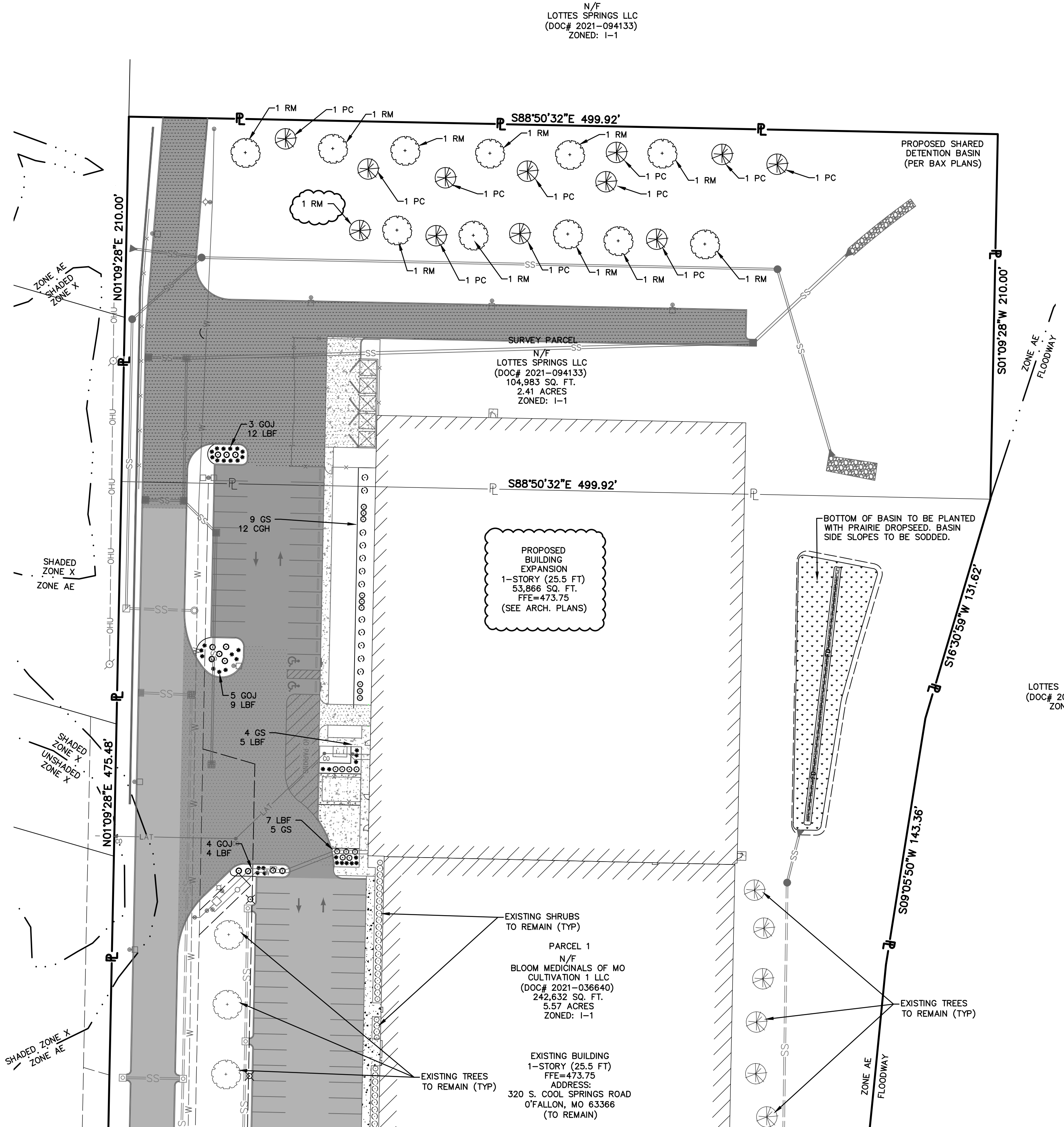
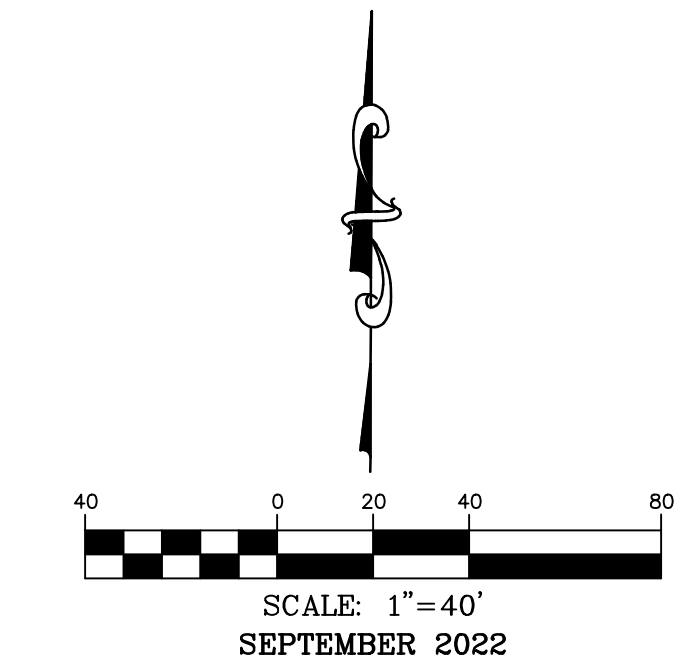


LANDSCAPE PLAN

- LANDSCAPE LEGEND**
- OCTOBER GLORY RED MAPLE "RM"
 - PRAIRIFIRE CRABAPPLE "PC"
 - GOLDMOUND SPIREA "GS"
 - CHINA GIRL HOLLY "CGH"
 - GREY OWL JUNIPER "GOJ"
 - LITTLE BUNNY FOUNTAIN GRASS "LBF"
 - PRAIRIE DROPSOED



N/F
CRL HOLDINGS INC
(BK 2281, PG 1615)
ZONED: I-1

N/F
CLEAN TEXTILE SERVICES INC
(BK 1603, PG 1306)
ZONED: I-1

N/F
BUEL HUDSON, TRUSTEE IMOGENE D. HUDSON, TRUSTEE REVOCABLE LIVING TRUST DATED JULY 9, 2002
(DB 7241, PG 1267)
ZONED: R-1

COOL SPRINGS BUSINESS PARK
LOT 2
(PB 49, PG 194)
THEODORE SCHULTE & PATRICIA SCHULTE
(DB 7241, PG 1267)
ZONED: I-1

N/F
LOTES SPRINGS LLC
(DOC# 2021-094133)
ZONED: I-1

N/F
LOTES SPRINGS LLC
(DOC# 2021-094133)
ZONED: I-1

N/F
LOTES SPRINGS LLC
(DOC# 2021-094133)
ZONED: I-1

N/F
LOTES SPRINGS LLC
(DOC# 2021-094133)
ZONED: I-1

N/F
BLOOM MEDICALS OF MO CULTIVATION 1 LLC
(DOC# 2021-036640)
242,632 SQ. FT.
5.57 ACRES
ZONED: I-1

EXISTING BUILDING
1-STORY (25.5 FT)
FFE=473.75
ADDRESS:
320 S. COOL SPRINGS ROAD
O'FALLON, MO 63366
(TO REMAIN)

NOTE:
ALL DISTURBED AREAS TO BE SEEDED AND STRAWED.

MATURE TREE HEIGHT LIST:
OCTOBER GLORY RED MAPLE = 50 FEET
PRAIRIFIRE CRABAPPLE = 20 FEET

LANDSCAPE REQUIREMENTS:
ONE (1) TREE FOR EVERY FORTY (40) LINEAL FEET OF STREET FRONTAGE, PUBLIC OR PRIVATE, SHALL BE REQUIRED WITHIN THE LANDSCAPE SETBACK AND NEED NOT BE PLACED EVENLY AT FORTY (40) FOOT INTERVALS.

IN ADDITION TO THE REQUIRED TREES, BASED UPON STREET FRONTAGE, ONE (1) TREE SHALL BE REQUIRED FOR EVERY FOUR THOUSAND (4,000) SQUARE FEET OF LANDSCAPED OPEN SPACE. THESE TREES MAY INCLUDE TREES REQUIRED IN PARKING LOTS.

NOT LESS THAN SIX PERCENT (6%) OF THE INTERIOR OF A PARKING LOT SHALL BE LANDSCAPED. THE INTERIOR OF A PARKING LOT SHALL BE CALCULATED BY MULTIPLYING THE NUMBER OF SPACES BY TWO HUNDRED SEVENTY (270) SQUARE FEET. PLANTING WHICH IS REQUIRED ALONG THE PERIMETER OF A PARKING LOT SHALL NOT BE CONSIDERED AS PART OF THE INTERIOR LANDSCAPING REQUIREMENT.

STREET FRONTAGE:
0 L.F. / 40 = 0 TREES

LANDSCAPED OPEN SPACE:
86,226 S.F. / 4,000 = 23 TREES

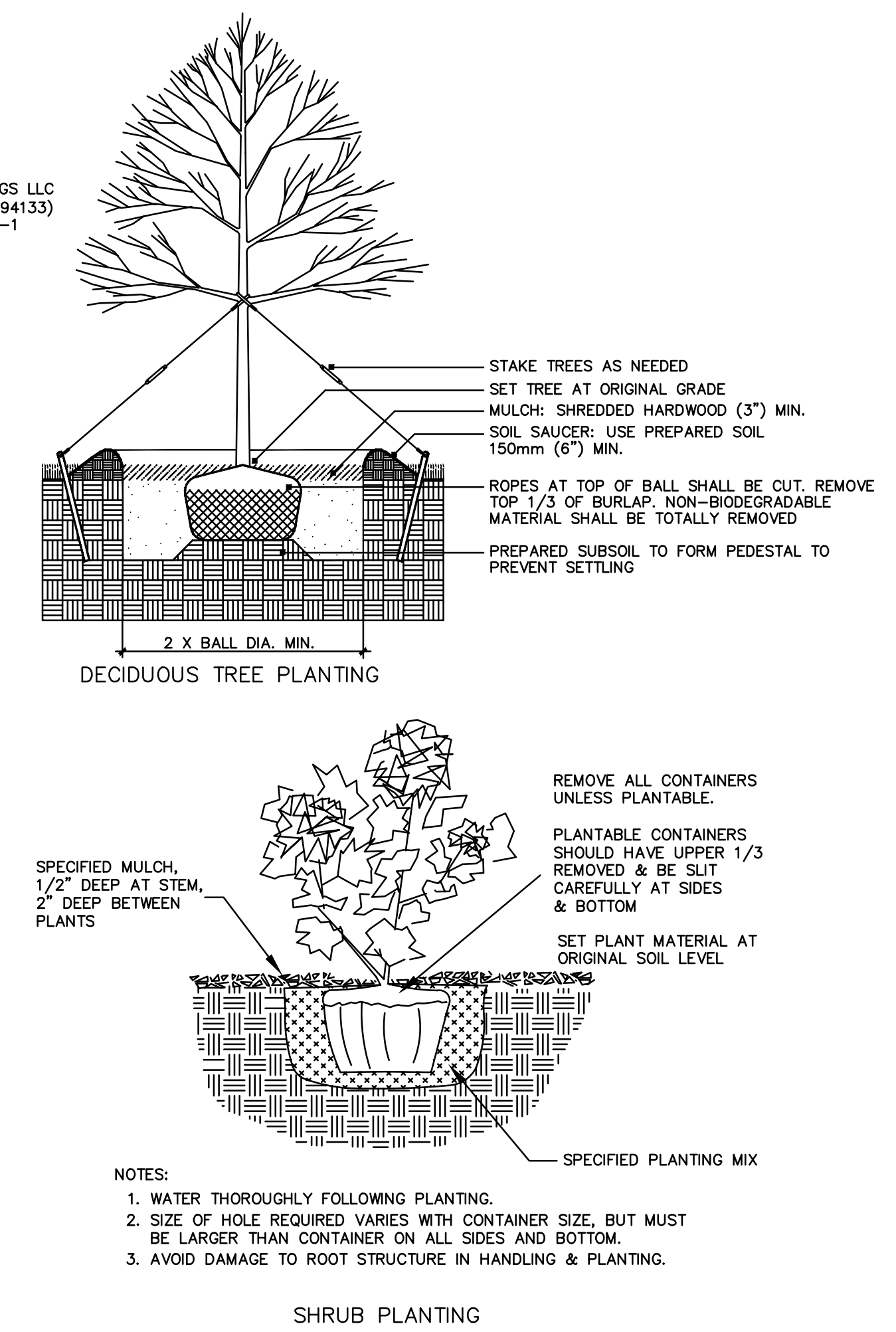
INTERIOR PARKING LOT LANDSCAPING:
25 SPACES * 270 S.F. * 6% = 405 S.F.

TOTAL TREES PROVIDED: = 23 TREES
TOTAL INTERIOR LANDSCAPING REQUIRED: = 405 S.F.
TOTAL INTERIOR LANDSCAPING PROVIDED: = 737 S.F.

- NOTES:**
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. PLANT QUANTITIES ON PLANS PREVAIL OVER THOSE LISTED IN PLANT LIST.
 - CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING UNDERGROUND UTILITIES PRIOR TO START OF WORK. REPORT TO OWNER'S REPRESENTATIVE ANY CONDITION THAT MAY AFFECT CONTRACT. CONTRACTOR SHALL REPAIR ANY DAMAGE TO SITE ELEMENTS DUE TO CONTRACTOR'S ACTIVITY AT NO EXTRA COST TO OWNER.
 - CONTRACTOR SHALL COORDINATE SCHEDULE AND INSTALLATION OF LANDSCAPING WITH THE OWNER'S REPRESENTATIVE.
 - MULCH ENTIRE SHRUB PLANTING AREAS WITH 3" DEPTH OF SHREDDED BARK MULCH. ALL SHRUB BEDS IN LAWN AREAS TO HAVE SPADE CUT EDGE. PROVIDE 4" DIA. MULCH RING AROUND ALL NEW TREES WITH MIN. 3" DEPTH OF SHREDDED BARK MULCH. GROUND COVER BEDS TO RECEIVE MIN. 2" DEPTH OF SHREDDED BARK MULCH.
 - FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE SHALL BE MATCHED FOR SIZE AND FORM.
 - CONTRACTOR SHALL COORDINATE SCHEDULE AND STAKING/LOCATION OF BED EDGES WITH IRRIGATION CONTRACTOR.
 - ALL DISTURBED AREAS SHALL BE SEEDED OR SOODED.
 - ALL SEEDED AREAS ON SLOPES OF 3:1 OR GREATER SHALL HAVE EROSION CONTROL BLANKETS AS SPECIFIED.
 - SEE CIVIL AND ARCH. DWGS FOR EXISTING AND PROPOSED CONDITIONS.
 - MATURE HEIGHT OF OCTOBER GLORY RED MAPLE IS 40-60 FEET AND MATURE HEIGHT OF PRAIRIFIRE CRABAPPLE IS 15-20 FEET.

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	TYPE
SHADE TREES					
12	Acer rubrum 'October Glory'	October Glory Red Maple	2" CAL.	AS SHOWN	B&B
11	Malus 'Prairifire'	Prairifire Crabapple	2" CAL.	AS SHOWN	B&B
DECIDUOUS SHRUBS					
18	Spirea japonica 'Goldmound'	Goldmound Spirea	#5	AS SHOWN	CONT.
EVERGREEN SHRUBS					
12	Ilex 'Mesog'	China Girl Holly	#5	AS SHOWN	CONT.
12	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	#5	AS SHOWN	CONT.
PERENNIALS AND GRASSES					
37	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	#3	AS SHOWN	CONT.
DETENTION BASIN GRASSES					
370	Sporobolus heterolepis	Prairie Dropseed	1 QT.	30"-36"	CONT.



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• Master Planning

North Office
8 East Main Street
Wentzville, Missouri 63385

COCHRAN

Missouri State Certificate
of Authority Number: 2010000046
Cochran Project No. M20-8003C

STATE OF MISSOURI
MICHAEL L. HACKMEISTER
NUMBER
PE-2017018980
REGISTERED PROFESSIONAL ENGINEER

DATE

Michael L. Hackmeister No. E-2017018980
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying

Developer Information
BLOOM MEDICALS OF MO CULTIVATION 1 LLC
2082 SOUTH STATE STREET: ANN ARBOR, MI 48104
(734)-323-1822

Owner Information
BLOOM MEDICALS OF MO CULTIVATION 1 LLC
2082 SOUTH STATE STREET: ANN ARBOR, MI 48104

Landscape Plan

P+Z No. 22-002935

City No.

Page No.
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City of O'Fallon Standard Notes and Details - July 2019