

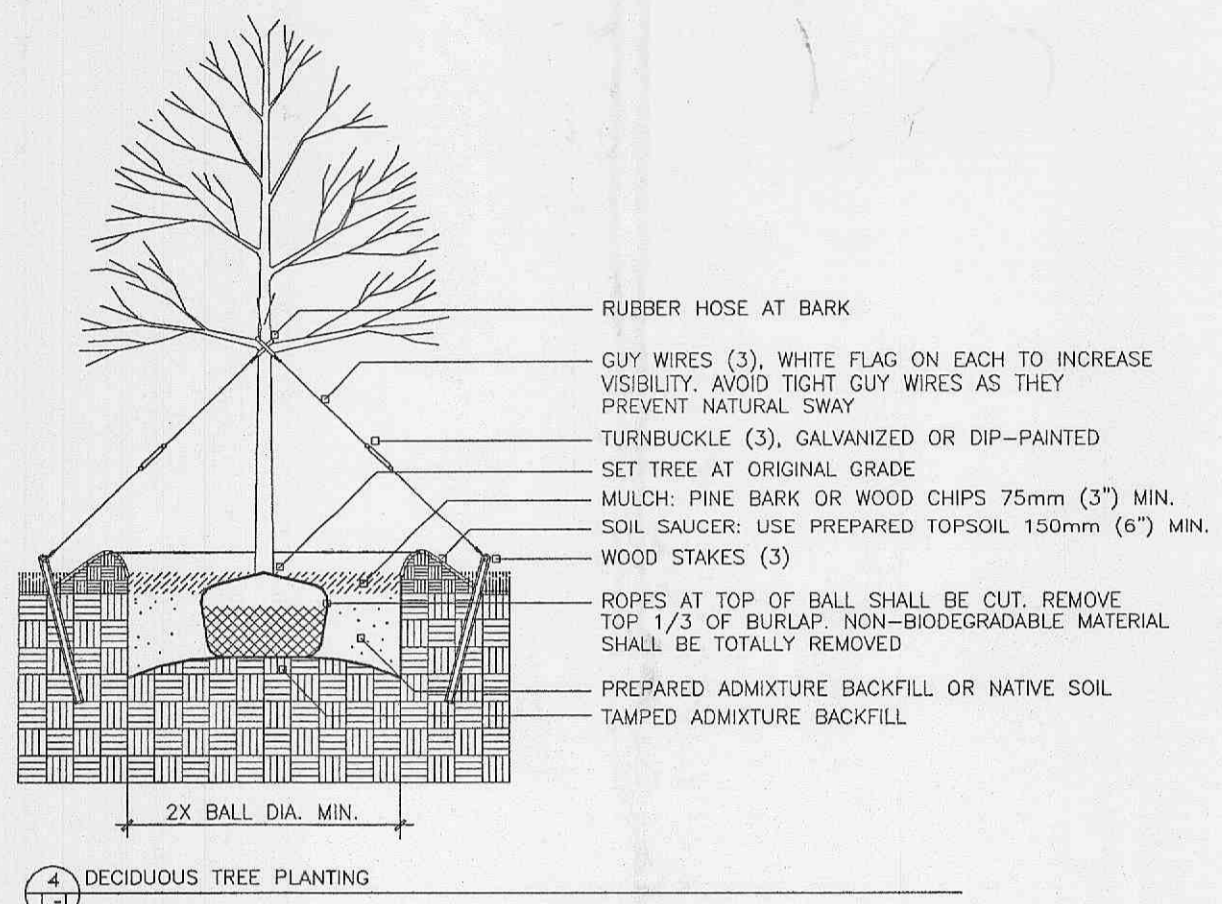
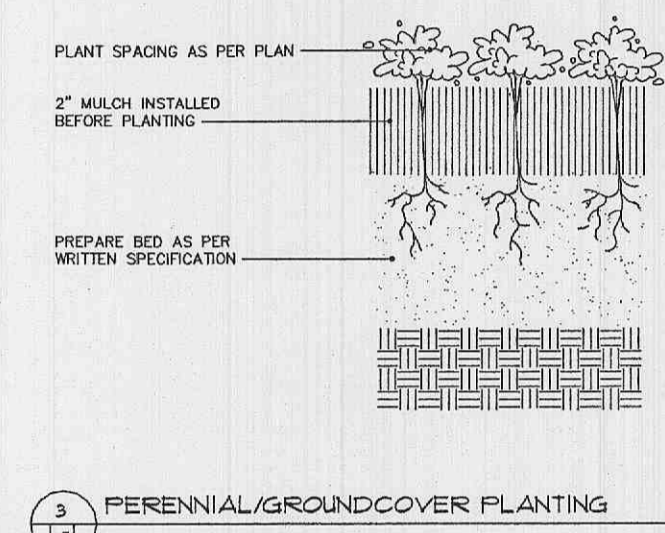
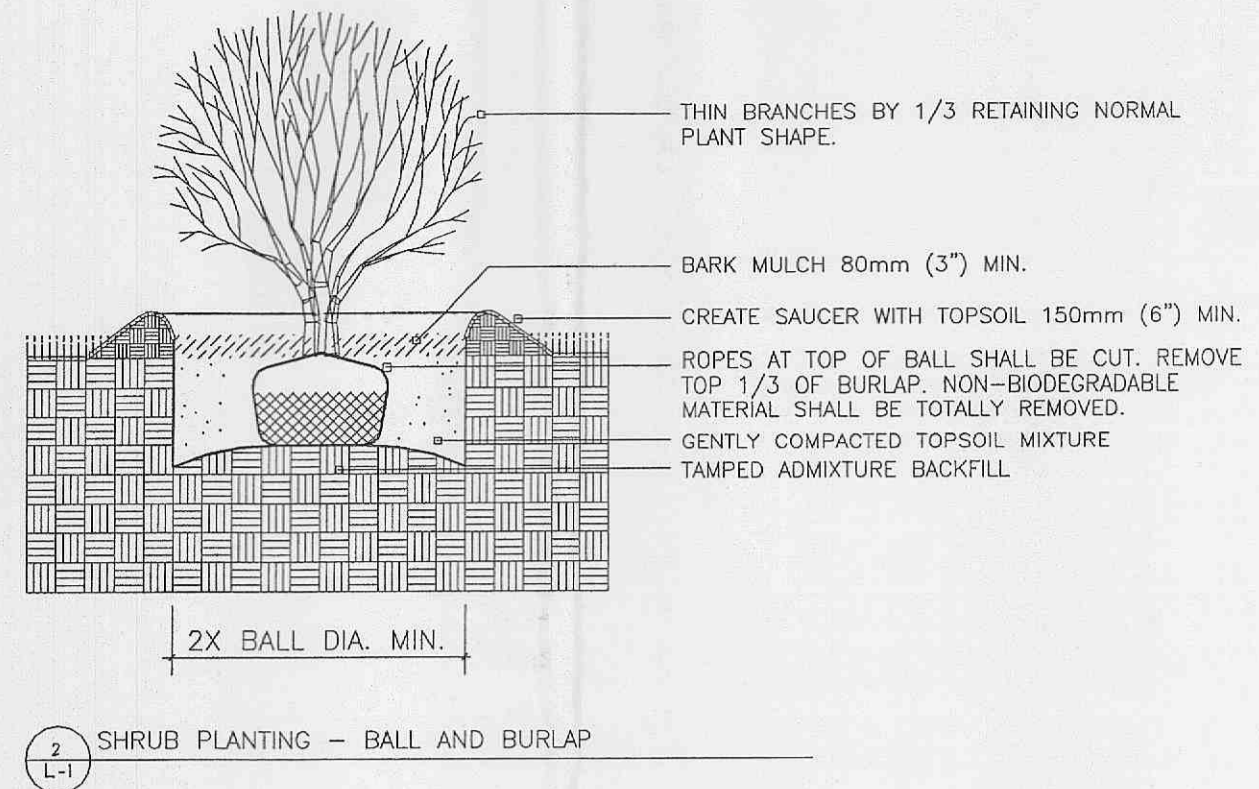
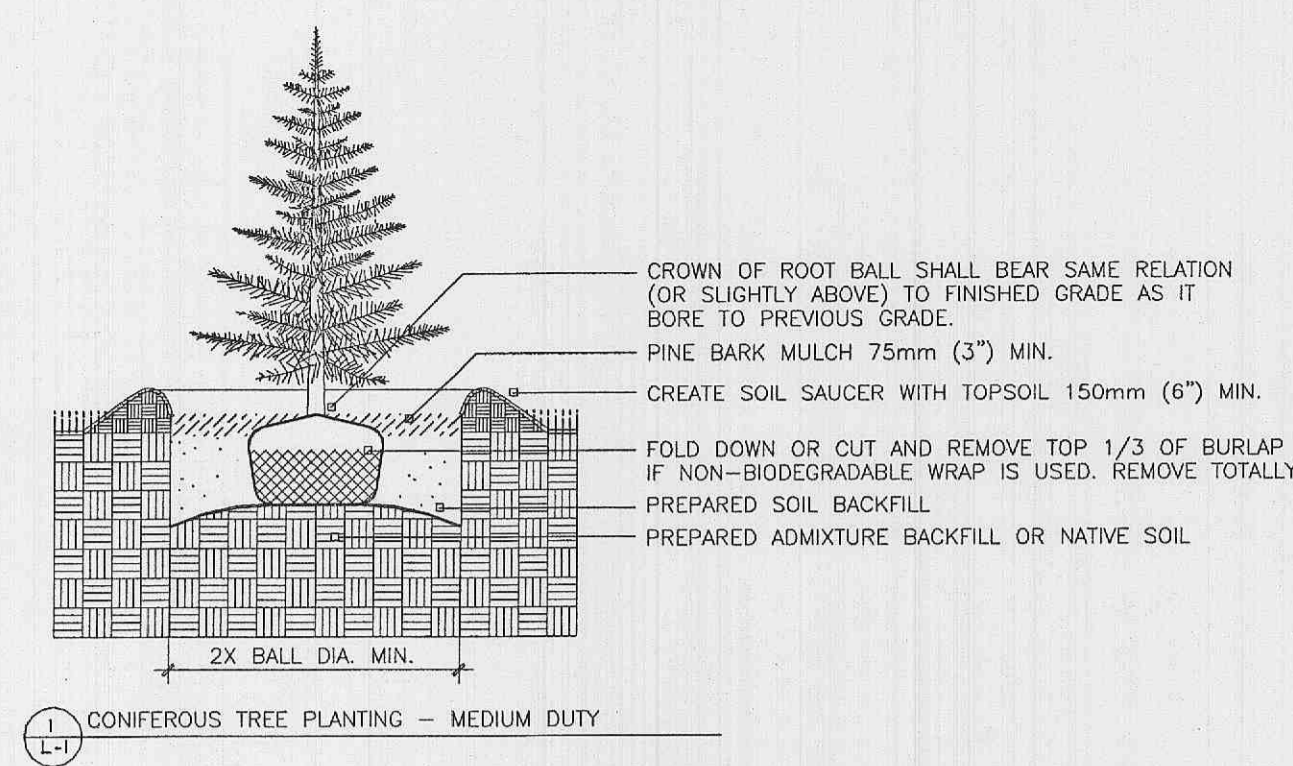
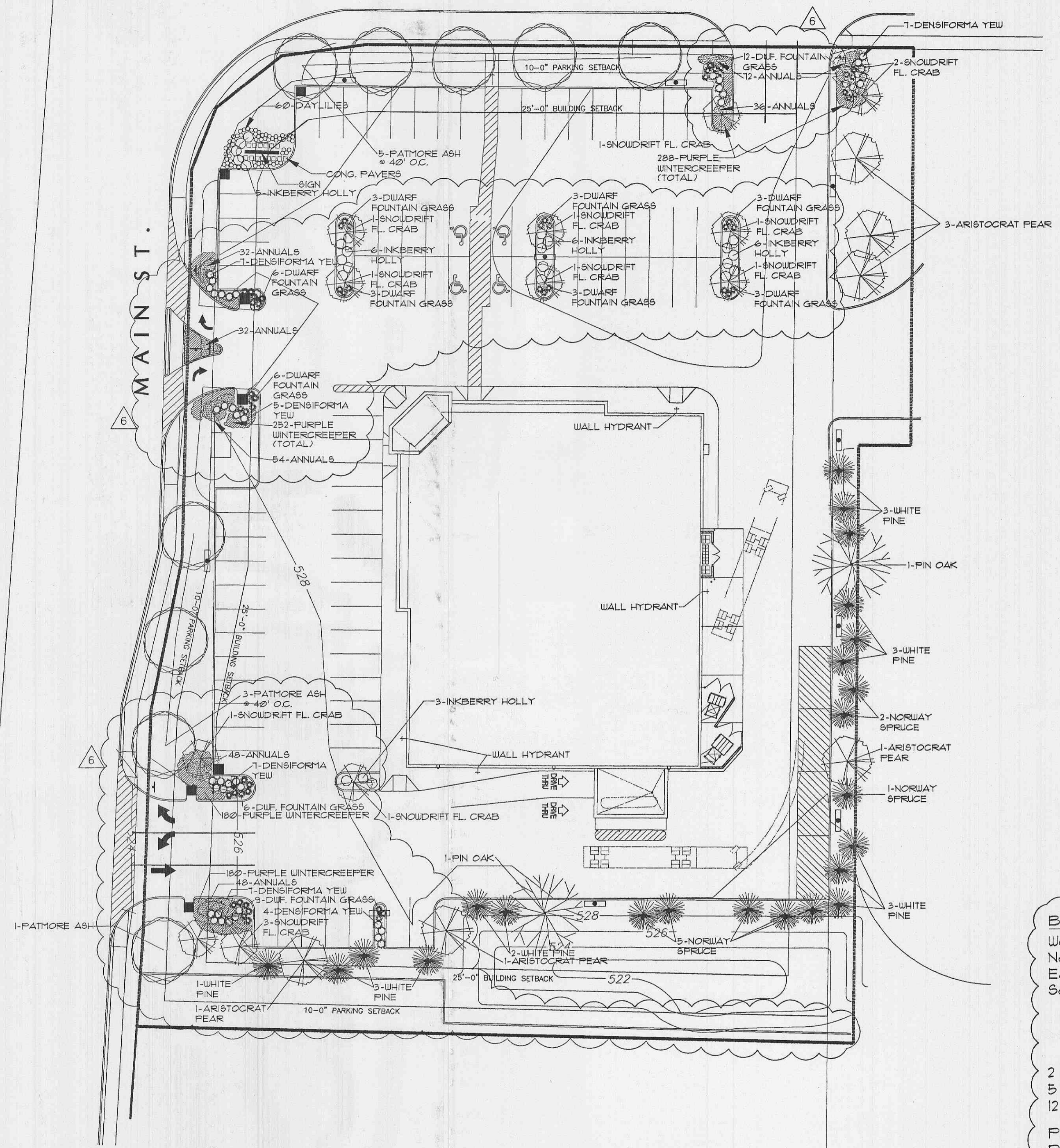
PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
 WALGREENS' CONSULTANT
 LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY:
 WALGREENS' CONTRACTOR
 LANDLORD'S CONTRACTOR

STORE	BUILDING
NEW..... <input checked="" type="checkbox"/>	NEW..... <input checked="" type="checkbox"/>
REMODELING..... <input type="checkbox"/>	EXISTING..... <input type="checkbox"/>
RELOCATION..... <input type="checkbox"/>	NEW SHELL ONLY..... <input type="checkbox"/>
OTHERS..... <input type="checkbox"/>	

TOM GINNEVER DR.



GENERAL NOTES:

- 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 the public.
- 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.
- 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).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
- 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. Each tree to be individually mulched. All shrub masses to be mulched in continuous beds.
- It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the location of proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- The landscape contractor is to receive the site graded to within 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior to commencement of work.
- All plant material to be warranted for a period of 12 months after installation at 100% of the installed price.
- All disturbed lawn areas to be sodded with minimum 18 month bluegrass sod. Lawn areas shall be unconditionally warranted for a period of 30 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be repaired and/or replaced.
- 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 and sizes of plant material will be accepted without written approval from landscape architect.
- All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before installation of plants. Plant groundcover to within 12" of trunks of trees or shrubs planted within the area.
- Landscape contractor shall be responsible for information contained in specification book.
- All landscaping, bushes, trees & irrigation adjacent to parking stalls to have 30" clearance for overhang of parked cars.

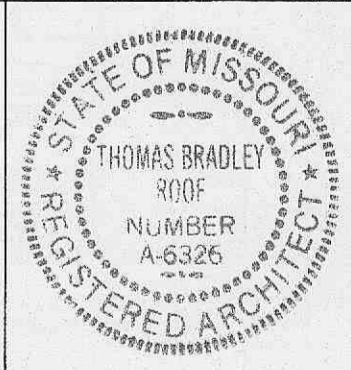
BUFFERYARDS CALCULATIONS:
 West E: None required (adjacent to ROW)
 North E: None required (adjacent to ROW)
 East E: None required (abuts commercial)
 South E: 272.1 Lin. Ft. w/ 6' High Fence Provided
 2 Plant Units per 100 Lin. Ft. Required
 Therefore, 2.72 Plant Units Required
 X 30 Points = 81.60 Points Required

2 Dec. Canopy Trees @ 10 pts. each = 20 pts.
 5 Ornamental Trees @ 5 pts. each = 25 pts.
 12 Evergreen Trees @ 10 pts. each = 120 pts.

Points Provided = 165.0 pts.
 Points Required = 81.60 pts.

PLANT SCHEDULE:

322	ANNUALS	Mixed Varieties	3" POT
60	STELLA DE ORO DAYLILY	Hemerocallis 'Stella de Oro'	2 QUART
300	PURPLE WINTERCREEPER	Euonymus fortunei 'Coloratus'	2.25" POT
58	DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hameln'	5 GALLON
26	INKBERRY HOLLY	Ilex glabra 'Compacta'	5 GALLON
37	DENSIFORMA YEWE	Taxus X media 'Densifomis'	18"-24" B4B
14	SNOWDRIFT FLOWERING CRAB	Malus 'Snowdrift'	2" CALIPER
6	ARISTOCRAT PEAR	Pyrus calleryana 'Aristocrat'	2" CALIPER
2	PIN OAK	Quercus palustris	2.5" CALIPER
9	PATMORE ASH	Fraxinus pennsylvanica 'Patmore'	2.5" CALIPER
15	WHITE PINE	Pinus strobus	6'-7'
8	NORWAY SPRUCE	Picea abies	5'-6'



I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MISSOURI AS SIGNIFIED BY MY HAND AND SEAL.

Walgreens
SEC MAIN & TOM GINNEVER
O'FALLON, MO

DRAWING TITLE
LANDSCAPE PLAN

DATE	STORE NO.	DRAWING NO.
7-16-99	051-05552	
PROJECT NUMBER	98-155	
SCALE:	AS NOTED	
DRAWN BY:	A.C.G.	
REVIEWED BY:	M.J.M.	
RELEASED TO CONSTRUCTION		

L-1

CF DUGS.