

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "R-1" RESIDENCE DISTRICT TO A "PUD" PLANNED UNIT DEVELOPMENT FOR A 17.37 ACRE TRACT OF LAND LOCATED ON THE WEST SIDE OF WILSON AVENUE AND NORTH OF ITS INTERSECTION WITH WILSON FARM DRIVE. (P.Z. 02-2015 FALLING LEAVES ESTATES II {1925 & 1921 WILSON AVENUE} 19T220214 & 19T210161).

WHEREAS, the petitioner, Fisher & Frichtel, Inc. has requested a change in zoning from "R-1" Residence District to "PUD" Planned Unit Development for a 17.37 acre tract of land located on the west side of Wilson Avenue and north of its intersection with Wilson Farm Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on March 9, 2015; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning; and,

WHEREAS, the City Council, having considered said request voted to approve the change of zoning request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PUD" Planned Unit Development for a 17.37 acre tract of land located at 1925 & 1921 Wilson Avenue and as described as follows:

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 50 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.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the "Attachment A" and the preliminary plan indicated as "Attachment B" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Fisher & Frichtel, Inc. in P.Z. 02-2015, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 9th day of March 2015, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 1st day of June, 2015.

Bob Ration
MAYOR

ATTEST:

Vickie Hass
CITY CLERK

FIRST READING HELD: 05/18/2015

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this Planned Unit Development (PUD) District shall be:
 - a. Dwellings, Single Family Detached.

B. DENSITY REQUIREMENTS

The total number of single family residential units shall not exceed sixteen (16) units.

C. DEVELOPMENT STANDARDS

1. Minimum lot size for this development shall be 22,000 square feet.
2. Maximum height of all structures shall be forty-five (45) feet.
3. Structure setbacks shall be as follows:
 - a. Twenty-five (25) feet from the front yard.
 - b. Ten (10) feet from the side yard.
 - c. Twenty (20) feet from the rear yard
4. No building or structure, other than: a freestanding project identification sign, light standards, retaining walls or flag poles shall be located within the above listed setbacks.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within the right of way or on any existing roadways surrounding the development including but not limited to Wilson Avenue. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Landscape Buffer requirements:
 - a. A thirty (30) foot Landscape Buffer shall be required around the entire perimeter of the PUD except as identified on the Preliminary Plan attached hereto and marked as Attachment B.
 - b. The required Landscape Buffer shall be outside of any developed lot and shall be dedicated as Common Open Space as identified on the Preliminary Plan attached hereto and marked as Attachment B.
3. Landscape and Entry Monument Easements are established as a protected area for vegetative landscaping and entrance monument structures. Landscaping as approved by the City of Chesterfield during site development plan review is required to be maintained and preserved indefinitely by the resident or Home Owners Association. Failure to maintain or preserve landscape easements may result in inspection and issuance of fines by the City of Chesterfield. This language shall be included on all plans, plats, ordinances, subdivision indentures and other appropriate (written) documents for this development.
4. A minimum of thirty-eight percent (38%) Common Open Space shall be required for this PUD.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheets in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be from Wilson Avenue, as shown on the Preliminary Plan attached hereto and marked as Attachment B, and adequate sight distance shall be provided, as directed by the City of Chesterfield.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield.
3. No lot shall be allowed direct access to Wilson Avenue.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed if other than the City of Chesterfield. No gate installation will be permitted on public right of way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Provide street connections to the adjoining properties as shown on the Preliminary Plan and as directed by the City of Chesterfield. Stub street signage, in conformance with Section 31-04-09 of the City of Chesterfield Municipal Code, shall be posted within thirty (30) days of the street pavement being placed.
4. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding sixty percent (60%) for that plat or phase. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of sixty percent (60%).
5. Obtain approvals from the City of Chesterfield and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
6. Provide access rights to the existing property west of this development to ensure future access to the proposed private roadway.

7. Additional right of way and road improvements shall be provided, as required by the City of Chesterfield.
8. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along the Wilson Avenue frontage of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located on private property within a six (6) foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
9. Provide a four (4) foot wide sidewalk, conforming to ADA standards, along the private drive, as shown on the Preliminary Plan attached hereto and marked as Attachment B.

K. TRAFFIC STUDY

Provide a traffic study as directed by the City of Chesterfield. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the Site Development Plan, Site Development Section Plan, Site Development Concept Plan, Landscape Plan, Lighting Plans, Architectural Elevations, Sign Package or any amendment thereto.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Detention/retention, channel protection, and water quality measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

The storm water management facilities shall be operational prior to issuance of building permits exceeding sixty (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.

3. The receiving storm system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).
4. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
5. Offsite storm water shall be picked up and piped to an adequate natural discharge point. On-site storm water piping must be adequately designed to accommodate offsite storm water to be piped through the site as applicable.
6. The lowest opening of all structures shall be set at least two (2) feet higher than the 100-year high water elevation in detention/retention facilities. All structures shall be set at least thirty (30) feet horizontally from the limits of the 100-year high water.
7. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District (MSD).
8. Storm sewers shall be as approved by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and other entities as necessary.
9. Provide necessary off-site easements for construction and maintenance of off-site storm sewers.
10. Formal project development plans shall be submitted to MSD for review, approval, and permits. These facilities shall be designed in accordance with the MSD Rules and Regulations and Engineering Design Requirements for Sanitary Sewer and Drainage Facilities that apply at the time of formal submission to MSD.
11. Easement to MSD will be required for any public sewers. The project is located in the Caulks Creek Impact area and subject to applicable fees.

12. Stormwater quality, channel protection, and flood detention requirements will apply. Controls shall be designed and implemented to reasonably mimic pre-construction runoff conditions (including runoff volume) to the maximum extent practicable. MSD will assess stormwater quality and flood detention effectiveness based on the site's January 2000 pre-construction condition.
13. The site is tributary to MSD's Wheatley Ct. Pump Station (P-748). The developer may be required to provide improvements to the pump station in order to accommodate the additional demand placed on the facility by this development.
14. A stream/drainage ditch, pond, and lake are identified on the Natural Resource Map. The developer should investigate for and assess the jurisdictional nature of these features, and confirm with the U.S. Army Corps of Engineers and Missouri Department of Natural Resources the applicability of their requirements. If jurisdictional, efforts should be made to protect these natural resources.

N. SANITARY SEWER

1. The receiving sanitary sewer system(s) shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts to the existing system(s).
2. Sanitary sewers shall be as approved by the Metropolitan St. Louis Sewer District, the City of Chesterfield, and other entities as necessary.

O. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
3. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
4. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
5. Obtain any and all necessary determinations, approvals, and permits from USACE, the Missouri Department of Natural Resources, and other entities, as necessary, for work impacting or in close proximity to jurisdictional waterways and/or wetlands.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.

- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D.** Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E.** Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

- A.** Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B.** Where due cause is shown by the developer, the City Council may extend the period to commence construction for not more than two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals 100 feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.

15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals 100 feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide openspace percentage for overall development including separate percentage for each lot on the plan.

4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

- A.** The developer shall contribute a Traffic Generation Assessment (TGA) to the Eatherton-Kehrs Mill Road Trust Fund (No. 522). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
Single Family Dwelling	\$1,085.70/Parking Space

(Parking Space as required by the site-specific ordinance or by section 1003.165 of the St. Louis County Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the St. Louis County Department of Highways and Traffic.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

- B.** As this development is located within a trust fund area established by St. Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development should be retained in the appropriate trust fund.

- C.** Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development. Funds shall be payable to Treasurer, St. Louis County.
- D.** The amount of the required contribution/improvements, if not approved for construction by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

VI. RECORDING

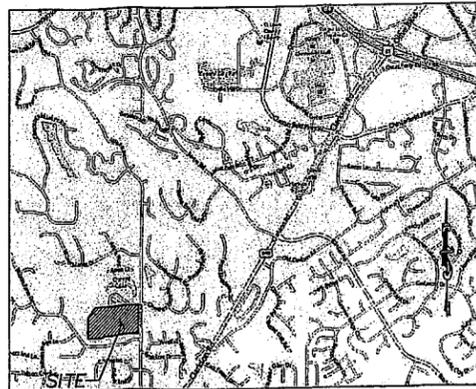
Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

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



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

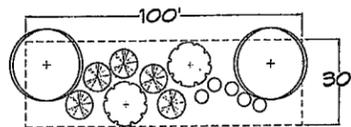
GENERAL NOTES:

- 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
685 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.
- LANDSCAPE AND ENTRY MONUMENT EASEMENTS ARE ESTABLISHED AS A PROTECTED AREA FOR VEGETATIVE LANDSCAPING AND ENTRANCE MONUMENT STRUCTURES. LANDSCAPING AS APPROVED BY THE CITY OF CHESTERFIELD DURING SITE PLAN REVIEW IS REQUIRED TO BE MAINTAINED AND PRESERVED INDEFINITELY BY THE REQUESTOR OR HOME OWNERS ASSOCIATION. FAILURE TO MAINTAIN OR PRESERVE LANDSCAPE EASEMENTS MAY RESULT IN INSPECTION AND ISSUANCE OF FINES BY THE CITY OF CHESTERFIELD. THIS LANGUAGE SHALL BE INCLUDED ON ALL PLANS, PLATS, ORDINANCES, SUBDIVISION INDENTURES AND OTHER APPROPRIATE (WRITTEN) DOCUMENTS FOR THIS DEVELOPMENT.

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.
(43,560 SQ.FT./LOT) = 17 LOTS ALLOWED
AVERAGE LOT SIZE: 24,232 SF.
MAXIMUM NUMBER OF UNITS ALLOWED: 17
NUMBER OF UNITS PROPOSED: 16
LOT DEVELOPMENT REQUIREMENTS:
FRONT YARD SETBACK 25'
SIDE YARD SETBACK 10'
REAR YARD SETBACK 20'
MIN. LOTS SIZE 22,000 SQ. FT.

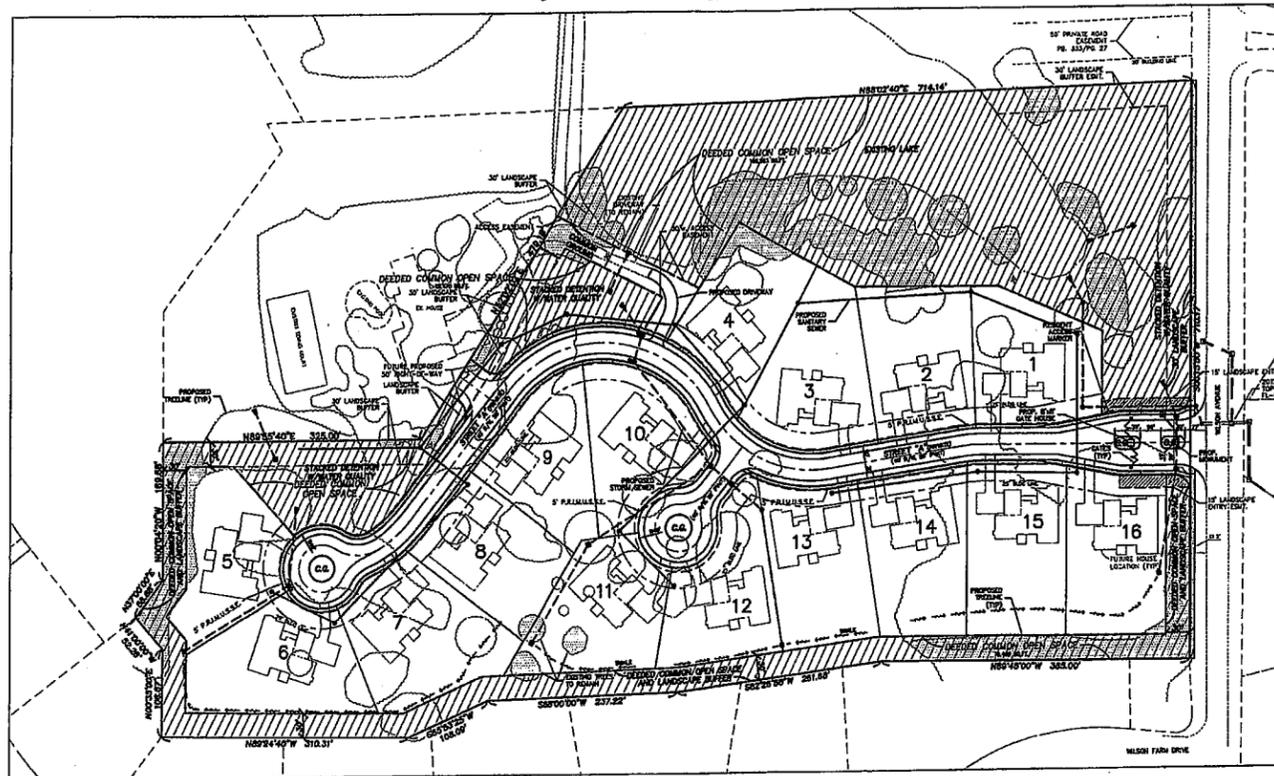
NUMBER OF PARKING SPACES: TWO PER UNIT = 32 SPACES.
PROPOSED STREETS SHALL BE PRIVATE 26' WIDE PAVEMENT WITH 40' WIDE R.O.W.
DEEDED COMMON OPEN SPACE = 6.52 ACRES WHICH EQUALS 38% OF THE SITE.
COMMON GROUND = 0.23 ACRES WHICH EQUALS 1% OF THE SITE.
TOTAL TREE AREA = 4.44+ ACRES
TOTAL TREES REQUIRED TO 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 be varies 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 50 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, 189.56 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.

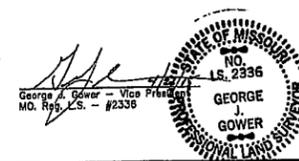
SHEET INDEX

- 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



EXISTING	LEGEND	PROPOSED
--- 546 ---	CONTOURS	--- (542) ---
X 550	SPOT ELEVATIONS	XXX.X
---	CENTER LINE	---
---	BUILDINGS, ETC.	---
---	TREE LINE	---
---	FENCE	---
---	SILTATION CONTROL FENCE	---
---	STORM SEWERS	---
---	SANITARY SEWERS	---
---	CATCH BASIN	---
---	AREA INLET	---
---	GRATED INLET	---
---	DOUBLE CURB 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	---
---	TO BE REMOVED & RELOCATED/REPLACED	---
---	TOP OF CURB	---
---	SWALE	---
---	LIGHT STANDARD	---
---	STREET SIGN	---
---	PARKING STALLS	---
---	YARD LIGHT	---

ISSUE	REVISION/DATE
1	PRELIM PLAN SUBMITTAL 04-15-15
2	REVISED PER CITY COMMENTS 05-20-15
3	REVISED PER CITY COMMENTS 06-24-15
4	REVISED PER CITY COMMENTS 06-07-15
5	REVISED PER CITY COMMENTS 06-24-15
6	REVISED PER CITY COMMENTS 06-24-15

Fischer Custom Homes LLC
685 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 314-487-9844
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

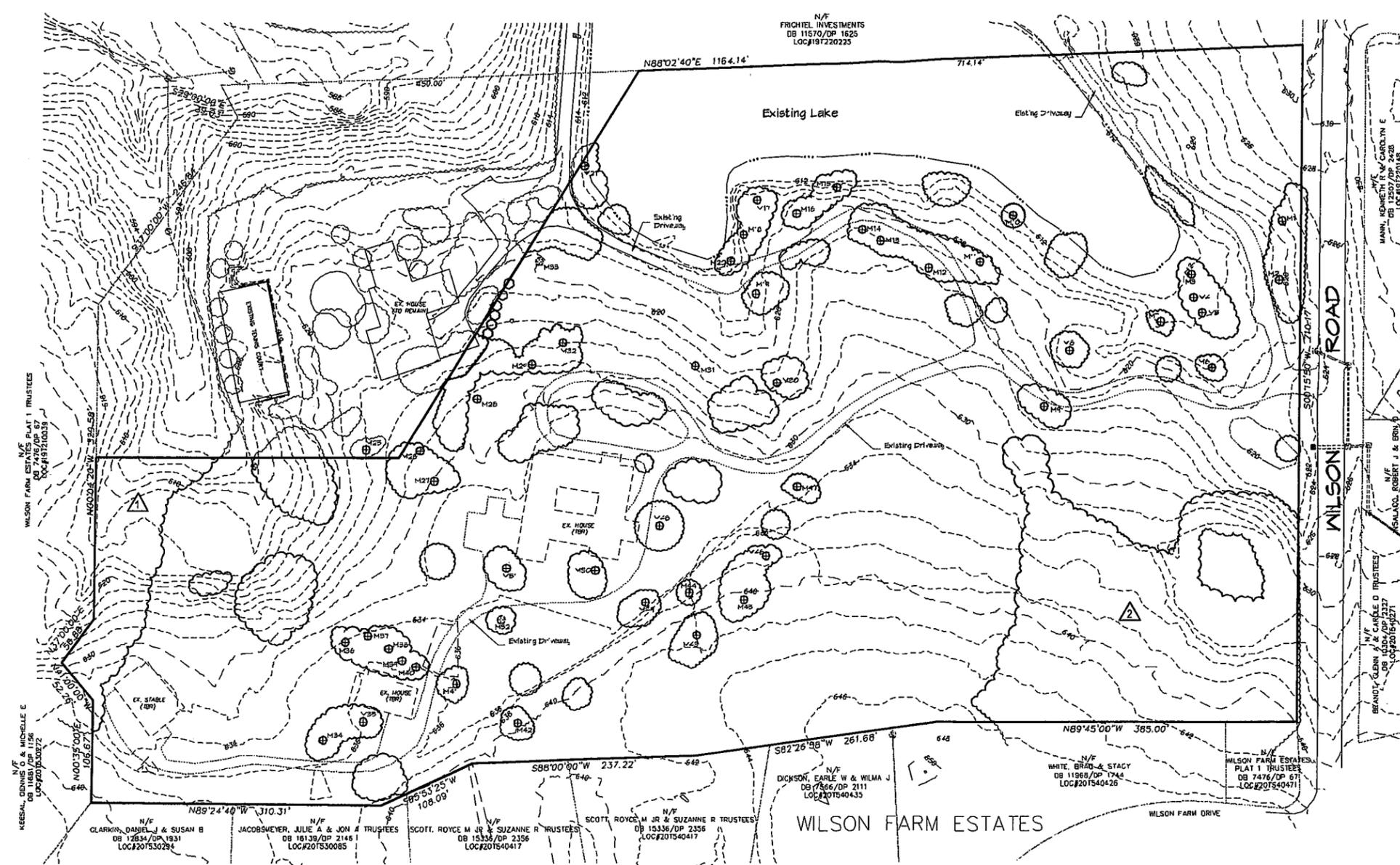
Falling Leaves Estates II
CHESTERFIELD, MISSOURI
Preliminary Development Plan
Cover Sheet

Date: 04-20-15
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number
12-06-162
Date
Apr. 20, 2015
Designed: MF
Drawn: LG
Checked: LG
Sheet
1.1
PRE

MSD Base Map - 19T, 20T

Attachment B



Legend:

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

Monarch Trees

Tree#	Species	dibh	Cond
M1	E Redcedar	20	Fst
M2	E Redcedar	20	Fst
M3	Silver Maple	30	Fst
M4	Silver Maple	37	Fst
M5	Silver Maple	20	Fst
M6	White Pine	23	Good
M7	Scotch Spr.	25	Fst
M8	Balsam Pop.	26	Fst
M9	Pin Oak	20	Fst
M10	Sugar Maple	26	Fst
M11	White Pine	20	Fst
M12	White Pine	20	Fst
M13	Pin Oak	20	Fst
M14	White Pine	37	Fst
M15	Black Cherry	22	Fst
M16	White Pine	26	Fst
M17	Ash	24	Fst
M18	Sycamore	26	Fst
M19	Ash	33	Fst
M20	Sycamore	20	Fst
M21	White Pine	24	Fst
M22	Pin Oak	20	Fst
M23	Pin Oak	28	Fst
M24	Tulip Poplar	20	Fst
M25	White Pine	23	Fst
M26	Ash	20	Fst
M27	Pin Oak	28	Fst
M28	Red Oak	26	Fst
M29	Sugar Maple	22	Fst
M30	River Birch	23	Fst
M31	Silver Maple	27	Fst
M32	Silver Maple	28	Fst
M33	Silver Maple	40	Fst
M34	Silver Maple	24	Fst
M35	Silver Maple	40	Fst
M36	Pin Oak	26	Fst
M37	Sycamore	22	Fst
M38	River Birch	27	Fst
M39	Silver Maple	28	Fst
M40	Pin Oak	28	Fst
M41	Sycamore	20	Fst
M42	Pin Oak	20	Fst
M43	Pin Oak	20	Fst
M44	Sycamore	20	Fst
M45	Ash	31	Fst
M46	Pin Oak	22	Fst
M47	Sycamore	20	Fst
M48	Sycamore	21	Fst
M49	Sycamore	25	Fst
M50	Pin Oak	31	Fst
M51	Red Oak	26	Fst
M52	Coketea	27	Fst

Tree Preservation Calculations:

1. Site of Tract: 3.71 acres (1/4)
2. Existing tree canopy: 4.44 acres (1/4)
3. Trees req. to be retained: 33 ac/16 (30% of existing tree canopy)
4. Source of base information: Customer, topographic and preliminary engineering information obtained from available records, and as provided by The Sterling Company Engineers, Surveyors.

Sample Point Information

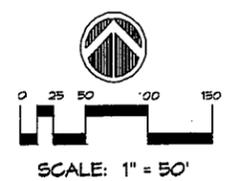
Tree#	Species	dibh	Cond	Comments
1	Hickory	7"	Fst	BAF Point 1
2	Hickory	8x11x12"	Fst	BAF Point 1
3	Hickory	6"	Fst	BAF Point 1
4	Hickory	6"	Fst	BAF Point 1
5	Hickory	11"	Fst	BAF Point 1
6	Red Oak	18"	Fst	BAF Point 1
7	Hickory	3"	Fst	BAF Point 1
8	Hickory	10"	Fst	BAF Point 1
9	Elm	8"	Dead	BAF Point 1
10	Elm	10"	Dead	BAF Point 1
11	White Oak	37"	Fst	BAF Point 1
12	Hickory	7"	Fst	BAF Point 1
13	Hickory	14"	Fst	BAF Point 1
14	Hickory	15x14x10"	Fst	BAF Point 1
15	White Oak	30"	Fst	BAF Point 1
16	White Oak	30"	Fst	BAF Point 1
17	Red Maple	10"	Very Poor	BAF Point 2
18	Elm	11"	Poor	BAF Point 2
19	Red Maple	16"	Poor	BAF Point 2
20	White Pine	23"	Fst	BAF Point 2
21	Silver Maple	64"	Poor	BAF Point 2
22	Red Maple	8"	Very Poor	BAF Point 2
23	Hickory	10"	Very Poor	BAF Point 2

BAF Point 1

Elm	2	13%
Hickory	7	48%
Hickory	3	19%
Post Oak	1	6%
White Oak	3	19%

BAF Point 2

Red Maple	1	14%
Elm	1	14%
White Pine	1	14%
Red Maple	3	43%
Hickory	1	14%



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

Arborist/Forester:
 Bruce Vauter
 Forestry Consultant Services
 4321 Manor Oak Drive
 St. Louis, Missouri 63126
 314/849-2155
 Certified Arborist: # MN-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 314.955.5577

Drawn by: JRV
 Date: 11-14-13
 Revision: 2-23-13

Project Number: 13004
 Sheet Number: 1 OF 1