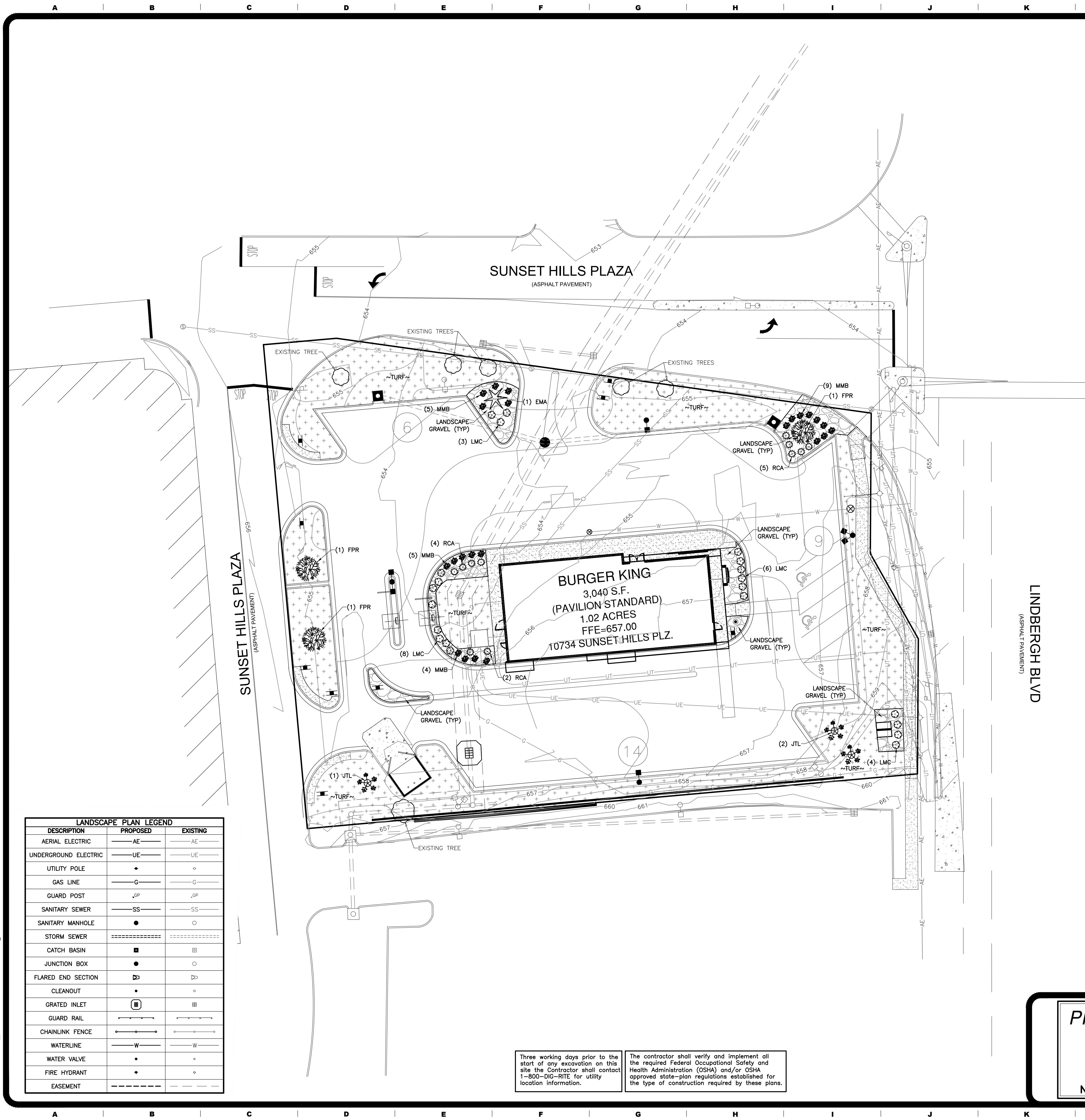
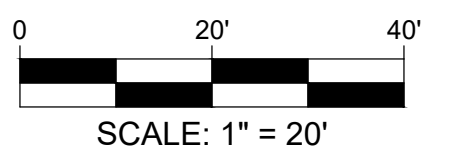


LANDSCAPE PLAN

LANDSCAPE NOTES:

- Contractor shall place sod in all grass/turf areas as shown, and all other disturbed areas.
- After a stand of grass is established and no more erosion and sediment is expected, concrete swales shall be cleaned out.
- The site work for this project shall meet or exceed industry Standards and Manufacture's Specification for each improvement feature.
- The Contractor shall provide owner a two-year maintenance contract for all landscaping and the irrigation system.
- The planter areas shall have a weed barrier and be covered with landscape gravel of 3" minimum depth. A steel edging shall be used on all landscaped areas within grass areas.
- The Contractor is specifically cautioned that the locations and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
- All unsurfaced areas are to receive four inches of topsoil. Contractor to seed, mulch, fertilize, water, and maintain all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established. Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.
- Sod shall be well-rooted and be completely free from noxious weeds and reasonably free from other objectionable grasses, weeds, and stones. Sodding and seeding shall be done in accordance with this landscape plan.
- All plants must be healthy, vigorous material, free of pest and disease.
- All plants must be container grown or balled and burlapped as indicated in the plant list.
- All trees must be straight trunked and full headed and meet all requirements specified.
- All plants are subject to the approval of the owner before, during and after installation.
- 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 and irrigation construction.
- Contractor is responsible for verifying all quantities shown on these plans before pricing the work.
- All planter islands and planter areas shall be bermed with a 3H:1V slope and seeded to meet the seeding specifications, unless otherwise indicated on these plans.
- All landscape material must be provided by a local nursery or tree farm within a 100 radius of site.
- Contractor to adjust plantings accordingly, notify BFA and Owner of any major changes.
- Proposed plant material is to be selected by the contractor and approved by the Owner prior to construction.
- Tree locations and planting bed to be located by the contractor and approved by the owner prior to installation.
- Planting shall not prohibit site distance requirements.
- Contractor shall coordinate with owner and City prior to construction to determine if a separate irrigation water meter is needed.
- The Contractor shall provide a line item cost for irrigation to landscaping and lawns in their Design Budget pricing. Drip irrigation shall be provided for all shrubs/trees, and spray irrigation for all sod areas. Contractor shall verify with the Developer prior to construction to confirm installation.



LANDSCAPE PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	—AE—
UNDERGROUND ELECTRIC	—UE—	—UE—
UTILITY POLE	•	•
GAS LINE	—G—	—G—
GUARD POST	•GP	•GP
SANITARY SEWER	—SS—	—SS—
SANITARY MANHOLE	•	•
STORM SEWER	=====	=====
CATCH BASIN	■	■
JUNCTION BOX	•	•
FLARED END SECTION	▭	▭
CLEANOUT	•	•
GRATED INLET	■	■
GUARD RAIL	—	—
CHAINLINK FENCE	—	—
WATERLINE	—W—	—W—
WATER VALVE	•	•
FIRE HYDRANT	•	•
EASEMENT	---	---

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-DIG-RITE for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

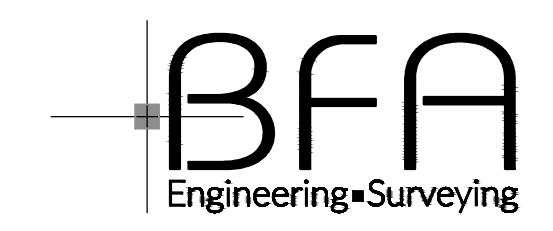
PLANTING LEGEND				
COMMON NAME (PLANT LABEL)	SYMBOL	BOTANICAL NAME	PLANT SIZE	QUANTITY
EMERALD ARBORVITAE (EMA)	✱	THUJA OCCIDENTALIS 'EMERALD'	6-7'	1
FOREST PANSY REDBUD (FPR)	✿	CERCIS CANADENSIS 'FOREST PANSY'	2" CAL.	3
IVORY SILK JAPANESE TREE LILAC (JTL)	✿	SYRINGA RETICULATA	2" CAL.	3
MORRIS MIDGET BOXWOOD (MMB)	✿	BUXUS MICROPHYLLA JAPONICA 'MORRIS MIDGET'	2 GAL	23
LOW SCAPE MOUND CHOKEBERRY (LMC)	✿	ARONIA MELANOCARPA	2 GAL	21
ROSE CREEK ABELIA (RCA)	✿	ABELIA X CHINENSIS 'ROSE CREEK'	2 GAL	11
TURF-SOD	■		TURF TYPE FESCUE	
LANDSCAPE GRAVEL	■		1.5"-2" PINK GRANITE LANDSCAPE GRAVEL	

NOTE: ALL QUANTITIES HAVE BEEN PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.

PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

bfaeng.com TELEPHONE: (636) 239-4751



103 ELM STREET WASHINGTON, MISSOURI 63090

SUNSET HILLS, MISSOURI
Burger King
Broadway Restaurant Group
11854 Lackland Road
St. Louis, MO 63146

REVISIONS	
1	By: App:
2	By: App:
3	By: App:
4	By: App:

DRAWN G.W.C.
CHECKED J.B.S.
DATE 09/30/20
SCALE 1"=20'
JOB No. 5257
SHEET NAME LANDSCAPE PLAN

LP-1