Project # 410599

BUFFER PLANTING TO BE INSTALLED AS PART OF PH. I REQUIRED PER CITY OF O'FALLON.

EXISTING TREE MASS
NO VOIDS IN TREE BUFFER
SITE VISIT ON 09-26-06

PH. II AREA TO BE SEEDED UNTIL TIME OF CONSTRUCTION.

PHASE I PARKING

PHASE I
PROPOSED PHASE I
2-STORY BUILDING "A"
30,060 s.f. ±
F.F.=509.00

PHASE I PARKING

PROPOSED LOT 1
84,701 sq. ft.
1.94 Ac.±±

PR. UNDERGROUND DETENTION EXPANSION

MISSOURI STATE HWY. K

FUTURE 20' BUFFER PLANTING (By Others)

FUTURE FENCE (By Others)

6' FENCE PH. II

PR. PHASE II RIGHT PROOF FENCE

PR. 8'w MULTIPURPOSE TRAIL

PR. NEW CURB, TYP.

PR. 10'w UTILITY EASEMENT

25' FRONT YARD SETBACK

25' SIDE YARD SETBACK

50' BUFFER YARD

TO REMAIN UNDISTURBED

PROPOSED LIGHT STANDARD (TYP.)

PLANT MATERIAL LIST			
QTY.	SYMB.	COMMON NAME	SIZE
20	W	WHITE PINE	6'
44	ST	STREET TREE (Oak, Maple) By Others	2.5"
11	S	SHADE TREE (Birch, Oak)	2"
8	HL	HONEYLOCUST	2"
6	RS	RED SUNSET MAPLE	2"
4	rb	REDBUD	2"
30	GO	GREY OWL JUNIPER	5 GAL
36	MAJ	MINI ARCADIA JUNIPER	5 GAL
30	VIB	VIBURNUM	18-24"
31	HGI	HENRYS' GARNET ITEA	5 GAL
36	SP	MAGIC CARPET SPIREA	5 GAL
48		BARK MULCH	CY
2,150		SEEDED LAWN (PH. I AS MARKED)	SY
10,025		SEEDED LAWN (PH. II AS MARKED)	SY

NOTE: SEEDED LAWN APPROXIMATE, TO BE REMEASURED ONCE CONSTRUCTION IS COMPLETED.
STREET TREES & FUTURE 20' BUFFER BY OTHERS.

NOTES:

STREET TREES:
1 TREE FOR EVERY 40 LIN FT OF STREET FRONTAGE
9-2 LIN FT @ MISSOURI STATE HWY. K
1,944 LIN FT @ MARKET CENTER BLVD.
1,706 LIN FT STREET FRONTAGE (PUBLIC & PRIVATE)
1,706 LIN FT / 40 = 45 TREES REQUIRED
= 44 TREES PROVIDED

INTERIOR PARKING:
308 PARKING SPACES x 1,275= 392,620 SQ. FT.
6% OF 392,620 = 4,867 SQ. FT. REQUIRED LANDSCAPING
SHRUB PLANTING= 5,364 SQ. FT. PROVIDED

OPEN SPACE:
1 TREE FOR EVERY 5,000 SQ. FT.
229,185 SQ. FT. PROPOSED SITE = 9.26 ACRES
194,756 SQ. FT. PROPOSED BLDGS., PARKING & UNDISTURBED AREA
34,596 SQ. FT. REMAINING OPEN SPACE
34,596 SQ. FT. / 5,000 SQ. FT. = 6.9 TREES REQUIRED
= 20 TREES PROVIDED

20' BUFFERYARD:
FOR EVERY 100 LIN FT OF FRONTAGE WHERE BUFFERYARD IS REQUIRED
2 PLANT UNITS AND A SUFFICIENT 6' FENCE SHALL BE PROVIDED
480 LIN FT / 100 x 2= 9.6 PLANT UNITS REQUIRED (290 Pts.)
= 9.6+ PLANT UNITS PROVIDED (290 Pts.)

50' BUFFERYARD:
AREAS WITHIN THE 50' BUFFERYARD / UNDISTURBED ZONE THAT ARE CURRENTLY VOID OF EXISTING TREES TO BE INFILLED WITH NEW LANDSCAPE MATERIAL.

LANDSCAPE PLAN
SCALE: 1" = 40'0"

NOTICE
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O'FALLON PRO. BLDGS. PH. I & II

H.B.D. CONTRACTING

895-4589

Date	12-01-04	Revised	12-27-04
			01-04-05
Scale	1" = 40'0"	Approved	04-04-05
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	04-04-06		02-05-06

A. WALDBART AND SONS Nursery
Established 1872
Landscape Designers, Landscape Contractors & Nurserymen
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PLANNING DEPARTMENT