when passing under hardscape. PVC Sleeve to be a minimum of twice the size of pipe(s) running through.
- 5) 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-RITE).
- 6) It shall be the irrigation contractor's responsibility to:
 - 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.

RETAIL
13,000 SF
FF 584.00
D

MASTER PLANTING PLAN
SCALE: 1"=20'-0"
0 10' 20' 30' 60'

INTERIOR GREENSPACE	1,440 S.F.
BUILDING AREA	12,000 S.F.
PARKING AREA	7,442 S.F. - 56 STALLS
PLAYGROUND AREA	24,211 S.F.
MISCELLANEOUS AREA	31,386 S.F.
TOTAL SITE AREA	75,045 S.F. - 1.72 AC.

LANDSCAPE REQUIREMENTS:

- STREET TREES:**
ONE (1) TREE PER FORTY (40) FEET OF FRONTAGE
PRIVATE DRIVE @ DEVELOPMENT; NO STREET FRONTAGE EXISTS
- OPEN SPACE:**
ONE (1) TREE PER 3,000 SQ. FT. OF LANDSCAPED OPEN SPACE
OPEN SPACE = 42,126 SQ. FT.
THEREFORE, 15 TREES REQUIRED / 16 TREES PROVIDED (Not Incl. Evergreen Trees)
- BUFFERYARD (Per 402.180-c):**
TWENTY (20) FEET DEEP BUFFERYARD WHICH REQUIRES TWO (2) DECIDUOUS TREES AND TWENTY (20) SHRUBS ARE REQUIRED PER 100 LIN. FT. OF BUFFERYARD
420,318 LIN. FT. BUFFERYARD EXISTS. THEREFORE, TEN (10) 3" DECIDUOUS TREES AND TWENTY (20) SHRUBS ARE REQUIRED AND ARE PROVIDED
- INTERIOR LANDSCAPE:**
THIRTY FIVE (35) PARKING SPACES X 210 SF=9,450 X 6.5%=614.25 REQUIRED,
1400 SF PROVIDED

REVISIONS BY	
12-20-13	RJM
1-17-14	RJM
2-12-14	RJM
4-18-14	RJM

landscape TECHNOLOGIES

1001 W. BROADWAY, SUITE 100
 ST. LOUIS, MISSOURI 63102
 TEL: (314) 381-4660
 FAX: (314) 381-4660
 MISSOURI LANDSCAPE ARCHITECT #00289
 DATE: 1-18-14

PLANTING PLAN FOR THE PROPOSED
Primrose School
 O'FALLON, MISSOURI

DRAWN BY	R. HARRIS
CHECKED BY	RJM/GB
DATE	11-26-13
SCALE	1"=20'-0"
JOB No.	2013-163
SHEET	L-1
OF TWO SHEETS	