

LANDSCAPING REQUIREMENTS

Per Article IV, Minimum Tree Quantities and Location Requirements:
 Trees are to be no closer than fifteen (15) feet to the back of curb and not within five (5) feet of an underground utility or lateral line.
 Trees shall not be placed within twenty-five (25) feet of any street light or within fifteen (15) feet of the back of curb.
 Trees shall not be planted within ten (10) feet of street stormwater inlets or manholes.

INTERIOR LANDSCAPE GREENSPACE REQUIREMENTS:
 Not less than six percent (6%) of the interior parking lot shall be landscaped.
 The interior of the parking lot shall be calculated by multiplying the number of parking spaces by two hundred seventy (270) sq. ft.
 73 Parking Spaces x 270 Sq. Ft. = 19,710 Sq. Ft. of Parking Area
 19,710 Sq. Ft. of Parking Area x 0.06 = 1,183 Sq. Ft. of Interior Parking Area to be Landscaped.

INTERIOR LANDSCAPE GREENSPACE PROVIDED:
 3426 sq. ft. of Interior Landscape Greenspace provided

LANDSCAPE REQUIREMENTS:
 One (1) tree for every forty (40) feet of street frontage, public or private, required within the landscape setback abutting street frontage:
 700' of street frontage/40 = 18 street trees required
 One (1) tree shall also be required for every three thousand (3,000) square feet of landscaped open space:
 17,617 sq. ft. of Greenspace/3000 = 6 open space trees required
Total 24 Trees Required

24 New Trees and 29 New Shrubs Proposed

NOTE
 Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

CVS/pharmacy
 TYPE 'B'
 13,225 SF
 95'-4" x 142'-4"
 ±1.88 ACRES
 73 SPACES
 PROP F.F. = 579.00

PROPOSED BISON BUFFALO GRASS. GENERAL CONTRACTOR SHALL SEED AT A RATE OF 3 POUNDS PER 1,000 SQ. FT. SEED BARRS SHALL BE PLANTED AT A DEPTH OF 1/2" OR LESS. THIS AREA SHALL BE PLANTED IN LATE AUGUST OR EARLY SEPTEMBER AND THE AREA SHALL NOT BE COMPACTED TO ALLOW INFILTRATION. COMPACTING REQUIRED FOR UTILITIES ARE TO BE PROVIDED PER SPECIFICATIONS.

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EXISTING SOD TO BE REMOVED AND REPLACED WITH NEW SOD SO THAT ALL SOD WILL BE IN UNIFORM APPEARANCE

PLANT SCHEDULE									
TREES	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	MATURE HEIGHT	MATURE SPREAD	
	12	MMS	Malus 'Spring Snow'	Crabapple-Fruitless only	2.5"*	BALLED AND BURLAPPED	20'-25'	15'-20'	
	12	RRM	Acer rubrum 'Red Rocket Maple'	Red Rocket Red Maple	2.5"*	BALLED AND BURLAPPED	30'-35'	6'-8'	
SHRUBS	17	DS	Spiraea japonica/bumalda	Anthony Waterer Spirea	18"-24"	BALLED AND BURLAPPED	2'-3'	2'-3'	
	6	DBB	Euonymus a. 'compactus'	Dwarf Burning Bush	5 Gal.	BALLED AND BURLAPPED	3'-5'	3'-5'	
	6	RTD	Cornus sericea 'Allemaans'	Red Twig Dogwood	5 Gal.	BALLED AND BURLAPPED	3'-5'	3'-5'	

*Note- The minimum size at the time of planting shall be as follows:
 Medium and Large Shade Trees--two inch caliper
 Small Deciduous or Ornamental Trees--four (4) feet in height as specified by the American Association of Nurserymen, with the exception of true dwarf species.

LANDSCAPE GUIDELINE SPECS:

- GENERAL:**
- 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 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 planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
 - 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.
 - Obtain the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
 - 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 or size of plant materials will be accepted without written approval from the landscape architect.
 - Provide single-stem trees unless otherwise noted in plant schedule.
 - All plant material shall comply with the recommendations and requirements of ANSI Z603.1 "American Standards for Nursery Stock".
 - It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
 - All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
 - Any plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

- 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, including weeds, mold, deleterious materials, etc.
- No plastic sheathing or filter fabric shall be placed beneath shredded bark mulch beds. Myrafi fabric shall be used beneath all gravel mulch beds.
- Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

TOPSOIL:

- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Rat-till topsoil mix to a depth of 6" minimum and grade smooth.
- Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
- Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.

MSC. MATERIAL:

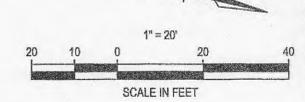
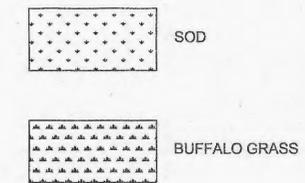
- Provide stakes and deadmen of sound, new hardwood, free of knots and defects.
- Tree wrap tape shall be 4" minimum, designed to prevent bore damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (30% per acre) and bluegrass (10% per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
- Any joints carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- All sod shall be placed a maximum of 24 hours after harvesting.
- Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.

WARRANTY:

- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price. Maintain all plant material until final acceptance by Owner.
- Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
- Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.



CVS pharmacy

PROJECT TITLE: NORTHERN 13,225-LEFT CHAMFER DRIVE-THRU
STORE NUMBER: 10134
PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: Fee for Services/Land/Type B
CS PROJECT NUMBER: 52332

NORR
 ARCHITECTS ENGINEERS PLANNERS
 719 Griswold Street
 Suite 1000
 Detroit, MI 48226
 (313) 324-3113

PREMIER CIVIL ENGINEERING
 308 TCW Court
 Lake Saint Louis, MO 63367
 Phone: (314) 925-7444 Fax: (314) 925-7457
 Missouri Certificate of Authority # LS-2011000031
 Missouri Certificate of Authority # LS-2012007849

ENGINEERS AUTHENTICATION
 The responsibility for professional engineering liability on this project is hereby limited to the seal of plans authorized by the seal, signature, and date hereunder attached. Responsibility is declined by all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthorized.



Developer / Owner Information
 T.M.
CROWLEY & ASSOCIATES
 Landscape Plan

P+Z No. 20-13
 APPROVED 9-5-13
 City No.

Sheet Number:
LS-1
 PCE PROJECT NO. 094201