

REVISIONS	BY
4/17/19	RMM
5/16/19	RMM
9/13/19	RMM
10/14/19	RMM
10/21/19	RMM
1/8/2020	RMM

Landscape
TECHNOLOGIES

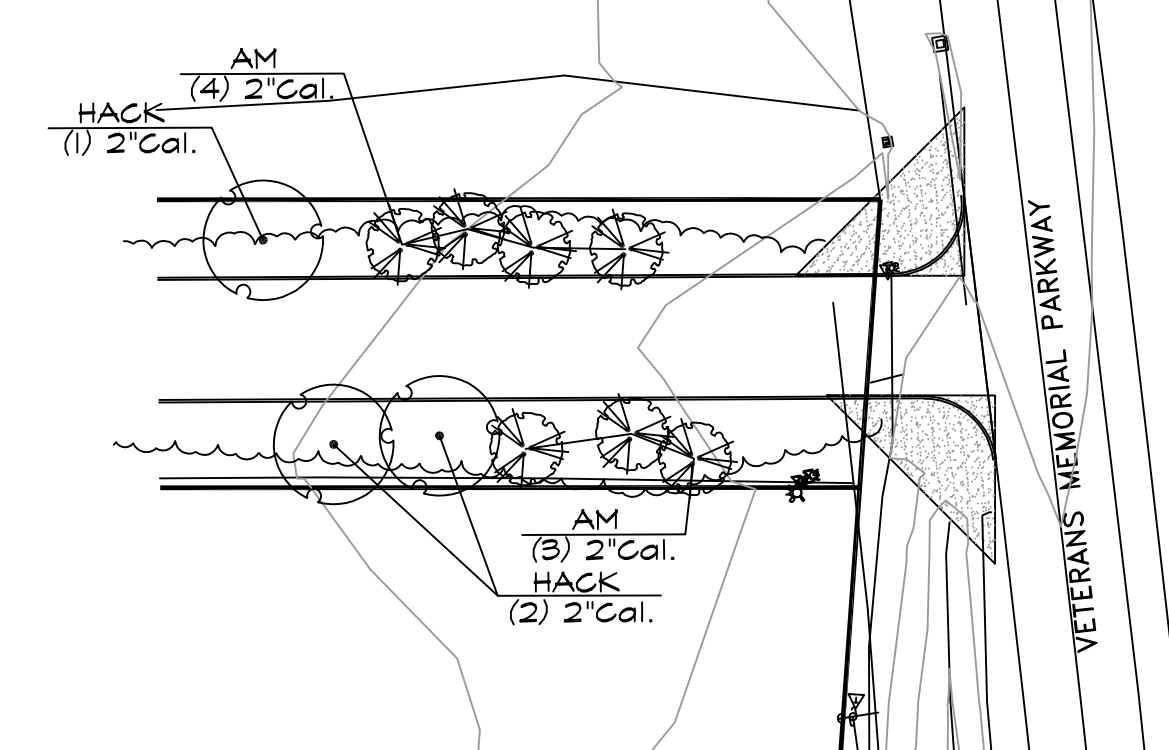
RANDALL M. MARDIS
REGISTERED LANDSCAPE ARCHITECT #000019
DATE: 1/8/2020

JACQUES CREEK DRIVE
ST. LOUIS, MISSOURI 63104
(636) 425-1999
FAX: (636) 425-1999
MO Landscape Architectural Corporation #2000009192

PLANTING PLAN FOR THE PROPOSED
The Jewell Apartments
O'FALLON, MISSOURI

DRAWN	R. MARDIS
CHECKED	RMM/EL
DATE	3/1/19
SCALE	1"=40'-0"
JOB No.	2019-115
SHEET	L-1

OF TWO SHEETS



LANDSCAPE REQUIREMENTS:

STREET TREES-VETERAN'S MEMORIAL PARKWAY:
TOTAL STREET FRONTAGE @ VETERAN'S MEMORIAL PARKWAY = 6016 LIN. FT. OF WHICH 26 LIN. FT. IS ENTRANCE ROAD PAVING. THEREFORE, NO STREET TREES ARE PROPOSED DUE TO LACK OF SPACE.

SCREENING:
TRANSFORMERS, TRASH DUMPSTERS, HVAC EQUIPMENT, ETC. SHALL BE SCREENED W/ EVERGREEN PLANT MATERIAL.

OPEN SPACE/LANDSCAPE COVERAGE:
ONE (1) TREE SHALL BE REQUIRED FOR EVERY THREE THOUSAND (3,000) SQUARE FEET OF OPEN SPACE. OPEN SPACE TOTAL = 8.72 ACRES OR 379,848.20 SF / 52.63%. THEREFORE, ONE HUNDRED TWENTY SEVEN (127) ADDITIONAL TREES ARE REQUIRED / ONE HUNDRED SEVENTY SEVEN (177) TREES ARE PROVIDED.

PLANT MATERIAL SIZES:
MINIMUM PLANTING SIZES SHALL BE AS FOLLOWS:
MEDIUM/LARGE DECIDUOUS TREES: 2" CAL.
SMALL DECIDUOUS TREES: 4" OR 1.5" CAL.
CONIFERS/EVERGREEN TREES: 6"
SHRUBS: PER OWNER
GROUND COVER PLANTS: 2.5' @ 12" O.C. MAX.

SITE CALCULATIONS:

PROPOSED:
BUILDING: 2.19 ACRES
% LOT COVERAGE: 16.84 %
PAVEMENT: 5.21 ACRES
GREEN SPACE: 9.57 ACRES
% GREENSPACE: 51.12 %

SITE COVERAGE:
TOTAL LOT 1 AREA = 16.57 ACRES
BUILDING = 2.41 ACRES
PAVEMENT = 5.44 ACRES
INTERIOR LANDSCAPING = 10,692 SF OR 6%

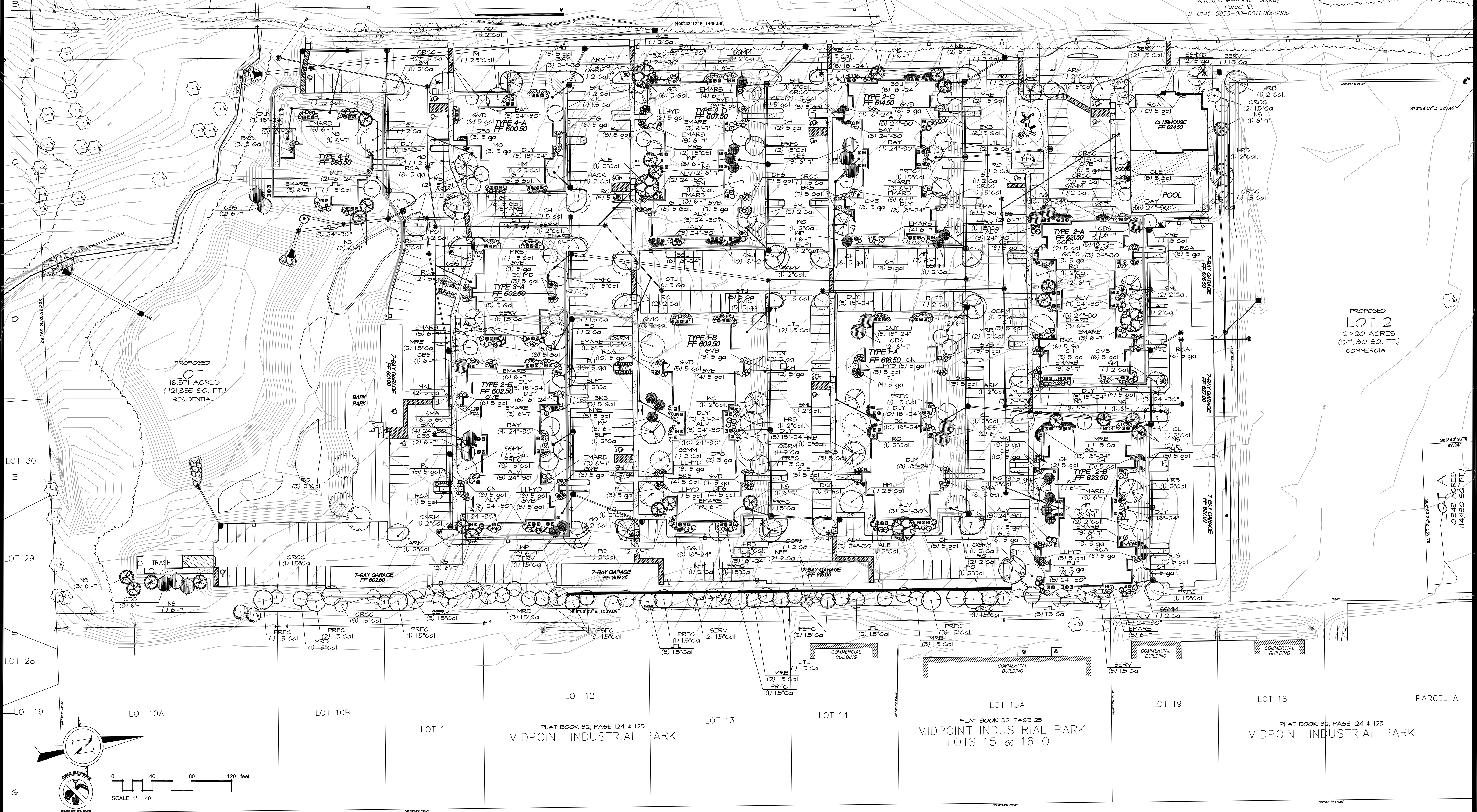
IRRIGATION:
AUTOMATED UNDERGROUND IRRIGATION IS REQUIRED.

LANDSCAPE @ ENTRANCE DRIVE

SCALE: 1"=40'-0"

N/F
Savannah Ridge Apartment Homes, Inc.
D.B. 4338 Pg. 1354
1 Savannah Garden Drive
Parcel ID:
2-0141-0055-00-0013.0000000

N/F
Auto Properties LLC
D.B. 4338 Pg. 833
Veterans Memorial Parkway
Parcel ID:
2-0141-0055-00-0011.0000000



PROPOSED
LOT 2
16.571 ACRES
(72,855 SQ. FT.)
RESIDENTIAL

PROPOSED
LOT 2
2.920 ACRES
(127,180 SQ. FT.)
COMMERCIAL

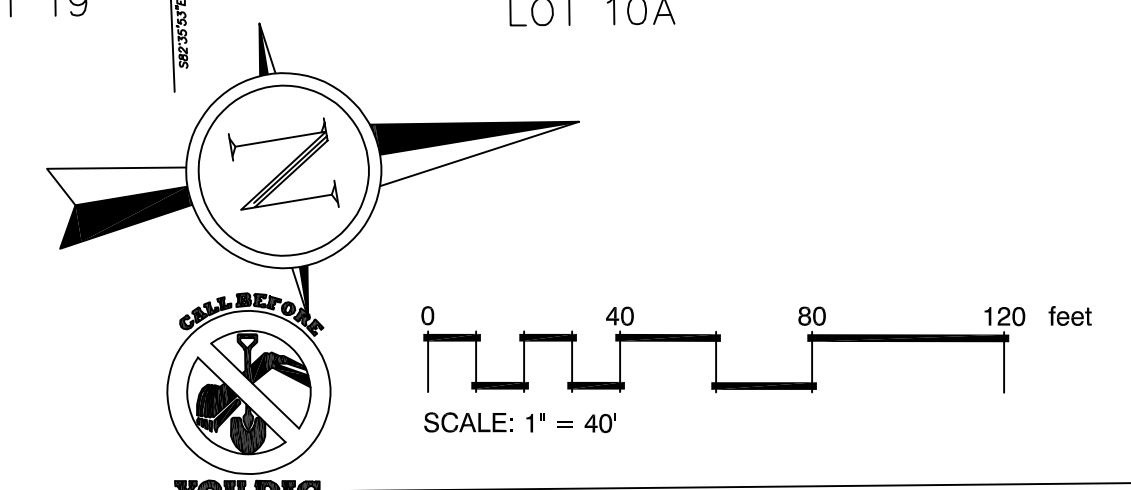
LOT A
0.848 ACRES
(14,450 SQ. FT.)

LOT 10A LOT 10B LOT 11
PLAT BOOK 32, PAGE 124 & 125
MIDPOINT INDUSTRIAL PARK

LOT 12 LOT 13 LOT 14
PLAT BOOK 32, PAGE 251
MIDPOINT INDUSTRIAL PARK
LOTS 15 & 16 OF

LOT 15A LOT 19 LOT 18
PLAT BOOK 32, PAGE 124 & 125
MIDPOINT INDUSTRIAL PARK

MIDPOINT (50' Wide) DRIVE



YOU DIG

PREPARED FOR:
VITA Residential
CONTACT: Steve Elson
3333 Aspen Grove Dr
Franklin, TN 37067

MASTER LANDSCAPE PLAN
SCALE: 1"=40'-0"