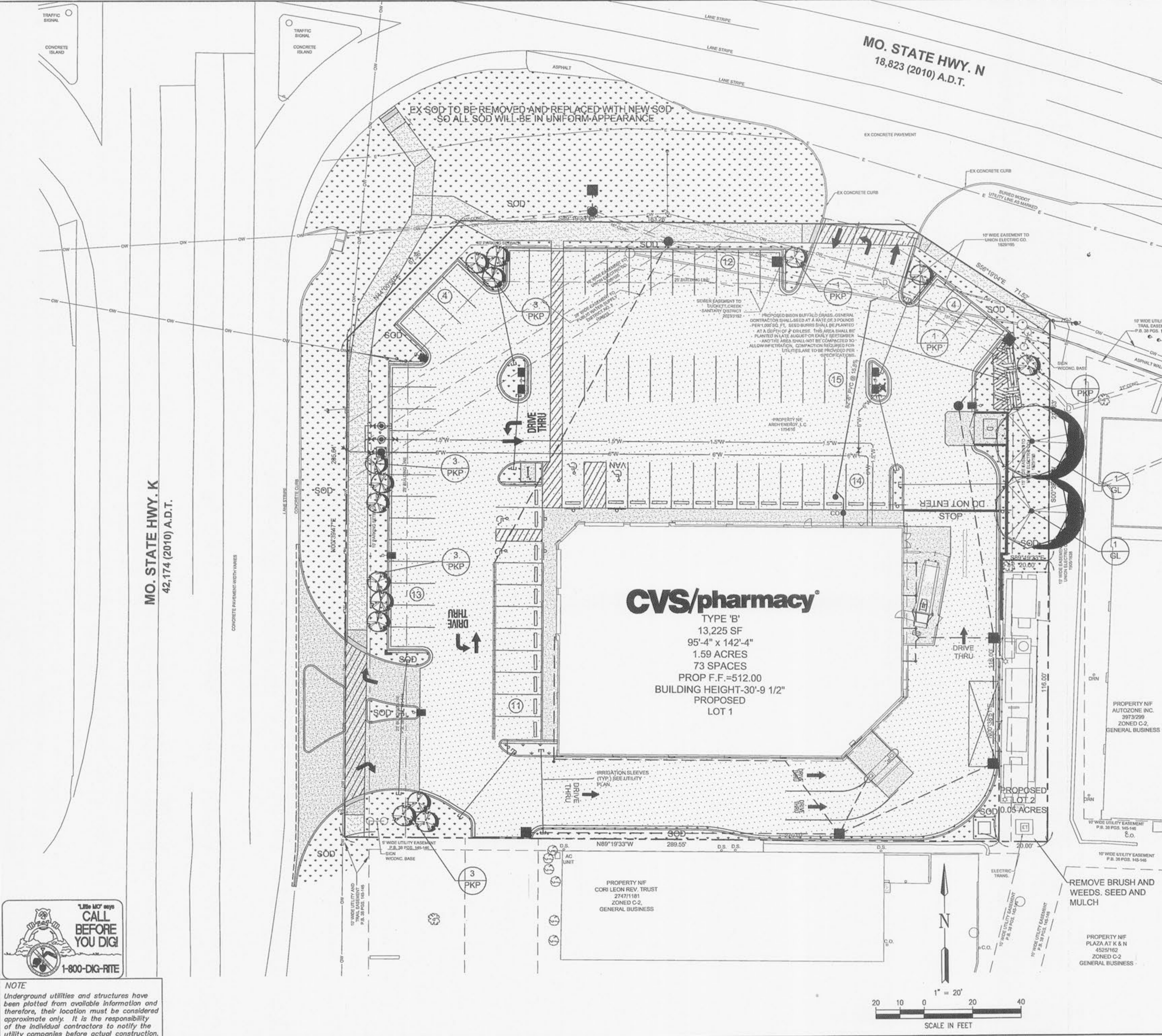


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LANDSCAPE GUIDELINE SPECS.

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 architectural 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).
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 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 prior to acceptance. 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.
11. Any 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. Myrafi fabric shall be used beneath all gravel mulch beds.
3. 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. Ratio-10:1 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.
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 seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (100# per acre). 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 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. Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
4. All sod shall be placed a maximum of 24 hours after harvesting.
5. Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.

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. Maintain all plant material until final acceptance by Owner.
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.

QTY	BOTANICAL NAME/COMMON NAME	SIZE
15	Prunus nigra 'Princess Kay' 15'Tall, Spread=8'-10'	2.5" Cal
5	Tilia cordata 'Greenspire'/Greenspire Littleleaf Linden 30'-40'Tall, Crown=20'-30'	2.5" Cal

LANDSCAPE CALCULATIONS

INTERIOR LANDSCAPE GREENSPACE REQUIREMENTS:

NOT LESS THAN 6% OF THE INTERIOR PARKING LOT SHALL BE LANDSCAPED.
73 PARKING SPACES x 270 SQ. FT.=19,710 SQ. FT. OF PARKING AREA
19,710 SQ. FT. OF PARKING AREA x 0.06=1,183 SQ. FT. OF INTERIOR PARKING AREA TO BE LANDSCAPED.

INTERIOR LANDSCAPE GREENSPACE PROVIDED:

1,739 SQ. FT. OF INTERIOR LANDSCAPE GREENSPACE PROVIDED.

LANDSCAPE REQUIREMENTS:

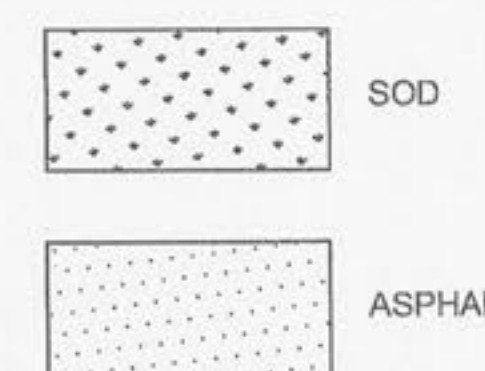
1. 1 STREET TREE FOR EVERY FORTY FEET OF STREET FRONTAGE. 520' OF STREET FRONTAGE=14 STREET TREES.
2. 1 TREE PER 3,000 SQ. FT. OF LANDSCAPED OPEN SPACE. 7,741 SQ. FT. OF GREENSPACE=3 TREES

LANDSCAPE CREDITS:

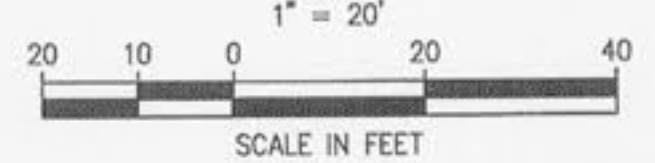
NO EXISTING TREES ON SITE

INTERIOR LANDSCAPE PROVIDED:

20 PROPOSED TREES



NOTE
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.



PROJECT TITLE
NORTHERN 13,225-LF CHAMFER DRIVE-THRU STORE NUMBER: 6477
SEC HIGHWAY N AND HIGHWAY K OF FALLON, MO
PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: FEE FOR SERVICE
CS PROJECT NUMBER: 57110

PREMIER CIVIL ENGINEERING
Wentzville
1155 Wentzville Parkway Suite 103
Wentzville, MO 63385
Phone: (314) 925-7444 Fax: (314) 925-7457
Premier Civil Engineering
Missouri State Certificate of Authority #LC00951128

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability rests with the engineer and not the employer. Responsibility is disclaimed for all other engineering tasks not stated in the project and specifically includes revisions after the date of final approval.



STEVE MARLOW P.E.
ENGINEER
PC200007910

Developer / Owner Information
CEDARWOOD DEVELOPMENT, INC.
1765 MERRIMAN ROAD
AKRON, OH 44313
CONTACT: RON DINARDO
OFFICE: (330) 836-9971

P+Z No. 26-11
APPROVED 12.1.11
City No.

Sheet Number:
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Landscape Plan