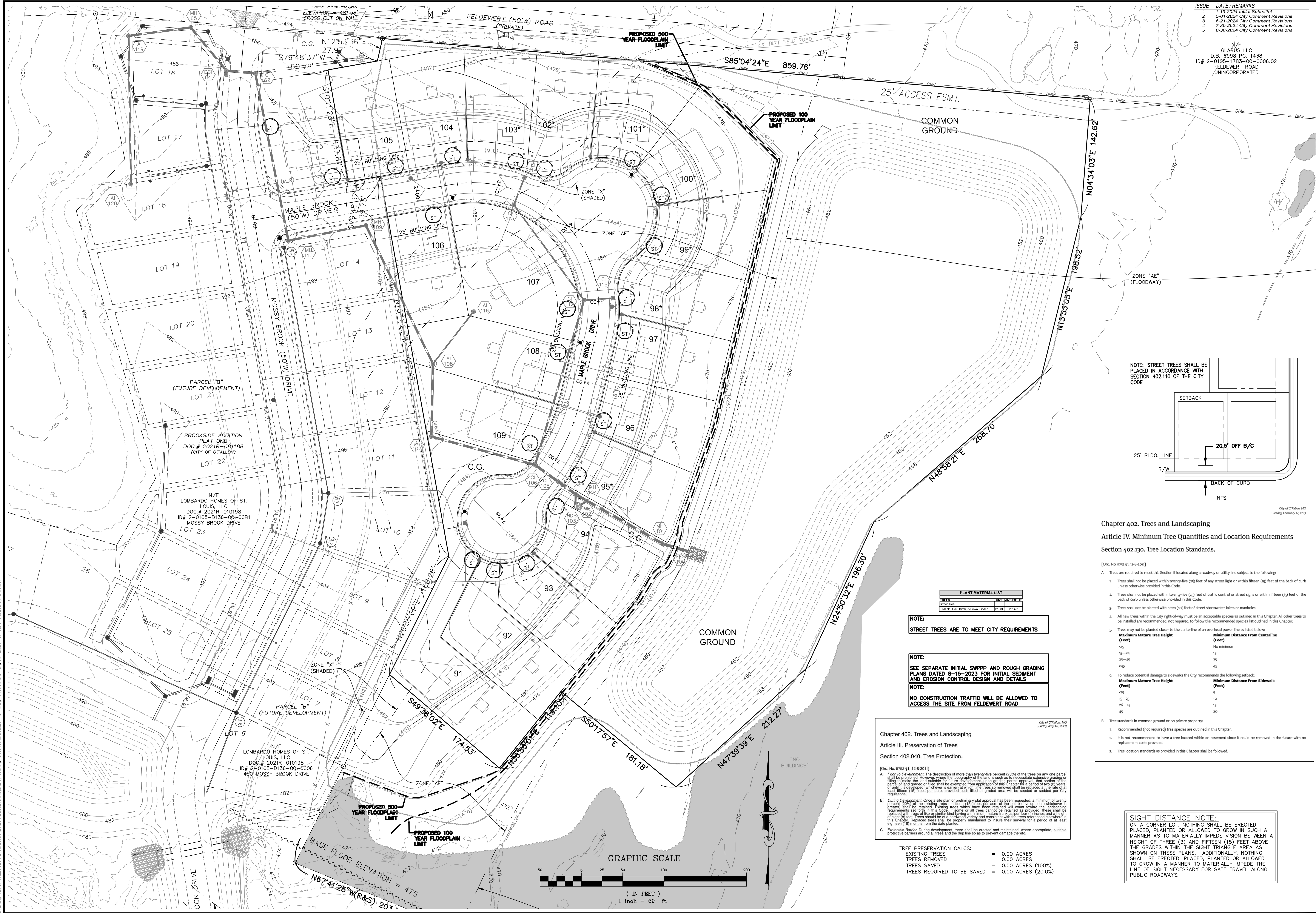


Drawing name: V:\22092824 Brookside Addition East\Drawings\Engineering\Improvements\2204 IMP.dwg Plotted on: Aug 30, 2024 - 8:18am Plotted by: bmoeller



ISSUE	DATE	REMARKS
1	1-19-2024	Initial Submittal
2	5-01-2024	City Comment Revisions
3	6-21-2024	City Comment Revisions
4	7-30-2024	City Comment Revisions
5	8-30-2024	City Comment Revisions

N/E
GLARIUS LLC
D.B. #9988 PG. 1438
ID# 2-0105-1763-00-0006.02
FELDEWERT ROAD
UNINCORPORATED

PROJECT TITLE
BROOKSIDE
ADDITION
PHASE 4
OFFALLON, MISSOURI

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

NOTE: STREET TREES SHALL BE PLACED IN ACCORDANCE WITH SECTION 402.110 OF THE CITY CODE

SETBACK
25' BLDG. LINE
R/W
20.5' OFF B/C
BACK OF CURB
NTS

STATE OF MISSOURI
RODNEY ARNOLD
PE-2002016612
Professional Engineer

Date: 8/30/2024
RODNEY ARNOLD
LICENSE # PE-2002016612
Professional Engineer

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

- [Ord. No. 5759 §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 |
| 25-35 | 35 |
| >35 | 45 |
6. To reduce potential damage to sidewalks the City recommends the following setbacks:
- | Maximum Mature Tree Height (Feet) | Minimum Distance From Sidewalk (Feet) |
|-----------------------------------|---------------------------------------|
| <15 | 5 |
| 15-25 | 10 |
| 26-45 | 15 |
| 46 | 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.

PLANT MATERIAL LIST	
TREES	SIZE MATURITY
Plant Name	Plant Name
Maples, Oak, Birch, Zebrawood, Linden	2" Cal. 25' - 40'

NOTE:
STREET TREES ARE TO MEET CITY REQUIREMENTS

NOTE:
SEE SEPARATE INITIAL SWPPP AND ROUGH GRADING PLANS DATED 8-15-2023 FOR INITIAL SEDIMENT AND EROSION CONTROL DESIGN AND DETAILS

NOTE:
NO CONSTRUCTION TRAFFIC WILL BE ALLOWED TO ACCESS THE SITE FROM FELDEWERT ROAD

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

[Ord. No. 5762 §1, 12-8-2011]

A. Prior To 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 it is developed (whichever is earlier) at which time 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. A portion of all trees cannot be retained as provided, these shall be replaced with trees of the same or similar size 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 referenced elsewhere in this Chapter. Replaced 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 dig line so as to prevent damage thereto.

TREE PRESERVATION CALCS:
EXISTING TREES = 0.00 ACRES
TREES REMOVED = 0.00 ACRES
TREES SAVED = 0.00 ACRES (100%)
TREES REQUIRED TO BE SAVED = 0.00 ACRES (20.0%)

Lombardo Homes of St. Louis, LLC
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St. Charles, Missouri 63304
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Fax (636) 695-3195
www.lombardohomesstlouis.com

P+Z No. 23-010457
City No. 24-000568
Date: 8/30/2024
Job No. 22-09-284

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