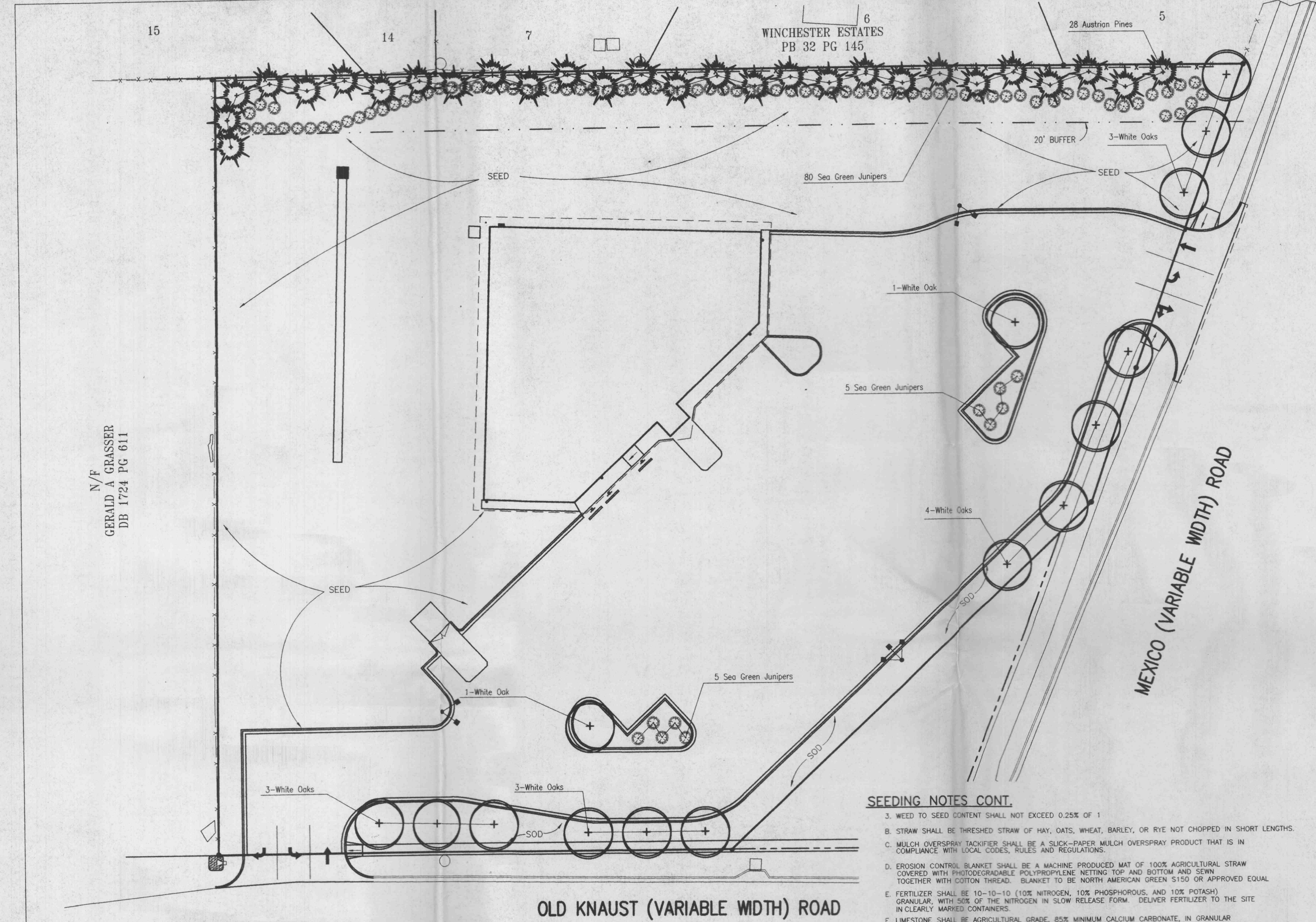
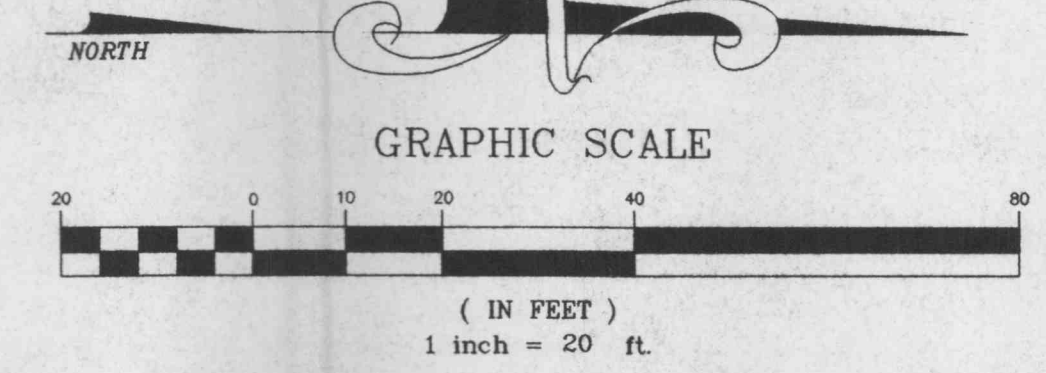


LANDSCAPE PLAN

FP
FARNSWORTH & POLK
Engineers
Surveyors
144 West Lockwood Ave.
St. Louis, Missouri 63119
314/962-7900, 314/962-1253 fax
www.f-w.com
a member of
the Farnsworth Wylie Group



GENERAL LANDSCAPE NOTES

- QUALITY ASSURANCE**
 - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND CODES HAVING JURISDICTION AT THE PROJECT SITE, AND SHALL BE RESPONSIBLE FOR CERTIFICATES OF INSPECTION OF PLANT MATERIALS THAT MAY BE REQUIRED TO ACCOMPANY SHIPMENTS OF PLANTS.
 - PLANT MATERIALS SHALL CONFORM TO THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1, LATEST EDITION FOR QUALITY AND SIZE OF MATERIAL; THE "AMERICAN STANDARD OF NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERMEN; AND TO THE "STANDARD PLANT NAMES" BY THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE.
 - PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER'S REPRESENTATIVE AT THEIR PLACE OF GROWTH, OR AT THE PROJECT SITE, AT THE OWNER'S REPRESENTATIVE'S DISCRETION. PLANTS NOT INSPECTED AND APPROVED PRIOR TO INSTALLATION SHALL BE SUBJECT TO REJECTION BY THE OWNER'S REPRESENTATIVE IF, IN THE OWNER'S REPRESENTATIVE'S OPINION, THE PLANT MATERIALS DO NOT CONFORM TO THE SPECIFICATIONS.
 - PROVIDE THE OWNER'S REPRESENTATIVE WITH INSPECTION CERTIFICATES THAT CERTIFY EACH SHIPMENT OF PLANT MATERIALS ARE FREE FROM DISEASE AND INFESTATION AS MAY BE REQUIRED BY LAW.
- PRODUCT HANDLING**
 - PROTECT ALL PLANT MATERIAL FROM DRYING WINDS AND SUN AT ALL TIMES. DO NOT TRANSPORT MATERIAL WITHOUT USING ADEQUATE PROTECTION TO PREVENT WIND BURN OR EXCESSIVE DRYING OF THE ROOT BALLS OR CONTAINERS.
 - HANDLE ALL PLANT MATERIALS BY THEIR ROOT BALLS OR CONTAINERS. PROVIDE PROTECTION TO TREE TRUNKS AND STEMS TO PREVENT INJURY OR DAMAGE.
- MATERIALS**
 - PLANT MATERIALS SHALL CONFORM TO THE ABOVE-REFERENCED SPECIFICATIONS FOR QUALITY AND SIZE. SHALL BE TRUE TO NAME, AND SHALL BE FREE OF DEFECTS, INJURY, DISEASE, AND INFESTATION.
 - TOPSOIL SHALL BE CLAY LOAM, HAVING A MAXIMUM OF 25% CLAY OR 15% SILT, AND SHALL BE OBTAINED FROM AN AGRICULTURAL AREA.
 - FERTILIZER SHALL BE 5-10-5 (5% NITROGEN, 10% PHOSPHORUS, AND 5% POTASH) COMMERCIAL GRADE, GRANULAR FORM, WITH 50% OF THE NITROGEN IN SLOW RELEASE FORM.
 - MULCH SHALL BE SHREDDED BARK OR HARDWOOD TREES SUCH AS OAK, CYPRESS, OR WALNUT.
 - PRE-EMERGENT WEED KILLER SHALL BE TRIFLUR (TRIFLURALIN) IN THE 5% GRANULAR FORM AND SUITABLE FOR SURFACE APPLICATION, SURFLAN (ORYZLIN) SUITABLE FOR SPRAY APPLICATION, OR OTHER APPROVED EQUAL.
 - WEED PREVENTATIVE FABRIC SHALL BE WOVEN POLYPROPYLENE, 3.5 TO 4.0 OUNCE PRODUCT.
- EXECUTION**
 - OVEREXCAVATE PLANTING PITS 2 FEET GREATER IN DIAMETER AND 1 FOOT DEEPER THAN THE ROOT BALL FOR TREES; AND 1 FOOT GREATER IN DIAMETER AND 6 INCHES DEEPER THAN THE ROOT BALL FOR SHRUBS. REMOVE ALL EXCAVATED MATERIAL FROM THE SITE AND LEGALLY DISPOSE OF OFF-SITE.
 - SET ALL PLANTS AT OR SLIGHTLY ABOVE THE FINAL FINISHED GRADE SUCH THAT THE CROWN OF THE ROOT BALL IS FLUSH OR SLIGHTLY ABOVE THE SURROUNDING FINISHED GRADE.
 - BACKFILL FOR ALL TREES AND SHRUBS SHALL BE 75% TOPSOIL AND 25% SPAGNUM PEAT MOSS. TO THIS MIXTURE INCORPORATE FOUR POUNDS OF FERTILIZER PER CUBIC YARD OF BACKFILL, THOROUGHLY MIXED. BACKFILL PLANT PITS IN 8 INCH LIFTS, THOROUGHLY COMPACTING EACH LIFT.
 - WATER EACH PLANT THOROUGHLY BEING SURE THE BACKFILL IS COMPLETELY SATURATED.
 - INSTALL THE WEED PREVENTATIVE FABRIC OVER WEED-FREE SOIL THROUGHOUT ALL PLANTING BEDS.
 - INSTALL 3 INCHES OF MULCH THROUGHOUT ALL PLANTING BEDS AND THE INDIVIDUAL PLANTING PITS.
 - APPLY PRE-EMERGENT WEED KILLER IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS THROUGHOUT THE PLANTING BEDS AND AROUND EACH INDIVIDUAL PLANT PIT.

SEEDING NOTES CONT.

- WEED TO SEED CONTENT SHALL NOT EXCEED 0.25% OF 1
- STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE NOT CHOPPED IN SHORT LENGTHS.
- MULCH OVERSPRAY TACKIFIER SHALL BE A SLICK-PAPER MULCH OVERSPRAY PRODUCT THAT IS IN COMPLIANCE WITH LOCAL CODES, RULES AND REGULATIONS.
- EROSION CONTROL BLANKET SHALL BE A MACHINE PRODUCED MAT OF 100% AGRICULTURAL STRAW COVERED WITH PHOTODEGRADABLE POLYPROPYLENE NETTING TOP AND BOTTOM AND SEWN TOGETHER WITH COTTON THREAD. BLANKET TO BE NORTH AMERICAN GREEN S150 OR APPROVED EQUAL.
- FERTILIZER SHALL BE 10-10-10 (10% NITROGEN, 10% PHOSPHORUS, AND 10% POTASH) GRANULAR, WITH 50% OF THE NITROGEN IN SLOW RELEASE FORM. DELIVER FERTILIZER TO THE SITE IN CLEARLY MARKED CONTAINERS.
- LIMESTONE SHALL BE AGRICULTURAL GRADE, 85% MINIMUM CALCIUM CARBONATE, IN GRANULAR OR POWDER FORM, AND DELIVERED TO THE SITE IN CLEARLY MARKED CONTAINERS.

EXECUTION

- ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVEMENT, SOD OR MASS PLANTING SHALL BE SEEDED. STRIP EXISTING VEGETATION FROM RIGHT-OF-WAY AREAS FROM BACK OF CURB TO THE PROPERTY LINE. REMOVE FROM SITE AND LEGALLY DISPOSE OF OFF-SITE. ALL OTHER AREAS ON-SITE TO BE SEEDED SHALL LIKEWISE BE STRIPPED OF VEGETATION AND LEGALLY DISPOSED OF OFF-SITE.
- PREPARE ON-SITE LAWN AREAS BY THOROUGHLY DISKING OR ROTOTILLING TO A 6-INCH DEPTH, REMOVE ALL STICKS, CLODS, ROCKS, ETC. OF 2-INCH OR GREATER DIMENSION, AND RAKE SMOOTH AND EVEN.
- APPLY FERTILIZER AT THE RATE OF 15 LBS. PER 1,000 SQUARE FEET AND LIMESTONE AT THE RATE OF 50 POUNDS PER 1,000 SQUARE FEET. RAKE THE FERTILIZER AND LIMESTONE INTO THE TOP ONE INCH OF PREPARED SOIL.
- WATER AND SEED IMMEDIATELY AFTER INSTALLATION TO THOROUGHLY SATURATE THE SOD AND UNDERLYING SOIL, WITHOUT DISPLACING THE SOD. AFTER A SHORT DRYING PERIOD, ROLL ALL SOD TO INSURE FIRM CONTACT WITH THE UNDERLYING SOIL AND SMOOTH MINOR SURFACE IRREGULARITIES.
- DISC AND HARROW OR OTHERWISE CULTIVATE ALL AREA THOROUGHLY IN AT LEAST TWO DIRECTIONS TO THOROUGHLY MIX THE ABOVE FERTILIZERS INTO THE SOIL TO A DEPTH OF FOUR (4) INCHES. DRAG LAWN AREAS WITH APPROVED EQUIPMENT TO INSURE A SMOOTH SURFACE TO ALL LAWN AREAS. SURFACE SHALL BE CLEANED OF ALL STONES LARGER THAN ONE INCH, AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES, DEBRIS, AND OTHER OBJECTS. PERFORM GRADING AND SHAPING REFINEMENTS TO BRING SURFACE TO TRUE UNIFORM PLANES FREE FROM IRREGULARITIES AND TO PROVIDE DRAINAGE AND PROPER SLOPE TO CATCH BASINS.
- WITH TOPSOIL IN SEMI-DRY CONDITION, ROLL LAWN PLANTING AREAS IN TWO DIRECTIONS AT APPROXIMATELY RIGHT ANGLES WITH WATER BALLAST ROLLER WEIGHING 100 TO 300 LB. ACCORDING TO SOIL TYPE.
- SOW GRASS SEED BY MECHANICAL SPREADERS OF APPROVED TYPE, DOING THE WORK IN TOW OPERATIONS AT RIGHT ANGLES TO EACH OTHER.
- SEEDING SHALL BE AT THE RATE OF 4 LB. PER 1000 SQ. FT. (175 LB. PER ACRE).

MAINTENANCE AND GUARANTEE

- MAINTENANCE: THE MAINTENANCE OF THE SEEDED TURF AREAS SHALL BE THE CONTRACTOR'S RESPONSIBILITY UNTIL THE NEW GRASS IS 4 INCHES HIGH AND THICK ENOUGH TO RECEIVE ITS FIRST MOWING BY THE OWNER. WATER AS NECESSARY AND RESEED BARE SPOTS WHICH ARE LARGER THAN ONE SQUARE FOOT IN SIZE. CONTRACTOR SHALL PROTECT SEEDED AREAS BY WATERING, FERTILIZING, REMOVING WEEDS, AND RESEEDING AS NECESSARY, FOR A UNIFORM STAND OF ESTABLISHED GRASS AND UNTIL APPROVED BY THE OWNER'S REPRESENTATIVE.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE THE PRODUCTION OF A CLOSE STAND OF THE SPECIFIED SPECIES OF GRASS, ACCEPTABLE TO THE OWNER'S REPRESENTATIVE. ALL REPAIRS AND RESEEDING ARE TO BE DONE AS PART OF THIS CONTRACT AND AT NO EXTRA COST TO THE OWNER'S.

SODDING NOTES

- MATERIALS**
 - SOD SHALL BE NURSERY GROWN BLEND OF 60% HYBRID FINELEAF FESCUE AND 40% KENTUCKY BLUEGRASS. HYBRID FINELEAF FESCUE SHALL CONSIST OF A MINIMUM OF THREE VARIETIES OF REBEL II, FLACON, HOUNDGOD OR APPROVED EQUAL. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM THICKNESS OF ONE (1) INCH, EXCLUDING TOP GROWTH AND THATCH. IT SHALL BE CUT IN STANDARD SIZE PIECES AND SUFFICIENTLY WELL-ROOTED TO SUPPORT ITS OWN WEIGHT WHEN SUSPENDED BY 10% OF THE AREA OF EACH PIECE. THE SOD SHALL BE FREE OF OBJECTIONABLE GRASSY AND BROADLEAF WEEDS. SOD SHALL BE STRIPPED NO MORE THAN 24 HOURS IN ADVANCE OF INSTALLATION.
 - FERTILIZER SHALL BE 5-10-5 (5% NITROGEN, 10% PHOSPHORUS, 5% POTASH), GRANULAR, WITH 50% OF THE NITROGEN IN SLOW RELEASE FORM. DELIVER FERTILIZER TO THE SITE IN CLEARLY MARKED CONTAINERS.
 - LIMESTONE SHALL BE AGRICULTURAL GRADE, 85% MINIMUM CALCIUM CARBONATE, IN GRANULAR OR POWDER FORM, AND DELIVERED TO THE SITE IN CLEARLY MARKED CONTAINERS.
- EXECUTION**
 - ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVEMENT, OR MASS PLANTING SHALL BE SODDED. ALL OTHER AREAS ON-SITE TO BE SODDED SHALL LIKEWISE BE STRIPPED OF VEGETATION AND LEGALLY DISPOSED OF OFF-SITE.
 - PREPARE ON-SITE LAWN AREAS BY THOROUGHLY DISKING OR ROTOTILLING TO A 6-INCH DEPTH, REMOVE ALL STICKS, CLODS, ROCKS, ETC. OF 2-INCH OR GREATER DIMENSION, AND RAKE SMOOTH AND EVEN.
 - APPLY FERTILIZER AT THE RATE OF 10 LBS. PER 1,000 SQUARE FEET AND THE LIMESTONE AT A RATE OF 100 LBS. PER 1,000 SQUARE FEET. RAKE THE FERTILIZER AND LIMESTONE INTO THE TOP ONE INCH OF PREPARED TOPSOIL.
 - INSTALL SOD WITH STAGGERED JOINTS, BUTTED TIGHT, AND AT RIGHT ANGLE TO THE FLOW OF WATER. SOD LAID ADJACENT TO PAVEMENT OR CURBS SHALL BE LAID FLUSH WITH THE TOP OF PAVEMENT OR TOP OF CURB, SUCH THAT ONLY THE TOP GROWTH OF THE SOD IS ABOVE THE TOP OF PAVEMENT OR TOP OF CURB. IF NECESSARY, SCREENED TOPSOIL SHALL BE USED TO FILL CRACKS BETWEEN PIECES OF SOD TO PREVENT DRYING OF THE ROOTS.
 - WATER THE SOD IMMEDIATELY AFTER INSTALLATION TO THOROUGHLY SATURATE THE SOD AND UNDERLYING SOIL, WITHOUT DISPLACING THE SOD. AFTER A SHORT DRYING PERIOD, ROLL ALL SOD TO INSURE FIRM CONTACT WITH THE UNDERLYING SOIL AND SMOOTH MINOR SURFACE IRREGULARITIES.

SEEDING NOTES

- GRASS SEED:
 - GRASS SEED SHALL BE FRESH, CLEAN, NEW-CROP SEED. THE CONTRACTOR SHALL FURNISH TO THE OWNER'S REPRESENTATIVE THE DEALER'S GUARANTEED STATEMENT OF THE COMPOSITION OF THE MIXTURE AND THE PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY, FOR APPROVAL PRIOR TO SEEDING.
 - GRASS SEED SHALL BE COMPOSED OF THE FOLLOWING VARIETIES WHICH SHALL BE MIXED IN THE PROPORTIONS AND SHALL TEST AT THE MINIMUM PERCENTAGE OF PURITY AND GERMINATION SPECIFIED:

SCIENTIFIC NAME	PROPORTION
AND COMMON NAME	BY WEIGHT PURITY GERMINATION
POA PRATENSIS	60% 98% 85%
KENTUCKY BLUE GRASS	
LOLIUM PERENNE	15% 98% 95%
PERENNIAL RYE GRASS	
FESTUCA RUBRA 'PENNLAWN'	25% 95% 85%
CREeping RED FESCUE	

PLANT MATERIAL SCHEDULE

QUANTITY	BOT. NAME	COMM. NAME	SIZE	ROOT COND.	REMARKS
90	Juniperus chinensis "Sea Green"	Sea Green Junipers	24" spread	Pot	
15	Quercus alba	White Oak	2"-2 1/2" cal.	B&B	
28	Pinus nigra	Austrain Pine	5' to 6' Height	B&B	

LANDSCAPING REQUIRED

- 1 TREE / 40' PUBLIC OR PRIVATE STREET FRONTAGE = 13 TREES
- 515 L.F. / 40' = 13 TREES
- 1 TREE / 3,000 SQ. FT. LANDSCAPED OR OPEN SPACE = 14 TREES
- 40,511 SQ. FT. / 3,000 SQ. FT. = 14 TREE
- 6% OF INTERIOR PARKING LOT:
 - 60 PARKING SPACES X 270 SQ. FT. = 16,200 SQ. FT.
 - 16,200 SQ. FT. X 6% = 972 SQ. FT.
- 2 PLANT UNITS / 100' FRONTAGE (359.51 L.F. / 100') X 2 = 8 PLANT UNITS
- 1 PLANT UNIT = 2 EVERGREENS + 10 SHRUBS
- 8 PLANT UNIT = 16 EVERGREENS + 80 SHRUBS

LANDSCAPING PROVIDED

- 1 TREE / 40' PUBLIC OR PRIVATE STREET FRONTAGE = 13 TREES
- 1 TREE / 3,000 SQ. FT. LANDSCAPED OR OPEN SPACE = 14 TREES
- 16 EVERGREENS (BUFFER YARD) = 16 TREES
- TOTAL = 43 TREES
- 80 SHRUBS (BUFFER YARD) = 80 SHRUBS
- INTERIOR LANDSCAPING = 1,204 SQ. FT.

N/F
GERALD A GRASSER
DB 1724 PG 611

CONSULTANT:

PROJECT:
**FAMILY VIDEO
MOVIE CLUB**

MEXICO RD. & KNAUST RD.
O'FALLON, MO 63366

REVISION:
1 8/25/99 MOVED KNAUST ENTRANCE
2 10/11/99 CITY REVIEW COMMENTS

DATE: 7/20/99

DRAWN: J.P.B./M.J.R.

APPROVED: D.L.H.

BOOK NO: -

FILE NO: 299240L.DWG

SHEET TITLE:

LANDSCAPE
PLAN

SHEET NUMBER:

L-1

PROJECT NO: 2992400