

PLANT SCHEDULE	SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
TREES						
1.00			Balling Tree (var)	—	—	
SHRUBS						
1.00			Flowering White Oak	8" IN.	0	
1.00			Flowering White Oak	2.5" CAL.	8	On-site Approval
1.00			Flowering White Oak	2.5" CAL.	28	On-site Approval
1.00			Flowering White Oak	2.5" CAL.	4	On-site Approval



Sign Triangle

18.30.130.G Street Tree Calculations

One Tree Per 40 lineal feet of street (average spacing)

Type	Quantity	Measurement	Street Trees
170TH TERRACE	974	LF	25 Required
			25 Provided
S. LORET STREET	404	LF	11 Required
			11 Provided
170TH TERRACE	314	LF	8 Required
			8 Provided
TRACT W	120	LF	10 Evergreen Trees Provided
			3 Shade Trees Provided
			2 Ornamental trees Provided
TRACT V	345	LF	28 Evergreen Trees Provided
			7 Shade Trees Provided
			4 Ornamental trees Provided
Total Street Trees Required			44
Total Street Trees Existing & Provided			44
Residential Lots	48	lots	min. 1 street tree per lot
of which	4	corners	min. 2 street trees per lot

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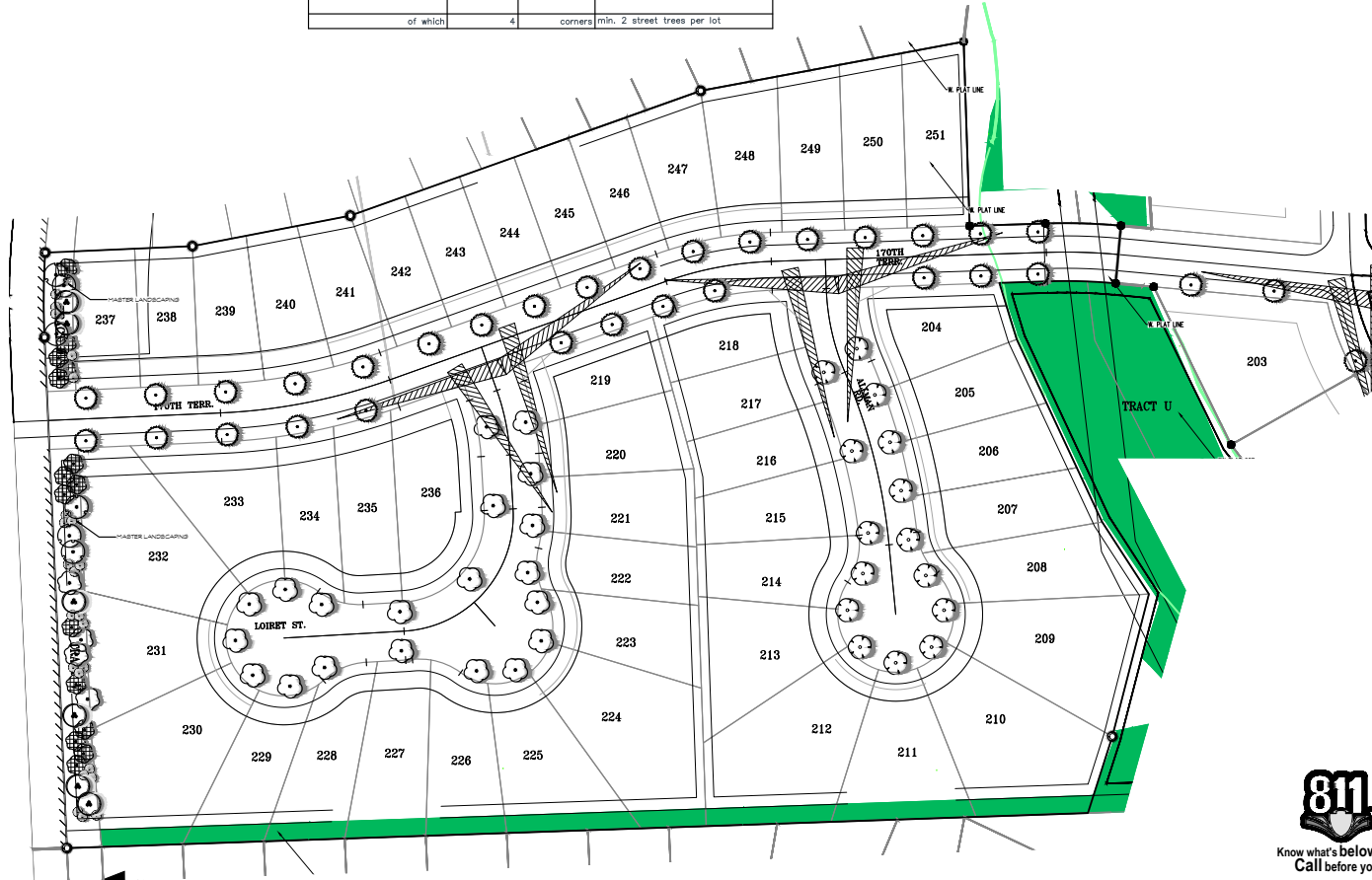
DECIDUOUS TREE PLANTING DETAIL

NTS

2

TREE PLANTING ON MODERATE SLOPES (FROM 20:1 TO 2:1 SLOPE)

NTS

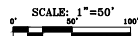


- LANDSCAPE NOTES
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE MADE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATIVE TO THE AREA.
 - CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
 - ALL SHRUBS SHALL BE LOCATED OUTSIDE OF SIGHT DISTANCE TRIANGLES. DECIDUOUS STREET TREES IN SIGHT DISTANCE TRIANGLES SHALL BE LIMITED TO 6' HEIGHT TO PROVIDE VISUAL ACCESS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF EVERGREEN TREES ARE LOCATED IN SIGHT DISTANCE TRIANGLES PRIOR TO INSTALLATION.
 - PROVIDE AND INSTALL PERENNIAL TURFGRASS SOO MASTER LANDSCAPING AREAS (TRACTS T & U), AND ANY STREET RIGHT-OF-WAY. THIS EXCLUDES AREAS CLEARLY IDENTIFIED AS PLANTING BEDS, MULCH RINGS, OR WHERE SPECIFIC INSTRUCTIONS TO THE CONTRARY ARE EXPLICITLY STATED ON CONSTRUCTION DOCUMENTS.
 - ALL LANDSCAPE MATERIAL, QUANTITIES SHOWN SHALL BE VERIFIED BY CONTRACTOR. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN WRITTEN/DRAIN CALCULATIONS PRIOR TO INSTALLATION.
 - THE LANDSCAPE CONTRACTOR WILL BE HELD FINANCIALLY LIABLE FOR ANY DAMAGE CAUSED TO NEW PAVEMENT, CURBING, OR OTHER COMPLETED CONSTRUCTION ITEMS INCURRED DURING THE LANDSCAPE INSTALLATION.
 - NO PLANT MATERIAL SUBSTITUTIONS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIAL DELIVERED ON SITE SHALL COMPLY WITH THE GENERAL STANDARDS FOR NURSERY STOCK AS DEFINED BY THE MOST RECENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICANHORT, INCLUDING (BUT NOT EXCLUSIVELY INCLUDING) FORM, HABIT, VIGOR, HEALTH, AND MEASURE.
 - ALL MATERIALS INSPECTED ON SITE AND FOUND TO BE UNACCEPTABLE DUE TO EVIDENCE OF DISEASE, DEFECTIVE GROWTH, OR UNUSUAL GROWTH SHALL BE REMOVED FROM THE SITE ON THE DAY OF THE INSPECTION.
 - ALL SIZES INDICATED ON THE PLANT SCHEDULE ARE THE MINIMUM ACCEPTABLE SIZES. ALL MATERIAL SHALL MEET THE MINIMUM DIAMETERS, DEPTHS, AND CUBIC VOLUMES PER THE AMERICAN STANDARD FOR NURSERY STOCK. MATERIAL SMALLER THAN THE MINIMUM ACCEPTED SIZE SHALL NOT BE ACCEPTED. ANY MATERIAL INSTALLED THAT DOES NOT MEET THESE MINIMUM SIZE REQUIREMENTS SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.
 - BEFORE INSTALLATION OF MULCH, A PRE-EMERGENT HERBICIDE SHOULD BE APPLIED TO ALL PLANT BEDS & TREE MULCH RINGS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL THE DATE OF FINAL ACCEPTANCE OF THE LANDSCAPE WORK BY THE OWNER.
 - CONTRACTOR SHALL INCLUDE A ONE-YEAR GUARANTEE PERIOD FOR ALL PLANT MATERIAL AND LANDSCAPE WORK IN COMPLIANCE WITH OLAHIE MUNICIPAL CODE 18.30.130.G. THIS PERIOD SHALL BEGIN FROM THE DATE OF FINAL ACCEPTANCE OF THE LANDSCAPE WORK BY THE OWNER AND CONTINUE FOR 365 DAYS FROM THIS DATE. PLANT MATERIAL WHICH IS NOT IN GOOD LIVING CONDITION (E.G. DEAD, SIGNIFICANT EVIDENCE OF DECLINE OR DISEASE, SUBSTANTIAL DAMAGE FROM INSECTS OR DISEASES) DURING THE ONE-YEAR GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR AND OWNER SHALL AGREE ON THE INSTALLATION TIMEFRAME FOR REPLACEMENT MATERIAL SET AS TO OCCUR DURING NORMAL PLANTING SEASONS.
 - THE LANDSCAPE CONTRACTOR IS TO PERFORM A THOROUGH CLEANUP AND QUALITY CONTROL INSPECTION.
 - "CONTRACTOR" SHALL REFER TO THE GENERAL CONTRACTOR AWARDED THIS SCOPE OF WORK TO COMPLETION, AND ANY SUBCONTRACTOR AWARDED THIS SCOPE OF WORK BY THE AWARDED CONTRACTOR. "LANDSCAPE ARCHITECT" SHALL REFER TO THE LICENSED LANDSCAPE ARCHITECT WHO HAS SEALED THESE CONSTRUCTION DOCUMENTS. "OWNER" SHALL REFER TO THE FINAL OWNER OF THIS PROPERTY AT ANY TIME DURING THE BIDDING, AWARD, CONSTRUCTION, AND MAINTENANCE PERIOD, OR THEIR ASSIGNED REPRESENTATIVE. IF THERE IS A DISCREPANCY IN THE DEFINITION OR TERMINOLOGY OF SAID TERMS PROVIDED IN THE GENERAL CONDITIONS OF THE AWARDED CONTRACT, THE DEFINITION OR TERMINOLOGY STATED IN THE GENERAL CONDITIONS SHALL TAKE PRECEDENCE OVER THE DEFINED TERMINOLOGY IN THIS NOTE.
 - ALL REQUIRED LANDSCAPING MATERIALS, BOTH LIVING AND NONLIVING, MUST BE IN PLACE PRIOR TO THE TIME OF ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, REFER TO OLAHIE MUNICIPAL CODE 18.30.130.F.1 FOR MORE INFORMATION.
 - WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER MEASURED DIMENSIONS.
 - ALL WORK DESCRIBED IN THE LANDSCAPE PLAN SHALL COMPLY WITH ASSOCIATED CODES, ORDINANCES, AND PLAN REPORT REQUIREMENTS BY THE CITY OF OLAHIE.



Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



STREET TREE AND LANDSCAPE PLAN
FINAL PLAN OF PARKSIDE RESERVE, NINTH PLAT
NE OF W 171ST TERRACE & S BROUGHAM DRIVE
OLAHIE, JOHNSON COUNTY, MISSOURI

SHEET
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