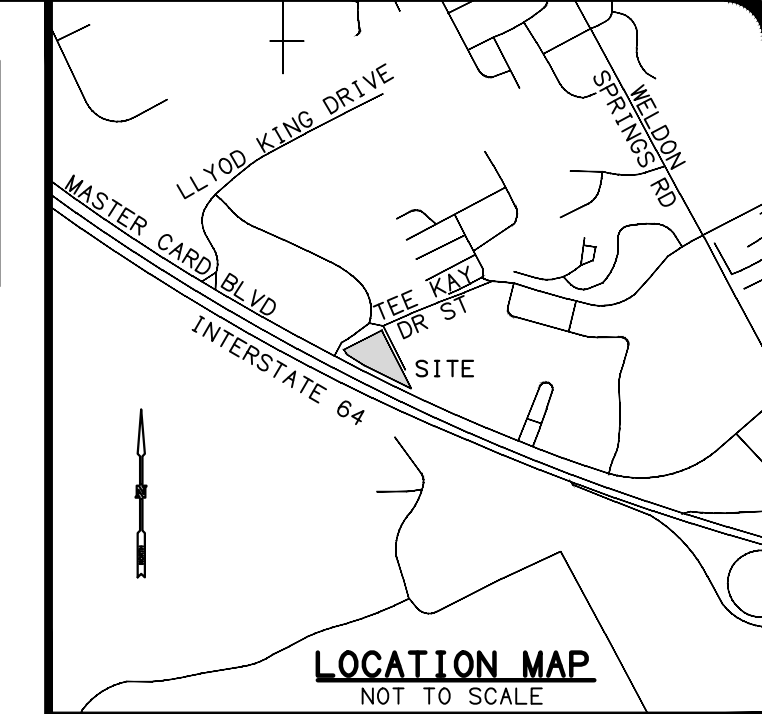


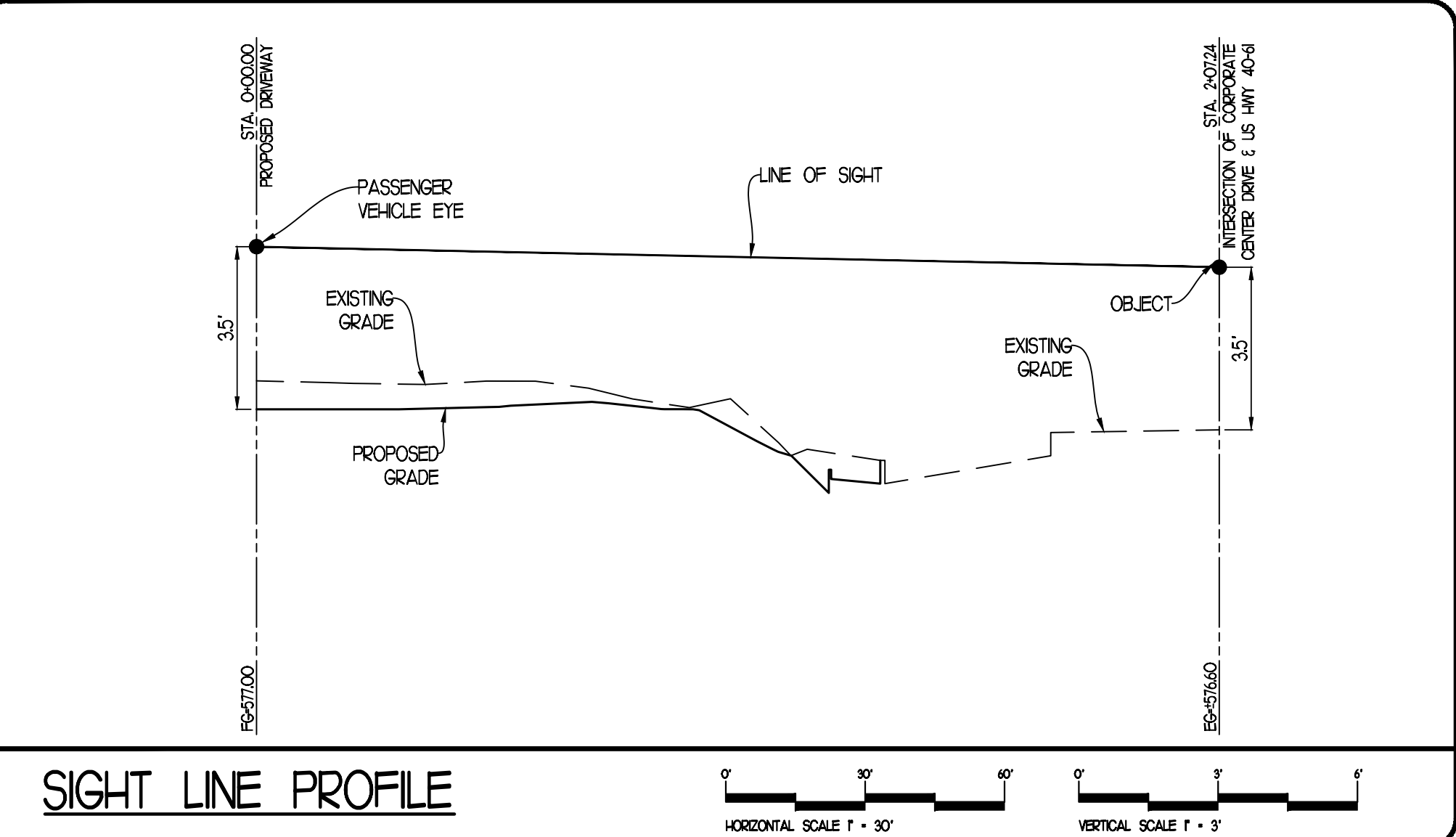
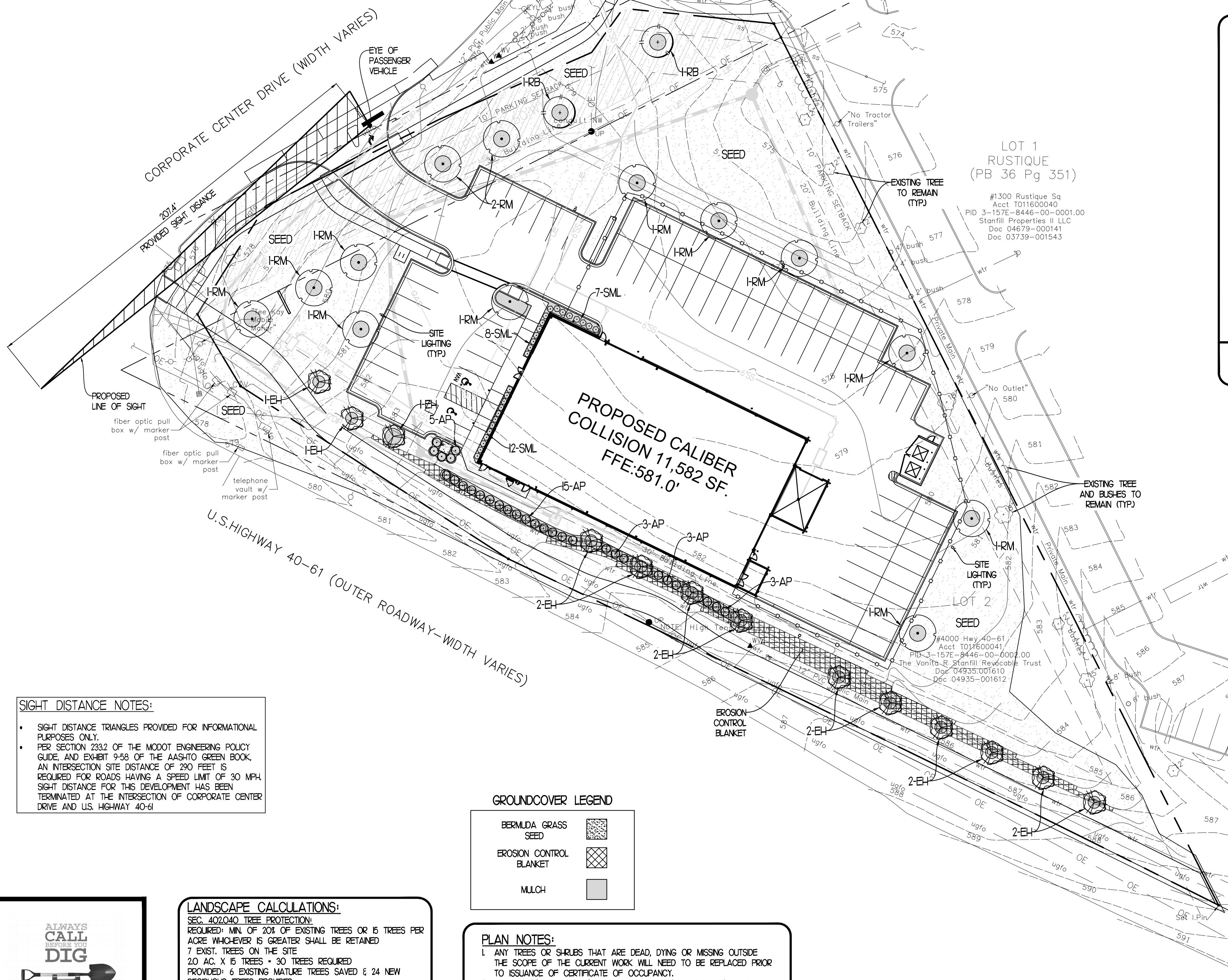
PLANT LIST								
QUAN	SYMBOL	CODE	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	SPACING	MATURE HT.	SPREAD
13	○	RM	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" MIN. CALIPER, FULL, B&B	AS SHOWN	40-50 FT	25-35 FT
2	○	RB	CERCIS CANADENSIS	EASTERN REDBUD	2" MIN. CALIPER, FULL, B&B	AS SHOWN	15-20 FT	15-20 FT
13	○	EH	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	2" MIN. CALIPER, FULL, B&B	AS SHOWN	30-40 FT	15-20 FT
29	○	AP	PINUS NIGRA 'HORNROCKIANA'	AUSTRIAN PINE 'HORNROCKIANA'	12" MIN. HT., FULL	AS SHOWN		
22	○	SML	LOROPETALUM CHINENSE 'SNOW MOUND'	SNOW MOUND LOROPETALUM	MIN. 3-GAL MIN. 18" HT.	AS SHOWN		

IRRIGATION SYSTEM NOTE
CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A 'DESIGN-BUILD' IRRIGATION SYSTEM FOR THIS PROJECT. THE SYSTEM SHALL BE AUTOMATICALLY CONTROLLED AND SHALL PROVIDE ADEQUATE COVERAGE FOR ALL GRASS AND OTHER PLANTINGS. CONTROLLER SHALL BE LOCATED INSIDE THE BUILDING AT A LOCATION APPROVED BY THE OWNER. REFER TO THE UTILITY PLAN FOR THE IRRIGATION SOURCE/METER LOCATION.

PERMANENT SEEDING
SEEDING RATE:
BERMUDA GRASS (HULLED) (ALONE) -
8-12 LBS. PER ACRE



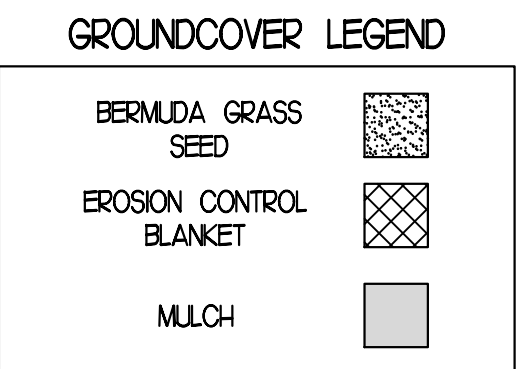
REVISIONS	BY



- LANDSCAPE NOTES**
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERMEN INC.
 - ALL PLANTS MUST BE HEALTHY, WELL BRANCHED, STRAIGHT TRUNKED, FULL HEADED, FREE OF DISEASE AND INSECT INFESTATION, AND MEET ALL SPECIFIED REQUIREMENTS.
 - ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
 - ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
 - ALL TREES MUST BE GUYED AND STAKED AS SHOWN IN THE DETAILS.
 - ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC) ALL PLANTING AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
 - THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
 - ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFLOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
 - ALL PLANT BEDS, TREES, SHRUB MASSSES, ETC. SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH. THIS INCLUDES A 4 FOOT DIAMETER MULCH RING AROUND ALL PROPOSED TREES.
 - LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF UTILITY LINES IN AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
 - SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
 - THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND PROPOSED TOP SOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED.
 - ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE TOP SOILED, LIMED, AND FERTILIZED ACCORDING TO THE SOIL TEST REPORT. THESE GRASS AREAS SHALL BE SEEDDED WITH BERMUDA SEED AS SHOWN ON THE PLAN. THE CONTRACTOR SHALL WATER AND MAINTAIN ALL GRASS AREAS UNTIL A HEALTHY STAND IS ESTABLISHED.
 - ALL PLANTING AREAS, INCLUDING PARKING LOT ISLANDS, SHALL CONTAIN SOILS SUITABLE FOR PLANTING. SOILS SHALL BE CLEAN AND FREE OF ALL CONSTRUCTION MATERIALS. THE TOP TWO FEET OF SOIL SHALL BE LOOSE, IF PREVIOUSLY COMPACTED, IT SHALL BE LOOSENEED BY TILLING OR OTHER MEASURE TO A DEPTH OF TWO FEET. THE TOP SIX INCHES OF SOIL SHALL BE CLEAN TOPSOIL, OR OTHER CLEAN SOILS AMENDED WITH ORGANIC MATERIAL. THIS REQUIREMENT SHALL BE MET PRIOR TO THE INSTALLATION OF LANDSCAPING.
 - THE CONTRACTOR SHALL SPOIL ANY EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM THE LANDSCAPE OPERATION. ALSO, IF INSUFFICIENT TOPSOIL IS PRESENT ON THE SITE THE CONTRACTOR IS REQUIRED TO HAVE TOPSOIL BROUGHT INTO THE SITE FOR THE LANDSCAPE OPERATION.
 - THE CONTRACTOR SHALL INCLUDE IN HIS BID PACKAGE REMOVAL AND EXCAVATION OF ROCK AS REQUIRED DURING TREE PLANTING TO INSURE SURVIVAL OF THE TREES AND TO PROVIDE A PLANTING PIT AS DIMENSIONED ON THE PLANTING DETAILS.
 - ALL LANDSCAPING FOR THE PROJECT SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY. CONTRACT THE CITY OF O'FALLON FOR THE SITE INSPECTION UPON COMPLETION OF LANDSCAPE INSTALLATION.

SIGHT DISTANCE NOTES:

- SIGHT DISTANCE TRIANGLES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- PER SECTION 2332 OF THE MISSOURI ENGINEERING POLICY GUIDE, AND EXHIBIT 9-58 OF THE AASHTO GREEN BOOK, AN INTERSECTION SITE DISTANCE OF 290 FEET IS REQUIRED FOR ROADS HAVING A SPEED LIMIT OF 30 MPH. SIGHT DISTANCE FOR THIS DEVELOPMENT HAS BEEN TERMINATED AT THE INTERSECTION OF CORPORATE CENTER DRIVE AND U.S. HIGHWAY 40-61.



PLAN NOTES:

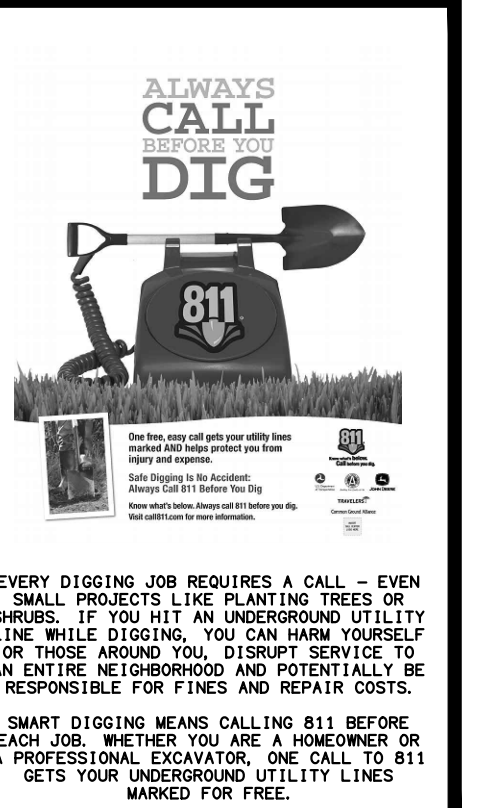
- ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD PINE BARK MULCH.
- ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
- ALL NEW PLANT MATERIAL AND SOIL AREAS SHALL BE IRRIGATED.
- ALL SHRUBS TO BE 3' BACK OF CURB.
- ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE REPAIRED WITH REBEL II PESQUE SEED OR SOO.
- ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED ELEMENT(S) (TREES, SHRUBS, ETC).
- PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING MATERIALS, INCLUDING TURF, AND IRRIGATION MATERIALS BOTH ON SITE, AND INSIDE THE ROW.

LANDSCAPE CALCULATIONS:

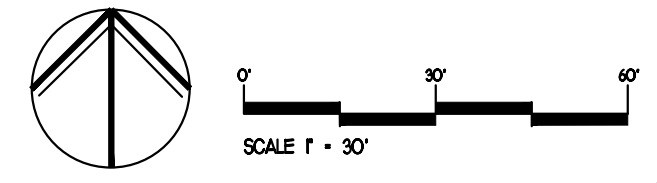
SEC. 402.040 TREE PROTECTION:
REQUIRED: MIN. OF 20% OF EXISTING TREES OR 15 TREES PER ACRE WHICHEVER IS GREATER SHALL BE RETAINED
7 EXIST. TREES ON THE SITE
20 AC. X 15 TREES = 30 TREES REQUIRED
PROVIDED: 6 EXISTING MATURE TREES SAVED & 24 NEW DECIDUOUS TREES PROVIDED

SEC. 402.090 COMMERCIAL ZONING - COLLECTOR & MINOR ARTERIAL ROAD:
REQUIRED: 1 TREE FOR EVERY 50' OF STREET FRONTAGE
MASTER CARD BLVD. - 587 LF. / 50' = 12 TREES REQUIRED
CORPORATE CENTER DR. - 318 LF. / 50' = 7 TREES REQUIRED
PROVIDED: 12 UNDERSTORY TREES PROVIDED ALONG MASTER CARD BLVD. DUE TO OVER-HEAD POWER LINES & 7 DECIDUOUS CANOPY TREES PROVIDED ALONG CORPORATE CENTER DRIVE

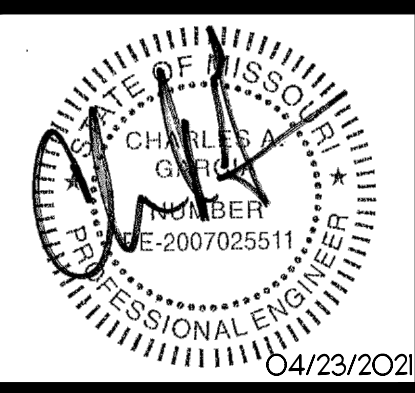
SEC. 402.170 B LANDSCAPE PLAN REQUIREMENTS:
PARKING AREAS EXCEPT FOR VEHICLE STORAGE LOTS
REQUIRED: 61' OF INTERIOR OF A PARKING LOT LANDSCAPED.
24 PARKING SPACES X 270 SF. = 6,480 SF. X 0.6 = 389 SF. PROVIDED: 2,148 SF. INTERIOR PARKING LOT LANDSCAPED AREA



LANDSCAPE PLAN



PLANS PREPARED BY:
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