Chapter 402. Trees and Landscaping

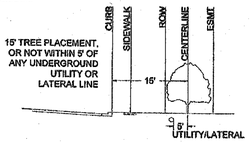
Article IV. Minimum Tree Quantities and Location Requirements

Section 402.110. Tree Standards Along A Roadway.

[Ord. No. 5752 §1, 12-8-2011]

A. *Minor Residential/Local Access Road.*

1. One (1) tree shall be located in the front yard of every lot, unless on a corner lot in which case a tree shall be located on the frontage of each side as required per the zoning district.
2. No trees are to be located within the right-of-way, following the standards set forth in this Chapter.
3. Unless otherwise approved as part of a development plan, trees are to be no closer than fifteen (15) feet to the back of curb and not within five (5) feet of an underground utility or lateral line.



B. *Collector And Minor Arterial Road.*

1. One (1) tree for every fifty (50) linear feet as required per the zoning district.
2. Trees shall not be located within City right-of-way unless a landscaping plan is reviewed and approved by the City.
3. If a tree is located within City right-of-way or within fifteen (15) feet to the back of the curb, it must be an acceptable species as outlined in the tree list and not within a ten (10) foot easement.

C. *Medians For Collector And Minor Arterial Roads.*

D. *Sight Triangle And Obstruction.* On the point of any access onto a public street or the intersection of any two (2) streets, development shall conform to the requirements of the sight triangle in which nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of thirty-six (36) inches and fifteen (15) feet above the grade at the back of the curb of the intersecting streets, within the triangular area formed by the right-of-way lines and a line connecting them at points twenty-five (25) feet from their point of intersection or at equivalent points on private streets or as otherwise shown on the approved site plan.

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:

1. 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.
2. 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.
3. Trees shall not be planted within ten (10) feet of street stormwater inlets or manholes.
4. 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.
5. 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

6. 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:

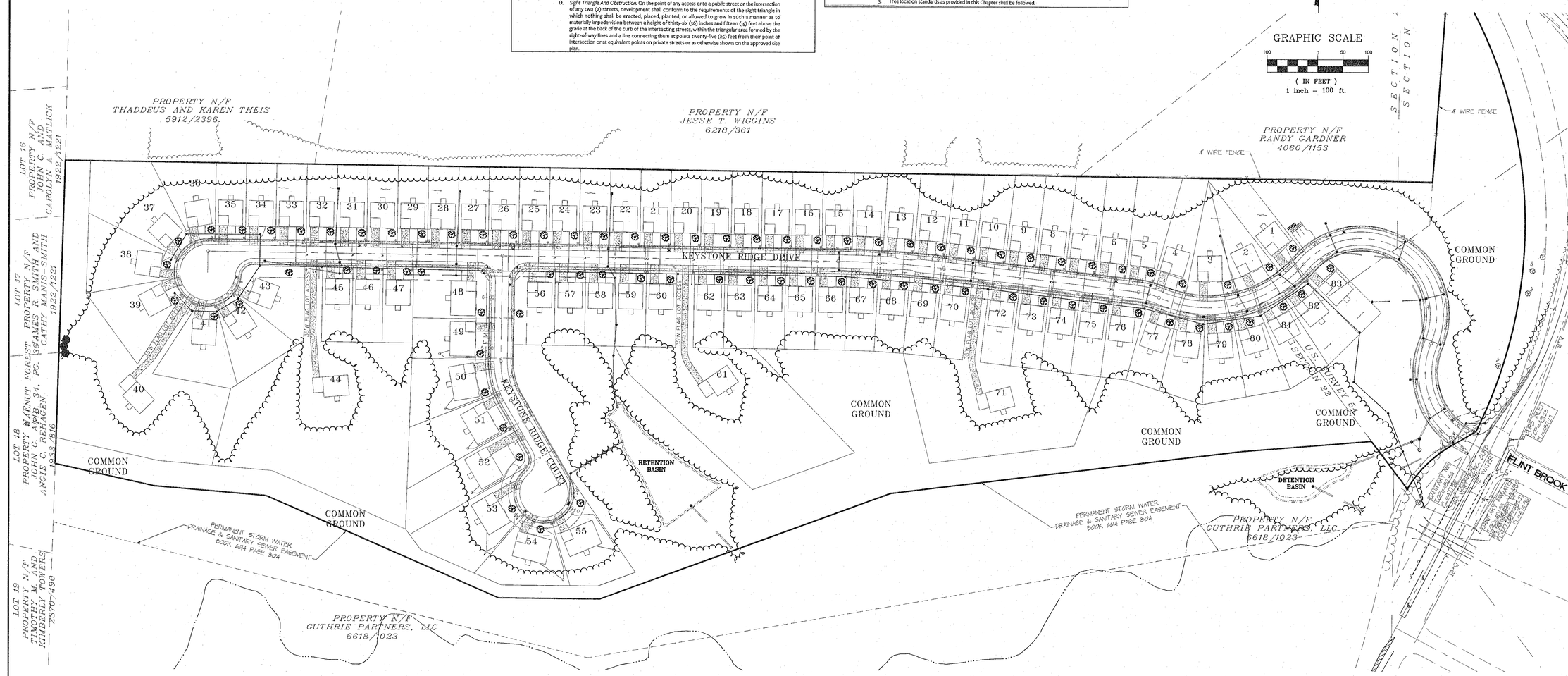
1. Recommended (not required) tree species are outlined in this Chapter.
2. It is not recommended to have a tree located within an easement since it could be removed in the future with no replacement costs provided.
3. Tree location standards as provided in this Chapter shall be followed.

LANDSCAPE LEGEND

QTY. (81) ~ INDICATES PROPOSED RED MAPLE (MATURE HEIGHT = 45 FT TALL) (MIN. 2" CALIPER)

QTY. (3) ~ INDICATES PROPOSED WHITE PINE (MATURE HEIGHT = 50-80 FT TALL) (MIN. 2" CALIPER)

NOTE:
FOR AREAS WHERE EXISTING TREES ARE TO REMAIN, PROVIDE TEMPORARY CONSTRUCTION FENCING TO ENSURE THAT ADDITIONAL TREES ARE NOT REMOVED AND THE ROOT ZONE OF THE EXISTING TREES ARE NOT DISTURBED.



PROJECT TITLE:

KEYSTONE RIDGE

Bax Project #16-16857 Issue Date: 02/20/2017

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

DISCLAIMER OF RESPONSIBILITY
I hereby specify 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 plan.

STATE OF MISSOURI
CLIFFORD L. HEITMANN
NUMBER E-29817
REGISTERED PROFESSIONAL ENGINEER
04/24/2017

CLIFFORD L. HEITMANN
CIVIL ENGINEER
E29817

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REVISIONS

05/01/17	CITY COMMENTS
07/20/17	CITY COMMENTS
08/07/17	CITY COMMENTS
08/21/17	CITY COMMENTS
08/31/17	CITY COMMENTS
10/02/17	CITY COMMENTS

Developer / Owner:
KEYSTONE RIDGE LAND, LLC
10328 LAKE BLUFF DRIVE
ST. LOUIS, MO 63123
314-892-3030 EXT. 121

LANDSCAPE PLAN

P+Z No.
#32-16

City No.
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