

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 and sequencing 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 utility location services in municipality).
- 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 ten (10) days 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 this 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 Z60.1 "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. 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.
- 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.) Shovel 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.
- 12.) 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.
- 13.) Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
- 14.) Landscape contractor shall kill & remove all existing weeds within the project site.
- 15.) All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
- 16.) Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
- 17.) All substitutions of plant material shall be submitted to landscape architect for approval.

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. Mirafli fabric shall be used beneath all gravel mulch beds. Lap fabric 6" over adjacent coverages.
- 3.) Edge all beds with spade-cut edge unless otherwise noted.

WARRANTY:

- 1.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material 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 the 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.
- 5.) A written guarantee shall be provided to the owner per conditions outlined in #1 above.

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.
- 3.) 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 within 30 days of notification or in growth season determined to be best for until project turnover.

SIGHT TRIANGLES:

- 1.) 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.
- 2.) 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 intersection of the street frontage curbs and the entrance curb lines a distance of 35' and connecting the points so established to form the sight triangle area.

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 grade 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. 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.
- 4.) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- 5.) 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:

- 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 Turf-Type fescue, freshly harvested. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any fifty (50) square feet shall be replaced.
- 2.) Sod and fertilization operations shall occur between May 1 and June 15th or between September 1 and October 15th unless directed by others in writing AND irrigation system is operating.
- 3.) Granular or pelleted fertilizer consisting of 50% water-insoluble slow release nitrogen, phosphorous and potassium in a 12-12-12 composition.
- 4.) 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 sod installation.
- 5.) Sod shall be cut at a uniform thickness of 3/4". No broken pieces or torn pieces will be accepted.
- 6.) All sod shall be placed a maximum of 24 hours after harvesting.
- 7.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- 8.) Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

PRUNING:

- 1.) 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.
- 2.) All pruning shall comply with ANSI A300 standards.

INSURANCE:

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

PLANT SCHEDULE

| TREES | QTY | COMMON NAME / BOTANICAL NAME | SIZE |
|---------------------------|-----|--|---------|
| HACK | 4 | Common Hackberry / <i>Celtis occidentalis</i> | 3"Cal. |
| SVRM | 2 | Sun Valley Red Maple / <i>Acer rubrum</i> 'Sun Valley' | 3"Cal. |
| SHL | 3 | 'Skyline' Locust / <i>Gleditsia triacanthos</i> 'Skyline' | 3"Cal. |
| EVERGREEN TREES | | | |
| EMARB | QTY | COMMON NAME / BOTANICAL NAME | SIZE |
| EMARB | 7 | Emerald Arborvitae / <i>Thuja occidentalis</i> 'Emerald' | 6'-7' |
| HBS | 2 | Hoopsi Blue Spruce / <i>Picea pungens</i> 'Hoopsii' | 6'-7' |
| FLOWERING TREES | | | |
| GRCC | QTY | COMMON NAME / BOTANICAL NAME | SIZE |
| GRCC | 1 | Canada Red Chokecherry / <i>Prunus virginiana</i> 'Canada Red' | 3"Cal. |
| CFC | 3 | Coralburst Crabapple / <i>Malus</i> 'Coralburst' | 3"Cal. |
| JTL | 3 | Ivory Silk Japanese Tree Lilac / <i>Syringa reticulata</i> 'Ivory Silk' | 3"Cal. |
| MIRB | 3 | Merlot Redbud / <i>Cercis</i> x 'Merlot' | 3"Cal. |
| SMAG | 6 | Saucer Magnolia / <i>Magnolia</i> X <i>soulangiana</i> | 5'-6' |
| SERV | 4 | 'Autumn Brilliance' Serviceberry / <i>Amelanchier</i> X <i>grandiflora</i> 'Autumn Brilliance' | 3"Cal. |
| SHRUBS | | | |
| DJY | QTY | COMMON NAME / BOTANICAL NAME | SIZE |
| DJY | 16 | Dense Japanese Yew / <i>Taxus cuspidata</i> 'Densiformis' | 18"-24" |
| DKL | 2 | Dwarf Korean Lilac / <i>Syringa meyeri</i> 'Palibin' | 18"-24" |
| GCFC | 4 | Golden Charm False Cypress / <i>Chamaecyparis pisifera filifera</i> 'Golden Charm' | 18"-24" |
| GVB | 20 | Green Velvet Boxwood / <i>Buxus</i> 'Green Velvet' | 18"-24" |
| HMA | 16 | Hetz Midget Arborvitae / <i>Thuja occidentalis</i> 'Hetz Midget' | 18"-24" |
| LLHYD | 10 | Little Lime Hydrangea / <i>Hydrangea paniculata</i> 'Little Lime' | 24"-30" |
| LSMA | 24 | Low Scape Mound Chokeberry / <i>Aronia melanocarpa</i> 'Low Scape Mound' | 18"-24" |
| LHI | 2 | Little Henry Sweetspire / <i>Itea virginica</i> 'Little Henry' TM | 18"-24" |
| BAY | 3 | Northern Bayberry / <i>Myrica pensylvanica</i> | 24"-30" |
| SGJ | 15 | Sea Green Juniper / <i>Juniperus chinensis</i> 'Sea Green' | 18"-24" |
| SBWE | 10 | Sonic Bloom Weigela / <i>Weigela florida</i> 'Sonic Bloom' | 18"-24" |
| TWNB | 7 | Tiny Wine Ninebark / <i>Physocarpus opulifolius</i> 'Tiny Wine' | 18"-24" |
| ANNUALS/PERENNIALS | | | |
| HRD | QTY | COMMON NAME / BOTANICAL NAME | SIZE |
| HRD | 71 | Happy Returns Daylily / <i>Hemerocallis hybrid</i> 'Happy Returns' | 1 gal |
| PC-KKH | 19 | Kim's Knee High Purple Coneflower / <i>Echinacea purpurea</i> 'Kim's Knee High' TM | 1 gal |

LANDSCAPE REQUIREMENTS:

ONE (1) STREET TREE PER 30' OF FRONTAGE + ONE (1) SHRUB PER 20' OF FRONTAGE
 160.00 LF FRONTAGE; THEREFORE, SIX (6) TREES + EIGHT (8) SHRUBS ARE REQUIRED / FIVE (5) NEW TREES AND ONE (1) EXISTING TREE + 10 SHRUBS ARE PROVIDED

OPEN YARD: 63,014.58 SQ. FT. OF PROPERTY+10,964 SQ. FT. BUILDING = 52,050.58 -- 5,000 SQ. FT. = 10.41 X 2 = (21) SHRUBS ARE REQUIRED / 81 SHRUBS ARE PROVIDED. IN ADDITION, ELEVEN (11) TREES ARE REQUIRED / 14 TREES ARE PROVIDED

GREENSPACE AREA: 4,230.71 SQ. FT.

SCREENING OF PARKING LOT: TWELVE (12) SHRUBS @ 18" MIN. PER FORTY (40) LIN. OF FRONTAGE; 160 LIN. FT. FRONTAGE, THEREFORE, FORTY EIGHT (48) SHRUBS ARE REQUIRED / FORTY EIGHT (48) SHRUBS ARE PROVIDED

MINIMUM PLANT SIZES: DECIDUOUS TREES: 3" CALIPER MINIMUM
 EVERGREEN TREES: 6" HEIGHT
 MEDIUM SHRUBS: 18"-24"
 LARGE SHRUBS: 24"-30"
 GROUNDCOVER: 2.5" PLUGS

| REVISIONS | BY |
|-----------|-----|
| 5/6/19 | RNM |
| 5/23/19 | RNM |

Landscape TECHNOLOGIES

ST. JOSEPH, MISSOURI
 1001 W. GRAND ST. SUITE 103
 MISSOURI ARCHITECTURAL CORPORATION #20090792
 DATE: 12/18

**PLANTING PLAN FOR THE PROPOSED
 Goddard School
 LEE'S SUMMIT, MISSOURI**

| |
|---------------------|
| DRAWN R. HARDS |
| CHECKED RNM/EL |
| DATE 5/15/19 |
| SCALE N/A |
| JOB No. 2019-120 |
| SHEET L-2 |

OF TWO SHEETS

A Development of:
AJ BROWN CONSTRUCTION, INC.
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 Chesterfield, MO 63005
 636-537-3636