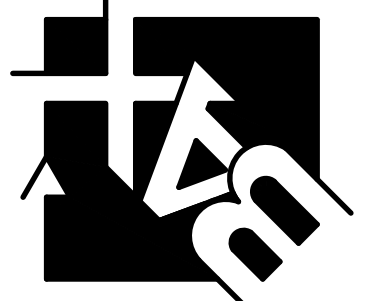


**PROJECT TITLE:**  
**THORNWOOD APARTMENTS**  
**THORNBUARY CROSSING DRIVE**  
**O'FALLON, MO 63366**

**ENGINEERING**  
**PLANNING**  
**SURVEYING**  
 221 Point West Blvd.  
 St. Charles, MO 63031  
 636-928-5552  
 FAX 636-928-1718



DISCLAIMER OF RESPONSIBILITY  
 I hereby certify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.



CLIFFORD L. HEITMANN  
 Civil Engineer  
 Engineers License E-29817

**REVISIONS**

07-25-24	CITY COMMENTS
08-15-24	CITY COMMENTS

Box Engineering Company, Inc.  
 Missouri State Certificate of Authority  
 Engineering #000655  
 Missouri State Certificate of Authority  
 Surveying #000144

**Developer / Owner:**  
**MRS TROMBONE LLC**  
**100 WOODCHASE LANE**  
**CHESTERFIELD, MO 63071**  
**314-469-0029**

**LANDSCAPING PLAN/DETAILS**

**P+Z No.** 23-010426  
**Approval Date:** 1-4-24  
**City No.** #

**Page No.**  
**34 of 34**

**LANDSCAPE CALCULATIONS:**

**INTERIOR PARKING:** NOT LESS THAN 6% OF THE INTERIOR PARKING LOT SHALL BE LANDSCAPED. THE INTERIOR OF A PARKING LOT SHALL BE CALCULATED BY THE NUMBER OF PARKING SPACES BY 270 SQUARE FEET.

TOTAL PARKING SPACES: 509  
 TOTAL REQUIRED INTERIOR LANDSCAPING = 509 x 270 = 137,430 SQUARE FEET.  
 TOTAL PROVIDED INTERIOR LANDSCAPING = 140,725 SQUARE FEET

**BUFFERYARD:** A 15-FOOT BUFFERYARD IS PROJECTED ALONG THE TYNDALE VILLAGE AT THORNBUARY LOCATED ALONG THE ENTIRE SOUTHERN PROPERTY LINE FROM THORNBUARY CROSSING AND CONTINUING TO THE CITY WATER TOWER SITE TO THE WESTERN PART OF THE PROPERTY. WITHIN A 15-FOOT BUFFERYARD FOR EVERY 100 FEET OF FRONTAGE A TOTAL OF 1.5 PLANT UNITS AND A 6-FOOT HIGH VINYL FENCE SHALL BE PROVIDED WITHIN THE 15-FOOT WIDE BUFFERYARD.

TOTAL LENGTH OF ADJACENT PROPERTY LINE = 1,083 FEET; THEREFORE 16.2 OR 16 PLANT UNITS (480 PLANT UNITS) ARE REQUIRED AND PROVIDED AS FOLLOWS:

20 EVERGREEN TREES	= 200
16 ORNAMENTAL TREES	= 80
10 CANOPY TREES	= 100
	<b>480 PLANT UNITS</b>

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

9 REMOVED TREES ALONG THORNBUARY CROSSING FOR ROAD WIDENING AND PARTIAL ISLAND REMOVAL.

- LANDSCAPE LEGEND**
- SOUTHERN MAGNOLIA 2.5" CALIPER (10 TOTAL IN BUFFERYARD)
  - AMERICAN HORNBEM 1.5" CALIPER (6 TOTAL IN BUFFERYARD)
  - DOGWOOD 1.5" CALIPER (10 TOTAL IN BUFFERYARD)
  - NORWAY SPRUCE 6' HEIGHT (20 TOTAL IN BUFFERYARD)
  - GREEN VASE ZELKOVA 2" CALIPER (8 TOTAL IN PARKING LOT)
  - EXCLAMATION LONDON PLANETREE 2" CALIPER (6 TOTAL IN PARKING LOT)
  - TULIPTREE 2" CALIPER (6 TOTAL IN PARKING LOT)
  - AUTUMN BLAZE RED MAPLE 2" CALIPER (11 TOTAL IN PARKING LOT)
  - BLACKGUM 2" CALIPER (9 TOTAL ALONG THORNBUARY CROSSING)
- LANDSCAPING AS SHOWN IS SUBJECT TO FINAL DESIGN BY A QUALIFIED LANDSCAPE DESIGNER. A FINAL LANDSCAPE PLAN WILL BE ISSUED BY THE DEVELOPER DURING SITE CONSTRUCTION PERMIT REVIEW WITH CITY STAFF.

