

***SUBDIVISION 2. LANDSCAPING, BUFFERS AND TREE PROTECTION PLANS,
INSTALLATION AND MAINTENANCE***

Sec. 8.740. Tree conservation plan.

- A. A tree conservation plan shall be submitted to the Department prior to any grading, bulldozing, or other removal of existing vegetation that may affect existing tree coverage. ~~A preliminary plan may be submitted in certain circumstances, as provided below:~~
1. The full tree conservation plan shall show the following:
 - a. The extent of the development site;
 - b. All significant trees to be removed and all other trees of ten-inch caliper or larger to be removed;
 - c. All significant trees and all other trees ten-inch caliper or larger that will remain on the development site and be protected during construction; and trees less than ten-inch caliper that are submitted for credit as part of the requirement of this division;
 - d. In heavily wooded areas that will not be disturbed, the plan may show only the boundaries of each stand of trees and a list of the number, size, and type (e.g., hardwood, softwood; deciduous, evergreen) of trees in each stand that are submitted for credit;
 - e. Locations of proposed on-site underground utility lines;
 - f. Locations of other on- and off-site utility lines, indicating areas where trees cannot be planted because of interference with: (1) existing or proposed utilities on public rights-of-way or on utility rights-of-way or easements, and (2) existing utilities on adjoining properties;
 - g. Limits of land disturbance, clearing, grading, and trenching;
 - h. Limits of tree conservation areas, showing trees to be maintained and planted, specifying type and size;
 - i. Grade changes or other work adjacent to a significant tree or any other tree ten-inch caliper or larger that would affect it adversely, with drawings or descriptions as to how the grade, drainage, and aeration will be maintained around the tree; and
 - j. Planting schedule, if applicable.
 2. A preliminary tree conservation plan may be submitted for development of an industrial park where multiple sites will be cleared and graded for purposes of marketing vacant sites to prospects. Planting of new trees will not be required on a lot until a use is developed on that lot, and locations of new trees need not be shown on the preliminary plan. The preliminary tree ~~protection conservation~~ plan shall show the following:
 - a. The extent of the development site;
 - b. Limits of land disturbance, clearing, grading, and trenching;
 - c. All significant trees to be removed and all other trees ten-inch caliper or larger to be removed;

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- d. Grade changes or other work adjacent to a significant tree or any other tree ten-inch caliper or larger that would affect it adversely, with drawings or descriptions as to how the grade, drainage, and aeration will be maintained around the tree;
 - e. Trees that will be required on the lot when it is developed, calculated by subtracting one-third of the lot area as assumed building area; and
 - f. Removal of significant trees and other trees ten-inch caliper or larger shall be permitted only in conjunction with an approved preliminary tree conservation plan, an approved grading plan, and actual grading of building pads (i.e., not simply to clear the lot).

Sec. 8.750. Acceptable plant materials.

- A. The following are the minimum plant sizes and conditions to be used in satisfying the requirements of this division. Acceptable plant materials for landscaping, buffers and tree replacement shall be as approved by the Director:
 - 1. Medium shrubs, 18- to 24-inch balled and burlapped or two-gallon container.
 - 2. Large shrubs, 24- to 30-inch balled and burlapped or 5-gallon container.
 - 3. Ground cover, two and one-half-inch peat pot.
 - 4. Large deciduous trees shall be a minimum of ~~three-inch~~ 2.5 inches caliper, measured at a point 6 inches above the ground or top of the root ball, at time of planting. Small deciduous ornamental trees shall be a minimum of 1.5 inches caliper, measured at a point 6 inches above ground or top of the root ball, at time of planting.
 - 5. Evergreen trees shall be a minimum height of eight feet at planting.
- B. The American Standard for Nursery Stock, published by the American Association for Nurserymen, shall be the standard reference for the determination of plant standards. Publications of the University Extension, University of Missouri System, the Missouri Department of Conservation, and other authorities acceptable to the Director also may be used.
- C. Existing trees and/or shrubs that are to be retained to satisfy the requirements of this division shall meet the following standards:
 - 1. Evergreen trees shall be at least six feet in height.
 - 2. Deciduous trees shall be a minimum of a two-inch caliper.
 - 3. Trees shall be free from mechanical injuries, insect infestations and disease.
 - 4. Trees shall be protected from injury to roots, trunks and branches during grading and construction. Protective fencing, tree wells, or retaining walls shall be utilized where necessary to insure tree vigor upon completion of construction.
 - 5. Shrubs that meet acceptable sizes per Section 8.750.A. and that are free from injury and disease may be counted toward the requirements of this division.

Sec. 8.760. Approval of plant materials.

Approval of a proposal to use a specific landscaping or buffer material shall be subject to a determination by the Director that the proposed material is appropriate for:

- A. The specific location, given surrounding land uses and the type of screening used on nearby properties, and

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- B. The specific topography, soil, existing vegetation, and other factors that may influence the effectiveness of a plant material.

Sec. 8.770. Installation of plant materials.

Plant materials, as required by the provisions of this division, shall be installed by the date specified on the approved landscaping and buffer plan. The Director may allow one planting season in a 12-month period in which the installation of plant materials shall be completed.

Buffers, if required, shall be installed before a certificate of occupancy permit is granted; except where the weather is not suitable for planting and escrow provisions are made in accordance with guidelines of the Department.

Sec. 8.780. Maintenance of required plant materials.

- A. The owner, tenant and their agent, if any, shall be jointly responsible for the maintenance in good condition of the plant materials used to meet the minimum requirements of this division for landscaping, buffer or tree replanting. The plant materials shall be kept free from refuse and debris.
- B. Plants that are not in sound growing condition or are dead shall be removed and replaced with a plant of a species or variety as determined by the Director.
- C. Other landscape materials shall be maintained in proper repair and shall be kept clear of refuse and debris.