

- 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
- Persimmon
- Eastern Redbud
- Wild Plum
- River Birch
- Flowering Dogwood
- Purple Leaf Plum

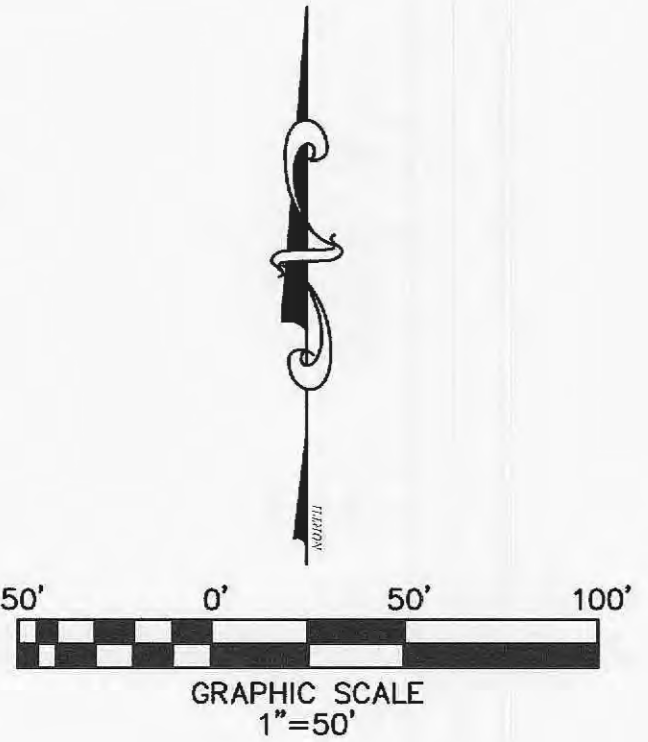
- 6. Interior Landscaping Calculations:**
 516 parking spaces * 270 SqFt/Space = 139,320 SqFt.
 0.06 * 139,320 SqFt = 8,360 SqFt of interior landscaping required.
 Interior Landscaping provided = 16,000 SqFt.
- 7. Bufferyard requirements**
 North Property Line
 595.33' * 5/100 = 30 plant units required
 30 plant units * 30 = 900 points required
 122 hybrids * 10 points each = 1220 points shown.

LANDSCAPE PLAN			
SYMBOL	TYPE	SIZE	NUMBER
	PINE TREES	6'	62
	FAST GROWING HYBRID TREE	-	122
	PARKING LOT TREES	2 1/2"	52

ALL TREES TO BE PLANTED WILL BE FROM LIST OF CITY APPROVED TREES.
 FAST GROWING HYBRIDS ARE PER THE REQUEST OF BRAMBLETT HOLLOW.
 THE HYBRID TREES ARE PROPOSED AS 2" CALIPER (AT TIME OF INSTALL) AUTUMN BLAZE MAPLE - ACER X FREEMANII 'JEFFERSRED' WITH A MATURE HEIGHT OF 50 FEET.

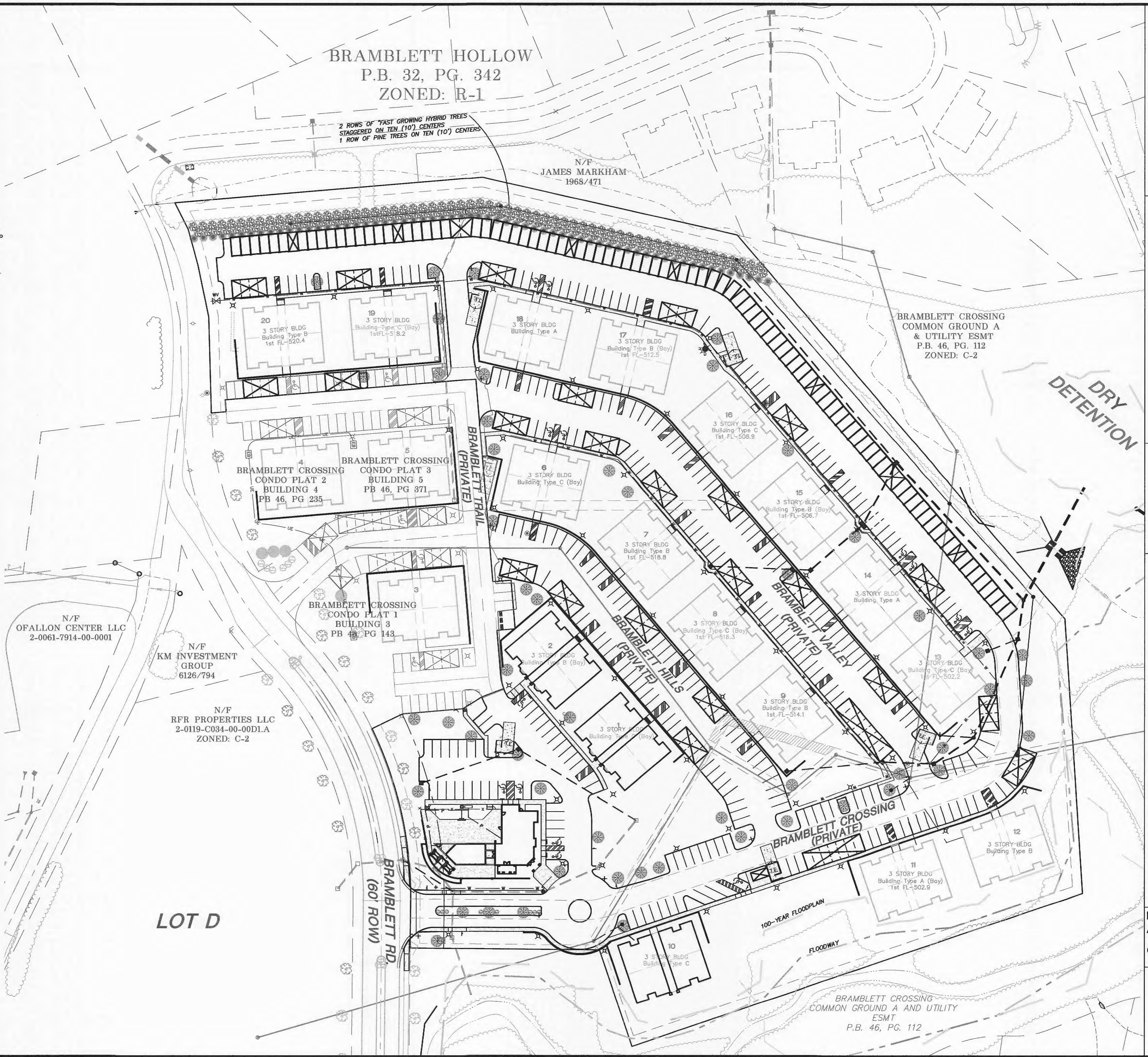
Tree Preservation Calculations:
 Trees covered approximately 18.61 acres of the site
 Prior extensive grading requirements made 25% tree retention impossible.
 3.34 Acres of wooded area has remained
 18.61 acres - 3.34 acres = 15.27 acres trees removed
 15.27 acres x 15 trees / acre = 229 replacement trees required

Bramblett Road and Buildings 3, 4 & 5	35 Trees
Parking Lot Trees	52 Trees
Hybrid Trees	122 Trees
Pine Trees	62 Trees
Total replacement trees provided	271 Trees



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UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.



PROJECT TITLE
 BRAMBLETT HILLS APARTMENTS

THD DESIGN GROUP, INC.
 "your solution for engineering and surveying"
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STATE OF MISSOURI
 TODD DWYER
 E-200030008
 PROFESSIONAL ENGINEER

Developer / Owner Information:
 Michael Towerman
 Tristar Properties
 13397 Lakefront Drive
 Earth City, MO 63045

Landscape Plan

P+Z No: 3805.05.02
Approval Date: 02/05/2015
City No.
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