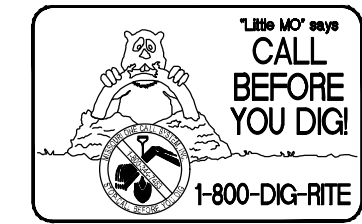


UTILITIES NOTE

UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO EXCAVATION OR CONSTRUCTION.



RELIABLE INVESTMENTS
 Improvement Plans
 cape Plan



Pickett Ray & Silver
 Part of Civil & Environmental Consultants, Inc. (CEC)
 St. Charles
 3000 Little Hills Expwy
 Suite 102
 St. Charles, MO 63301

ENGINEER'S AUTHENTICATION
 The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthorized.

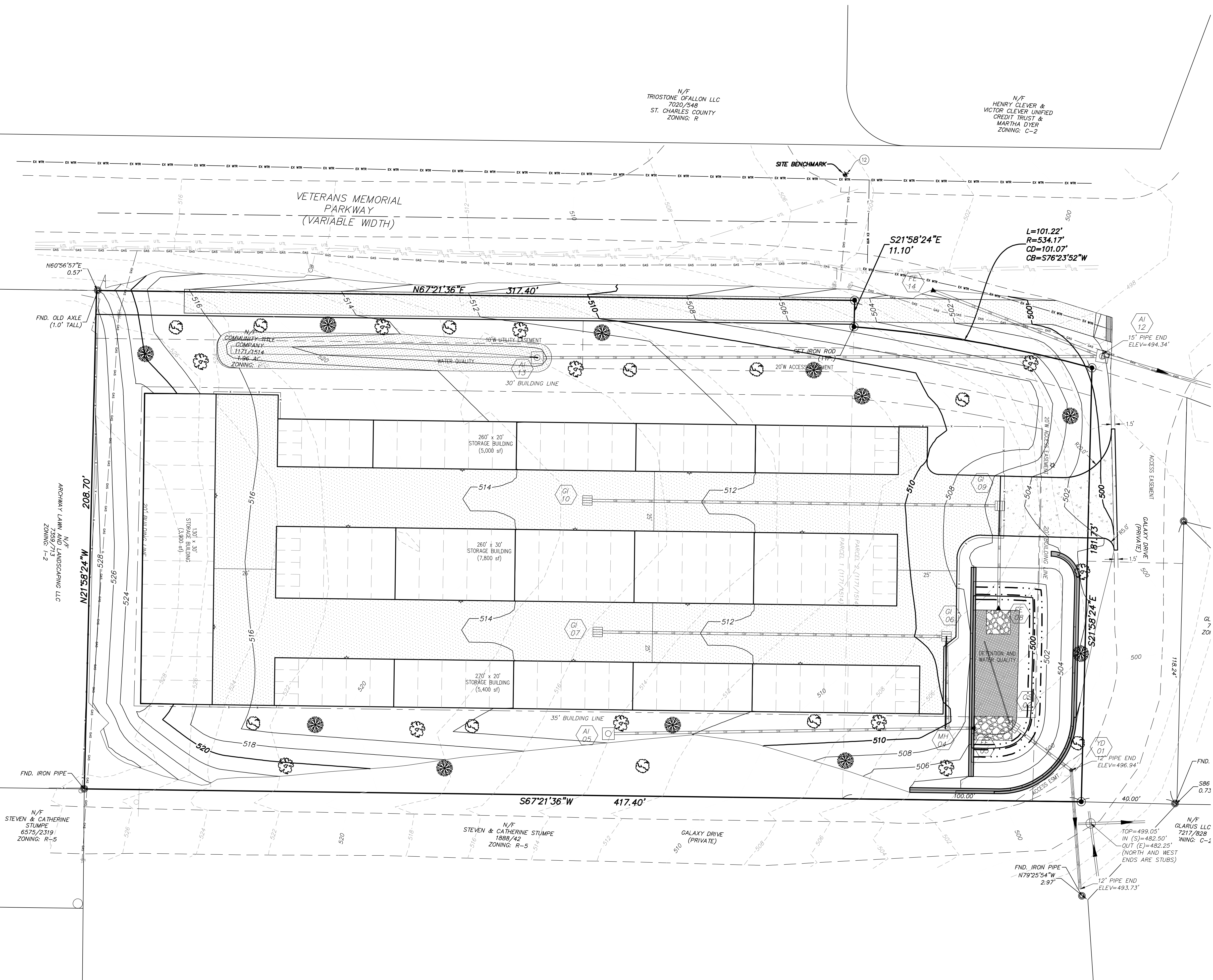


KARL ANTHONY SCHOENIKE, P.E.
 PE-2003015039

Owner Information:
 Reliable Investments
 1262 Perouge Ridge Drive
 Wentzville, MO 63385

P+Z No.: 21-009215
Approval Date: 11-04-2021

City No.:
Page No.:



LANDSCAPE CALCULATIONS

STREET TREES: 1 TREE PER EVERY 40.00' OF PUBLIC/Private STREET FRONTAGE.
 OPEN SPACE: 1 TREE PER 4,000 SQUARE FEET OF OPEN SPACE
 TREES REQUIRED: 1015' * 1 TREE/EVERY 40.00' = 25 REQUIRED
 42,613 SQ. FT OPEN SPACE * (1 TREE / 4,000 SQ FT) = 11 REQUIRED

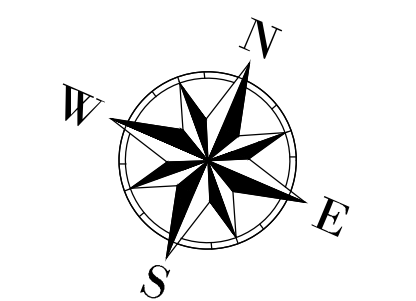
TOTAL TREES REQUIRED: 25 STREET TREES + 11 OPEN SPACE TREES = 36 TREES
 TOTAL TREES PROVIDED: 36 TREES

LANDSCAPING PLAN

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	HEIGHT
	12	SAUCER MAGNOLIA	MAGNOLIA X SOULANGIANA	25'
	12	FLOWERING DOGWOOD	CORNUS FLORIDA	25'
	12	FLOWERING CRABAPPLE	MALUS SPECIES	25'

LANDSCAPE NOTES

- ALL TREES SHALL BE PLANTED PER CHAPTER 402 - TREE PLANTING STANDARDS - OF THE CITY OF O'FALLON MUNICIPAL CODE.
- ALL TREES SHALL BE A MINIMUM OF 2" CALIPER AND 6' IN HEIGHT AT TIME OF PLANTING.



SCALE: 1"= 20'

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*** 2022/04/14 IMPROVEMENT PLAN ***