



Planning and Development Services

10 N. Bemiston Avenue • Clayton, Missouri 63105 • 314-290-8453 • FAX 314-863-0296 • TDD 314-290-8435

SITE PLAN REVIEW

What is site plan review?

The purpose of the site plan review process is to maintain the high quality of Clayton's residential neighborhoods and commercial districts and assure the compatibility of new development. Site plan review includes an interdepartmental review by City staff and approval by the City's Plan Commission. Site plan review is required for the following types of development:

1. Multi and single-family residential construction
2. Residential additions where the proposed addition is 50% or more of the total square footage of the principal structure
3. New commercial construction over 10,000 square feet
4. Accessory structures that exceed 25% of the total square footage of the existing principal structure
5. Three-car garages
6. Additional parking that could have an impact on the property
7. Conditional use permits, when associated with construction
8. Excessive grading
9. Any other type of development not listed above, at the discretion of the Director of Planning and Development

What is the Plan Commission?

The Plan Commission reviews development within the City of Clayton and is the final review for site plans associated with new construction. The Commission is made up of seven members appointed by the Board of Aldermen consisting of the City Manager, a member of the Board of Aldermen and five Clayton residents qualified by experience or other expertise. The Plan Commission considers the following factors in approving site plans:

- Impervious coverage, stormwater mitigation and maintenance
- Trash enclosures and HVAC placement
- Landscaping and caliper replacement of trees removed
- Mitigation of nuisances to neighboring properties

What do I submit for site plan review?

The deadline to apply for site plan review is noon every Friday. Submittals must include the components listed below. **Incomplete submittals will not be accepted.**

- Completed and signed Site Plan Review application (pages 4-8). *If the project requires architectural review as well (most projects do), the Architectural Review Board application and \$135 fee must be submitted at the same time.*
- A \$1,035 submittal fee (*includes a \$285 application fee, \$450 deposit for landscape review, and \$300 deposit fee for Storm Water Prevention Pollution Plan (SWPPP)*).
- 4 copies (6 copies for commercial/institutional projects) of **complete and stapled** plan sets folded print side out to approximate 8 ½ X 11. Plan sheets should be 24" x 36" in size.
- Plan sets must include the follow items:
 - Current boundary survey
 - Proposed Site Plan (Civil and Architectural)
 - Stormwater Pollution Prevention Plan (SWPPP)
 - Landscape Plan
 - Floor Plans
 - Context Elevation (if Architectural Review is required)
 - Architectural Elevations (if Architectural Review is required)
 - Colored Renderings (if Architectural Review is required)
 - Colored photos of the property and adjacent properties
- A completed City of Clayton Tree Chart (excel spreadsheet). Contact kscott@claytonmo.gov to request a blank spreadsheet.
- A PDF copy of the complete plan set and all supplemental documents (CD or email)
- A brief narrative describing the proposed project.
- Subdivision Trustee approval (via letter or signatures on plans), if applicable.

How does the site plan review process work?

An interdepartmental staff review is conducted every Thursday for applications that are received by the previous Friday. Within seven days of the staff review meeting, an email is sent to the applicant outlining plan deficiencies. Review of the Landscape Plan and SWPPP are conducted by a third party, and those comments are forwarded to the applicant at the same time. The applicant has 30 days from the date of the deficiency email to submit revised plans addressing the listed deficiencies and concerns.

What do I submit for the Plan Commission meeting?

The Plan Commission/Architectural Review Board meets the first and third Monday of every month. The application deadline is 3 p.m. on the Monday two weeks prior to the meeting. If the site plan is a component of a larger project requiring additional city approvals and/or a public hearing (such as rezoning or subdivision plat), the submittal deadline may be greater than 14 days.

Revised plans submitted for the Plan Commission meeting will not be accepted unless they contain the following:

- A letter stating how each of the City's comments are addressed.

- 1 full-size plan set with amendments clouded and note referenced, and 10 half-size plan sets (without clouded amendments)
- Amended applications (if applicable)
- A PDF copy of revised plans (CD or email)

Plans submitted in response to staff's comments may result in new or additional comments, and plans will only be put on the agenda when staff feels the plan is complete and satisfactory.

What happens at the Plan Commission Meeting?

Typically, each project will have two agenda items on the meeting agenda: site plan and architectural review. The applicant will receive a copy of the agenda and the staff report prior to the meeting date. Additionally, all adjacent property owners within 200 feet of the subject property will be mailed a copy of the agenda.

At the meeting, planning staff will read the site plan staff report, including its recommendation to approve, approve with conditions, or deny. The applicant will address the Plan Commission to discuss the site plan issues and to answer any questions of the Commission and the audience members. A vote will be taken to approve, continue or deny the proposal. Architectural review (if required) will immediately follow and has the same process.

What happens after the site plan is approved?

You will receive an email from the Planning Department within a week of the meeting stating that the project was approved, approved with conditions, tabled, or denied. The applicant must submit plans to the Building Official for a building permit to allow the construction to commence. The building permit plans must reflect all changes as approved by the Plan Commission. Application for building permits must be made within one year from the date of Plan Commission approval.



APPLICATION FOR SITE PLAN REVIEW

Check off each box to indicate that the required items, in the quantities required, have been included in your submittal. Completion of this page does not mean the submittal is “sufficient,” it means that the application can be accepted for later sufficiency review by staff. Make sure to include all other items required for your specific project. **Incomplete applications will not be accepted.**

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- A completed City of Clayton Tree Chart (excel spreadsheet). Contact kscott@claytonmo.gov to request a blank spreadsheet.
- A PDF copy of the complete plan set and all supplemental documents (CD or email)
- A brief narrative describing the proposed project.
- Subdivision Trustee approval (via letter or signatures on plans), if applicable.

This page was completed by:

Signature _____

Date _____

Print Name _____

Phone & Email _____

ALL APPLICABLE SECTIONS OF THIS APPLICATION MUST BE COMPLETED, AND THE APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS

(type or print)

Address of Project: _____

Project Description: _____

PARTIES OF INTEREST

The full legal names of owner (partnership, incorporation, etc.), applicant, agent, architect, landscape architect, planner, engineer and/or manager are required.

Name of Owner(s) : _____

Complete Address (include zip code): _____

Phone Number (include area code): _____

Name of Applicant: _____

Complete Address (include zip code): _____

Phone Number (include area code) and E-mail: _____

Interest in Property: _____

Name of Applicant's Agent - if different from above: _____

Complete Address (include zip code) : _____

Phone Number and E-mail: _____

Name of Architect, Landscape Architect, Planner or Engineer:

Name/Position: _____

Complete Address (include zip code): _____

Phone Number and E-mail: _____

SITE DESCRIPTION

Lot Number: _____ Block Number: _____ Locator Number: _____

Current Zoning: _____ Overlay or Urban Design District (If applicable): _____

Current Use of Site: _____

PROPOSED PROJECT

Briefly describe the project and intended use: _____

Project Type: Residential _____ Commercial _____ Mixed-Use _____

Is the intended use: Permitted _____ Conditional _____

Is this part of a Planned Unit Development (PUD)? Yes _____ No _____

Will there be any dwelling units in the project? Yes _____ No _____

If yes, number of units: _____

SITE DEVELOPMENT

Total Square Footage of Site: _____ Total Square Footage of Building(s): _____

Floor Area Ratio (FAR) [for commercial or mixed-use project] _____

Total Lot Impervious Coverage Percentage—Existing: _____ Proposed: _____

Total height of new structure (measured from average existing grade to the mean elevation of the pitched roof, or to the top of a flat roof: _____

Number of Floors: _____

Describe Stormwater Mitigation: _____

Stormwater Differential Runoff Calculations—Existing: _____ CFS

Proposed: _____ CFS Differential Runoff: _____ CFS

Total Number of Proposed Off-Street Parking Spaces: _____

Location of Proposed Parking: _____

Describe any amenities to be provided: _____

LAND DISTURBANCE

Check one of the three boxes below that accurately describes the proposed land disturbance associated with this application:

- Site Less Than 5,000 SF:** A Land Disturbance Permit and Storm Water Pollution Prevention Plan (SWPPP) are not required for sites with proposed land disturbance activities in an area less than 5,000 SF. Erosion and sediment control measures shall be provided as directed by the City's Public Works Department.
- Site Less Than One Acre but Equal to or Greater Than 5,000 SF:** A Storm Water Pollution Prevention Plan (SWPPP) is required for all sites with proposed land disturbance activities of an area greater than 5,000 SF. The SWPPP shall be separate from other site plan sheets. Refer to the Site Plan Review Checklist for requirements.
- Site Equal to or Greater Than One Acre:** A Land Disturbance Permit is required for all sites with proposed land disturbance activities in an area greater than 1 acre (43,560 SF). This is a separate permit that is required in addition to any other City permits. Application and information regarding a Land Disturbance Permit can be obtained from the Public Works Department or on the City's Website at <http://www.claytonmo.gov/permits> under Land Disturbance Requirements (SWPPP).

LANDSCAPE PLAN

Are trees and/or evergreens to be removed? Yes _____ No _____

If yes, number of trees _____ Caliper inches (total) _____

Number of evergreens _____

New trees/evergreens proposed: Number of trees _____ Caliper inches (total) _____

Number of evergreens _____ (1:1 replacement required)

For Commercial or Mixed-use Projects Only: Provide a tabulation/breakdown of the total square footage of the site and what percentage and amount of square footage will be reserved for commercial space, residential, off-street parking, open spaces, parks, etc.

<u>Intended Use:</u>	<u>Square Footage</u>	<u>Percentage</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

SIGNATURES (FULL LEGAL NAME IS REQUIRED)

Signature of Property Owner (Required): _____

Print name: _____

Date: _____ Title: _____

Signature of Applicant (Required): _____

Print Name: _____

Date: _____ Title: _____

SITE PLAN REVIEW CHECKLIST

Submittal Requirements

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Plan Requirements

- The street address and legal description of the subject property.
- Zoning district, subdivision name, lot number, dimensions, area and zoning of adjacent parcels where different than site.
- A vicinity map with north point, scale and date.
- The proposed title of the project and the names, addresses and telephone numbers of the architect, landscape architect, planner or engineer on the project.
- The boundaries of the subject property, all existing property lines, setback lines, existing streets, buildings, watercourses, water ways or lakes, wetlands and other existing physical features in or adjoining the project.
- Location and identification of all easements (existing and proposed).
- Dimensions of existing and proposed roadway pavements, sidewalks and right-of-way width for streets abutting the site.
- The location and size of sanitary and storm sewers, water, gas, telephone, electric and other utility lines, culverts and other underground structures in or affecting the project, including existing and proposed facilities and easements for these facilities.

- Existing and proposed contour lines or elevations based on mean sea level data, unless otherwise waived by the Department of Planning and Development Services. The topographic survey shall depict the elevation of streets, alleys, buildings, structures, watercourses and their names. The topography shall be shown by adequate spot elevations.
 - Significant topographical or physical features of the site, including any existing or proposed water features. The elevation of the curb (if existing or proposed) in front of each lot shall be indicated.
 - The proposed nature and manner of grading of the site, including proposed treatment of slopes in excess of ten percent (10%) to prevent soil erosion and excessive runoff.
- Type, location, height and degree of brightness of all exterior lighting. Note on the plans that exterior lights over 75 watts in residential districts must be fully shielded.
- Overall dimensions of all structures and the gross floor plans of each floor within the proposed building.
- A separate landscape plan prepared and sealed by a registered landscape architect, certified arborist or other similarly qualified professional. Refer to the Landscape Plan Guidelines for specific requirements.
- A Stormwater Pollution and Prevention Plan (SWPPP) is required for all sites with proposed land disturbance activities of an area greater than 5,000 square feet. The SWPPP shall be a separate plan sheet and shall include the following information:
 - Existing and proposed contours.
 - Drainage facilities and methods for preserving the natural watercourse and patterns of drainage.
 - Identify limits of any areas to be disturbed by the proposed construction.
 - Amount of current impervious coverage and proposed impervious coverage.
 - Methods to mitigate additional impervious coverage and/or address drainage issues on the site.
 - Connection to storm sewer and/or method of controlling storm water run-off on-site.
 - Best Management Practices (BMPs) to reduce sediments and other pollutants associated with construction activities.
 - Location of siltation fences, hay bales and other runoff prevention methods (as well as other items as required by the site plan review process) and plans for maintenance of these installations during construction.
 - Schedule of street and sidewalk cleaning to alleviate mud and dirt on public right-of-way.
 - Seal of a registered Professional Engineer in the State of Missouri.
 - Benchmark information from the site survey.
 - Other information as required by the Director of Public Works or the Director of Planning & Development Services.
- Location and screening of trash containers and HVAC units.
- The location, height, type and material of all fences and walls.
- The materials, architectural style and distance from adjacent property lines of all proposed structures.
- Elevations of all proposed buildings.

- A context drawing depicting the street elevation of the proposed structure with existing structures shown on each side.
- The location of all proposed buildings and structures, accessory and principal, and a tabulation of the total number of stories and height, number of dwelling units and type and the overall project density in dwelling units per gross acre, where applicable.
- The location, dimensions and a tabulation of the total square footage in the project and the percentage and square footage thereof proposed to be allocated to any commercial uses, recreation areas, off-street parking, open spaces, parks, other required amenities and improvements, where applicable.
- Parking and loading facilities, required and proposed, including the number, size and location, including those facilities for the handicapped, as specified in the Building Code adopted by the City, as amended and as in force at the time of approval of the site plan.
- Each site plan shall bear the seal, signed and dated, of the licensed entity who prepared the drawing or under whose immediate personal supervision the site plan has been prepared. Revised plans and amended or modified approved plans shall also be so authenticated by the licensed entity who prepared the revision, amendment or modification to the drawing or under whose immediate personal supervision the site plan has been revised, amended or modified.
- Information shall be provided for the site itself and for an area within fifty (50) feet, or as required, of any property line of the site.

LANDSCAPE PLAN GUIDE

OVERVIEW

The main objectives of requiring a landscape plan are to fulfill the vision of greener neighborhoods and enhanced property values. Historically, properties were often clear cut removing large mature trees that could have been saved. In addition, the Board of Aldermen wanted to ensure as development continued that the larger structures on smaller lots did not reduce the amount of greenspace of the city. Caliper per caliper tree replacement has been a policy of city for several years. More recently, Clayton has had tree preservation provisions enacted within the Architectural Review Board Guidelines since July 1999. Since then, several projects have benefited from the planting of many new trees and more importantly the preservation of existing mature trees. The people of Clayton (residents, business owners, and visitors alike) benefit from a more beautiful city filled with trees, shrubs, and flowers.

This guide has been created to assist developers and design professionals in the preparation of the landscape component of their project and to facilitate a complete review of the plans.

When a Landscape Plan Is Required

Projects which require Site Plan Review must also contain a landscape plan prepared by a Missouri licensed landscape architect or certified arborist. Typically, these projects consist of:

- New residential buildings
- New commercial and mixed use buildings
- Large additions
- Large accessory structures
- Other projects at the discretion of the Department

Clayton's Tree Removal and Replacement Policy

In order to meet the goals stated above, the preservation of existing trees on the site is required. When preservation is not possible, the City of Clayton requires all trees that are at least one caliper inch to be replaced on-site with similar species. Minimum replacement size is 2-caliper inches. Evergreen trees are not counted toward caliper-inch replacement but are required to be replaced on a one-to-one basis from the Desired Species List located at the end of this guide. Minimum replacement size for evergreen trees is 6-feet in height. Trees which are determined to be in poor condition (50% or more dead and no longer viable) may not require replacement based on the recommendation of a certified arborist or licensed landscape architect and agreed to by the City. Any trees that have been removed prior to construction will be counted toward replacement.

In cases where the amount of caliper inches to be removed can not be replaced on site, the developer is required to pay an in-lieu fee of \$120 per caliper inch. The fees are paid into the City's Reforestry Fund and are due upon application for a building permit.

City Approval Process

Because the landscape plan is a requirement of Site Plan Review, it must be submitted with the other necessary materials (site plan, building elevations, etc.). There is an application fee for Site Plan Review a landscape review deposit. These fees must be paid when the project is submitted to the Planning and Development Department for Site Plan Review. The landscape review deposit is applied for the cost of the City's contracted Landscape Architect to review the project and provide recommendations to city staff. Site Plan Review is conducted by city staff on a weekly basis. After staff determines that the plans are complete and satisfactory, the project is scheduled for final approval by the Plan Commission.

LANDSCAPE PLAN COMPONENTS

A landscape plan is a component of every project that requires Site Plan Review. The landscape plan is an integral part of the review serving as the governing document for all landscape issues associated with a development and are to be drawn on a separate sheet from the site plan. The main components of a landscape plan are:

1. **Site information** based off the site plan (buildings, property lines, impervious areas, utilities, etc.)
2. **Tree inventory** showing existing trees to remain and those trees to be removed
3. **Tree schedule** including existing trees to be removed, trees to remain, and new plants to be installed--all listed by species and size (caliper inch)
4. **Tree protection** measures

Site Information

The landscape plan should be reflective of the site plan. Information contained in the site plan and transferred to the landscape plan includes:

- Lot lines
- Building lines
- Utilities (sewers, electric, water, gas)
- Impervious areas (retaining walls, driveways, sidewalks, trash, and HVAC enclosures)
- Contour/grading lines

Tree Inventory

All existing trees 1-caliper inch and greater should be identified on the landscape plan. Proper labeling should be used to differentiate between different species and types of trees (evergreen, deciduous, etc.). The caliper inch size of each tree needs to be provided; for needled evergreen trees, the height of the tree is to be used. Existing trees are measured at a Diameter Base Height (DBH) of 4.5 feet above grade.

Tree Schedule

A completed City of Clayton Tree Chart must be shown on the landscape plan and submitted separately as an excel file (contact kscott@claytonmo.gov to request a blank spreadsheet). The tree schedule is in the form of a table showing the following information:

- Existing trees to remain by caliper and species and existing trees to be protected
- Existing trees to be removed by caliper and species
- New trees to be planted by caliper and species

All trees that are to be removed must be sized by caliper inch. The City of Clayton requires that all caliper inches of trees removed be replaced with similar species which total the amount removed. In addition, all evergreen trees are to be replaced on a one-to-one basis. All existing trees listed on the tree schedule should be reflective of the tree inventory. The tree schedule must list the species (common name and botanical name), size (caliper inch or height for needled evergreens). New trees are to be sized and measured 6-inches above grade. When selecting new trees for the site, considerations that will be reviewed by the City include adequate location for sun and moisture, growth habit, and appearance. A list of preferred trees can be found on the *Landscape Plan Resources* section of this guide.

Tree Protection

The City has adopted tree protection standards geared toward limiting the amount of disturbance to the tree. Depending on the potential impact to the tree, preservation measures typically required include fencing around the tree, root pruning measures, and aeration systems.

Developers are required to follow the City's tree protection standards (shown on the *Landscape Plan Resources* section of this guide) for those trees which are to remain on the property and which may be

impacted by construction activity. The City of Clayton Tree Protection Notes and Tree Protection Details need to be shown on the landscape plan.

LANDSCAPE PLAN/TREE PROTECTION CHECKLIST

The following is a checklist of items which typically need to be shown on the landscape plan:

1. Project title listing project name, owner name and name of firm or individual preparing the plan.
2. Scaled base plan using current information from the site development plan depicting existing and proposed grades.
3. North arrow.
4. Graphic and Written Scale.
5. Graphic legend depicting existing vegetation and proposed conditions.
6. Location of all improvements shown on the site development plan.
7. Location of all existing and proposed utilities and sewers.
8. Location of all proposed sediment control devices.
9. Graphic depiction of all existing trees including location, types and size.
10. Graphic depiction of the accurate drip line canopy of all existing trees showing the extent of the critical root zone.
11. Clear designation and tabulation of all existing trees to be saved or preserved, removed or impacted.
12. Proposed tree protection and preservation measures for all saved and impacted trees depicting, if necessary, root-pruning lines, protective devices and procedures including but not limited to fencing, boring, aeration, temporary special paving areas, retaining walls, etc.
13. General tree protection notes as per City standards.
14. Typical tree protection details as per City standards.
15. Tree planting details
16. Certification (signed and sealed) by a licensed Landscape Architect or Arborist in the State of Missouri.

CITY OF CLAYTON TREE PROTECTION PLAN NOTES

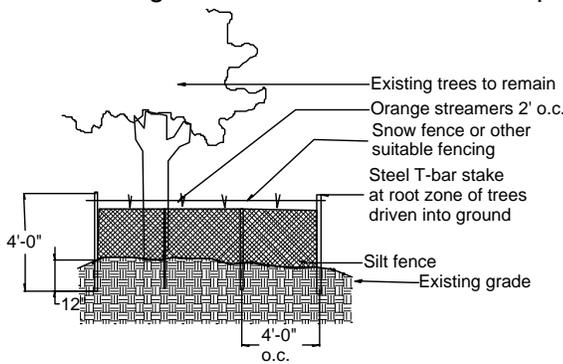
The following tree protection practices are to be followed. The information listed below is required on the landscape plan:

1. A pre-construction meeting shall be held on-site to explain protection measures to operators, construction supervisors, contractor's representatives, and the city representative (if necessary).
2. Contractor on the site shall stake clearing limits in order to facilitate location for trenching and fencing installation for tree protection.
3. No clearing or grading shall begin in areas where tree preservation measures have not been completed.
4. The sequence of tree preservation measures, if required, shall be as follows:
 - a. Root pruning trenching;
 - b. Tree protection fencing;
 - c. Tree pruning and chemical treatment;
 - d. Aeration systems installed;
5. The preceding measures shall be directed in the field by the construction supervisor.
6. Tree protection fencing shall be maintained and repaired by the contractor for the duration construction and approved by the city inspector. No alteration shall occur without prior approval by a city representative.

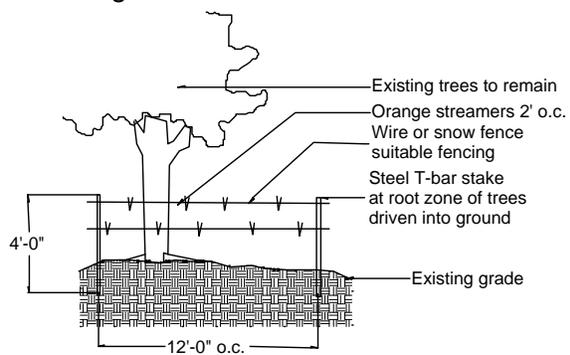
7. Access to fenced preservation areas by construction equipment, materials, or individuals that may cause harm to protected trees will not be allowed. Only limited access, if necessary, shall be permitted with the prior approval of the city inspector.
8. All designated aeration zones shall be protected with temporary fencing until final grading.
9. Removal of trees, shrubs, or undergrowth from protected areas shall be performed only when necessary and with hand tools only.
10. Attachment of any construction signs, fencing, etc. to any tree to be saved is strictly prohibited.
11. Upon construction completion, all temporary barriers, fencing, debris, etc. shall be removed from the site by the contractor.
12. All required protective fencing shall be installed along the clearing disturbance limits of the site.
13. Protective fencing shall be installed along the edge of all critical root zones of saved and impacted trees within the disturbed areas.

CITY OF CLAYTON TREE PROTECTION DETAILS

The following details shall be used for the purpose of including on the Tree Preservation Plan:



COMBINED SILT AND TREE PROTECTION FENCE

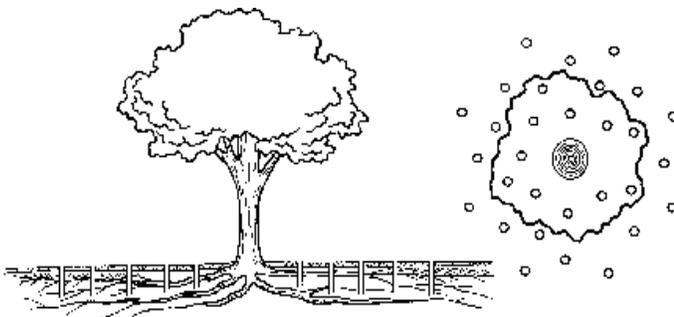


CONSTRUCTION FENCE FOR TREE PROTECTION

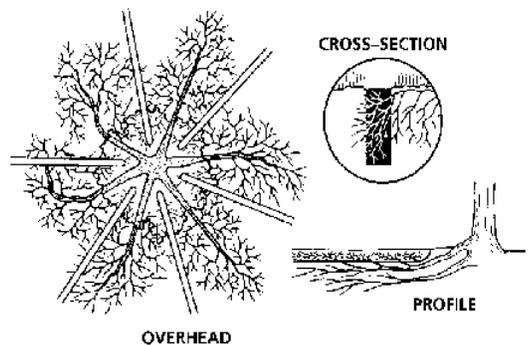
* Source: Steve Clark and Associates

ROOT ZONE AERATION DETAIL - Drilling Holes/Vertical Mulching *

NOTE: Holes are to be 2-4 inches in diameter and made about 3 feet on center, throughout the root zone of the tree. Depth shall be at least 12 inches and may be deeper if the soil grade has been raised. Holes are to be filled with peat moss, wood chips, pea gravel or other materials that maintain aeration and support root growth. * Source: International Society of Arboriculture



ROOT ZONE AERATION DETAIL - Radial Aeration *NOTE: Narrow trenches are to be dug in a radial pattern throughout the root zone. Begin the trenches 4-8 feet from the trunk of the tree to avoid cutting any major support roots. Trenches are to extend at least as far as the dripline of the tree. Trenches are to be a minimum of 1 foot in depth and may need to be deeper if the soil grade has been raised. Trenches are to be backfilled with topsoil or compost. Finish top layer of trench with a minimum 3 layer of wood chips. This technique is to be used for only isolated trees, where the roots of other trees would not be damaged. * Source: International Society of Arboriculture



TREE LIST OF DESIRABLE SPECIES

When developing a landscape plan, careful consideration should be taken to assure that the plant species will thrive at a particular location. Factors to consider include the amount of sunlight, soil type and drainage, space restrictions, and climate. While not inclusive, the following list contains trees (categorized by species and growth habit) that are desirable for preservation and/or replacement in the City of Clayton.

Large Deciduous Trees (Count toward caliper replacement)

- Ash (Seedless, Green and White varieties)
- Bald cypress
- Honey locust (thornless varieties)
- Maple (Norway, Red, Sugar)
- Oak (Bur, English, Pin, Red, Scarlet, Swamp White, White)

Medium Deciduous Trees (Count toward caliper replacement)

- Gingko
- Japanese pagoda tree
- Linden (Littleleaf, American)
- River Birch
- Yellowwood

Small Deciduous Trees (Count toward caliper replacement)

- Amur maple
- Golden – rain tree
- Trident maple

Flowering Ornamental Trees (Count toward caliper replacement)

- Callery pear (improved varieties such as Aristocrat, Respire and Chanticleer)
- Crab apple (disease-resistant varieties)
- Eastern redbud
- European mountain ash
- Flowering cherry (weeping and improved varieties such as Mazzard, Higan, Kwanzan, Sargent)
- Flowering dogwood
- Japanese dogwood
- Cornelian cherry dogwood
- Hawthorn species
- Saucer magnolia
- Star magnolia
- Serviceberry species

Needled Evergreens (Do not count toward caliper replacement)

- Pine (White, Austrian, Japanese Black)
- Spruce (Norway, Black Hills, Colorado Blue, Colorado)
- Fir (White, Douglas)
- Hemlock (Canadian)
- Cedrus species (true cedars)
- Arborvitae (American, Oriental)
- Juniper (upright cultivars such as Blue Heaven, Burki, Cannaartii, Keteleeri, Wichita Blue, Skyrocket)

Broad-Leaf Evergreen Trees (Count toward caliper replacement)

- Foster's holly
- Southern magnolia

Approved Street Trees (Do not count toward or against caliper replacement)

No species other than those included may be planted as street trees without written permission of the Director of Public Works.

Small trees (Less than 25')

- Purple Plum*
- Yoshino Cherry
- Kwansan Cherry
- Red Bud* (Single Stem)
- Dogwood*
- Crabapple* (all)
- Hawthorne*
- Amur Maple
- Sericeberry
- Japanese Lilac

Medium trees (25'--50')

- Honey Locust* (thornless)
- Linden*
- Golden Rain Tree
- Red Maple*
- Bald Cypress*
- Hackberry*
- Zelkova
- Ginkgo (male only)
- River Birch* (single Stem)

Large trees (Greater than 50')

- Sugar Maple*
- Norway Maple
- Northern Red Oak*
- London Plane
- American Elm*
- Tulip Poplar*
- Shumard Oak*
- Willow Oak*

Evergreens (Use only on parkways or other landscaped right-of-way)

- Hersey Upright Juniper
- Japanese Pine
- Norway Spruce
- Eastern White Pine
- Blue Spruce
- American Holly*
- Foster Holly
- Sky Rocket Upright Juniper

* Missouri native.