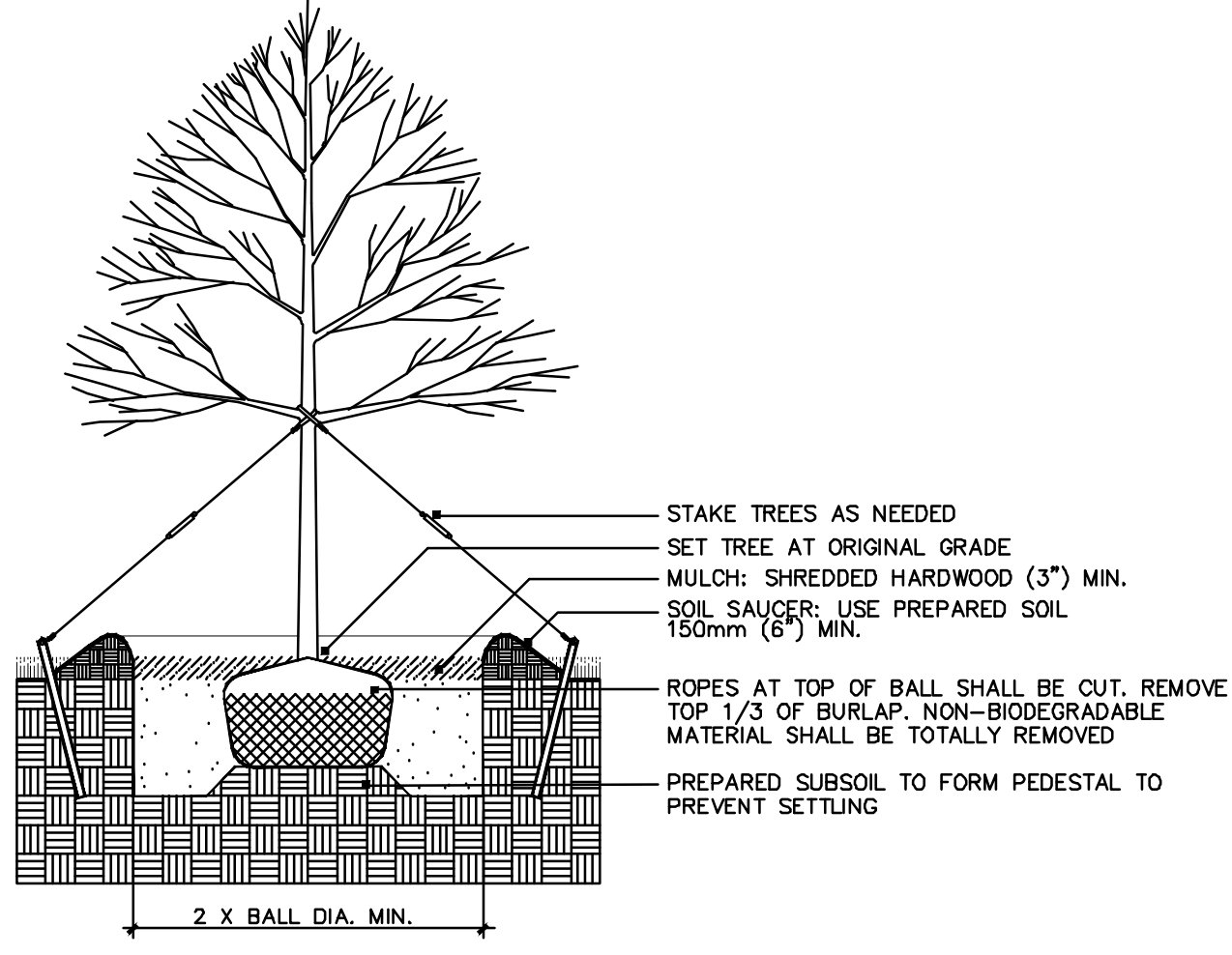


# LANDSCAPE PLAN

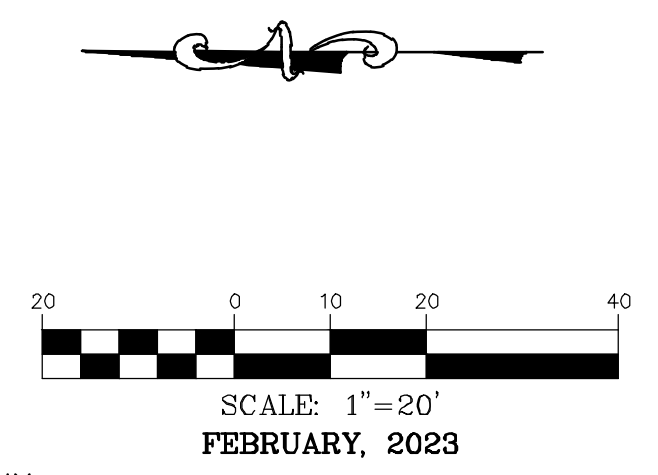


## PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	ABBREV.	SIZE	SPACING	TYPE
<b>TREES</b>						
12	Pinus Nigra	Austrian Pine	PIN	6' MIN.	AS SHOWN	B&B
11	Pinus Strobus	Eastern White Pine	STO	6' MIN.	AS SHOWN	B&B
14	Cornus Mas	Flowering Dogwood	COR	2.0 IN	AS SHOWN	B&B
13	Cercis Canadensis	Eastern Redbud	CER	2.0 IN	AS SHOWN	B&B
<b>SHRUBS</b>						
5	Ilex verticillata	Holly Winterberry	ILEX	1.5 FT	AS SHOWN	CONT
5	Juniperus Horizontalis	Andorra Juniper	JUN	1.5 FT	AS SHOWN	CONT
5	Spiraea Japonica	Japanese Spirea	SPI	1.5 FT	AS SHOWN	CONT
<b>PERENNIALS AND GRASSES</b>						
12	Panicum virgatum 'Heavy Metal'	Heavy Metal Blue Switch Grass	PAN	1.5 FT	AS SHOWN	CONT

## 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 SHRUBS 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 SEED AND STRAW.
- ALL SEEDED AREAS ON SLOPES OF 3:1 OR GREATER SHALL HAVE EROSION CONTROL BLANKETS AS SPECIFIED.

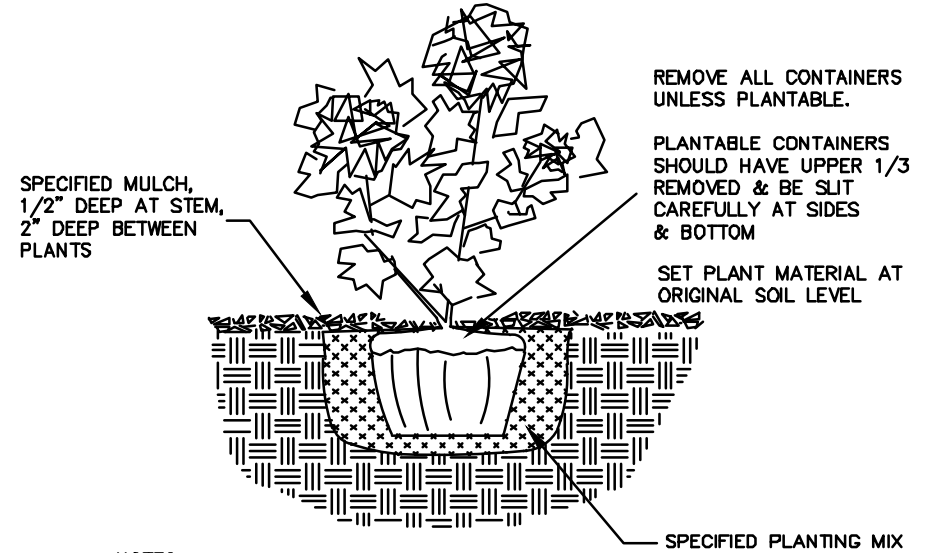


## LANDSCAPE LEGEND

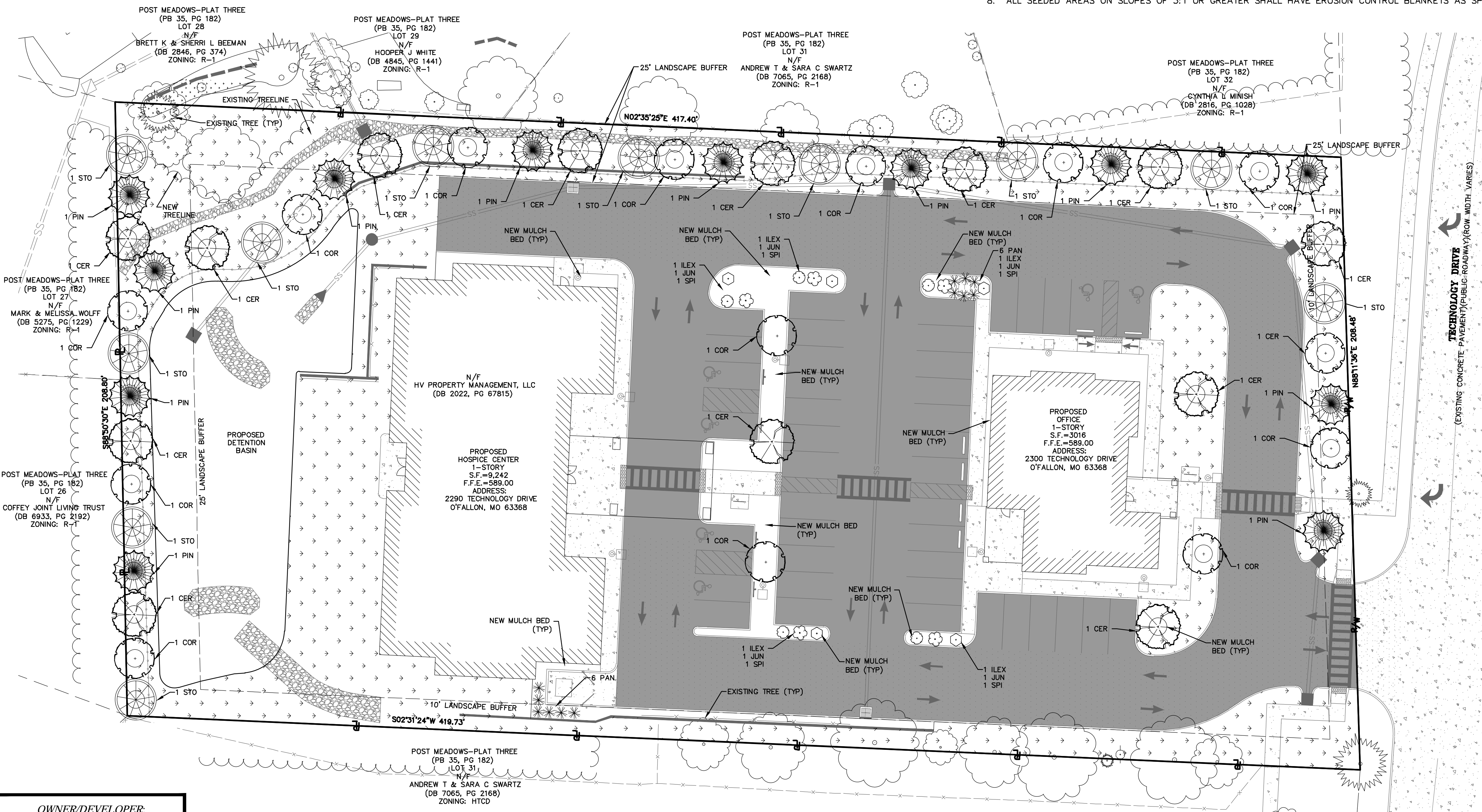
- "PIN" AUSTRIAN PINE
- "STO" EASTERN WHITE PINE
- "COR" FLOWERING DOGWOOD
- "CER" EASTERN REDBUD
- "ILEX" HOLLY WINTERBERRY
- "JUN" ANDORRA JUNIPER
- "SPI" JAPANESE SPIREA
- "PAN" HEAVY METAL BLUE SWITCH GRASS
- AREAS TO BE SEED AND STRAW

LANDSCAPE REQUIREMENTS	
<b>FRONT YARD (TECHNOLOGY DRIVE)</b>	
FRONT YARD LENGTH:	209 LF
TREES 40 FT ON CENTER:	6 REQUIRED
TREES PROVIDED:	6
<b>BUFFERYARD</b>	
TWO (2) PLANT UNITS PER 100 LF	
1 PLANT UNIT EQUALS 30 POINTS	
BUFFERYARD LENGTH (EAST PROPERTY):	418 LF
6 TREES PER 100 LF	25 REQUIRED
	25 PROVIDED
BUFFERYARD LENGTH (NORTH PROPERTY):	209 LF
6 TREES PER 100 LF	13 REQUIRED
	13 PROVIDED
<b>INTERIOR LANDSCAPED AREA</b>	
43 PARKING SPACE X 270 SF PROVIDED	>6% REQUIRED
	11,610 SF
	4,451 (38%)
<b>PARKING LOT PLANTING</b>	
TREES PROVIDED	6
SHRUBS PROVIDED	15

NOTE: ALL DISTURBED AREAS TO BE SEED AND STRAW.



- NOTES:
- WATER THOROUGHLY FOLLOWING PLANTING.
  - SIZE OF HOLE REQUIRED VARIES WITH CONTAINER SIZE, BUT MUST BE LARGER THAN CONTAINER ON ALL SIDES AND BOTTOM.
  - AVOID DAMAGE TO ROOT STRUCTURE IN HANDLING & PLANTING.



**OWNER/DEVELOPER:**  
HV PROPERTY MANAGEMENT, LLC  
14010 MANCHESTER RD.  
MANCHESTER, MO 63011

SOLACE HOSPICE CARE



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Wentzville, Missouri 63395

**COCHRAN**

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

Missouri State Certificate of Authority Number: 2010000046  
Cochran Project No. M22-8498



DATE  
Eric S. Kirchner No. E-2001004618  
Registered Professional Engineer  
State of Missouri  
for Cochran Engineering & Surveying

Developer Information  
HV PROPERTY MANAGEMENT, LLC  
14010 MANCHESTER RD, MANCHESTER, MO 63011

Owner Information  
HV PROPERTY MANAGEMENT, LLC  
14010 MANCHESTER RD, MANCHESTER, MO 63011

LANDSCAPE PLAN

P+Z No. 22-008964  
Approval Date: NOV. 3, 2022

Permit No.

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