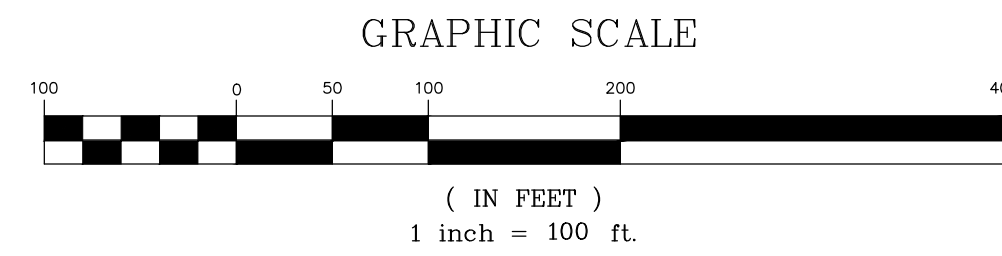
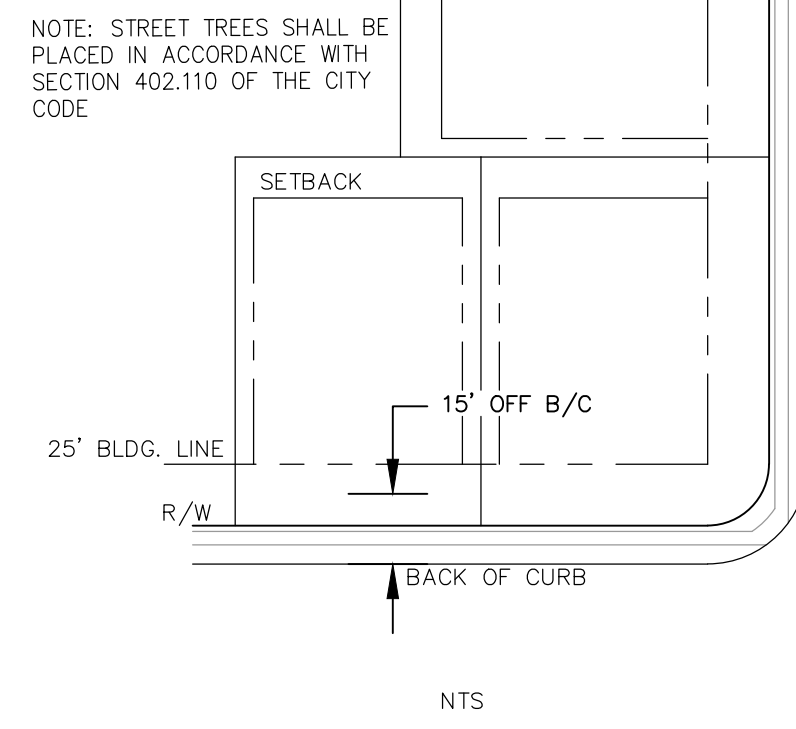


**Chapter 402. Trees and Landscaping**  
**Article IV. Minimum Tree Quantities and Location Requirements**  
**Section 402.130. Tree Location Standards.**

- (Ord. No. 5752 §1, 12-8-2011)
- A. Trees are required to meet this Section if located along a roadway or utility line subject to the following:
- 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 traffic control or street 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 an acceptable species as outlined in this Chapter. All other trees to be installed are recommended, not required, to follow the recommended species list outlined in this Chapter.
  - Trees may 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                              |
| 15-24                             | 15                                      |
| 25-45                             | 35                                      |
| >45                               | 45                                      |
- To reduce potential damage to sidewalks the City recommends the following setback:
- | Maximum Mature Tree Height (Feet) | Minimum Distance From Sidewalk (Feet) |
|-----------------------------------|---------------------------------------|
| <15                               | 5                                     |
| 15-25                             | 10                                    |
| 26-45                             | 15                                    |
| 45                                | 20                                    |
- B. Tree standards in common ground or on private property:
- Recommended (not required) tree species are outlined in this Chapter.
  - It is not recommended to have a tree located within an easement since it could be removed in the future with no replacement costs provided.
  - Tree location standards as provided in this Chapter shall be followed.

**LANDSCAPING QUANTITIES**

Ⓢ STREET TREE = 95 TREES



**SIGHT DISTANCE NOTE:**  
 ON A CORNER LOT, NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THESE PLANS. ADDITIONALLY, NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.

| ISSUE | REMARKS/DATE                    |
|-------|---------------------------------|
| 1     | 2020-12-31 INITIAL SUBMITTAL    |
| 2     | 2021-02-23 CITY COMMENTS        |
| 3     | 2021-04-13 CITY COMMENTS        |
| 4     | 2021-05-26 CITY COMMENTS        |
| 5     | 2021-06-15 FOR APPROVAL         |
| 6     | 2021-08-27 DEVELOPER REV. (SAN) |
| 7     | 2021-09-16 CITY COMMENTS (SAN)  |

**Chapter 402. Trees and Landscaping**  
**Article III. Preservation of Trees**  
**Section 402.040. Tree Protection.**

- (Ord. No. 5752 §1, 12-8-2011)
- A. **Pre-Development.** The destruction of more than twenty-five percent (25%) of the trees on any one parcel shall be prohibited. However, where the topography of the land is such as to necessitate extensive grading or filling to make the land suitable for future development, upon grading permit approval, that portion of the parcel of land graded or filled shall be exempted from application of this Chapter for a period of two (2) years or until a developed lot is created in which trees so removed shall be replaced at the rate of at least fifteen (15) trees per acre, provided such filled or graded area will be seeded or sodded per City regulations.
- B. **During Development.** Once a site plan or preliminary plat approval has been requested, a minimum of twenty percent (20%) of the existing trees or fifteen (15) trees per acre of the entire development (whichever is greater) shall be retained. Existing trees which have been retained will count toward the landscaping requirements set forth in this Code. If some or all trees cannot be retained as provided, these shall be replaced with trees of like or similar kind having a minimum mature trunk caliper four (4) inches and a height of eight (8) feet. Trees should be of a hardwood variety and consistent with the trees recommended elsewhere in this Chapter. Retained trees shall be properly maintained to insure their survival for a period of at least eighteen (18) months from the date planted.
- C. **Protective Barrier.** During development, there shall be erected and maintained, where appropriate, suitable protective barriers around all trees and the drip line so as to prevent damage thereto.

**TREE PRESERVATION CALCS:**

|                            |   |                     |
|----------------------------|---|---------------------|
| EXISTING TREES             | = | 19.56 ACRES         |
| TREES REMOVED              | = | 4.30 ACRES          |
| TREES SAVED                | = | 15.26 ACRES (78.0%) |
| TREES REQUIRED TO BE SAVED | = | 3.9 ACRES (20.0%)   |



PROJECT TITLE

**BROOKSIDE ADDITION**

OFALLON, MISSOURI

**THE STERLING CO.**  
**ENGINEERS & SURVEYORS**

6055 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph 314-487-0440 Fax 314-487-8944  
 www.sterling-eng-sur.com  
 Corporate Certificate of Authority #001348



Date: 09-16-2021  
 Michael G. Boering, PE  
 License No. MO E-28643  
 Professional Engineer

**LOMBARDO HOMES OF ST. LOUIS, LLC**  
 2289 TECHNOLOGY DRIVE, SUITE 150  
 OFALLON, MISSOURI 63368  
 Ph. 636-265-2710  
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LANDSCAPE PLAN

P+Z No. 20-001538  
 City No. 20-009251  
 Date: Sept. 16, 2021  
 Job No. 19-10-344

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