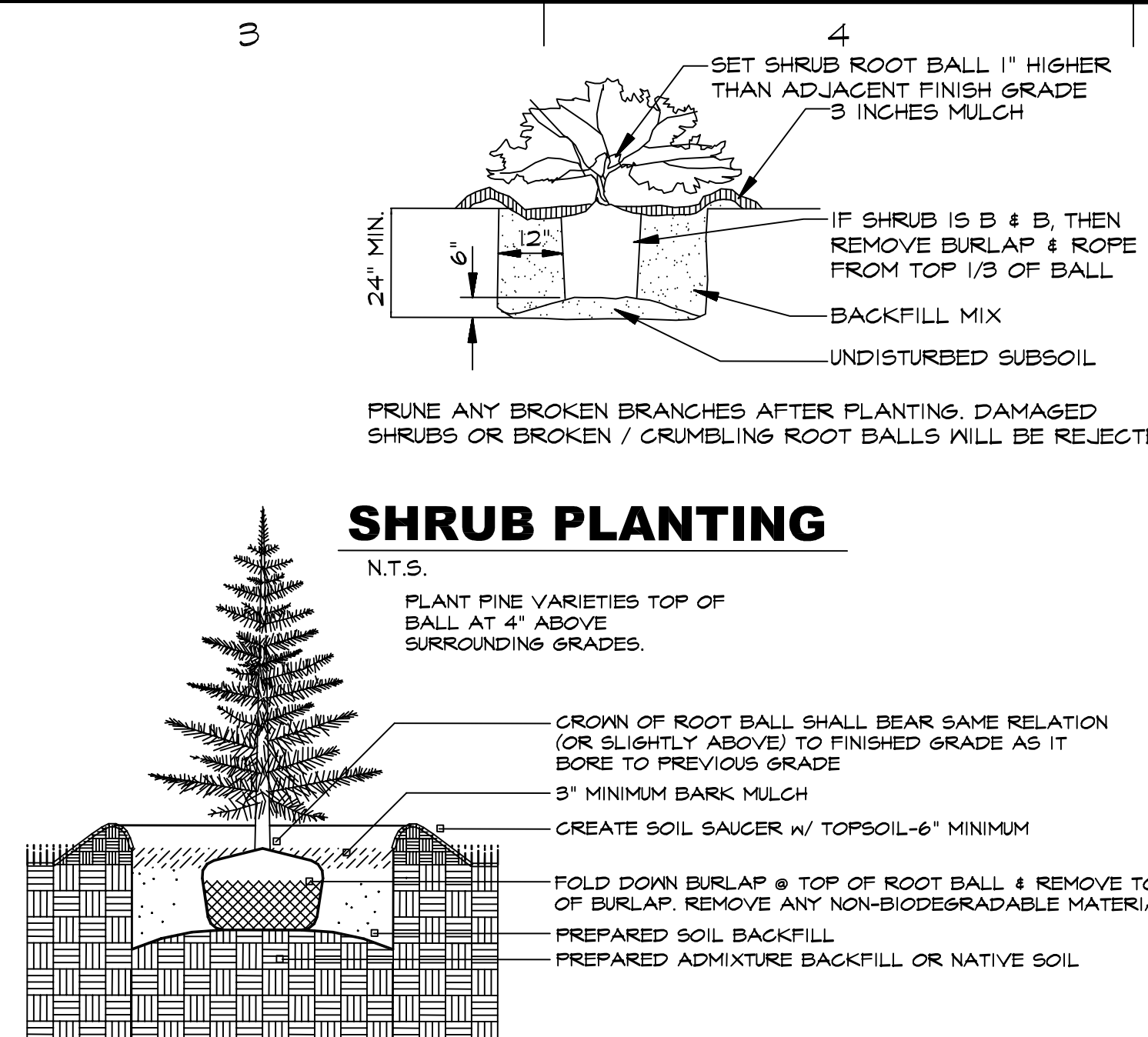


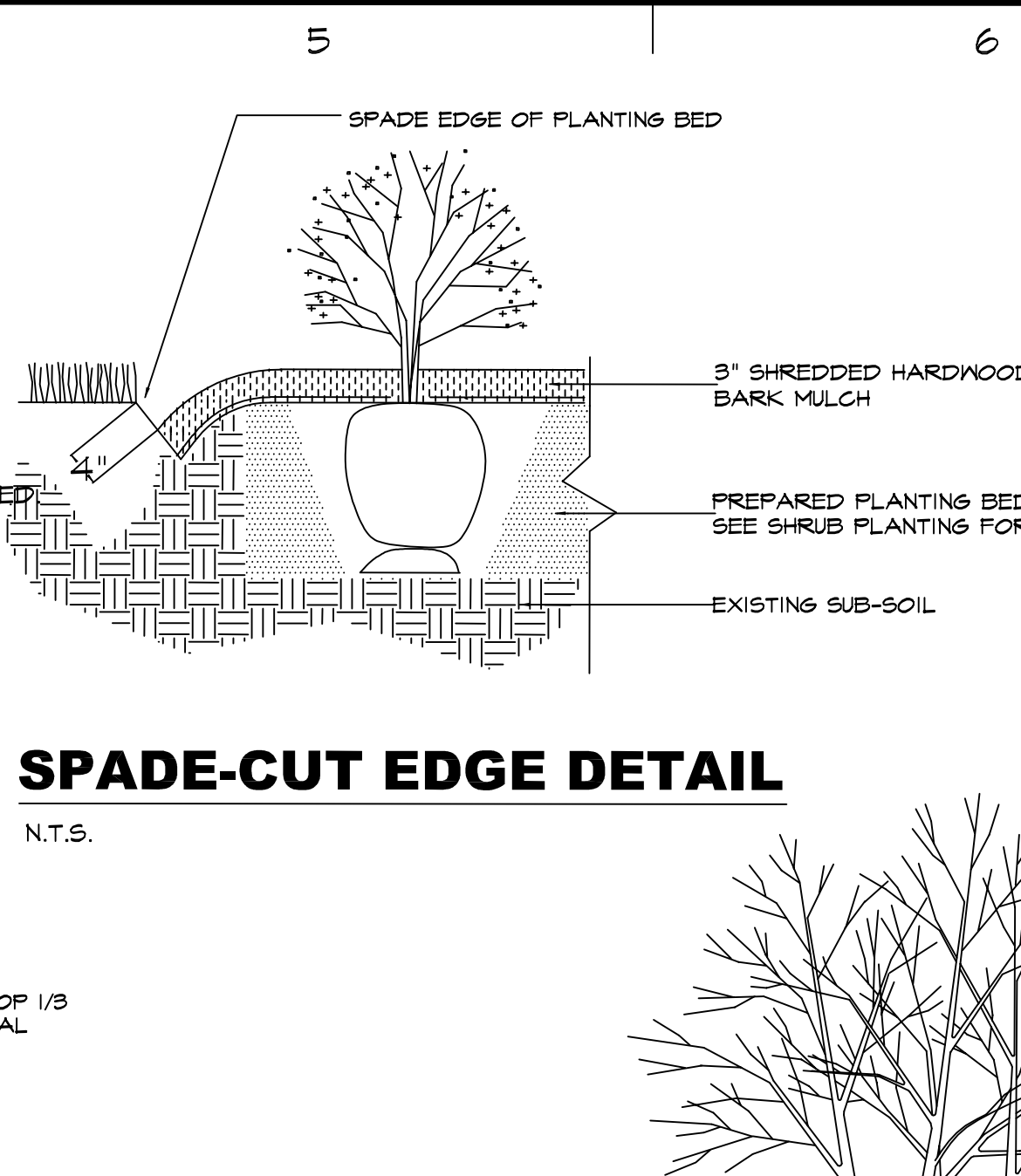
**DECIDUOUS TREE PLANTING**

N.T.S.



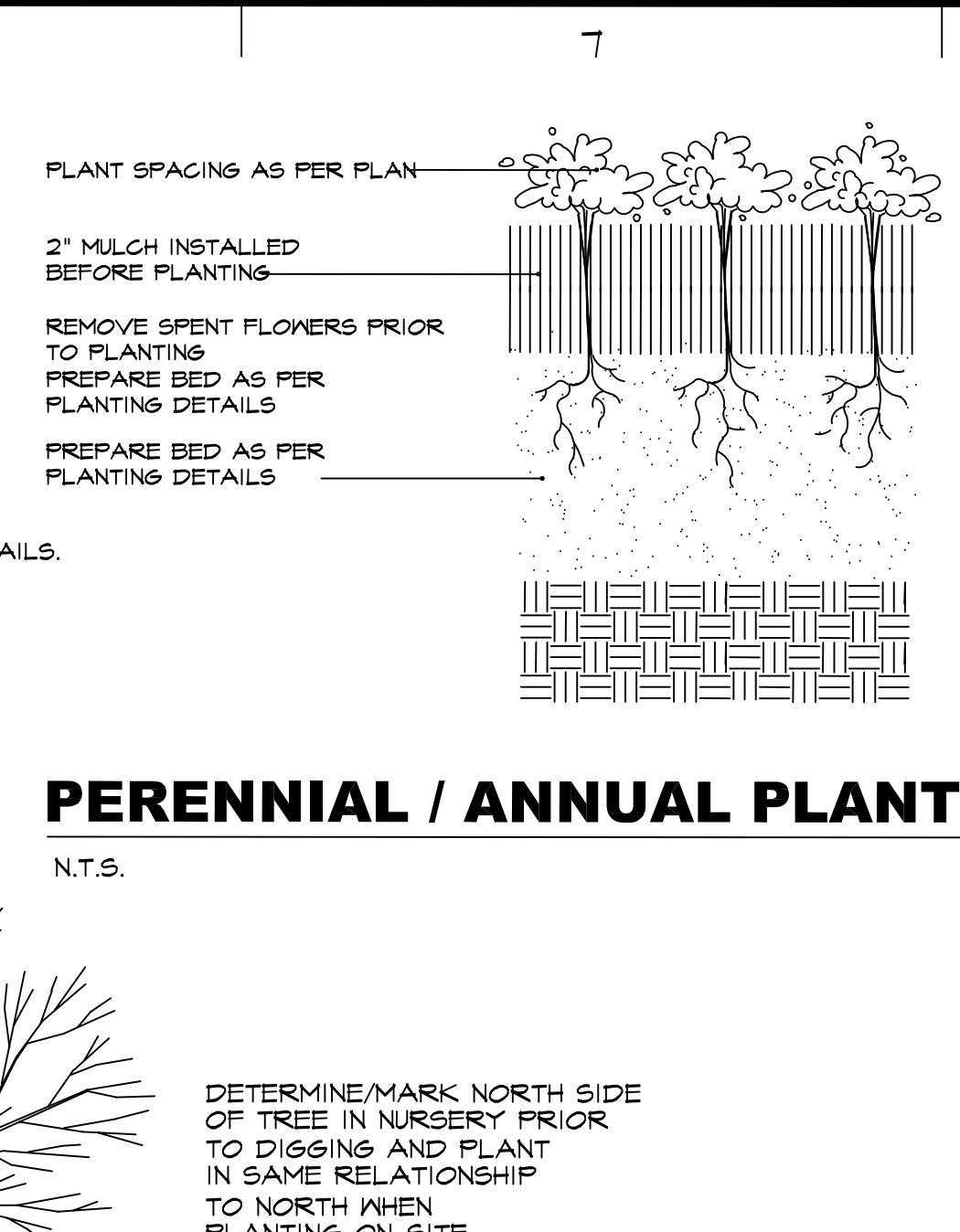
**EVERGREEN TREE PLANTING**

N.T.S.



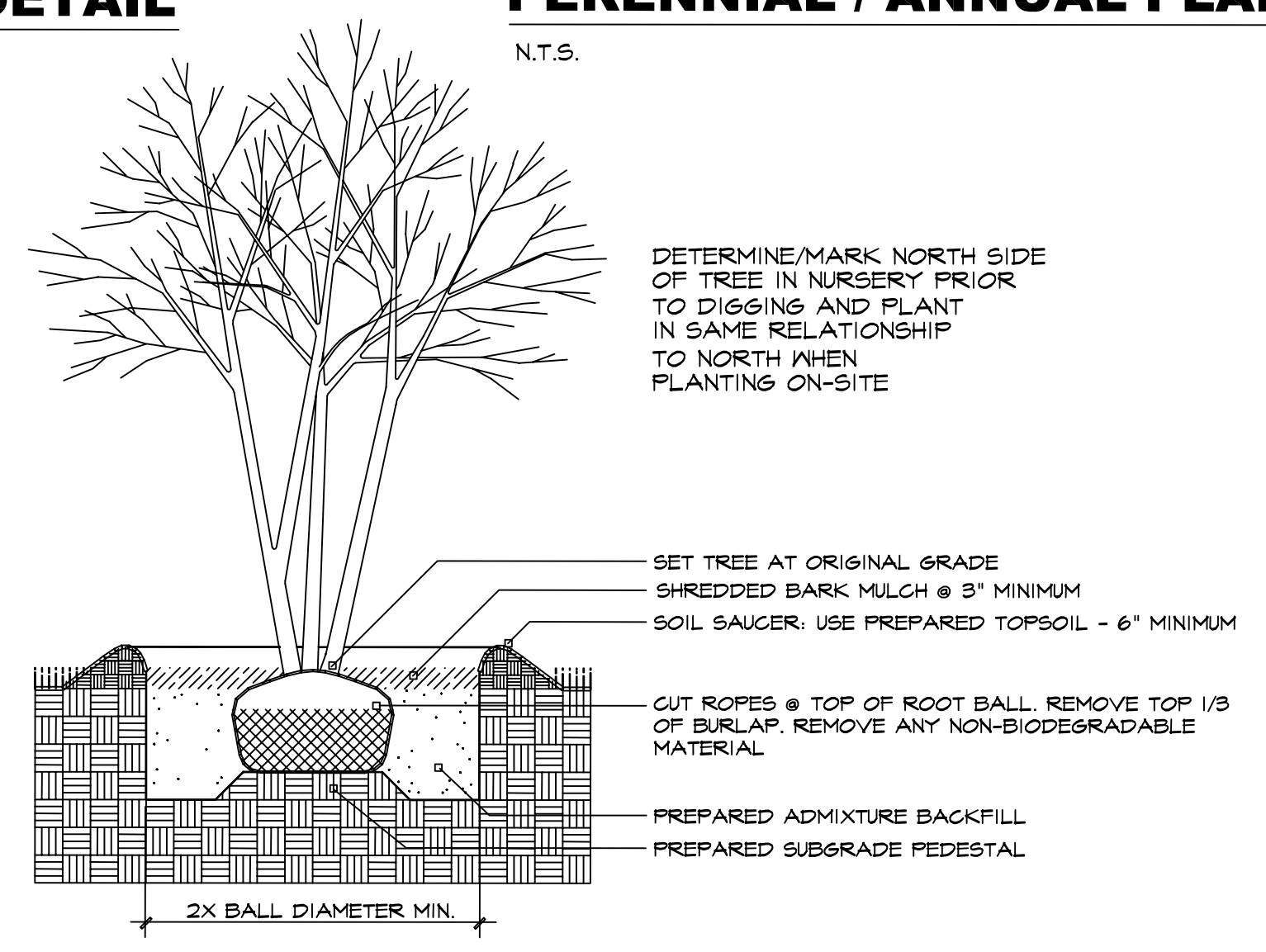
**SPADE-CUT EDGE DETAIL**

N.T.S.



**PERENNIAL / ANNUAL PLANTING**

N.T.S.



**MULTI-STEM TREE PLANTING**

N.T.S.

**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 provide and work against injury to public utilities.
- The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
- Underground facilities, structures and utilities must be considered approximately 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 utility location services in municipality).
- 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.
- It shall be the landscape contractor's responsibility to:
  - Verify all existing and proposed features shown on the drawings prior to commencement of work.
  - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
  - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days 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 size of plant materials will be accepted without written approval from the landscape architect.
- Provide single-stem trees unless otherwise noted in plant schedule.
- All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
- It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owner's Representative) prior to acceptance. Inspections may take place 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.
- 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.
- Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
- All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
- Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
- Landscape contractor shall kill & remove all existing weeds within the project site.
- All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
- Landscape contractor shall be in compliance with all Federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
- All substitutions of plant material shall be submitted to landscape architect for approval.

**PRUNING:**

- Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned; however, do not remove the terminal buds of branches that extend to the edge of the crown.
- All pruning shall comply with ANSI A300 standards.

**INSURANCE:**

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

**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, debris, etc.
- No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mesh fabric shall be used beneath all gravel mulch beds. Lap fabric 6" over adjacent coverages.
- Edge all beds with spade-cut edge unless otherwise noted.

**MAINTENANCE:**

- Landscape Contractor shall provide a separate proposal to maintain all plants, 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.
- Watering of seeded or sodded lawns shall begin immediately and shall continue to be provided continuously for the following 12 hours. Regardless, the landscape contractor shall be responsible for all landscape maintenance until project turnover.

**SIGHT TRIANGLES:**

- No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
- Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed by measuring from the point of the street/traverse curve and the entrance curb lines a distance of 35' and connecting the points so established to form the sight triangle area.

**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. Rot-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, 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 shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
- Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

**MISC. MATERIAL:**

- Provide stakes and deadman of sound, non hardwood, tree or knothole and defects.
- 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 sodded with a high quality Turf-Type fescue. Lawn areas shall be unconditionally warranted for a period of ninety (90) days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Seed and fertilization operations shall occur between May and June (September 1st and October 15th unless directed by others in writing AND irrigation system is operating).
- Granular or pelleted fertilizer consisting of 50% water-insoluble slow release nitrogen, phosphorous and potassium in a 12-12-12 composition.
- The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners approval prior to seeding or sod installation.
- Landscape contractor shall offer an alternate price for sod in lieu of seed. 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 sodded.
- 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.
- Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

**PLANT SCHEDULE**

TREES	QTY	COMMON / BOTANICAL NAME	SIZE	< 6"	6 - 18"	18 - 36"	> 3'	< 18"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'
ARM	7	Armstrong Red Maple / Acer rubrum 'Armstrong'	2'Gal.													X	
ALE	4	Athena Lacebark Elm / Ulmus parvifolia 'Emer 1'	2'Gal.													X	
HACK	4	Common Hackberry / Celtis occidentalis	2'Gal.													X	
GL	5	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	2'Gal.											X			
HM	3	Hedge Maple / Acer campestre	2.5'Gal											X			
HRB	6	Heritage River Birch / Betula nigra 'Heritage Improved'	2'Gal.												X		
LSM	2	Legacy Sugar Maple / Acer saccharum 'Legacy'	2'Gal.												X		
BLPT	4	London Plane Tree / Platanus x acerifolia 'Bloodgood'	2'Gal.												X		
SSMM	10	Miyabel Maple / Acer miyabeli 'State Street'	2'Gal.											X			
PO	4	Pin Oak / Quercus palustris	2'Gal.												X		
RO	11	Red Oak / Quercus rubra	2'Gal.												X		
SML	3	Shademaster Locust / Gleditsia triacanthos inermis 'Shademaster' TM	2'Gal.												X		
WO	7	Willow Oak / Quercus phellos	2'Gal.												X		
AM	7	'Flame' Amur Maple / Acer ginnala 'Flame'	2'Gal.											X			
OGRM	7	'October Glory' Maple / Acer rubrum 'October Glory'	2'Gal.												X		
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE	< 6"	6 - 18"	18 - 36"	> 3'	< 18"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'
CBS	19	Colorado Blue Spruce / Picea pungens 'Glausa'	6'-7"													X	
EMARB	20	Emerald Arborvitae / Thuja occidentalis 'Emerald'	6'-7"										X				
NS	24	Norway Spruce / Picea abies	6'-7"													X	
WFP	16	White Pine / Pinus strobus	6'-7"													X	
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE	< 6"	6 - 18"	18 - 36"	> 3'	< 18"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'
GRCC	17	Canada Red Chokecherry / Prunus virginiana 'Canada Red'	1.5'Gal											X			
JTL	13	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'	1.5'Gal											X			
MREB	23	Merlot Redbud / Cercis x 'Merlot'	1.5'Gal											X			
NFP	3	Newport Flowering Plum / Prunus cerasifera 'Newport'	2'Gal											X			
PRFC	21	Prairie Rose Crabapple / Malus 'Prairie Rose'	1.5'Gal											X			
PSFC	5	Professor Sprenger Flowering Crabapple / Malus 'Professor Sprenger'	1.5'Gal											X			
SERV	13	'Autumn Brilliance' Serviceberry / Amelanchier X grandiflora 'Autumn Brilliance'	1.5'Gal								X			X			
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	< 6"	6 - 18"	18 - 36"	> 3'	< 18"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'
ALV	74	Alleghany Leatherleaf Viburnum / Viburnum rhytidophyllum 'Alleghany'	24"-30"													X	
BKS	39	Blue Kazoo Spirea / Spiraea japonica 'Double Play Blue Kazoo'	5 gal.														
CH	78	China Boy/Girl Holly / Ilex meserveae 'China Boy/Girl' TM	5 gal.													X	
CB	26	Concorde Barberry / Berberis thunbergii 'Concorde'	5 gal.			X											
CN	19	Coppertina Ninebark / Physocarpus opulifolius 'Coppertina'	5 gal.							X							
DJY	118	Dense Japanese Yew / Taxus cuspidata 'Densiformis'	18"-24"						X				X				
NINE	3	Diabolo Purple Ninebark / Physocarpus opulifolius 'Diabolo' TM	5 gal.							X							
ESHYD	5	Endless Summer Hydrangea / Hydrangea macrophylla 'Endless Summer' TM	5 gal.						X								
GTJ	57	Gold Tip Juniper / Juniperus chinensis 'Gold Tip'	5 gal.													X	
SCFC	5	Golden Charm False Cypress / Chamaecyparis pisifera filifera 'Golden Charm'	5 gal.														X
SVIC	3	Golden Privet / Ligustrum vicaryi	5 gal.							X	X						
SVB	45	Green Velvet Boxwood / Buxus 'Green Velvet'	5 gal.														
GLS	20	Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'	5 gal.			X											
LLHYD	28	Little Lime Hydrangea / Hydrangea paniculata 'Little Lime'	5 gal.						X	X							X
LSMA	20	Low Scape Mound Chokecherry / Aronia melanocarpa 'Low Scape Mound'	5 gal.														
MKL	3	Miss Kim Lilac / Syringa patula 'Miss Kim'	5 gal.						X	X							
BAY	63	Northern Bayberry / Myrica pensylvanica	24"-30"							X							
PJ	41	Procumbens Juniper / Juniperus procumbens 'Nana'	5 gal.														
RCA	43	Rose Creek Abelia / Abelia x grandiflora 'Rose Creek'	5 gal.			X				X							
SSJ	67	Sea Green Juniper / Juniperus chinensis 'Sea Green'	18"-24"														
CLE	13	'Hummingbird' Summersweet / Clethra alnifolia 'Hummingbird'	5 gal.			X				X							
GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE	< 6"	6 - 18"	18 - 36"	> 3'	< 18"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'
DFG	23	Dwarf Fountain Grass / Pennisetum alopecuroides 'Hamel'	5 gal.			X											
MG	3	Maiden Grass / Miscanthus sinensis 'Gracillimus'	5 gal.							X							

PREPARED FOR:  
**VITA Residential**  
 CONTACT: Steve Sisson  
 3933 Aspen Grove Dr  
 Franklin, TN 37061

REVISIONS	BY
4/17/19	RMM
5/16/19	RMM
9/13/19	RMM
10/14/19	RMM
10/21/19	RMM
1/8/2020	RMM

**Landscape TECHNOLOGIES**

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RANDALL M. MARDIS  
 MISSOURI LANDSCAPE ARCHITECT #000019  
 DATE: 1/8/2020

**PLANTING PLAN FOR THE PROPOSED**  
**The Jewell Apartments**  
**O'FALLON, MISSOURI**

DRAWN  
 R. MARDIS  
 CHECKED  
 RMM/EL  
 DATE  
 3/1/19  
 SCALE  
 1"=40'-0"  
 JOB NO.  
 2019-115  
 SHEET  
**L-2**  
 OF TWO SHEETS