

Drawing name: V:\14\2405 Shady Creek Addition\Drawings\Improvements\2405 MFLandscape.dwg Plotted on: Dec 02, 2020 - 10:59am Plotted by: Immolet

Chapter 402. Trees and Landscaping

Article IV. Minimum Tree Quantities and Location Requirements

Section 402.130. Tree Location Standards.

[Ord. No. 5752 B, 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 - 75 TREES

Chapter 402. Trees and Landscaping

Article III. Preservation of Trees

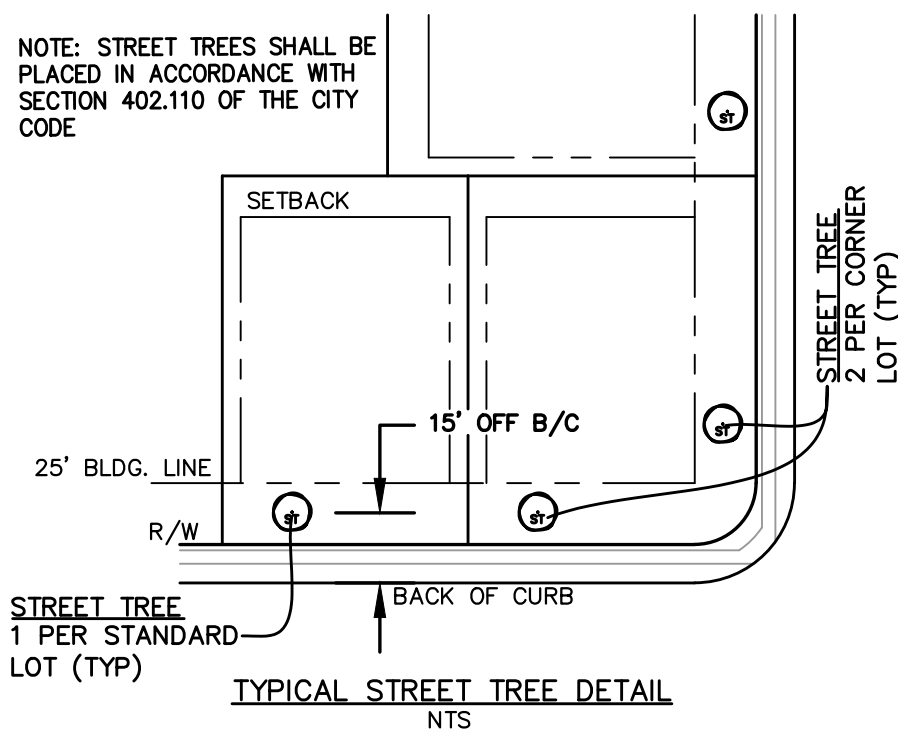
Section 402.040. Tree Protection.

[Ord. No. 5752 B, 12-8-2011]

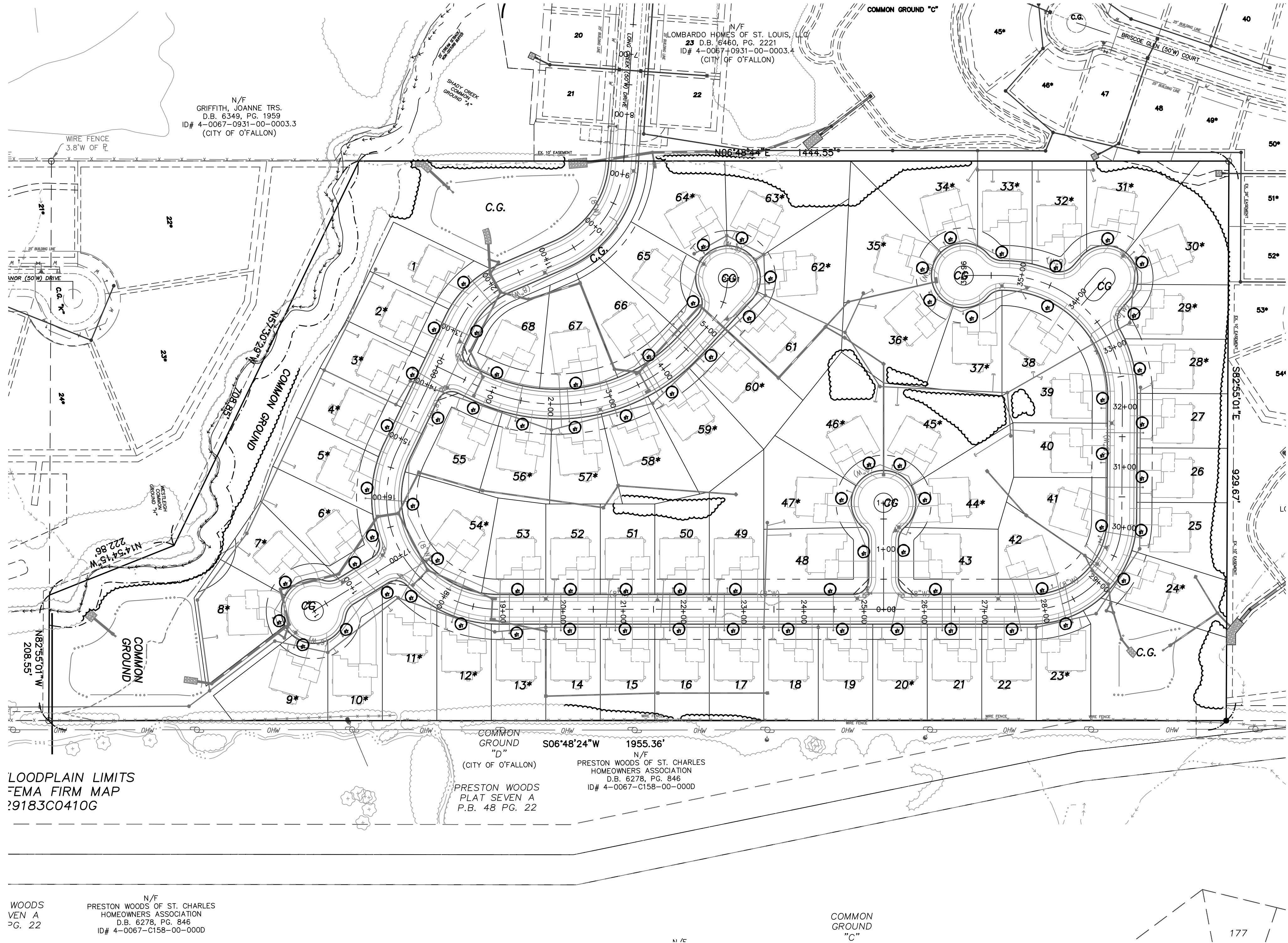
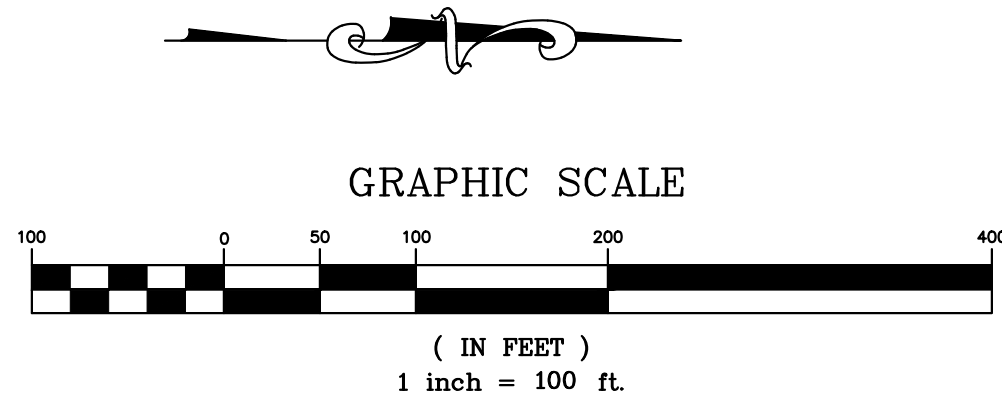
- A. Prior to Development: The destruction of more than twenty-five percent (25%) of the trees on any one parcel shall be prohibited. However, where the topography of the land is such as to necessitate extensive grading or filling to make the land suitable for future development, upon grading permit approval, this portion of the parcel or 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, in which time trees to be removed shall be replanted at the rate of at least fifteen (15) trees per acre, provided such trees 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 replanted with trees of like or similar kind having a minimum mature trunk caliper (at 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 drip line so as to prevent damage thereto.

TREE PRESERVATION CALCS:
EXISTING TREES = 15.57 ACRES
TREES REMOVED = 12.43 ACRES
TREES SAVED = 3.14 ACRES (20.2%)
TREES REQUIRED TO BE SAVED = 3.11 ACRES (20.0%)

PLANT MATERIAL LIST			
COMMON NAME	SCIENTIFIC NAME	SIZE	MATURE HT.
STREET TREES			
MAPLE	ACER ROBRUM	2" CAL	25'-45'
OAK	QUERCUS PALUSTRIS	2" CAL	25'-45'
ZELKOVA	ZELKOVA SERRATA	2" CAL	25'-45'
LINDEN	TILIA AMERICANA	2" CAL	25'-45'



SIGHT DISTANCE NOTE:
ON A CORNER LOT, NOTHING SHALL BE ERECTED, 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 ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.



LOODPLAIN LIMITS
FEMA FIRM MAP
9183C0410G

WOODS
VEN A
PG. 22

N/F
PRESTON WOODS OF ST. CHARLES
HOMEOWNERS ASSOCIATION
D.B. 6278, PG. 848
ID# 4-0067-C158-00-0000

PRESTON WOODS
PLAT SEVEN A
P.B. 48 PG. 22

N/F
PRESTON WOODS OF ST. CHARLES
HOMEOWNERS ASSOCIATION
D.B. 6278, PG. 848
ID# 4-0067-C158-00-0000

COMMON
GROUND
"C"

ISSUE	DATE / REMARKS
1	5-22-2020 Initial Submittal
2	7-14-2020 City Comment Revisions
3	6-13-2020 City Comment Revisions
4	9-01-2020 City Comment Revisions
5	12-02-2020 City Approval

PROJECT TITLE
**SHADY CREEK
ADDITION**

OFALLON, MISSOURI

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Date: 12/02/2020
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LANDSCAPE PLAN

P+Z No. P&Z NO

City No.

Date: 12/02/2020

Job No. 14-12-405

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