

- STREET TREES:**
1. Street trees shall be planted no closer than three (3) feet to any curb.
 2. Street trees shall not be placed within twenty-five (25) feet of any street light.
 3. Street trees shall not be planted within ten (10) feet of street inlets or manholes.
 4. At street intersections, no tree shall be placed within the site triangle.
 5. All trees must be an acceptable species.
 6. After normal warranty periods, trees shall be maintained in a good condition by the corresponding homeowners association as part of the covenants and restrictions of the subdivision. Said restrictions shall include language approved by the City to allow the City to remove trees should public safety be threatened.
 7. Street trees must be planted within one (1) year of issuance of the final occupancy permit.

- PARKING LOT PLANTING**
1. Not less than six (6%) of the interior of a parking lot shall be landscaped.
 2. The landscaping and plantings shall be reasonably dispersed throughout the parking lots.
 3. The interior dimensions of any planting area or planting median shall be sufficient to protect the landscaping materials planted therein and ensure proper growth. Any protected planting strip where trees are to be planted shall be a minimum of seven (7') feet from back of curb to back of curb.
 4. The primary landscaping materials used in parking lots shall be trees which provide shade or are capable of providing shade at maturity.
 5. No landscaping, tree, shrub, fence, wall or similar item shall be placed in zones of ingress or egress at street corners, or in the intersection of a public right of way that will create an obstruction in visibility, or is a traffic hazard.

APPROVED MEDIUM AND SMALL TREES:

Green Ash
 Red Mulberry
 Amber Maple
 Parasitmon
 Eastern Redbud
 Wild Plum
 River Birch
 Flowering Dogwood
 Purple Leaf Plum

6. Area of Landscaping Parking Lot:
 626 Parking spots * 270 SqFt/Spot = 168,750 SqFt. of Parking Spaces
 0.06 * 168,750 SqFt = 10,125 SqFt of Landscaping Required.
 Parking Lot Landscaping provided = 18,255 SqFt.
7. Bufferyard requirements
 East property line
 A total of five (5) plant units per one hundred (100') feet shall be provided within a minimum fifty (50) foot wide buffer area.
 894.6' * 5/100 = 44.73 --> 45 plant units required.
 45 plant units * 30 = 1350 points required.
 Existing trees shall be maintained as shown. Additional trees will be planted at a point value of 10 points to fill any voids in the existing buffer.
 North Property Line
 1,048.83' * 5/100 = 52.44 --> 52 plant units required
 52 plant units * 30 = 1560 points required
 202 hybrids * 10 points each = 2020 points shown.

LANDSCAPE PLAN			
SYMBOL	TYPE	SIZE	NUMBER
	STREET TREE	2 1/2"	36
	FAST GROWING HYBRID TREE	-	202
	PARKING LOT TREES	2 1/2"	68
	BUFFER YARD TREES	2 1/2"	20

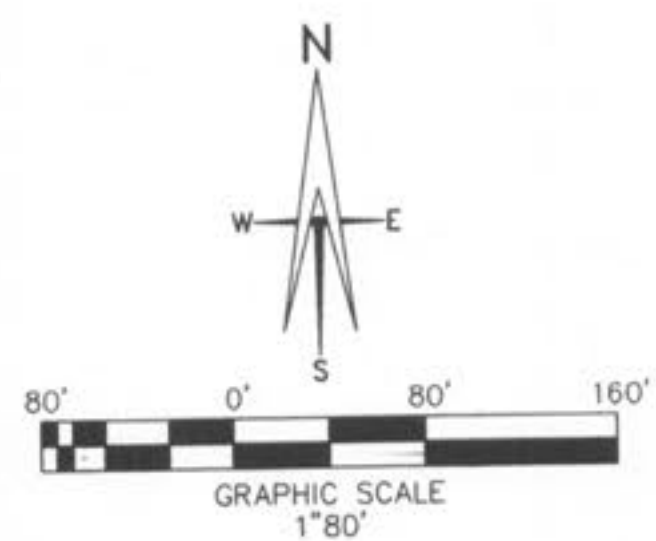
ALL TREES TO BE PLANTED WILL BE FROM LIST OF CITY APPROVED TREES
 FAST GROWING HYBRIDS ARE PER THE REQUEST OF BRAMBLETT HOLLOW.

SITE COVERAGE:

TOTAL LOT AREA 13.08 ACRES
 BUILDINGS: 2.566 AC - 19.62%
 PARKING 4.910 AC - 37.54%

Tree Preservation:

Extensive grading requirements make twenty-five (25%) percent tree retention impossible.
 Trees cover 18.61 Acres of the site
 3.34 Acres of wooded area to remain.
 Trees to be replaced at a rate of 15.27 Ac. * 15 trees per ac. = 229 trees.



THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE OR NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 519, RSMO.

O'FALLON P+Z NO. 3805.05
 APPROVED AUGUST 16, 2007
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REVISED PER CITY COMMENTS
 02/18/08

BELLEAU CROSSING LANDSCAPING PLAN

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