

Overall Site: 16,570.38 S.F.
 Ex. Building: 1,892.57 S.F.
 Ex. Sidewalk/Pvmt.: 875.91 S.F.
 Ex. Grass Area: 13,801.90 S.F.
 % of Greenspace: 83.29%

Prop. Bldg.: 1,892.57 S.F.
 Prop. Sidewalk/Pvmt.: 3,923.13 S.F.
 Prop. Greenspace: 10,754.68 S.F.
 % of Greenspace: 64.90%

1 Tree / 40' of street frontage;
 99.85 / 40' = 2.49 trees for frontage
 3 trees provided

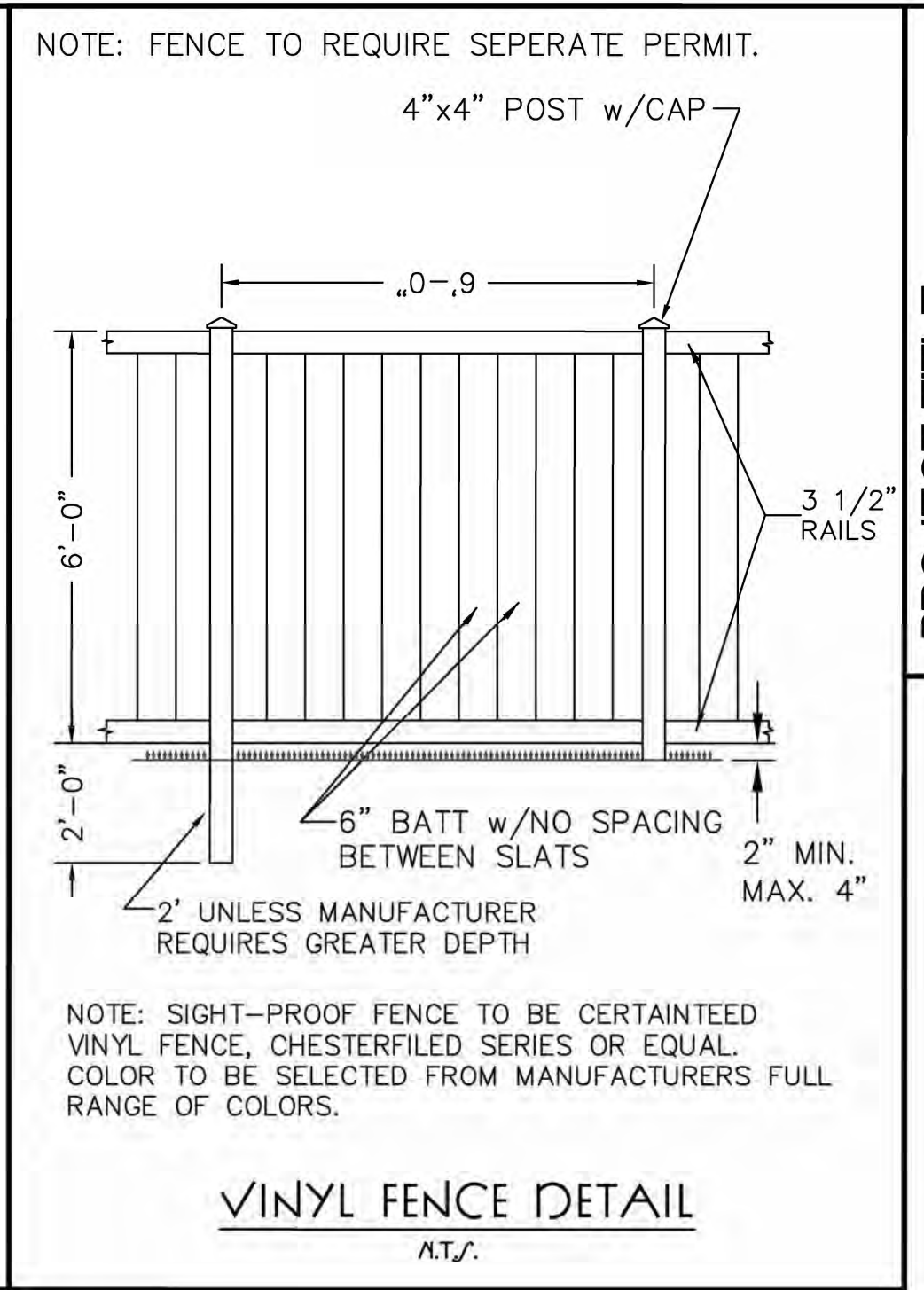
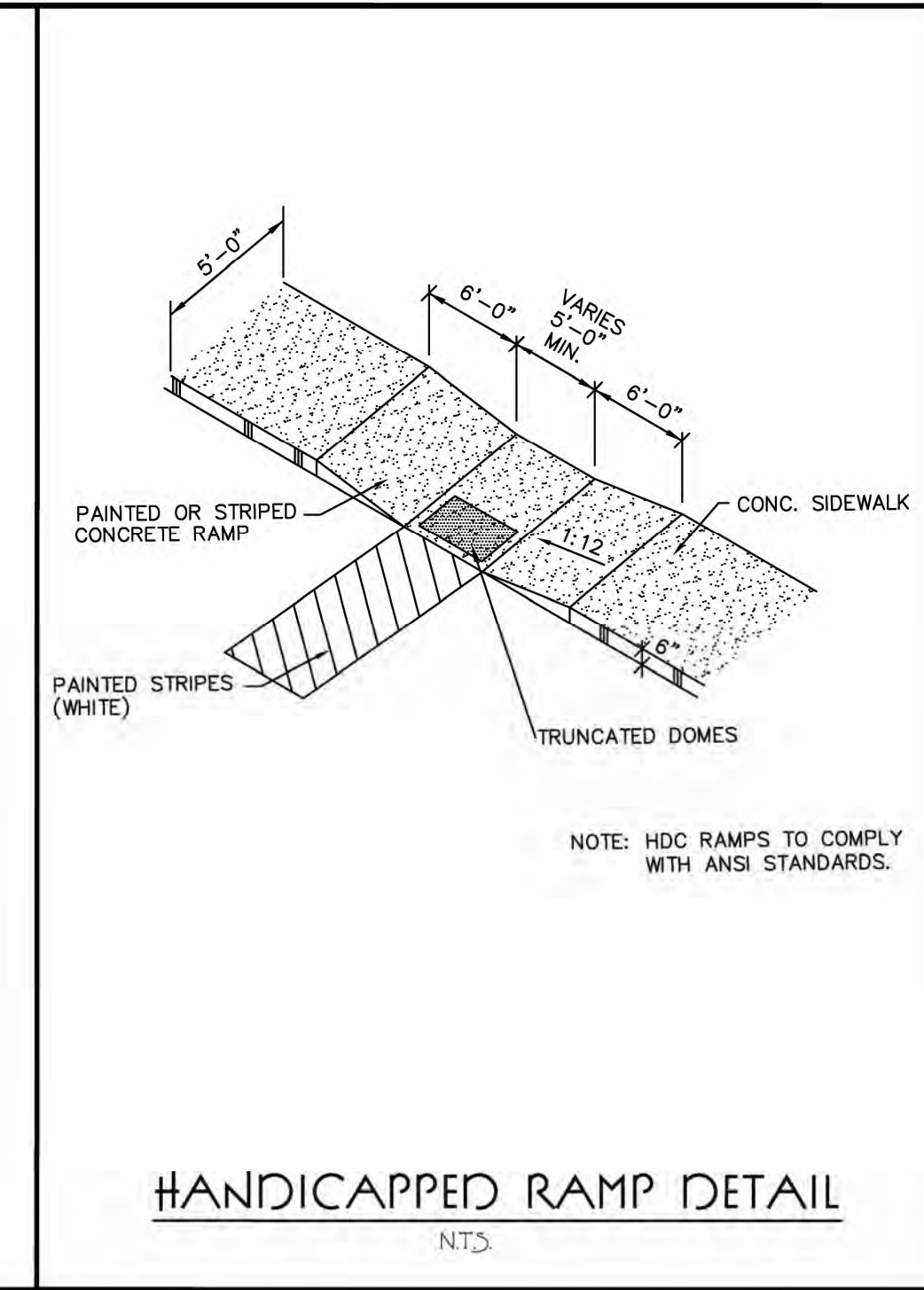
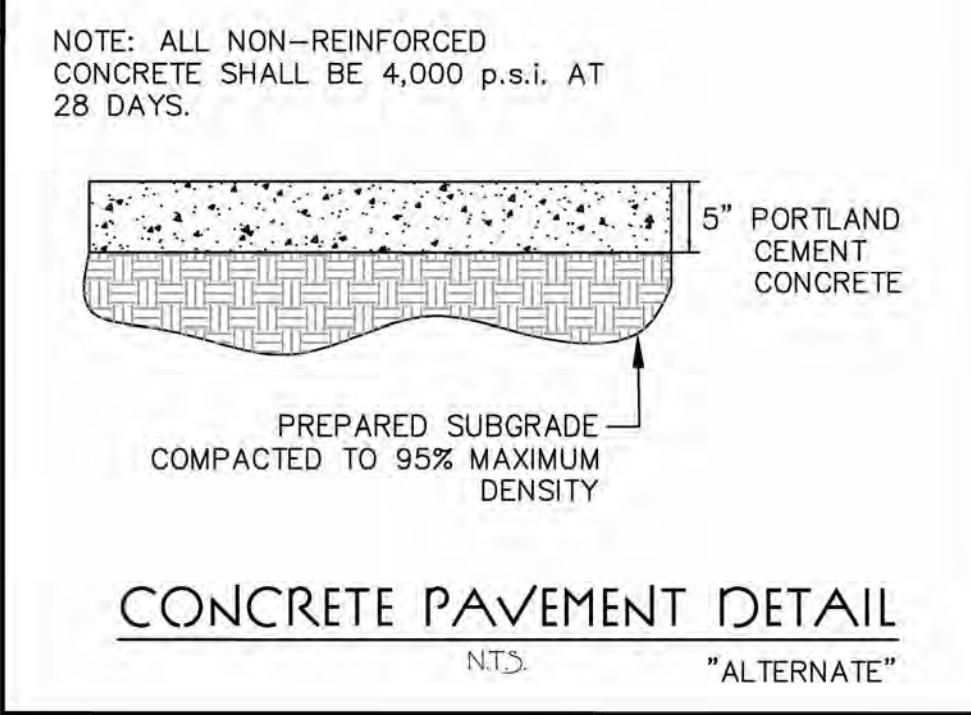
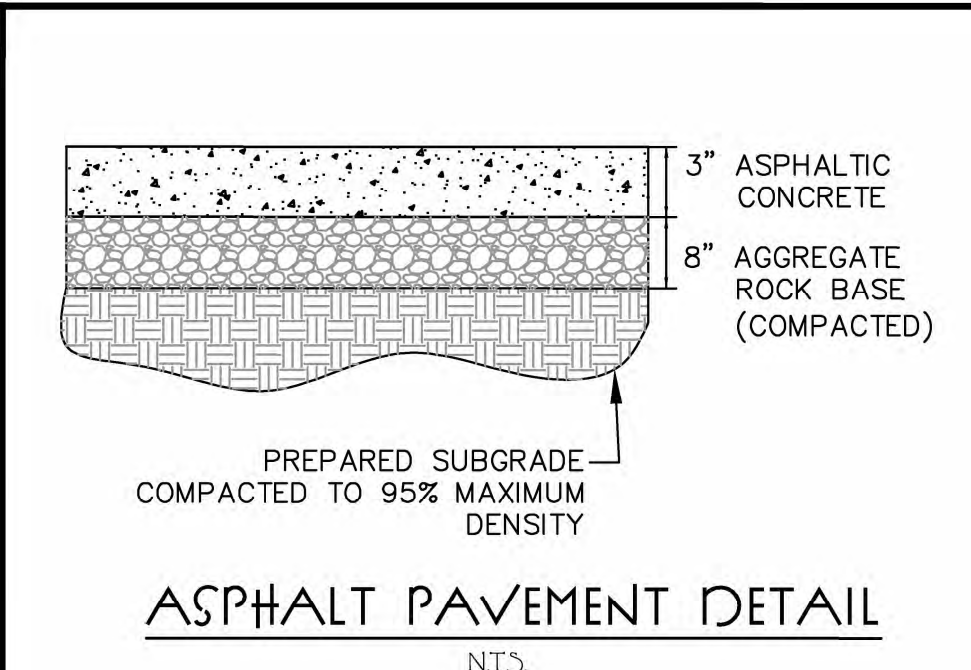
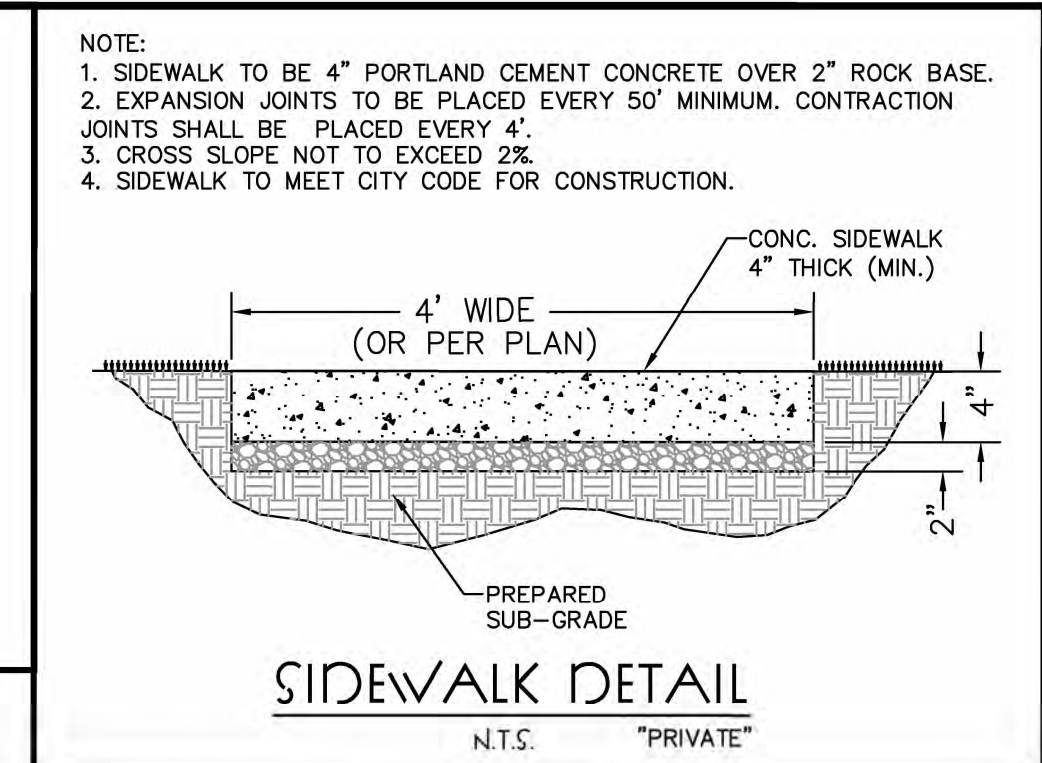
1 Tree / 3000 s.f. landscape
 open space:
 720 s.f. / 3000 s.f. = 0.24 trees req'd.
 3 trees provided

JTL	IVORY SILK JAPANESE TREE LILAC SYRINGA RETICULATA "IVORY SILK" 2" CAL	3 EA.
RB	REDBUD CERCIS CANADENSIS 6' TALL	2 EA.
NS	NORWAY SPRUCE PICEA ABLES 6' TALL	1 EA.
PG	PAMPUS GRASS COLTADERIA SELLOANA PLUG 18" O.C.	18 EA.
FJ	DAUB'S FROSTED JUNIPER JUNIPERUS x PFITZERIANA "DAUB'S FROSTED"	5 GAL. 8 EA.
DL	HAPPY RETURNS DAYLILY HEMEROCALLIS HYBRID "HAPPY RETURNS"	1 GAL. 6 EA.

GREENPACE CALC'S

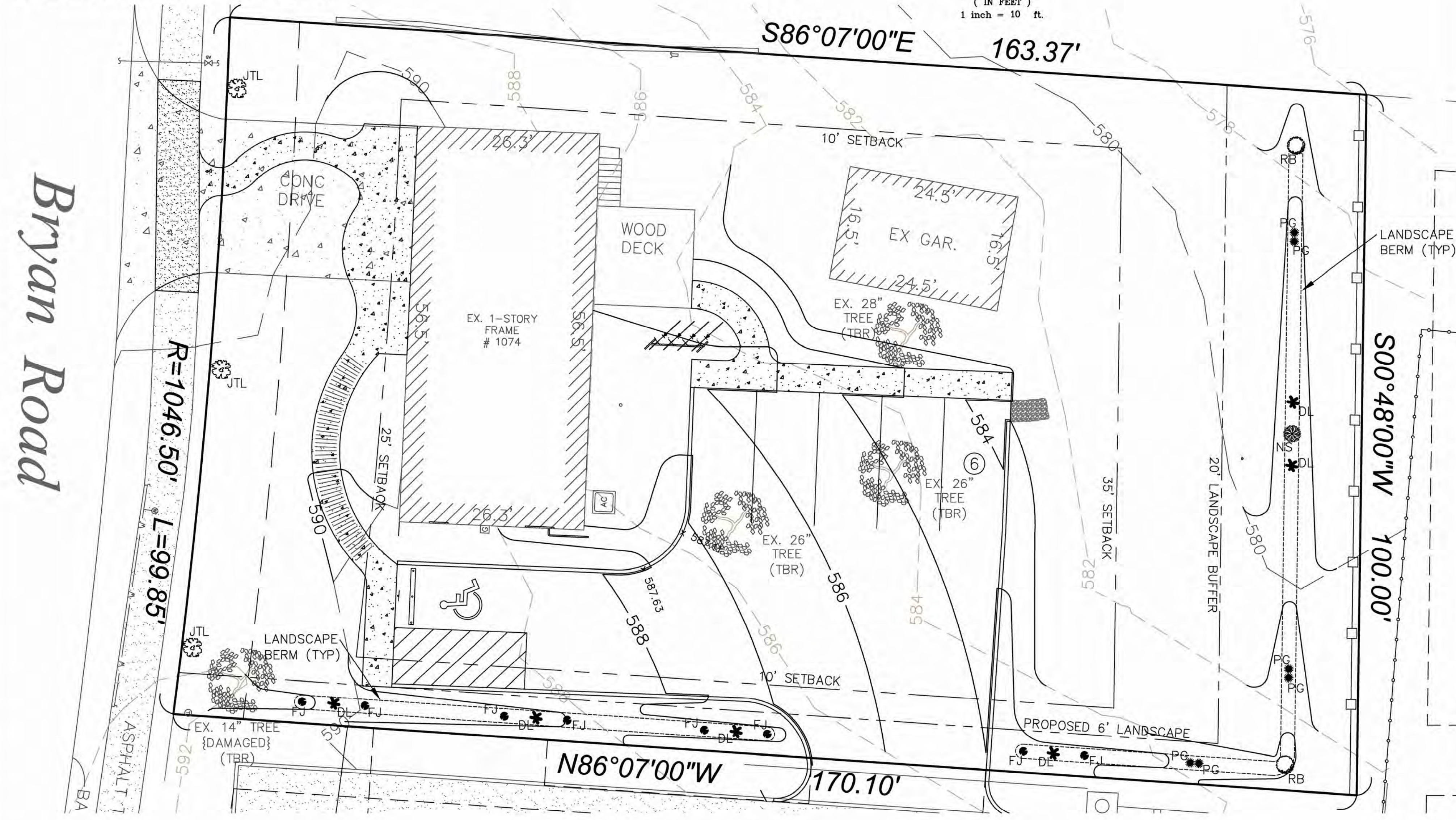
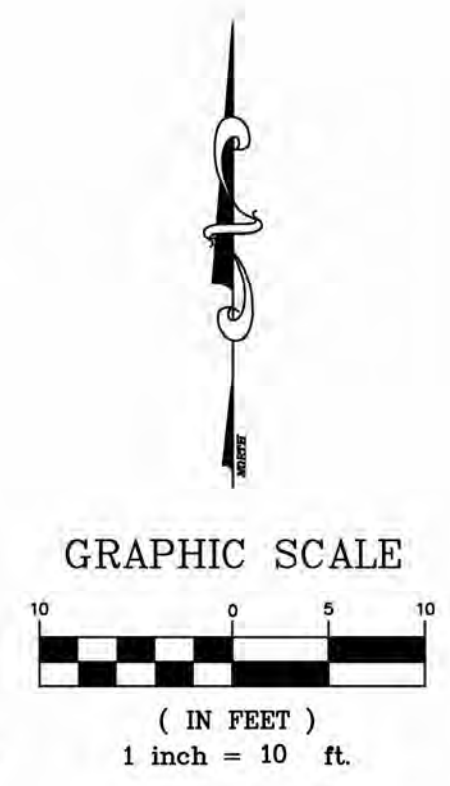
LANDSCAPE CALC'S

LANDSCAPE LEGEND



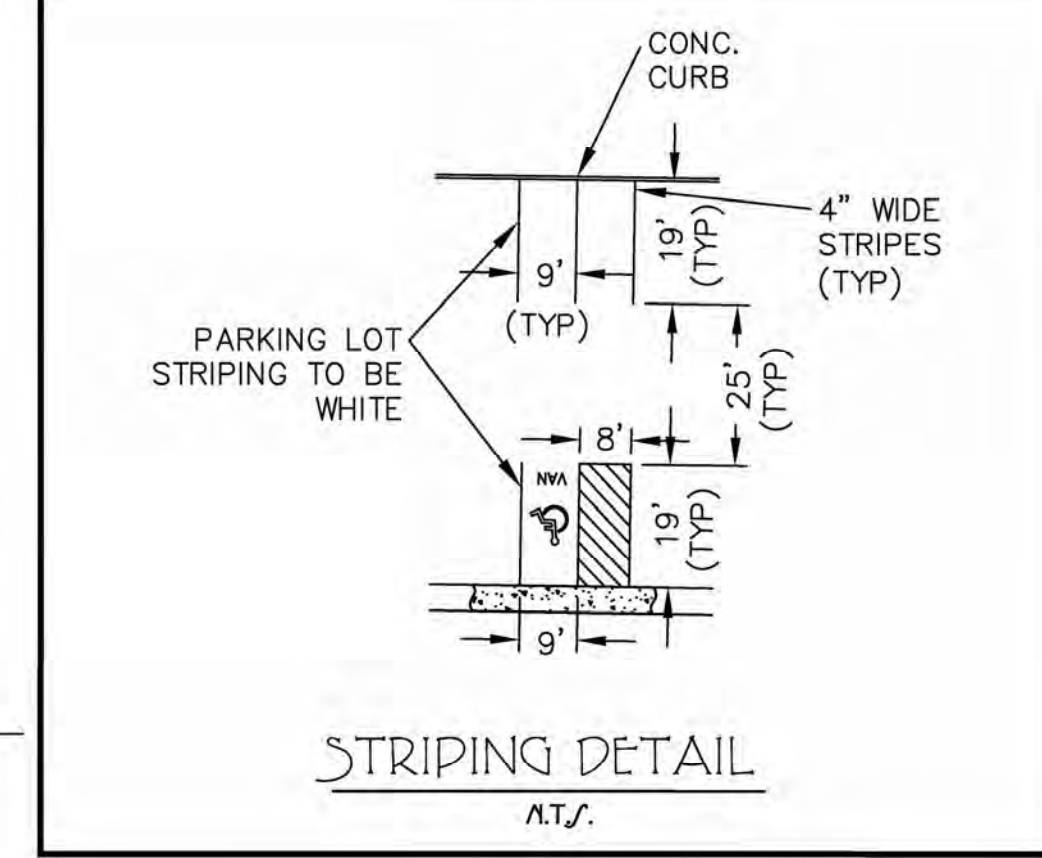
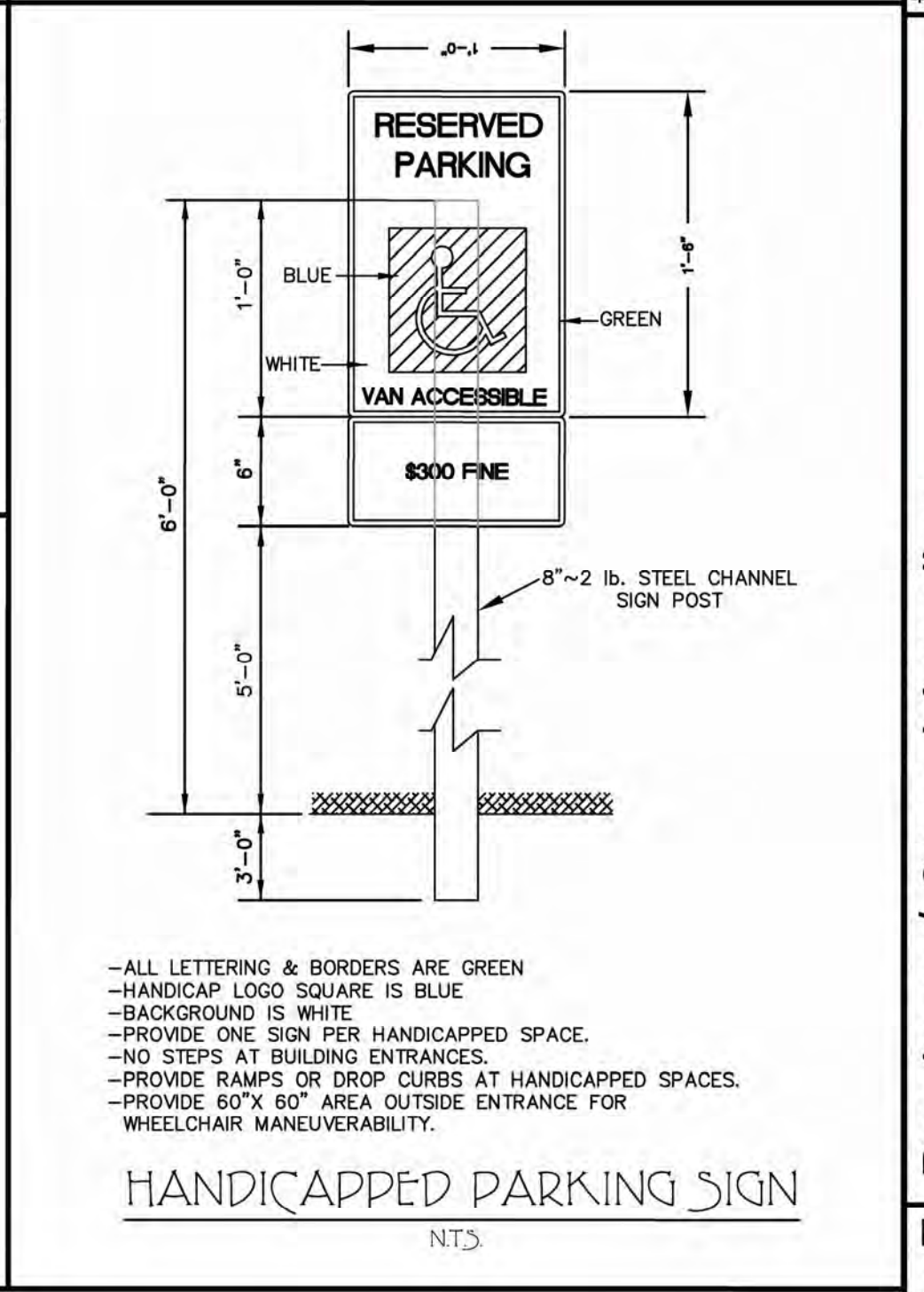
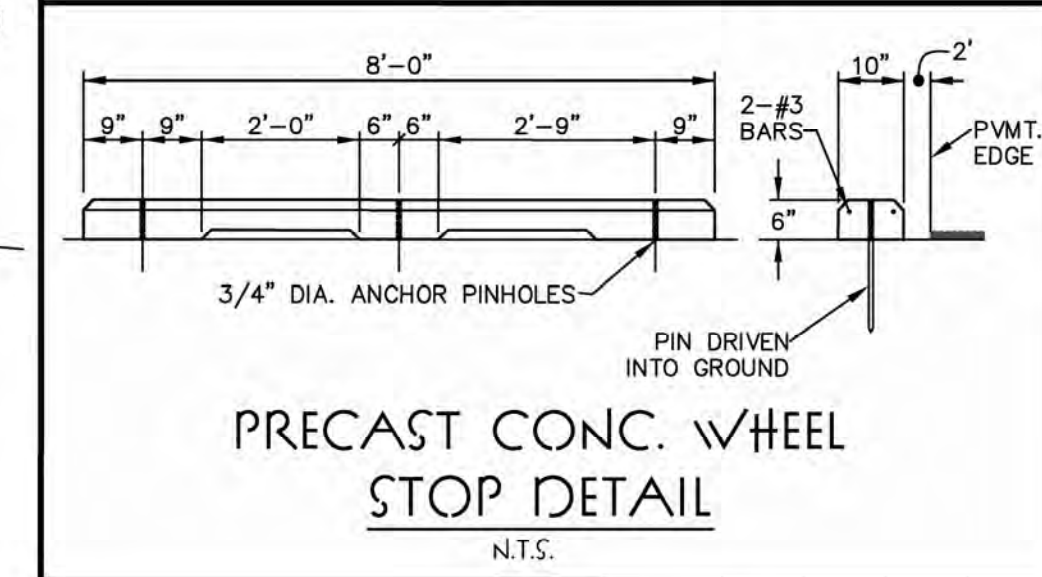
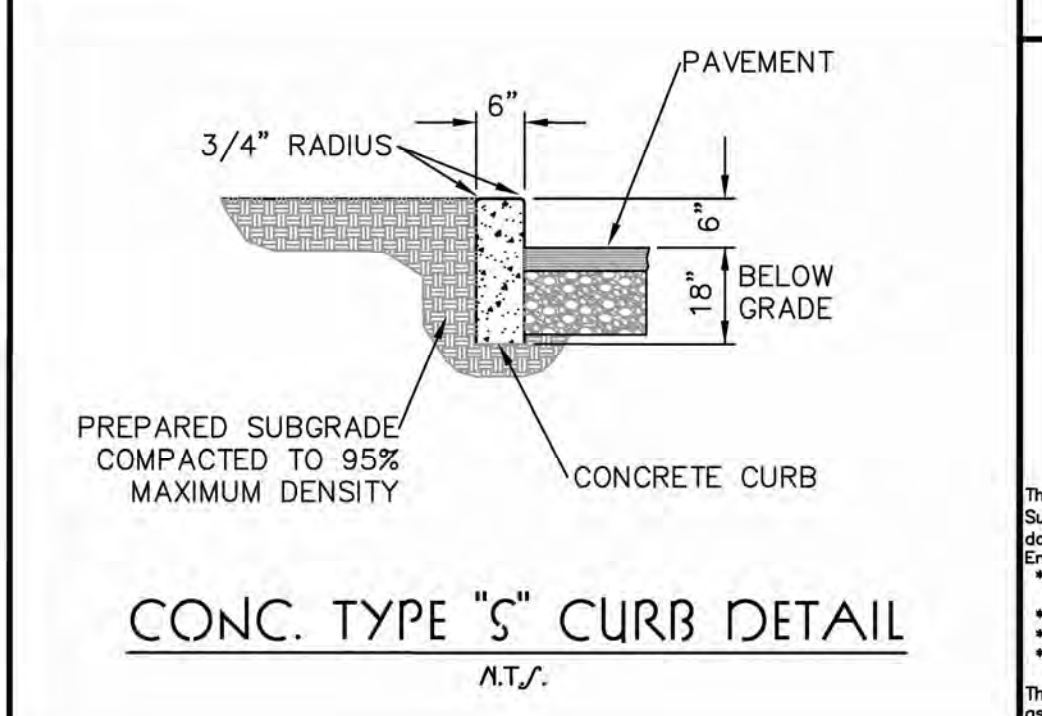
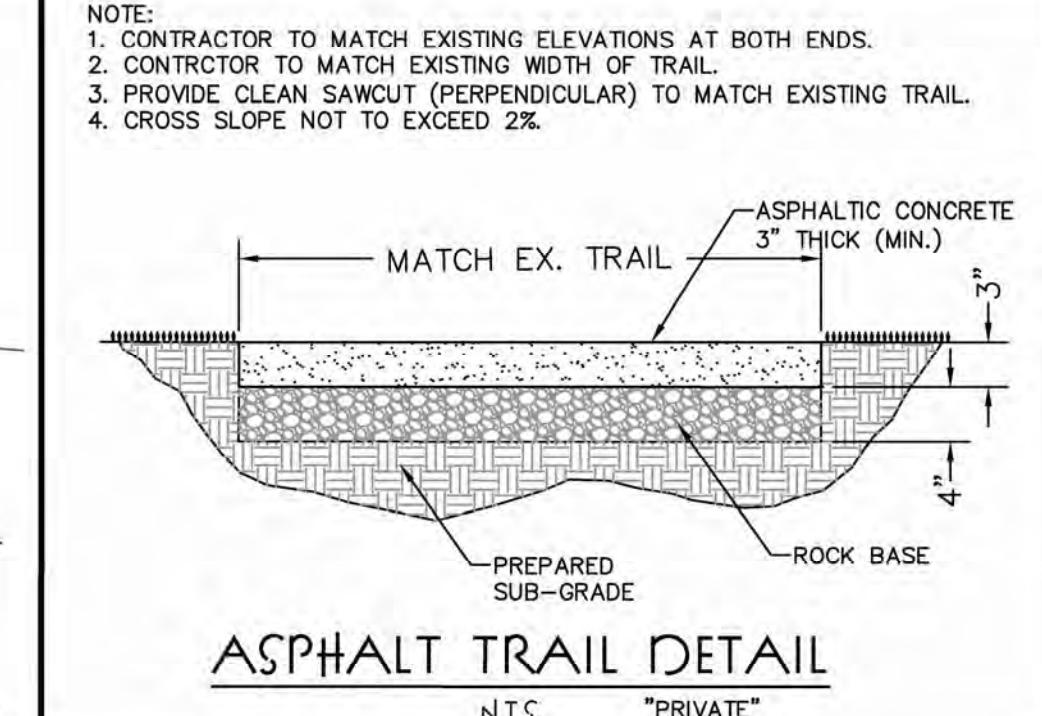
GENERAL LANDSCAPE NOTES

- ALL NATURAL OR EXISTING VEGETATION SHALL BE MAINTAINED WHERE IT DOES NOT INTERFERE WITH NEW CONSTRUCTION. ALL EFFORTS SHALL BE MADE TO PROTECT EXISTING STRUCTURES AND/OR VEGETATION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH THE OTHER SITE CONTRACTORS SO AS TO NOT INTERFERE WITH CONCURRENT SITE IMPROVEMENTS.
- ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES MUST BE LOCATED PRIOR TO CONSTRUCTION AND SHOULD BE CONSIDERED APPROXIMATE ONLY. CONTRACTOR TO NOTIFY DIG-RITE PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION.
- PLANT MATERIALS ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO THE GRADE AS WAS GROWN IN NURSERY CONDITIONS. ALL PLANTING BEDS SHALL BE CULTIVATED TO 6" DEEP AND GRADED SMOOTH PRIOR TO THE PLACEMENT OF PLANS. PLANT GROUNDCOVER TO WITHIN 12" OF TRUNK OF TREES OR SHRUBS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR: VERIFYING ALL EXISTING AND PROPOSED CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO THE START OF WORK. REPORT ALL DISCREPANCIES FOUND TO THE OWNER AND/OR ENGINEER. STAKE THE LOCATION OF ALL PROPOSED PLANTINGS AND OBTAIN THE OWNERS APPROVAL PRIOR TO INSTALLATION.
- ITEMS SHOWN ON PLAN TAKE PRECEDENCE OVER MATERIAL LIST.
- PROVIDE SINGLE STEM TREES UNLESS OTHERWISE REQUESTED BY THE OWNER.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1, "AMERICAN STANDARDS FOR NURSERY STOCK".
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION OF THE PLANT MATERIAL. PLANTS NOT CONFORMING TO THE PLANT LIST WILL NOT BE ACCEPTED AND SHALL BE REPLACED AT THE CONTRACTORS 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 THE COMMENCEMENT OF WORK.
- ALL PLANT MATERIAL TO BE TRANSPLANTED SHALL BE DONE SO IN ACCORDANCE WITH GUIDELINES SET BY THE AMERICAN ASSOCIATION OF NURSERYMEN.



Bryan Road

LANDSCAPE PLAN



PROJECT TITLE
 1074 Bryan Road

MUSLER ENGINEERING COMPANY
 CIVIL ENGINEERING - PLANNING - LAND SURVEYING
 32 PORTREST COURT • SAINT CHARLES, MISSOURI 63081-6805
 PHONE: 636-916-9444 • FAX: 636-916-9444
 CERTIFICATE OF AUTHORITY: ENGINEERING: 8-1590-D, LAND SURVEYING: 15-384-D

PROFESSIONAL SEAL
 RICHARD SCOTT MUSLER
 MISSOURI PROFESSIONAL ENGINEER
 NUMBER PE 1833

The Professional Engineer's and/or Professional Land Surveyor's responsibility is limited to plans and other documents displaying his/her signature and seal. Engineer and Surveyor hereby disclaim responsibility for:

- Unauthorized use of plans and other documents prior to receipt of all review agency approvals
- All previously issued versions of this sheet
- This sheet whenever a revised sheet is issued

 This applies to all plans and other documents associated with this project, whether this statement appears on them or not.

Elite Realty
 Rebecca Moran
 1074 Bryan Road
 O'Fallon, MO 63366
 636-465-3222
 Rebecca.Moran@RebeccaMoran.com

Developer / Owner Information
 Elite Realty
 1074 Bryan Road
 O'Fallon, MO 63366
 636-465-3222
 Rebecca.Moran@RebeccaMoran.com

City of O'Fallon Cover Sheet

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 Page No. 4