



VIII.A

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Issues Report

Subject: Change of Zoning Issues Report

Meeting Date: April 13, 2015

From: Purvi Patel, Project Planner

Location: West side of Wilson Avenue south of its intersection with Chamfers Farm Road and north of its intersection with Wilson Farm Drive

Petition: **P.Z. 02-2015 Falling Leaves Estates II (1925 & 1921 Wilson Ave)**

Summary

Fischer & Frichtel Inc. has submitted a request for a zoning map amendment to rezone 17.37 acres for a proposed single-family residential development. The tract is currently zoned “R-1” Residential District and the requested amendment is for a change of zoning to a “PUD” Planned Unit Development. As required for a “PUD” Planned Unit Development, a Preliminary Plan and Project Narrative are included for your review.

This petition is before the Planning Commission to follow up on issues that were identified with the “PUD” application during the March 9th, 2015 Public Hearing and to examine if any further issues need to be resolved prior to requesting a recommendation on this petition from the Planning Commission. After the Public Hearing, an Issues Letter was sent to the Petitioner by Staff. This letter included concerns identified at the Public Hearing, Staff issues, and development criteria to which this development will be required to adhere. A written response to those issues was received by Staff, which is included for your information as an attachment to this report.

As shown on the updated Preliminary Plan, the applicant is now proposing a total of 16 lots which range in size from 22,000 square feet to 26,694 square feet with an average lot size of 24,083 square feet. The density that is currently required and that will be maintained with the “PUD” designation is 1 dwelling unit per acre.

Site History

The subject site includes two parcels of 12.37 and 5.00 acres in size and was originally zoned “R-1” Residence District by St. Louis County prior to the incorporation of the City of Chesterfield. In 1977, a petition was filed with St. Louis County to rezone 188.16 acres from “NU” Non-Urban District to “R-1” One-Acre Residence District (P.C 80-1977); at the same time a second petition was filed to request a “PEU” Planned Environmental Unit in an “R-1” One-Acre Residence District for the same 188.16 acres (P.C. 81-1977). During the St. Louis County Planning Commission Vote meeting for these petitions, approximately 40 acres nearest to Wilson Avenue were removed from the PEU portion of the request. The two tracts of the current subject site were part of that 40 acres and are zoned “R-1” Residence District today.

Surrounding Land Use and Zoning

- North:** North of the site are two single-family dwellings zoned “R-1” Residence District. One of these homes is the current residence of the Petitioner.
- South:** The property to the south is the Wilson Farm Estates Subdivision and is zoned “R-1” Residence District with a “PEU” Planned Environmental Unit.
- East:** The properties to the east are the Bent Tree and Chesterfield Meadows Subdivisions. The Bent Tree Subdivision is zoned “R-1”, “R-1A” and “R-2” Residence Districts with a “PEU” Planned Environmental Unit; and Chesterfield Meadows Subdivision includes both “R-1” and “R-1A” Residence Districts and is a Density Development.
- West:** The Wilson Farm Estates Subdivision wraps to the west of the subject site as well.



Figure 1 – Aerial

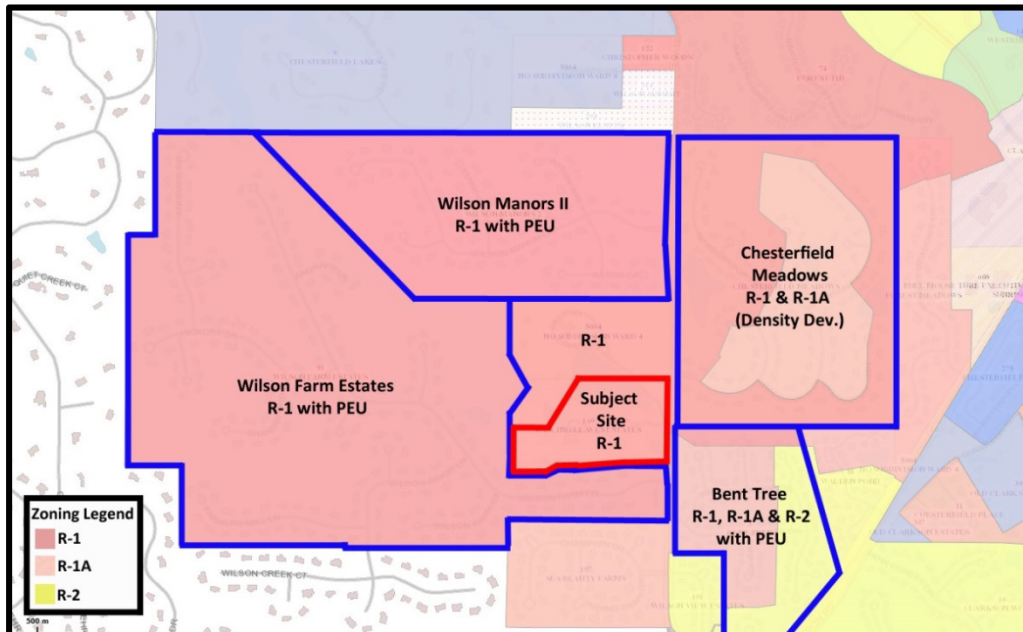


Figure 2 – Adjacent Subdivisions & Zoning

Once the application has passed sufficiency review, it is reviewed against the Minimum Design Requirements for a “PUD”. There are four (4) minimum design requirements that must be met in order for the project to qualify for a “PUD” and once these have been met, the petition is scheduled for Public Hearing. These four (4) items are:

- Proposal has to meet the maximum residential density determined by the existing zoning district or by submitting an application for a change of zoning from the "NU" Non-Urban District to a residential zoning district.
- Provision of thirty (30) percent Common Open Space to be displaced throughout the site and not concentrated in one (1) area or contain only that portion of the site that would be considered undevelopable.
- Provision of perimeter buffer of at least thirty (30) feet in width.
- Proposed project has to be consistent with the purposes and intent of the Comprehensive Plan and the City of Chesterfield Municipal Code.

Furthermore, Section 31-03-04-K.5 of the City of Chesterfield Municipal Code lists twelve (12) Design Features suggested to be utilized by developers when applying for “PUD” zoning. This section of code also states the following: “Satisfaction of all or any of these design features is not mandatory, but the approval of “PUD” zoning will be predicated on the use of the below list or any other design feature deemed desirable by the City of Chesterfield. Proposed inclusion of these design features within a “PUD” can increase the flexibility of design standards and the ability of the developer to negotiate the mitigation of other requirements.” A list of the suggested design features is available under the “PUD” District Regulations at the following link:

[http://www.chesterfield.mo.us/webcontent/plnprwk/docs/UDC/Article%2003%20\(Zoning%20Districts%20and%20Uses\).pdf](http://www.chesterfield.mo.us/webcontent/plnprwk/docs/UDC/Article%2003%20(Zoning%20Districts%20and%20Uses).pdf)

Staff had requested the Applicant provide an updated “PUD” Narrative that details which of these twelve (12) design features have been utilized and how. The response from the Applicant addressing this request is included in the Project Narrative.

Existing Conditions

The minimum lot sizes are established by the planned district ordinance governing the “PUD” District and the proposed minimum lot size for this “PUD” is 22,000 square feet. Table 1, below, identifies minimum lot sizes for the adjacent developments and the proposed Falling Leaves Estates II development.

Development	Lots	Acres	Minimum Lot Size In Square Feet
Wilson Farm Estates	183	200	22,500
Bent Tree	92	42.5	12,000 to 26,000 30,000 (lots along Wilson)
Chesterfield Meadows	106	100	22,000 (internal lots) 1 acre (perimeter lots)
Wilson Manors II	74	84.3	22,000 38,000 (lots along northern limits)
<i>Falling Leaves Estates II (proposed)</i>	16	17.37	22,000

Table 1: Adjacent Development Figures

As identified, the proposed lot size for Falling Leaves Estates II is 22,000 square feet and as seen in the Preliminary Plan, the largest lot is 26,694 square feet with an average lot size of 24,083 square feet for the development. It is important to note that the other subdivisions listed in the table above are not "PUDs" and therefore do not have the thirty (30) foot Landscape Buffer requirement or a thirty (30) percent Common Open Space requirement. Additionally, some of these subdivisions required larger lots along the perimeters; however, these lot lines extend to the edge of the development as there are no Landscape Buffer requirements. The perimeter lots for Falling Leaves Estates II are over 24,000 square feet with the exception of three (3) lots which are 22,410 square feet, 23,646 square feet, and 22,084 square feet; and none of the lots in the proposed development include the Landscape Buffer in private lots. If the Landscape Buffers were included in the private lots, the minimum lot size would be larger than 22,000 square feet. Therefore, this development is compatible with surrounding developments.

Preliminary Plan

Following the Public Hearing, the Petitioner has provided an updated Preliminary Plan which redesigned the site to address some issues identified at the Public Hearing and by Staff. The previous Preliminary Plan proposed a seventeen (17) lot development with one (1) lot near the northeastern portion of the site which would have direct access to Wilson Avenue and all other lots would share a private entrance accessed via Wilson Avenue. The location and access of the northeastern lot was discussed in detail at the Public Hearing and since then the Petitioner has removed this lot from their proposal. The new proposal is for sixteen (16) lots which will all share a private, gated entrance from Wilson Avenue. This in turn will provide more Common Open Space for the development.

The following are additional items which represent a summary of the Preliminary Plan:

- 16 lots are proposed on the submitted plan
 - Min lot size of 22,000 square feet
 - Max lot size of 26,694 square feet
- The setbacks requested for this development are as follows:
 - Front Yard – Twenty (20) feet
 - Side Yard – Ten (10) feet
 - Rear Yard – Twenty (20) feet

*The requested front yard setback is still under review with Staff. Please reference the Issues section for more detail on this item.
- As submitted, the combination of proposed density and number of lots would allow for 38% of the site (6.52 acres) being reserved as Common Open Space – this includes the existing lake on the site. Figure 4, below, highlights the areas dedicated as Common Open Space (darker green and blue for the lake) and/or Common Ground (lighter green).
- An additional 0.23 acres (1%) of Common Ground is proposed and is located near the lake, near the entrance, as well as landscape islands within cul-de-sacs.
- Thirty (30) foot Landscape Buffers are present around the perimeter of the development achieved by Common Open Space.
- As mentioned by the Petitioner and seen in the updated Preliminary Plan, 30% of the existing tree mass will be retained as required by City Code.
- Sidewalks are proposed along both sides of the private street and along the Wilson Avenue frontage of the development.

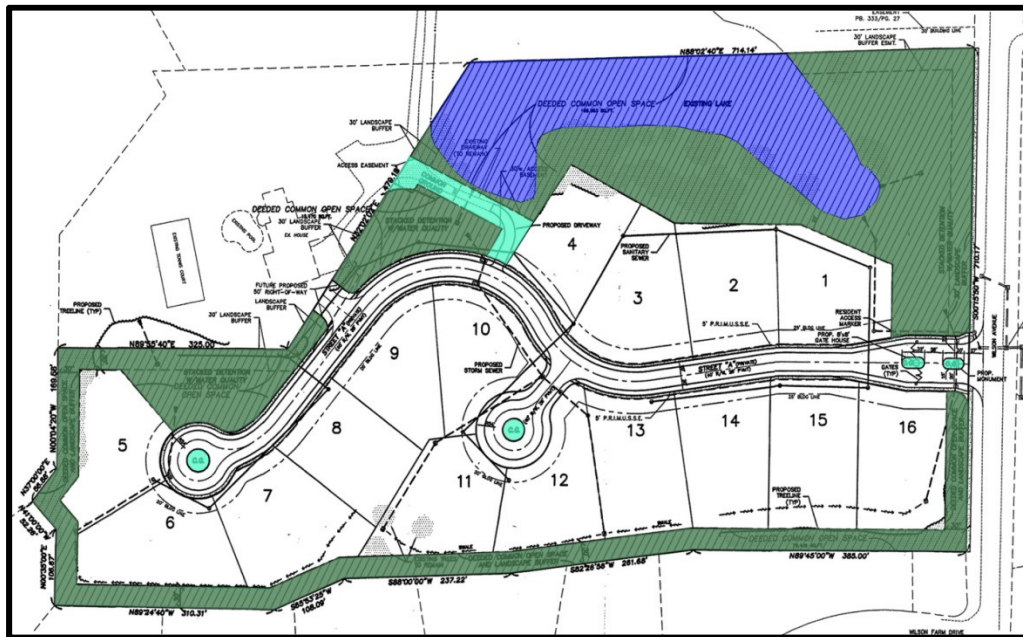


Figure 4 – Common Ground & Common Open Space

Issues

The Planning Commission, with input from the public, identified multiple issues at the March 9th, 2015 Public Hearing on this petition. Additionally, Staff identified several items that were included with the Planning Commission's issues and sent to the Petitioner. The Petitioner has submitted a formal response to each of these items which is attached to the Planning Commission's packet for review. Additional information from Staff on several of these Issues is provided below; please note this is not an exhaustive list of the issues from the Public Hearing.

- **Previous Lot 1 (northeastern corner of development)/Number of curb cuts along Wilson Avenue**
As discussed above, the Preliminary Plan presented during the Public Hearing was for seventeen (17) lots, which included a single lot near the northeastern corner of the development. Since the Public Hearing, the Petitioner has amended the request and Preliminary Plan and is now proposing only sixteen (16) lots on the 17 acres. All the lots will be accessed via a private, gated entrance off of Wilson Avenue. There will be no additional curb cuts along Wilson Avenue. And as seen during the Public Hearing, the existing private drive used to currently access the subject site will be relocated further south along Wilson Avenue.
- **Stormwater/Existing pond near southeastern corner of development**
There were some concerns raised at the Public Hearing regarding the additional stormwater this development would create and how it would be handled. Additionally, there were questions asked about the future of the small pond near the southeastern corner of the development (on what is proposed as Lot 16 in the new plan). The development will contain three (3) stacked detention basins to handle all the stormwater on the site. Furthermore, all of the City of Chesterfield and the Metropolitan Sewer District (MSD) stormwater requirements will have to be met and will be evaluated in detail during the Site Development Plan review, if this change of zoning request is approved.
The existing pond on the proposed Lot 16 will be drained and eliminated per the Petitioner's response. This pond will be filled and graded to match adjacent grades on proposed Lot 16.

- **Perimeter buffer and existing fence along Wilson Farm Estates**

In response to the concerns raised regarding the plans for the perimeter buffer, the Petitioner has provided an exhibit on the Preliminary Plan showing what a typical one hundred (100) foot buffer section would be. Per City Code requirements, the Landscape Buffers are required to contain a combination of deciduous, evergreen and ornamental trees and shrubs. The exact buffer plantings will be reviewed during the Site Development Plan phase, if this change of zoning request is approved.

Additionally, the Petitioner has clarified that the fence between the subject site and Wilson Farm Estates will not be preserved and they will not be proposing a new fence at this location. However as discussed above, there will be the required thirty (30) foot Landscape Buffer between the proposed development and Wilson Farm Estates.

- **“R-1” Residence District v. “PUD” District**

During the Public Hearing, the Petitioner was asked to address two questions: the maximum number of homes they could build under the “R-1” Residence District and the reason for the “PUD” change of zoning request. The response letter states they could yield 13-15 lots for a 17 acre site zoned “R-1” Residence District. As this site has a lake larger than 1.5 acres, Staff would estimate more conservatively considering right-of-way, buffers, and other required improvements for such a development.

The Petitioner has provided a detailed reply as to why they are requesting a change of zoning to a “PUD” on Page 1 of the Response Letter. And as previously stated in the Issues Report, City Code states “the purpose of the “PUD” District is to encourage flexibility to the density requirements and development standards of the zoning ordinance that will result in exceptional design, character, and quality of new homogenous and mixed use developments; to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.”

A majority of Staff’s comments have been addressed by the Petitioner, as seen in their response letter; however there are still some open issues that Staff is working with the Petitioner on. The list below is a summary of some of these items:

- Outstanding Agency Comments
- Minimum Preliminary Plan requirements
- Front yard setback - The applicant is requesting a twenty (20) foot front yard setback; however as you may see on the Preliminary Plan, a majority of the lots show a twenty-five (25) foot front setback and the lots around the cul-de-sacs show a twenty (20) foot front setback.
- Sidewalk/Utility easement – the required easements for sidewalk, maintenance, utility and roadway widening have not been provided around the cul-de-sacs.

Request

This meeting is for the discussion of issues concerning the rezoning to a “PUD” District for P.Z. 02-2015; no vote is requested at this time for this project. The intent of the Issues Meeting is to receive feedback from the Planning Commission and Public on the proposed amendments by the Petitioners, analysis of the suitability of the zoning requests and to examine if any further issues need to be resolved prior to requesting a recommendation from the Planning Commission. After this Issues Meeting is held, Staff will prepare an Attachment A for the Planning Commission to review at a future meeting.

Respectfully submitted,



Purvi Patel
Project Planner

Attachments

1. Response to Issues Letter
2. Project Narrative
3. Preliminary Plan
4. Tree Stand Delineation Plan

cc: Aimee Nassif, Planning and Development Services Director



**DOSTER ULLOM
& BOYLE, LLC**
ATTORNEYS AT LAW

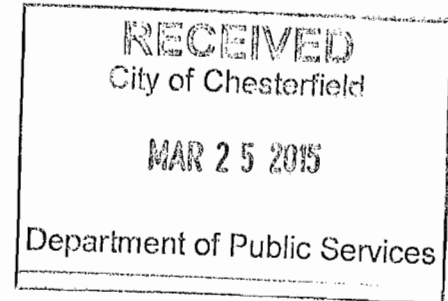
St. Louis
16090 Swingley Ridge Road
Suite 620
Chesterfield, MO 63017
(636) 532-0042
(636) 532.1082 Fax

Michael J. Doster
mdoster@dubllc.com

March 25, 2015

Via Hand Delivery

Purvi Patel
Project Planner
City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, Missouri 63017



RE: P.Z. 02-2015 Falling Leaves Estates II (1925 & 1921 Wilson Avenue)

Dear Ms. Patel:

We are in receipt of your March 16, 2015 letter outlining issues from the public hearing regarding the Zoning Application for the above. Our responses are in bold below.

1. How many homes could be built under the "R-1" Residence District?

The maximum number of lots in R-1 for the 17 acres would be 17, but a fully engineered plan that met all requirements would yield fewer lots than 17. A revised Preliminary Development Plan submitted with these responses (the "Revised Plan") shows a total of 16 lots. A fully engineered R-1 plan may yield 1 to 3 lots less than that.

2. Please explain in detail why you are seeking the change of zoning to a PUD.

There are multiple objectives. There is a desire to develop lot sizes (less than one acre) that are comparable to adjacent residential developments, preserve the existing amenities and topography (the lake, gently rolling land and natural drainways, and provide substantial open space for the enjoyment of the residents and the extensively landscaped open space buffer at the perimeter for the protection of the residents and the adjacent neighbors.

3. Provide additional information on the Phasing of the development and proposed timeline of construction of said phases.

We cannot provide more detailed information at this time than we have already provided. Mrs. Fischer still lives on the property and she has something to say about the phasing and the timing. If there is phasing, the first phase would probably not extend as far as her residence which is depicted on the Revised Plan.

4. Please clarify how the existing pond on proposed Lot 17 will be handled.

The existing pond will be drained and eliminated.

5. There was concern over the number of curb cuts proposed along Wilson Avenue. Provide additional information on the number of curb cuts proposed on Wilson Avenue and the necessity of these curb cuts.

The Lot directly accessing Wilson Road has been eliminated. See Revised Plan.

6. Provide more information on the development and access of proposed Lot 1.

The Lot directly accessing Wilson Road has been eliminated. See Revised Plan.

7. Please address how the additional stormwater created by this development will be handled.

See Revised Plan. Petitioner will comply with all applicable City of Chesterfield and MSD regulations.

8. Will you be preserving the existing fence along Wilson Farm Estates, if not, will you be proposing one with future site plan submittals?

The existing fence will not be preserved. A new fence will not be proposed.

9. Concern was expressed at the meeting as to the future plans for the perimeter buffer areas. Please confirm these areas will include a mix of plantings.

The perimeter buffer areas will be landscaped, and the Buffer area along the Southern boundary in particular will be extensively landscaped. See Landscape Buffer Typical 100' section detail on Revised Plan submitted with these responses.

10. Section 31-03-04.K.7(c) of the City of Chesterfield Municipal Code requires a PUD perimeter buffer be provided at a minimum of thirty (30) feet in width. The perimeter buffer shall be composed of a combination of existing trees (where applicable), trees selected from the approved tree list from the City of Chesterfield Tree Preservation and Landscape Requirements, and any combination of low-lying shrubbery or other

vegetation not including grassed turf.

- a. This minimum perimeter buffer width requirement is not being met, specifically along the northwest portion of the site, across from proposed Lots 9 & 10, between the proposed road and property line.

See Revised Plan. Petitioner now complies with this requirement.

- b. The plan as submitted shows the proposed stacked detention and water quality features inside of the thirty (30) foot perimeter buffer. Provide MSD comments/approval regarding suitability of plantings on the slopes of the proposed basins or relocate these basins outside of the required buffer.

See Revised Plan. MSD comments will be provided during the Site Plan process.

11. Section 31-03-04.K.5 of the City of Chesterfield Municipal Code lists twelve (12) design features suggested to be utilized by developers when applying for PUD zoning. Provide a detailed narrative as to which of these design features have been met. This information should be included in the updated Narrative Statement.

This information is provided in the updated Narrative Statement submitted with these responses.

12. Evaluate the lot layout for Lot 1 with respect to the building layout and driveway configuration (specifically the distance to Chamfers Farm Road and the relocated drive for 1901 Wilson Avenue), sight distance to the north, perimeter buffer requirements, and sidewalk along Wilson Avenue.

The Lot directly accessing Wilson Road has been eliminated. See Revised Plan.

13. Provide a minimum five (5) foot wide sidewalk, conforming to ADA standards, along Wilson Avenue, across the entire frontage of the proposed development, including Lot 1. This sidewalk should tie into the existing sidewalk along the frontage of Wilson Farm Estates.

See Revised Plan. Petitioner complies with this request.

14. In addition, provide sidewalks on both sides of the interior, private drive.

See Revised Plan. Petitioner complies with this request.

15. Pedestrian access should be provided to the existing lake.

See Revised Plan. Petitioner will provide a pedestrian access to the common open space adjacent to the lake and mark it with a monument and small bicycle/stroller parking area. The open space itself will be passive and maintained so that residents may walk over it and enjoy it but no permanent walkway or trail will be provided.

16. In addition, a minimum twenty (20) foot wide access easement to the common open space adjacent to the existing lake behind Lots 2 through 5 is required to allow access for future maintenance of the lake.

See Revised Plan. Petitioner complies with this request.

17. The driveway for 1919 Wilson Avenue is shown as common ground. Please explain.

This will be a recorded access easement over common ground for the benefit of 1919 Wilson Road.

18. The current Preliminary Plan notes only twenty-seven (27) percent of the existing tree canopy will be retained; however the City of Chesterfield Municipal Code requires thirty (30) percent be retained. During the Public Hearing, the petitioner stated the possibility of meeting this requirement. Please provide clarification on what percentage will be retained.

See Revised Plan. Petitioner now complies with this requirement.

19. Update the title of Sheet 2.1 to read "Preliminary Development Plan" and remove Sheet 3.1.

See Revised Plan. These items have been addressed.

20. Per the Preliminary Development Plan requirements, indicate the approximate location and configuration of all buildings within this development.

The location of the residences cannot be determined at this time. It is Petitioner's understanding that this level of detail is not required for a Preliminary Development Plan.

21. Provide the maximum structure height on the Preliminary Development Plan.

See Revised Plan.

22. Site Information, Sheet 1.1: Review and revise the Flood Map Firm No. Records indicate these properties are on Firm 29189C0164K dated February 4, 2015.

See Revised Plan.

23. Update and verify the ownership information for the neighboring properties in Wilson Farm with the St. Louis County Assessor's information. Some of the ownership information appears to be incorrect.

See Revised Plan.

24. Update the title of the Tree Stand Delineation to read "Falling Leaves Estates II".

See revised Tree Stand Delineation.

25. Remove the lot layout from the Tree Stand Delineation.

See revised Tree Stand Delineation.

26. Specify the lots to be included in Phase One of the development in the Narrative Statement.

This is unknown at this time.

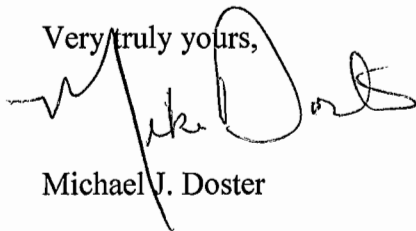
27. Items (b) and (d) in the Narrative Statement state the same item. Update as necessary.

See updated Narrative Statement submitted with these responses.

28. List the maximum height of the structures in the Narrative Statement under Item (C).

See updated Narrative Statement submitted with these responses.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael J. Doster", written over a vertical line that extends from the text below.

Michael J. Doster



**Narrative Statement
Falling Leaves Estates II**

a. General Description

John Fischer is proposing to develop 17.37 acres of property off Wilson Road. John Fischer and family live on the site. John Fischer's home and associated acreage would not be a lot in the development. The development will be constructed in two phases. Commencement of phase one has not yet been determined. Phase one may include lots from the main entrance up to and including lots served by or adjacent to the first cul-de-sac. John Fischer does not intend at this time to commence construction until his Mother no longer lives on the site. The existing zoning is R-1 (one acre density) A PUD is requested to accommodate this development which would consist of 16 lots. Fischer & Frichtel Homes' luxury home product line would be built in this development, and that product line will be compatible with the adjacent and nearby subdivisions. Every effort will be made to preserve and enhance existing features of the site, and the development will meet or exceed all applicable PUD requirements. The plan complies with the requirements and guidelines of the PUD Ordinance.

b. Requested use

John Fischer is requesting single family detached residential use for the development. Sample renderings are attached. The maximum height of any structure is 45 feet or 3 stories. The development will also contain common ground, common open space and meandering streets.

c. Proposed land uses and development standards, density and height limitations, yard requirements (compatible with nearby uses and Comprehensive Plan):

John Fischer is requesting a single family detached residential use for the site. The development standards are reflected in the plan. The proposed density is one-acre. The plan includes 16 lots on 17.37 acres. The lots will range in size from 22,000 sq. ft. to 26,694 sq. ft. The average lot size is 24,083 sq. ft.

d. Exceptions or variations from the requirement of the Zoning Ordinance:

John Fischer is not asking for any exceptions or variations.

e. Table showing number of acres in the proposed development and each proposed land use including public features.

The site contains 17.37 acres and will be entirely devoted to residential use. The plan includes 6.52 acres of deeded common open space which is 38% of the site. The plan also includes .23 acres of common ground which is 1% of the site.

f. Proposed dedication or reservation of land for public use, including streets and easements.

The plan provides for private streets, 40 foot right-of-way including 26 foot wide pavement, and John Fischer will establish all of the necessary easements.

g. Plans for parking, loading, access ways, and means of protecting adjacent areas from lighting and other potential, adverse effects.

The plan provides for one main gated entrance at Wilson Road. The entrance will be landscaped and include two landscaped islands, one of which will contain an entrance monument. The landscaped islands are included in common ground. The plan also includes two cul-de-sacs with landscaped islands, one at the end of the street and one mid-way to the end. The landscaped islands are included in common ground. The main entrance will be gated. No lots will have direct access to Wilson Road.

h. Landscaping and Tree Preservation:

John Fischer will preserve at least 30% of the existing woodland tree canopy.

In addition to the tree preservation, extensive landscaping will be provided throughout the community. A 30 ft. wide deeded and common open space with landscaping is provided at the perimeter.

The following are John Fischer's responses to the "suggested" design features listed in Section 31-03-04.K.5 of the City of Chesterfield Municipal Code:

(a) Placement of structures on most suitable sites with consideration of maintaining existing site topography, soils, vegetation, slope, etc.

The Petitioner plans to take advantage of the existing rolling topography and site features in locating residences within the development. Grading will follow as much as possible the existing contours, and the meandering streets will follow the general route of the existing driveways on the site. The development plan will take advantage of the existing lake and provide substantial accessible open space next to the lake that residents may enjoy that amenity. Storm water drainage and detention will take advantage of existing natural drainways.

(b) Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, landscape gardens, plazas, and walking and cycling trails that serve to connect significant areas and various land uses.

Landscaped open space will be created at the perimeter of the development, and, as noted in (a) above, substantial open space will be created next to the existing lake so that residents may take advantage of this amenity. The open space next to the lake will be passive and will be

maintained so that residents can walk over it and enjoy the natural beauty of this setting. No permanent walkway or trail will be provided, but a pedestrian access point with marker and parking area for bicycles and strollers will be provided. There are existing, beautiful mature trees in this area that will be maintained. There will also be a landscaped and gated entrance with gatehouse that will provide an attractive front door to this new community.

- (c) Preservation of existing mature trees and trees deemed extraordinary by the City of Chesterfield Tree Specialist due to but not limited to the following: size, type, origin, grouping, or number of.**

Existing mature trees will be preserved, and John Fischer will comply with the City's tree preservation requirements.

- (d) Enhanced landscaping, deeper and opaque buffers, and increased planting along public rights-of-way, open space/recreational areas, and the overall perimeter to protect and ensure compatibility with adjacent land uses.**

Enhanced landscaping will be planted in the open space buffer and along Wilson Road to provide a buffer and an attractive scape for the viewing of the residents, adjacent residents and passersby.

- (e) Utilization of mixed-use buildings.**

This is not applicable to this development.

- (f) Utilization of traditional neighborhood design (TND) techniques in the layout and spatial organization of the development.**

This is not applicable to this development.

- (g) Structures designed and constructed of an architectural vernacular that exceeds the typical building design and materials within the City of Chesterfield.**

Yes. John Fischer builds residences of the highest design and quality. They will exceed the "typical" within the City of Chesterfield.

- (h) Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures.**

This is not applicable to this development.

- (i) Incorporation of transit-oriented development (TOD) or direct access to public transportation.**

This is not applicable to this development.

- (j) Provision of affordable housing.**

This is not applicable to this development.

- (k) Utilization of Leadership in Energy and Environmental Design (LEED) construction practices and development standards and the proposed LEED certification of buildings and grounds by the United States Green Building Council within the PUD.**

This is not applicable to this development.

- (l) Inclusion of community facilities and the access thereto.**

The substantial open space next to the existing lake will be accessible to the residents by a marked access point that will have a parking area for bicycles and strollers. This open space will be maintained so that residents can walk over it and enjoy the beauty of the mature trees and the lake.

ARCHITECTURAL DESIGN

NANTUCKET – BRICK / STONE



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

NANTUCKET – STONE / BRICK



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

PROVIDENCE – BRICK / STONE



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

SEBASTION - STONE / STUCCO



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

SEBASTION - STONE / STUCCO



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

GREENBRIAR – BRICK / STUCCO



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

GREENBRIAR – STONE / STUCCO



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

CALAIS – BRICK / STONE



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

CALAIS - STONE



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

GLEN EAGLE – BRICK



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

GLEN EAGLE – STONE / STUCCO



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

DAVENPORT – BRICK



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

DAVENPORT – STONE



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

NORTHFIELD – BRICK



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN
NORTHFIELD – STONE / STUCCO



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

Falling Leaves Estates II

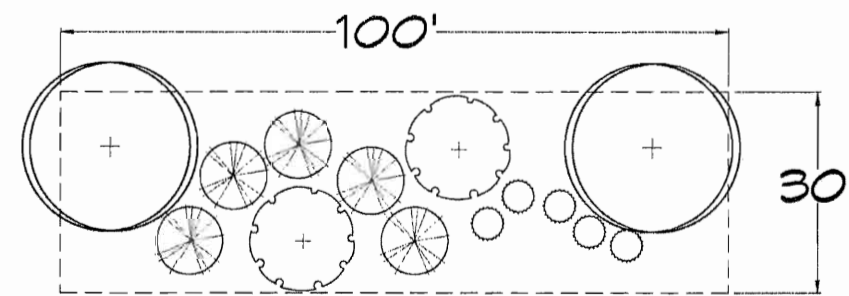
A Tract Of Land Being Located in
Sections 16 & 21, Township 45 North, Range 4 East,
City Of Chesterfield,
St. Louis County, Missouri
Preliminary Development Plan

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD R-8 SCHOOL DISTRICT
WARD 4
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
AMEREN UE
AT&T
LACLEDE GAS COMPANY
CHARTER COMMUNICATIONS
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF CHESTERFIELD.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS. SOURCE OF TOPOGRAPHY MSD ORTHOTOPO.
- STREET TREES AND STREET LIGHTS (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
- NEAREST MAJOR INTERSECTION IS WILSON AVENUE AND CLARKSON ROAD.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND THE CITY OF CHESTERFIELD STANDARDS.
- EXISTING OWNERS: FISCHER FAMILY INVESTMENTS L P
695 TRADE CENTER BLVD 200
CHESTERFIELD, MO 63005
- SITE TO CONFORM TO THE CITY OF CHESTERFIELD TREE REQUIREMENTS.
- MAXIMUM HEIGHT OF THE RESIDENCES WILL NOT EXCEED 45 FEET.

SITE INFORMATION

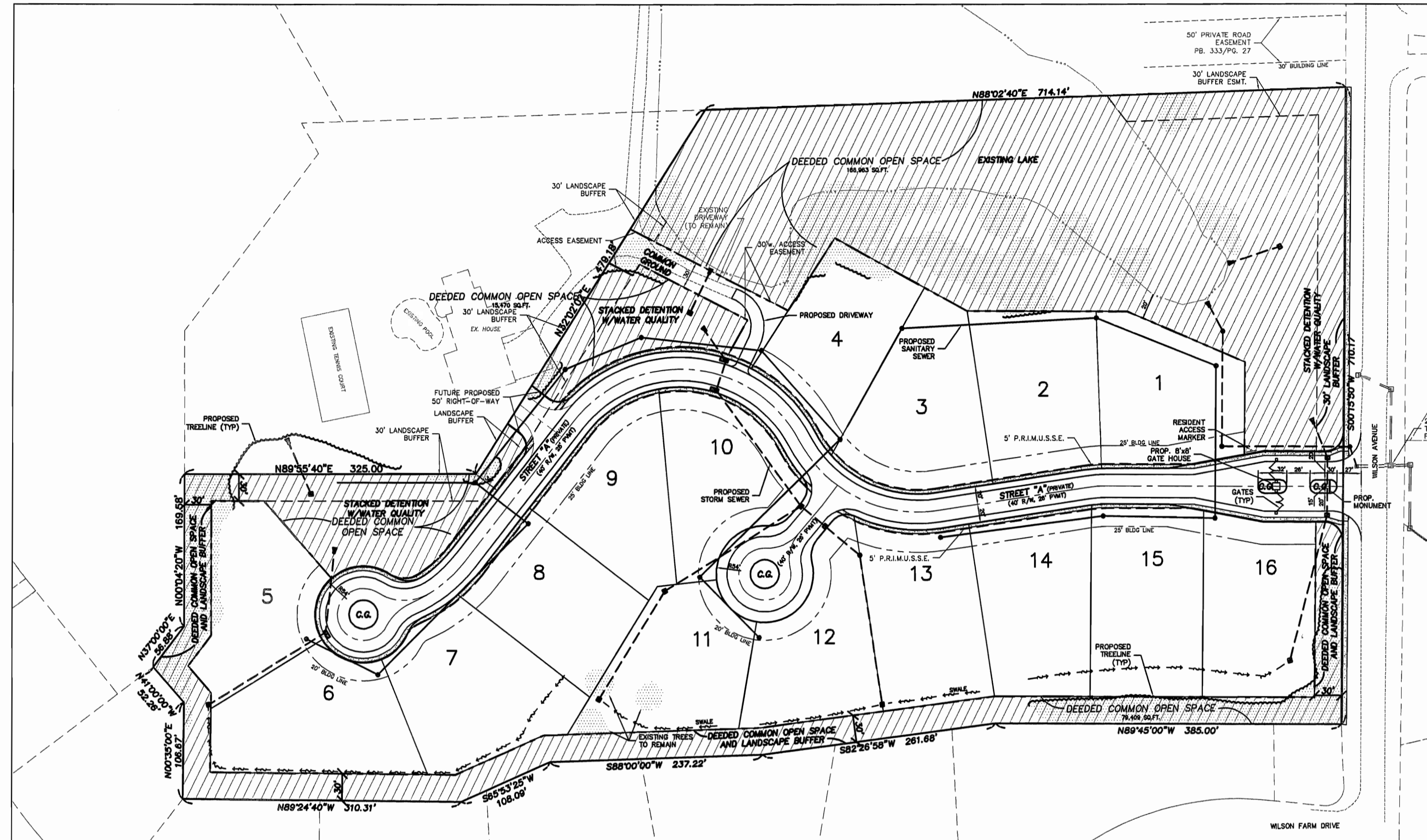
LOCATOR NUMBERS: 19T220214, 19T210161
PROPERTY ADDRESS: 1921, & 1925 WILSON AVENUE
CHESTERFIELD, MO 63005
EXISTING ZONING: R1 - RESIDENCE DISTRICT
PROPOSED ZONING: P.U.D. PLANNED UNIT DEVELOPMENT
GROSS AREA OF SITE: 17.37 ACRES
DENSITY CALCULATIONS: 17.37 AC. x 43,560 SQ.FT./AC. = 17 LOTS ALLOWED
(43,560 SQ.FT./LOT)
AVERAGE LOT SIZE: 24,083 S.F.
MAXIMUM NUMBER OF UNITS ALLOWED: 17
NUMBER OF UNITS PROPOSED: 16
LOT DEVELOPMENT REQUIREMENTS:
FRONT YARD SETBACK 20'
SIDE YARD SETBACK 10'
REAR YARD SETBACK 20'
MIN. LOTS SIZE 22,000 SQ. FT.
NUMBER OF PARKING SPACES: TWO PER UNIT = 32 SPACES.
PROPOSED STREETS SHALL BE PRIVATE 26' WIDE PAVEMENT WITH 40' WIDE R.O.W.
DEEDED COMMON OPEN SPACE = 6.52 ACRES WHICH EQUALS 38% OF THE SITE.
COMMON GROUND = 0.23 ACRES WHICH EQUALS 1% OF THE SITE.
TOTAL TREE AREA = 4.44± ACRES
TOTAL TREES REQUIRED TO BE RETAINED = 1.33 ACRES (30% OF EXISTING TREE CANOPY)
TOTAL TREE AREA REMOVED = 3.11± ACRES
TOTAL TREE AREA RETAINED = 1.33 ACRES (APPROX. 30% OF EXISTING TREE CANOPY)
FLOOD MAP: FIRM NO. 29189C0164K DATED 02-04-15



Typical 100' Section of
Landscaped Buffer

- 2 - 2 1/2" Deciduous Canopy Trees
- 2 - 2 1/2" Flowering Trees
- 5 - 6' High Evergreen Trees
- 5 - 18" Evergreen Shrubs

* Actual arrangement of plants may vary within each section to create a more natural feel.



PROJECT ZIP CODE: 63005

LEGAL DESCRIPTION:

A TRACT OF LAND BEING ALL OF LOTS 1 AND 1A OF "A RESUBDIVISION OF LOT 1 OF FALLING LEAVES ESTATES" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 327, PAGE 88 OF SAID RECORDS, LOCATED IN SECTIONS 16 AND 21, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF ABOVE SAID LOT 1 OF SAID RESUBDIVISION, THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 88 DEGREES 02 MINUTES 40 SECONDS EAST, 714.14 FEET TO A POINT ON THE WEST LINE OF WILSON AVENUE, AS WIDENED, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1; THENCE LEAVING LAST SAID NORTH LINE AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WILSON AVENUE, SOUTH 00 DEGREES 15 MINUTES 30 SECONDS WEST, 710.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF COMMON GROUND OF "WILSON FARM ESTATES PLAT 1", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 217 PAGE 90 OF SAID RECORDS; THENCE LEAVING LAST SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 1 AND ABOVE SAID LOT 1A, SAID LINE ALSO BEING THE NORTH LINE OF SAID "WILSON FARM ESTATES PLAT ONE" THE FOLLOWING COURSES AND DISTANCES: NORTH 89 DEGREES 45 MINUTES 00 SECONDS WEST, 385.00 FEET; SOUTH 82 DEGREES 26 MINUTES 58 SECONDS WEST, 261.68 FEET; SOUTH 88 DEGREES 00 MINUTES 00 SECONDS WEST, 237.22 FEET; SOUTH 65 DEGREES 53 MINUTES 25 SECONDS WEST, 108.09 FEET AND NORTH 89 DEGREES 24 MINUTES 40 SECONDS WEST, 310.31 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1A, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 130 OF SAID "WILSON FARM ESTATES PLAT ONE"; THENCE LEAVING LAST SAID LINE AND ALONG THE WEST LINE OF SAID LOT 1A THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 35 MINUTES 00 SECONDS EAST, 106.67 FEET; NORTH 41 DEGREES 00 MINUTES 00 SECONDS WEST, 52.26 FEET; NORTH 37 DEGREES 00 MINUTES 00 SECONDS EAST, 56.88 FEET; NORTH 00 DEGREES 04 MINUTES 20 SECONDS WEST, 169.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 1A; THENCE WITH THE NORTH LINE OF SAID LOT 1A AND THE NORTHWEST LINE OF SAID LOT 1, NORTH 89 DEGREES 55 MINUTES 40 SECONDS EAST, 325.00 FEET; AND NORTH 32 DEGREES 02 MINUTES 02 SECONDS EAST, 479.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.37 ACRES, MORE OR LESS ACCORDING TO RECORD INFORMATION AND SUBJECT TO THE RESULTS OF A FUTURE PROPERTY BOUNDARY SURVEY.

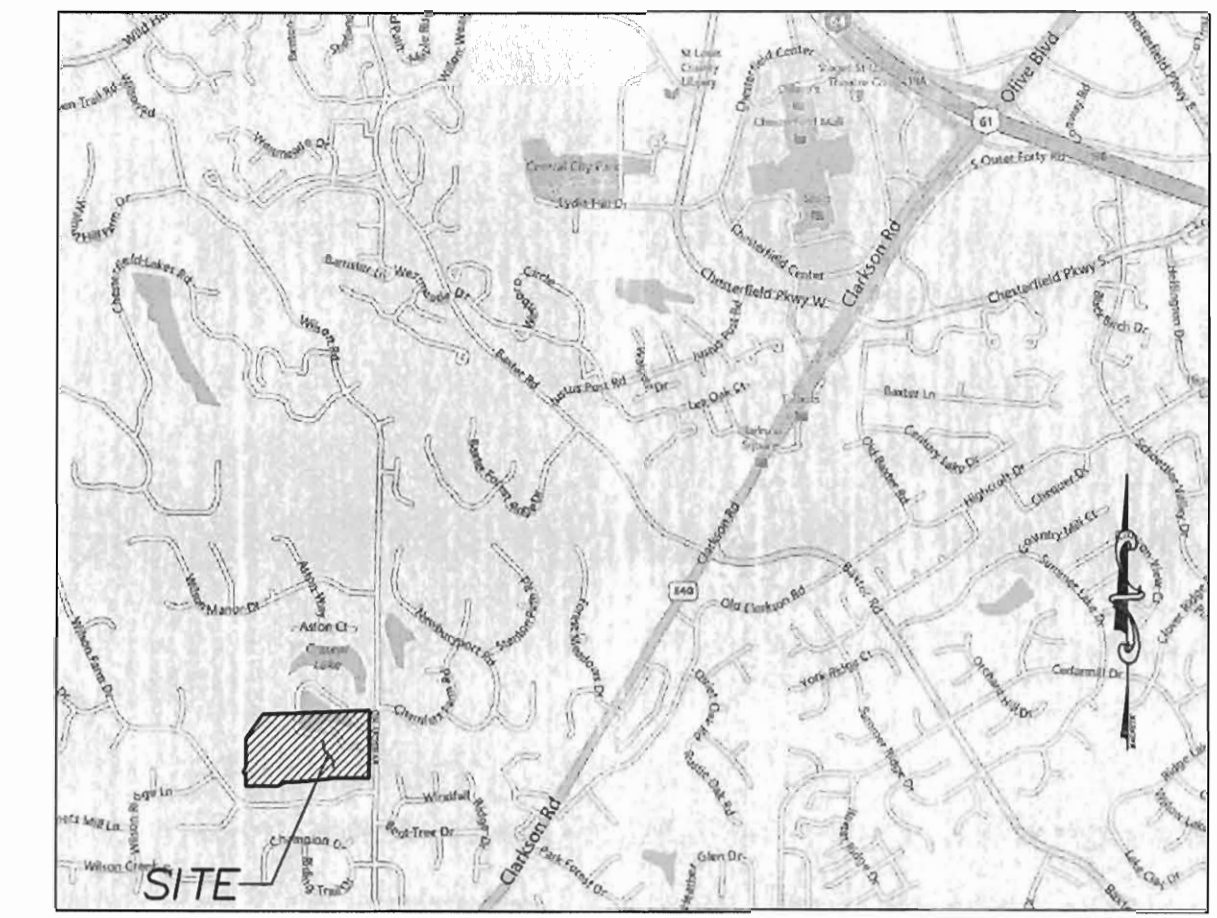
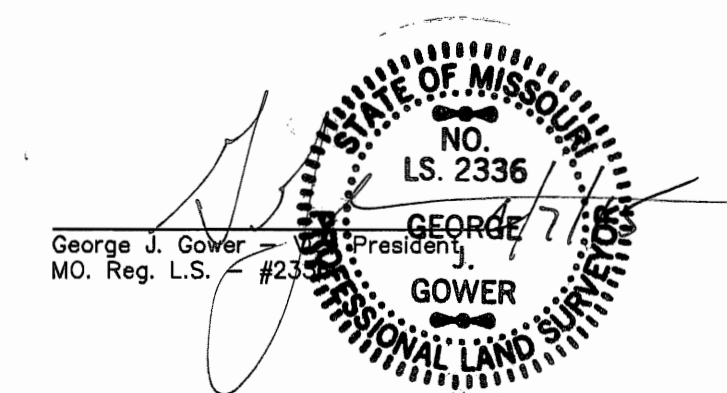
SHEET INDEX

- 1.1 COVER SHEET
- 2.1 PRELIMINARY DEVELOPMENT PLAN
- 3.1 NATURAL RESOURCES MAP

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY, 2015, AT THE REQUEST OF FISCHER CUSTOM HOMES LLC, PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "FALLING LEAVES ESTATES II", A TRACT OF LAND BEING A PART OF SECTIONS 16 & 21, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 4 CSR 30-16 EFFECTIVE DATE DECEMBER 30, 1994).

THE STERLING COMPANY



WUNNENBERG GRID - FF20 21
LOCATION MAP
N.T.S.

EXISTING	LEGEND	PROPOSED
---	CONTOURS	(-542)
X 5%	SPOT ELEVATIONS	XXX.X
---	CENTER LINE	---
---	BUILDINGS, ETC.	---
---	TREE LINE	---
---	FENCE	---
---	SILTATION CONTROL FENCE	---
---	STORM SEWERS	---
---	SANITARY SEWERS	---
---	CATCH BASIN	---
---	AREA INLET	---
---	GRATED INLET	---
---	STORM MANHOLE	---
---	SANITARY MANHOLE	---
---	FLARED END SECTION	---
---	CLEANOUT	---
---	LATERAL CONNECTION	---
---	UTILITY OR POWER POLE	---
---	FIRE HYDRANT	---
---	TEST HOLE	---
---	PAVEMENT	---
---	GAS MAIN & SIZE	---
---	WATER MAIN & SIZE	---
---	TELEPHONE	---
---	ELECTRIC (U) UNDERGROUND	---
---	ELECTRIC (O) OVERHEAD	---
---	FIBER OPTIC	---
---	FLOW LINE	---
---	TO BE REMOVED	TBR
---	TO BE REMOVED & RELOCATED/REPLACED	TBRR
---	TOP OF CURB	(IC)
---	SWALE	---
---	LIGHT STANDARD	---
---	STREET SIGN	---
---	PARKING STALLS	P.S.
---	YARD LIGHT	---

ISSUE	REMARKS/DATE
1	PRELIM DEV PLAN SUBMITTAL 01-19-15
2	REVISED PER CITY COMMENTS 02-03-15
3	REVISED PER CITY COMMENTS 03-24-15
4	REVISED PER CITY COMMENTS 04-07-15

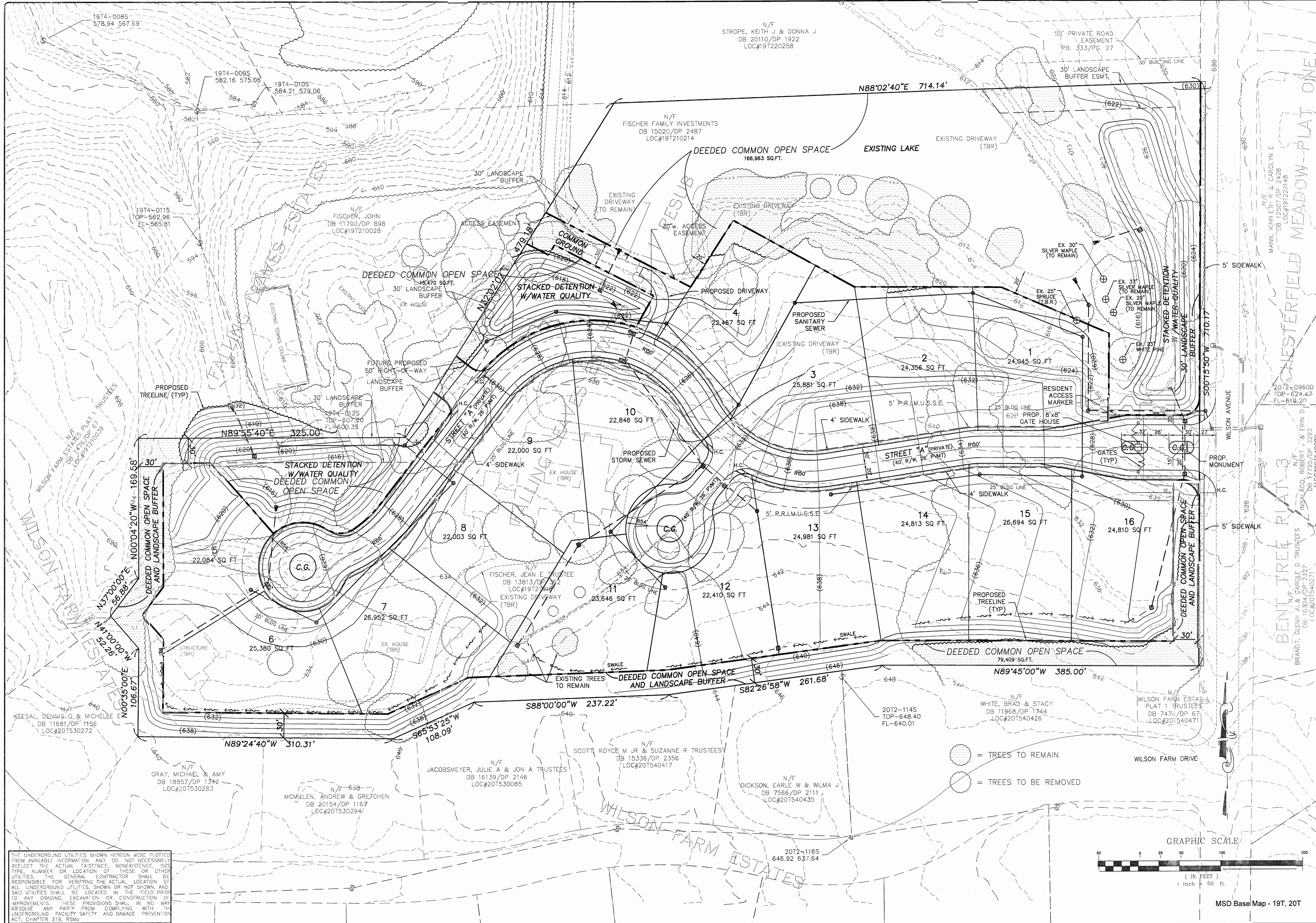
Fischer Custom Homes LLC
695 TRADE CENTER BLVD STE. 200
CHESTERFIELD, MO 63005
Ph. 314 576-0500
Fax 314 576-0502

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Falling Leaves Estates II
CHESTERFIELD, MISSOURI
Preliminary Development Plan
Cover Sheet

Date: 04-07-15
MICHAEL G. BOERDING
License No. MO E-28543
Civil Engineer

Job Number
12-06-162
Date
Apr. 7, 2015
Designed: MF Sheet
Drawn: LG 1.1
Checked: PRE



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OR IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

Drawing name: C:\TEMP\pdr\7566102\FRE.dwg Plotted on: Apr 07, 2015 - 2:26pm Plotted by: ggreen

ISSUE	REMARKS/DATE
1	PRELIM DEV PLAN SUBMITTAL 01-19-15
2	REVISED PER CITY COMMENTS 03-03-15
3	REVISED PER CITY COMMENTS 03-24-15
4	REVISED PER CITY COMMENTS 04-07-15

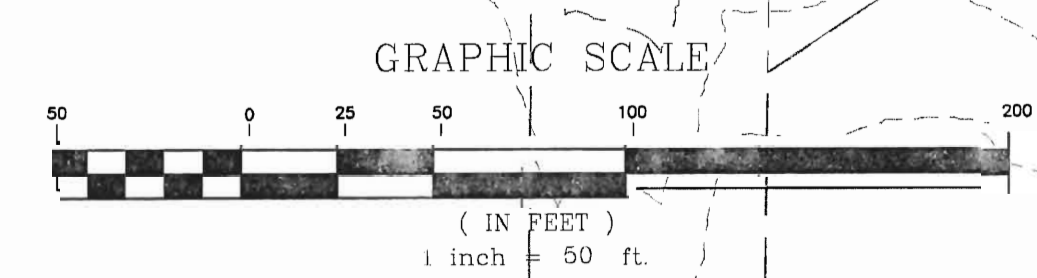
Fischer Custom Homes LLC
 695 TRADE CENTER BLVD STE. 200
 CHESTERFIELD, MO 63005
 Ph. 314 576-0500
 Fax. 314 576-0502

THE STERLING CO
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-487-0440 Fax. 314-487-9944
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001948

Falling Leaves Esates II
 CHESTERFIELD, MISSOURI
 Preliminary Development Plan

Date: 04-07-15
 MICHAEL G. BOERDING
 License No. MO E-28643
 Civil Engineer

Job Number: 12-06-162
 Date: Apr. 7, 2015
 Designed: MF Sheet: 2.1
 Drawn: LG
 Checked: PRE



MSD Base Map - 19T, 20T



AERIAL PHOTO
N.T.S.

	Existing Tree Mass
	Hydrologic Group "C" Soils
	Hydrologic Group "B" Soils
	Hydrologic Group "D" Soils
	Areas of Slopes in Excess of 20%
	Regulated Waters

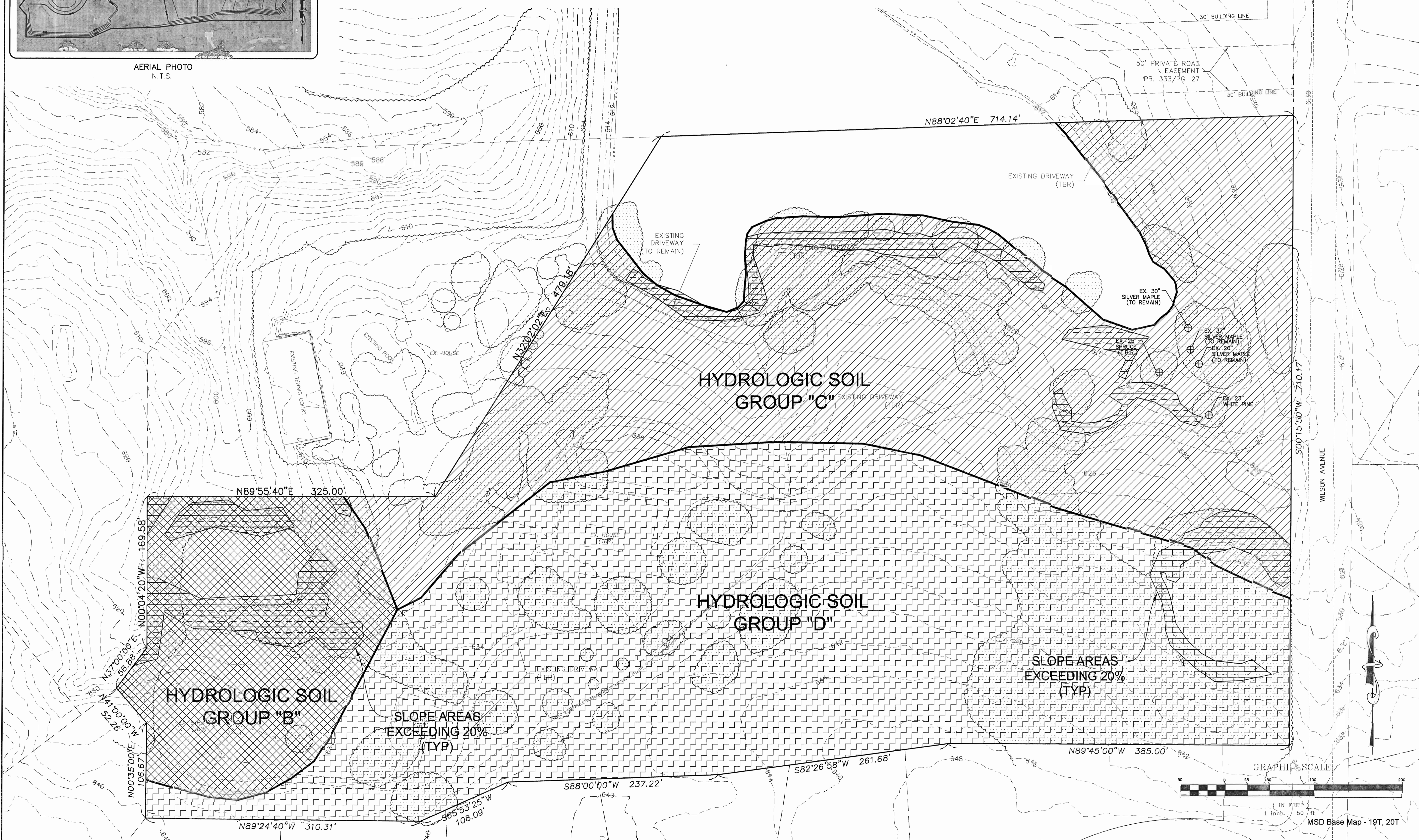
NATURAL RESOURCE	PRESENCE	ADDITIONAL INFORMATION
Wetlands	No	None identified during site walk.
Streams and Floodplains	Yes	Drainage ditch located one on the West side and one on the East side of the site.
Karst	No	None identified during site walk.
Ponds/Lakes	Yes	One lake located at the North side and one pond at the East side of the site.

SITE INFORMATION:

SURROUNDING PROPERTY USES: RESIDENTIAL
EXISTING USE: RESIDENTIAL

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

ISSUE	REMARKS/DATE
1	PRELIM DEV PLAN SUBMITTAL 01-19-15
2	REVISED PER CITY COMMENTS 02-03-15
3	REVISED PER CITY COMMENTS 03-24-15
4	REVISED PER CITY COMMENTS 04-07-15



Fischer Custom Homes LLC
695 TRADE CENTER BLVD STE. 200
CHESTERFIELD, MO 63005
Ph 314 576-0500
Fax 314 576-0502

THE STERLING CO.
ENGINEERS & SURVEYORS
5065 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8844
www.sterling-eng-sur.com
Corporate Certificate of Authority #01348

Falling Leaves Estates II
CHESTERFIELD, MISSOURI
Preliminary Development Plan
Natural Resources Map

The Professional Engineer's seal and signature are required for this document to be valid. The Professional Engineer's seal and signature are required for this document to be valid. The Professional Engineer's seal and signature are required for this document to be valid.

Date: 04-07-15
MICHAEL G. BOERDING
License No. MO E-28843
Civil Engineer

Job Number: 12-06-162
Date: Apr. 7, 2015
Designed: MF Sheet
Drawn: LG 3.1
Checked: PRE

Drawing name: C:\TEMP\Acad\shh_7556\1505\1505\1505.dwg Printed on: Apr 07, 2015 - 2:24pm Plotted by: lgnan



Legend:

- Existing tree or tree mass
- Existing monarch tree
- BAF Sample Point

Monarch Trees

Tree#	Species	dbh	Cond
M1	E. Redcedar	20	Fair
M2	E. Redcedar	20	Fair
M3	Silver Maple	30	Fair
M4	Silver Maple	37	Fair
M5	Silver Maple	20	Fair
M6	White Pine	23	Good
M7	Spruce spp.	25	Fair
M8	Basswood	20x20x24	Fair
M9	Pin Oak	30	Fair
M10	Sugar Maple	25	Fair
M11	White Pine	22	Fair
M12	White Pine	28	Fair
M13	Pin Oak	25	Fair
M14	White Pine	37	Fair
M15	Black Cherry	22	Fair
M16	White Pine	25	Fair
M17	Ash	29	Fair
M18	Sycamore	25	Fair
M19	Ash	32	Fair
M20	Sycamore	26	Fair
M21	White Pine	24	Fair
M25	Pin Oak	29	Fair
M26	Pin Oak	26	Fair
M27	Tulip Poplar	20	Fair
M28	White Pine	23	Fair
M29	Ash	23	Fair
M30	Pin Oak	29	Fair
M31	Red Oak	25	Fair
M32	Sugar Maple	22	Fair
M33	River Birch	23	Fair
M34	Silver Maple	27	Fair
M35	Silver Maple	28	Fair
M36	Silver Maple	40	Fair
M37	Silver Maple	24	Fair
M38	Silver Maple	40	Fair
M39	Pin Oak	26	Fair
M40	Sweetgum	22	Fair
M41	River Birch	27	Fair
M42	Silver Maple	25	Fair
M43	Pin Oak	29	Fair
M44	Sweetgum	23	Fair
M45	Ash	31	Fair
M46	Pin Oak	22	Fair
M47	Sweetgum	20	Fair
M48	Sweetgum	21	Fair
M49	Sugar Maple	25	Fair
M50	Pin Oak	31	Fair
M51	Red Oak	28	Fair
M52	Catalpa	27	Fair

Tree Preservation Calculations:

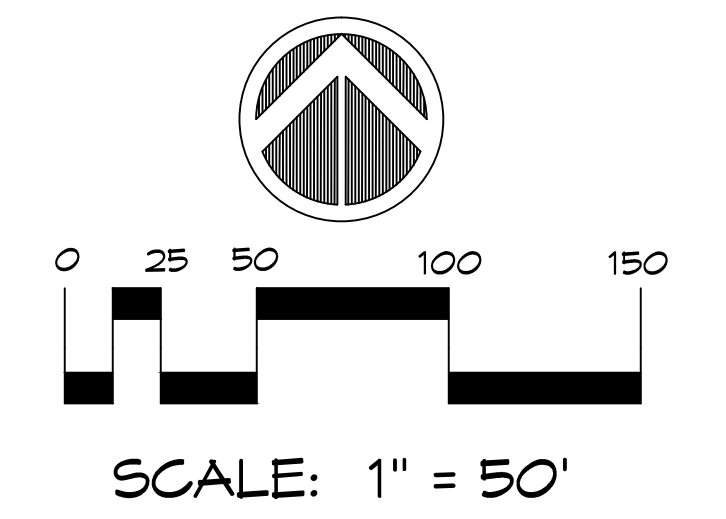
1. Size of Tract: 17.37 acres (±)
2. Existing tree canopy: 4.44 acres (±)
3. Trees required to be retained: 1.33 acres (30% of existing tree canopy)
4. Source of Base Information: Outboundary, topographic and preliminary engineering information obtained from available records, and as provided by The Sterling Company Engineers Surveyors.

Sample Point Information

Tree#	Species	dbh	Cond	Comments
1	Hackberry	7"	Fair	BAF Point 1
2	Hackberry	8x11x12"	Poor	BAF Point 1
3	Hickory	6"	Poor	BAF Point 1
4	Hackberry	6"	Fair	BAF Point 1
5	Hackberry	11"	Fair	BAF Point 1
6	Post Oak	18"	Fair	BAF Point 1
7	Hackberry	9"	Fair	BAF Point 1
8	Hackberry	10"	Fair	BAF Point 1
9	Elm	8"	Dead	BAF Point 1
10	Elm	10"	Dead	BAF Point 1
11	White Oak	37"	Fair	BAF Point 1
12	Hickory	12"	Fair	BAF Point 1
13	Hickory	14"	Fair	BAF Point 1
14	Hackberry	13x14x15"	Fair	BAF Point 1
M15	White Oak	30"	Fair	BAF Point 1
M16	White Oak	39"	Fair	BAF Point 1
1	Red Maple	18"	Very Poor	BAF Point 2
2	Elm	11"	Poor	BAF Point 2
3	Red Maple	15"	Poor	BAF Point 2
4	White Pine	23"	Fair	BAF Point 2
5	Silver Maple	64"	Poor	BAF Point 2
6	Red Maple	8"	Very Poor	BAF Point 2
7	Mulberry	16"	Very Poor	BAF Point 2

BAF Point 1		
Elm	2	13%
Hackberry	7	44%
Hickory	3	19%
Post Oak	1	6%
White Oak	3	19%

BAF Point 2		
Silver Maple	1	14%
Elm	1	14%
White Pine	1	14%
Red Maple	3	43%
Mulberry	1	14%



Prepared for:
FISCHER & FRICHTEL CUSTOM HOMES, LLC.
 695 Trade Center Boulevard
 Suite 200
 Chesterfield, Missouri 63005

Arborist/Forester:
 Bruce Vauter
 Forestry Consultant Services
 9321 Manor Oak Drive
 St. Louis, Missouri 63126
 314/849-2753
 Certified Arborist: # MW-0469A
 Certified Forester: # 2501
Bruce Vauter

Falling Leaves Estates II
 Tree Stand Delineation

HALL + ASSOCIATES, L.L.C.
 LAND PLANNING
 LANDSCAPE ARCHITECTURE

424 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.966.5577

Drawn by: JFH	Checked by:	Project Number: 13004	Sheet Number: 1 OF 1
Date: 1-14-15			
Revisions: 3-23-15			