



RAYMORE

development services

816-331-1803

SITE TREES & STREET TREES

WHY REQUIRE TREES

Healthy shade trees improve the physical health of a community and mitigate several negative impacts of urbanization.

Air Quality Benefits

Shade trees are our best tool for improving air quality. Trees produce oxygen! If that isn't enough, they trap airborne particulate, sequester gaseous pollution and moderate temperature extremes that contribute to ozone formation where we breathe.

Water Quality Benefits

Trees are an important part of the hydrologic cycle. They loosen compacted clay soils and encourage infiltration into the ground for absorption and uptake. They can reduce run off velocity and soil erosion.

Conservation

Trees absorb solar radiation and cast shade during summer months when cooling is needed most. A well situated tree will reduce household energy consumption!

WHAT IS THE REQUIREMENT?

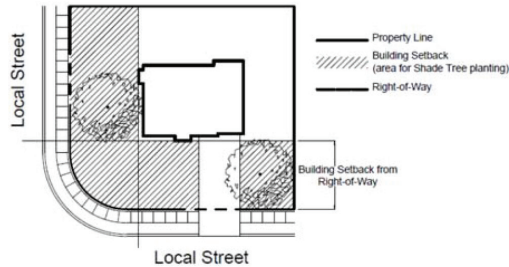
Chapter 430 of the Unified Development Code (UDC) requires installation of a qualified tree on lots along street fronts between the property boundary and building setback prior to occupancy.

PROPERTY INFORMATION

Property information can be found on the plat or plot plan on file with Building Inspections. The property boundary is coincident with the right-of-way along public streets, usually 1 foot from sidewalk if present.

The build line is typically set back from the property boundary 30-60 feet depending on zoning and traffic volumes of adjacent roads.

PLANTING LOCATION(S)



Required shade trees must measure 2.5-3 inch caliper as measured 6 inches above ground (root ball) and be nursery stock of a suitable type. Ornamental trees need only measure 1-1.5 inch caliper for single trunk trees, or at least 0.75 inch for the smallest trunk of a multi-stem tree. A non-inclusive list of trees qualified to meet the requirement can be found at www.raymore.com and is maintained by the Development Services Director. Improved varieties will be considered for inclusion with the intention of allowing for diversity.

PLANTING CONSIDERATIONS

Hardiness - Hardiness is best measured by the ability to tolerate cold, heat, drought, flooding and wind. Though qualified trees are considered hardy, survival greatly depends on installation technique and the tree's ability to meet requirements until it's root system can be established. Increasing temperatures and associated drought make it difficult for trees to withstand environmental stress.

Resilience - The ability for a tree to renew itself in the presence of stressors is known as resilience. Qualified trees are resilient to common diseases, pests, structural damage and desiccation. All species have strengths and weaknesses specific to them that should be matched with site characteristics.

Form - Groups of trees may have a noticeable but minor deviation from the variety. It can be a way to avoid nuisance characteristics or get the appearance you're looking for.

Size - Environmental benefits from a tree increase with its size. Sub-surface requirements for trees up to 60 feet can be met on a typical residential lot.

Shape - Trees come in many shapes to fit almost any situation. Your selection should not need structural pruning to keep from restricting site movement or clear boundaries. Shapes of shade trees include: round, spreading, pyramidal, ovate, vase, columnare and irregular.

Longevity - Generally, the relative growth rate has implications for the vulnerability of a tree. Fast growing but short-lived species do not generally satisfy the site tree requirement because their structural weakness often leads to development of disease and infestation.

Fruiting Characteristics - All trees flower and fruit, but valuing these traits over shade can create periods of inconvenience and even hazard when they litter paved surfaces. Many species are cultivated to include varieties that minimize fruits to avoid a possible nuisance.