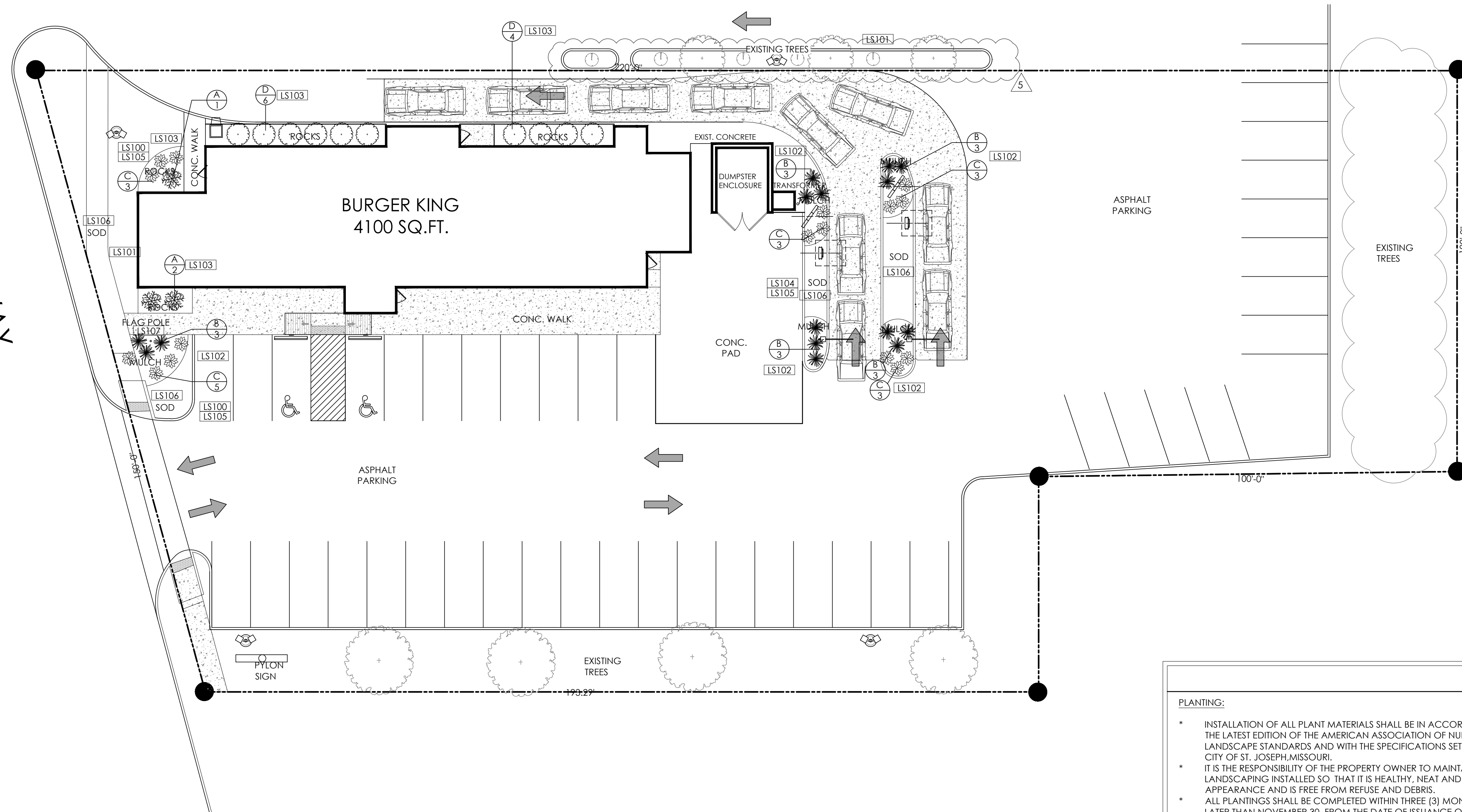


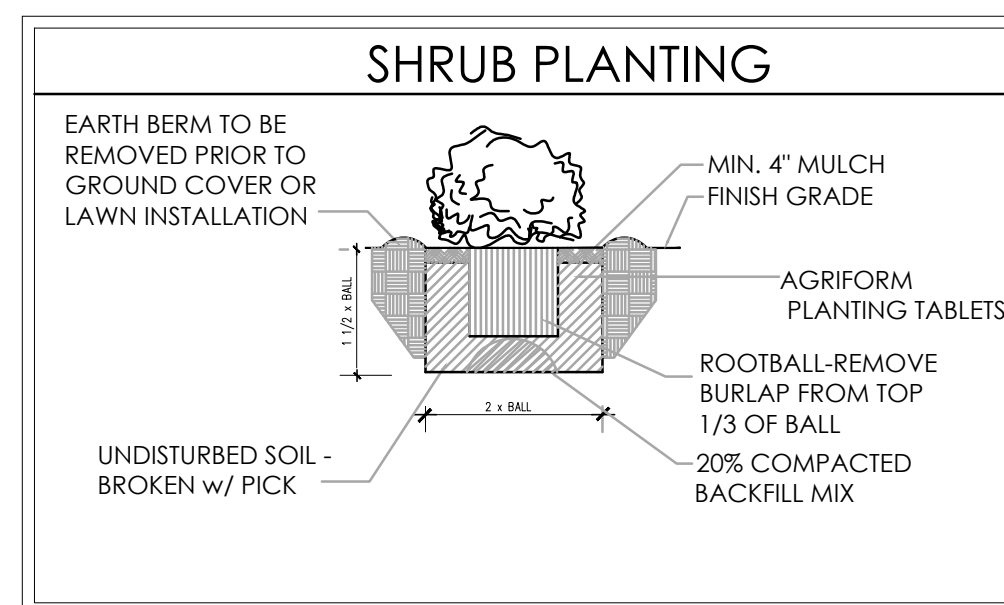
S BELT HIGHWAY



1 PROPOSED LANDSCAPE PLAN
SCALE: 1:16



KEY	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE		TYPE
				HEIGHT	SPREAD	
A	3	HYDRANGEA ARBORESCENS	ANNABELLE HYDRANGEA	3'-5'	3'-5'	POT
B	15	CALAMAGROSTIS 'KARL FOERSTER'	KARL'S FOERSTERS	4'-5'	12'-24"	GAL
C	17	HOSTIA SPECIES	HOSTIA	2'-3'	2'-3'	POT
D	10	CARYOPTERIS X CLANDONENSIS 'BLUE'	BLUE MIST SPIREA	16'-24"	24'-30"	POT



811

**KNOW WHAT IS BELOW
CALL BEFORE YOU DIG**

NOTE: UTILITY INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES, CITY/COUNTY AGENCIES AND OTHER VARIOUS SOURCES. NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES (IN CONFLICT WITH PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD.

LANDSCAPE NOTES:

PLANTING:

- INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS AND WITH THE SPECIFICATIONS SET FORTH BY THE CITY OF ST. JOSEPH, MISSOURI.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE LANDSCAPING INSTALLED SO THAT IT IS HEALTHY, NEAT AND ORDERLY IN APPEARANCE AND IS FREE FROM REFUSE AND DEBRIS.
- ALL PLANTINGS SHALL BE COMPLETED WITHIN THREE (3) MONTHS, AND NO LATER THAN NOVEMBER 30, FROM THE DATE OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY IF SUCH CERTIFICATE IS ISSUED DURING THE APRIL 1 - SEPTEMBER 30 PERIOD; IF THE CERTIFICATE IS ISSUED DURING THE OCTOBER 1 - MARCH 31 PERIOD, PLANTING SHALL BE COMPLETED NO LATER THAN THE ENSUING MAY 31. PLANTINGS SHALL THEREAFTER BE REASONABLY MAINTAINED, INCLUDING PERMANENCE AND HEALTH OF PLANT MATERIALS TO PROVIDE A SCREEN TO ADJUTING PROPERTIES AND INCLUDING THE ABSENCE OF WEEDS AND REFUSE.
- ALL PLANTING BEDS TO BE MULCHED WITH FOUR INCHES (4") OF SHREDDED HARDWOOD - NATURAL BROWN MULCH OVER TYFAR WEED BARRIER OR APPROVED EQUIVALENT. PLANTING BEDS TO HAVE ONE-EIGHTH BY FOUR INCH (1/8"x4") BLACK ANODIZED PERMA-LOC ALUMINUM EDGING, OR APPROVED EQUIVALENT, ON BORDERS.
- DIG SHRUB PITS ONE FOOT (1') LARGER THAN THE SHRUB ROOTBALL, TREE PITS TWO FOOT(2) THAN TREE ROOTBALLS AND BACKFILL WITH ONE (1) PART TOP SOIL AND ONE (1) PART SOIL FROM EXCAVATED PIT.
- REMOVE TWINE AND WIRE FROM ROOTBALL AND PLANT TOPS.
- ORGANIC FRIABLE TOPSOIL SHALL BE EVENLY DISTRIBUTED AND FINE GRADED OVER ALL AREAS TO RECEIVE LAWNS AT UNIFORM DEPTH OF FOUR INCHES AFTER SETTLEMENT.
- ALL NEW LAWN AREAS SHALL BE SODDED WITH A GRADE A MICHIGAN GROWN SOD PLANTED OVER THE TOPSOIL.
- TREES IN LAWN AREAS TO HAVE A THREE FOOT (3') CIRCLE OF MULCH SIX INCHES (6") DEEP (HARDWOOD - NATURAL DARK BROWN).
- TOPSOIL SHALL BE FERTILE, FRIABLE, AND REPRESENTATIVE OF PRODUCTIVE SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH AND SHALL BE DARK ORGANIC NATURAL SURFACE SOIL, EXCLUSIVE OF PEAT, MUCK, AND/OR DARK BROWN OR BLACK LOAM, CLAY LOAM, SILT LOAM, OR SANDY LOAM.
- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS AND BE:
 - A. NURSERY GROWN;
 - B. STATE DEPARTMENT OF AGRICULTURE INSPECTED;
 - C. NO. 1 GRADE WITH STRAIGHT, UNSCARRED TRUNK AND WELL DEVELOPED UNI-FORM CROWN (PARK GRADE TREES WILL NOT BE ACCEPTED);
 - D. STAKED, WRAPPED, WATERED AND MULCHED
 - E. GUARANTEED FOR ONE (1) YEAR;

MATERIALS:

- * PLANT MATERIAL SIZES (MINIMUM)
 - EVERGREEN TREES..... 6' MIN. HEIGHT
 - DECIDUOUS TREES..... 2 1/2" CALIPER
 - SMALL DECIDUOUS TREES..... 1-3/4" CALIPER
 - LARGE EVERGREEN SHRUBS..... 2'-3' HEIGHT
 - DECIDUOUS SHRUBS..... 2'-3" SPREAD
 - EVERGREEN SHRUBS..... 18" - 24" SPREAD
 - GROUND COVER..... 18" - 24" SPREAD

GENERAL:

- ALL LANDSCAPED AREAS SHALL BE EXCAVATED OF ALL BUILDING MATERIAL AND DEBRIS TO A MINIMUM DEPTH OF EIGHTEEN INCHES (18") AND BACKFILLED WITH A MEDIUM TEXTURED PLANTING SOIL. ALL LANDSCAPED AREAS ARE TO HAVE MINIMUM SIX INCHES (6") OF TOPSOIL AND ARE TO BE CROWNED A MINIMUM SIX INCHES (6") HIGHER THAN ADJACENT CURBS AND SIDEWALKS.
- ALL WRITTEN DIMENSIONS OVERRIDE SCALE DIMENSIONS ON PLAN.
- REPORT ALL CHANGES, SUBSTITUTIONS, OR DELETIONS TO THE ARCHITECT.
- ALL BIDDERS MUST INSPECT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- ALL SPECIFICATIONS SUBJECT TO CHANGE DUE TO EXISTING SITE CONDITIONS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL.
- DO NOT PLANT DECIDUOUS OR EVERGREEN TREES DIRECTLY OVER UTILITY LINES. MAINTAIN A FIVE FOOT (5') DISTANCE FROM CENTER OF UTILITIES FOR PLANTING HOLES. CALL MISS DIG FORTY-EIGHT (48) HOURS PRIOR TO LANDSCAPE CONSTRUCTION FOR FIELD LOCATION OF UTILITY LINES. MEASUREMENT AND QUANTITIES ARE ESTIMATES ONLY AND CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN QUANTITIES. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR 100% OF SOD REQUIRED INCLUDING AREAS IN R.O.W.
- THE INSTALLATION OF SPRINKLERS ARE REQUIRED TO ENSURE THE MAINTENANCE OF ALL LANDSCAPING LOCATED IN PERMANENTLY IMPROVED FRONT YARDS.
- G.C. TO PROVIDE IRRIGATION, IRRIGATION TO BE DESIGNED BY OTHER, RAIN SENSOR & TIMER AS PART OF SPRINKLER SYSTEM DESIGN.

SCOPE OF WORK PROPOSED

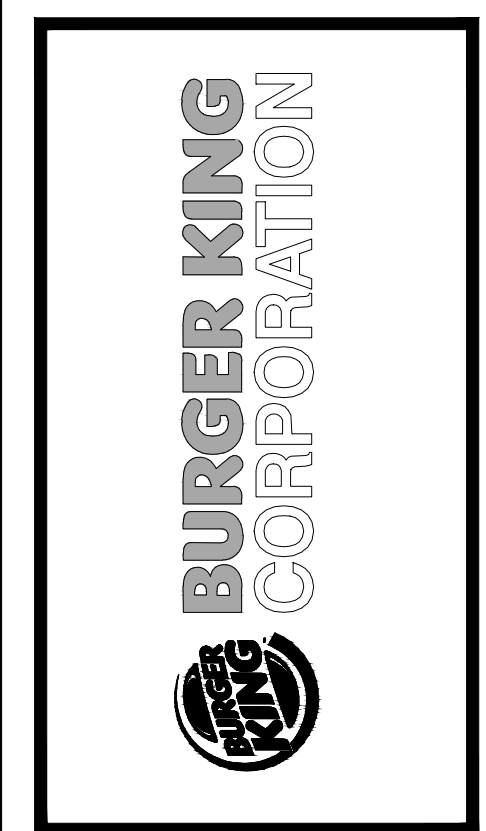
1. SITE LAYOUT

- LS100 FULL LANDSCAPING UPGRADE
- LS101 TRIM, REMOVE AND REPLACE OVERGROWN PLANTS
- LS102 INSTALL MULCH IN ALL PLANTING BEDS NOT AT BUILDING.
- LS103 INSTALL ROCKS IN ALL PLANTING BEDS AT BUILDING.
- LS104 DRIVE THRU LANDSCAPING UPGRADE
- LS105 INSTALL IRRIGATION SYSTEM.
- LS106 INSTALL NEW SOD OR VERIFY EXISTING IN GOOD CONDITION.
- LS107 INSTALL NEW FLAG POLE.

NO.	DATE	BY	NOTES
1	08.10.2018	DB	FOR SUBMITAL TO B/C
2	08.30.2018	DB	REVISIONS SUBMITAL TO B/C
3	09.18.2018	EMK	SUBMITAL TO CITY
4	10.18.2018	EMK	REVISIONS TO CITY
5	10.18.2018	EMK	REVISIONS TO CITY

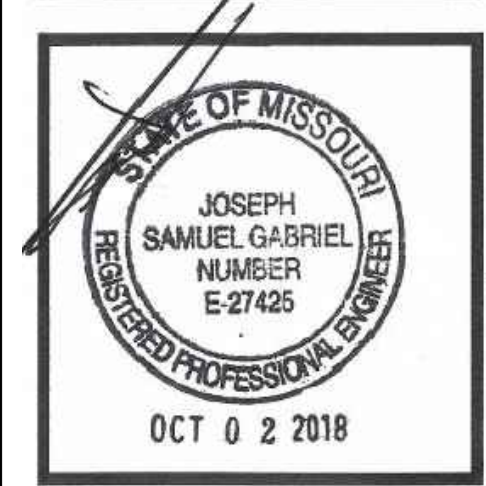
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Checked: SB
Scale: AS NOTED
Date: 08.01.18

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TGI

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1517 S. BELT HWY
ST. JOSEPH, MO 64507

SHEET TITLE
PROPOSED SITE PLAN

DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.

JOB #
TG-18531

SHEET
LS-1