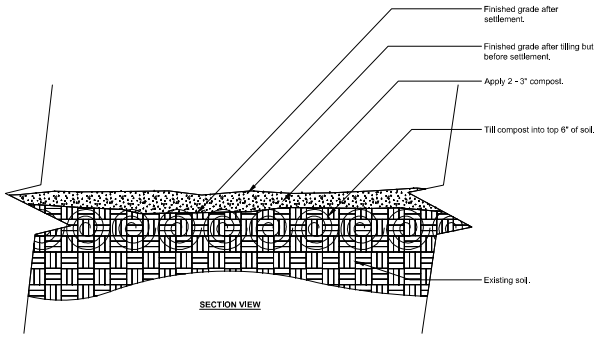

Notes:
1- See planting soil specifications for additional requirements.

MODIFIED EXISTING SOIL - COMPACTED SURFACE SOIL

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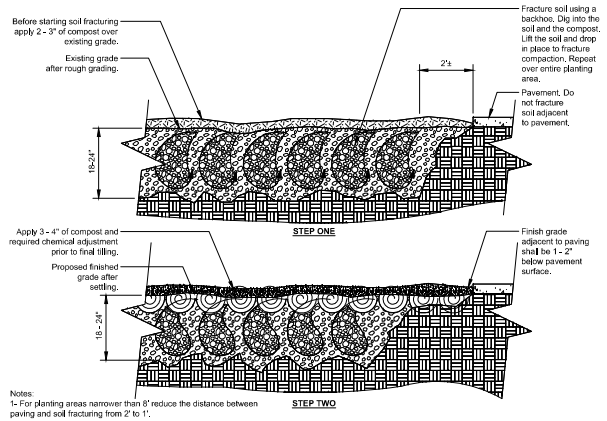

Notes:
1- For planting areas narrower than 8' reduce the distance between paving and soil fracturing from 2' to 1'.

2- See planting soil specification for additional requirements.

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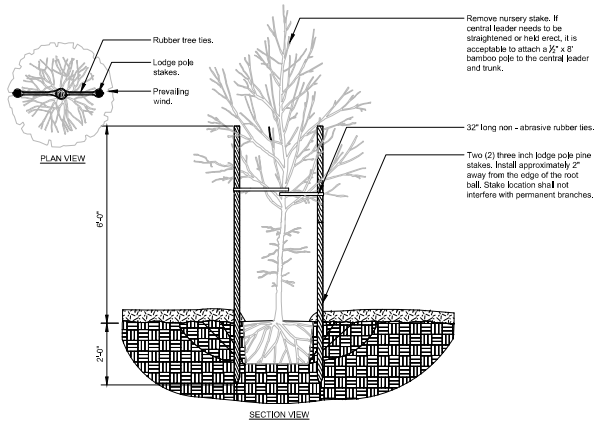
MODIFIED EXISTING SOIL - COMPACTED SUB SOIL (FRACTURING)



TREE STAKING - LODGE POLES (2)

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LANDSCAPING NOTES

1. ALL TRANSFORMERS, A/C UNITS, AND OTHER VISIBLE UTILITIES TO BE SCREENED WITH PLANT MATERIAL. (SET UP ON SITE)
2. ALL PLANTING BEDS TO BE MULCH.
3. ALL LAWN AREAS TO BE SOD AROUND & WITHIN 15 FEET OF BUILDINGS AND WALKS.
4. BUFFER ZONE TO BE SEED AND STRAW.
5. ALL AREAS TO BE IRRIGATED.

TREE NOTE

LOT 1 CONSTRUCTION	
LOT 1 EXISTING TREE MASS	0.30 ACRES
LOT 1 TREE MASS REMOVED	0.30 ACRES
REMAINDER OF SITE TREE MASS REMOVED	0.97 ACRES
TOTAL TREE REMOVAL FOR LOT 1 CONSTRUCTION	1.27 ACRES

NEW TREES PROVIDED ARE SHOWN IN THE LANDSCAPE PLAN.

WHOLE SITE	
EXISTING TREE MASS	9.59 ACRES
TREE MASS REMOVED	1.27 ACRES
TOTAL MASS PRESERVED	8.32 ACRES
20% TOTAL MASS TO BE PRESERVED	1.92 ACRES

SEE MEADOWOOD ESTATES FINAL PLAN FOR DETAILS ON THE WHOLE SITE TREE PRESERVATION PLAN.

SENIOR COMMUNITY PARKING FACILITIES (CODE 400.162.E.3.d)				
LOCATION	PARKING STALLS	REQUIRED TREES PER PARKING SPACE	REQUIRED TREES	PROVIDED TREES
LOT 1	95	2 TREES/3 SPACES	64	64

STREET FRONTAGE TREES (CODE 402.080 & 402.090)				
STREET FRONTAGE	LENGTH (FT)	REQUIRED TREE PER LENGTH	REQUIRED TREES	PROVIDED TREES
R4 ZONED PORTION ALONG TR HUGHES BLVD	154	1:50 FT	3	4
C2 ZONED PORTION ALONG TR HUGHES BLVD	190	1:40 FT	5	5
R4 ZONED PORTION ALONG MEADOLAND ESTATES LN	269	1:50 FT	5	7
C2 ZONED PORTION ALONG MEADOLAND ESTATES LN	297	1:40 FT	7	7

TREE SCHEDULE				
LARGE DECIDUOUS CANOPY TREES				
LABEL	QTY	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT (ft)
WO	0	WHITE OAK	QUERCUS ALBA	50-80
RO	3	NORTHERN RED OAK	QUERCUS RUBRA	50-75
KC	3	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS "PRAIRIE TITAN" OR "ESPRESSO"	60-80
SC	2	HAPPIDAZE SWEETGUM	LIQUIDAMBAR STYRACIFLUA "HAPDELL" (FRUITLESS)	60-80
MEDIUM DECIDUOUS CANOPY TREES				
LABEL	QTY			
HB	10	HERITAGE RIVER BIRCH	BETULA NIGRA "HERITAGE"	40-70
RM	8	RED SUNSET RED MAPLE	ACER RUBRUM "RED SUNSET"	40-50
YW	9	YELLOWWOOD	CLADRASTIS KENTUKEA	30-50
HL	10	HONEY LOCUST	GLEDITSIA TRIACANTHOS "IMPERIAL" OR "SUNBURST"	30-40
ORNAMENTAL DECIDUOUS SHADE TREES				
LABEL	QTY	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT (ft)
CP	2	PRAIRIFIRE CRABAPPLE	MALUS "PRAIRIFIRE"	15-20
RB	4	EASTERN REDBUD	CERCIS CANADENSIS	20-30
FT	4	FRINGETREE	CHIONANTHUS VIRGINICUS	12-20
CA	6	CRABAPPLE "ADIRONDACK"	MALUS ADIRONDACK	12
CR	4	CRABAPPLE "RED JEWEL"	MALUS JEWELCOLE	15
EVERGREEN TREE				
LABEL	QTY	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT (ft)
AA	13	AMERICAN ARBORVTAE	THUJA OCCIDENTALIS "HOLMSTRUP"	12-14
HC	5	HILLSPIRE EASTERN RED CEDAR	JUNIPERUS VIRGINIANA "HILLSPIRE"	15-30
GG	3	GREEN GIANT ARBORVTAE	THUJA "GREEN GIANT"	40-60
JS	0	JUNIPER "SKYROCKET"	JUNIPERUS SCOPULORUM "SKYROCKET"	15-20

SHRUB SCHEDULE			
DECIDUOUS SHRUBS			
LABEL	QTY	COMMON NAME	BOTANICAL NAME
HE	96	HYDRANGEA ENDLESS SUMMER	HYDRANGEA MACROPHYLLA "BAILMER"
NJ	24	NEW JERSEY TEA	CEANOTHUS AMERICANUS
KO	129	KNOCKOUT ROSE	ROSA RADRAZZ

ORNAMENTAL GRASSES SCHEDULE			
LABEL	QTY	COMMON NAME	BOTANICAL NAME
BF	162	BLUE FESCUE	FESTUCA GLAUCA "ELIJAH BLUE"

PLANNING & ZONING #20-002498 APPROVED MAY 7, 2020

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MEADOWOOD ESTATES - PHASE I

LOT 1 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST.CHARLES COUNTY, MISSOURI

7/14/2020
STATE OF MISSOURI
MATTHEW AARON KRETE
NUMBER
PE-2007002811
PROFESSIONAL ENGINEER

MATTHEW A. KRETE
PROFESSIONAL ENGINEER
PE-2007002811

"IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT."

Date
MAY 22, 2020

Revised
1 JULY 14, 2020
CITY COMMENTS

Design: KH Drawn: MJS

LANDSCAPE PLAN

Sheet
L1.04

ES&S PROJECT NO. 14481

J:\CORPDESIGN\PROJECTS\1314481\LANDSCAPE PLAN.DWG 7/14/2020