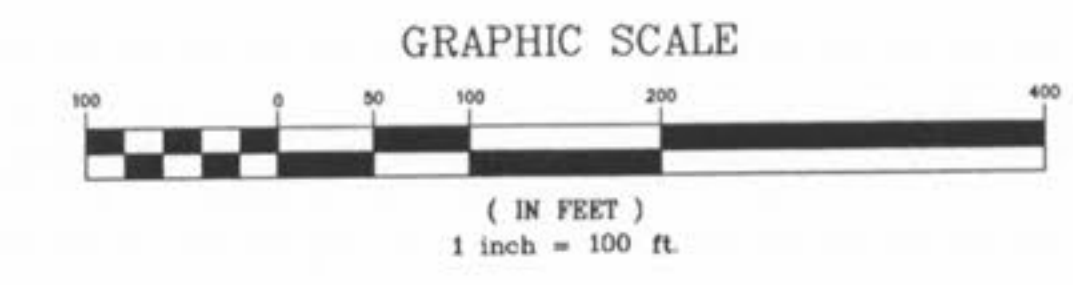


Drawing name: K:\0203043 HWY N (McBride)\IMPROVEMENTS 02-26-03\3043imp.dwg Plotted on: Jun 26, 2003 - 7:54am Plotted by: Justenhaus



BILL NO. 4376 ORDINANCE NO. 4277

AN ORDINANCE AMENDING TITLE IV, LAND USE, CHAPTER 400, ZONING CODE OF THE CITY OF O'FALLON, MISSOURI, PROVIDING FOR STREET TREES WITHIN RESIDENTIAL DEVELOPMENTS AND MATTERS RELATING THERE TO.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF O'FALLON, MISSOURI AS FOLLOWS:

Section 1: Revise Section 400.420, Paragraph B, Subsection 1, of the Zoning Code to read as follows:

B. Minimum Tree Requirements Per Zoning District

1. Residential Zoning Districts (R-1 through R-5):

a. Where Record Plots have been approved in a subdivision prior to November 1, 2001, without an approved landscape plan, said Plot shall conform with the ordinance requirements in place at the time of approval which typically required the installation of one (1) tree per fifty (50) feet, or portion thereof of street frontage, public or private, within an area between the front of a structure and the curb. Said trees can be clustered or arranged within the setback and need not be placed evenly at fifty (50) foot intervals.

b. For residential subdivisions approved after November 1, 2001, there shall be a minimum of one (1) tree for every lot; in cases of lots having frontage of more than one (1) street (e.g. corner lots) there shall be a minimum of one (1) tree for each street on which the lot has frontage. Each tree shall be at least two (2) inches in caliper.

c. Standards - Trees as required to meet this section shall be located within a street right-of-way or easement subject to the following:

1. Street trees shall not be planted closer than three (3) feet to any curb.
2. Street trees shall not be placed within twenty-five (25) feet of street lights.
3. At street intersections, no street tree shall be placed within the sight triangle.
4. Street trees shall not be planted within ten (10) feet of street inlets or manholes.
5. All trees must be an acceptable species. A list containing acceptable species shall be maintained by City Staff.

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6. After normal warranty periods, trees shall be maintained in good condition by the corresponding homeowners association as part of the covenants and restrictions of the subdivision. Said restrictions shall include language approved by the City to allow the City to remove trees should public safety be threatened.

7. Street trees must be planted within one (1) year of issuance of the final occupancy permit.

Section 2: Revise Section 400.420, Paragraph B, Subsection 4, of the Zoning Code to read as follows:

4. Existing trees saved. Existing trees saved on the site during construction may be credited toward the minimum tree requirements specified for landscaped open space for each Zoning District, except the residential districts. Those existing trees credited shall be a minimum of two (2) inch caliper as measured six (6) inches above the ground for deciduous trees. Minimum size for existing ornamental and evergreen species shall be six (6) feet in height. All existing plant material saved shall be healthy and free of mechanical injury.

- Approved Large Trees (Over 70 ft.)
- Blackgum
 - Kentucky Coffeetree
 - Shumard Oak
 - Black Oak
 - Northern Red Oak
 - Sycamore
 - Black Walnut
 - Pecan
 - Tulip Poplar
 - Bur Oak
 - Pin Oak
 - White Ash
 - Maple
 - Scarlet Oak
 - White Oak
 - Hackberry
 - Willow Oak
 - Swamp White Oak
 - Red Oak

- LANDSCAPE LEGEND
- EVERGREEN TREE (6" MIN. HT.)
WHITE PINES/AUSTRIANS
 - DECIDUOUS TREE (2" MIN. CALIPER)
PIN OAKS, ASH, SWEET GUM OR
FLOWERING TREES (1 1/2" MIN CALIPER)
BRADFORD PEAR, DOGWOOD, RED BUD

- Approved Trees Medium/Small Trees (Less Than 70 ft.)
- Green Ash
 - Persimmon
 - River Birch
 - Red Mulberry
 - Eastern Redbud
 - Flowering Dogwood
 - Amber Maple
 - Wild Plum
 - Purple Leaf Plum
- Planting Space:
1. No tree may be planted between the curb and sidewalk in a space smaller than the following:
 - Small Trees: Two (2) feet
 - Medium Trees: Three (3) feet
 - Large Trees: Four (4) feet
 2. No tree shall be planted within 35 feet of any street corner, 20 feet of any alley corner, or 10 feet of any fireplug.
 3. Street Trees may be planted no closer than the minimum spacing indicated:
 - Small Trees: 25 Feet
 - Medium Trees: 25 Feet
 - Large Trees: 50 Feet
- Utility Lines:
- Only Small Trees from the approved Street Tree List may be planted within ten (10) lateral feet of any overhead utility wires. No tree may be planted within five (5) lateral feet of any underground utility line.
- BEFORE PLANTING ANY TREE, CONTACT 1-800-DIG-RITE TO AVOID THE LIABILITY OF ACCIDENTLY DAMAGING AN UNDERGROUND UTILITY LINE.
- Caliper:
- All Street Trees shall be a minimum of 2 inch caliper.

TREE ORDINANCE

- Existing trees = 2.41 acres
- Trees removed = 2.18 acres
- Trees saved = 0.23 acres
- 20% of existing trees are required to be saved
- Trees required = 15 trees per acre
- Trees to be provided =
- 15 trees/oc X 0.25 acres = 4 trees
- Trees proposed = 56 trees
- 56 trees proposed = 4 trees required
- Complied with ordinance

STREET TREES

1 tree shall be provided for the street frontage of every lot per article 23 of the City of O'Fallon zoning ordinance.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

ISSUE	REMARKS/DATE
1	11-14-02 1st Submittal
2	02-05-03 City of O'Fallon Comments
3	02-26-03 Client Revisions
4	03-19-03 City of O'Fallon Comments
5	04-09-03 City of O'Fallon Comments
6	05-29-03 Client Revisions

PREPARED FOR:

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PREPARED BY:

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E-Mail: Sterling@sterling-eng-sur.com

DRAWN: **BRIARCHASE**

DESIGNED: _____

CHECKED: _____

PROJECT: _____

SHEET TITLE: **LANDSCAPE PLAN**

NO.	02	03	043
M.S.D.	SHEET		
P#	LP		
DIGITAL FILE LOCATION	OF		
0203043\3043imp.dwg			

BASE MAP