

**SEED / SOD SCHEDULE**

Keynote	Family and Type	Area
32 92 23 A1	Floor: GRASS- SOD	67081 SF
32 92 19 A1	Floor: GRASS-SEED	107746 SF
	LESS DETENTION POND	174826 SF
	LESS BMP STORAGE AREA	55,474 SF
	LESS UNDEVELOPED AREA	30,577 SF
	TOTAL SITE AREA	250,061 SF

**Planting Schedule**

Type	Description	Count	Comments
AUTUMN BLAZE MAPLE	2" CALIPER	5	
DWARF ALBERTA SPRUCE	6'-0" HEIGHT	25	10' - 12' MATURE HEIGHT
EASTERN RED CEDAR	2" CALIPER	18	50' - 70' MATURE HEIGHT
EASTERN WHITE PINE	2" CALIPER	5	50' - 80' MATURE HEIGHT
GREEN GIANT	2" CALIPER	10	50' - 60' MATURE HEIGHT
HEDGE MAPLE	2" CALIPER	35	25' - 35' MATURE HEIGHT
		98	

**LANDSCAPE REQUIREMENTS**

**TREES**

FRONTAGE CALCULATION - EAST PROPERTY LINE USED FOR CALCULATION  
516 LF FRONTAGE / 40 = 13 TREES TREES REQUIRED = 13

OPEN SPACE CALCULATION  
250,061 SF OPEN SPACE / 3000 SF = 84 TREES TREES REQUIRED = 84

**TOTAL TREES REQUIRED = 97**

TOTAL TREES PROVIDED = 97

**PARKING LOT PLANTING**

STAFF PARKING LOT  
175 PARKING SPACES X 270 SF = 47,250 / 6% = 2835 SF LANDSCAPING

PUBLIC PARKING LOT  
103 PARKING SPACES X 270 SF = 27,810 / 6% = 1869 SF LANDSCAPING

TOTAL LANDSCAPING REQUIRED = 4504 SF LANDSCAPING

TOTAL LANDSCAPING PROVIDED = 16,751 SF LANDSCAPING

**BUFFERYARD CALCULATIONS**

680 LF OF FRONTAGE BETWEEN C2 AND RESIDENTIAL  
680/100 = 6.8 REQUIREMENTS FOR BUFFERYARD

**20'-0" BUFFERYARD**

(1) - A TOTAL OF (2) PLANT UNITS AND A SIGHT PROOF SIX (6) FOOT HIGH (AS MEASURED FROM THE ADJACENT FINISH GRADE) NO PLACED ON THE HIGHEST ELEVATION OR OTHER LOCATIONS AS DETERMINED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SIGHT PROOF VINYL FENCE, DECORATIVE MASONRY WALL, BRICK WALL OR OTHER FENCE AS APPROVED BY THE PLANNING AND ZONING COMMISSION SHALL BE PROVIDED WITHIN A MINIMUM BY TWENTY (20) FOOT WIDE BUFFERYARD AREA

TOTAL REQUIREMENTS OF 13.6 PLANT UNITS AND A SIGHT PROOF FENCE

**PLANT UNIT**

A PLANT UNIT SHALL CONSIST OF A COMBINATION OF LANDSCAPE MATERIALS WHICH SHALL EQUAL THIRTY (30) POINTS WHERE DECIDUOUS CANOPY TREES MEASURING TWO (2) TO TWO AND ONE-HALF (2.5) INCH CALIPER EQUAL TEN (10) POINTS EACH, EVERGREEN TREES MEASURING SIX (6) TO EIGHT (8) FEET TALL EQUAL TEN (10) POINTS EACH, ORNAMENTAL DECIDUOUS TREES MEASURING ONE AND ONE-HALF (1.5) TO TWO (2) INCH CALIPER EQUAL FIVE (5) POINTS EACH, AND SHRUBS MEASURING EIGHTEEN (18) TO TWENTY-FOUR (24) INCHES TALL OR THREE (3) TO FOUR (4) FEET WIDE EQUAL ONE (1) POINT EACH. ALL SIZES SPECIFIED ARE AT THE TIME OF PLANTING. WHILE ANY COMBINATION OF MATERIALS MAY BE USED TO ACHIEVE THE TOTAL POINT REQUIREMENT, THE MIXTURE OF A COMBINATION OF TYPES OF MATERIALS IS STRONGLY ENCOURAGED. AN EXAMPLE OF VARIOUS PLANT UNIT ALTERNATIVES IS ON FILE IN THE CITY OFFICES

13.6 X 30 = 408 POINTS REQUIRED

**PLANTS PROVIDED**

17 - EASTERN RED CEDAR	170 POINTS
9 - GREEN GIANT EVERGREEN	90 POINTS
11 - DWARF ALBERTA SPRUCE	110 POINTS
1 - EASTERN WHITE PINE	10 POINTS
41	410 TOTAL

**CITY OF O'FALLON TREE LOCATION STANDARDS**

- TREES SHALL NOT BE PLACED WITHIN TWENTY-FIVE (25) FEET OF ANY STREET LIGHT OR WITHIN FIFTEEN (15) FEET OF THE BACK OF CURB UNLESS OTHERWISE PROVIDED IN THIS CODE.
- TREES SHALL NOT BE PLACED WITHIN TWENTY-FIVE (25) FEET OF A TRAFFIC CONTROL OR TREE SIGNS OR WITHIN FIFTEEN (15) FEET OF THE BACK OF CURB UNLESS OTHERWISE PROVIDED IN THIS CODE.
- TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF STREET STORMWATER INLETS OR MANHOLES.
- ALL NEW TREES WITHIN THE CITY RIGHT-OF-WAY MUST BE OF AN ACCEPTABLE SPECIES AS OUTLINED IN THIS CHAPTER. ALL OF THE OTHER TREES TO BE INSTALLED ARE RECOMMENDED, NOT REQUIRED, TO FOLLOW THE RECOMMENDED SPECIES LIST OUTLINED IN THIS CHAPTER.
- TREES MAN 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
15-25	15
25-45	35
>45	45

TO REDUCE POSSIBLE DAMAGE TO SIDEWALKS THE CITY RECOMMENDED THE FOLLOWING SETBACK

MAXIMUM MATURE TREE HEIGHT (FEET)	MINIMUM DISTANCE FROM SIDEWALK (FEET)
<15	10
15-25	10
25-45	20
>45	20

**PLANTING REQUIREMENTS:**

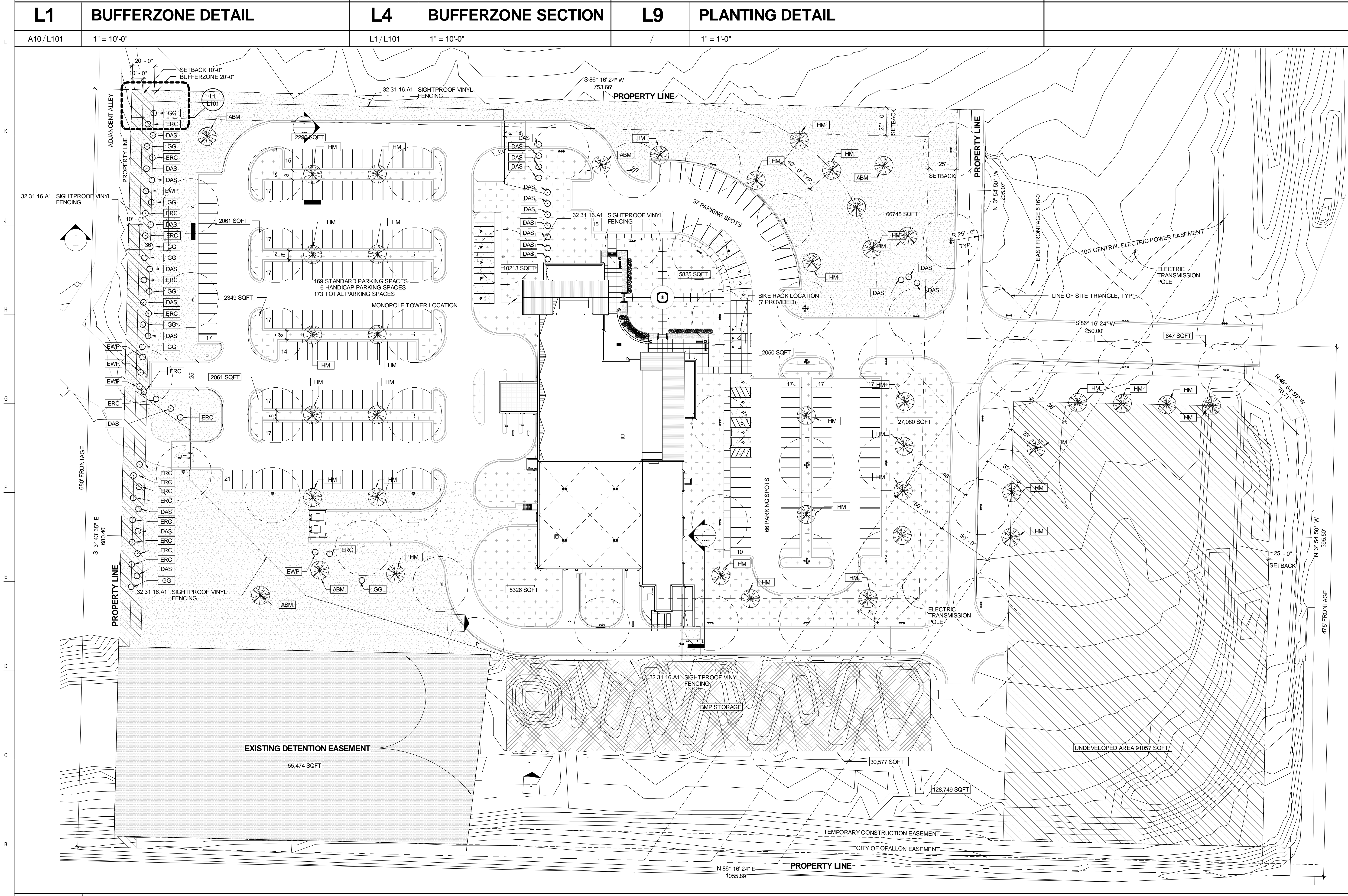
- TREES:**
- EXCAVATE HOLE 3 TIMES WIDER THAN SPREAD OF ROOTS. SCARIFY SIDES AND BOTTOM OF PIT. PLACE ROOT BALL ON UNDISTURBED SOIL.
  - REMOVE TWINE AND CAGE FROM ROOT. REMOVE TOP 1/3" BURLAP
  - FILL REMAINDER OF EXCAVATION WITH AMENDED SOIL
  - PRUNE ANY BROKEN TWIGS AND BRANCHES
  - SECURE TREES WITH (3) STAKES WITH PLASTIC TIES.
  - TIES SHOULD BE SIZED TO ALLOW SOME MOVEMENT IN WIND.
  - COVER ROOT BALL WITH 4" HARDWOOD MULCH, IN A MINIMUM 3'-0" RADIUS. DO NOT MOUND AGAINST TRUNK
- SHRUBS:**
- EXCAVATE HOLE 2 TIMES WIDER THAN SPREAD OF ROOTS. SCARIFY SIDES AND BOTTOM OF PIT. PLACE ROOT BALL ON UNDISTURBED SOIL.
  - PLACE SO THAT CROWN IS AT SOIL LEVEL.
  - FILL REMAINDER OF EXCAVATION WITH AMENDED SOIL
  - PRUNE OUT DEAD OR BROKEN BRANCHES, CUT ANY GIRDLING ROOTS OFF CLOSE TO THE CROWN, PRY LONG ROOTS OUT TO DIRECT INTO NEW SOIL
  - COVER ENTIRE BED WITH 4" HARDWOOD MULCH
- PERENNIALS:**
- REMOVE TOP 8" OF SOIL, AND REPLACE WITH AMENDED SOIL
  - PLACE PERENNIALS IN ALTERNATING STAGGERED ROWS 1'-0" O.C. U.N.O. TO PROVIDE SOLID COVERAGE.
  - COVER WITH HARDWOOD MULCH

**SOIL REQUIREMENTS:**

- PLANTINGS:**
- REMOVE SOIL "X" SIZE ROOTBALL, AS INDICATED IN THE PLANTING REQUIREMENTS
  - PROVIDE AMENDED SOIL, CONSISTING OF ORGANIC PLANTING SOIL MIX AND HARDWOOD MULCH
  - COVER ENTIRE PLANTER AREA WITH 3" HARDWOOD MULCH
- PLANTER BEDS:**
- SPACE PLANTS AS INDICATED ON PLANTING REQUIREMENTS
  - COVER ENTIRE BED WITH 3" HARDWOOD MULCH. DO NOT PILE MULCH ON TRUNK OR PLANT OR AGAINST SOFT STEMS.
- STRUCTURAL SOIL:**
- AMENDED CU STRUCTURAL SOIL MIX
  - AMERREQ INC 1-800-832-8788

**PLANT ARRANGEMENT:**

- PERENNIALS: ARRANGE PERENNIALS FROM LARGEST TO SMALLEST STARTING IN THE BACK OF THE BED WORKING FORWARD. INTERMINGLE PLANTS TO SOME DEGREE TO CREATE DIVERSITY IN SCALE AND HEIGHT. ARRANGE PLANTS FOR FULL COVERAGE CONSISTANT WITH THE PERENNIAL PLANTING DETAIL.



**A2 PLANTING REQ**

1/2" = 1'-0"



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CITY OF O'FALLON  
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**O'FALLON JUSTICE CENTER**  
1019 BRYAN ROAD

FOR INFORMATION ONLY  
NOT FOR CONSTRUCTION

ISSUE DATE: MARCH 15, 2014  
JOB NO: 1311  
DRAWN BY: MWV  
CHECKED BY: JPE

REVISION	DESCRIPTION
DATE	DESCRIPTION

LANDSCAPE PLAN  
**L101**  
SITE PACKAGE

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