

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	INITIAL SUBMITTAL 07-25-2017
2	CITY & CLIENT REV. 09-08-17
3	CITY REV. 10-16-17
4	CITY REV. 10-27-17



PROJECT TITLE

BROOKSIDE FOREST

OTFALLON, 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-sur.com
 Corporate Certificate of Authority #001348



Date: 11-7-17
 Jason D Howell
 License No. PE 2007002801
 Civil Engineer

Brookside Forest, LLC
 16091 SWINGLEY RIDGE ROAD, SUITE 300
 CHESTERFIELD, MISSOURI 63017
 Ph. 636-537-2000
 Fax 636-537-2546
 www.mcbrookside.com

LANDSCAPE PLAN

P+Z No. 02-17.01
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IMP

TREE LOCATION STANDARDS:

ALL TREES SHALL BE PLANTED PER CHAPTER 402: TREES AND LANDSCAPING SECTION 402.130 TREE LOCATION STANDARDS

TREES MAY NOT BE PLANTED CLOSER TO THE CENTERLINE OF AN OVERHEAD POWER LINE AS LISTED BELOW:

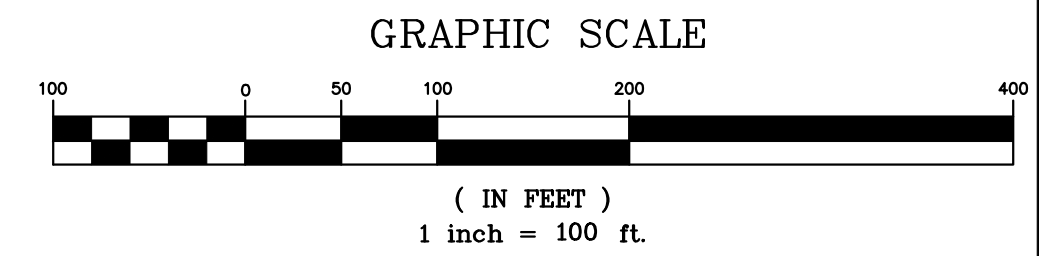
MAXIMUM MATURE TREE HEIGHT (FEET)	MINIMUM DISTANCE FROM CENTERLINE (FEET)
<15	NO MINIMUM
15-24	15
25-45	35
>45	45

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

PLANTING LEGEND:

QTY.	SYM.	COMMON NAME	SIZE	MATURE HT.
92	☉	STREET TREES		
	☉	SHADE TREE - MAPLE, OAK, ZELKOVA, LINDEN	2" CAL.	25'-45'
18	☉	BUFFER		
	☉	EVERGREEN TREE - WHITE PINE	6' HT.	> 45'



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