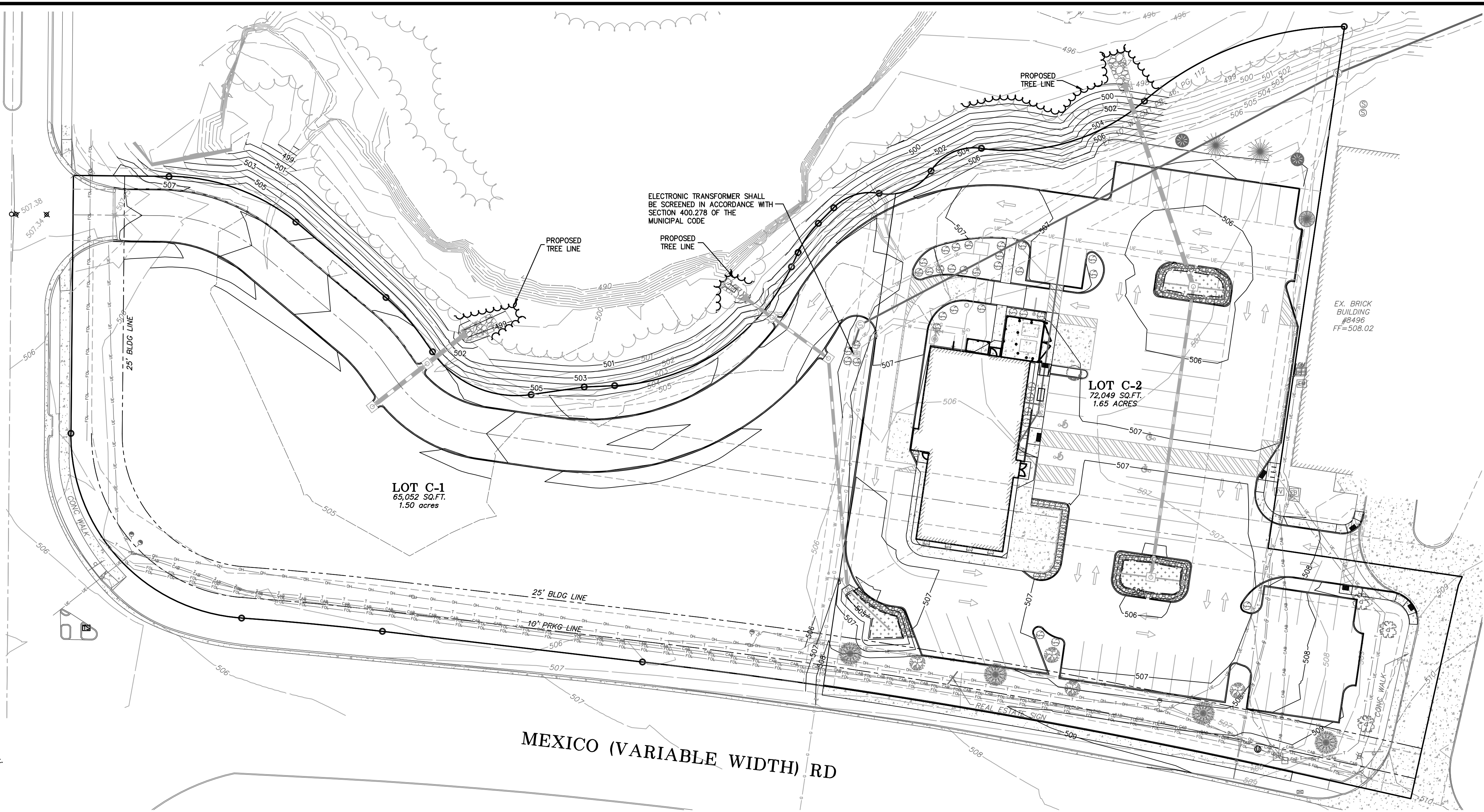


BRAMBLETT (60'W) RD



Landscape Notes:

- Lot C-2 - "C-2" General Business District
 - Street Frontage: 1 tree for every 40 feet of frontage (292 l.f. / 40 = 8 trees required)
 - Landscaped open space: 1 tree for every 3,000 sq.ft. of landscaped open space (1,714 sq.ft. open space / 3,000 sq.ft. = 0.57, 1 tree required for landscaped open space)
 - Interior Parking Landscape: Not less than 6% of the interior parking lot shall be landscaped. Interior parking calculation shall be calculated by (# of spaces x 270 sq.ft.). Planting which is required along the perimeter of a parking lot shall not be considered as part of the interior landscaping requirement. (73 spaces x 270 sq.ft. = 19,710 sq.ft. 19,710 x 6% = 1,183 sq.ft. required interior landscape)
 - Required Interior Landscape: 1,183.00 sq.ft.
 - Provided Interior Landscape: 1,714.00 sq.ft.
- The landscaping and planting areas shall be reasonably dispersed throughout the parking lots
- The interior dimensions of any planting area or planting median shall be sufficient to protect the landscaping materials planted therein and to insure proper growth. Any protected planting strip where trees are to be planted shall be a minimum of 7 feet wide back of curb to back of curb and shall be protected from vehicle overhang.
- The primary landscaping materials used in parking lots shall be trees which provide shade or are capable of providing shade at maturity. Shrubbery, hedges and other planting materials may be used to complement the tree landscaping. Effective use of earth berms and existing topography is also encouraged as a component of the landscaping plan.
- In those instances where plant material exists on parking lots site prior to its development, such landscape material may be used if approved as meeting the requirements in note 4 listed above.
- 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 to visibility or is a traffic hazard.
- Trees shall not be placed within 25 feet of any street light or within 15 feet of the back of curb unless otherwise provided in Section 402 of the City of O'Fallon Code of Ordinances.
- Trees shall not be placed within 25 feet of traffic control or street signs or within 15 feet of the back of curb unless otherwise provided by Section 402 of the City of O'Fallon Code of Ordinances
- Trees shall not be planted within 10 feet of street stormwater inlets or manholes.
- All new trees within the City right-of-way must be an acceptable species as outlined in the Section 402.250 of the City of O'Fallon Code of Ordinances. All other trees to be installed are recommended, not required, to follow the recommended species list as outlined in Section 402.250.
- Trees may not be planted closer to the centerline of an overhead power line as listed below:

Maximum Mature Tree Height (Feet)	Minimum Distance From Centerline (Feet)
<15	No minimum
15-24	15
25-45	35
>45	45

To reduce potential damage to sidewalks the City recommends the following setback:

Maximum Mature Tree Height (Feet)	Minimum Distance From Sidewalk (Feet)
<15	5
15-25	10
26-45	15
45	20

- Tree standards in common ground or on private property:
 - Recommended (not required) tree species are outlined in Section 402.250 of the City of O'Fallon Code of Ordinances.
 - It is not recommended to have a tree located within an easement since it could be removed in the future with no replacement costs provided.
 - Tree location standards as provided in Section 402.250 of the City of O'Fallon Code of Ordinances.

Landscape Notes (Continued):

- Only desirable, long-lived trees of good appearance shall be planted on public sites. All trees shall have reasonably straight trunks with well developed leaders and tops. All plant material should be free from insects, diseases, wounds, and cankers. Trees planted shall be adaptable to USDA Zone 5 climate conditions. There must be a well developed root system and root ball must be moist. Root balls must be protected from freezing.
- Trees must be picked up by their trunk. The soil ball should be supported when moving the tree. Trees should be protected during transport and kept cool and moist at all times.
- All trees must adhere to the Standards for Nursery Stock.
- The City has the ability to reject and and all Nursery Stock.
- Missouri law requires that a locate request be placed before beginning any excavation. Place a locate request by calling 1-800-DIG-RITE (800-344-7483). The utilities should respond to your request and mark the approximate location of their facilities within 3 working days. You can then proceed with your excavation avoiding damages.
- Optimal time for planting trees is the fall or early spring, when the tree is dormant. Planting trees at other times is discouraged due to increased stress on the tree. If you have any question on planting times contact the O'Fallon Parks and Recreation Department.
- The hole should be dug with the width 3 times the spread of the root ball and no deeper than the root ball. Holes should have slanted sides and be roughed with a shovel.
- Trees will be planted no deeper than the original root flare. Do not confuse a graft union for the root flare. In clay soils trees can be planted slightly high. Excavation and soil replacement shall be necessary where there is overlay compacted subsoil and excessive amounts of gravel.
- Remove tree from pot or cut away twine or rope from stem wand wire basket below grade level. When possible, roll back burlap from top and cut off the top 1/3 of the wire basket. Always removed plastic twine and artificial burlap.
- Straighten tree and completely backfill hole with existing soil. Avoid using excessive amounts of organic matter.
- Apply water to settle the soil and eliminate any voids. At this time a solution of root stimulator (not fertilizer) can be watered in.
- Chop up any dirt clods: add soil if needed.
- Place 2 to 4 inch layer of mulch around the tree in a minimum 3 foot radius. Make sure that the mulch is not mounded against the base of the tree trunk.
- See section 400.278 of the City of O'Fallon code for screening of outdoor equipment. All outdoor equipment shall be screened with a hedge of closely spaced shrubs with dense foliage in all seasons that effectively blocks view. Among the species that include varieties that would provide the necessary conformation are: American Holly, Chinese Juniper, Rocky Mountain Juniper & Easter.

Tree Preservation Notes:

- During development, there shall be erected and maintained, where appropriate, suitable protective barriers around all trees and the drip line so as to prevent damage thereto.
- Tree Preservation Calculations:

During Development a minimum of 20% of the existing trees or 15 trees per acre of the entire development (whichever is greater) shall be retained.

Lot	Existing Tree Canopy	Canopy Removed	Trees Preserved
Lot C-1:	0 sq.ft. existing tree canopy	0 sq.ft. of canopy removed	100% trees preserved
Lot C-2:	3 existing trees	0 trees removed	100% trees preserved

Landscape Contractor Notes:

- Contractor to bid all plantable areas for site irrigation.
- Substitutions are allowed provided the landscape contractor provides the City with a detailed Landscape Plan, including tree species and mature height, prior to landscape installation.
- The proposed street trees to be approved in the right-of-way will be required to be of an acceptable species as out lined in Section 402.250 of the City Code.

LANDSCAPE LEGEND					
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HT	QTY
	NORWAY SPRUCE	PICEA ABIES	6"	45+	2
	EUROPEAN HORNBEAM	CARPINUS BETULUS	2"	35'	4
	RED MAPLE	ACER RUBRUM	2"	40'-60'	4
	SERVICEBERRY	AMELANCHIER SPECIES	2"	15'	1
	EASTERN REDBUD	CERCIS CANADENSIS	2"	15'	1
	WHITE OAK	QUERCUS ALBA	24"	45+	2
	BUSH / SHRUB	VARIES	24"	2'-5'	62

*Substitutions are allowed provided the landscape contractor provides the City with a detailed Landscape Plan, including tree species and mature height, prior to landscape installation.

PROJECT TITLE:
CULVERS OF O'FALLON-
BRAMBLETT CROSSING

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Owner Info: Hoerman Family, LP
Developer/Owner Under Contract: KK+G, LLC.
Contact: Allen Walz
1920 Jefferson Street
Jefferson City, MO 65109
Landscaping Plan

P+Z No: 3805.08.02
Approval Date:
01/07/2016
City No.

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