WILDWOOD

AGENDA

for the

CITY OF WILDWOOD'S

PLANNING AND ZONING COMMISSION

City Hall Council Chambers - 16860 Main Street

January 17, 2017 - Tuesday

6:30 P.M.

Action Items on Tonight's Agenda ----------> Two (2) Public Hearing Items, One (1) Letter of Recommendation, and Two (2) Site Development Plan Recommendations.

I. Welcome To Attendees And Roll Call Of Commission Members

II. Review Tonight's Agenda/Questions Or Comments

III. Approval Of Minutes Of The Meeting Of Monday, December 19, 2016

Documents:

III. DECEMBER 19, 2016 DRAFT MINUTES.PDF

IV. Department Of Planning's Opening Remarks/Updates

V. Public Hearings – Two (2) Items For Consideration

1. P.Z. 1-17 City Of Wildwood Planning And Zoning Commission, C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri 63040

   A request to amend Chapter 415 of the City of Wildwood's Code of Ordinances by the addition of proposed regulations to Sections 415.220 Architectural Review Board Requirements and 415.380 Miscellaneous Regulations, which would establish certain requirements regarding the Architectural Review Board's authority, including requiring the attendance of a petitioner's architect of record at its meetings and the extent and types of necessary information that must be included on submitted architectural drawings and applications. **(Wards – All)**

   Documents:

   V.A. P.Z 1-17 ARCHITECTURAL REVIEW BOARD.PDF

2. P.Z. 2-17 Craig Sherman, 16481 Forest Pine Drive, Wildwood, Missouri, 63011, C/O Missouri Sun Solar, Ryan Roller, 6724 State Highway 63, Houston, Missouri 65483

   A request for a Conditional Use Permit (CUP) in the R-3 10,000 square foot Residence District, with a Planned Environment Unit (PEU), for the installation of roof-mounted solar panels, which are to be placed on the dwelling, so as to be visible from the adjoining roadway. The subject property is located at 16481

on the dwelling, so as to be visible from the adjoining roadway. The subject property is located at 15 Forest Pine Drive, Wildwood Missouri, 63011 (Locator Number 23V621166). This request is to be reviewed in accordance with Chapter 415.140 R-3 10,000 square foot Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for the installation of solar panels. The permit is required due to the panels' placement on the front facing area of the roof. **(Ward Five)**

Documents:

V.B. P.Z. 2-17 CRAIG SHERMAN.PDF

VI. Old Business – One (1) Item For Consideration

1. Letter Of Recommendation – One (1) Item For Consideration

a. P.Z. 12-16 City Of Wildwood Planning And Zoning Commission, C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri 63040

A request to amend Chapter 415 of the City of Wildwood's Code of Ordinances by either the addition of proposed requirements to Section 415.380 Miscellaneous Regulations or the inclusion of a new Section 415.600 Live Performance and Outdoor Entertainment Regulations, which would establish parameters to ensure consistency in the allowance of live performances and outdoor entertainment, as well as other sound that is projected outdoors through speakers, public address systems, and other such amplification equipment. **(Wards – All)**

Documents:

VI.A. P.Z. 12-16 LIVE PERFORMANCE AND OUTDOOR ENTERTAINMENT.PDF

a.1. Public Comments On Recommendation

Vote	Bartoni	Lee	Archeski	Kohn	Gragnani	Beattie	Renner	Manton	Bowlin	Bopp
Aye										
Nay										

VII. New Business – No Items For Consideration

VIII. Site Development Plans - Public Space Plans - Record Plats – Two (2) Items For Consideration

1. A Recommendation Report Of The Planning And Zoning Commission Regarding P.Z. 12 And 13-15 The Villages At Bright Leaf;

R-3 10,000 square foot Residence District (Town Center "Neighborhood General District" and "Neighborhood Edge District"), with a Planned Residential Development Overlay District (PRD); north side of State Route 100, east of State Route 109; which authorized the use of this seventy-eight (78) acre site for up to 192 single family dwellings on individual lots, with common ground, and public space, consistent with the governing site-specific ordinance and Town Center Plan. **This recommendation report addresses the list of required conditional items (six in total) of the Planning and Zoning Commission's initial action on this matter, which occurred on September 19, 2016. (Ward Five)**

Documents:

VIII.A. P.Z. 12 13-15 VILLAGES AT BRIGHTLEAF SDP.PDF

a. Public Comments On Recommendation

Vote	Bartoni	Lee	Archeski	Kohn	Gragnani	Beattie	Renner	Manton	Bowlin	Bopp
Aye										
Nay										

2. A Recommendation Report On The Site Development Plan (SDP) And Related Items For P.Z. 15, 16, And 17-14 - Bordeaux Estates At Wildwood – Plat Two;

R-3 10,000 square foot Residence District ("Neighborhood Edge" District), with an Amended Planned Residential Development Overlay District (PRD); west side of East Avenue, south of Manchester Road; which supports the development of this one (1) acre site into three (3) single family dwellings on individual lots, along with required roadway improvements to East Avenue to support their development. **(Ward Eight)**

Documents:

VII.B. P.Z. 15 16 17-14 BORDEAUX ESTATES PLAT II.PDF

a. Public Comments On Recommendation

Vote	Bartoni	Lee	Archeski	Kohn	Gragnani	Beattie	Renner	Manton	Bowlin	Bopp
Aye										
Nay										

IX. Other – No Items For Consideration

X. Closing Remarks And Adjournment By Chair Of Commission

Note: *The Planning and Zoning Commission will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.*

"Planning Tomorrow Today"

Not Ready for Action Items (01-17-17 Executive Meeting)

1. Public Hearing Items – One (1) Item

   a. P.Z. 7-10 Whispering Oaks Health Care Facility – Naren Chaganti (Registered Agent) C/O City Of Wildwood, Department Of Planning, 183 Plaza Drive, Wildwood, Missouri

      A compliance review of an Amended Conditional Use Permit (CUP) in the NU Non-Urban Residence District (P.C. 95-94 St. Louis County Zoning), which authorizes a one hundred eighty-three (183) bed skilled nursing facility upon a 10.93 acre tract of land located on the north side of Ridge Road, west of St. Paul Road (Locator Number 25T210089/Street Address: 1450 Ridge Road), to determine if the facility has been operating in violation of the Conditional Use Permit and, if so, to consider appropriate sanctions, up to and including revocation of the permit. **(Ward Eight) - Open from July 19, 2010 Executive Session of the Planning and Zoning Commission**

2. Letters Of Recommendation Items – No Items

3. Information Report Items – Eleven (11) Items

   a. P.Z. 17-15 City Of Wildwood Planning And Zoning Commission C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri 63040

      A request for review and consideration of modifications to the Zoning Performance Standard Regulations – Noise Code Section (Section 415.250) of the City of Wildwood Zoning Ordinance that would address noise emissions from equipment that occurs for extended periods of time, over any timeframe, including all day, week, month, or year, in all appropriate zoning district designations, including the "NU", "R", "C", and "M" District categories. **(Wards – All)**

   b. A Request For Conditional Use Permits (CUP) From Missouri American Water (MOAW) To Allow The Placement Of Data Collection Units (DCU) Upon Existing Emergency Alert Siren Poles Within Rights-Of-Way Throughout The City Of Wildwood In Order To Facilitate The Collection Of Water Meter Usage. The Data Collection Units (DCU) Are Proposed At The Following Locations:

      b.1. P.Z. 15-16 MOAW DCU 43

      Unit to be placed upon the existing emergency alert siren pole located within the northern right-of-way of Ridge Road (generally located adjacent to 1120 Ridge Road); at the following latitude and longitude: LAT 38.557795/LONG -90.600937 **(Ward Six)**

      b.2. P.Z. 16-16 MOAW DCU 57

      Unit to be placed upon the existing emergency alert siren pole located within the southern right-of-way of Alt Road, at State Route 109 (generally located adjacent to 4000 Alt Road); at the following latitude and longitude: LAT 38.541/LONG -90.63235 **(Ward Six)**

      b.3. P.Z. 17-16 MOAW DCU 58

      Unit to be placed upon the existing emergency alert siren pole located within the western right-of-way of Village Hills Parkway (generally located adjacent to 16505 Willow Glen Drive); at the following latitude and longitude: LAT 38.568697/LONG -90.627732 **(Ward Eight)**

      b.4. P.Z. 18-16 MOAW DCU 64

      Unit to be placed upon the existing emergency alert siren pole located within the eastern right-of-way of Ossenfort Road (generally located adjacent to 19159 Melrose Road); at the following latitude and longitude: LAT 38.574013/LONG -90.720703 **(Ward Six)**

      b.5. P.Z. 19-16 MOAW DCU 103

      Unit to be placed upon the existing emergency alert siren pole located within the western right-of-

Unit to be placed upon the existing emergency alert siren pole located within the western right-of-way of Valley Road (generally located adjacent to 2611 Chatham Place Court); at the following latitude and longitude: LAT 38.610852/LONG -90.597849 **(Ward Two)**

b.6. P.Z. 20-16 MOAW DCU 110
Unit to be placed upon the existing emergency alert siren pole located within the western right-of-way of Shepard Road (generally located adjacent to 1339 Shepard Road); at the following latitude and longitude: LAT 38.622574/LONG -90.632279 **(Ward Three)**

b.7. P.Z. 21-16 MOAW DCU 111
Unit to be placed upon the existing emergency alert siren pole located within the eastern right-of-way of Wildhorse Parkway Drive (generally located adjacent to 17699 Wildridge Drive); at the following latitude and longitude: LAT 38.641849/LONG -90.632613 **(Ward Two)**

b.8. P.Z. 22-16 MOAW DCU 118
Unit to be placed upon the existing emergency alert siren pole located within the northern right-of-way of Manchester Road (generally located adjacent to 17367 Manchester Road); at the following latitude and longitude: LAT 38.580517/LONG -90.65506 **(Ward One)**

b.9. P.Z. 23-16 MOAW DCU 123
Unit to be placed upon the existing emergency alert siren pole located within the western right-of-way of Wild Horse Creek Road, at State Route 100 (generally located adjacent to 2300 Wild Horse Creek Road); at the following latitude and longitude: LAT 38.583961/LONG -90.683589 **(Ward One)**

b.10. P.Z. 24-16 MOAW DCU 114
Unit to be placed upon the existing emergency alert siren pole located within the southern right-of-way of Wild Horse Creek Road (generally located adjacent to 18440 Wild Horse Creek Road); at the following latitude and longitude: LAT 38.642967/LONG -90.673854 **(Ward One)**

4. Correspondence Items – Two (2) Items

a. P.Z. 1 And 1a-99 W.J. Byrne Builders, Inc., 3112 Shady Glen Estates Drive, Wildwood, Missouri
A request to amend existing Planned Residential Development Overlay District Ordinance #1189 to accommodate changes associated with a redesign of this residential subdivision that was originally approved for twenty-three (23) total units, on individual lots, to be located on a 18.33 acre tract of land, which is located on the north side of Strecker Road, east of Englebrook Drive (Locator Numbers 22U240024, 22U330031, and 22U330062 /Street Addresses 177 Strecker Road, 165 Strecker Road, and 173 Strecker Road). The modifications reflect changes to the site due to environmental considerations relating to a restrictive covenant approved and signed between the property owner and the United States Environmental Protection Agency (EPA), which has necessitated changes to its previously approved design. **(Ward Two)**

b. A Response To A Communication From Jenny Mitchell, Director Of Property Management For The Desco Group, Which Is Dated October 20, 2015, That Seeks A Change To The Amended MXD Mixed-Use Development District Ordinance That Governs The Schnucks Wildwood Crossing Center To Allow For A Third Freestanding Monument Sign Along The Property's Manchester Road Frontage - St. Louis County's P.C. 219-85 Alfred L. Hicks And J.L. Mason Of Missouri, Inc. (Ward Seven)

5. Record Plats/Site Development Plans – No Items

6. Other Items – No Items

The City of Wildwood will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. Requests for reasonable accommodations should be made by contacting Laura Rechtin, City Clerk at 636-458-0440 or email at laura@cityofwildwood.com at least 48 hours prior to the start of the meeting.

If you would like to submit a comment regarding an item on this meeting agenda, please visit the Form Center.

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
December 19, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 6:30 p.m., on Monday, December 19, 2016, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome to Attendees and Roll Call of Commission Members

Chair Bopp requested a roll call be taken. The roll call was taken, with the following results:

PRESENT – (8)	ABSENT – (2)
Chair Bopp	Commissioner Renner
Commissioner Archeski	Commissioner Lee
Commissioner Gragnani	
Commissioner Bartoni	
Commissioner Kohn	
Commissioner Beattie	
Council Member Manton	
Mayor Bowlin	

Other City officials present: Director of Planning Vujnich, Planner Newberry, and City Attorney Young.

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the December 5, 2016 Meeting

A motion was made by Commissioner Archeski, seconded by Council Member Manton, to approve the minutes from the December 5, 2016 meeting. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, Chair Bopp declared the motion approved.

IV. Department of Planning Opening Remarks

No opening remarks from the Department of Planning.

V. Public Hearings – Ten (10) Items for Consideration

A request for Conditional Use Permits (CUP) from **Missouri American Water (MOAW)** to allow the placement of Data Collection Units (DCU) upon existing emergency alert siren poles within rights-of-way throughout the City of Wildwood in order to facilitate the collection of water meter usage. The Data Collection Units (DCU) are proposed at the following locations:

1. **P.Z. 15-16 MOAW DCU 43** – Unit to be placed upon the existing emergency alert siren pole located within the northern right-of-way of Ridge Road (generally located adjacent to 1120 Ridge Road); at the following latitude and longitude: LAT 38.557795/LONG -90.600937 **(Ward Six)**
2. **P.Z. 16-16 MOAW DCU 57** – Unit to be placed upon the existing emergency alert siren pole located within the southern right-of-way of Alt Road, at State Route 109 (generally located adjacent to 4000 Alt Road); at the following latitude and longitude: LAT 38.541/LONG -90.63235 **(Ward Six)**
3. **P.Z. 17-16 MOAW DCU 58** – Unit to be placed upon the existing emergency alert siren pole located within the western right-of-way of Village Hills Parkway (generally located adjacent to 16505 Willow Glen Drive); at the following latitude and longitude: LAT 38.568697/LONG -90.627732 **(Ward Eight)**
4. **P.Z. 18-16 MOAW DCU 64** – Unit to be placed upon the existing emergency alert siren pole located within the eastern right-of-way of Ossenfort Road (generally located adjacent to 19159 Melrose Road); at the following latitude and longitude: LAT 38.574013/LONG -90.720703 **(Ward Six)**
5. **P.Z. 19-16 MOAW DCU 103** – Unit to be placed upon the existing emergency alert siren pole located within the western right-of-way of Valley Road (generally located adjacent to 2611 Chatham Place Court); at the following latitude and longitude: LAT 38.610852/LONG -90.597849 **(Ward Two)**
6. **P.Z. 20-16 MOAW DCU 110** – Unit to be placed upon the existing emergency alert siren pole located within the western right-of-way of Shepard Road (generally located adjacent to 1339 Shepard Road); at the following latitude and longitude: LAT 38.622574/LONG -90.632279 **(Ward Three)**
7. **P.Z. 21-16 MOAW DCU 111** – Unit to be placed upon the existing emergency alert siren pole located within the eastern right-of-way of Wildhorse Parkway Drive (generally located adjacent to 17699 Wildridge Drive); at the following latitude and longitude: LAT 38.641849/LONG -90.632613 **(Ward Two)**
8. **P.Z. 22-16 MOAW DCU 118** – Unit to be placed upon the existing emergency alert siren pole located within the northern right-of-way of Manchester Road (generally located adjacent to 17367 Manchester Road); at the following latitude and longitude: LAT 38.580517/LONG -90.65506 **(Ward One)**
9. **P.Z. 23-16 MOAW DCU 123** – Unit to be placed upon the existing emergency alert siren pole located within the western right-of-way of Wild Horse Creek Road, at State Route 100 (generally located adjacent to 2300 Wild Horse Creek Road); at the following latitude and longitude: LAT 38.583961/LONG -90.683589 **(Ward One)**
10. **P.Z. 24-16 MOAW DCU 114** – Unit to be placed upon the existing emergency alert siren pole located within the southern right-of-way of Wild Horse Creek Road (generally located adjacent to 18440 Wild Horse Creek Road); at the following latitude and longitude: LAT 38.642967/LONG -90.673854 **(Ward One)**

Director Vujnich and Planner Newberry read the requests into the record.

Director Vujnich submitted into the official record the City's Charter, the Master Plan, Chapter 415 of the City's Zoning Ordinance, the City's files on these ten (10) requests, and the written agreement between Missouri American Water and St. Louis County allowing the use of its facilities for proposed co-locations.

A motion was made by Commissioner Archeski, seconded by Commissioner Gragnani, to accept into the record the documents submitted. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

Director Vujnich noted Missouri American Water is installing a network of Data Collection Units (DCU) throughout its service areas located within St. Louis County, including portions of Wildwood, in order to facilitate the collection of water meter usage. He noted there are a total of twenty-seven (27) poles proposed in the City at this time and these first ten (10) are to be co-located on existing emergency alert sirens in St. Louis County's system.

Chair Bopp invited the representative from Missouri American Water to address the Commission.

Matt Lueders, Project Manager, Missouri American Water, stated Missouri American Water is installing this network of Data Collection Units (DCU) in order to create a more efficient approach to collecting water meter usage for billing purposes. He noted Missouri American Water has received approval from the St. Louis County's Emergency Communications Commission to co-locate equipment on the existing emergency siren poles. He also stated co-locating on these existing poles was pursued in order to reduce the number of new structures that would need to be erected to complete the network.

Chair Bopp invited members of the public to comment on the matter. No members of the public wished to comment.

Discussion was held among Commission Members regarding whether or not there would be an increase in the height of the existing poles; details regarding the transmittal capabilities of the proposed equipment; other examples of implementing this data collection system in the region; and the need to provide information regarding any fee increases that might be incurred by Wildwood customers in order to recover the costs of this capital improvement project.

A motion was made by Mayor Bowlin, seconded by Council Member Manton, to postpone the future Information Report to be presented to the Commission for nine (90) days in order for the petitioner to gather the information regarding any fee increases that might be incurred by Wildwood customers in order to recover the costs of this capital improvement project.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Archeski, Commissioner Gragnani, Commissioner Bartoni, Commissioner Beattie, Commissioner Kohn, Council Member Manton, Mayor Bowlin, and Chair Bopp
Nays: None
Absent: Commissioner Renner and Commissioner Lee
Abstain: None
Whereupon, Chair Bopp declared the motion passed by a vote of 8-0.

VI. <u>Old Business</u> – One (1) Item for Consideration

<u>Letters of Recommendation – No Items for Consideration</u>

<u>Information Reports – One (1) Item for Consideration</u>

P.Z. 12-16 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040 - A request to amend Chapter 415 of the City of Wildwood's Code of Ordinances by either the addition of proposed requirements to Section 415.380 Miscellaneous Regulations or the inclusion of a new Section 415.600 Live Performance and Outdoor Entertainment Regulations, which would establish parameters to ensure consistency in the allowance of live performances and outdoor entertainment, as well as other sound that is projected outdoors through speakers, public address systems, and other such amplification equipment. **(Wards – All)**

Planner Newberry read the request into the record

Director Vujnich outlined the history of establishing universal parameters regarding live performances and outdoor entertainment, particularly concerns expressed by the owner of Big Chief Restaurant. He stated the Department is not recommending the creation of new legislation to address outdoor music performances at this time. He noted these issues can be addressed by the City with the existing tools through the City's Zoning Ordinance, planned districts, and peace disturbance laws on a case-by-case basis.

Chair Bopp invited members of the public to comment on the matter. No members of the public wished to comment.

A motion was made by Commissioner Archeski, seconded by Council Member Manton, to accept the Department's recommendation.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Archeski, Commissioner Gragnani, Commissioner Bartoni, Commissioner Beattie, Commissioner Kohn, Council Member Manton, Mayor Bowlin, and Chair Bopp
Nays: None
Absent: Commissioner Renner and Commissioner Lee
Abstain: None
Whereupon, Chair Bopp declared the motion passed by a vote of 8-0.

VII. New Business – Four (4) Items for Consideration

P.Z. 4-16 Scott Fieser, 10 Whitsetts Fork Ridge Road, Wildwood, Missouri, 63038, is seeking a second review and action of the Planning and Zoning Commission on an outdoor game court (full court basketball court, with lighting), which is located at 10 Whitsetts Fork Ridge Road, Wildwood, Missouri (Locator Number 26V430121)); NU Non-Urban Residence District. This request is to be reviewed in accordance with Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their consideration by the Planning and Zoning Commission. The game court and lighting is currently installed, without Planning and Zoning Commission approval, and situated to the west of the single family residence located on the subject property. The Department will have a recommendation report prepared for consideration at this meeting for this request. **(Ward Six)**

Planner Newberry read the request into the record.

Director Vujnich provided a brief history of the project and outlined the characteristics of the site, where outdoor game court and lighting have been installed. Director Vujnich noted this item was before the Commission at its June 20, 2016 meeting and the members did not support the authorization because a number of violations that needed to be addressed before the outdoor game court with lighting could be approved. He stated the petitioner petitioned the Board of Adjustment on September 15, 2016 seeking a variance to the side yard setback area and the height of the light standards and were ultimately granted a five (5) feet side yard setback area in lieu of thirty (30), but did not receive a waiver to the height of the light standards. He noted following the Board of Adjustment action, the next appropriate step is for the Commission to reconsider the authorization of the outdoor game court with lighting. Director Vujnich stated the Department is recommending approval, with a number of conditions outlined in the its report

Chair Bopp invited the petitioner to address the Commission.

Heather Fieser, expressed her apologies for the installation of the court and lighting without review of the City, but emphasized it is her intent to bring the improvements into compliance with the City's regulations. She respectfully requested the Commission authorize the game court and lighting.

Chair Bopp invited members of the public to comment on the item. No members of the public wished to comment on the item.

Discussion was held among Commission members regarding the fact this would be the first lighted game court authorized by the City and clarifications regarding the petitioner meeting the conditions listed in the Department's report.

A motion was made by Council Member Manton, seconded by Commissioner Bartoni, to approve the outdoor game court with lighting, with conditions.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Archeski, Commissioner Gragnani, Commissioner Bartoni, Commissioner Beattie, Commissioner Kohn, Council Member Manton, Mayor Bowlin, and Chair Bopp
Nays: None
Absent: Commissioner Renner and Commissioner Lee
Abstain: None
Whereupon, Chair Bopp declared the motion passed by a vote of 8-0.

a) A response to a communication dated November 22, 2016, from Dionna Helfers, Vice-President of the Pond Athletic Association, regarding **P.Z. 23-15 Pond Athletic Association**; Amended Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District; west side of Pond Road, north of Hohmann Road (Locator Numbers: 22W330042 and 22W330051/Street Address: 1725 and 1613 Pond Road), which seeks to amend the current governing conditions of this permit to allow slatting versus windscreen type material on fields displaying sponsorship banners and allowances for limited light trespass in association with the two (2) planned athletic fields along the respective property boundaries. **(Ward One)**

Planner Newberry read the request into the record.

Director Vujnich outlined the history of the Conditional Use Permit (CUP) governing the site and noted it was amended in 2006 to allow the lighting of two (2) additional fields near the property's western boundary. He noted the Department met with representatives from Pond Athletic Association (PAA) and the City's lighting consultant to discuss a solution to the light trespass around the perimeter of the two (2) fields. He stated that,for these two (2) fields to meet the City's requirements in regards to lighting, some level of light trespass would need to be accommodated along this western boundary. He also stated the Department is not recommending any light trespass be permitted along the site's north, south, and east boundary.

Chair Bopp invited the representative for Pond Athletic Association to address the Commission.

Jeff Plunkett, Pond Athletic Association, expressed the Association's intent to meet the requirements of the City.

Chair Bopp invited members of the public to comment on the item. No members of the public wished to comment on the item.

Discussion was held among Commission Members regarding the consideration of using LED lights being cost prohibitive and the continued belief the existing vegetation along the western boundary would provide some screening to lessen the extent of light trespass.

A motion was made by Council Member Manton, seconded by Commissioner Kohn, to accept the Department's recommendation.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Gragnani, Commissioner Bartoni, Commissioner Beattie, Commissioner Kohn, Council Member Manton, Mayor Bowlin, and Chair Bopp
Nays: None
Absent: Commissioner Renner and Commissioner Lee
Abstain: Commissioner Archeski
Whereupon, Chair Bopp declared the motion passed by a vote of 7-0, with one (1) abstension (Commissioner Archeski).

VIII. Site Development Plans-Public Space Plans-Record Plats – No Items for Consideration

IX. Other – No Items for Consideration

X. Closing Remarks and Adjournment

Director Vujnich thanked the Commission for its year of service to the City and wished the members Happy Holidays!

Motion by Mayor Bowlin, seconded by Commissioner Beattie, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 8:30 p.m.

Approved by:

Secretary – City of Wildwood Planning and Zoning Commission

Note: Recordation of the opinions, statements, and/or other meeting participation in these minutes shall not be deemed to be an acknowledgement or endorsement by the Commission of the factual accuracy, relevance, or propriety thereof.

* If comment cards were submitted indicating they did not wish to speak at tonight's meeting, they have been attached and made part of the official record.

DRAFT

WILDWOOD

ZONING PRIMER

for

P.Z. 12-16 Planning and Zoning Commission c/o Department of Planning and Parks

City of Wildwood, Missouri

Prepared by the Department of Planning and Parks

January 17, 2017 Executive Meeting

"Planning Tomorrow Today"

Petition:	**P.Z. 1-17**
Petitioner:	**City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040**
Request:	A request to amend Chapter 415 of the City of Wildwood's Code of Ordinances by the addition of proposed regulations to Sections 415.220 Architectural Review Board Requirements and 415.380 Miscellaneous Regulations, which would establish certain requirements regarding the Architectural Review Board's authority, including requiring the attendance of a petitioner's architect of record at its meetings and the extent and types of necessary information that must be included on submitted architectural drawings and applications.
Zoning District (s):	All Residential, Commercial, and Industrial Districts, including the C-8 Planned Commercial District and the M-3 Planned Industrial District
Wards:	All

Background >>> The City of Wildwood has always utilized, in some form, an Architectural Review Board, since its inception. Initially, it was the Planning and Zoning Commission in a de-facto role, given its significant participation in the land use decision-making process. Shortly, thereafter, a more permanent approach was needed, when the Town Center Plan was developed and the extent of the architectural requirements associated with it had been identified by Andres Duany, the consultant to the City on this project. With this extent of guidelines and requirements, a standing board of architects was determined by the a Planning and Zoning Commission and the City Council to be necessary to ensure what was ultimately developed in Town Center complied with these items and would be the best it possibly could be from the characteristics of design and function. These guidelines were intended to encourage architecture in the Town Center Area that created a complement to the streets, public spaces, and the existing built environment.

The first step in this process of creating a board was the formation of an interim group for the purposes of creating the mechanism to form the rules and regulations for the permanent board, along with the process for reviewing applications for the development of property in the Town

Center Area. This interim board was formed in 1997 and completed its task in approximately three (3) years. The outcome of this process can be summarized as follows:

1. The board would consist of five (5), practicing and registered architects.
2. The board would meet once a month.
3. The board would have sole responsibility for the architecture of all buildings and structures in the Town Center Area.
4. The board would use the architectural guidelines of the Town Center Area as the template for reviewing proposals for new development in this special area of Wildwood.
5. The board's decision could only be overturned by an appeal heard and acted upon by the City Council.

The Planning and Zoning Commission and the City Council received this recommendation from the interim board and the future processes of its administration and composition. The Planning and Zoning Commission recommended the permanent board be formed and the City Council agreed and passed legislation forming it. The board, as in its current form was formed by this legislative act in 2001.

During the aforementioned three (3) year period of time, when the interim board was in place, it sought also to address developments that were occurring outside of the Town Center Area that were determined to have a much greater impact upon the surrounding neighborhood than a typical single family dwelling. These developments included schools, universities, places of worship, and non-residential uses authorized by Conditional Use Permits (CUP). Developments of this nature typically have been located on large parcels of ground and involved substantial building footprint sizes and an extended impact on the locations around them. The board created sixteen (16) standards of architecture for the portions of Wildwood not located within the Town Center Area and how these items should be administered thereafter. The Planning and Zoning Commission supported this effort and the City Council authorized this review authority outside the Town Center Area in 1999.

The next development affecting the board was needed changes to the initial set of regulations that related to the board's composition and other operating matters. Prompting such consideration was the board was having some difficulty finding practicing, licensed architects to serve for the three (3) year required term. This situation led to cancellation of some meetings due to a lack of a quorum. Therefore, the board agreed to allow other disciplines to participate on the board as alternate members. These professions included landscape architects, engineers, and planners. These changes were ultimately recommended by the board and supported by the Planning and Zoning Commission. The City Council adopted legislation for these changes in 2007.

The City's board has approved numerous projects over the course of its almost seventeen year existence. Many of the board's efforts have resulted in signature buildings, both in the Town Center Area and elsewhere in the City. The process for these reviews by the board have changed minimally over the years, given the success of it in providing ample information at the start of the session and the consistent application of the guidelines over the years. As in most cases, the collective

knowledge of the participants lead to a successful outcome for all parties, i.e. pleasing architecture, functional space, and reasonable costs, with limited time delays.

Current Request >>> With the update of the Town Center Plan completed in 2012, the board began a process of reviewing the architectural guidelines thereafter, acknowledging all plans and their components need to be considered relative to time, trends, successes, and new technologies and materials. As this review proceeded, the board modified many of the guidelines, but also sought to memorialize a couple of items relating to its processes associated with the review of applications before it. This desire led to the posting of the following advertisement for hearing and action by the Planning and Zoning Commission (the Architectural Review Board and its authority are enabled under the City's Zoning Ordinance, thereby requiring review and recommendation by the Planning and Zoning Commission):

> A request to amend Chapter 415 of the City of Wildwood's Code of Ordinances by the addition of proposed regulations to Sections 415.220 Architectural Review Board Requirements and 415.380 Miscellaneous Regulations, which would establish certain requirements regarding the Architectural Review Board's authority, including requiring the attendance of a petitioner's architect of record at its meetings and the extent and types of necessary information that must be included on submitted architectural drawings and applications.

The items to be considered for addition to the current regulations of these sections involve the processes the board utilizes in hearing and considering applications for development by design teams that are seeking its action. These items are:

1. The mandatory attendance of the architect of record at all the meetings where the project is being presented and/or discussed; and
2. The memorialization of the items each application for consideration by the board must contain for the purposes of understanding the planned building, the site, and the area's context around the subject location.

These two (2) requirements are identified in the board's by-laws, but are not included in any of the regulations associated with it and its activities. Concerns have been raised by some of the board members that, without these changes, a more recent trend of the building owner presenting the project may become more entrenched. Therefore, the board members felt it was critical to address this situation at this current time. The application packet of the board, which includes this information, is provided as an attachment to this Primer.

Conclusion >>> As always, if any of the Planning and Zoning Commission members should have questions or comments about this information before tonight's hearing, please feel free to contact the Department of Planning at (636) 458-0440. Staff of the Department of Planning and the City Attorney will be in attendance at the public hearing to provide information and respond to questions or comments in this regard. Thank you for your consideration of this information and input on the same.

Chapter 415. Zoning Regulations

Section 415.220. Architectural Review Board Requirements.

[Ord. No. 1324 App. A §1003.157, 8-14-2006; Ord. No. 1399 §1, 4-23-2007]

A. *Intent And Purpose.* This Section contains the specific regulations for the establishment of the City of Wildwood's Architectural Review Board. The purpose of the Architectural Review Board is to review, comment and act upon design, function and aesthetic issues and elements relative to all buildings and structures to be constructed in the Town Center District or any other zoning district designation in the City. This review authority shall not apply to single-family dwellings not located within the Town Center District as designated on the Comprehensive Zoning Map adopted by the City Council of the City of Wildwood, Missouri. The Architectural Review Board shall also establish appropriate meeting procedures to undertake, coordinate and complete their required responsibilities in a timely manner as described by this Chapter, including participating with other boards and commissions of the City.

B. *Definitions.* For the purposes of this Section, the following words and phrases are defined as follows:

ARCHITECT

Any person authorized pursuant to the provisions of Chapter 327, RSMo., to practice architecture in Missouri as the practice of architecture is defined in Section 327.091, RSMo., 2000, as amended.

ARCHITECTURAL STANDARDS AND GUIDELINES

The specific requirements applied by the Architectural Review Board in the administration of their powers and duties, which are defined by Section **415.380(1)(2)** Miscellaneous Regulations—Architectural Review in all Districts and the architectural guidelines of the Town Center Plan as they may be amended from time to time by the Architectural Review Board.

AREA

A specific geographic division of the City of Wildwood.

ARB

The City of Wildwood Architectural Review Board.

CONSTRUCTION

The act of adding an addition to an existing structure or the erection of a new principal or accessory structure on a lot or property.

ENGINEER

Any person authorized pursuant to the provisions of Chapter 327, RSMo., to practice engineering in Missouri as the practice of engineering is defined in Section 327.181, RSMo., 2000, as amended.

LANDSCAPE ARCHITECT

Any person authorized pursuant to the provisions of Chapter 327, RSMo., to practice landscape architecture in Missouri as the practice of landscape architecture is defined in Section 327.603, RSMo., 2000, as amended.

REVIEW MATERIALS

All materials identified on the policy memorandum approved by the Architectural Review Board and titled "Submittal Requirements of the City of Wildwood's Architectural Review Board" as it may be amended

from time to time by the Architectural Review Board.

URBAN PLANNER

Any person having received a degree in urban planning from an accredited college or university with applicable and current background and employment in the field.

C. *Scope And Application.* Every application for a building permit for the construction or alteration of any building or structure within the boundaries of the Town Center or in any zoning district outside these boundaries, except as noted elsewhere in this Chapter, shall be submitted to the Architectural Review Board for consideration and action based upon the standards and guidelines currently in place at the time of the submittal. This requirement shall not apply to alterations and repairs not affecting the exterior appearance of the building or structure and existing non-conforming uses for which an exemption to the Town Center or general standards of the Zoning Code's miscellaneous regulations has been granted per the site specific ordinance governing the property or by the underlying regulations of the applicable code.

D. *General Requirements.*

1. *Composition of Architectural Review Board.*

a. The Architectural Review Board shall consist of five (5) residents of the City of Wildwood, all of whom shall be appointed by the Mayor with the consent of a majority of members of the City Council. Three (3) alternate members may be appointed to serve in the absence or the disqualification of the regular members. These alternate members shall not be represented as licensed, practicing architects, as part of their participation on this Board, unless otherwise having said registration (as defined herein). In addition, one (1) member of the City Council shall serve as a non-voting liaison to the Board. All five (5) members of the Architectural Review Board shall be practicing, licensed architects.

b. Alternate members of the Architectural Review Board shall be either practicing, licensed architects, engineers or landscape architects and/or urban planners as defined herein (see Section **415.220(B)** Definitions).

2. *Terms.*

a. The terms of office for the members of the Architectural Review Board shall be for a period of three (3) years commencing on June first (1st) of the year of their appointment and ending on May thirty-first (31st) of the year in which they complete their tenure as a Board member, unless otherwise appointed. The initial composition of the Board shall consist of the five (5) members currently appointed to the advisory Architectural Review Board. Upon appointment and at the first (1st) meeting of the new Board, the members shall choose the length of their terms by lot. One (1) member shall serve for a one (1) year period, two (2) for two (2) years and two (2) for three (3) year period. All succeeding terms shall be for three (3) years. Anyone filling a vacancy shall be appointed for the remainder of the unexpired term of the member leaving the Architectural Review Board.

b. The terms of office for the alternate members of the Architectural Review Board shall be for a period of two (2) years commencing on June first (1st) of the year of their appointment and ending on May thirty-first (31st) of the year in which they complete their tenure as an alternate to the Architectural Review Board, unless otherwise reappointed. Alternates may continue to serve in these positions past the two (2) year appointment, until otherwise replaced by the Mayor and City Council. The membership of the first (1st) alternates appointed shall serve respectively, one (1) for one (1) year and two (2) for two (2) years. Thereafter, as noted above, members shall be appointed for terms of two (2) years.

c. The Architectural Review Board shall hold at least one (1) meeting per month or as otherwise directed by the Chair. Any member of the Architectural Review Board who fails to attend at least fifty percent (50%) of all meetings within any calendar year of service, regular or special, shall thereby automatically vacate the membership position. Appointment of a replacement shall be to complete the unexpired term and made in the same manner as described in Subsection **(D)(1)**.

3. *Officers.* Officers shall consist of a Chair, Vice Chair and Secretary elected by the Architectural Review Board who shall each serve a term of one (1) year and shall be eligible for re-election. The City Council representative shall not be eligible to serve as an officer. The Chair shall preside over meetings. In the absence of the Chair, the Vice Chair shall perform the duties of the Chair. If both are absent, a temporary Chair shall be elected to oversee the meeting by those in attendance. The Secretary of the Architectural Review Board shall have the following duties (these duties may be assigned to the Department of Planning upon the agreement of the Architectural Review Board):

   a. Take minutes of each Architectural Review Board meeting;

   b. Be responsible for publication and distribution of copies of the minutes, reports and decisions to the members of the Architectural Review Board;

   c. Give notice to the City Clerk for posting as provided herein by law for all public meetings conducted by the Architectural Review Board;

   d. Advice the Mayor of vacancies on the Architectural Review Board and expiring terms of members;

   e. Prepare to submit to the City Council a complete record of the proceedings before the Architectural Review Board on any matter requiring City Council considerations; and

   f. Review and inspect projects which have been approved by the Architectural Review Board for compliance and self-education.

4. *Meetings.* A quorum shall consist of three (3) of the members. All decisions or actions of the Architectural Review Board shall be made by a majority vote of those members present and voting at any meeting where a quorum exists. Meetings shall be held at regularly scheduled times to be established within the bylaws of the Architectural Review Board at the beginning of each calendar year or at any time upon the call of the Chair. No member of the Architectural Review Board shall vote on any matter that may materially or apparently affect the property, income or business interest of that member. The Architectural Review Board shall keep minutes of its proceedings, showing the vote, indicating such fact and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the City Clerk and shall be public record.

5. *Compensation.* The members shall serve without compensation, but shall be reimbursed for expenses they incur while on Board business.

6. *Powers and duties.* The Architectural Review Board shall have the following powers and duties:

   a. To adopt its own bylaws and procedural regulations, provided that such regulations are consistent with this Chapter and the Revised Statutes of the State of Missouri.

   b. To review and act upon all plans for the construction of buildings and structures proposed in the City's Town Center.

   c. To review and act upon all plans for the construction of buildings and structures outside the Town Center area of the City, except for single-family dwellings, and any authorized accessory use customarily found in conjunction with the primary use of the property in any residential zoning district.

   d. To inform and educate the citizens of the City of Wildwood concerning the architectural heritage of the City through publication or sponsorship of newsletters, pamphlets or programs.

   e. To recommend to the Director of Planning to issue stop work orders for any work undertaken by an owner or contractor which does not comply with the approved Architectural Review Board's plans, elevations or models.

   f. To develop and recommend to the City Council modifications to architectural standards and guidelines relating to the administration of the Architectural Review Board's responsibilities.

   g. To testify before all boards and commissions, including the Planning and Zoning Commission, the Board of Adjustment and the City Council, on any matter affecting architecturally significant

structures or buildings within the community or any other item within the scope of their powers and duties, including all appeal requests.

h. To undertake any other action or activity necessary or appropriate to the implementation if its powers and duties or to the implementation of the purpose of this Chapter.

i. To assist and participate with the Planning and Zoning Commission in their review of development proposals affecting properties within the Town Center boundary or as may be authorized by the Zoning Code for other locations in the City.

j. To participate in preliminary discussions held between developers, property owners or other interests concerning projects in the City for the purpose of determining compliance with applicable standards, guidelines or regulations and provide input to assist those parties in the preparation of plans, elevations, models and other presentation aides in anticipation of review and action by the Planning and Zoning Commission and/or the City Council.

E. *Review Authority.*

1. *Review materials.* Any applicant for a construction project subject to architectural review shall submit to the Architectural Review Board materials specified on an approved list provided by it. This list shall be regularly updated by the Board and shall be made available to all applicants at the time of their first (1st) contact with the City's Department of Planning. The Architectural Review Board may require additional information as necessary to decide on any particular application. The submittal of these review materials is mandatory and, if not provided, the Architectural Review Board can delay review and action upon it. Review may begin once all materials are provided to the Architectural Review Board.

2. *Meeting procedures and actions.* The Architectural Review Board shall hold a public meeting to allow for the applicant to present the required materials and shall allow public comment thereon. After such review the Architectural Review Board shall expeditiously, as practicable, approve the application if it conforms to the City's standards and guidelines in this regard or return it with suggestions, when the Board deems the plan would conform to these items with minor modifications. All decisions shall be in writing and delivered to the applicant and the Director of Planning.

3. *Standards for approval.* The Architectural Review Board shall consider any proposal by the application of the minimum requirements and guidelines established by this Chapter, which are on file in the City offices and incorporated from the City of Wildwood's Town Center Plan—Architectural Guidelines or Section **415.380** "Miscellaneous Regulations" of the City of Wildwood Zoning Code. These standards are not intended to restrict variety, creativity or imagination in architectural design, but rather are intended to set minimum standards and guidelines in which to develop visual cohesiveness of buildings or structures, pedestrian-friendly access and design and compatibility with surrounding natural or built environment, as well as preserve property values and promote the public health, safety and welfare.

4. *Modifications.* Architectural guidelines identified as "minimum standards" must, unless a modification is granted, be observed in all plans. Architectural regulations identified as guidelines shall be observed, unless an alternative proposed feature or design is shown by the applicant to meet or exceed the intent and objectives of this Chapter, the Town Center architectural guidelines and the applicable master plan principles. The standards and guidelines are designed to direct and limit the discretion of the Architectural Review Board and, therefore, modifications from the standards and guidelines shall only be permitted upon a clear showing that the alternative feature and design conforms with the identified legislative intent of these regulations.

F. *Appeal Of Actions Of The Architectural Review Board.* If the Architectural Review Board denies an application, it may provide suggestions or proposed modifications to the applicant to arrive at a mutually satisfactory alternative to the proposed design. If the applicant does not receive approval of the modified plan within thirty (30) days, the applicant may file with the City Clerk a written appeal to the City Council. Upon appeal, the Architectural Review Board shall provide the City Council with a complete, written record of the application indicating the reasons for the denial. In acting upon the appeal, the City Council may grant a modification from the strict interpretation of this Chapter when such will not materially affect the health or safety of the applicant and general public. If a modification is granted by the City Council, appropriate mitigation shall be incorporated as part of any such approval to address aesthetics, scale, design and consistency. This mitigation

must minimally address the impact on the surrounding properties and the viewscape from any public roadway or parcel of ground resulting from this modification.

Chapter 415. Zoning Regulations

Section 415.380. Miscellaneous Regulations.

[Ord. No. 1324 App. A §1003.167, 8-14-2006]

A. *Scope Of Provisions.* This Section contains miscellaneous regulations generally applicable to various Sections of this Chapter.

B. *Single-Family Dwellings.* Every single-family dwelling hereafter erected or structurally altered shall be located on a separate lot or tract. In no case shall there be more than one (1) single-family dwelling on one (1) lot or tract except for accessory buildings or uses, as defined herein, and except for any structure authorized as part of a special procedure requiring submission to the Planning Commission of any type of site development plan for review and approval.

C. *Primary Use To Be Established.* No accessory land use or development shall be established until a primary structure or use is established on the same lot. No accessory land use or development shall be allowed to continue after termination of the primary use or development on a lot.

D. *Multiple Uses On The Same Tract.* In the event two (2) or more permitted, conditional or accessory uses are conducted on the same tract of land, each having a different minimum lot area requirement, the minimum lot area regulations for the combined uses shall be the largest of the required minimum areas for each of the particular uses.

E. *Easements Dwelling Units.* Land area to be utilized for large lot roadway easements need not be deducted from gross site area in calculating the maximum number of dwelling units permitted on a parcel or tract of land.

F. *Street Right-Of-Way.* Land dedicated to public street right-of-way shall not be included in computing minimum lot area for the purposes of this Chapter. However, if, through dedication of street right-of-way, the area of any lot or parcel already established via the provisions of the subdivision ordinance is decreased below the minimum area required in the applicable zoning district, development rights shall not be denied.

G. *Future Street Lines.* Where a line has been established for future widening or opening of a street upon which a lot abuts, the required yard space shall be measured from the established future street line. Required yard space shall be measured from private roadway easement boundaries or from road maintenance or other road-related easements where such easements abut public road rights-of-way.

H. *Corner Lot—Rear And Side Yard Setback Requirements.* Each corner lot shall have a rear yard and a side yard with minimum setback requirements of the applicable zoning district. The side and rear yards shall be identified by the owner of the corner lot when plans are submitted for the first building on the property.

I. *Illumination Structures In Certain Districts.*

1. All illumination structures, except for approved street lights, shall be so arranged as not to cast light directly from any source of illumination on any public right-of-way or on adjacent properties in the "NU" Non-Urban Residence, "PS" Park and Scenic or any "R" Residence District. At the discretion of the Planning and Zoning Commission, as part of their review of site development plans, it may require a lighting study to determine the necessary treatments to eliminate off-site spillage per the above stated requirements.

2. *Architectural review in all zoning districts.*

a. All buildings and structures, except single-family dwellings and related accessory uses permitted by right, in any established zoning district designation within the City of Wildwood shall submit architectural elevations and a model of simplified form to the Architectural Review Board for review and action.

b. Other items necessary to this review may also be required of the applicant by the Architectural Review Board. Except as may be modified by the Town Center Architectural Guidelines, all developments subject to this Section shall comply with the standards set forth below and such more specific guidelines as may be adopted by the Architectural Review Board and the Department of Planning consistent with this Section. Such supplemental guidelines shall be effective after review and recommendation of the Department of Planning and ratification by the City Council. No building permit shall be authorized by the City of Wildwood for any development subject to this Section which does not have an approved architectural elevation(s). Appeal of decisions made by the Architectural Review Board shall be to the City Council pursuant to the procedure in Section **415.530** "Appeal and Protest Procedure for Change of Zoning and Special Procedures". Said standards are as follows.

c. *General design standards.*

(1) Material selection and construction quality should maintain the highest standard possible.

(2) Architectural style and development appearance should complement or be consistent with the surrounding natural and built environment.

d. *Site design standards.*

(1) Design and building placement must take into account sensitivity to the site and the surrounding area and incorporate the environmental features as defined by the Natural Resource Protection Standards.

(2) Design of parking areas must reflect site characteristics and reduce excessive land disturbance by minimizing paved surfaces, utilizing alternative materials and terracing or other similar construction techniques.

(3) Design of buildings or clusters of buildings should avoid "monotonous tendencies".

(4) Design, orientation and presentation of all buildings visible to the public from an adjoining public right-of-way shall particularly address this elevation(s).

(5) Views enjoyed by surrounding properties shall be maximally preserved, where possible, through accommodations in the mass, bulk and height of structures.

(6) Orientation of buildings shall consider, at least, natural lighting qualities and benefits.

(7) Landscaping materials must be utilized as part of any improvement and should complement the exterior color and treatments of the buildings located on the lot.

e. *Building design standards.*

(1) Proportions of building elements shall be consistent and achieve harmony in design.

(2) Mass, bulk and height should be consistent with and complement the surrounding development pattern, individual site characteristics and overall lot area.

(3) Relationships should be compatible between each building or site improvement and the overall design concept and surrounding properties.

(4) Accessibility within the project should be pedestrian oriented, visually appealing and functional.

(5) Building materials should be of the type normally used in this area.

(6) Colors should complement the area's natural setting. A master list may be a suitable option to consider in this regard.

(7) Variations to these guidelines may be granted by the Architectural Review Board where the variation satisfies the intent and objectives of these guidelines.

J. *Issuance Of Grading, Building, Etc., Permits In Certain Districts.* No permits shall be issued for grading, building or use of a site governed by a planned district or special procedure permit which are not in accord with site development plans or other final plans approved by the Planning Commission or Department of Planning.

K. *Grading Plans To Be Submitted—When.* No subdivision, rezoning or conditional use permit shall be granted until a grading plan complying with all grading requirements has been submitted and reviewed by the Department of Public Works and Department of Planning.

L. *Yards To Be Open To Sky—Exceptions.* Every part of a required yard shall be open to the sky, unobstructed except as follows:

1. Ordinary projections of skylights, sills, belt courses, cornices and ornamental features projecting not to exceed twelve (12) inches;

2. Ordinary projecting of chimneys and flues, not to exceed seventy-two (72) inches in width, projecting not to exceed twenty-four (24) inches;

3. Roof overhangs projecting not to exceed eighteen (18) inches, except that roof overhangs on the south side of a building may project forty-eight (48) inches into a side or rear yard, but no closer than forty-eight (48) inches to a property line;

4. Canopy overhangs for service stations projecting a maximum of eighteen (18) inches into required front yards;

5. Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any yard except that the projection into the front yard shall not exceed ten (10) feet;

6. In all "R" Residence Districts air-conditioning units extending into side or rear yards a maximum of thirty (30) inches, with air-conditioning units including mounting pedestals not to exceed forty-eight (48) inches in height above ground elevation within said side or rear yards;

7. Driveways, ramps, sidewalks and parking lots as otherwise permitted by this Chapter.

M. *Temporary Structures.* Temporary structures, as set forth below, which are to be used in connection with the development and sale of a tract of land may be erected or located on said tract prior to and may remain thereon during the construction or development period.

1. Temporary buildings and trailers may be used as construction offices, field offices or for storage of materials to be in connection with the development of said tract, provided that said temporary structures are removed from said tract within this thirty (30) days after completion of the project development. Temporary buildings or trailers must also be removed from said tract within thirty (30) days after voluntary suspension of work on the project or development, after revocation of building permits or on order of the Director of Public Works upon a finding that said temporary structure is deemed hazardous to the public health and welfare. A bond in the amount of one thousand dollars ($1,000.00) for their removal shall be posted with the City of Wildwood. Additional regulations are as follows:

a. No temporary building or trailer can be located within view of any public roadway, other than those streets which are or have been constructed as part of the overall development currently underway. If the placement of any temporary building or trailer cannot meet this requirement for the preservation of the viewscape along a public roadway, the following alternative may be employed: a solid board fence, six (6) feet in height, shall be erected around the perimeter of the site where the trailers are proposed. This fence must be painted white, black or left natural in color, unless a comparable material is submitted and approved by the Department of Planning for use on the site.

b. Any temporary building or trailer located along a internal street within a residential development currently under construction shall be screened by a fence, six (6) feet in height, which is erected around the perimeter of the site. This fence may be constructed of wood, chain-link or a comparable

material which must be approved by the Department of Planning for use on the site. Landscaping materials must be placed around the perimeter of the fenced area and provide a continuous, non-seasonal screen of plantings and meet the requirements of the City's Tree Manual in this regard. This planting pattern shall be approved at the time of the zoning authorization for the placement of the building or trailer on the site.

2. Temporary real estate offices or sales offices may be established in a display dwelling unit or temporary building. Said offices must be closed and operation discontinued and all temporary structures and facilities must be removed from the tract:

   a. Within thirty (30) days after lots or dwelling units have sold, rented or leased; or

   b. After the passage of thirty (30) days from the date of the last transaction after ninety percent (90%) of the development has been sold, rented or leased.

   A bond in the amount of one thousand dollars ($1,000.00) guaranteeing the removal of any such temporary structure or facility shall be posted with the City of Wildwood prior to commencement of use.

3. No temporary buildings or trailers shall at any time be located closer than twenty-five (25) feet to a property line of any adjacent property, notwithstanding the required setbacks of the zoning district in which such temporary building or trailer is located, unless otherwise not authorized by paragraphs (1)(a) and (b) of this Subsection.

4. Any other provision of the law notwithstanding, a building permit or occupancy permit shall not be required for buildings or trailers permitted in paragraph (1) of this Subsection. However, an electrical permit shall be required for the establishment of service to any temporary building or trailer used for the aforementioned purposes.

5. The storage of construction materials shall comply with the location permitting and screening requirements identified in paragraphs (1)(a) and (b) of this Subsection, including authorization from the respective fire district to maintain or store hazardous or flammable materials on the site according to the applicable Fire Code. Additionally, no storage of construction materials or debris, regardless of its nature, shall be allowed on a property adjoining, abutting or otherwise adjacent to an occupied single-family dwelling or where construction on the same is underway, unless a minimum of fifty (50) feet is maintained between the material storage area and the property line of the lot where the single-family dwelling is located or under construction.

N. *Copy Of Approved Ordinance To Be Given To Operator, Owner, Etc.—Acknowledgement.* In each instance in which approval of use or development of property is made subject to conditions by the City Planning Commission in the approval of a conditional use permit, special procedure, mixed use development or planned industrial or commercial development, a copy of the approved ordinance, resolution, order or permit shall be furnished by the property owner or owners or petitioner to the operator, owner and manager, including successor operators, owners and managers. Each successor shall forward to the Director of Planning and Parks an acknowledgement that he or she has read and understood each of the conditions relating to the use and development of the property affected by the ordinance, resolution, order or permit and agrees to comply therewith.

O. *Plats To Be Consistent With Plan.* Subsequent to approval and recording or filing of a final development plan, site development plan, site development concept plan, section plan or similar plan for the development and use of property under the special procedures of this Chapter or under the regulations of a planned district ("C-8" or "M-3"), no development of property subject to such a plan shall be performed and no permit shall be issued for development unless such development is consistent with the plan and unless the property has been platted in accordance with the City of Wildwood subdivision ordinance. No plat for property subject to such a plan shall be approved unless the plat is consistent with the plan.

P. *Litter.*

1. In this Subsection, the word *"litter"* means and includes garbage, trash, refuse, junk, brush, inoperative machinery or other waste material; the phrase *"otherwise lawful"* means in compliance with applicable

zoning district regulations and with all rules, regulations, ordinances, conditions, permits and licenses applicable to the property or activity, whether arising from this Chapter or any other ordinance.

2. Except as provided in this Subsection:

   a. No persons shall throw or deposit litter on any vacant or occupied property whether owned by such person or not.

   b. The owner or person in control of any private property shall, at all times, maintain the premises free of litter.

3. It shall be lawful:

   a. To accumulate or store non-putrescible litter in a sightproof structure or container.

   b. To accumulate or store litter produced as an incident of the otherwise lawful use of the same premises where stored, where such storage is pending removal or disposal and does not exceed seven (7) days, provided the litter is placed or stored in a container or otherwise screened from the view of persons upon adjacent property or rights-of-way.

   c. To operate an otherwise lawful vehicle or machinery repair facility, construction material stockpile or sewage treatment facility.

   d. To store material to be used in an otherwise lawful agricultural or nursery operation on the premises devoted to such use.

   e. To keep not more than one (1) unlicensed vehicle outdoors for hobby or instructional purpose, provided that any such vehicle kept for more than seventy-two (72) hours shall be kept behind the residence or other principal structure on the property.

Q. *Amusement Devices And Activities—Christmas Tree Sales Lots—Sales Yards.*

1. The Director of Public Works is authorized to issue a permit for the installation of amusement devices on a temporary basis within any zoning district, provided that said permit shall not be valid for more than ten (10) consecutive calendar days and, further provided, that no permit shall be valid without a license to operate. The Director may, in regard to any given site, designate the hours and days of the week of operation and the specific location of the amusement devices on the property. No more than two (2) such permits shall be issued in any calendar year with regard to any particular property. For the purpose of this paragraph, *"amusement device"* includes those devices enumerated in Chapter 803 of the SLCRO and any similar device.

2. The Director of Public Works is authorized to issue a permit for the operation or conducting of an amusement activity on a temporary basis within any zoning district. The Director of Public Works may request a report be submitted by the Chief of Police with respect to any traffic or public safety aspect of the proposal if appropriate. For the purpose of this paragraph, *"amusement activity"* includes a circus, carnival, fair, turkey shoot, art display, trade or animal show, concert, dance, rally, parade, athletic competition and any similar activity not involving the erection of any permanent structure or facility. The permit shall be issued for a specific period of time not exceeding ten (10) days. The permit shall contain such conditions as are necessary for protection of public health, safety and traffic and the Director of Public Works may require such assurance or guarantee of compliance with conditions as is reasonable and appropriate under the circumstances. This permit is in addition to any building permit, air pollution device construction or operating permit, highway special use permit or other permit or license required by law for any proposed activity or facility. No more than two (2) temporary amusement activity permits shall be issued in any calendar year with regard to any particular property; provided however, that this limitation with respect to the number of temporary amusement activity permits shall not apply to public property, nor to property not held for private or corporate profit and used exclusively for religious worship, for schools and colleges, for purposes purely charitable or for agricultural and horticultural societies. These provisions applicable to the period of time and the number of temporary permits for turkey shoots that can be held shall not apply to turkey shoots conducted on all Saturdays and Sundays falling within the months of October, November and December of each year.

3. The Director of Public Works is authorized to issue a permit to any not-for-profit organization for the installation of a Christmas tree sales lot on a temporary basis within any zoning district, provided that said permit shall be valid for no more than thirty-five (35) days prior to Christmas day and five (5) days after Christmas day. The permit shall contain such conditions as are necessary for protection of public health, safety and traffic and the Director of Public Works may require such assurance or guarantee of compliance with conditions as is reasonable and appropriate under the circumstances. The permit may include the installation of one (1) temporary or portable sign not to exceed thirty (30) square feet in outline area. The location of the sign shall be as approved by the Director of Public Works.

4. The Director of Public Works is authorized to issue a permit to any church, school or other not-for-profit organization for the establishment or conducting, on a temporary basis within any zoning district, a sales yard for the sale of items for charitable purposes. The Director of Public Works may request a report be submitted by the Chief of Police with respect to any traffic or public safety aspect of the proposal, if appropriate. For the purpose of this paragraph, *"sale of items"* includes such items as plants, pumpkins, barbecue, fish fry and bake sale. The permit shall be issued for a specific period of time not exceeding fourteen (14) consecutive calendar days. The permit shall contain such conditions as are necessary for protection of public health, safety and traffic; and the Director of Public Works may require such assurance or guarantee of compliance with conditions as is reasonable and appropriate under the circumstances. No more than four (4) such permits may be issued for any parcel of land in any calendar year.

R. *Regulations For Satellite Dishes.*

1. The purpose of the following regulations for "satellite dishes" or "dish antennas" of greater than one (1) meter in diameter in residentially zoned districts or greater than two (2) meters in diameter in exclusively commercially or industrially zoned areas is to improve the aesthetic appearance of these structures within all zoning districts. The regulations shall not impose unreasonable limitations on or prevent reception of satellite delivery signals by receive-only antennas or impose costs on the users of such antennas that are prohibitive in light of the purchase and installation cost of the equipment. Except as noted herein, satellite dishes of less than one (1) meter in residentially zoned districts or less than two (2) meters in exclusively commercially or industrially zoned areas in diameter are exempted from the regulations contained herein.

2. In all zoning districts, one (1) satellite dish shall be a permitted use on any lot or parcel of land. Any additional satellite dishes proposed for a lot requires a conditional use permit.

3. In no case shall a satellite dish be permitted to be attached to a portable device. Any satellite dish must be stationary. The location of a satellite dish shall be as approved by the Department of Planning on the site plan or plot plan of the property. All satellite dishes require a building permit.

4. No message or identification, other than the manufacturer's identification, shall be allowed to be portrayed on a dish antenna. The message or identification shall not exceed twenty-five hundredths (.25) square feet in area. Satellite dishes shall be limited to mesh construction; however, a satellite dish eight and one-half (8½) feet or less in diameter may be either of mesh or solid construction. All dishes shall be finished in a single neutral, non-reflective color and surface, which shall blend with the natural surroundings.

5. *Ground-mounted satellite dishes.*

   a. Any ground-mounted satellite dish shall be located in the rear yard, provided that on a corner lot, the dish cannot be located any closer to the side street than the principal building located on the lot. On any lot other than a corner lot, the dish shall be placed in an area bounded by the side yard setback lines, the rear wall line of the primary structure and the rear yard setback line. The side and rear setback lines shall be in accordance with the setback requirements of the underlying zoning district.

   b. Ground-mounted satellite dishes in the commercial, industrial or multi-family districts shall be located in a designated service area outside of any required landscape area or front and side yard setback area. The antenna shall not be placed in the area between the front setback line and the structure.

6. *Screening of satellite dishes.*

a. Screening of satellite dishes shall serve to reduce the visual impact on adjoining properties without impeding the "line of sight" of dish reception. The location and type of screening shall be as approved by the Department of Planning on the site or plot plan.

b. Screening shall be accomplished through the use of fencing, landscaping, in the form of evergreen and deciduous trees and shrubbery, structures or topography. For ground-mounted satellite dishes in the single-family residential districts, trees and shrubs shall be at least one-half (½) the height of the dish at the time of planting. (The center of the dish shall be determined as the point where the dish is attached to its base when viewed from off of the site.) The landscaping material shall be maintained and replaced if it dies.

c. Screening of roof-mounted antenna in commercial, industrial or multi-family districts is required up to three (3) feet or to the center of the dish, whichever is greater. The design and material composition of the screening shall be compatible with the existing building design and colors and be approved by the Department of Planning.

d. For buildings listed on the National or State Register of Historic Places or the Wildwood Register or within a historic area or district designated on the City's Master Plan, no antenna or dish shall not be visible from fronting or flanking streets or otherwise visible from public view at any point. This is to maintain the aesthetic characteristics of the historic structures and neighborhoods No antenna or dish greater in size than necessary for its purpose shall be permitted in these historic areas, including dishes of less than one (1) meter in residentially zoned areas or less than two (2) meters in exclusively commercially or industrially zoned areas if a smaller size is feasible.

7. For the "R" residential zoning districts other than the multi-family districts, the height of ground-mounted satellite dishes shall not exceed twelve (12) feet above the average grade. The dishes shall not exceed a diameter of ten (10) feet. For lots of three (3) acres or more in the "NU" Non-Urban Residence District, satellite dishes shall not exceed a diameter of twelve (12) feet with no restriction on height; otherwise, dishes on lots less than three (3) acres in the "NU" District shall not exceed twelve (12) feet in height or ten (10) feet in diameter. Roof-mounted satellite dishes in the multi-family residential districts, commercial districts and industrial districts shall not exceed eight (8) feet in diameter or a total structure height of ten (10) feet.

S. *Recreational Vehicles, Boats And Trailers.* In all residence districts, boats, trailers and recreational vehicles shall be parked behind the established front building line or completely screened from view from any roadway, right-of-way or adjoining property; provided however, this provision shall not apply to vehicles parked outdoors for a period of less than twenty-four (24) consecutive hours occurring no more than four (4) times per month on the same property and, further provided, that parking for two (2) hours or less in any twenty-four (24) hour period shall not constitute a prohibited parking under this Subsection.

T. *Kiosks.* Kiosks, consisting of uninhabitable structures and associated islands of less than one thousand (1,000) square feet in total surface area, shall be a permitted accessory use to a business or activity located on the same site with no more than two (2) service aisles in associate with it, provided such structure is authorized by a site-specific ordinance, subject to modifications as may be authorized by the same. The height of any kiosk shall not exceed eleven and a half (11.5) feet above finish grade of the surrounding parking lot or drive aisle area. Interior height of the kiosk, that distance from final finish grade of the drive aisle or parking lot to the interior ceiling of the canopy structure, shall not exceed ten (10) feet in height. However, the canopy band in association with the kiosk cannot be greater than eighteen (18) inches in height. Motion detectors shall be employed with kiosk lighting, except signage. Said sensors shall limit the illumination of these lights to five (5) minutes. The installation of an accessory kiosk shall be additionally subject to approval required as part of a site development plan submittal including limitations reflected by a traffic analysis of the circulation pattern for the kiosk or other reasonable considerations relative to the site. All kiosk structures shall be subject to review by the City's Architectural Review Board and all other or limiting requirements of a site-specific ordinance.

U. *Commercial Vehicles.* Open storage of all commercial vehicles is hereby prohibited in all residences districts. A commercial vehicle left in a stationary position for twenty-four (24) hours not completely screened from any roadway, right-of-way or adjacent property will be deemed open storage in violation of this Subsection.

WILDWOOD

APPLICATION FOR THE CITY OF WILDWOOD'S
ARCHITECTURAL REVIEW BOARD
(please read thoroughly)

The following information and items shall be provided to the Department of Planning for processing and dissemination in association with scheduling of submittals before the City of Wildwood's Architectural Review Board (ARB). The ARB meets on the second Thursday of each month, unless otherwise changed, with the submittal deadline being 2:00 p.m. on the Monday ten (10) days prior to the meeting. If the agenda cannot support the number of submitted applications, a special meeting may be requested by the applicant or the item will be carried over to the succeeding month. A complete set of plans shall be submitted, with the information bearing an original signature and seal of the Licensed Architect upon it, before the Board will conduct its review. The completeness of the submission will aid in the understanding of the project by the Board and the relevance of its comments, as well as expedite reviews in an effort to avoid delays. Failure of the architect to sign and seal all requested items that are the subject of this review process, where applicable, or not providing the requested information identified below, will disqualify the submittal and the Department of Planning will return the packet to architect of record.

SECTION I

Project Name:_____

Address/Location:_____

Applicant Contact Information: _____

Zoning District/Council Ward:_____

SECTION II

The ARB submittal requirements shall be as follows:

- ☐ **Architects Statement:** Provide a written statement that explains the design theory utilized in the overall site and building design separately. Include items such as reasoning behind entry locations, building placement, how existing topography was utilized instead of ignored, shape, orientation and style of the building, reasoning for chosen building materials and colors, site and building lighting, etc. This statement should be written as from one architect to another and should

include design theory. In this instance, cost can be an acceptable and appropriate goal of the overall design. The statement shall close with an acknowledgment that the design is in compliance with the requirements, or it should give a description of non-compliant items, with an explanation for such.

- ☐ **Preliminary Development Plan & Colored Landscape Plan:** These plans should reflect the same elements required for submittal to the Planning & Zoning Commission, such as the infrastructure and site improvements, including building footprints, curb cuts and driveway locations, and other natural and man-made features of significance.

- ☐ **Photographs:** Photos should reflect existing site conditions and immediate surrounding properties in all compass directions. The intent of these photographs is to better understand the project site and context, and how the project under consideration will complement both existing conditions, as well as future projects.

- ☐ **Preliminary Floor Plans:** These plans refers to the building footprint. However, interior layout, while not reviewed, can help in understanding the footprint and elevations.

- ☐ **Colored Architectural Elevations:** Elevations for each façade of the building, presented in the chosen color palette, with overall dimensions and materials labeled, noting any special items as necessary for a clear understanding of the project. Light fixtures should be shown accurately.

- ☐ **Colored Building Rendering:** This item is critical to provide a clear and quick understanding of the massing of the building and its materials and colors. Ideally, if prepared electronically in three dimensions, provide 'snapshots' of several views to highlight the overall building.

- ☐ **Materials and Colors:** The submittal should include 'finishes' pages, such as manufacturer specification sheets of the materials and colors. Actual samples will be required for presentation at the meeting itself.

- ☐ **Please provide twelve (12) copies of all of the above information in an 11"x17" format, formatted to fit 11"x17", and bound into an 8.5" x 11" booklets with a cover, as well as all information contained on a disc, or digital device. Appropriate sheets shall exhibit the original signature, seal, and date of the Licensed Architect, who prepared them. Please note, larger format items are permitted and encouraged for presentation purposes at the Architectural Review Board meeting.**

The items contained in the submittal package must meet minimum requirements prescribed by the Architectural Review Board(ARB). Further information may be requested, as directed by the Department of Planning and/or the ARB. Once an application has been processed for an upcoming meeting, the agenda will be sent to the appropriate representative(s). Attendance by the petitioner with their architect(s) for presentation and discussion with the ARB is mandatory. Variances to these procedures must be agreed to by the ARB members and the Department of Planning in advance of the scheduled meeting date. If you have any further questions, please feel free to contact the Department of Planning at (636) 458-0440.

We, the undersigned, are aware of the aforementioned items and submit this application in full compliance with the requirements of the Architectural Review Board on this day _____ of _____, 20____.

_____
Applicant [signature]

_____
Licensed Architect [signature]

_____
Applicant [print]

_____
Licensed Architect [print]

Contact Information for Applicant and Architect may be provided by attaching business cards here:

WILDWOOD

SECTION III

For Office Use Only

Application submittal accepted on: _____

Initial By: Department of Planning Staff

Initial review is scheduled for: _____

Subsequent review is scheduled for: _____

Comments: _____

_____

Final Approval by the ARB on: _____

_____
Architectural Review Board Chair

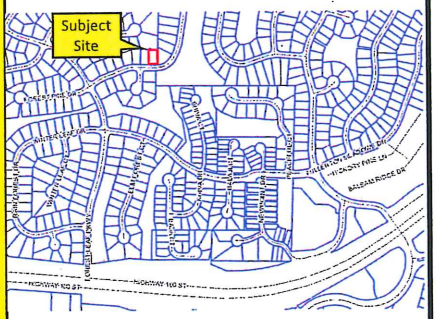
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Planning and Zoning Commission
TUESDAY, January 17, 2017, at 6:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 1,500 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

*** PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.**



Street Address of Subject Site:
16481 Forest Pine Drive

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES.
THANK YOU!

The Planning and Zoning Commission of the City of Wildwood will conduct a public hearing on **Tuesday, January 17, 2017, at 6:30 p.m., in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to this hearing and should be addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment**. The following request will be considered at this time:

P.Z. 2-17 Craig Sherman, 16481 Forest Pine Drive, Wildwood, Missouri, 63011, c/o Missouri Sun Solar, Ryan Roller, 6724 South Highway 63, Houston, Missouri 65483 – A request for a Conditional Use Permit (CUP) in the R-3 10,000 square foot Residence District, with a Planned Environment Unit (PEU), for the installation of roof-mounted solar panels, which are to be placed on the dwelling, so as to be visible from the adjoining roadway. The subject property is located at 16481 Forest Pine Drive, Wildwood Missouri, 63011 (Locator Number 23V621166). This request is to be reviewed in accordance with Chapter 415.140 R-3 10,000 square foot Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for the installation of solar panels. The permit is required due to the panels' placement on the front facing area of the roof. **(Ward Five)**

RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:

1) Submitting a comment online by visiting: **http://www.cityofwildwood.com/comment.**
2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: **www.cityofwildwood.com**, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

P.Z. Number(s): _____
(as assigned by department)

PETITION

before the

CITY OF WILDWOOD'S
PLANNING AND ZONING COMMISSION

FOR THE PURPOSE OF HEARING REQUESTS
FOR ONE OR A COMBINATION OF THE FOLLOWING:
(PLEASE CHECK THOSE ITEMS WHICH ARE APPLICABLE)

_____ Change in Zoning
✓ Conditional Use Permit
_____ Approval of a Planned District or other special procedure (C-8/M-3/PRD)

APPLICANT/OWNER INFORMATION

Applicant's Name: Ryan Roller

Mailing Address: 6724 S Hwy 63 Houston, MO 65483

Telephone Number, with Area Code: 417-413-1786

Fax Number, with Area Code: _____

E-Mail Address: RRoller@UsSunSolar.com

Interest in Property (Owner or Owner Under Contract):
Contractor

If owner under contract, please attach a copy of the contract.

Owner's Name (if different than applicant):
Craig Sherman

Address: 16481 Forest Pine Dr Ballwin, MO 63011

Telephone Number, with Area Code: 636-821-1365

SITE INFORMATION

Postal Address of the Petitioned Property(ies):

16481 Forest Pine Dr Ballwin, MO 63011

Locator Number(s) of the petitioned Property(ies):

Total Acreage of the Site to the Nearest Tenth of an Acre:

Current Zoning District Designation:

Proposed Zoning District Designation:

Proposed Planned District or Special Procedure:

USE INFORMATION

Current Use of Petitioned Site:

Proposed Use of Site:

Proposed Title of Project:

Proposed Development Schedule (include approximate date of start and completion of the project):

CONSULTANT INFORMATION

Engineer's/Architect's Name: Missouri Sun Solar

Address: 6724 S Hwy 63 Houston, MO 65483

Telephone Number, with area code: 417-413-1786

Fax Number, with area code:

E-Mail Address: RRoller@UsSunSolar.com

Soil Scientist/Forester's Name:

Address:

Telephone Number, with area code:

Fax Number, with area code:

E-Mail Address:

ACKNOWLEDGEMENT INFORMATION

The petitioner(s) state(s) they (he) (she) will comply with all the requirements of the city of wildwood with regard to the procedures relating to its administration of land use and development controls within its boundaries, including the payment of all applicable fees.

The petitioner(s) further represent(s) and agree(s) that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly, to any official, employee, or appointee of the City of Wildwood with respect to this application.

The petitioner(s) hereby certify(ies) that (indicate one):

( ) I (we) have a legal interest in the hereinabove described property.

(✓) I am (we are) the duly appointed agent of the petitioner(s) and that all information given and represented on this application is an accurate and true statement of fact. Any misrepresentation of information on this application or accompanying information shall constitute grounds for the City of Wildwood, Missouri to terminate review of this petition and return all materials, minus any fees, associated with its review up to and through that point.

SIGNATURE: Ryan Roller

NAME (PRINTED): Ryan Roller

ADDRESS: 6724 S Hwy 63 Houston, MO 65483

TELEPHONE NUMBER: 417-413-1786

[PLEASE NOTE: THE ABOVE NAMED PERSON SHALL RECEIVE ALL OFFICIAL NOTICES REGARDING THIS REQUEST, INCLUDING THE PUBLIC HEARING NOTICE.]

SUBSCRIBED AND SWORN BEFORE ME THIS 13th DAY OF December, 20 16.

SEAL: JORDAN SIMMONS
Notary Public-Notary Seal
State of Missouri, Dallas County
Commission # 15635079
My Commission Expires Apr 28, 2019

SIGNED: Jordan Simmons
(NOTARY PUBLIC)

NOTARY PUBLIC Jordan Simmons,
STATE OF MISSOURI.

MY COMMISSION EXPIRES Apr. 28, 2019.

FOR OFFICE USE ONLY

1ST SUBMITTAL DATE: _____

FEE: _____; RECEIVED BY: _____

PRELIMINARY DEVELOPMENT PLAN: YES NO

PACKET COMPLETE: YES NO

2ND SUBMITTAL DATE: _____

PACKET COMPLETE: YES NO

3RD SUBMITTAL DATE: _____

PACKET COMPLETE: YES NO

4TH SUBMITTAL DATE: _____

PACKET COMPLETE: YES NO

To: Craig Sherman

16481 Forest Pine Drive

From: Jim Steins – President – Evergreen HOA

Re: Solar Panels on roof of resident

Mr. Craig Sherman,

Pending approval also from the city of Wildwood, the Evergreen HOA has given you the approval to proceed with the installation of solar panels on your house at 16481 Forest Pine Drive.

Sincerely,

Jim Steins – President – Evergreen HOA – 314-497-7578

12/5/2016

To Whom It Concerns:

Subject: Building Permit Application, Solar Panel Installation 5.565 kw

Craig Sherman residence, 16481 Forest Pine Dr. Ballwin, MO 63011

Project: Installation of 21 solar panels mounted the south and west roof facets of the house. Ironridge racking is mounted on brackets that are attached to the roof trusses. The output from the panels is run in conduit to the existing meter servicing the home. The inverters are located as shown on electrical layout drawings. The details of the attachments, inverters, solar panels and roof truss attachments is shown on the drawings. The electrical one line drawing provides the details of the electrical connections:

Design Information: The following design components were used for this roof mount system:

Wind Speed-----115 mph

Snow Load---30 psf

Racking----Ironridge lightweight aluminum with compatible connectors meets ASCE 07 Building Code. Typical details are contained in the drawings.

Uplift forces are less than 300 #, weight distribution is less than 5 psf in the solar footprint.

Electrical components meet 2011 NEC Criteria and Installation Guidelines.

Solar Panels: Jinko, 265 watt (21)

Inverter: Fronius Primo 5.0-1 (1)

I certify that the existing roof on the house is adequate to handle the solar panel loading and their installation is in compliance with Section R301 of the 2012 International Residential Code. The panels are anchored on racking at a spacing not to exceed 4 feet. This mounting system has been designed for the wind speed and snow loads listed above.

Billy Arthur

MO-PE 017508

STATE OF MISSOURI
BILLY R. ARTHUR
NUMBER
PE-017508
PROFESSIONAL ENGINEER

NEW PV SYSTEM: 5.565 KWP

SHERMAN RESIDENCE

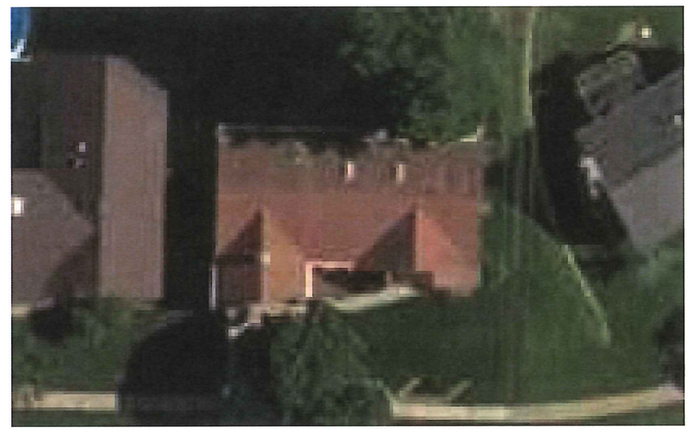
16481 FOREST PINE DR
BALLWIN, MO 63011
ASSESSOR'S #: 23V621166

GENERAL NOTES

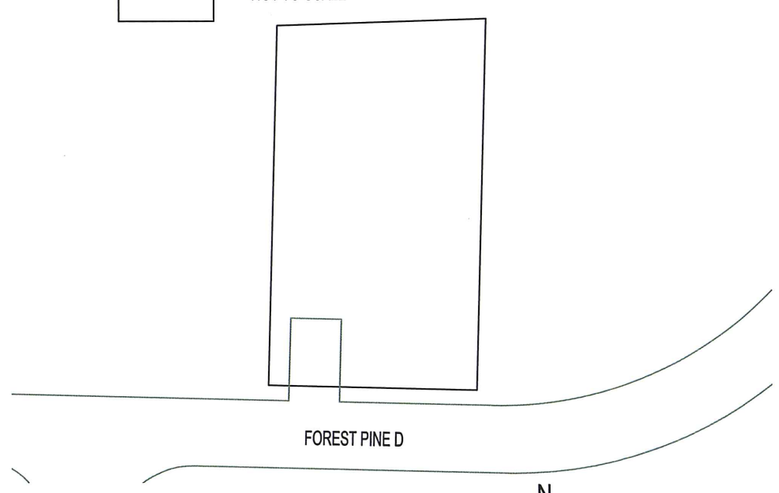
1.1.1 **PROJECT NOTES:**
1.1.2 THIS PHOTOVOLTAIC (PV) SYSTEM SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (NEC) ARTICLE 690, ALL MANUFACTURERS'S LISTING AND INSTALLATION INSTRUCTIONS, AND THE RELEVANT CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION'S (AHJ) APPLICABLE CODES.
1.1.3 GROUND FAULT DETECTION AND INTERRUPTION (GFDI) DEVICE IS INTEGRATED WITH THE INVERTER IN ACCORDANCE WITH [NEC 690.5(A)]
1.1.4 THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND PV SYSTEM INSPECTED PRIOR TO PARALLEL OPERATION
1.1.5 LOAD-SIDE INTERCONNECTION SHALL BE IN ACCORDANCE WITH [NEC 690.64 (B)]
1.1.6 ALL PV SYSTEM COMPONENTS; MODULES, UTILITY-INTERACTIVE INVERTERS, AND SOURCE CIRCUIT COMBINER BOXES ARE IDENTIFIED AND LISTED FOR USE IN PHOTOVOLTAIC SYSTEMS AS REQUIRED BY [NEC 690.4] & [NEC 690.60]
PV MODULES:UL 1703 CERTIFIED, NFPA 70 CLASS C FIRE
INVERTER(S):UL 1741 CERTIFIED, IEEE 1547, 929, 519
COMBINER BOX(S):UL 1703 OR UL 1741 ACCESSORY

1.2.1 **SCOPE OF WORK:**
1.2.2 PRIME CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE GRID-TIED PHOTOVOLTAIC SYSTEM RETROFIT. PRIME CONTRACTOR WILL BE RESPONSIBLE FOR COLLECTING EXISTING ONSITE REQUIREMENTS TO DESIGN, SPECIFY, AND INSTALL THE EXTERIOR ROOF-MOUNTED PORTION OF THE PHOTOVOLTAIC SYSTEMS DETAILED IN THIS DOCUMENT.

1.3.1 **WORK INCLUDES:**
1.3.2 PV ROOF ATTACHMENTS - ECOFASTEN GF1 FLASHING
1.3.3 PV RACKING SYSTEM INSTALLATION - IRONRIDGE XR10
1.3.4 PV MODULE AND INVERTER INSTALLATION - JINKO JKM265P-60 (265W) / FRONIUS PRIMO 5.0-1 208/240
1.3.5 PV EQUIPMENT GROUNDING
1.3.6 PV SYSTEM WIRING TO A ROOF-MOUNTED JUNCTION BOX
1.3.7 PV INSTALLING SYSTEM MONITORING EQUIPMENT
1.3.8 PV LOAD CENTERS (IF NEC.)
1.3.9 PV METERING (IF NEC.)
1.3.10 PV DISCONNECTS
1.3.11 PV GROUNDING ELECTRODE & BONDING TO (E) GEC
1.3.12 PV FINAL COMMISSIONING
1.3.13 (E) ELECTRICAL EQUIPMENT RETROFIT FOR PV



01 AERIAL PHOTO
NOT TO SCALE



02 PLAT MAP
NOT TO SCALE

SHEET SCHEDULE

SHEET NUMBER	SHEET TITLE
T-001	COVER PAGE
G-001	NOTES
G-002	LEGEND
A-101	SITE PLAN
A-102	PROJECT PLAN
E-601	THREE LINE DIAGRAM
E-602	ELECTRICAL TABLES
E-603	PLACARDS
S-501	ASSEMBLY DETAILS
R-001	MODULE DATASHEET
R-002	INVERTER DATASHEET
R-003	RACKING DATASHEET
R-004	RACKING MOUNT DATASHEET
R-005	AC DISCONNECT DATASHEET

PROJECT INFORMATION

OWNER
NAME: CRAIG SHERMAN

PROJECT MANAGER
NAME: RYAN ROLLER
PHONE: 314-952-9177

CONTRACTOR
NAME: MISSOURI SUN SOLAR
PHONE: 417-413-1786

AUTHORITIES HAVING JURISDICTION
BUILDING: CITY OF WILDWOOD
ZONING: CITY OF WILDWOOD
UTILITY: AMEREN

DESIGN SPECIFICATIONS
OCCUPANCY: II
CONSTRUCTION: SINGLE-FAMILY
ZONING: RESIDENTIAL
ROOF SNOW LOAD: 30 PSF
WIND EXPOSURE: C
WIND SPEED: 115 MPH

APPLICABLE CODES & STANDARDS
BUILDING: IBC 2006, IRC 2006
ELECTRICAL: NEC 2005
FIRE: IFC 2006

MISSOURI SUN SOLAR

CONTRACTOR
MISSOURI SUN SOLAR
PHONE: 417-413-1786
LIC. NO.: N/A

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 5.565 kWp
SHERMAN RESIDENCE
16481 FOREST PINE DR, BALLWIN, MO 63011
APN: 23V621166

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

COVER PAGE

(SHEET 1 OF 14)

DATE: 11.30.2016
DESIGN BY: N.K.
CHECKED BY: M.M.

REVISIONS

T-001.00

2.1.1 **SITE NOTES:**

2.1.2 A LADDER SHALL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH OSHA REGULATIONS.

2.1.3 THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE AND THIS SYSTEM IS AN UTILITY INTERACTIVE SYSTEM WITH NO STORAGE BATTERIES.

2.1.4 THE SOLAR PV INSTALLATION SHALL NOT OBSTRUCT ANY PLUMBING, MECHANICAL, OR BUILDING ROOF VENTS.

2.1.5 PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED AS PER SECTION [NEC 110.26]

2.1.6 ALTERNATE POWER SOURCE PLACARD SHALL BE PLASTIC, ENGRAVED IN A CONTRASTING COLOR TO THE PLAQUE. THIS PLAQUE WILL BE ATTACHED USING AN APPROVED METHOD. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC.

2.1.7 THE GROUNDING ELECTRODE CONDUCTOR SHALL BE PROTECTED FROM PHYSICAL DAMAGE BETWEEN THE GROUNDING ELECTRODE AND THE PANEL (OR INVERTER) IF SMALLER THAN #6 AWG COPPER WIRE PER NEC 250-64B. THE GROUNDING ELECTRODE CONDUCTOR WILL BE CONTINUOUS, EXCEPT FOR SPLICES OR JOINTS AT BUSBARS WITHIN LISTED EQUIPMENT PER [NEC 250.64C.]

2.1.8 ROOF COVERINGS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SHALL SERVE TO PROTECT THE BUILDING OR STRUCTURE.

2.1.9 RIGID CONDUIT (AND/OR NIPPLES) MUST HAVE A PULL BUSHING TO PROTECT WIRES.

2.1.10 BOLTED CONNECTION REQUIRED IN DC DISCONNECTS ON THE WHITE GROUNDED CONDUCTOR (USE POLARIS BLOCK OR NEUTRAL BAR)

2.1.11 ANY CONNECTION ABOVE LIVE PARTS MUST BE WATERTIGHT. REDUCING WASHERS DISALLOWED ABOVE LIVE PARTS, MEYERS HUBS RECOMMENDED

2.2.1 **SOLAR CONTRACTOR:**

2.2.2 MODULE CERTIFICATIONS WILL INCLUDE UL1703, IEC61646, IEC61730.

2.2.3 IF APPLICABLE, MODULE GROUNDING LUGS MUST BE INSTALLED AT THE MARKED GROUNDING LUG HOLES PER THE MANUFACTURERS' INSTALLATION REQUIREMENTS.

2.2.4 AS INDICATED BY DESIGN, OTHER NRTL LISTED MODULE GROUNDING DEVICES MAY BE USED IN PLACE OF STANDARD GROUNDING LUGS AS SHOWN IN MANUFACTURER DOCUMENTATION AND APPROVED BY THE AHJ.

2.2.5 CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING AS REQUIRED BY FIELD CONDITIONS.

2.2.6 CONDUIT POINT OF PENETRATION FROM EXTERIOR TO INTERIOR TO BE INSTALLED AND SEALED WITH A SUITABLE SEALING COMPOUND.

2.2.7 DC WIRING LIMITED TO MODULE FOOTPRINT W/ ENPHASE AC SYSTEM.

2.2.8 ENPHASE WIRING SYSTEMS SHALL BE LOCATED AND SECURED UNDER THE ARRAY W/ SUITABLE WIRING CLIPS.

2.2.9 MAX DC VOLTAGE CALCULATED USING MANUFACTURER PROVIDED TEMP COEFFICIENT FOR VOC UNLESS NOT AVAILABLE.

2.2.10 ALL INVERTERS, MOTOR GENERATORS, PHOTOVOLTAIC MODULES, PHOTOVOLTAIC PANELS, AC PHOTOVOLTAIC MODULES, SOURCE CIRCUIT COMBINERS, AND CHARGE CONTROLLERS INTENDED FOR USE IN A PHOTOVOLTAIC POWER SYSTEM WILL BE IDENTIFIED AND LISTED FOR THE APPLICATION PER 690.4 (D).

2.2.11 ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE.

2.3.1 **EQUIPMENT LOCATIONS:**

2.3.2 ALL EQUIPMENT SHALL MEET MINIMUM SETBACKS AS REQUIRED BY [NEC 110.26].

2.3.3 EQUIPMENT INSTALLED IN DIRECT SUNLIGHT MUST BE RATED FOR EXPECTED OPERATING TEMPERATURE AS SPECIFIED BY [NEC 690.31 (A)-(B)] AND [NEC TABLE 310.15 (B)(2)(C)].

2.3.4 ADDITIONAL AC DISCONNECTS SHALL BE PROVIDED WHERE THE INVERTER IS NOT ADJACENT TO THE UTILITY AC DISCONNECT, OR NOT WITHIN SIGHT OF THE UTILITY AC DISCONNECT.

2.3.5 ALL EQUIPMENT SHALL BE INSTALLED ACCESSIBLE TO QUALIFIED PERSONNEL ACCORDING TO NEC APPLICABLE CODES.

2.3.6 ALL COMPONENTS ARE LISTED FOR THEIR PURPOSE AND RATED FOR OUTDOOR USAGE WHEN APPROPRIATE.

2.4.1 **WIRING & CONDUIT NOTES:**

2.4.2 ALL CONDUIT SIZES AND TYPES, SHALL BE LISTED FOR ITS PURPOSE AND APPROVED FOR THE SITE APPLICATIONS

2.4.3 ALL PV CABLES AND HOMERUN WIRES BE #10AWG *USE-2, PV WIRE, OR PROPRIETARY SOLAR CABLING SPECIFIED BY MFR, OR EQUIVALENT; ROUTED TO SOURCE CIRCUIT COMBINER BOXES AS REQUIRED

2.4.4 ALL CONDUCTORS AND OCPD SIZES AND TYPES SPECIFIED ACCORDING TO [NEC 690.8 (A)(1) & (B)(1)], [NEC 240] [NEC 690.7] FOR MULTIPLE CONDUCTORS

2.4.5 ALL PV DC CONDUCTORS IN CONDUIT EXPOSED TO SUNLIGHT SHALL BE DERATED ACCORDING TO [NEC TABLE 310.15 (B)(2)(C)] BLACK ONLY**

2.4.6 EXPOSED ROOF PV DC CONDUCTORS SHALL BE USE-2, 90°C RATED, WET AND UV RESISTANT, AND UL LISTED RATED FOR 600V, UV RATED SPIRAL WRAP SHALL BE USED TO PROTECT WIRE FROM SHARP EDGES

2.4.7 PHASE AND NEUTRAL CONDUCTORS SHALL BE DUAL RATED THHN/THWN-2 INSULATED, 90°C RATED, WET AND UV RESISTANT, RATED FOR 600V PER NEC 2008 OR 1000V PER NEC 2011

2.4.8 4-WIRE DELTA CONNECTED SYSTEMS HAVE THE PHASE WITH THE HIGHER VOLTAGE TO GROUND MARKED ORANGE OR IDENTIFIED BY OTHER EFFECTIVE MEANS

2.4.9 ALL SOURCE CIRCUITS SHALL HAVE INDIVIDUAL SOURCE CIRCUIT PROTECTION

2.4.10 VOLTAGE DROP LIMITED TO 2% FOR DC CIRCUITS AND 1% FOR AC CIRCUITS

2.4.11 NEGATIVE GROUNDED SYSTEMS DC CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:
DC POSITIVE- RED (OR MARKED RED)
DC NEGATIVE- GREY (OR MARKED GREY)

2.4.12 POSITIVE GROUNDED SYSTEMS DC CONDUCTORS COLOR CODED:
DC POSITIVE- GREY (OR MARKED GREY)
DC NEGATIVE- BLACK (OR MARKED BLACK)

2.4.13 AC CONDUCTORS >4AWG COLOR CODED OR MARKED:
PHASE A OR L1- BLACK
PHASE B OR L2- RED
PHASE C OR L3- BLUE
NEUTRAL- WHITE/GRAY

*USE-2 IS NOT INDOOR RATED BUT PV CABLE IS RATED THWN/THWN-2 AND MAY BE USED INSIDE

**USE-2 IS AVAILABLE AS UV WHITE

2.5.1 **STRUCTURAL NOTES:**

2.5.2 RACKING SYSTEM & PV ARRAY SHALL BE INSTALLED ACCORDING TO CODE-COMPLIANT INSTALLATION MANUAL.

2.5.3 ROOFMOUNTED STANDARD RAIL REQUIRES ONE THERMAL EXPANSION GAP FOR EVERY RUN OF RAIL GREATER THAN 40'.

2.5.4 ARRAY SHALL BE A MIN. HEIGHT OF 3" ABOVE THE COMPOSITION ROOF.

2.5.5 JUNCTION BOX SHALL BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS. IT SHALL BE FLASHED & SEALED PER LOCAL REQUIREMENTS.

2.5.6 ROOFTOP PENETRATIONS PERTAINING TO SOLAR RACKING WILL BE COMPLETED AND SEALED W/ APPROVED CHEMICAL SEALANT PER CODE BY A LICENSED CONTRACTOR.

2.5.7 ALL PV RELATED RACKING ATTACHMENTS WILL BE SPACED NO GREATER THAN THE SPAN DISTANCE SPECIFIED BY THE RACKING MANUFACTURER. O.C. FINAL ATTACHMENT LOCATIONS MAY BE ADJUSTED IN THE FIELD AS NECESSARY.

2.5.8 ALL PV RELATED RACKING ATTACHMENTS SHALL BE STAGGERED BY ROW AMONGST THE ROOF FRAMING MEMBERS.

2.6.1 **GROUNDING NOTES:**

2.6.2 A GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH [NEC 690-47] AND [NEC 250-50] THROUGH [NEC 60 250-166] SHALL BE PROVIDED. PER NEC, GROUNDING ELECTRODE SYSTEM OF EXISTING BUILDING MAY BE USED AND BONDED TO AT THE SERVICE ENTRANCE. IF EXISTING SYSTEM IS INACCESSIBLE, OR INADEQUATE, OR IS ONLY METALLIC WATER PIPING, A SUPPLEMENTAL GROUNDING ELECTRODE WILL BE USED AT THE INVERTER LOCATION CONSISTING OF A UL LISTED 8 FT GROUND ROD WITH ACORN CLAMP.

2.6.3 GROUNDING ELECTRODE CONDUCTORS SHALL BE NO LESS THAN #8 AWG AND NO GREATER THAN #6 AWG COPPER AND BONDED TO THE EXISTING GROUNDING ELECTRODE TO PROVIDE FOR A COMPLETE SYSTEM.

2.6.4 PV SYSTEM SHALL BE GROUNDED IN ACCORDANCE TO [NEC 250.21], [NEC TABLE 250.122], AND ALL METAL PARTS OR MODULE FRAMES ACCORDING TO [NEC 690.43].

2.6.5 MODULE SOURCE CIRCUITS SHALL BE GROUNDED IN ACCORDANCE TO [NEC 690.42].

2.6.6 THE GROUNDING CONNECTION TO A MODULE SHALL BE ARRANGED SUCH THAT THE REMOVAL OF A MODULE DOES NOT INTERRUPT A GROUNDED CONDUCTOR TO ANOTHER MODULE.2.6.7 EACH MODULE WILL BE GROUNDED USING THE SUPPLIED CONNECTIONS POINTS IDENTIFIED IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

2.6.7 EACH MODULE WILL BE GROUNDED USING THE SUPPLIED CONNECTIONS POINTS IDENTIFIED IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

2.6.8 ENCLOSURES SHALL BE PROPERLY PREPARED WITH REMOVAL OF PAINT/FINISH AS APPROPRIATE WHEN GROUNDING EQUIPMENT WITH TERMINATION GROUNDING LUGS.

2.6.9 GROUNDING SYSTEM COMPONENTS SHALL BE LISTED FOR THEIR PURPOSE, AND GROUNDING DEVISES EXPOSED TO THE ELEMENTS SHALL BE RATED FOR DIRECT BURIAL.

2.6.10 GROUNDING AND BONDING CONDUCTORS SHALL BE COPPER, SOLID OR STRANDED, AND BARE WHEN EXPOSED.

2.6.11 EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZE ACCORDING TO [NEC 690.45] AND BE A MINIMUM OF #10AWG WHEN NOT EXPOSED TO DAMAGE (#6AWG SHALL BE USED WHEN EXPOSED TO DAMAGE).

2.6.12 GROUNDING AND BONDING CONDUCTORS, IF INSULATED, SHALL BE COLOR CODED GREEN (OR MARKED GREEN IF #4 AWG OR LARGER)

2.6.13 ALL CONDUIT BETWEEN THE UTILITY AC DISCONNECT AND THE POINT OF CONNECTION SHALL HAVE GROUNDED BUSHINGS AT BOTH ENDS.

2.6.14 AC SYSTEM GEC SIZED ACCORDING TO [NEC 690.47], [NEC TABLE 250.66], DC SYSTEM GEC SIZED ACCORDING TO [NEC 250.166], MINIMUM #8AWG WHEN INSULATED, #6AWG WHEN EXPOSED TO DAMAGE.

2.6.15 EXPOSED NON-CURRENT CARRYING METAL PARTS OF MODULE FRAMES, EQUIPMENTS, AND CONDUCTOR ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH 250.134 OR 250.136(A) REGARDLESS OF VOLTAGE.

2.7.1 **INTERCONNECTION NOTES:**

2.7.2 PV DEDICATED BACKFEED BREAKERS MUST BE LOCATED AT THE OPPOSITE END OF THE BUS FROM THE MAIN SERVICE BREAKER OR TRANSFORMER INPUT FEEDER IN ACCORDANCE WITH [NEC 690.64(B)(7)]

2.7.3 SUM OF BREAKER RATINGS SUPPLYING THE BUS MAY NOT EXCEED 120% OF THE THE BUSBAR RATING PER [NEC 690.64(B)(2)] AND/OR [NEC 705.12(D)(1).

2.7.4 GROUND FAULT PROTECTION IN ACCORDANCE WITH [NEC 215.9] & [NEC 230.95] ALL EQUIPMENT TO BE RATED FOR BACKFEEDING.

2.7.5 SUPPLY SIDE INTERCONNECTION ACCORDING TO [NEC 690.64(A)] AND/OR [NEC 705.12(A)] WITH SERVICE ENTRANCE CONDUCTORS IN ACCORDANCE WITH [NEC 230.42(B)]

2.7.6 MICROINVERTER BRANCHES SHALL BE CONNECTED TO A SINGLE BREAKER OCPD IN ACCORDANCE WITH [NEC 110.3(B)].

2.8.1 **DISCONNECT NOTES:**

2.8.2 DISCONNECTING SWITCHES SHALL BE WIRED SUCH THAT WHEN THE SWITCH IS OPENED THE CONDUCTORS REMAINING LIVE ARE CONNECTED TO THE TERMINALS MARKED "LINE SIDE" (TYPICALLY THE UPPER TERMINALS)

2.8.3 AC DISCONNECT MUST BE ACCESSIBLE TO QUALIFIED UTILITY PERSONNEL, BE LOCKABLE, AND BE A VISIBLE-BREAK SWITCH

2.8.4 DC CURRENT CONDUCTORS ARE TO REMAIN OUTSIDE OF BUILDING PRIOR TO EITHER A FUSEABLE SOURCE CIRCUIT COMBINER BOX OR A LOAD-BREAK DISCONNECTING DEVICE.

MISSOURI SUN SOLAR

CONTRACTOR

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NOTES

(SHEET 2 OF 14)

DATE: 11.30.2016

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REVISIONS

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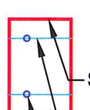
LIST OF ABBREVIATIONS

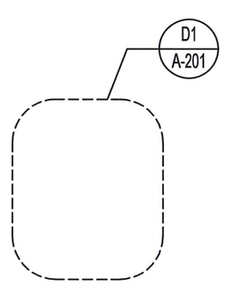
(E)	EXISTING
(N)	NEW
&	AND
#	NUMBER
°C	CELSIUS
°F	FAHRENHEIT
1P	ONE POLE
1P1W	ONE POLE, ONE WIRE
1P2W	ONE POLE, TWO WIRE
2P	TWO POLE
2P2W	TWO POLE, TWO WIRE
2P3W	TWO POLE, THREE WIRE
3P	THREE POLE
3P2W	THREE POLE, TWO WIRE
3P3W	THREE POLE, THREE WIRE
3P4W	THREE POLE, FOUR WIRE
4° 3' 0" N	DEGREES, MINUTES, SECONDS, CARDINAL DIRECTION
4P	FOUR POLE
4P4W	FOUR POLE, FOUR WIRE
A	AMPERE
A / V	AUDIO VISUAL
AC	ALTERNATING CURRENT
ACSW	ALTERNATING CURRENT SWITCH
AF	AMP FRAME
AFCI	ARC-FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPTING CAPACITY
AL	ALUMINUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APN	ASSESSOR'S PARCEL NUMBER
ARCH	ARCHITECT
AS	AMP SWITCH
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AT	AMP TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AUD	AUDIOMETER BOX CONNECTION
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
BC	BUILDING CODE
BLDG	BUILDING
BLK	BLACK
BLVD	BOULEVARD
C	CONDUIT (GENERIC TERM FOR RACEWAY.
C.T.	CURRENT TRANSFORMER
CAM	CAMERA
CAT	CATALOG
CATV	CABLE TELEVISION
CB	CIRCUIT BREAKER
CBC	CALIFORNIA BUILDING CODE
CBR	DC COMBINER BOX
CEC	CALIFORNIA ELECTRIC CODE
CKT	CIRCUIT
CL	CENTERLINE
COL	COLUMN
CONST	CONSTRUCTION
COV	COVERAGE
CU	COPPER
DC	DIRECT CURRENT
DCSW	DIRECT CURRENT SWITCH
DET	DETECTOR
DIA	DIAMETER
DISC	DISCONNECT
DIST	DISTRICT
DN	DOWN
DT	DUSTTIGHT(*)
DWG	DRAWING
E	WIRED ON EMERGENCY CIRCUIT
EA	EACH
EC	ELECTRICAL CONTRACTOR
ECC	ENERGY CONSERVATION CODE
EF	EXHAUST FAN
EGC	ELECTRICAL GROUNDING CONDUCTOR
ELEC	ELECTRIC(AL)
EMC	ELECTRICAL METAL CONDUIT
EMER	EMERGENCY
EMT	ELECTRIC METALLIC TUBING
ENCL	ENCLOSURE
EOL	END OF LINE
EPO	EMERGENCY POWER OFF
EQUIP	EQUIPMENT
ETC	ET CETERA
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXIST.	EXISTING
F	FUSE
FA	FIRE ALARM
FBO	FURNISHED BY OTHERS
FC	FIRE CODE
FCU	FAN COIL UNIT
FDN	FOUNDATION
FIXT	FIXTURE
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FLR	FLOOR
FMC	FLEXIBLE METALLIC CONDUIT
FRE	FIBERGLASS REINFORCED EPOXY CONDUIT
FT	FEET
FURN	FURNITURE
GC	GENERAL CONTRACTOR
GEC	GROUNDING ELECTRICAL CONDUCTOR
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFDI	GROUND-FAULT DETECTOR INTERRUPTER
GFPE	GROUND FAULT PROTECTION EQUIPMENT
GND	GROUNDED
GR	GREEN
GRC	GALVANIZED RIGID CONDUIT
HDWR	HARDWARE
HGT	HEIGHT
HP	HORSEPOWER
HV	HIGH VOLTAGE
HVAC	HEATING, VENTILATING AND AIR
HW	HOT WATER
HZ	HERTZ (CYCLE) PER SECOND
I	INVERTER
IAM	INDIVIDUAL ADDRESSABLE MODULE
IBC	INTERNATIONAL BUILDING CODE
IC	INTERCOMMUNICATION
ID	IDENTIFICATION
IEC	INTERNATIONAL ELECTROTECHNICAL COMMISSION
IEEE	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
IMP	CURRENT AT MAXIMUM POWER
IPS	INTERRUPTIBLE POWER SUPPLY
IR	PASSIVE INFRARED
ISC	SHORT CIRCUIT CURRENT
JB	JUNCTION BOX
K/O	KNOCK-OUT
KCMIL	THOUSAND CIRCULAR MILS
KVA	KILOVOLT AMPERE
KVAR	KILOVOLT AMPERE REACTIVE
KW	KILOWATT
KWP	KILOWATT-PEAK
LFMC	LIQUIDTIGHT FLEXIBLE METALLIC CONDUIT
LFNC	LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT
LIC	LICENSE
LP	LIGHTING PANELBOARD
LS	LIMIT SWITCH
LTG	LIGHTING
LV	LOW VOLTAGE
M	METER
MAINT	MAINTAINED
MAU	MAKE-UP AIR UNIT
MAX	MAXIMUM
MC	METAL CLAD CABLE
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MD	MOTORIZED DAMPER
MDP	MAIN DISTRIBUTION PANEL
MEP	MAIN ELECTRIC PANEL
MFR	MANUFACTURER
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MM	MILLIMETER
MOD	MOTOR OPERATED DISCONNECT SWITCH
MTD	MOUNTED
MTG	MOUNTING
MTS	MANUAL TRANSFER SWITCH
N	NORTH
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRIC CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NF	NON-FUSED
NFPA	NATIONAL FIRE PROTECTION AGENCY
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NM	NONMETALLIC SHEATHED CABLE
NO.	NUMBER
NRTL	NATIONALLY RECOGNIZED TESTING LABRATORIES
NTS	NOT TO SCALE
NYCBC	NEW YORK CITY BUILDING CODE
NYCEC	NEW YORK CITY ELECTRIC CODE
NYCFC	NEW YORK CITY FIRE CODE
O.C.	ON CENTER
O2	OXYGEN
OCPD	OVER-CURRENT PROTECTION DEVICE
OH	OVERHEAD
OHD	OVERHEAD DOOR OPERATOR
OSHA	OCCUPATIONAL SAFTETY AND HEALTH ADMINISTRATION
P	POLE
PB	PULL BOX
PC	PLUMBING SYSTEM CONTRACTOR
PE	PROFESSIONAL ENGINEER
PH	PHASE
PIV	POST INDICATING VALVE
PM	POWER MODULE
PMAX	MAXIMUM POWER
PNL	AC PANELBOARD
PP	POWER PANEL
PR	PAIR
PRI	PRIMARY
PT	POTENTIAL TRANSFORMER
PTC	PHOTOVOLTAIC UNITED STATES TEST CONDITIONS
PV	PHOTOVOLTAIC
PVC	POLYVINYL CHLORIDE
PWR	POWER
RCNY	RULES OF THE CITY OF NEW YORK
RD	RED
RE	REMOVE EXISTING
REC	RECESSED
RECP	RECEPTACLE
REF	REFERENCE
RL	RELOCATE EXISTING
RM	ROOM
RMC	RIGID METAL CONDUIT
RSC	RIGID STEEL CONDUIT
RT	RAINTIGHT(*)
RTU	ROOFTOP UNIT
S	SURFACE MOUNTED
SCH	SCHEDULE
SD	SMOKE DAMPER
SE	SECONDARY ELECTRIC SERVICE
SEC	SECONDARY
SIG	SIGNAL
SN	SOLID NEUTRAL
SP	SPARE
SPKR	SPEAKER
SPL	SPLICE
SS	STAINLESS STEEL
ST	STREET
STC	STANDARD TEST CONDITIONS
STL	CARBON STEEL
STP	SHIELDED TWISTED PAIR
SUSP	SUSPENDED
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TCP	TEMPERATURE CONTROL PANEL
TEMP	TEMPERATURE
TERM	TERMINAL(S)
THHN	THERMOPLASTIC HIGH HEAT-RESISTANT NYLON-COATED
THWN	THERMOPLASTIC HEAT AND WATER-RESISTANT NYLON-COATED
TYP	TYPICAL
U.O.I.	UNLESS OTHERWISE INDICATED
UC	UNDER COUNTER
UG	UNDERGROUND
UH	UNIT HEATER
UL	INTERNATIONAL SATEY COMPLIANCE STANDARDS
UPS	UNINTERRUPTIBLE POWER SOURCE
UTIL	UTILITY
UTP	UNSHIELDED TWISTED PAIR
UV	ULTRAVIOLET
V	VOLT
VMP	VOLTAGE AND MAXIMUM POWER
VOC	OPEN CIRCUIT VOLTAGE
VT	VAPORTIGHT(*)
W	WATT
W/	WITH
WH	WHITE
WP	WEATHERPROOF
WR	WIRE
WT	WATERTIGHT(*)
WW	WIREWAY
XFMR	TRANSFORMER
XP	EXPLOSION PROOF(*)
Y	WYE
ZAM	ZONE ADAPTER MODULE

- (M) (E) UTILITY METER
- (V) PV REVENUE METER
- (U) UTILITY POLE
- (A) MODULE STRINGING
- (B) MODULE STRINGING
- (C) MODULE STRINGING
- (D) MODULE STRINGING

- PROPERTY LINE
- ROOF RAFTER
- MODULE STRINGING
- EQUIPMENT GROUND
- CONDUIT
- FIRE CLEARANCE

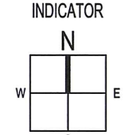


(26) SHEET KEYNOTE INDICATOR



DETAIL INDICATOR

ELEVATION INDICATOR



NORTH INDICATOR

DISCLAIMER: PLEASE NOTE THAT THE ABBREVIATIONS, ANNOTATIONS, AND SYMBOLS LISTED ARE INTENDED TO ILLUSTRATE THOSE THAT ARE COMMONLY USED; NOT ALL ARE NECESSARILY UTILIZED WITHIN THIS SET OF DRAWINGS.

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LEGEND

(SHEET 3 OF 14)

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DESIGN BY: N.K.

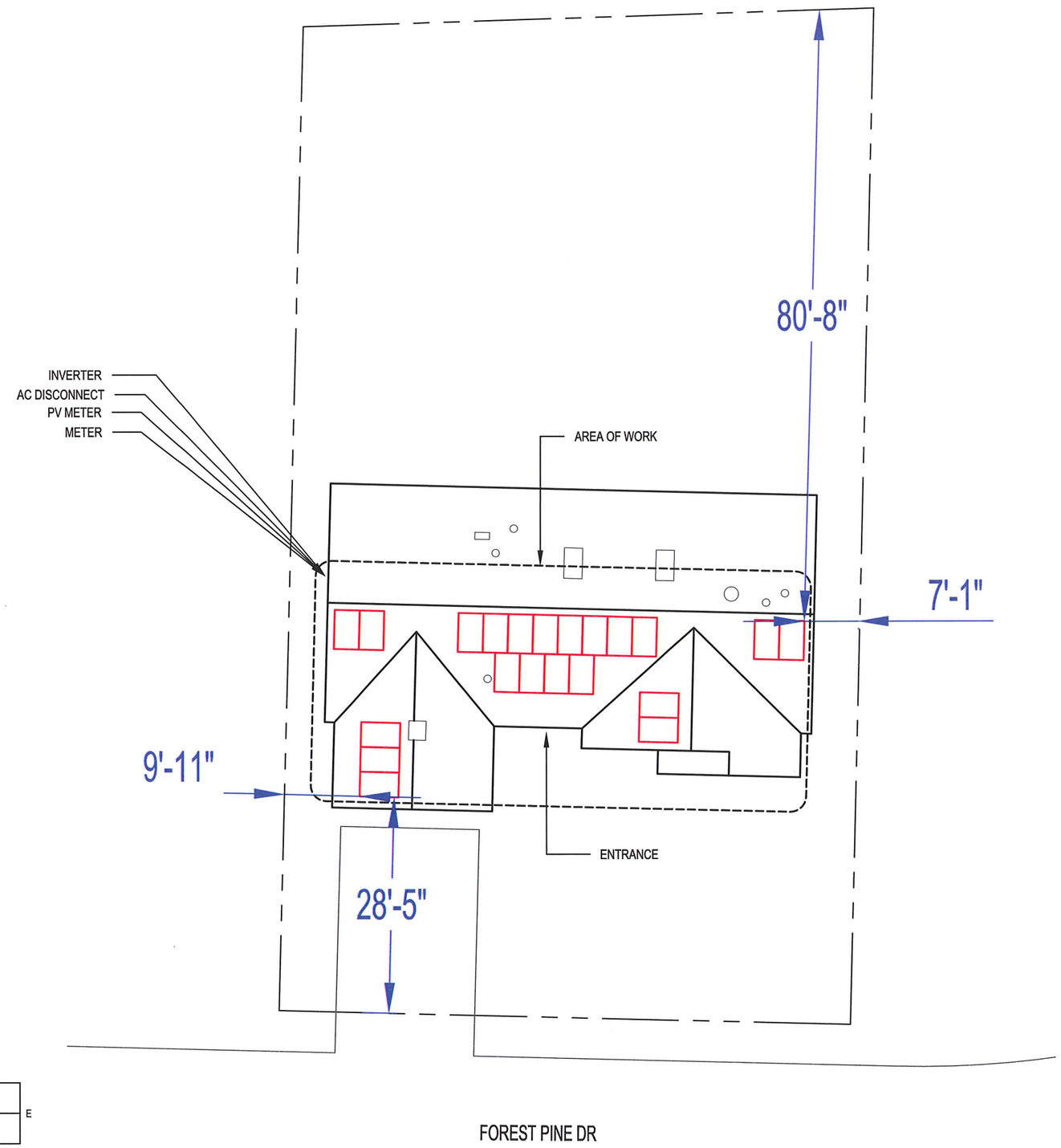
CHECKED BY: M.M.

REVISIONS

G-002.00

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. SEE SHEET G-002 FOR LEGEND OF SYMBOLS



01 SITE PLAN

1/16" = 1'-0"

0 8' 16'

MISSOURI SUN SOLAR

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16481 FOREST PINE DR,
BALLWIN, MO 63011
APN: 23V621166

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

SITE PLAN

(SHEET 4 OF 14)

DATE: 11.30.2016

DESIGN BY: N.K.

CHECKED BY: M.M.

REVISIONS

A-101.00

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. SEE SHEET G-002 FOR LEGEND OF SYMBOLS

EXTERIOR PV EQUIPMENT

(N) (1) INVERTER

(N) (1) AC DISCONNECT

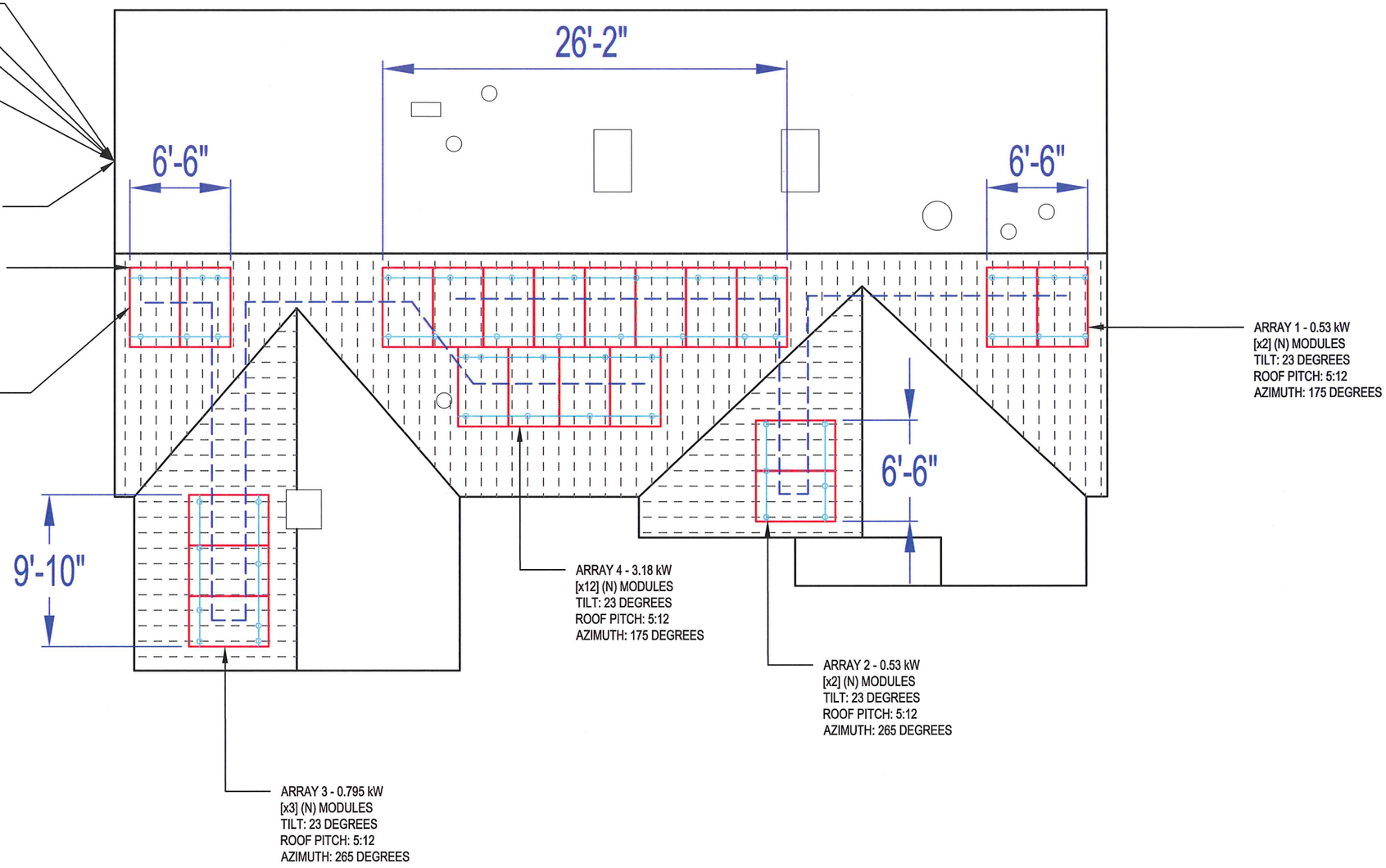
(N) (1) PV METER

(E) (1) METER

INTERIOR PV EQUIPMENT

(N) (1) MAIN ELECTRICAL PANEL

SOLADECK JUNCTION BOX

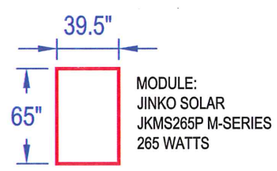


01 PROJECT PLAN

1/8" = 1'

0 4' 8'

N W E S



MODULE:
JINKO SOLAR
JKMS265P M-SERIES
265 WATTS

MISSOURI SUN SOLAR

CONTRACTOR

MISSOURI SUN SOLAR

PHONE: 417-413-1786

LIC. NO.: N/A

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 5.565 kWp

SHERMAN RESIDENCE

16481 FOREST PINE DR,
BALLWIN, MO 63011
APN: 23V621166

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

PROJECT PLAN

(SHEET 5 OF 14)

DATE: 11.30.2016

DESIGN BY: N.K.

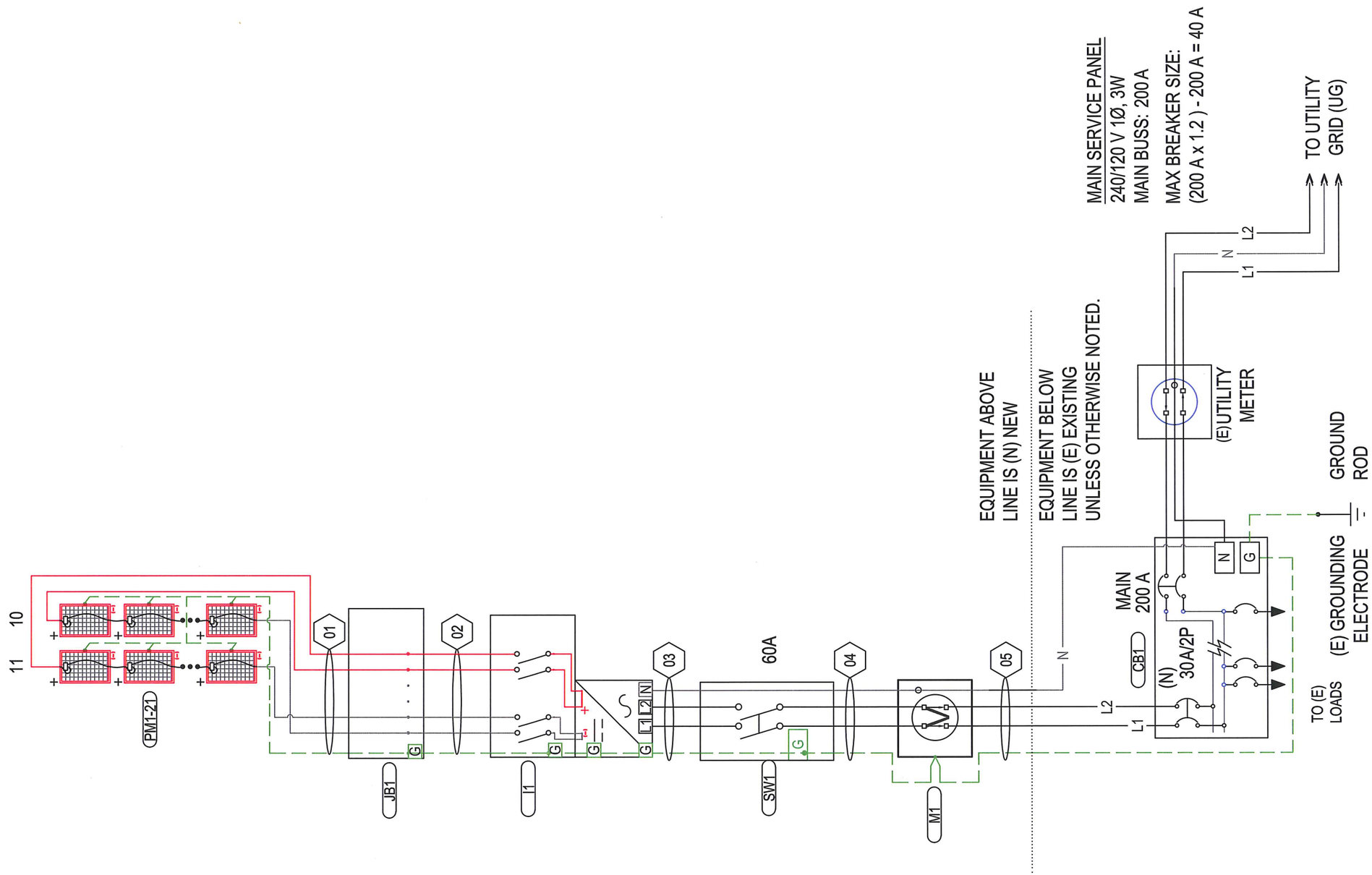
CHECKED BY: M.M.

REVISIONS

A-102.00

CONDUCTOR AND CONDUIT SCHEDULE W/ELECTRICAL CALCULATIONS

ID	TYPICAL	CONDUCTOR	CONDUIT	CURRENT-CARRYING CONDUCTORS IN CONDUIT	OCPD	EGC	TEMP. CORR. FACTOR	CONDUIT FILL FACTOR	CONT. CURRENT	MAX. CURRENT (125%)	BASE AMP.	DERATED AMP.	TERM. TEMP. RATING	AMP. @ TERMINAL
1	2	10 AWG PV WIRE, COPPER	FREE AIR	N/A	N/A	6 AWG BARE, COPPER	0.71 (56°C)	1.0	11.29A	14.11A	55A	39.05A	75°C	50A
2	2	10 AWG THWN-2, COPPER	0.75" DIA. EMT	4	N/A	10 AWG THWN-2, COPPER	0.71 (56°C)	0.8	11.29A	14.11A	40A	22.72A	60°C	30A
3	1	10 AWG THWN-2, COPPER	0.5" DIA. EMT	2	N/A	10 AWG THWN-2, COPPER	0.96 (34°C)	1.0	20.8A	26A	40A	38.4A	60°C	30A
4	1	10 AWG THWN-2, COPPER	0.5" DIA. EMT	2	30A	10 AWG THWN-2, COPPER	0.96 (34°C)	1.0	20.8A	26A	40A	38.4A	75°C	35A
5	1	10 AWG THWN-2, COPPER	0.5" DIA. EMT	2	30A	10 AWG THWN-2, COPPER	0.96 (34°C)	1.0	20.8A	26A	40A	38.4A	75°C	35A



THREE LINE DIAGRAM

NOT TO SCALE

01

MISSOURI SUN SOLAR

CONTRACTOR

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ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

THREE LINE DIAGRAM

(SHEET 6 OF 14)

DATE: 11.30.2016

DESIGN BY: N.K.

CHECKED BY: M.M.

REVISIONS

E-601.00

SYSTEM SUMMARY

	MPPT #1	MPPT #2
MODULES IN SERIES	11	10
ARRAY VMP	345.4V	314V
ARRAY IMP	8.4A	8.4A
ARRAY VOC	424.6V	386V
ARRAY ISC	9A	9A
ARRAY STC POWER	5,565W	
ARRAY PTC POWER	5,080W	
MAX AC CURRENT	21A	
MAX AC POWER	5,000W	
DERATED (CEC) AC POWER	4,851W	

DESIGN TEMPERATURES

ASHRAE EXTREME LOW	-20°C (-4°F), SOURCE: ST LOUIS SPIRIT OF ST LOUIS A (KSUS) 38.66°, -90.66°
ASHRAE 2% HIGH	34°C (93°F), SOURCE: ST LOUIS SPIRIT OF ST LOUIS A (KSUS) 38.66°, -90.66°

MODULES

REF.	QTY.	MAKE AND MODEL	PMAX	PTC	ISC	IMP	VOC	VMP	TEMP. COEFF. OF VOC	FUSE RATING
PM1-21	21	JINKO JKM265P-60	265W	242W	9.03A	8.44A	38.6V	31.4V	-0.12V/°C (-0.31%/°C)	15A

INVERTERS

REF.	QTY.	MAKE AND MODEL	AC VOLTAGE	GROUND	MAX OCPD RATING	RATED POWER	MAX OUTPUT CURRENT	MAX INPUT CURRENT	MAX INPUT VOLTAGE	CEC WEIGHTED EFFICIENCY
I1	1	FRONIUS FRONIUS PRIMO 5.0-1 @ 240 VAC	240V	FLOATING	30A	5,000W	21A	36A	600V	95.5%

DISCONNECTS

REF.	QTY.	MAKE AND MODEL	RATED CURRENT	MAX RATED VOLTAGE
SW1	1	SQUARE D D222NRB OR EQUIV.	60A	240VAC

OCPDS

REF.	QTY.	RATED CURRENT	MAX VOLTAGE
CB1	1	30A	240VAC

BILL OF MATERIALS

CATEGORY	MAKE	MODEL NUMBER	REF	QTY	UNIT	QTY/UNIT	DESCRIPTION
MODULE	JINKO	JKM265P-60	PM1-21	21	PIECES	1	JINKO JKM265P-60 265W, 60 CELLS, POLYCRYSTALLINE SILICON
INVERTER	FRONIUS	PRIMO 5.0-1 208/240	I1	1	PIECE	1	FRONIUS PRIMO 5.0-1 208/240 5000W INVERTER
DISCONNECT	SQUARE D	D222NRB	SW1	1	PIECE	1	SQUARE D D222NRB DISCONNECT SWITCH, 2-POLE, 60A, 240VAC, OR EQUIVALENT
MISC ELECTRICAL EQUIPMENT		GEN-METER-80A	M1	1	PIECE	1	ELECTRICAL METER, OWNER APPROVED
WIRING		GEN-10-AWG-PV-WIRE-CU	WR1	80	FEET	1	10 AWG PV WIRE, COPPER (POSITIVE AND NEGATIVE)
WIRING		GEN-6-AWG-BARE-CU	WR1	40	FEET	1	6 AWG BARE, COPPER (GROUND)
WIRING		GEN-10-AWG-THWN-2-CU-RD	WR2-5	120	FEET	1	10 AWG THWN-2, COPPER, RED (LINE 2 AND POSITIVE)
WIRING		GEN-10-AWG-THWN-2-CU-BLK	WR2-5	120	FEET	1	10 AWG THWN-2, COPPER, BLACK (LINE 1 AND NEGATIVE)
WIRING		GEN-10-AWG-THWN-2-CU-GR	WR2-5	120	FEET	1	10 AWG THWN-2, COPPER, GREEN (GROUND)
WIRING		GEN-10-AWG-THWN-2-CU-WH	WR3-5	30	FEET	1	10 AWG THWN-2, COPPER, WHITE (NEUTRAL)
WIREWAY	SOLADECK	GEN-JBOX	JB1	1	PIECE	1	SOLADECK, 4 INPUTS OR EQUIVALENT
WIREWAY		GEN-EMT-0_75DIA	WW2	45	FEET	1	EMT CONDUIT, 0.75 DIA.
WIREWAY		GEN-EMT-0_5DIA	WW3-5	30	FEET	1	EMT CONDUIT, 0.5 DIA.
OCPD	GENERIC MANUFACTURER	GEN-CB-30A-240VAC	CB1	1	PIECE	1	CIRCUIT BREAKER, 30A, 240VAC

MISSOURI SUN SOLAR

CONTRACTOR

MISSOURI SUN SOLAR

PHONE: 417-413-1786

LIC. NO.: N/A

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NEW PV SYSTEM: 5.565 kWp

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ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

ELECTRICAL TABLES

(SHEET 7 OF 14)

DATE: 11.30.2016

DESIGN BY: N.K.

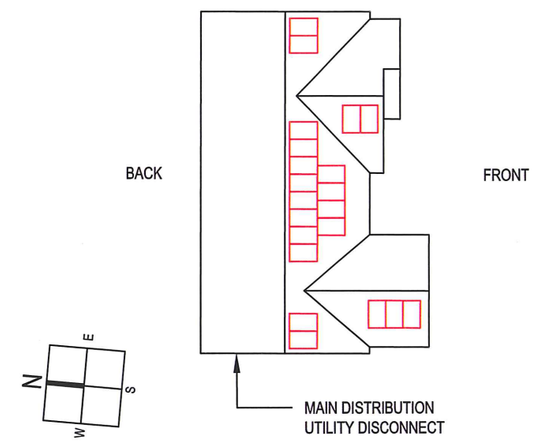
CHECKED BY: M.M.

REVISIONS

E-602.00

!CAUTION!

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM ROOF MOUNTED SOLAR ARRAYS WITH SAFETY DISCONNECTS AS SHOWN:



! WARNING !

ELECTRIC SHOCK HAZARD DO NOT TOUCH TERMINALS. TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABELING 1
EACH COMBINER BOX / ENCLOSURE MUST DISPLAY THIS LABELING

! CAUTION !

SOLAR CIRCUIT

WARNING LABEL 1
ANY ACCESSIBLE COMPONENT (GUTTER, JUNCTION BOX, COMBINER BOX, ETC.) SHOULD DISPLAY THIS LABELING

! WARNING !

ELECTRIC SHOCK HAZARD DO NOT TOUCH TERMINALS. TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABELING 2
EACH DC DISCONNECTING MEANS MUST DISPLAY THIS LABELING

! WARNING !

ELECTRICAL SHOCK HAZARD

IF A GROUND FAULT IS INDICATED, NORMALLY UNGROUNDED CONDUCTORS MAY BE GROUNDED AND ENERGIZED

LABELING 3
EACH PV GENERATION METER MUST DISPLAY THIS LABELING

! DANGER !

DO NOT DISCONNECT UNDER LOAD
TURN OFF PHOTOVOLTAIC DISCONNECT SWITCH PRIOR TO SERVICING

LABELING 4
EACH DC COMBINER BOX WITH SERIES FUSING MUST DISPLAY THIS LABELING.

! WARNING !

DUAL POWER SOURCES. SECOND SOURCE IS PV SYSTEM

LABELING 5
INSTALL AT ELECTRICAL SERVICE INTERCONNECTION POINT

INVERTER
5 000 WATTS

OPERATING CURRENT:	8.4 A AC
OPERATING VOLTAGE:	345.4 V AC
MAX SHORT CURRENT:	9 A DC
MAX VOLTAGE:	424.6 V DC

LABELING 7
INVERTER MUST DISPLAY THIS LABELING

PV SYSTEM GENERATION METER

LABELING 8
EACH PV GENERATION METER MUST DISPLAY THIS LABELING

PV SYSTEM (AC) DISCONNECT FOR UTILITY OPERATION

LABELING 9
TO BE PROMINENTLY DISPLAYED AT AC DISCONNECT ACCESSIBLE TO FIRE & UTILITY PERSONNEL

ELECTRICAL SERVICE ALSO SERVED BY A PHOTOVOLTAIC POWER SOURCE
PHOTOVOLTAIC INSTALLATION BY:
MISSOURI SUN SOLAR
UTILITY POWER @ 240V AC, 200 A AC
PV POWER @ 240 V AC, 21 A AC

LABELING 10
INSTALL AT ELECTRICAL SERVICE INTERCONNECTION POINT.

! WARNING !

PV DISCONNECT BACKFED BREAKER DO NOT REMOVE OR RELOCATE

LABELING 11
EACH PV BACKFEED BREAKER MEANS MUST DISPLAY THIS LABELING

MISSOURI SUN SOLAR

CONTRACTOR

MISSOURI SUN SOLAR

PHONE: 417-413-1786

LIC. NO.: N/A

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SHERMAN RESIDENCE

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BALLWIN, MO 63011
APN: 23V621166

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

PLACARDS

(SHEET 8 OF 14)

DATE: 11.30.2016

DESIGN BY: N.K.

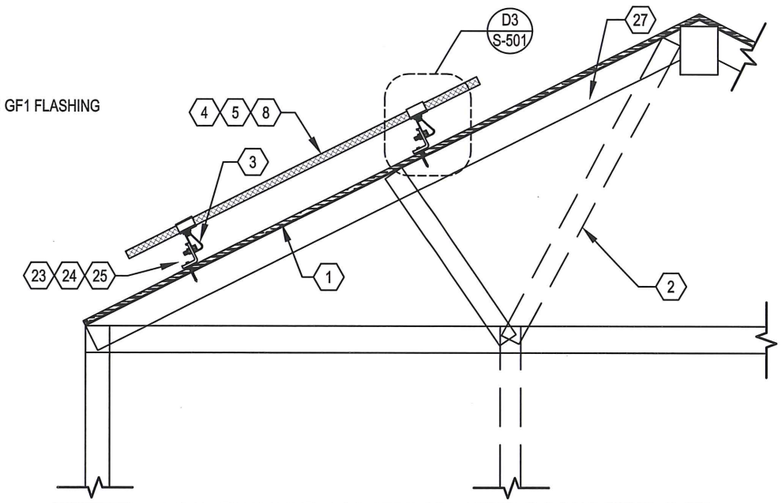
CHECKED BY: M.M.

REVISIONS

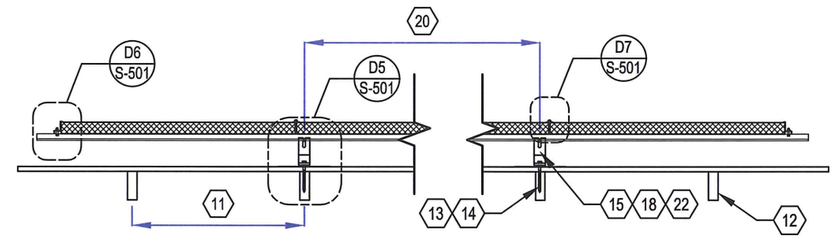
E-603.00

SHEET KEYNOTES

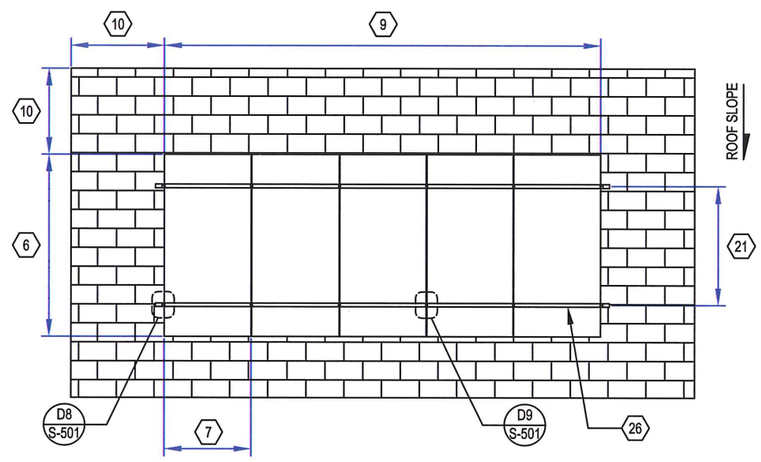
1. ROOF MATERIAL: (ASPHALT) SHINGLE
2. ROOF STRUCTURE: TRUSS (WOOD)
3. ATTACHMENT TYPE: IRON RIDGE L-FOOT W/ ECOFASTEN GF1 FLASHING
4. MODULE MANUFACTURER: JINKOSOLAR
5. MODULE MODEL: JKMS265P
6. MODULE LENGTH: 65 INCHES
7. MODULE WIDTH: 39.05 INCHES
8. MODULE WEIGHT: 40.8 LBS.
9. SEE SHEET A-2 FOR DIMENSION(S)
10. MIN. FIRE OFFSET: 3' FROM RIDGE, 18" FROM HIPS/VALLEYS
11. TRUSS SPACING: 12" O.C.
12. TRUSS SIZE: 2X4 NOMINAL
13. LAG BOLT DIAMETER: 5/16"
14. LAG BOLT EMBEDMENT: 2"
15. TOTAL # OF ATTACHMENTS: 51
16. TOTAL AREA: 381.15 SQ. FT.
17. TOTAL WEIGHT: 842.1 LBS.
18. WEIGHT PER ATTACHMENT: 16.51 LBS.
19. DISTRIBUTED LOAD: 2.60 PSF.
20. MAX. HORIZONTAL STANDOFF: 48 IN.
21. MAX. VERTICAL STANDOFF: LANDSCAPE: 26 IN., PORTRAIT: 33 IN.
22. STANDOFF STAGGERING: YES
23. RAIL MANUFACTURER: IRONRIDGE
24. RAIL MODEL: XR10
25. RAIL WEIGHT: 0.436 PLF.
26. MAX RAIL SPAN: 48 IN.
27. TRUSS SPAN: 18 FT.



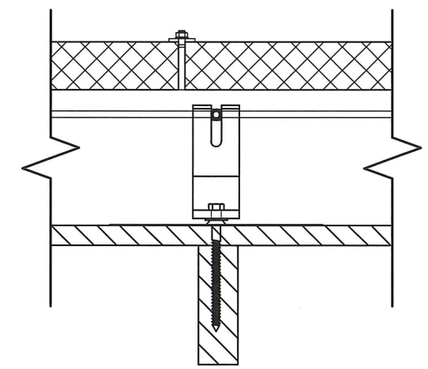
D1 S-501 **RACKING DETAIL (TRANSVERSE)**
SCALE: NOT TO SCALE



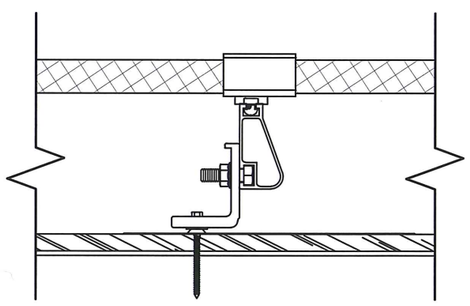
D2 S-501 **RACKING DETAIL (LONGITUDINAL)**
SCALE: NOT TO SCALE



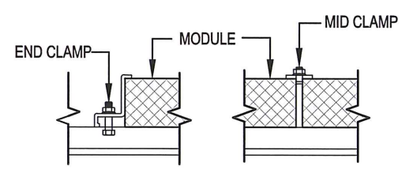
D4 S-501 **RACKING DETAIL (TOP)**
SCALE: NOT TO SCALE



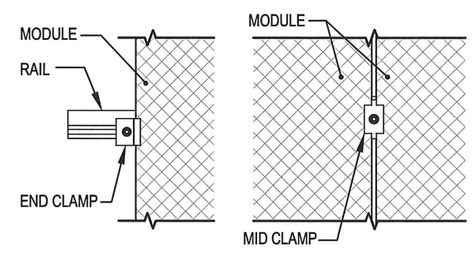
D5 S-501 **DETAIL (LONGITUDINAL)**
SCALE: NOT TO SCALE



D3 S-501 **DETAIL (TRANSVERSE)**
SCALE: NOT TO SCALE



D6, D7 S-501 **DETAIL (LONGITUDINAL)**
SCALE: NOT TO SCALE



D8, D9 S-501 **DETAIL (TOP)**
SCALE: NOT TO SCALE

MISSOURI SUN SOLAR

CONTRACTOR

MISSOURI SUN SOLAR

PHONE: 417-413-1786

LIC. NO.: N/A

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ASSEMBLY DETAILS

(SHEET 9 OF 14)

DATE: 11.30.2016

DESIGN BY: N.K.

CHECKED BY: M.M.

REVISIONS

S-501.00

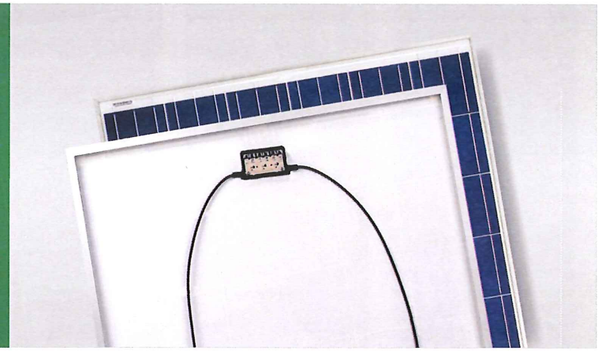
www.jinkosolar.com

JinKO Solar
Building Your Trust in Solar

Smart Module
255-315 Watt
POWER OUTPUT RANGE

Positive power tolerance of 0/+3%

JinkoSolar introduces a brand new line of highly intelligent modules for a wide range of applications.



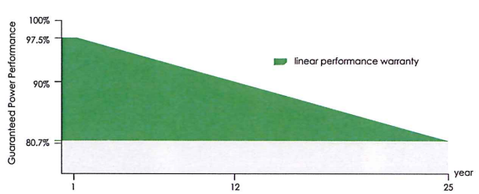
Optimized by maxim integrated

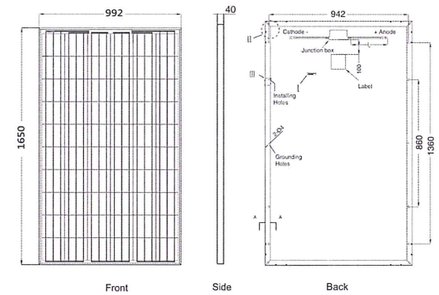
KEY FEATURES

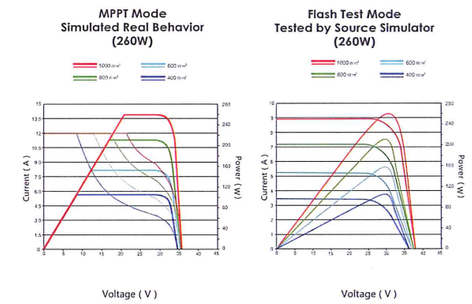
- Built-in intelligent cell optimizer IC avoids negative consequences of any type of mismatch within a panel caused by shading, soling, aging, unfavorable house orientation, etc. to ensure greatest power output possible.
- The most flexible solution for any rooftop condition and orientation.
- Elimination of hot spots, which results in minimized panel degradation.
- Best-in-class shade tolerance by performing MPPT on individual cell-strings to maximize energy harvest.
- Ideal for rooftop and solar power plant applications.

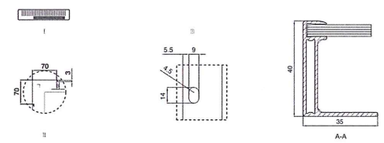
LINEAR PERFORMANCE WARRANTY

10 Year Product Warranty • 25 Year Linear Power Warranty









Packaging Configuration

(Two boxes=One pallet)

25pcs/ box, 50pcs/pallet, 700 pcs/40'HQ Container

Mechanical Characteristics

Cell Type	Poly-crystalline 156×156mm (6 inch)
No. of cells	60 (6×10)
Dimensions	1650×992×40mm (65.00×39.05×1.57 inch)
Weight	18.5 kg (40.8 lbs)
Front Glass	3.2mm, High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminium Alloy
Junction Box	IP67 Rated
Output Cables	TÜV 1×4.0mm², Length:900mm

SPECIFICATIONS

Module Type	JKMS255P		JKMS260P		JKMS265P		JKMS270P	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	255Wp	190Wp	260Wp	194Wp	265Wp	198Wp	270Wp	202Wp
Maximum Power Voltage (Vmp)	29.3V	26.7V	29.5V	26.9V	29.8V	27.3V	30.1V	27.5V
Maximum Power Current (Imp)	8.72A	7.11A	8.81A	7.20A	8.88A	7.27A	8.97A	7.34A
Open-circuit Voltage (Voc)	36.1V	33.2V	36.2V	33.3V	36.7V	33.5V	36.9V	33.8V
Short-circuit Current (Isc)	9.39A	7.60A	9.45A	7.64A	9.51A	7.69A	9.57A	7.74A
Module Efficiency STC (%)	15.58%		15.89%		16.19%		16.50%	
Maximum Output Current(Imax)	12A							
Operating Temperature(℃)	-40℃~+85℃							
Maximum system voltage	1000VDC(IEC)							
Power tolerance	0~+3%							
Temperature coefficients of Pmax	-0.40%/℃							
Temperature coefficients of Voc	-0.30%/℃							
Temperature coefficients of Isc	0.06%/℃							
Nominal operating cell temperature (NOCT)	45±2℃							

STC: Irradiance 1000W/m² Cell Temperature 25°C AM=1.5

NOCT: Irradiance 800W/m² Ambient Temperature 20°C AM=1.5 Wind Speed 1m/s

* Power measurement tolerance: ± 3%

The company reserves the final right for explanation on any of the information presented hereby. EN-JKMS-270P_rev2014

MISSOURI SUN SOLAR

CONTRACTOR

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PAPER SIZE: 11" x 17" (ANSI B)

MODULE DATASHEET

(SHEET 10 OF 14)

DATE: 11.30.2016

DESIGN BY: N.K.

CHECKED BY: M.M.

REVISIONS

R-001.00

/ Perfect Welding / Solar Energy / Perfect Charging

Fronius
SHIFTING THE LIMITS

FRONIUS PRIMO

/ The future of residential solar is here - Introducing the new Fronius Primo.

/ With power categories ranging from 3.8 kW to 15.0 kW, the transformerless Fronius Primo is the ideal compact single-phase inverter for residential applications. The sleek design is equipped with the SnapINverter hinge mounting system which allows for lightweight, secure and convenient installation and service. The Fronius Primo has several integrated features that set it apart from competitors including dual powerpoint trackers, high system voltage, a wide input voltage range, Wi-Fi* and SunSpec Modbus interface for seamless monitoring and datalogging, Arc Fault Circuit Interruption (AFCI), and Fronius' online and mobile platform Fronius Solar.web. The Fronius Primo is designed to adjust to future standards, offering a complete solution to code restrictions and technical innovations of tomorrow. It also works seamlessly with the Fronius Rapid Shutdown Box for a reliable NEC 2014 solution.

TECHNICAL DATA FRONIUS PRIMO

GENERAL DATA	FRONIUS PRIMO 3.8 - 8.2	FRONIUS PRIMO 10.0-15.0
Dimensions (width x height x depth)	16.9 x 24.7 x 8.1 in.	20.1 x 28.5 x 8.9 in.
Weight	47.29 lb.	82.5 lbs.
Degree of protection	NEMA 4X	
Night time consumption	< 1 W	
Inverter topology	Transformerless	
Cooling	Variable speed fan	
Installation	Indoor and outdoor installation	
Ambient operating temperature range	-40 - 131°F (-40 - 55°C)	-40 - 140°F (-40 - 60°C)
Permitted humidity	0 - 100 %	
DC connection terminals	4x DC+ and 4x DC- screw terminals for copper (solid / stranded / fine stranded) or aluminum (solid / stranded)	4x DC+1, 2x DC+2 and 6x DC- screw terminals for copper (solid / stranded / fine stranded) or aluminum (solid / stranded)
AC connection terminals	Screw terminals 12 - 6 AWG	
Revenue Grade Metering	Optional (ANSI C12.1 accuracy)	
Certificates and compliance with standards	UL 1741-2010, UL1998 (for functions: AFCI and isolation monitoring), IEEE 1547-2003, IEEE 1547.1-2003, ANSI/IEEE C62.41, FCC Part 15 A & B, NEC Article 690, C22. 2 No. 107.1-01 (September 2001) , UL1699B Issue 2 -2013, CSA TIL M-07 Issue 1 -2013	UL 1741-2015, UL1998 (for functions: AFCI, RCMU and isolation monitoring), IEEE 1547-2003, IEEE 1547.1-2003, ANSI/IEEE C62.41, FCC Part 15 A & B, NEC Article 690-2014, C22. 2 No. 107.1-01 (September 2001) , UL1699B Issue 2 -2013, CSA TIL M-07 Issue 1 -2013

PROTECTIVE DEVICES	STANDARD WITH ALL PRIMO MODELS
AFCI & 2014 NEC Ready	Yes
Ground Fault Protection with Isolation Monitor Interrupter	Yes
DC disconnect	Yes
DC reverse polarity protection	Yes

INTERFACES	STANDARD WITH ALL PRIMO MODELS
Wi-Fi*/Ethernet/Serial	Wireless standard 802.11 b/g/n / Fronius Solar.web, SunSpec Modbus TCP, JSON / SunSpec Modbus RTU
6 inputs or 4 digital inputs/outputs	External relay controls
USB (A socket)	Datalogging and/or updating via USB
2x RS422 (RJ45 socket)	Fronius Solar Net, interface protocol
Datalogger and Webserver	Included

*The term Wi-Fi@ is a registered trademark of the Wi-Fi Alliance.

TECHNICAL DATA FRONIUS PRIMO

INPUT DATA	PRIMO 3.8-1	PRIMO 5.0-1	PRIMO 6.0-1	PRIMO 7.6-1	PRIMO 8.2-1
Recommended PV power (kWp)	3.0 - 6.0 kW	4.0 - 7.8 kW	4.8 - 9.3 kW	6.1 - 11.7 kW	6.6 - 12.7 kW
Max. usable input current (MPPT 1/MPPT 2)	18 A / 18 A	18 A / 18 A	18 A / 18 A	18 A / 18 A	18 A / 18 A
Total max. DC current	36 A				
Max. array short circuit current (1.25 Imax) (MPPT 1/ MPPT 2)	22.5 A / 22.5 A				
Operating voltage range	80 V - 600 V				
Max. input voltage	600 V				
Nominal input voltage	410 V	420 V	420 V	420 V	420 V
Admissable conductor size DC	AWG 14 - AWG 6				
MPP Voltage Range	200 - 480 V	240 - 480 V	240 - 480 V	250 - 480 V	270 - 480 V
Number of MPPT	2				

OUTPUT DATA		PRIMO 3.8-1	PRIMO 5.0-1	PRIMO 6.0-1	PRIMO 7.6-1	PRIMO 8.2-1
Max. output power	240 V	3800 W	5000 W	6000 W	7600 W	8200 W
	208 V	3800 W	5000 W	6000 W	7600 W	7900 W
Max. continuous output current	240 V	15.8 A	20.8 A	25.0 A	31.7 A	34.2 A
	208 V	18.3 A	24.0 A	28.8 A	36.5 A	38.0 A
Recommended OCPD/AC breaker size	240 V	20 A	30 A	35 A	40 A	45 A
	208 V	25 A	30 A	40 A	50 A	50 A
Max. Efficiency		96.7 %	96.9 %	96.9 %	96.9 %	97.0 %
CEC Efficiency	240 V	95.0 %	95.5 %	96.0 %	96.0 %	96.5 %
Admissable conductor size AC		AWG 14 - AWG 6				
Grid connection		208 / 240 V				
Frequency		60 Hz				
Total harmonic distortion		< 5.0 %				
Power factor (cos $\varphi_{ac,r}$)		0.85-1 ind./cap				

INPUT DATA	PRIMO 10.0-1	PRIMO 11.4-1	PRIMO 12.5-1	PRIMO 15.0-1
Recommended PV power (kWp)	8.0 - 12.0 kW	9.1 - 13.7 kW	10.0 - 15.0 kW	12.0 - 18.0 kW
Max. usable input current (MPPT 1/MPPT 2)	33.0 A / 18.0 A			
Total max. DC current	51 A			
Max. array short circuit current (1.25 Imax) (MPPT 1/MPPT 2)	41.3 A / 22.5 A			
Operating voltage range	80 V - 600 V			
Max. input voltage	600 V			
Nominal input voltage	415 V	420 V	425 V	440 V
Admissable conductor size DC	AWG 14 - AWG 6 copper direct, AWG 6 aluminum direct (AWG 10 copper or AWG 8 aluminium for overcurrent protective devices up to 60A, from 61 to 100A minimum AWG 8 for copper or AWG 6 aluminium has to be used), AWG 4 - AWG 2 copper or aluminum with optional input combiner			
MPP Voltage Range	220 - 480 V	240 - 480 V	260 - 480 V	320 - 480 V
Integrated DC string fuse holders	4- and 4+ for MPPT 1 / no fusing requried on MPPT 2			
Number of MPPT	2			

OUTPUT DATA		PRIMO 10.0-1	PRIMO 11.4-1	PRIMO 12.5-1	PRIMO 15.0-1
Max. output power	240 V	9995 W	11400 W	12500 W	15000 W
	208 V	9995 W	11400 W	12500 W	13750 W
Max. continuous output current	240 V	41.6 A	47.5 A	52.1 A	62.5 A
	208 V	48.1 A	54.8 A	60.1 A	66.1 A
Recommended OCPD/AC breaker size	240 V	60 A	60 A	70 A	80 A
	208 V	70 A	70 A	80 A	90 A
Max. Efficiency		96.7 %			
CEC Efficiency		96.0 %			96.5 %
Admissable conductor size AC		AWG 10 - AWG 2 copper (solid / stranded / fine stranded)(AWG 10 copper or AWG 8 aluminium for overcurrent protective devices up to 60A, from 61 to 100A minimum AWG 8 for copper or AWG 6 aluminium has to be used) , AWG 6 - AWG 2 copper(solid / stranded) MultiContactWiringable with AWG 12			
Grid connection		208 / 240 V			
Frequency		60 Hz			
Total harmonic distortion		< 2.5 %			
Power factor (cos $\varphi_{ac,r}$)		0-1 ind./cap.			

/ Perfect Welding / Solar Energy / Perfect Charging

WE HAVE THREE DIVISIONS AND ONE PASSION: SHIFTING THE LIMITS OF POSSIBILITY.

/ Whether welding technology, photovoltaics or battery charging technology – our goal is clearly defined: to be the innovation leader. With around 3,300 employees worldwide, we shift the limits of what's possible - our record of over 900 granted patents is testimony to this. While others progress step by step, we innovate in leaps and bounds. Just as we've always done. The responsible use of our resources forms the basis of our corporate policy.

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v05 May 2015 EN

Rev. 11.3.15 USA

Fronius USA LLC
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Portage, IN 46368
USA
pv-support-usa@fronius.com
www.fronius-usa.com

MISSOURI SUN SOLAR

CONTRACTOR

MISSOURI SUN SOLAR

PHONE: 417-413-1786

LIC. NO.: N/A

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NEW PV SYSTEM: 5.565 kWp

SHERMAN RESIDENCE

16481 FOREST PINE DR,
BALLWIN, MO 63011
APN: 23V621166

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

INVERTER DATASHEET

(SHEET 11 OF 14)

DATE: 11.30.2016

DESIGN BY: N.K.

CHECKED BY: M.M.

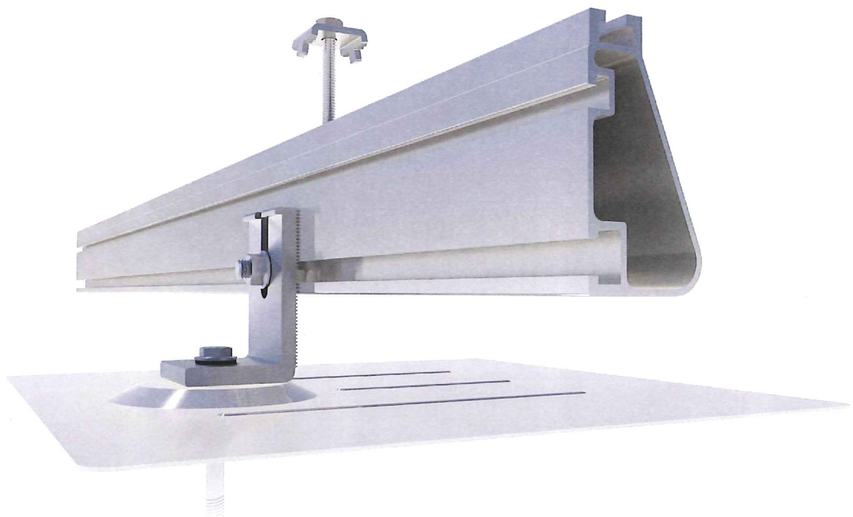
REVISIONS

R-002.00

Datasheet

IRONRIDGE

Roof Mount System



Built for solar's toughest roofs.

IronRidge builds the strongest roof mounting system in solar. Every component has been tested to the limit and proven in extreme environments.

Our rigorous approach has led to unique structural features, such as curved rails and reinforced flashings, and is also why our products are fully certified, code compliant and backed by a 20-year warranty.

Strength Tested
All components evaluated for superior structural performance.

PE Certified
Pre-stamped engineering letters available in most states.

Class A Fire Rating
Certified to maintain the fire resistance rating of the existing roof.

Design Software
Online tool generates a complete bill of materials in minutes.

Integrated Grounding
UL 2703 system eliminates separate module grounding components.

20 Year Warranty
Twice the protection offered by competitors.

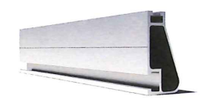
Datasheet

XR Rails

XR10 Rail

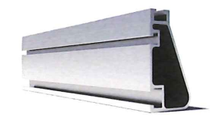
A low-profile mounting rail for regions with light snow.
- 6' spanning capability
- Moderate load capability
- Clear anodized finish

XR100 Rail



The ultimate residential solar mounting rail.
- 8' spanning capability
- Heavy load capability
- Clear & black anod. finish

XR1000 Rail



A heavyweight mounting rail for commercial projects.
- 12' spanning capability
- Extreme load capability
- Clear anodized finish

Internal Splices

All rails use internal splices for seamless connections.
- Self-tapping screws
- Varying versions for rails
- Grounding Straps offered

Attachments

FlashFoot

Anchor, flash, and mount with all-in-one attachments.
- Ships with all hardware
- IBC & IRC compliant
- Certified with XR Rails

Slotted L-Feet

Drop-in design for rapid rail attachment.
- High-friction serrated face
- Heavy-duty profile shape
- Clear & black anod. finish

Standoffs

Raise flush or tilted systems to various heights.
- Works with vent flashing
- Ships pre-assembled
- Lengths from 3" to 9"

Tilt Legs

Tilt assembly to desired angle, up to 45 degrees.
- Attaches directly to rail
- Ships with all hardware
- Fixed and adjustable

Clamps & Grounding

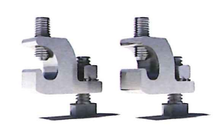
End Clamps

Slide in clamps and secure modules at ends of rails.
- Mill finish & black anod.
- Sizes from 1.22" to 2.3"
- Optional Under Clamps

Grounding Mid Clamps

Attach and ground modules in the middle of the rail.
- Parallel bonding T-bolt
- Reusable up to 10 times
- Mill & black stainless

T-Bolt Grounding Lugs



Ground system using the rail's top slot.
- Easy top-slot mounting
- Eliminates pre-drilling
- Swivels in any direction

Accessories

Provide a finished and organized look for rails.
- Snap-in Wire Clips
- Perfected End Caps
- UV-protected polymer

Free Resources

Design Assistant
Go from rough layout to fully engineered system. For free.
Go to IronRidge.com/rm

NABCEP Certified Training
Earn free continuing education credits, while learning more about our systems.
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MISSOURI SUN SOLAR

CONTRACTOR

MISSOURI SUN SOLAR

PHONE: 417-413-1786

LIC. NO.: N/A

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NEW PV SYSTEM: 5.565 kWp

SHERMAN RESIDENCE

16481 FOREST PINE DR,
BALLWIN, MO 63011
APN: 23V621166

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RACKING DATASHEET

(SHEET 12 OF 14)

DATE: 11.30.2016

DESIGN BY: N.K.

CHECKED BY: M.M.

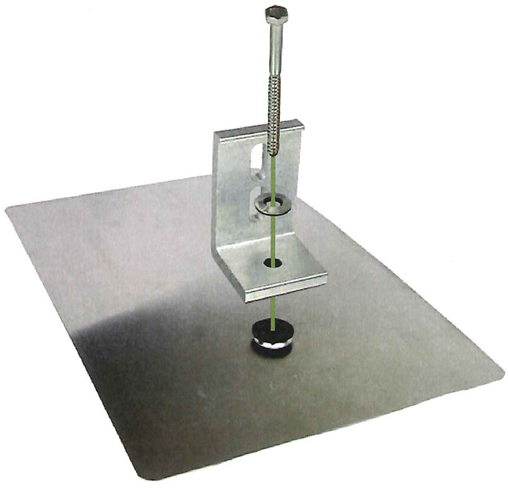
REVISIONS

R-003.00

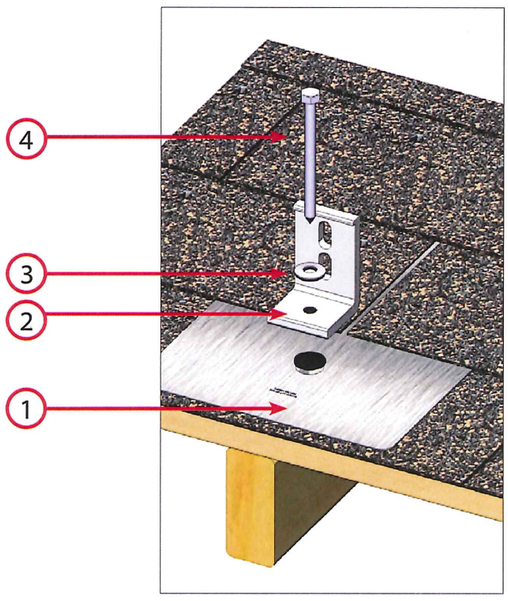
STEEP-SLOPE APPLICATIONS

GreenFasten™ GF1 PRODUCT GUIDE

Exploded Product View/B.O.M. – 1
Installation Instructions – 2
Cut Sheets – 3
Specifications – 4
Test Data – 5



EcoFasten Solar®



Materials Needed for Assembly

Item No.	Description of Material/Part	Quantity
1	GF-1 Flashing	1
2	L-102-3" Bracket * (other options available)	1
3	5/16" EPDM Bonded 304-18.8 SS Washer	1
4	Lag Bolt 5/16"	1

Required Tools

877-859-3947 EcoFasten Solar® All content protected under copyright. All rights reserved. 7/24/2014
EcoFasten Solar products are protected by the following U.S. Patents: 8,151,522 B2 8,153,700 B2 8,181,398 B2 8,166,713 B2 8,146,299 B2 8,209,914 B2 8,245,454 B2 8,272,174 B2 8,225,557 B2

MISSOURI SUN SOLAR

CONTRACTOR
MISSOURI SUN SOLAR
PHONE: 417-413-1786
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NEW PV SYSTEM: 5.565 kWp

SHERMAN RESIDENCE

16481 FOREST PINE DR,
BALLWIN, MO 63011
APN: 23V621166

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RACKING MOUNT DATASHEET

(SHEET 13 OF 14)

DATE: 11.30.2016
DESIGN BY: N.K.
CHECKED BY: M.M.
REVISIONS

R-004.00

Product Data Sheet

D222NRB

Safety Switch , 60A, Fusible, Cartridge (Class H, K or R), 2-Pole

SQUARE D by Schneider Electric

List Price $326.00 USD

Availability **Stock Item: This item is normally stocked in our distribution facility.**

Technical Characteristics

Terminal Type	Lugs
Type of Duty	General Duty
Maximum Voltage Rating	240VAC
Wire Size	#10 to #2 AWG(Al) #14 to #2 AWG(Cu)
Depth	4.83 Inches
Height	14.88 Inches
Width	6.63 Inches
Action	Single Throw
Ampere Rating	60A
Approvals	UL Listed File: E2875
Enclosure Rating	NEMA 3R
Enclosure Type	Rainproof and Sleet/Ice proof (Indoor/Outdoor)
Enclosure Material	Galvannealed Steel
Factory Installed Neutral	Yes
Fuse Type	Cartridge (Class H, K or R)
Disconnect Type	Fusible
Short Circuit Current Rating	100kA (max. depending on fuse type)
Mounting Type	Surface
Number of Poles	2-Pole

Shipping and Ordering

Category	00106 - Safety Switch, General Duty, 30 - 200 Amp, NEMA3R
Discount Schedule	DE1A
GTIN	00785001460640
Package Quantity	1
Weight	8.35 lbs.
Availability Code	Stock Item: This item is normally stocked in our distribution facility.
Returnability	Y
Country of Origin	US

As standards, specifications, and designs change from time to time, please ask for confirmation of the information given in this document.

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Schneider Electric

MISSOURI SUN SOLAR

CONTRACTOR

MISSOURI SUN SOLAR

PHONE: 417-413-1786

LIC. NO.: N/A

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NEW PV SYSTEM: 5.565 kWp

SHERMAN RESIDENCE

16481 FOREST PINE DR,
BALLWIN, MO 63011
APN: 23V621166

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

AC DISCONNECT DATASHEET

(SHEET 14 OF 14)

DATE: 11.30.2016

DESIGN BY: N.K.

CHECKED BY: M.M.

REVISIONS

R-005.00

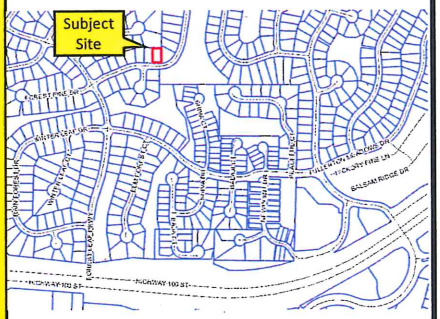
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Planning and Zoning Commission
TUESDAY, January 17, 2017, at 6:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 1,500 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

*** PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.**



Street Address of Subject Site:
16481 Forest Pine Drive

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES.
THANK YOU!

The Planning and Zoning Commission of the City of Wildwood will conduct a public hearing on **Tuesday, January 17, 2017, at 6:30 p.m., in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to this hearing and should be addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment**. The following request will be considered at this time:

P.Z. 2-17 Craig Sherman, 16481 Forest Pine Drive, Wildwood, Missouri, 63011, c/o Missouri Sun Solar, Ryan Roller, 6724 South Highway 63, Houston, Missouri 65483 – A request for a Conditional Use Permit (CUP) in the R-3 10,000 square foot Residence District, with a Planned Environment Unit (PEU), for the installation of roof-mounted solar panels, which are to be placed on the dwelling, so as to be visible from the adjoining roadway. The subject property is located at 16481 Forest Pine Drive, Wildwood Missouri, 63011 (Locator Number 23V621166). This request is to be reviewed in accordance with Chapter 415.140 R-3 10,000 square foot Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for the installation of solar panels. The permit is required due to the panels' placement on the front facing area of the roof. (**Ward Five**)

RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:

1) Submitting a comment online by visiting: http://www.cityofwildwood.com/comment.
2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

WILDWOOD®

January 17, 2017

The Honorable City Council
The City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Council Members:

The Planning and Zoning Commission has completed its review of the posted request regarding proposed consideration of existing and/or new regulations for entertainment venues, where the activity is broadcasting sound or noise outdoors and prepared the following recommendation regarding it for City Council's consideration. This recommendation was completed in accordance with the requirements of Chapter 89 of Missouri Revised Statutes and those regulations of the City relating to public notice, publications, and amendments to the City's codes (Chapter 415.560 of the City of Wildwood Zoning Ordinance). This recommendation and associated action are as follows:

Petition:	**P.Z. 12-16**
Petitioner:	**City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040**
Request:	A request to amend Chapter 415 of the City of Wildwood's Code of Ordinances by either the addition of proposed requirements to Section 415.380 Miscellaneous Regulations or the inclusion of a new Section 415.600 Live Performance and Outdoor Entertainment Regulations, which would establish parameters to ensure consistency in the allowance of live performances and outdoor entertainment, as well as other sound that is projected outdoors through speakers, public address systems, and other such amplification equipment.
Zoning District (s):	All "C" Commercial Districts
Public Hearing Date:	November 7, 2016
Date and Action on Information Report:	December 19, 2016 – Recommend no change to or addition of regulations per this request by a vote of 8 to 0 (Voting Aye – Archeski, Gragnani, Bartoni, Beattie, Kohn, Manton, Bowlin, and Bopp)
Date and Action on Letter of Recommendation:	January 17, 2017 - TBD
Report:	Attachment A

Background Information: Attachment B
Wards: All

Copies of the City of Wildwood's Master Plan, Charter, and Zoning Ordinance are all on file with the City Clerk's Office.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner

ATTACHMENT A - REPORT

Background >>> Over the course of the last several years, the Big Chief Roadhouse has had to have a review of its use of its patio area for outdoor live performances of music due to concerns about loud noise upon the property's surrounding neighbors. This review also includes considerations relating to the established hours and days of operation for the music, along with a yearly meeting where surrounding property owners and the Police Department are notified and allowed to comment. Therefore, each year, the owner of this restaurant has been subject to a decision that would allow live music performances to continue on the patio of the business or not.

During the 2016 review of this outdoor music allowance, the owner of the restaurant questioned the singular nature of her process and why she was the only business of this type to be held to an annual review. The Planning and Zoning Commission appreciated the question and held a discussion on this business and others in Town Center that offer live music in an outdoor venue and decided it would be appropriate to undertake a review of this popular activity that restaurants like to offer as a means to bring, and keep, individuals at their facility longer, while having a more enjoyable time. This decision to review this matter also included a request from the Planning and Zoning Commission members that a survey of all businesses that currently, or might at some time, offer outdoor performances be undertaken and ask about their relative opinions on future regulations, as well as other considerations relating to this topic.

The survey was prepared and provided to a total of twenty (20) businesses that were determined to be already providing outdoor performances of live music or could possibly benefit from the allowances for outdoor live performances of music and other entertainment. The Commission would note that nine (9) businesses responded to the survey and those returns are attached to this report for the City Council's review. This return rate on this survey is very good, and needed, given the small sampling size. Generally, the results indicate the following characteristics:

1. Not all restaurants offer live music performances, but some appear to broadcast music through speakers to a dining area or areas.
2. Most respondents noted a limited outdoor season, generally from April to October.
3. Most respondents that do offer live music performances in an outdoor venue limit the times to no later than 11:00 p.m. to be respectful of surrounding areas.
4. Some of the respondents only have live performances of outdoor music on special occasions.
5. Almost all of the respondents noted, in some form, a desire to respect the neighborhoods around them in terms of noise levels.

Along with this information, the City Attorney provided a set of draft regulations that were developed by his firm for another community relative to outdoor performances, which includes venues that provide live music.

At the public hearing on this request, the Department identified several key points regarding current allowances and the zoning ordinances that address them on a site-by-site basis at this time. These points were as follows:

1. Any regulations that might be adopted in this regard would primarily apply within the City's Town Center Area, where almost all of Wildwood's commercial zoning district designations exist.
2. Any regulations that might be adopted would have to be crafted to address restrictions that may exist in some of the current site-specific ordinances approved under the regulations of the C-8 Planned Commercial District, M-3 Planned Industrial District, and Planned Residential Development Overlay Districts (PRD) that might otherwise prohibit such. Otherwise, each of the site-specific ordinances would have to be amended to comply with these possible new underlying regulations for outdoor performances.
3. Any regulations that might be adopted could also extend to other outdoor venues that generate noise besides live performances, such as broadcasting music through speakers.
4. Any regulations that might be adopted must encourage consistency in how all of these venues are treated in terms of hours and days of operation, locational aspects, acceptable noise levels, and other characteristics, so as they can operate effectively, but not cause potential issues for surrounding areas, particularly if residential in nature.

Current Request >>>

The specific request presented to the Planning and Zoning Commission at its public hearing on this matter was as follows:

P.Z. 12-16 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040 - A request to amend Chapter 415 of the City of Wildwood's Code of Ordinances by either the addition of proposed requirements to Section 415.380 Miscellaneous Regulations or the inclusion of a new Section 415.600 Live Performance and Outdoor Entertainment Regulations, which would establish parameters to ensure consistency in the allowance of live performances and outdoor entertainment, as well as other sound that is projected outdoors through speakers, public address systems, and other such amplification equipment. **(Wards – All)**

The Planning and Zoning Commission sought this requested review on how outdoor music and entertainment venues are regulated in the City, after an owner of such raised questions in the past about day and time requirements on performances, and asked that a single standard be considered in this regard. Given no universal approach to these activities existed in the City's Zoning Ordinance and, therefore, is currently dependent on peace disturbance laws and references in site-specific ordinances for commercial sites, this review was intended to determine if a single set of regulations would provide clarity to owners of facilities wanting to provide this type of entertainment, while making enforcement expectations and actions more easily determined in the future.

For the purposes of pertinent background regarding this current request, the reason there appears to be an inequity in this area of regulation is a function of the zoning district designations' approval date. If approved by St. Louis County prior to the incorporation of Wildwood, restrictions in terms of where allowable and permitted activities may exist, typically inside the building or buildings, were set. Conversely, if the ordinance that governs the development was approved by the City, and in Town Center, allowances for outdoor activities were programmed into it or not prohibited. This distinction leads to certain locations having different terms of use. However, none of the ordinances, whether St. Louis County or the City of Wildwood, precludes live performances or music inside the associated buildings.

Analysis >>> Necessary to the Commission's consideration of this request is the definition of its respective components. In this instance, the primary component to be analyzed is the necessity of the change for this purpose. Along with this component, the Commission would note that, for it to support new legislation in this regard, a definable community benefit must exist. Each of these components must be favorable, before the Commission can consider a recommendation, which supports this request.

(1.) The Necessity of the Change - The Commission would note the necessity of this proposed change is premised on a perceived inequity in how outdoor performances of live music are addressed by the City. This inequity, as explained in this report, is more a function of timing associated with the rezoning of the property, not a deliberate decision on the part of Wildwood. The inequity in regards

to outdoor performances and other activities of a similar nature is not intended to cause issues for businesses wanting to offer this type of amenity or necessity, but rather to recognize the primacy and benefit of setting specific operating parameters and other protections within the site-specific ordinance established for that singular development, which then allows for the character of the area and other proximity considerations relating to potential noise issues to be taken into greater account, than necessarily might in the application of an overall universal approach.

This approach has been applied due to almost all of the commercial sites in the City were approved and developed under the planned commercial district ordinance regulations and crafted to address the character of the surrounding area and the potential impacts associated with any particular development. Accordingly, and in the opinion, of the Commission, this connection between the use of the property and the area around it is best addressed by the site-specific conditions of an ordinance based upon a defined plan. With the development and application of conditions via the site-specific ordinance process, the intended utilization of the property can be addressed, while protecting the area around from unwanted nuisance impacts. Accordingly, the application of requirements to address outdoor performances of live music and other broadcasts may better be accomplished on a case-by-case basis, rather than with a universal ordinance.

Additionally, a universal ordinance does exist in this regard and is enforced as peace disturbance. The determination of peace disturbance is left up to the responding officer to a complaint, but provides the greatest degree of flexibility in this regard, regardless of time of day. The context of this legislation is as follows:

Chapter 210. Offenses
Article V. Offenses Concerning Public Peace
Section 210.150. Peace Disturbance — Penalty.

A. A person commits the offense of peace disturbance if:

1. He/she unreasonably and knowingly disturbs or alarms another person or persons by:
   a. Loud noise; or
   b. Offensive language addressed in a face-to-face manner to a specific individual and uttered under circumstances which are likely to produce an immediate violent response from a reasonable recipient; or
   c. Threatening to commit a felonious act against any person under circumstances which are likely to cause a reasonable person to fear that such threat may be carried out; or
   d. Fighting; or
   e. Creating a noxious and offensive odor.

With these regulations, and the ability to address specific circumstances via the process associated with the planned districts and their resultant legislation, the Commission does not believe the introduction of a universal ordinance is needed at this time for outdoor performances or broadcasts.

In summary, relative to the necessity of new legislation for this purpose, the Commission would again identify the following items:

1. A process exists for allowing and/or controlling outdoor performances and/or broadcasts via the current zoning district designations of almost all commercial zones in Wildwood, which is the C-8 Planned Commercial District designations and associated site-specific ordinances.
2. These site-specific ordinances can be tailored, when first adopted, to address the property's conditions, while taking into account the surrounding neighborhoods and proximity issues associated with the performance or broadcast of music and other sound.
3. The site-specific ordinances can be amended as circumstances change in an area of Town Center, along with accommodating modifications for unforeseen circumstances that may develop over time.
4. The City has a peace disturbance laws in place to address Town Center and other areas of Wildwood.
5. The application of a universal ordinance could lead to enforcement considerations outside the Town Center Area, which the Commission would consider beyond the scope of this initial discussion, again being prompted by a specific situation involving one (1) location.
6. The number of businesses responding to the survey was nine (9) of the twenty (20) businesses contacted by the City, the following information can be noted: three (3) of them provide live music in outdoor settings, three (3) of them broadcast music through speakers, and three (3) of them offer no music. Therefore, the current need for a universal ordinance appears limited at this time.

Community Benefit – The Commission would note the promotion of activities for businesses to ensure their success in the City of Wildwood has high value and benefit. Nothing in the Commission's proposed recommendation on this request would preclude any business from offering this activity, even if currently prohibited by its governing ordinance, since an amendment to such can be requested. This amendment process allows all parties to participate in the discussion of a potential change and develop the best approach for the petitioner and the area in the vicinity of the site. Communication and information provided by this process, if needed, does provide the greatest benefit to all parties.

Additionally, if an existing ordinance already allows outdoor performances and broadcasts, it can be amended to address changes to the business that may occur over time or, conversely, be modified to eliminate problems impacting an area around a commercial development. This approach also ensures that a universal ordinance does not grant authorization to an activity that, in the end, creates unwanted impacts due to the inability to review it on a case-by-case basis, which could occur where residential land uses are in close proximity to a business area. Conversely, this approach will not arbitrarily set a time for an activity that is greater than necessary or too limiting for operational purposes.

Overarching this matter and its discussion is the City's knowledge of how sound is very difficult to manage and, in Wildwood, travels long distances, given its topography. With sound being such a major planning factor, and that many Wildwood residents move to this area for its rural and quiet

setting, addressing these issues on a case-by-case basis is appropriate and supported by the Commission. Given the desire of the City to promote Town Center, review of future uses and associated plans can always factor in the outdoor considerations and ensure all potential pitfalls are addressed sooner rather than later.

Conclusion and Recommendation >>> The Planning and Zoning Commission is not recommending the creation of new legislation to address outdoor performances or broadcasts at this time. At some point in the future, if zoning processes change, such a universal approach may become necessary. Accordingly, the Commission supports utilizing the tools of the Zoning Ordinance, planned districts, and existing peace disturbance laws to ensure that businesses wanting to provide outdoor entertainment and broadcasts have ample opportunity, while protecting surrounding residential areas from impacts, where applicable.

ATTACHMENT B
Background Information

WILDWOOD

CITY OF WILDWOOD
OCT 07 2016
DEPT OF PLANNING & PARKS

Outdoor Music Survey

Instructions: Please consider taking a few minutes to complete the following questions regarding this important topic. Your input on this matter is greatly appreciated. If you prefer, you may also complete this survey on the City's website at www.cityofwildwood.com/musicsurvey . Thank you.

1) Please check the boxes bellow that apply to your current practices regarding live outdoor music performances, music broadcasted outdoors through speakers, public announcement systems, etc. (Please check all that apply.)

- [x] Live outdoor music performances, acoustic
- [x] Live outdoor music performances, with amplification
- [ ] Music broadcast through speakers (i.e. outdoor seating areas, etc.)
- [ ] I don't currently provide outdoor music performances or music broadcast through speakers (See Question #2)
- [ ] Other. Please specify: _____

2) If you don't currently provide live outdoor music performances and/or music broadcast outdoors through speakers, do you plan to do so in the future?

- [ ] Yes. Please specify: _____
- [ ] No

3) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what months of the year do you typically provide this entertainment? (Please check all that apply.)

[ ] January	[ ] February	[ ] March
[ ] April	[x] May	[x] June
[x] July	[x] August	[x] September
[x] October	[ ] November	[ ] December

4) If you plan to provide live outdoor music performances and/or music broadcast outdoors through speakers in the future, what months of the year would you do so? (Please check all the apply.)

[ ] January	[ ] February	[ ] March
[ ] April	[ ] May	[ ] June
[ ] July	[ ] August	[ ] September
[ ] October	[ ] November	[ ] December

SEE NEXT PAGE FOR MORE QUESTIONS

5) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what hours of the day do you typically do so?

6-11PM

6) If you plan to provide live outdoor music for performances and/or music broadcast outdoors through speakers in the future, what hours of the day do would you do so?

7) Please provide any comments, concerns, or questions regarding any future regulations regarding live outdoor music performances, as well as music that is broadcast outdoors through speakers, public announcement systems, etc. Your input is valued and appreciated.

The Planning and Zoning Commission and Department of Planning greatly appreciate your input on this important topic. Please return the completed survey to The City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040, in the enclosed, postage paid envelope.

The City values you as a business owner and will notify you of any future meetings where this important topic is to be discussed.

Thank You

WILDWOOD®

Outdoor Music Survey

CITY OF WILDWOOD
OCT 07 2016
TW
DEPT OF PLANNING & PARKS

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- ☐ Live outdoor music performances, with amplification
- ☐ Music broadcast through speakers (i.e. outdoor seating areas, etc.)
- ☐ I don't currently provide outdoor music performances or music broadcast through speakers (See Question #2)
- ☒ Other. Please specify: our live music shows are inside

2) If you don't currently provide live outdoor music performances and/or music broadcast outdoors through speakers, do you plan to do so in the future?

- ☐ Yes. Please specify: _____
- ☒ No – I'm afraid it would offend the neighbors

3) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what months of the year do you typically provide this entertainment? (Please check all that apply.)

☐ January	☐ February	☐ March
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☐ October	☐ November	☐ December

SEE NEXT PAGE FOR MORE QUESTIONS →

5) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what hours of the day do you typically do so?

N/A

6) If you plan to provide live outdoor music for performances and/or music broadcast outdoors through speakers in the future, what hours of the day do would you do so?

N/A

7) Please provide any comments, concerns, or questions regarding any future regulations regarding live outdoor music performances, as well as music that is broadcast outdoors through speakers, public announcement systems, etc. Your input is valued and appreciated.

Occassionally we will play instruments outside; however, never amplified! Acoustic music is often amplified! I would just say we don't play any amplified music outside!

Penn Elze
Stovall's Crew

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Thank You

WILDWOOD

DEPT OF PLANNING & PARKS
OCT 11 2016
CITY OF WILDWOOD

Outdoor Music Survey

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- [ ] Other. Please specify: _____

2) If you don't currently provide live outdoor music performances and/or music broadcast outdoors through speakers, do you plan to do so in the future?

- [ ] Yes. Please specify: _____
- [ ] No

3) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what months of the year do you typically provide this entertainment? (Please check all that apply.)

[ ] January	[ ] February	[ ] March
[ ] April	[x] May	[x] June
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SEE NEXT PAGE FOR MORE QUESTIONS

5) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what hours of the day do you typically do so?

6-11pm

6) If you plan to provide live outdoor music for performances and/or music broadcast outdoors through speakers in the future, what hours of the day do would you do so?

7) Please provide any comments, concerns, or questions regarding any future regulations regarding live outdoor music performances, as well as music that is broadcast outdoors through speakers, public announcement systems, etc. Your input is valued and appreciated.

We end music @ 11:00pm so to not interfere w/ the neighboring hotel.

Beth Williams
Table Three
314-581-2241

The Planning and Zoning Commission and Department of Planning greatly appreciate your input on this important topic. Please return the completed survey to The City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040, in the enclosed, postage paid envelope.

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Thank You

WILDWOOD

Outdoor Music Survey

CITY OF WILDWOOD
OCT 14 2016
Via online form
DEPT OF PLANNING & PARKS

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- [x] Music broadcast through speakers (i.e. outdoor seating areas, etc.)
- [ ] I don't currently provide outdoor music performances or music broadcast through speakers (See Question #2)
- [ ] Other. Please specify: _____

2) If you don't currently provide live outdoor music performances and/or music broadcast outdoors through speakers, do you plan to do so in the future?

- [ ] Yes. Please specify: _____
- [ ] No

3) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what months of the year do you typically provide this entertainment? (Please check all that apply.)

- [x] January
- [x] February
- [x] March
- [x] April
- [x] May
- [x] June
- [x] July
- [x] August
- [x] September
- [x] October
- [x] November
- [x] December

4) If you plan to provide live outdoor music performances and/or music broadcast outdoors through speakers in the future, what months of the year would you do so? (Please check all the apply.)

- [x] January
- [x] February
- [x] March
- [x] April
- [x] May
- [x] June
- [x] July
- [x] August
- [x] September
- [x] October
- [x] November
- [x] December

SEE NEXT PAGE FOR MORE QUESTIONS

5) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what hours of the day do you typically do so?

9:00 a.m

2:00 a.m

6) If you plan to provide live outdoor music for performances and/or music broadcast outdoors through speakers in the future, what hours of the day do would you do so?

9:00 a.m.

2:00 a.m

7) Please provide any comments, concerns, or questions regarding any future regulations regarding live outdoor music performances, as well as music that is broadcast outdoors through speakers, public announcement systems, etc. Your input is valued and appreciated.

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Thank You

WILDWOOD

CITY OF WILDWOOD
OCT 17 2016
DEPT OF PLANNING & PARKS

Outdoor Music Survey

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1) Please check the boxes bellow that apply to your current practices regarding live outdoor music performances, music broadcasted outdoors through speakers, public announcement systems, etc. (Please check all that apply.)

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- ☐ Live outdoor music performances, with amplification
- ☐ Music broadcast through speakers (i.e. outdoor seating areas, etc.)
- ☒ I don't currently provide outdoor music performances or music broadcast through speakers (See Question #2)
- ☒ Other. Please specify: Only on May 5th (Cinco de Mayo)

2) If you don't currently provide live outdoor music performances and/or music broadcast outdoors through speakers, do you plan to do so in the future?

- ☐ Yes. Please specify: _____
- ☒ No

3) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what months of the year do you typically provide this entertainment? (Please check all that apply.)

☐ January	☐ February	☐ March
☐ April	☐ May	☐ June
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7) Please provide any comments, concerns, or questions regarding any future regulations regarding live outdoor music performances, as well as music that is broadcast outdoors through speakers, public announcement systems, etc. Your input is valued and appreciated.

* We dont have any Comment or Concerns

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Thank You

WILDWOOD

Outdoor Music Survey

CITY OF WILDWOOD
OCT 24 2016
DEPT OF PLANNING & PARKS

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- ☐ Other. Please specify: _____

2) If you don't currently provide live outdoor music performances and/or music broadcast outdoors through speakers, do you plan to do so in the future?

- ☒ Yes. Please specify: POSSIBLY FOR OFF-SEASON EVENTS
- ☐ No

3) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what months of the year do you typically provide this entertainment? (Please check all that apply.)

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SEE NEXT PAGE FOR MORE QUESTIONS →

5) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what hours of the day do you typically do so?

Week DAYS IN SEASON (DEC./JAN./FEB./MARCH) ~ 9am - 9:30PM
Week ENDS ~ 9am - 1am (CLOSE ON NON-HOLIDAY WEEKENDS - Sunday at 8:30pm. HOLIDAY Weekends (CLOSE SUNDAY AT 1AM) MLK DAY & PRESIDENTS' DAY

6) If you plan to provide live outdoor music for performances and/or music broadcast outdoors through speakers in the future, what hours of the day do would you do so?

Possibly similiar hours AS ABOVE.

7) Please provide any comments, concerns, or questions regarding any future regulations regarding live outdoor music performances, as well as music that is broadcast outdoors through speakers, public announcement systems, etc. Your input is valued and appreciated.

Eventually, HIDDEN VALLEY would like TO BE CONSIDERED FOR FUTURE OUTSIDE SEATING AND DINING, PATIO IMPROVEMENTS. HIDDEN VALLEY IS ALSO EXPLORING THE POSSIBILITIES OF PROVIDING OFF-SEASON COMMUNITY RECREATIONAL ACTIVITIES AND/OR community-public event FUNCTIONS.

The Planning and Zoning Commission and Department of Planning greatly appreciate your input on this important topic. Please return the completed survey to The City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040, in the enclosed, postage paid envelope.

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Thank You

WILDWOOD

CITY OF WILDWOOD
OCT 24 2016
DEPT OF PLANNING & PARKS

Outdoor Music Survey

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- ☐ Yes. Please specify: _____
- ☐ No

3) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what months of the year do you typically provide this entertainment? (Please check all that apply.)

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SEE NEXT PAGE FOR MORE QUESTIONS →

5) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what hours of the day do you typically do so?

11:00 AM - 1:00 AM WED - SAT
11:00 AM - 12:00 AM MON - TUE
11:00 AM - 11:00 PM SUN

6) If you plan to provide live outdoor music for performances and/or music broadcast outdoors through speakers in the future, what hours of the day do would you do so?

SAME AS ABOVE

7) Please provide any comments, concerns, or questions regarding any future regulations regarding live outdoor music performances, as well as music that is broadcast outdoors through speakers, public announcement systems, etc. Your input is valued and appreciated.

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Thank You

WILDWOOD

Outdoor Music Survey

CITY OF WILDWOOD
OCT 24 2016
DEPT OF PLANNING & PARKS

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- ☐ Music broadcast through speakers (i.e. outdoor seating areas, etc.)
- ☒ I don't currently provide outdoor music performances or music broadcast through speakers (See Question #2)
- ☐ Other. Please specify: _____

2) If you don't currently provide live outdoor music performances and/or music broadcast outdoors through speakers, do you plan to do so in the future?

- ☐ Yes. Please specify: _____
- ☒ No

3) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what months of the year do you typically provide this entertainment? (Please check all that apply.)

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5) **If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what hours of the day do you typically do so?**

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7) **Please provide any comments, concerns, or questions regarding any future regulations regarding live outdoor music performances, as well as music that is broadcast outdoors through speakers, public announcement systems, etc. Your input is valued and appreciated.**

We dont mind any of our neighbors having live music :)

The Planning and Zoning Commission and Department of Planning greatly appreciate your input on this important topic. Please return the completed survey to The City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040, in the enclosed, postage paid envelope.

The City values you as a business owner and will notify you of any future meetings where this important topic is to be discussed.

Thank You

WILDWOOD

Outdoor Music Survey

CITY OF WILDWOOD
OCT 31 2016
DEPT OF PLANNING & PARKS

Instructions: Please consider taking a few minutes to complete the following questions regarding this important topic. Your input on this matter is greatly appreciated. If you prefer, you may also complete this survey on the City's website at **www.cityofwildwood.com/musicsurvey** . Please return the survey by **Friday, October 28, 2016**. Thank you.

1) Please check the boxes bellow that apply to your current practices regarding live outdoor music performances, music broadcasted outdoors through speakers, public announcement systems, etc. (Please check all that apply.)

- ☐ Live outdoor music performances, acoustic
- ☐ Live outdoor music performances, with amplification
- ☒ Music broadcast through speakers (i.e. outdoor seating areas, etc.)
- ☐ I don't currently provide outdoor music performances or music broadcast through speakers (See Question #2)
- ☐ Other. Please specify: _____

2) If you don't currently provide live outdoor music performances and/or music broadcast outdoors through speakers, do you plan to do so in the future?

- ☐ Yes. Please specify: If allowed
- ☐ No

3) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what months of the year do you typically provide this entertainment? (Please check all that apply.)

☐ January	☐ February	☐ March
☐ April	☐ May	☐ June
☐ July	☐ August	☐ September
☐ October	☐ November	☐ December

4) If you plan to provide live outdoor music performances and/or music broadcast outdoors through speakers in the future, what months of the year would you do so? (Please check all the apply.)

☐ January	☐ February	☐ March
☒ April	☒ May	☒ June
☒ July	☒ August	☒ September
☒ October	☒ November	☐ December

There should not be a limit based on time of year.

SEE NEXT PAGE FOR MORE QUESTIONS

5) **If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what hours of the day do you typically do so?**

The goal of live music is to provide option to customers during off peak times of business.

6) **If you plan to provide live outdoor music for performances and/or music broadcast outdoors through speakers in the future, what hours of the day do would you do so?**

Follow times already established ending @ 11pm

7) **Please provide any comments, concerns, or questions regarding any future regulations regarding live outdoor music performances, as well as music that is broadcast outdoors through speakers, public announcement systems, etc. Your input is valued and appreciated.**

Live music is a marketing tool for business to promote additional business during off peak times. Days and frequency should not be limited. Business owners should be able to use music when needed during different seasons throughout the year. Don't put too many restrictions as long as noise ordinance & ending time is followed. I can obtain a permit to have live music @ my house & band must end at 11pm but my business in a commercial district must end @ 9:30. Weird? Thanks! Super excited to see how the city will grow from this experience!

The Planning and Zoning Commission and Department of Planning greatly appreciate your input on this important topic. Please return the completed survey to The City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040, in the enclosed, postage paid envelope.

The City values you as a business owner and will notify you of any future meetings where this important topic is to be discussed.

Thank You

CHAPTER ___: LIVE ENTERTAINMENT REGULATIONS

SECTION ___.010: DEFINITIONS

As used in this Chapter, the following terms shall have these prescribed meanings:

BUSINESS OWNER OR OPERATOR: Any person who owns or operates a commercial establishment offering live entertainment. If owned and/or operated by a partnership, each partner shall be deemed an owner and/or operator of the business. If owned and/or operated by a corporation, including a limited liability organization, each officer, director or principal stockholder shall be deemed an owner and/or operator of the business. For the purpose of this Section, a principal stockholder is a person who owns or controls twenty percent (20%) or more of the corporation or organization.

COMMERCIAL ESTABLISHMENT: Any building and the grounds used therewith or any tract of land where services are offered to the public for a consideration or things are sold or are offered for sale or orders are taken for the sale thereof to the public.

LIVE ENTERTAINMENT: Entertainment provided to an audience via amplification, excluding karaoke. Entertainment provided by televisions, juke boxes or recorded music not played on equipment operated by a disk jockey are not required to comply with the provisions of this Chapter.

LIVE ENTERTAINMENT BUSINESS LICENSE: A license issued after approval by the City Council that permits commercial establishments to offer live entertainment, including outdoor live entertainment.

LIVE ENTERTAINMENT SPECIAL EVENT PERMIT: A permit issued after approval by the City Council that permits commercial establishments to offer live entertainment, including outdoor live entertainment, at a special event, not to exceed twenty-four (24) consecutive hours.

MANAGER: Any person or persons who manage, direct, supervise or administer the affairs or conduct of a commercial establishment offering live entertainment, including assistant managers and supervisors who work with or under the direction of a manager.

OUTDOOR LIVE ENTERTAINMENT: Live entertainment which is provided in a venue which is not enclosed by a structure which has a solid roof and at least four (4) solid walls.

PRIVATE CLUB OR LODGE: A building or premises used for social, recreational, dining or philanthropic purposes the normal use of which is limited to specific members, patrons or otherwise listed and enumerated persons who organize for a common purpose to pursue common goals, interests and activities characterized by certain membership qualifications, payment of fees and dues, regular meetings and a constitution and bylaws.

PYROTECHNIC DISPLAY: The detonation, ignition or deflagration of display fireworks or flame effects to produce a visual or audible exhibition.

SPECIAL EVENT: Events such as, but not limited to, concerts, festivals, parades and athletic events.

TENT: A pavilion, canvas house, or other temporary shelter, typically without a foundation, sustained by poles, and enclosed with walls of cloth, fabric, or other pliable material and used for live entertainment.

SECTION ___.020: LICENSES AND PERMITS -- WHEN REQUIRED

A. *Live Entertainment Business License Required.* It shall be unlawful for any commercial establishment to operate or permit to be operated on any premises in the City any live entertainment unless the commercial establishment has a valid live entertainment business license or live entertainment special event permit.

B. *Exceptions.* Live entertainment sponsored and/or authorized by the City, schools, churches, not-for-profit organizations, banquet halls, private clubs and lodges (provided such banquet halls, private clubs and lodges are in existence on or before July 19, 2012) are excluded from the provisions of this Chapter. Any banquet hall, private club or lodge constructed and/or opened after July 19, 2012, in the City that proposes to offer live entertainment shall be required to comply with the provisions of this Chapter.

SECTION ___.030: SPECIFIC RESTRICTIONS AND REQUIREMENTS

A. Outdoor live entertainment shall not be permitted between the hours of 11:00 P.M. Friday and 6:00 A.M. Saturday, between the hours of 11:00 P.M. Saturday and 11:00 A.M. Sunday, and between 10:00 P.M. Sunday, Monday, Tuesday, Wednesday, and Thursday and 6:00 A.M. the following morning.

B. All other live entertainment shall not be permitted between the hours of 1:00 A.M. and 6:00 A.M. on Saturday, between the hours of 1:00 A.M. and 11:00 A.M. on Sunday, and between 12:00 A.M. and 6:00 A.M. on Monday, Tuesday, Wednesday, Thursday, and Friday.

C. *Noise.* No noise emitting from the premises at which live entertainment is offered shall be at such a level as to unreasonably disturb the peaceful enjoyment

of nearby properties. The provisions of Sections 215.100 through 215.180 of this Code shall apply to all live entertainment.

D. *Prohibited Individuals.* With the exception of employees, no person under the age of twenty-one (21) shall be allowed on the premises of any commercial establishment that serves alcoholic beverages during the time live entertainment is being offered unless accompanied by his or her parent or legal guardian.

E. *Pyrotechnic Displays Prohibited.* No pyrotechnic displays or devices of any nature shall be permitted in conjunction with any commercial establishment offering live entertainment.

F. *Disorderly Conduct.* No fighting or other disorderly conduct shall be allowed at any commercial establishment offering live entertainment. Furthermore, no loitering or gathering around any commercial establishment offering live entertainment shall be allowed once the business has closed for the night.

G. *Separation From Nearby Residential Structures.* A live entertainment business license shall only be issued if:

1. There is at least two hundred (200) feet between the closest point of the building (or unit in a multi-tenant building) for which the license is sought and the closest point of any structure designed for residential purposes; *except* that nothing contained in this subsection shall apply to any building located within the [SPECIAL MIXED USE ZONING]; or

2. An acoustical study prepared by a qualified acoustical engineer establishes to the satisfaction of the City Council that the sound level emitting from the licensed commercial establishment will not exceed the standards set forth in Title __, Article ___ of the City Code at the closest point on any adjoining lot upon which a structure designed for residential purposes is located. The acoustical study shall document all sound-dampening features incorporated in the commercial establishment to be licensed; all such dampening features shall remain incorporated in the commercial establishment so long as such commercial establishment possesses a valid live entertainment business license.

SECTION ___.040: LIVE ENTERTAINMENT BUSINESS LICENSES -- APPLICATION REQUIREMENTS AND REVIEW PROCEDURES

A. *Fee.* Each application for a live entertainment business license shall be accompanied by an application fee of two hundred fifty dollars ($250.00), no part of which shall be refundable.

B. *Required Information.* Each application for a live entertainment business license shall include the following:

1. A completed live entertainment business license application that includes the name and address of the commercial establishment; description of commercial establishment; description of type of live entertainment to be performed; name, address, date of birth, driver's license number, telephone number and previous addresses of applicant.

2. A copy of the business license, liquor license, and any other applicable permits or licenses issued to the commercial establishment proposing to offer live entertainment.

3. A scaled drawing showing the location of the commercial establishment and proximity to other commercial establishments and/or residences, the size of the commercial establishment, the location within the commercial establishment where live entertainment will be performed, and the building ingress and egress points. Only initial applications for a live entertainment business license must include a drawing, except that a new drawing is required if, upon renewal of a live entertainment business license, the physical characteristics and location of the commercial establishment is no longer accurately reflected in the drawing submitted with the initial application.

4. If any additional construction is proposed on the commercial establishment site or if a tent will be used for any proposed live entertainment, then a building permit must be obtained from the City and a copy thereof must be included with the application.

5. In evaluating the application for the live entertainment business license, the City Council may require additional information deemed necessary to properly review the application, including an acoustical study prepared by a qualified acoustical engineer that states the sound levels emitting from the commercial establishment where live entertainment will be performed at intervals as follows: fifty (50) feet from the front building line, and one hundred (100) feet from the nearest residence or commercial establishment excluding those in the same shopping center or multi-tenant building, if applicable. The acoustical study shall document all sound-dampening features incorporated into the commercial establishment seeking a live entertainment business license.

C. *Review Of The Live Entertainment Business License Application.* Each application for a live entertainment business license shall be reviewed in accordance with the following procedures:

1. The City Clerk shall review the application for the live entertainment business license to make certain all submission requirements have been met.

2. The application for a live entertainment business license shall be referred to the Chief of Police for investigation as to the character and fitness of the

proposed business owner(s), manager(s) or any person(s) listed as having an interest in the commercial establishment. Any individual identified on the application found to have been convicted of any violation of City, State or Federal Statute, or ordinance involving moral turpitude, or who has had any previous business license suspended or revoked may result in a recommendation of denial of the license request.

3. Upon the completion of his/her investigation, the Chief of Police shall make a recommendation to the City Council to approve, approve with conditions or deny the application for the live entertainment business license.

4. A majority vote by the City Council shall be required to approve, approve with conditions or deny the application for the live entertainment business license. In approving the live entertainment business license, the City Council may add reasonable conditions above and beyond the specific restrictions and requirements of this Chapter deemed necessary to protect the peace, health, safety, comfort, morals and general welfare of the City and its inhabitants.

5. Applications for a live entertainment business license that are denied by the City Council may not be resubmitted for a period of twelve (12) months from the date of said denial, except on the grounds of new evidence or proof of change of factors found to be valid by the City Clerk or Chief of Police. Any such application setting forth new evidence or proof of change of factors shall be treated as a new application, and must comply with all of the requirements set forth this Section.

SECTION ___.050: LIVE ENTERTAINMENT SPECIAL EVENT PERMITS -- APPLICATION REQUIREMENTS AND REVIEW PROCEDURES

A. *Fee.* Each application for a live entertainment special event permit shall be accompanied by an application fee of fifty dollars ($50.00), no part of which shall be refundable. Applications must be submitted at least thirty (30) days in advance of the date of the proposed special event. Each special event shall not exceed twenty-four (24) consecutive hours in duration. A maximum of three (3) live entertainment special event permits may be issued to any commercial establishment or for the same location within a one (1) year period between January first (1st) and December thirty-first (31st) of that same year.

B. *Required Information.* Each completed application for a live entertainment special event permit shall be submitted at least thirty (30) days prior to the special event for which the permit is sought, and shall include the following:

1. A completed live entertainment special event permit application that includes: the name and address of the owners of the property at which the special event is to occur; a description of the premises at which the special event is to

occur; a description of type of live entertainment to be performed; the name, address, date of birth, driver's license number, telephone number and previous addresses of the applicant.

2. A copy of the current business license, liquor license, special event liquor license, and any other applicable permits or licenses issued to the proposed commercial establishment to offer live entertainment.

3. A scaled drawing showing the location of the commercial establishment and proximity to other commercial establishments and/or residences, size of the commercial establishment, location within the commercial establishment where live entertainment will be performed, and building ingress and egress points.

4. If any additional construction is proposed on the commercial establishment site or if a tent will be used for any proposed live entertainment, then a building permit must be obtained from the City and a copy thereof must be included with the application.

C. *Review Of The Live Entertainment Special Event Permit.* Each application for a live entertainment special event permit shall be reviewed in accordance with the following procedures:

1. The City Clerk shall review the application for the live entertainment special event permit to make certain all submission requirements have been met.

2. The application for a live entertainment special event permit shall be referred to the Chief of Police for investigation as to the character and fitness of the proposed business owner(s), manager(s) or any person(s) listed as having an interest in the proposed special event. Any individual identified on the application found to have been convicted of any violation of City, State or Federal Statute, or ordinance involving moral turpitudes or who has had any previous business license suspended or revoked may result in a recommendation of denial of the permit request.

3. Upon the completion of his/her investigation, the Chief of Police shall make a recommendation to the City Council to approve, approve with conditions or deny the application for the live entertainment special event permit.

4. A majority vote by the City Council shall be required to approve, approve with conditions or deny the application for the live entertainment special event permit. In approving the live entertainment special event permit, the City Council may add reasonable conditions above and beyond the specific restrictions and requirements of this Chapter deemed necessary to protect the peace, health, safety, comfort, morals and general welfare of the City and its inhabitants.

5. Applications for a live entertainment special event permit that are denied by the City Council may not be resubmitted for a period of twelve (12) months from the date of said denial, except on the grounds of new evidence or proof of change of factors found to be valid by the City Clerk or Chief of Police. Any such application setting forth new evidence or proof of change of factors shall be treated as a new application, and must comply with all of the requirements set forth this Section.

SECTION ___.060: EXPIRATION AND VALIDITY OF LIVE ENTERTAINMENT BUSINESS LICENSE AND SPECIAL EVENT PERMIT

The live entertainment business license will be issued for a one (1) year period beginning on January first (1st) and expiring on December thirty-first (31st) of that same year. If a commercial establishment applies for a license for a portion of the year, the live entertainment business license application fee will not be prorated. The live entertainment special event permit shall only be valid for the date(s) and hours of operation for which it was granted. A live entertainment business license or live entertainment special event permit shall only be valid for the business owner or operator to whom it was originally issued. Any sale or transfer of the commercial establishment will void any live entertainment business license or live entertainment special event permit. The new owner/operator will be required to apply for a new live entertainment business license and live entertainment special event permit if they wish to provide live entertainment.

SECTION ___.070: REVOCATION OR SUSPENSION OF A LIVE ENTERTAINMENT BUSINESS LICENSE OR SPECIAL EVENT PERMIT

The City Clerk may suspend for a period of up to ninety (90) days or revoke any live entertainment license or permit upon the finding of one (1) or more of the following:

1. Intentional misstatements or misleading statements of fact in the application for the license or permit not discovered until after the issuance of the permit or license.

2. Permitting any conduct that would constitute a violation of the requirements of this Chapter and/or any additional conditions that were placed upon the issuance of the license or permit by the City Council.

3. Permitting any conduct that would constitute a violation of any State Statutes or City ordinances.

4. Permitting noise or other conditions which unreasonably disturb the repose of occupants of nearby properties or unreasonably disturb the peaceful enjoyment of nearby properties.

5. Upon conviction of any violation of any State Statute or City ordinance, the live entertainment license or permit shall be revoked or suspended by a length of time as determined by the City Clerk, but in no event less than ninety (90) days or more than one (1) year.

SECTION ___.080: APPEAL OF A REVOKED OR SUSPENDED LIVE ENTERTAINMENT LICENSE OR PERMIT

A. If any live entertainment license or permit is revoked or suspended by the City Clerk, the holder of the permit may request review by the City Council. Written notice of a request for review must be filed with the City Clerk within five (5) days of the date of notice of suspension or revocation, and must set forth all reasons known or asserted by the appellant as to wherein and why the Clerk's decision is erroneous.

B. The City Council shall conduct a hearing after first having given such licensee/permittee not less than ten (10) days' notice, in writing, of the hearing. The notice shall contain the alleged grounds for such suspension or revocation and shall command the licensee/permittee to be present at the regular meeting or special meeting of the City Council and show cause, if any, why such license should not be suspended or revoked. The licensee/permittee shall have the right to be represented by counsel at said hearing. Such hearing shall be conducted as other City Council proceedings are conducted. Upon the suspension or revocation of any license, no license fee paid shall be refunded to the licensee/permittee.

C. The decision of the City Council and the reasons thereof shall be sent by certified mail or hand delivered to the licensee or permittee.

D. Any licensee or permitee aggrieved by a decision of the City Council may seek review in the Circuit Court of St. Charles County pursuant to the provisions of Chapter 536, RSMo.

WILDWOOD

Final Recommendation Report

<<< Site Development Plan Package >>>
City of Wildwood Planning and Zoning Commission
January 17, 2017 Executive Meeting

Petition Numbers:	***P.Z. 12 and 13-15 The Villages at Bright Leaf***
Petitioner:	Fischer & Frichtel Custom Homes L.L.C. and Consort Homes L.L.C., 16640 Chesterfield Grove Road, Suite 130, Chesterfield, Missouri, 63005
Zoning District(s):	R-3 10,000 Square Foot Residence District, with a Planned Residential Development Overlay District (PRD)
Location:	North side of State Route 100, between Eatherton Road and Taylor Road
Locator Numbers:	23V230041, 23V230050, 23V240327, 23V310064, 23V330022, 23V330031, 23V330206, 23V330215, 23V330233, and 23V610917
Street Addresses:	2350 and 2344 Eatherton Road, 2531, 2555, and 2567 Taylor Road, 16721 Manchester Road, and 16615, 16602, and 16618 Overlook Hills Drive
Town Center Designation:	Neighborhood General and Neighborhood Edge Districts
Ward:	Five
Tract Size:	78.0 acres
Site Plan Subcommittee Meeting Dates:	September 6 and 19, 2016
Conditional Approval Date of the Plan Package:	September 19, 2016
Petitioners' Request on Plan:	Complete the approval process of the Site Development Plan (SDP) by addressing the remaining conditioned items identified for further study in the September 19, 2016 Planning and Zoning Commission action.

Planning and Zoning Commission's Recommendation: **Approval** of a Site Development Plan (SDP), including the Landscaping and Lighting Plans (these submittals were not available in September 2016, but now have been addressed), thereby removing the conditional items associated with the Planning and Zoning Commission's initial action on this matter, which occurred on September 19, 2016.

Background on Recommendation: The Planning and Zoning Commission would first note that, when it acted upon the Site Development Plan package for this major residential development in the City's Town Center Area, it was conditional in nature. At that time, September 2016, the petitioner was still attempting to complete the Site Development Plan review process, so the City could issue a preliminary permit for clearing and grubbing before the November 1, 2016 grading deadline was reached, which precludes any such activity thereafter until March 1, 2017. Therefore, the Commission, acknowledging that many of the major items associated with this project had been addressed and determined to be compliant to the governing site-specific ordinance, agreed by its action to proceed with this conditional approval of the plan sheets. Given other circumstances and the size of this project, the developers have chosen not to proceed with the issuance of a grading permit thereafter, which allowed them more time to finalize all of the components of the development, before undertaking any activity at the site itself.

Regardless of that decision by the two (2) developers of this project, the conditional items associated with the Commission's action on the Site Development Plan remain applicable, outstanding, and needing to be addressed to allow for final action of the Site Development Plan package, thereby completing the zoning portion of the City's land use process for this specific project. These items that led to the conditional approval of the Site Development Plan package can be summarized as follows:

1. The final conceptual approval from the Metropolitan St. Louis Sewer District (MSD) regarding the planned design of infrastructure improvements to manage runoff from storm events.
2. The direction of the Missouri Department of Transportation (MoDOT) regarding the intersections of Taylor Road and State Route 100 and State Route 100 and State Route 109.
3. The selection of the best method to address the secondary emergency access, given the fire district's preference for a passive type of approach, while ensuring it does not become an issue for pedestrians and bicyclists to use. Other considerations of the fire district needing

to be addressed as well include the following: roundabout, splitter island, and speed table designs.

4. The construction access component to begin the development of the site, specifically its location on the properties and the placement of improvements required by the Stormwater Pollution Prevention Plan (SWPPP).
5. The width of the trail easement and the hard-surface improvement itself.
6. The further study of the easternmost cul-de-sac that abuts the Evergreen Subdivision and potentially increasing the amount of separation between the existing and proposed homesites, modifying the height of the berm, and minimizing grading along the common boundary line.

In considering these items, the Planning and Zoning Commission would note that, in each instance, it attempted to address all issues that had been identified by surrounding property owners and others, as part of this final review of the plan sheets and related documents. The Planning and Zoning Commission believes that a majority of these issues have been addressed, while others were investigated and determined to beyond the scope of the governing site-specific ordinance for this project and/or the underlying regulations of the City that are applicable to a Town Center residential development. These areas, such as the easternmost cul-de-sac, did receive modifications, but not to the extent sought by some property owners in the vicinity. However, the Commission would state that it attempted to preserve as many existing trees as possible throughout the development site and reduce impacts on existing dwellings to the greatest extent possible.

Furthermore, the Planning and Zoning Commission would also note the proposal for this site reinforces the priority of the City to create communities that reflect reasonable densities of dwellings within the Town Center Area, while providing for a full range of amenities and infrastructure to meet the increased needs and demands created by additional residents in the area. Additionally, this proposal includes the extension of Eatherton Road through the entirety of the site, a critical roadway for the functional circulation, while also protecting the jurisdictional waterway located thereon, providing useable public space and a safe trail/sidewalk network, and offering a mix of units (life-cycle housing), all with quality materials and design. Collectively, these components of the plan and associated units are indicative of the compliance the submittal has to standards, guidelines, and regulations of the City.

To date, this project will represent the largest Town Center Area residential development undertaken in the City to reach this point in the process, with its one hundred ninety-two (192) units. The project entails over seventy–eight

(78) acres of land area, which under full development will alter the characteristics of the neighborhood from this point forward. Therefore, it is incumbent upon the developers and the City to meet the required high levels of design, construction, and compliance to protect the neighborhoods and the investments made by current residents. Requirements have been set in place that are reflected on the attached plan sheets to ensure the proper framework is in place to achieve this desired end product.

Action of the Planning And Zoning Commission:

Acknowledging these items and their relative completion, as described below, the Planning and Zoning Commission has considered the submitted plans, which includes the Site Development Plan (SDP) and related sheets, including the Landscape and Lighting Plans, and believes them to meet minimum compliance with the site-specific ordinance governing this property and the City's *Zoning Ordinance* and *Subdivision and Development Regulations*. This compliance leads the members of the Planning and Zoning Commission to support approval of this complement of plans, thereby allowing the Department of Planning to sign and release them.

In regards to the six (6) items that were identified by the Planning and Zoning Commission in its conditional approval of the Site Development Plan (SDP), the developers have provided additional information in support of them, which has been considered and reviewed. Along with this review by the Planning and Zoning Commission, it has provided its commentary in this regard, which is noted below:

1. The final conceptual approval from the Metropolitan St. Louis Sewer District (MSD) regarding the planned design of infrastructure improvements to manage runoff from storm events. **Commission's Note >>> The Metropolitan St. Louis Sewer District has advised the design of stormwater improvements does meet its minimum standards for flood and channel protection, as well as water quality. The district's review has reached the stage of authorization of permits, if all of the City's approvals were in place. Included in the management of stormwater runoff, the Commission would note the permit for disturbance of a waterway of the United States of America has been issued by the U.S. Army Corp of Engineers and is attached to this report.**
2. The direction of the Missouri Department of Transportation (MoDOT) regarding the intersections of Taylor Road and State Route 100 and State Route 100 and State Route 109. **Commission's Note >>> The**

Missouri Department of Transportation (MoDOT) has completed its review of the revised traffic study and has determined no additional modifications are required to its network of roadway improvements serving this site, which include State Route 100 and State Route 109. Initially, the State believed modifications may be necessary at the intersection of these two (2) state routes, but it was determined to function well at its current design and capacity. The letter from the Missouri Department of Transportation (MoDOT) is attached to this report.

3. The selection of the best method to address the secondary emergency access, given the fire district's preference for a passive type of approach, while ensuring it does not become an issue for pedestrians and bicyclists to use. Other considerations of the fire district needing to be addressed as well include the following: roundabout, splitter island, and speed table designs. **Commission's Note >>> The developers have provided a revised design for this planned connection to serve as secondary emergency access and a pedestrian way between the new development and the Evergreen Subdivision, which includes a mix of materials, design components, and landscaping to create a useable passageway for emergency vehicles and pedestrians, while discouraging any other use. The design is provided in an attached sheet. The Commission supports this design, which includes, at this time, a mix of asphalt and turfstone permeable pavers to provide the required stable surface for emergency vehicles and other users. The selected permeable pavers allow for grass to germinated and grow within the voids associated with its pattern, so as to provide a green space in this area. Complementing this access way, landscaping and boulders are planned along its edges. Although the Commission is supportive of this design, it does believe the entire area should be constructed with the turfstone permeable paver material, so as all of it will be a grass area capable of accommodating the weight of emergency vehicles and other users. This area being turf will also have a better visual appearance to surrounding lot owners and deter others from its use, since no type of gate or bollard system is planned at this time.**

4. The construction access component to begin the development of the site, specifically its location on the properties and the placement of improvements required by the Stormwater Pollution Prevention Plan (SWPPP). **Commission's Note >>> The governing site-specific ordinance for this project limits construction access to the Taylor Road intersection with State Route 100 (see attached ordinance). Given this circumstance, the Commission has reviewed several options for the location of the access point and associated staging area for employee parking and equipment placement. The intent of**

this review of options was to determine if the access roadway to the staging area could be placed as close to State Route 100 as possible. To this end, the Commission is supporting a revised design, which has placed the access point within ninety (90) feet of the intersection of Taylor Road and State Route 100. This point of ingress/egress requires vehicles to pass behind only two (2) existing rear yard areas of residences, both of which are the largest of the lots in this vicinity. The associated staging area will then be situated approximately nine hundred (900) feet due west of this access point, with the intent to minimize the level of noise and disturbance associated with this location. In its analysis, the Commission avoided removing existing trees in the proposed public space area and prompting major utility relocations for such a temporary access and staging area at the Taylor Road/State Route 100 intersection.

5. The width of the trail easement and the hard-surface improvement itself. **Commission's Note >>> The width of the proposed easement is twenty-five (25) feet to allow for the planned ten (10) foot wide, asphalt multiple-use trail to be constructed within it. The intent of the easement width is to allow more flexibility in the placement of the trail within its boundaries, which will limit tree removal and ensure this improvement can be sited at the best location within its entire length, from one (1) end of the site to the other.**

6. The further study of the easternmost cul-de-sac that abuts the Evergreen Subdivision and potentially increasing the amount of separation between the existing and proposed homesites, modifying the height of the berm, and minimizing grading along the common boundary line. **Commission's Note >>> The placement of this eastern cul-de-sac and the impact it has on abutting, existing homesites in the Evergreen Subdivision has been reviewed and the Commission has chosen to increase the bufferyard requirement from the standard "B (as shown)" to "D." This increase in plantings is intended to provide a successful 'green screen' between the rear yard areas of the new and existing dwellings that will share a common property line, while also requiring the planned berm to increase to the maximum allowable height for screening purposes as well. The Commission, previously, as part of its recommendation to the City Council on the initial zoning of this property, required all vents and stacks on the roofs of the dwellings facing toward the Evergreen Subdivision to be painted to match the color of the shingles, while ensuring all building materials were of the highest quality. All of these requirements were included in the development of this single cul-de-sac, along with shortening and shifting the cul-de-sac location to the west, which retained additional treed areas at its northern end, while ensuring all lots are of equal size and width to match the existing pattern of the area. The**

Commission is aware of the concerns of residents in this area regarding tree removal, which is why it has undertaken a review of all options and implemented those types that are within its allowable authority. However, the Commission will continue to seek alternatives to offset the impacts of this new development in this area, as Improvement Plans are prepared and reviewed, and grading progresses on the site.

Summary and Conditions of Action:

This recommendation is conditioned upon the developers of this project, and their contractors/subcontractors, meeting all required and underlying codes, regulations, and standards of the City relating to this property and the development of land. The Planning and Zoning Commission is again recommending approval of the Site Development Plan and related items at this time, given the conditioned items of its past action have been addressed to its satisfaction. This recommendation is also based upon the completion of all required infrastructure and other public improvements associated with this site adhering to the approved plans for such, or otherwise they being amended in accordance with the processes of the City of Wildwood.

Attachments And Enclosures:

Attachment A - Site Development Plan (SDP) and Related Items
Attachment B – Site-Specific Ordinance
Attachment C – Background Information

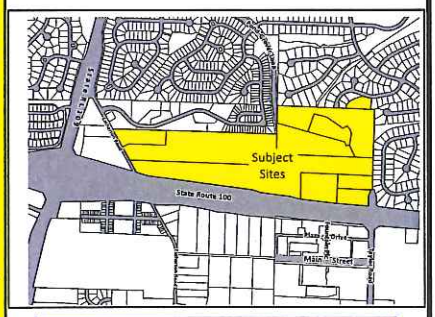
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
TUESDAY, January 17, 2017, at 6:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 1,500 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

*** PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.**



Subject Site:
Villages at Bright Leaf Subdivision

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES.
THANK YOU!

Listed below is a request that was initially acted upon by the Planning and Zoning Commission at a public meeting held on September 19, 2016. You and many of your neighbors may have expressed interest in the outcome of this final review and the Commission is scheduled to take action upon this item at its upcoming meeting. If inclined, the Commission encourages you to attend this meeting and hear the recommendation on this matter and participate in its discussion. The meeting will be held on **Tuesday, January 17, 2017, at 6:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

A Site Development Plan recommendation report of the Planning and Zoning Commission regarding **P.Z. 12 and 13-15 The Villages at Bright Leaf;** R-3 10,000 square foot Residence District (Town Center "Neighborhood General District" and "Neighborhood Edge District"), with a Planned Residential Development Overlay District (PRD); north side of State Route 100, east of State Route 109; which authorized the use of this seventy-eight (78) acre site for up to 192 single family dwellings on individual lots, with common ground, and public space, consistent with the governing site-specific ordinance and Town Center Plan. **This recommendation report addresses the list of required conditional items (six in total) of the Planning and Zoning Commission's initial action on this matter, which occurred on September 19, 2016. (Ward Five)**

RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:

1) Submitting a comment online by visiting: **http://www.cityofwildwood.com/comment.**
2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: **www.cityofwildwood.com**, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

ATTACHMENT A
Site Development Plan (SDP) and Related Items

The Villages at Bright Leaf

A Tract Of Land Located In
Sections 1 & 2, Township 44 North, Range 3 East,
City Of Wildwood,
St. Louis County, Missouri

SITE DEVELOPMENT PLAN

R-3 10,000 Square Foot Residence District
(Town Center "Neighborhood General District" and "Neighborhood Edge District"),
With A Planned Residential Development Overlay District (PRD), Ordinance #2145

CITY OF WILDWOOD
JAN 12 2017
DEPT OF PLANNING & PARKS

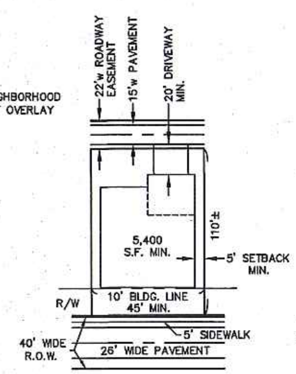
GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:
   WARD EIGHT
   METRO WEST FIRE PROTECTION DISTRICT
   ST. LOUIS COUNTY POLICE DEPARTMENT – CITY OF WILDWOOD (6TH) PRECINCT
   ROCKWOOD R-6 SCHOOL DISTRICT
   METROPOLITAN ST. LOUIS SEWER DISTRICT
   AMEREN MISSOURI
   AT&T
   LACLEDE GAS COMPANY
   MISSOURI AMERICAN WATER COMPANY
   CHARTER CABLE SERVICES
2. 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.
3. STORMWATER SYSTEM DESIGN SHALL BE PURSUANT TO THE CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
5. ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD, MODOT AND METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS. SOURCE OF TOPOGRAPHY– AERIAL PHOTOGRAPHY BY SURDEX DATED 3/11/2015.
6. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH MUST BE ACCEPTED/APPROVED BY THE CITY OF WILDWOOD.
7. ALL PROPOSED UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
8. NO PLANTS, TREES, SIGNS, ETC. GREATER THAN 36" IN HEIGHT SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE AT INTERSECTIONS AND MEDIANS AS TO RESTRICT SIGHT DISTANCE.
9. MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 16 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF WILDWOOD CODE REQUIREMENTS.
10. STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD. SEE REQUIRED LANDSCAPE PLAN
11. THE NEAREST MAJOR INTERSECTION IS HIGHWAY 100 AND STATE ROUTE 109 APPROXIMATELY 200 FEET TO THE SOUTHWEST.
12. THE FRONT FACADES MUST BE 1.5 FEET ABOVE GRADE AT FRONTAGE LINES.
13. ENTRANCES, STREET INTERSECTIONS, CUL-DE-SACS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD AND MODOT STANDARDS.
14. ALL EXISTING WATER FEATURES LOCATED ON THIS SITE WHICH WILL BE DISTURBED SHALL BE DEWATERED IN COMPLIANCE WITH THE CITY OF WILDWOOD GRADING CODE.

DEVELOPMENT NOTES:

1. LOCATOR NUMBERS: 23V230041, 23V230050, 23V240327, 23V310064, 23V330022, 23V330031, 23V330206, 23V330215, 23V330233, 23V610917
2. SITE ADDRESS: 2344 EATHERTON RD
   WILDWOOD, MO. 63011
3. CURRENT OWNERS:
   WILLIAM JONES, 2350 EATHORTON RD
   WILLIAM JONES JR, 2531 TAYLOR RD
   GOBBLER GROVER, 2344 EATHERTON RD
   MERA VAL INC., 2567 TAYLOR RD
   MERA VAL INC., 2555 TAYLOR RD
   WILLIAM JONES JR, 16602 OVERLOOK HILLS DR
   DEBORAH STRAIN, 16615 OVERLOOK HILLS DR
   OVERLOOK HILLS LLC, 16618 OVERLOOK HILLS DR
   MERA VAL INC., 16721 MANCHESTER RD
4. EXISTING ZONING: R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT (TOWN CENTER "NEIGHBORHOOD GENERAL DISTRICT" AND "NEIGHBORHOOD EDGE DISTRICT"), WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), ORDINANCE #2145
5. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
6. GROSS AREA OF SITE: 78.82 ACRES
   LESS RIGHT-OF-WAY: <11.72> ACRES
   NET AREA: 67.10 ACRES
7. DENSITY = 67.10 AC. X 43,560 S.F./AC. / 10,000 SQ.FT. =292 LOTS ALLOWABLE

   NUMBER OF LOTS PROPOSED: 192
8. PARKING REQUIREMENTS:
   2 EA. X 192 LOTS = 384 SPACES
   PROVIDED = 384 SPACES + 7 GUEST SPACES
9. COMMON GROUND = 19.80 AC.
   PUBLIC OPEN SPACE = 7.70 AC.
   TOTAL SPACE = 27.50 AC.

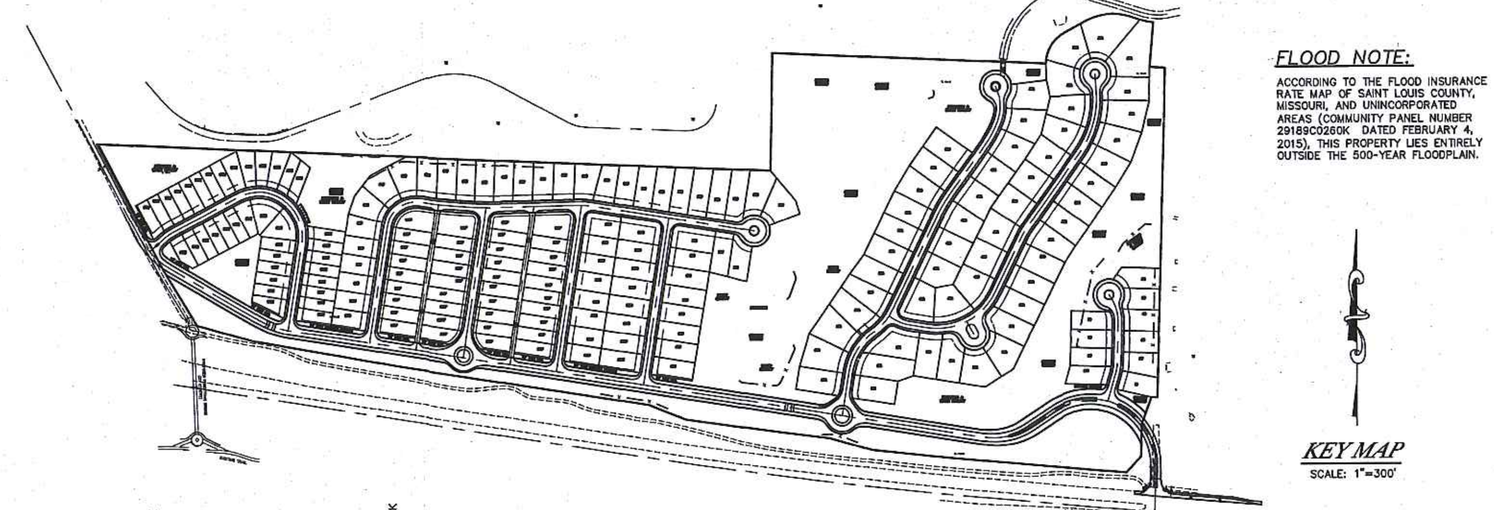


TYPICAL "F" LOT
NOT TO SCALE

PROPERTY DESCRIPTION:

A tract of land located in Section 1, Township 44 North, Range 3 East, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

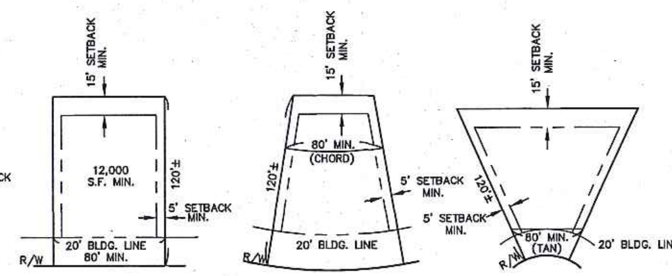
Beginning at the intersection of the north–south centerline of above said Section 1 and the east–west centerline of the Northeast Quarter of said Section 1, said intersection being the southwest corner of 'Evergreen Section 2 Plat 1', a subdivision according to the plat thereof recorded in Plat Book 260 Page 67 of the St. Louis County, Missouri Records; thence along the south line of said 'Evergreen Section 2 Plat 1' and its prolongation, being the south line of 'Evergreen Plat 4', a subdivision according to the plat thereof recorded in Plat Book 226 Page 95 of said records, South 87°39'31" East, 935.26 feet to a point being the southeast corner of Lot 409 of said 'Evergreen Plat 4'; thence leaving said south line and along the southeast line of Lots 407 through 409 of said 'Evergreen Plat 4' the following courses, distances and curves: along a curve to the right being non–tangential to the previous course, with a radius of 125.00 feet and whose chord bears North 31°51'57" East, 123.24 feet, an arc distance of 128.87 feet to a point of tangency; North 61°24'00" East, 79.93 feet to a point of curvature; and along a curve to the right with a radius of 200.00 feet, whose chord bears North 84°26'30" East, 156.56 feet, an arc distance of 160.86 feet to a point on the south right–of–way line of Birch Forest Drive (50 feet Wide); thence leaving said southeast line and along said south right–of–way line, South 72°31'00" East, 38.21' to a point of curvature; thence continuing along said south right–of–way line, along a curve to the left with a radius of 200.00 feet and whose chord bears South 78°50'00" East, 44.01 feet, an arc distance of 44.10 feet to the northwest corner of Lot 406 of said 'Evergreen Plat 4'; thence leaving said south right–of–way line and along the west line of said Lot 406, South 04°51'00" West, 153.26 feet to a point on said east–west centerline, said point also being the southwest corner of said Lot 406; thence along said east–west centerline, said line also being the south line of said Lot 406, South 87°39'31" East, 51.98' to a point on the north–south centerline of the Northeast Quarter of said Section 1, said point also being the northwest corner of 'Evergreen Plat 3', a subdivision according to the plat thereof recorded in Plat Book 204 Page 71 of said records; thence leaving last said line and along said north–south centerline of the Northeast Quarter of Section 1, said line also being the west line of said 'Evergreen Plat 3', the west line of 'Evergreen Plat 2', a subdivision according to the plat thereof recorded in Plat Book 190 Page 92 of said records and the west line of 'Evergreen Plat 1', a subdivision according to the plat thereof recorded in Plat Book 190 Page 89 of said records, South 01°34'37" West, 1128.77 feet to a point in the centerline of Taylor Road (Width Varies); thence leaving last said north–south centerline, North 88°25'23" West, 20.00 feet to the west right–of–way line of said Taylor Road; thence along said west right–of–way line the following courses and distances: South 20°00'41" West, 94.87 feet; South 01°34'37" West, 113.11 feet; and South 43°21'00" West, 75.00 feet to a point in the north right–of–way line of State Highway 100; thence leaving last said west right–of–way line of Taylor Road and along last said south right–of–way line of State Highway 109 the following courses, distances and curves: North 85°02'20" West, 461.64 feet to a point of curvature; along a curve to the right with a radius of 17,063.74 feet, whose chord bears North 84°21'00" West, 410.34 feet, an arc distance of 410.35 feet; North 73°52'26" West, 150.88 feet; along a curve to the right being non–tangential to the previous course with a radius of 17,038.74 feet, whose chord bears North 82°19'40" West, 495.62 feet, an arc distance of 495.64 feet; North 68°37'23" West, 137.03 feet; North 81°02'40" West, 865.00 feet; North 79°53'55" West, 500.10 feet; and North 74°04'56" West, 204.59' to a point in the east right–of–way line of Eatherton Road (40' Wide); thence leaving last said south right–of–way line and along said east right–of–way line of Eatherton Road, North 30°49'19" West, 225.43 feet; thence continuing along said east right–of–way line, North 28°03'19" West, 483.01 feet to a point on the south line of 'Sandalwood Creek Condominiums Phase One–A', according to the plat thereof recorded in Plat Book 240 Page 6 of said records; thence leaving said east right–of–way line and along last said south line and its prolongation, South 87°33'57" East, 1,534.33 feet to the southwest corner of 'Hunters Run', a subdivision according to the plat thereof recorded in Plat Book 320 Page 25 of said records; thence leaving last said south line and along the south line of said 'Hunters Run', South 87°41'40" East, 771.44 feet to a point on said north–south centerline of Section 1; thence leaving last said south line and along last said north–south centerline, North 01°12'37" East, 399.14 feet to the Point of Beginning and contains 3,433,413 square feet, or 78.820 acres more or less, according to calculations performed by The Sterling Company during the month of March, 2016.



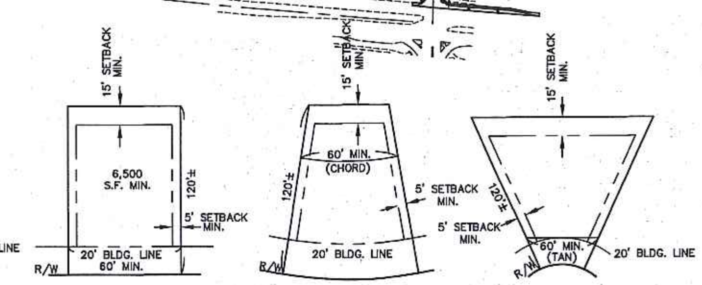
KEY MAP
SCALE: 1"=300'

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0260K DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.



TYPICAL "A" LOT
NOT TO SCALE



TYPICAL "D" LOT
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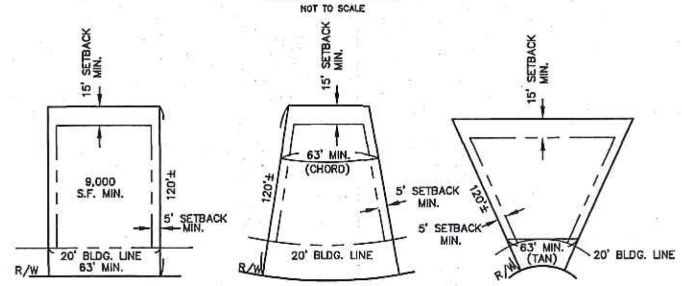
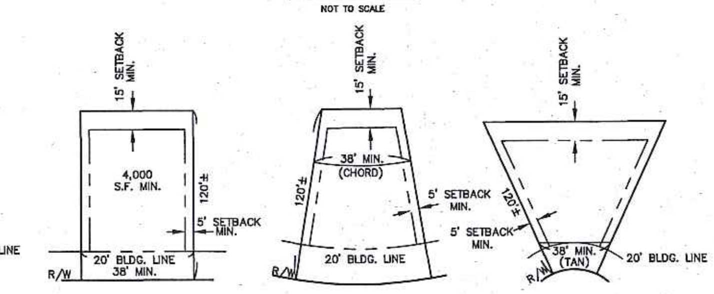
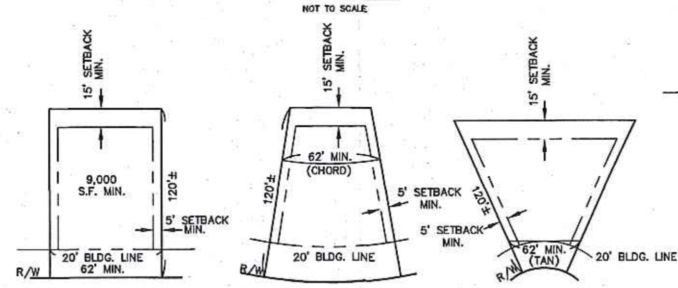


TYPICAL "B" LOT
NOT TO SCALE



TYPICAL "E" LOT
NOT TO SCALE

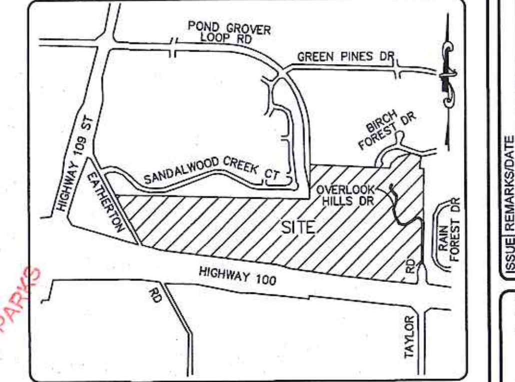


TYPICAL "C" LOT
NOT TO SCALE

SHEET INDEX

1.1	COVER SHEET
2.1-2.4	SDP - SITE PLAN
3.1-3.4	SDP - GRADING PLAN
4.1	NATURAL RESOURCES MAP
5.1	ENTRANCE DETAIL
6.1	SITE SECTIONS
7.1	WALL SCHEDULE
8.1	DETAILS
9.1-9.2	ORDINANCE #2145

LOT/UNIT TOTALS:
"A" 80'W. MIN. ~ 53 LOTS
"B" 63'W. MIN. ~ 40 LOTS
"C" 62'W. MIN. ~ 10 LOTS
"D" 60'W. MIN. ~ 14 LOTS
"E" 38'W. MIN. ~ 37 LOTS
"F" 45'W. MIN. ~ 38 LOTS
TOTAL LOTS ~ 192



LOCATION MAP
N.T.S.

LEGEND

EXISTING		PROPOSED
542	CONTOURS	(542)
X536	SPOT ELEVATIONS	536.0
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
x	FENCE	x
	STORM SEWERS	
	SANITARY SEWERS	
EX. CI	CATCH BASIN	CI NO.
EX. AI	AREA INLET	AI NO.
EX. GI	GRATED INLET	GI NO.
EX. MH	STORM MANHOLE	MH NO.
EX. MH	SANITARY MANHOLE	MH NO.
EX. FE	FLARED END SECTION	FE NO.
CO	CLEANOUT	CO
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
2"G	GAS MAIN & SIZE	(2"G)
6"W	WATER MAIN & SIZE	(6"W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OWW	ELECTRIC (O) OVERHEAD	(OHW)
℄	FLOW LINE	℄
	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
P.S.	PARKING STALLS	P.S.
ELEC	YARD LIGHT	ELEC

GEOTECHNICAL ENGINEER'S STATEMENT:

THESE PLANS HAVE BEEN REVIEWED BY JACOBI GEOTECHNICAL ENGINEERING, INC. FOR THEIR COMPLIANCE REGARDING GEOTECHNICAL RECOMMENDATIONS RELATIVE TO SITE DEVELOPMENT. BASED ON THIS REVIEW AND AVAILABLE SUBSURFACE INFORMATION, IT IS OUR OPINION THAT THE SITE MAY BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, GOOD CONSTRUCTION PRACTICES, AND THE RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT PREPARED BY JACOBI GEOTECHNICAL ENGINEERING, INC

WE HAVE NOT PREPARED ANY PART OF THESE PLANS AND MY SEAL ON THESE PLANS IS INTENDED ONLY TO CONFIRM MY PERSONAL REVIEW AND APPROVAL TO THE SITE GRADING PLAN AS IT RELATES TO THE STABILITY OF EARTH SLOPES.

JACOBI GEOTECHNICAL ENGINEERING, INC MUST BE INVOLVED DURING THE CONSTRUCTION PHASE OF THIS PROJECT IN ORDER TO DETERMINE IF SUBSURFACE CONDITIONS ARE AS ANTICIPATED FROM THE FIELD EXPLORATION DATA, THAT OUR RECOMMENDATIONS RELATIVE TO SITE GRADING ARE IMPLEMENTED, AND THAT OTHER GEOTECHNICAL ASPECTS OF SITE DEVELOPMENT ARE PERFORMED IN

ACCORDANCE WITH THESE PLANS.

JACOBI GEOTECHNICAL
ENGINEERING, INC

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH, 2016, AT THE REQUEST OF FISCHER & FRICHTEL CUSTOM HOMES, LLC AND CONSORT HOMES, LLC, PREPARED A SITE DEVELOPMENT PLAN OF "THE VILLAGES AT BRIGHTLEAF". A TRACT OF LAND LOCATED IN SECTIONS 1 & 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

GEORGE J. GOWER – VICE PRESIDENT
MO. REG L.S. – #2336

MSD Base Map 23-V
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
2	6-6-2016 REVISED PER CITY COMMENTS
3	6-14-2016 DEVELOPER REVISIONS
4	8-19-2016 DEVELOPER REVISIONS
5	9-16-2016 REVISED PER CITY COMMENTS
6	11-14-2016 REVISED PER CITY COMMENTS
7	1-12-2017 REVISED PER CITY COMMENTS

Fischer & Frichtel Custom Homes, LLC
and Consort Homes, LLC
16640 CHESTERFIELD GROVE ROAD, SUITE 130
CHESTERFIELD, MISSOURI 63005
Ph. 636-770-7300

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

The Villages at Bright Leaf
Wildwood, Missouri
SITE DEVELOPMENT PLAN

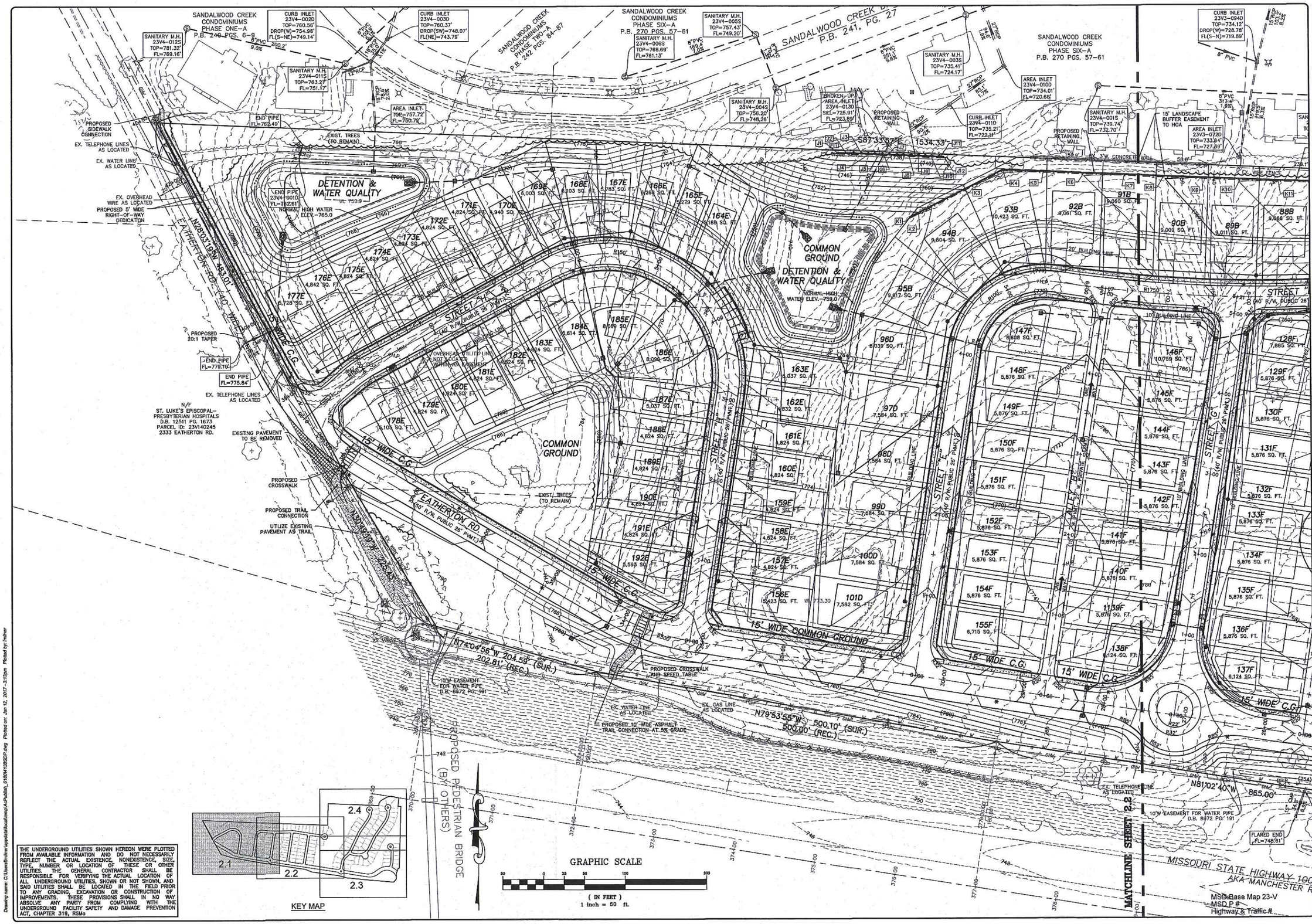
The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
LICENSED PROFESSIONAL ENGINEER

Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	14-04-138
Date	Jan. 12, 2017
Designed: MF	Sheet 1.1
Drawn: SL	
Checked: SL	SDP

Drawing name: V:\1404138 Jones Property\Drawings\Engineering\Site Development Plan\4138SDP.dwg Plotted on: Jan 12, 2017 - 3:37pm Plotted by: lmilner



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 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	3-22-2016 INITIAL SUBMITTAL
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The Villages at Bright Leaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
GRADING PLAN

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly declines any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

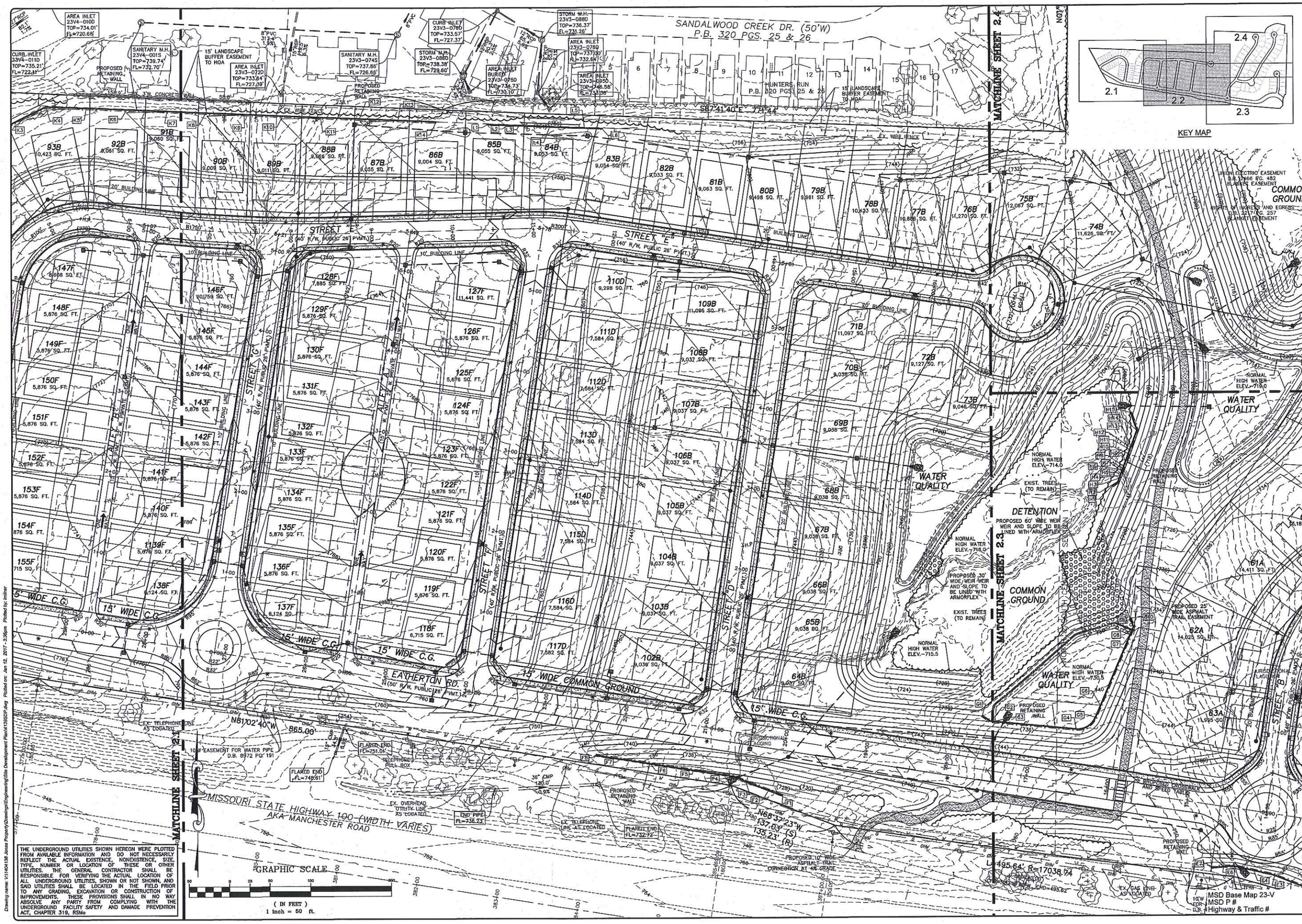
STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
PROFESSIONAL ENGINEER

Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	
14-04-138	
Date	
Jan. 12, 2017	
Designed: MF	Sheet 2.1
Drawn: SL	
Checked: SL	SDP

MSD Base Map 23-V
MSD P #
Highway & Traffic #

Drawing name: C:\Users\millner\appdata\local\temp\AcPublish_6160\4138SDP.dwg Plotted on: Jan 12, 2017 - 3:13pm Plotted by: lmillner



KEY MAP

ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
2	6-6-2016 REVISED PER CITY COMMENTS
3	6-14-2016 DEVELOPER REVISIONS
4	8-19-2016 DEVELOPER REVISIONS
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6	11-14-2016 REVISED PER CITY COMMENTS
7	1-12-2017 REVISED PER CITY COMMENTS

Fischer & Frichtel Custom Homes, LLC and Consort Homes, LLC
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The Villages at Bright Leaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
GRADING PLAN

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STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
PROFESSIONAL ENGINEER

Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	
14-04-138	
Date	
Jan. 12, 2017	
Designed: MF	Sheet
Drawn: SL	2.2
Checked: SL	SDP

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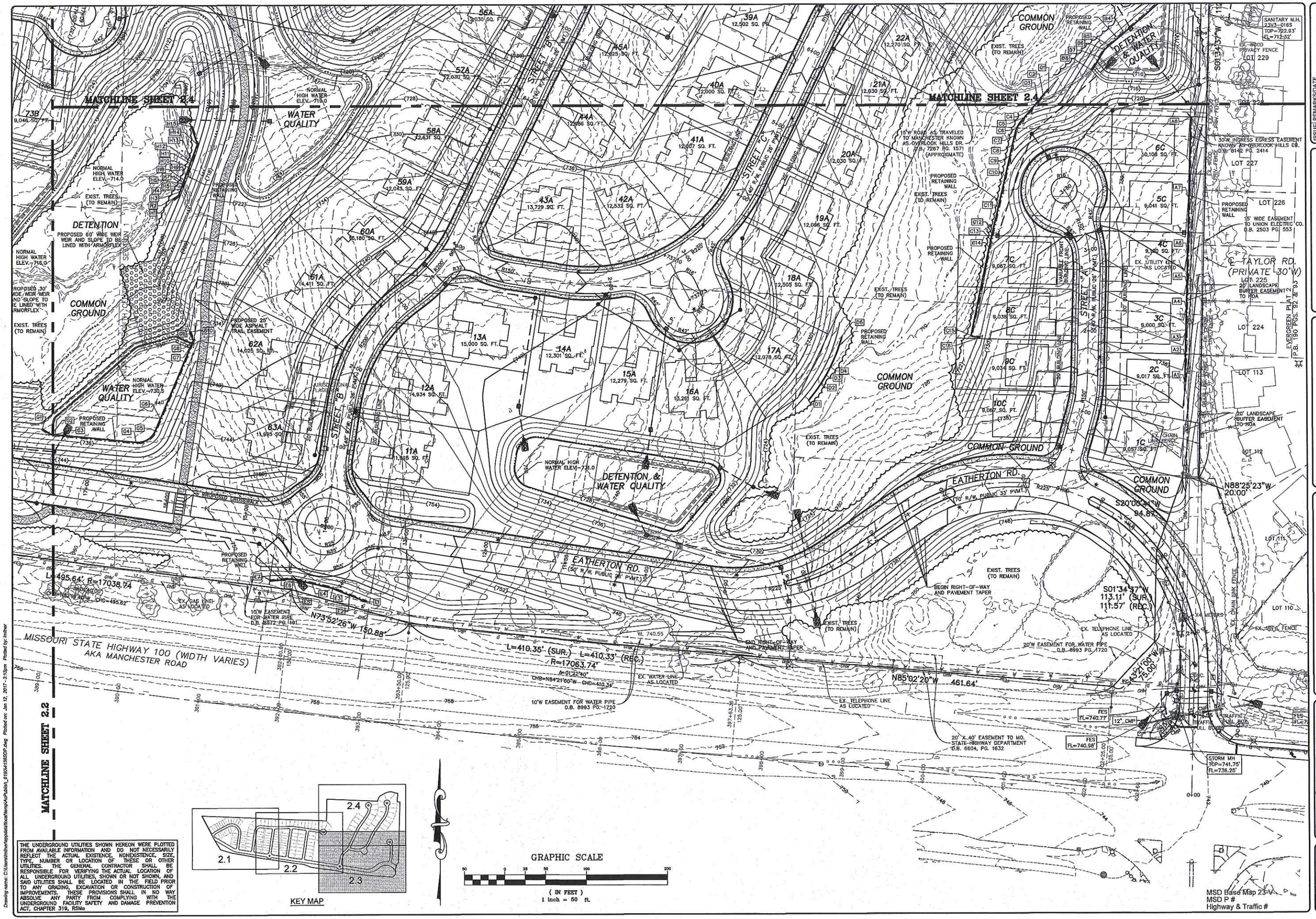
Drawing name: V:\14\04138 Jonas Property\Drawings\Engineering\Site Development Plan\14138SDP.dwg Plotted on: Jan 12, 2017 - 3:36pm Plotted by: lmillner



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The Villages at Bright Leaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
GRADING PLAN

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STATE OF MISSOURI
MICHAEL G. BOERDING
E-26843
PROFESSIONAL ENGINEER

Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-26843
Civil Engineer

Job Number	14-04-138
Date	Jan. 12, 2017
Designed: MF	Sheet 2.3
Drawn: SL	
Checked: SL	SDP

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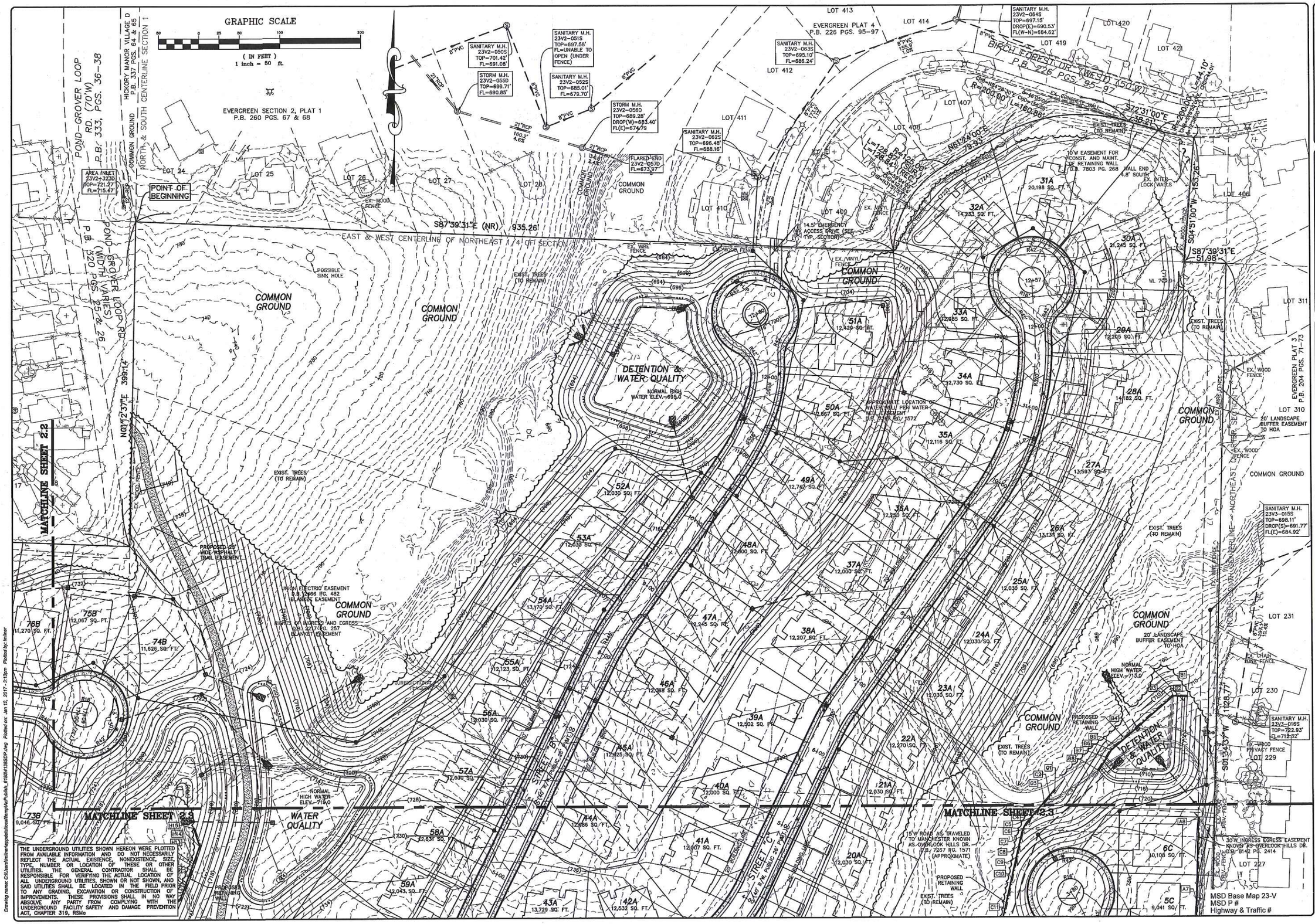

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Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	
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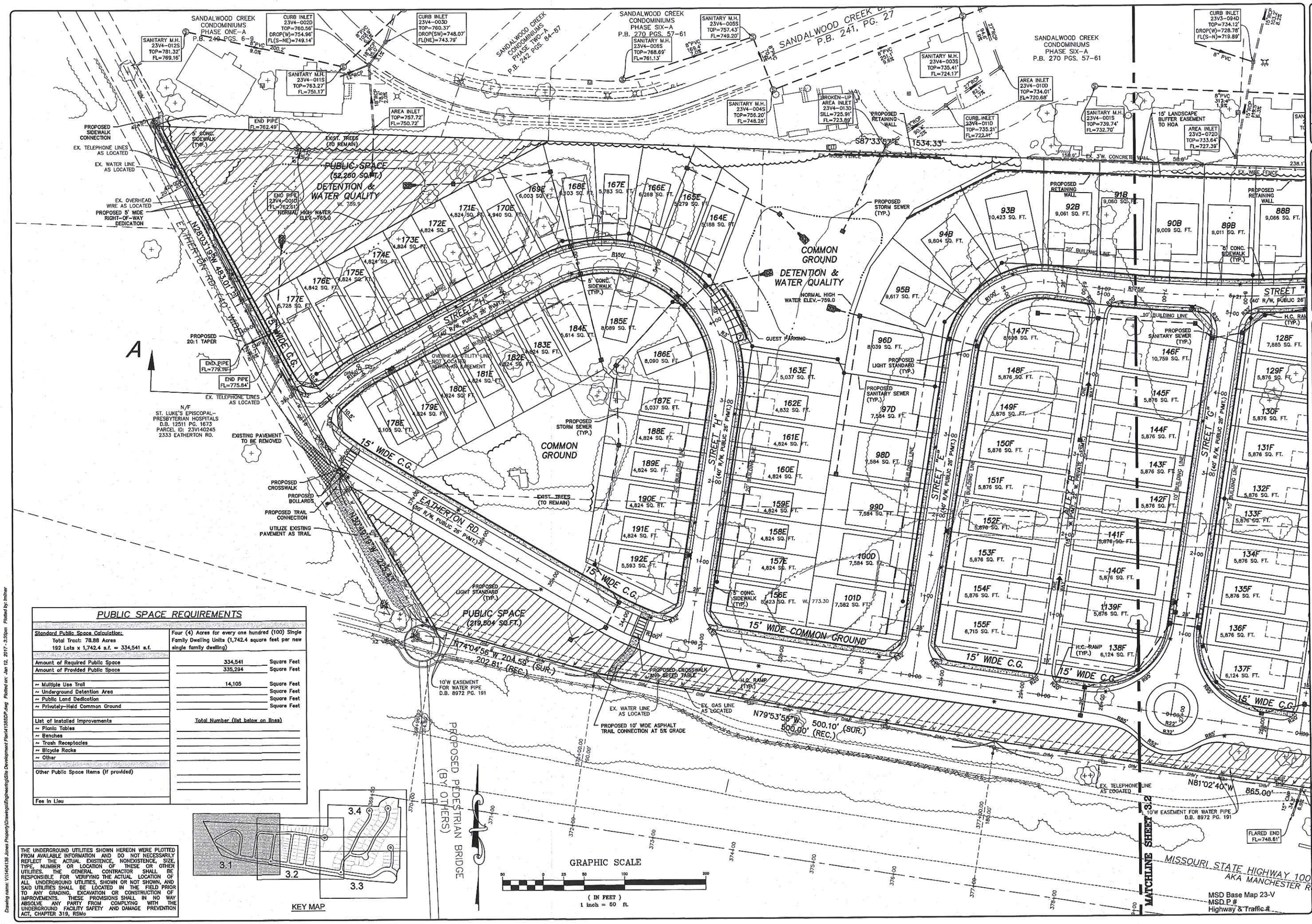

PUBLIC SPACE REQUIREMENTS

Standard Public Space Calculation: Total Tract: 78.88 Acres; 192 Lots x 1,742.4 s.f. = 334,541 s.f.	Four (4) Acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per new single family dwelling)
Amount of Required Public Space	334,541 Square Feet
Amount of Provided Public Space	335,294 Square Feet
~ Multiple Use Trail	14,105 Square Feet
~ Underground Detention Area	Square Feet
~ Public Land Dedication	Square Feet
~ Privately-Held Common Ground	Square Feet
List of Installed Improvements	Total Number (list below on lines)
~ Picnic Tables	
~ Benches	
~ Trash Receptacles	
~ Bicycle Racks	
~ Other	
Other Public Space Items (if provided)	
Fee In Lieu	

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The Villages at Bright Leaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
SITE PLAN

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License No. E-28643
Civil Engineer

Job Number	
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Date	
Jan. 12, 2017	
Designed: MF	Sheet
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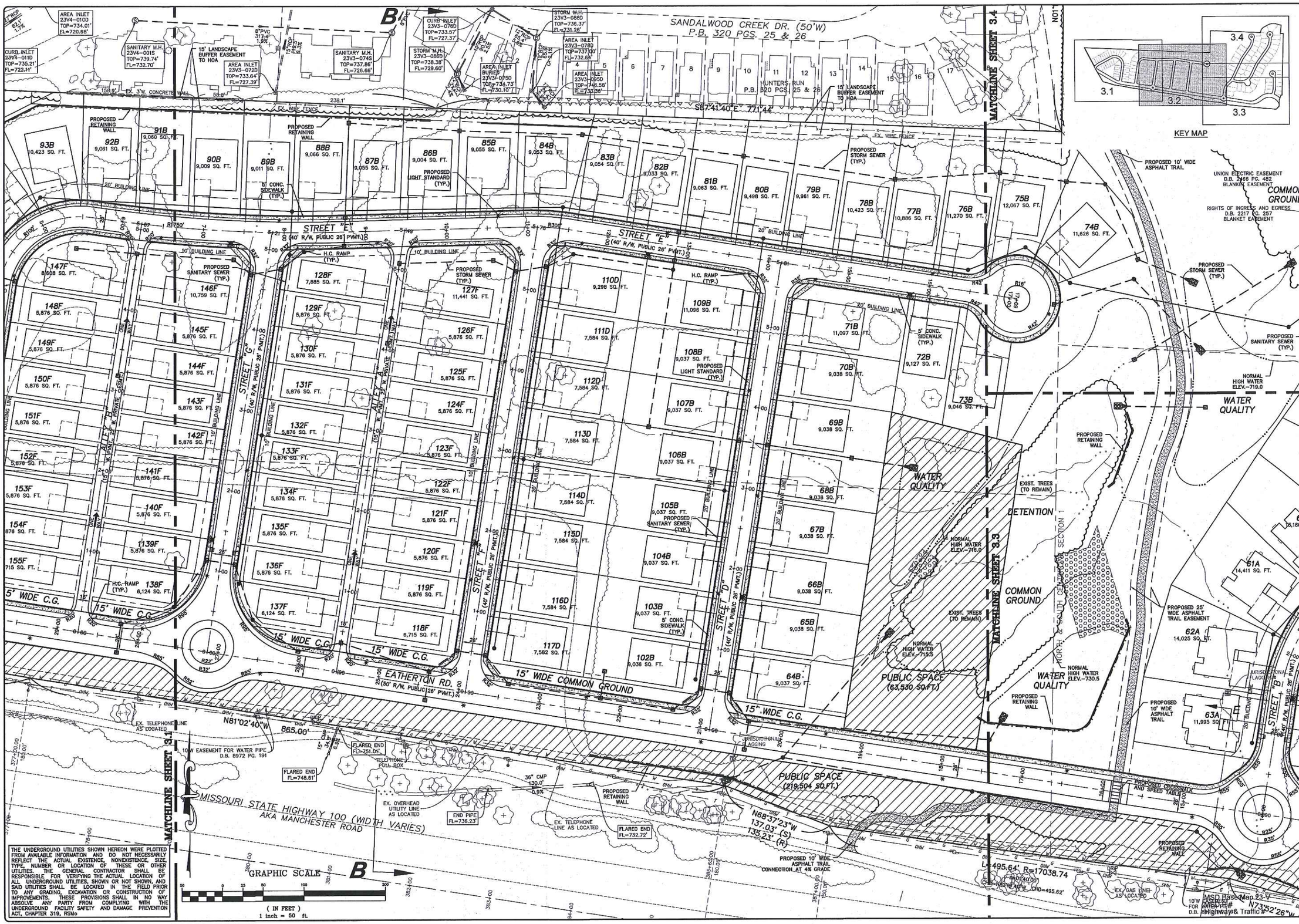
Checked: SL	SDP

MSD Base Map 23-V
MSD P.#
Highway & Traffic #

Drawing name: V:\14041138 Jones Property\Drawings\Engineering\Site Development Plan\14138SDP.dwg Plotted on: Jan 12, 2017 - 3:35pm Plotted by: tmilner



KEY MAP

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The Villages at Bright Leaf

Wildwood, Missouri

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Civil Engineer

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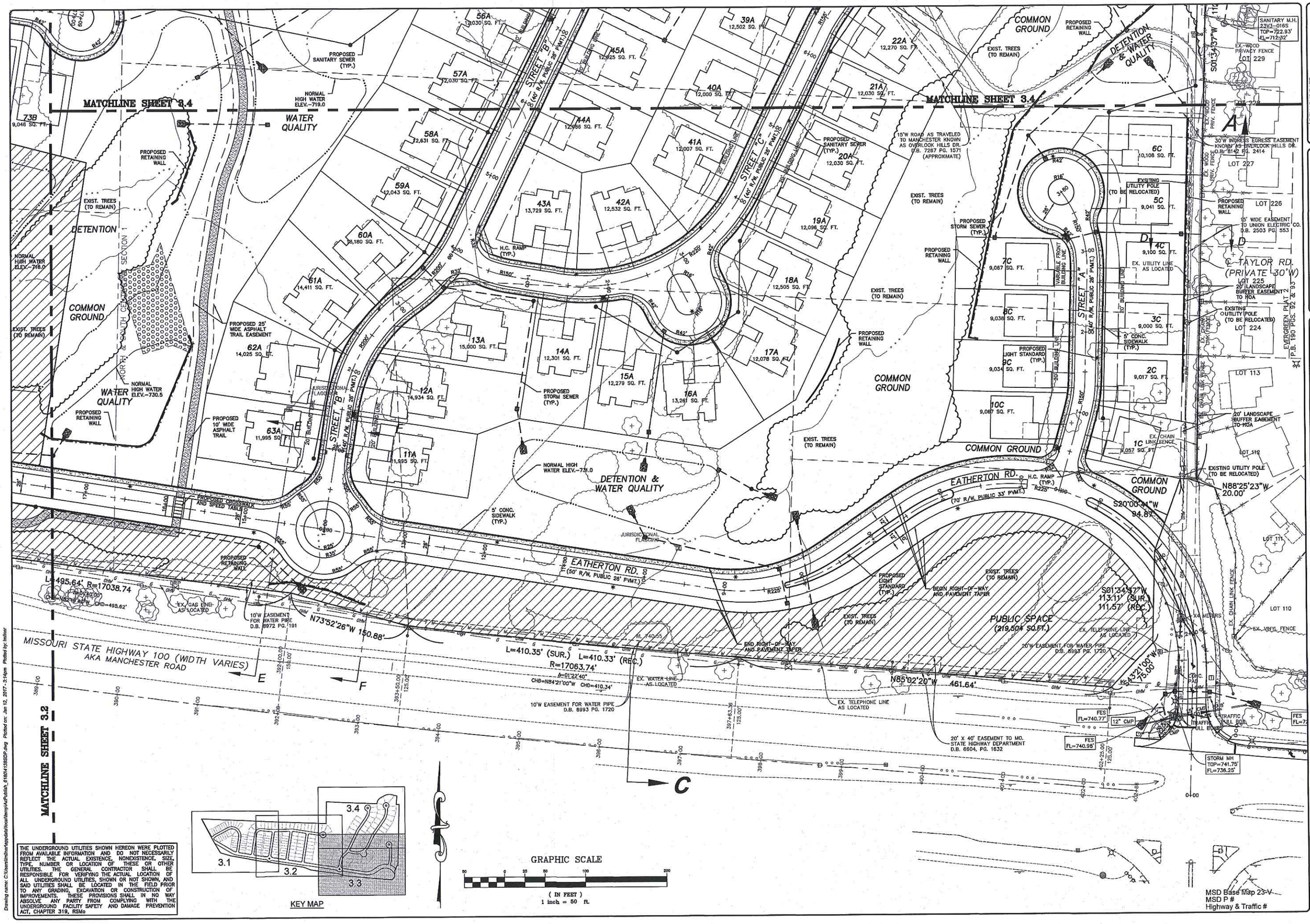

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The Villages at Bright Leaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
SITE PLAN

Date: 1/12/2017
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License No. E-28643
Civil Engineer

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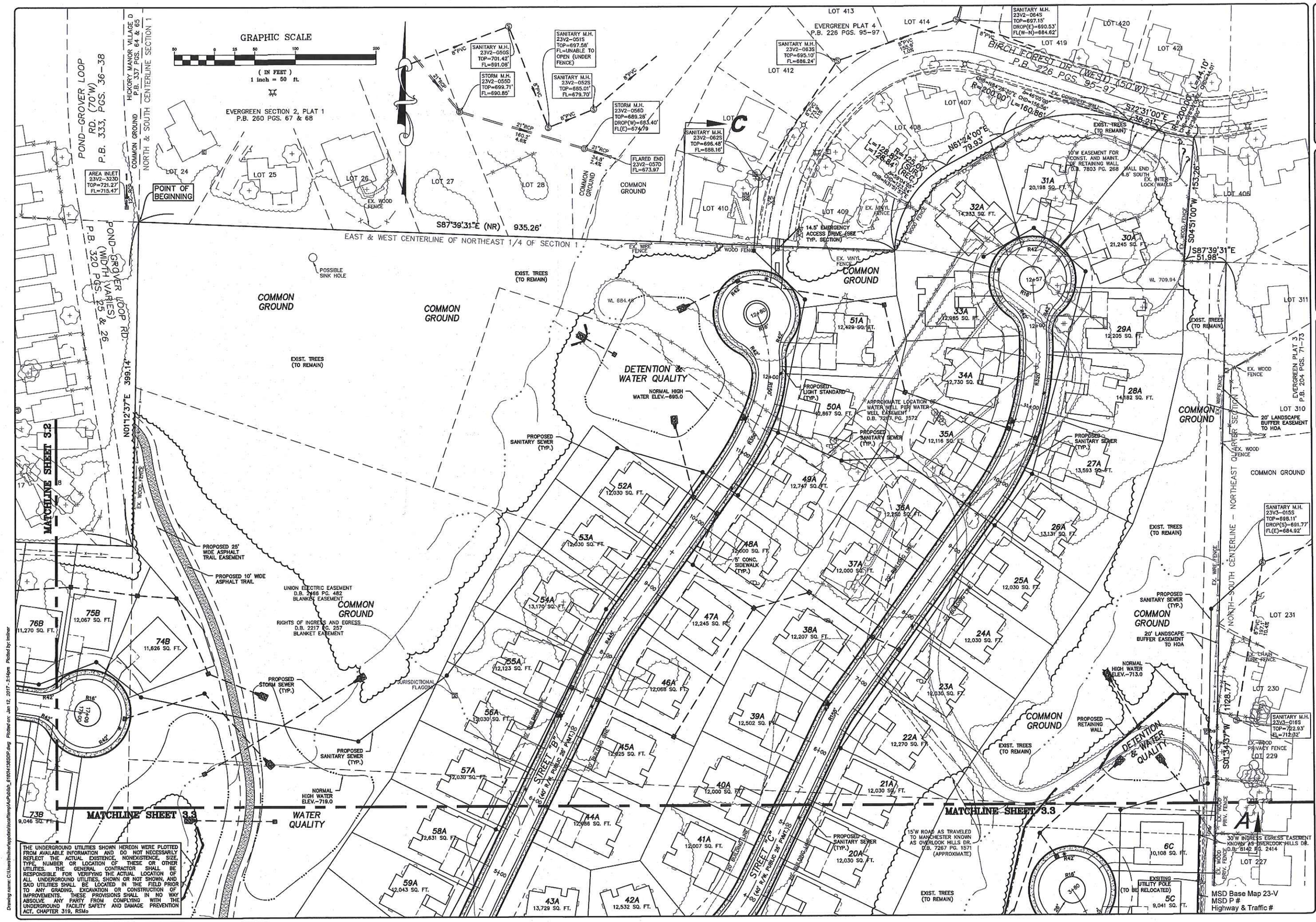

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The Villages at Bright Leaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
SITE PLAN

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STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
PROFESSIONAL ENGINEER

Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

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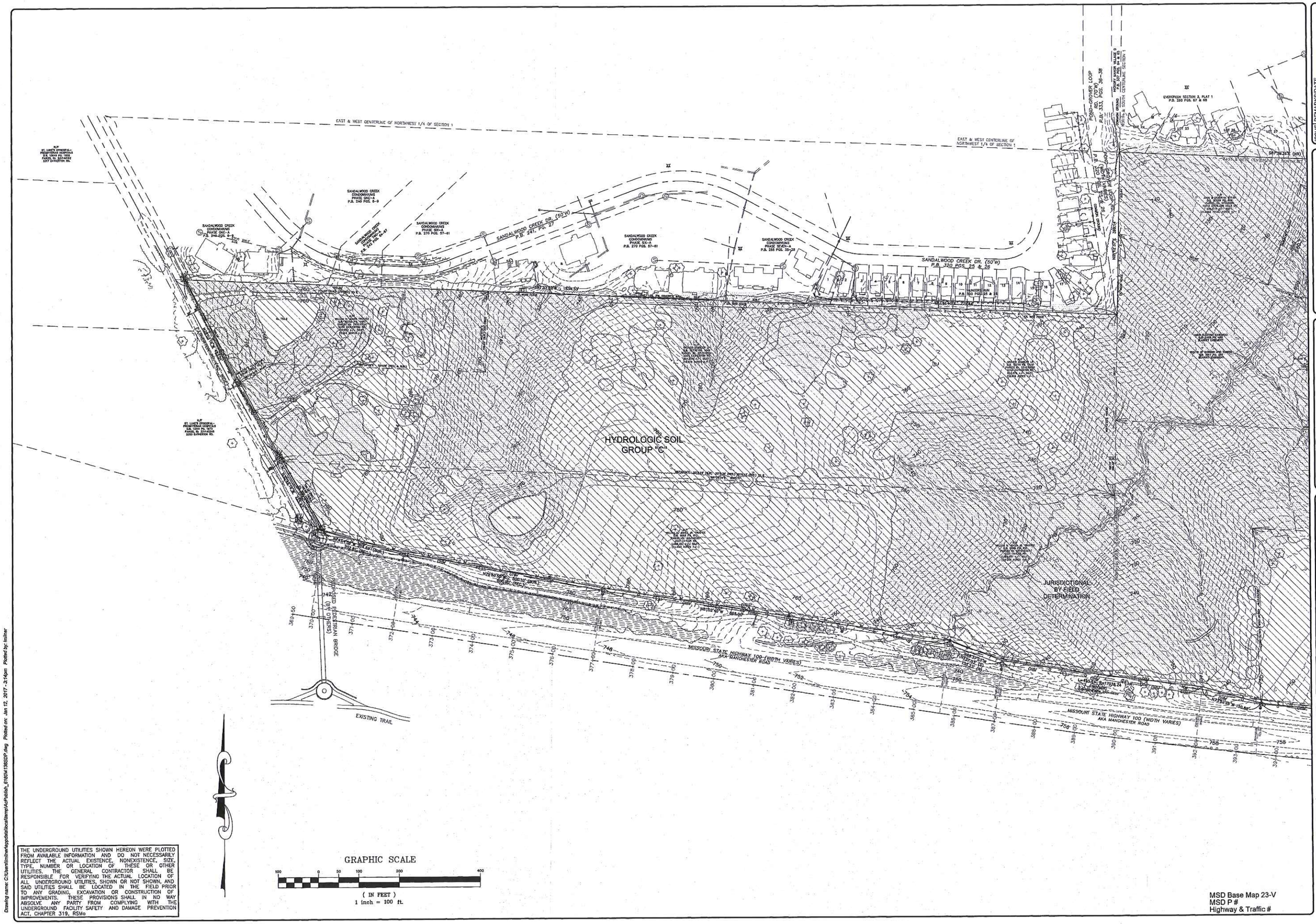

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MSD Base Map 23-V
MSD P #
Highway & Traffic #

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The Villages at Bright Leaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
NATURAL RESOURCES MAP

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STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
PROFESSIONAL ENGINEER

Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	14-04-138
Date	Jan. 12, 2017
Designed: MF	Sheet 4.1
Drawn: SL	
Checked: SL	SDP

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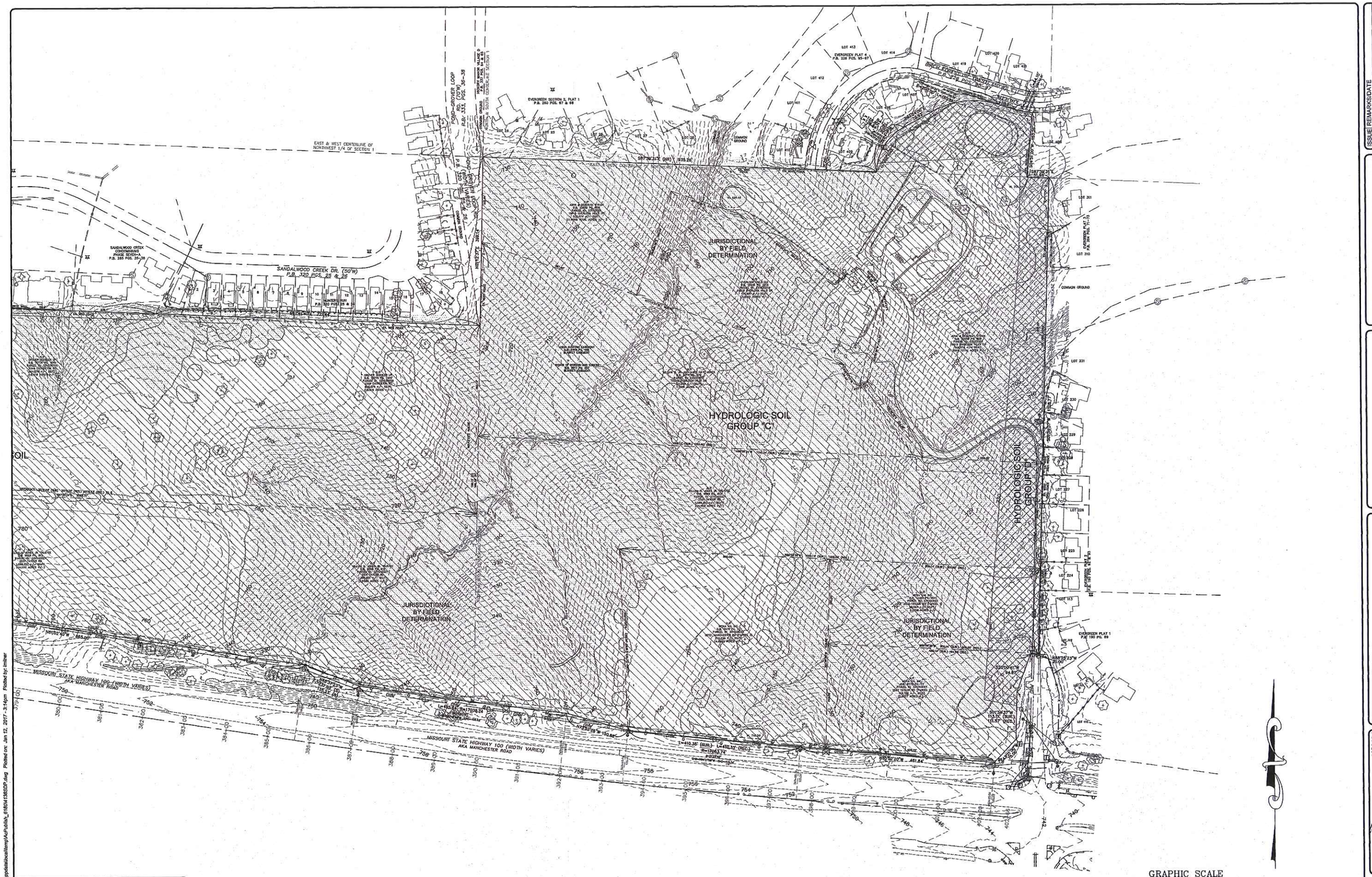

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The Villages at Bright Leaf
Wildwood, Missouri

SITE DEVELOPMENT PLAN
NATURAL RESOURCES MAP

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Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	14-04-138
Date	Jan. 12, 2017
Designed: MF	Sheet 4.2
Drawn: SL	
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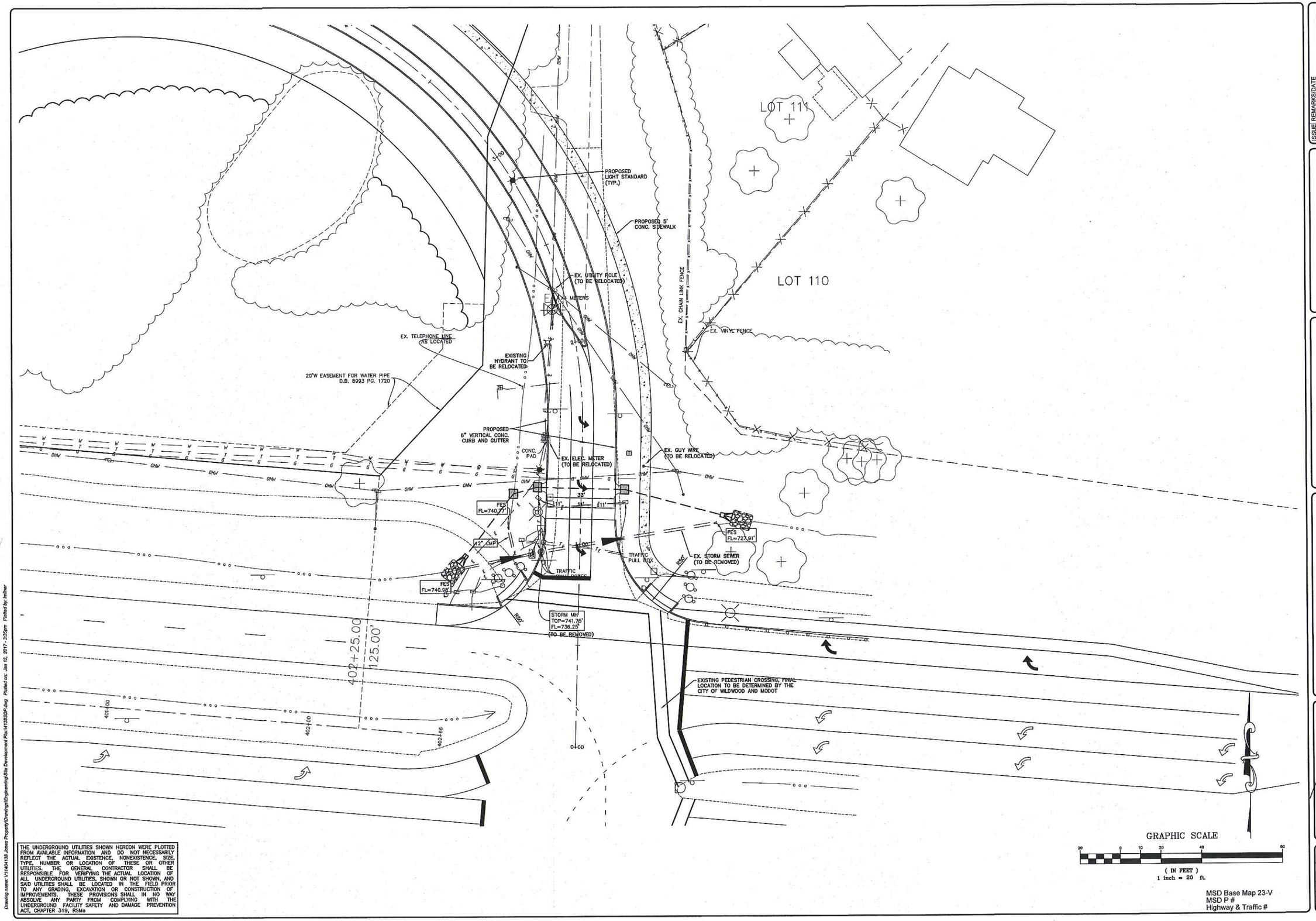

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The Villages at Bright Leaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
ENTRANCE DETAIL

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Date: 1/12/2017
MICHAEL G. BOERDING
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Civil Engineer

Job Number	14-04-138
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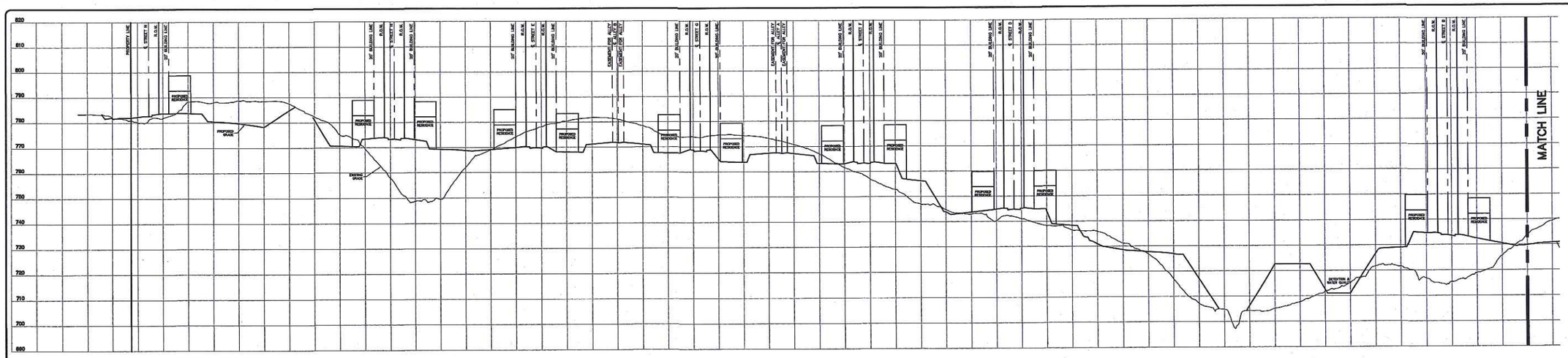
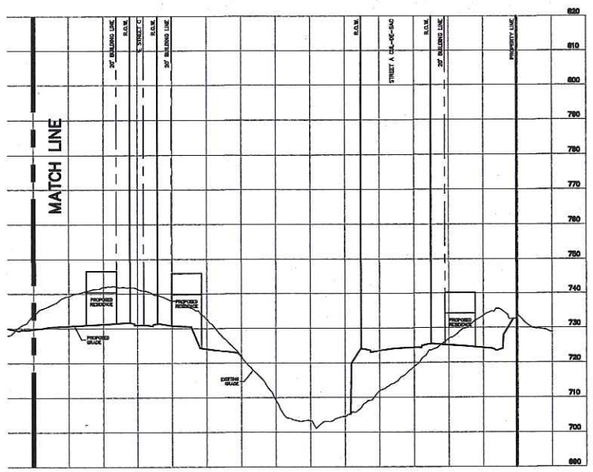
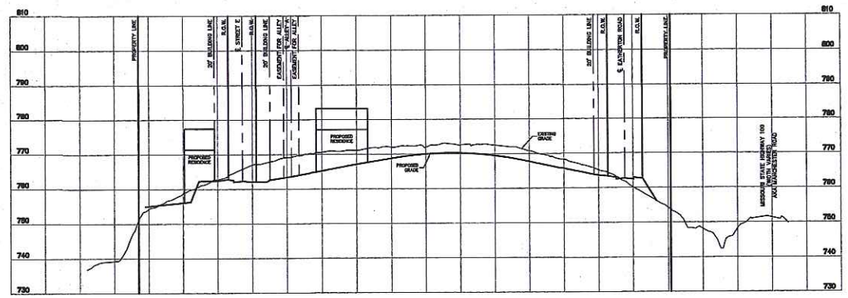


SECTION A-A



SECTION A-A
CONTINUED



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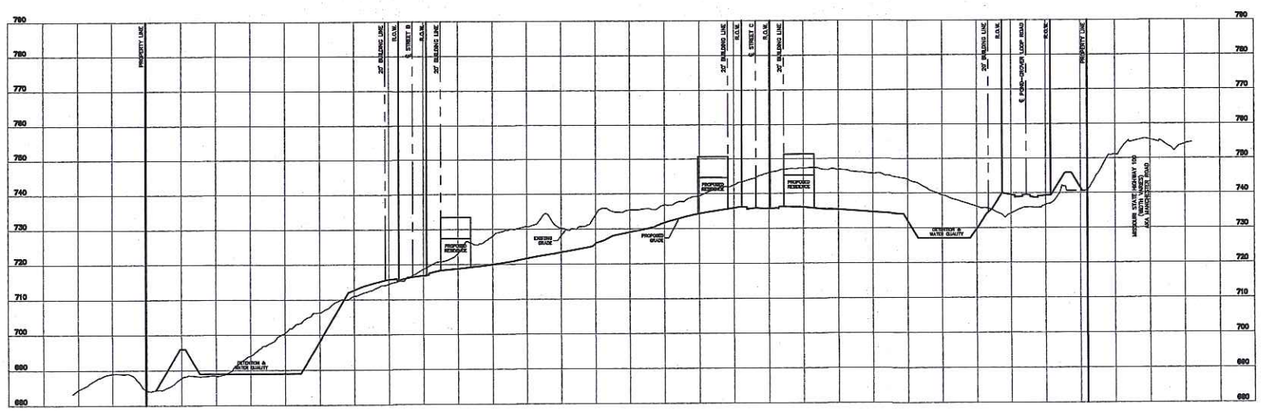
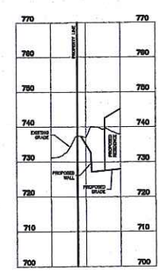


SECTION C-C



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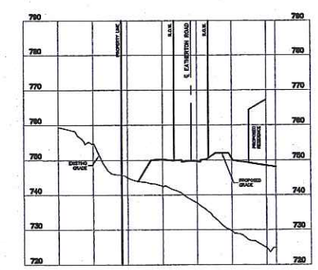
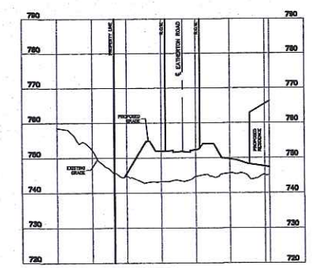


SECTION E-E



SECTION F-F

MSD Base Map 23-V
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
2	6-6-2016 REVISED PER CITY COMMENTS
3	6-14-2016 DEVELOPER REVISIONS
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Corporate Certificate of Authority #001348

The Villages at Bright Leaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
SITE SECTIONS

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not bearing the seal and signature of the engineer named and prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
PROFESSIONAL ENGINEER

Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	
14-04-138	
Date	
Jan. 12, 2017	
Designed: MF	Sheet
Drawn: SL	6.1
Checked: SL	SDP

Drawing name: C:\Users\mlinar\appdata\local\temp\AcPublish_6160\14138SDP.dwg Plotted on: Jan 12, 2017 - 3:15pm Plotted by: lmilner

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
B1	714.0	714.0	0.0			
				2.8	17	48
B2	714.0	708.4	5.6			
				6.1	3.4	21
B3	714.0	707.5	6.5			
				6.5	65.6	426
B4	714.0	707.5	6.5			
				6.5	24	156
B5	714.0	707.5	6.5			
				6.4	7.9	51
B6	714.0	707.7	6.3			
				6.1	10.9	67
B7	714.0	708.0	6.0			
				3.0	18.7	56
B8	714.0	714.0	0.0			
				TOTALS	148	825

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
A1	739.8	739.8	0.0			
				0.4	29	12
A2	738.8	738.0	0.8			
				1.3	31	40
A3	737.8	736.0	1.8			
				2.3	31	71
A4	736.8	734.0	2.8			
				3.8	31	116
A5	736.7	732.0	4.7			
				4.5	33	147
A6	734.2	730.0	4.2			
				3.2	73	230
A7	730.1	728.0	2.1			
				1.1	99	104
A8	726.0	726.0	0.0			
				TOTALS	327	720

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
C1	704.0	703.2	0.8			
				1.9	9.9	19
C2	706.0	703.0	3.0			
				4.1	10.2	42
C3	708.0	702.8	5.2			
				6.0	11.5	68
C4	710.0	703.3	6.7			
				7.9	12.8	100
C5	712.0	703.0	9.0			
				9.5	8.8	84
C6	714.0	704.0	10.0			
				10.6	9.2	98
C7	716.0	704.8	11.2			
				12.1	11.5	139
C8	718.0	705.0	13.0			
				13.5	14	189
C9	720.0	706.0	14.0			
				12.4	28	347
C10	721.9	707.2	14.7			
				8.9	38.5	345
C11	720.0	711.0	9.0			
				6.1	33.9	207
C12	720.0	711.7	8.3			
				4.1	7.5	31
C13	722.0	712.3	9.7			
				4.9	9.6	47
C14	724.0	713.2	10.8			
				7.0	110.3	772
C15	725.3	722.1	3.2			
				1.6	10.9	17
C16	726.0	726.0	0.0			
				TOTALS	327	2505

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
D1	718.0	718.0	0.0			
				1.0	25.9	26
D2	718.0	716.0	2.0			
				2.0	12.2	24
D3	718.0	715.3	2.7			
				1.4	11.4	15
D4	718.0	716.0	2.0			
				1.0	39.5	40
D5	718.0	718.0	0.0			
				TOTALS	89	105

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
E1	744.0	744.0	0.0			
				1.0	22.3	22
E2	744.0	742.0	2.0			
				3.6	22	80
E3	744.0	738.7	5.3			
				4.6	26.3	122
E3	744.0	740.0	4.0			
				3.0	24.4	73
E4	744.0	740.0	4.0			
				3.0	14	42
E5	744.0	742.0	2.0			
				1.0	14.7	15
E6	744.0	744.0	0.0			
				TOTALS	124	355

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
F1	725.0	725.0	0.0			
				1.5	18.7	28
F2	726.0	723.0	3.0			
				4.7	30.5	143
F3	728.0	721.6	6.4			
				7.2	16	115
F4	729.2	721.2	8.0			
				6.7	50.4	338
F5	730.0	724.6	5.4			
				4.2	54.2	228
F6	732.0	729.0	3.0			
				2.0	36.3	73
F7	734.0	733.0	1.0			
				0.6	30.9	17
F8	736.1	736.0	0.1			
				TOTALS	237	942

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
G1	732.0	732.0	0.0			
				1.8	13	23
G2	734.0	730.5	3.5			
				4.3	4.5	19
G3	734.0	729.0	5.0			
				5.0	100.4	502
G4	734.0	729.0	5.0			
				5.0	30	150
G5	734.0	729.0	5.0			
				5.5	16.3	90
G6	734.0	728.0	6.0			
				6.0	93.9	563
G7	734.0	728.0	6.0			
				4.8	7.5	36
G8	734.0	730.5	3.5			
				3.3	3.3	11
G9	734.0	731.0	3.0			
				1.5	11	17
G10	732.0	732.0	0.0			
				TOTALS	280	1410

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
H1	708.0	707.5	0.5			
				1.3	8.1	11
H2	709.5	707.4	2.1			
				2.8	4.4	12
H3	709.5	706.0	3.5			
				4.5	3.7	17
H4	709.5	704.0	5.5			
				6.5	2.8	18
H5	709.5	702.0	7.5			
				7.5	4.3	32
H6	709.5	702.0	7.5			
				6.5	2	13
H7	709.5	704.0	5.5			
				4.5	3	14
H8	709.5	706.0	3.5			
				3.5	7	25
H9	709.5	706.0	3.5			
				4.5	9.7	44
H10	709.5	704.0	5.5			
				4.9	5.3	26
H11	709.5	702.0	7.5			
				3.9	2.7	11
H12	709.5	702.0	7.5			
				3.9	1.8	7
H13	709.5	704.0	5.5			
				2.9	20.7	60
H14	709.5	705.2	4.3			
				2.3	22.9	53
H15	705.0	704.7	0.3			
				TOTALS	98	341

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
J1	737.0	737.0	0.0			
				0.5	10.8	5
J2	737.0	736.0	1.0			
				3.0	18.9	57
J3	737.0	734.0	3.0			
				4.0	11.7	47
J4	737.0	732.0	5.0			
				6.0	11.1	67
J5	737.0	730.0	7.0			
				8.0	4.9	39
J6	737.0	728.0	9.0			
				9.0	6.8	61
J7	737.0	728.0	9.0			
				8.0	24.6	197
J8	737.0	730.0	7.0			
				6.0	12	72
J9	737.0	732.0	5.0			
				3.0	15.1	45
J10	737.0	734.0	3.0			
				1.5	12.6	19
J11	737.0	736.0	1.0			
				0.5	3	2
J12	737.0	737.0	0.0			
				TOTALS	90	502

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
K1	762.0	762.0	0.0			
				1.1	12.3	14
K2	762.3	760.0	2.3			
				8.0	61.8	494
K3	763.7	750.0	13.7			
				14.9	55	817
K4	765.0	749.0	16.0			
				13.3	50	663
K5	764.0	753.5	10.5			
				9.3	50	463
K6	763.0	755.0	8.0			
				7.6	50	382
K7	762.0	754.7	7.3			
				7.5	47.8	361
K8	761.0	753.2	7.8			
				11.4	47.8	545
K9	760.0	745.0	15.0			
				19.7	47.4	934
K10	759.0	734.6	24.4			
				13.8	47.4	652
K11	758.0	740.7	17.3			
				8.6	48	415
K12	757.0	746.8	10.2			
				5.1	48	245
K13	756.0	752.9	3.1			
				1.6	46.6	72
K14	755.0	755.0	0.0			
				TOTALS	612	6056

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
L1	754.0	754.0	0.0			
				1.1	24.1	28
L2	754.3	752.0	2.3			
				2.9	13.9	40
L3	754.5	751.0	3.5			
				3.8	38.3	144
L4	755.0	751.0	4.0			
				3.8	43	161
L5	754.5	751.0	3.5			
				1.8	21.9	38
L6	754.0	754.0	0.0			
				TOTALS	141	411

MSD Base Map 23-V
MSD P #
Highway & Traffic #

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The Villages at Bright Leaf
Wildwood, Missouri

SITE DEVELOPMENT PLAN
WALL SCHEDULE

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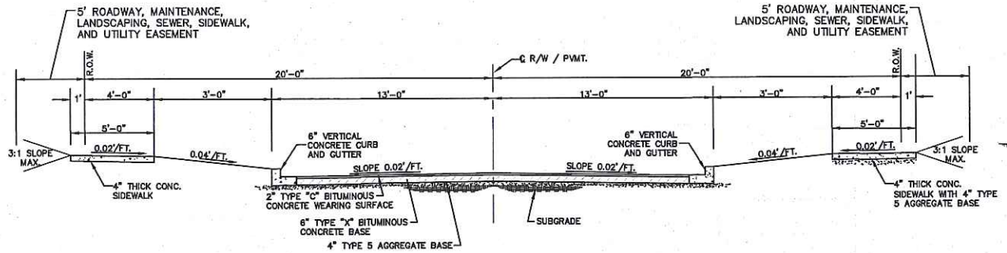
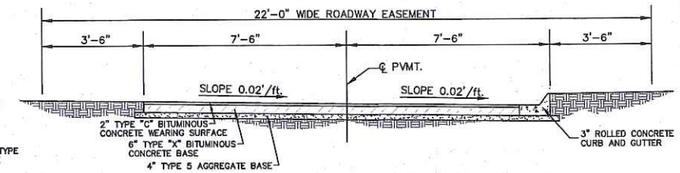
Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number 14-04-138
Date Jan. 12, 2017
Designed: MF
Drawn: SL
Checked: SL
Sheet 7.1 SDP

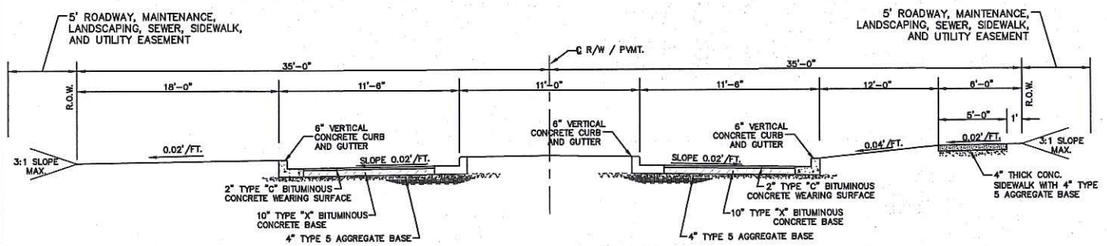
Drawing name: C:\Users\lmilner\appdata\local\temp\AcPublish_6180\14138SDP.dwg Plotted on: Jan 12, 2017 - 3:16pm Plotted by: lmilner



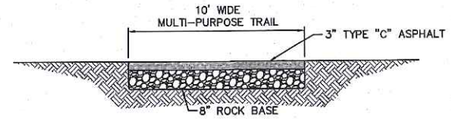
TYPICAL PVMT. SECTION
(26' PAVEMENT / 40' R.O.W.)
N.T.S.



TYPICAL ALLEY PAVEMENT SECTION
(15' PAVEMENT/22' ROADWAY EASEMENT)



"EATHERTON ROAD"
STA. 0+00.00 TO STA. 7+48.75
TYPICAL PVMT. SECTION
(70' R.O.W.)
N.T.S.



MULTI-PURPOSE TRAIL
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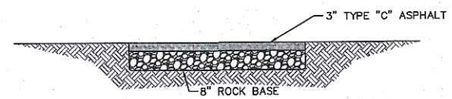
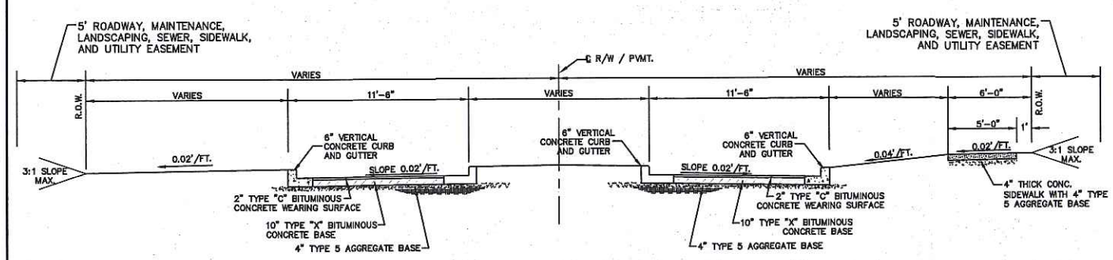
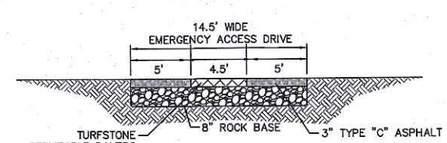
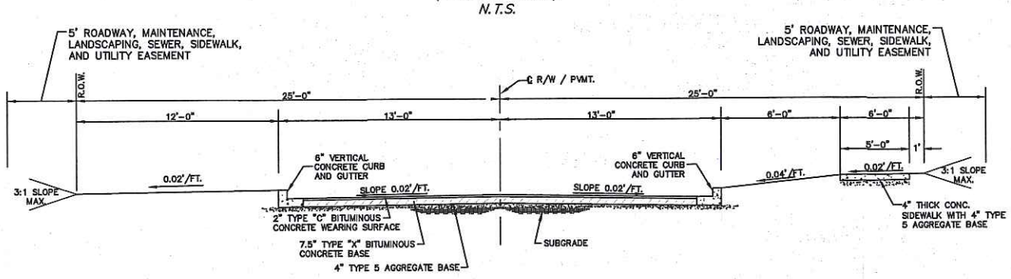


ASPHALT PARKING DETAIL
N.T.S.

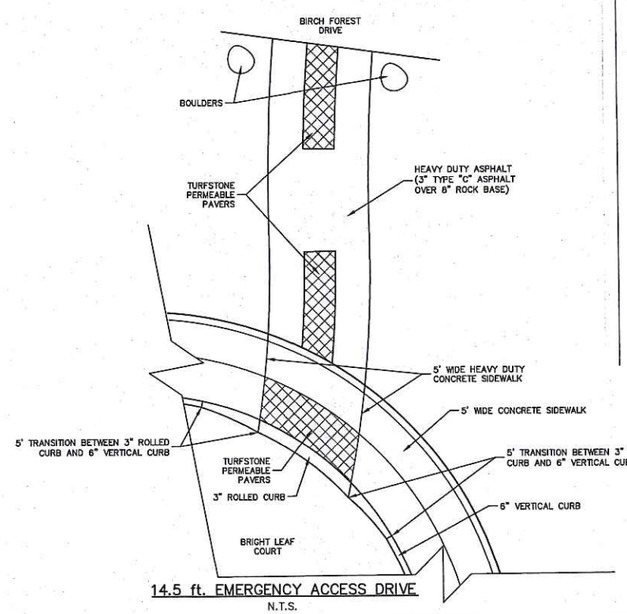


"EATHERTON ROAD"
STA. 7+48.75 TO STA. 9+16.42
TYPICAL PVMT. SECTION (TAPER)
(VARIABLE R.O.W.)
N.T.S.

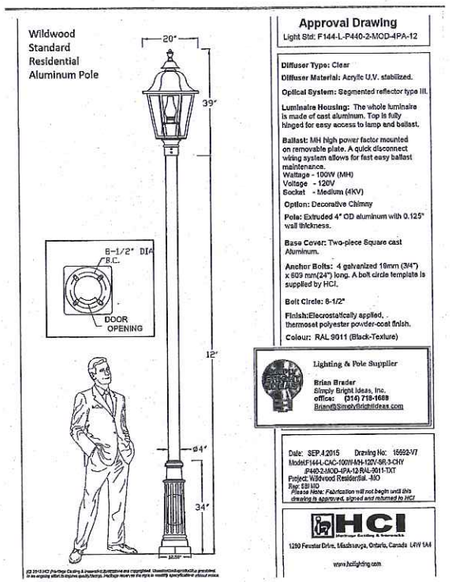




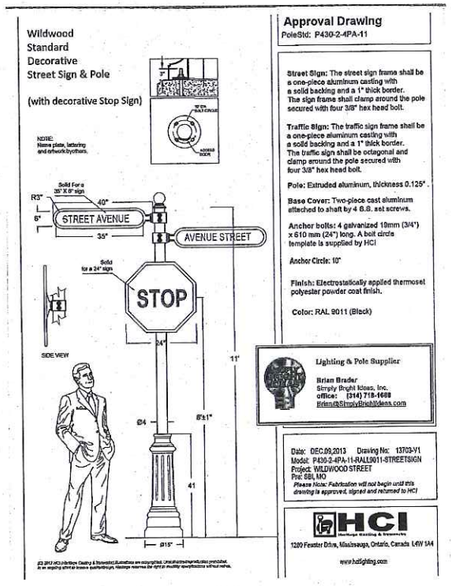
"EATHERTON ROAD"
STA. 9+16.42 TO STA. 42+85.00
TYPICAL PVMT. SECTION
(26' PAVEMENT / 50' R.O.W.)
N.T.S.



14.5 ft. EMERGENCY ACCESS DRIVE
N.T.S.



LIGHT DETAIL TO BE USED ON LIGHTS SHOWN ON POND-GROVER LOOP ROAD ONLY. ALL OTHER LIGHTS SHOWN WILL BE DECORATIVE STREET LIGHTS FROM LIST PROVIDED BY AMEREN UE.



MSD Base Map 23-V
MSD P #
Highway & Traffic #

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The Villages at Bright Leaf
Wildwood, Missouri
SITE DEVELOPMENT PLAN
DETAILS

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STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
PROFESSIONAL ENGINEER

Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	
14-04-138	
Date	
Jan. 12, 2017	
Designed: MF	Sheet
Drawn: SL	8.1
Checked: SL	SDP

Drawing name: C:\Users\mfischer\appdata\local\temp\AcPublish_61904\138SDP.dwg Plotted on: Jan 12, 2017 - 3:15pm Plotted by: bmfischer

AMENDED BILL NO. #2145 ORDINANCE NO. #2145

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT AUTHORIZES THE CHANGE IN THE ZONING OF NINE (9) PROPERTIES THAT TOTAL 78.7 ACRES OF AREA FROM THE NU NON-URBAN RESIDENCE DISTRICT, THE R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT, THE R-4 7,500 SQUARE FOOT RESIDENCE DISTRICT, AND THE R-6 AND R-6A 4,500 SQUARE FOOT RESIDENCE DISTRICT, WITH A PLANNED ENVIRONMENT UNIT (PEU) AND A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), TO THE R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT (TOWN CENTER "NEIGHBORHOOD GENERAL DISTRICT" AND "NEIGHBORHOOD EDGE DISTRICT"), WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), WHICH ARE ALL LOCATED ON THE NORTHWEST CORNER OF TAYLOR ROAD AND STATE ROUTE 100, WHICH WILL ALLOW THIS SITE'S USE FOR ONE HUNDRED NINETY-FOUR (194), SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, WITH PUBLIC SPACE AND COMMON GROUND. (Ward Five)

WHEREAS, the Town Center Plan allows development proposals that are uniquely limited to this area, given their allowable densities, intensities, designs, and other characteristics that are consistent with the tenets of 'New Urbanism;' and

WHEREAS, over the years, many projects have been approved and developed in Town Center for commercial purposes, but only a limited number of residential developments have been completed, with many of the larger parcels of ground located within its boundaries not having that same level of interest; and

WHEREAS, this proposed site is the largest undeveloped property in the Town Center Area and designated for a mix of residential uses, including single family detached types on individual lots, which represents the current proposal that has been submitted and considered by the Planning and Zoning Commission and the City Council; and

WHEREAS, the proposal includes the development of a minimum of five (5) villages, with a varying number of lots and dwellings, which will total the one hundred ninety-four (194) authorized homesites and will be designed and developed consistent with many of the tenets of the Neighborhood Design Standards and Architectural Guidelines of the Town Center Plan; and

WHEREAS, the Planning and Zoning Commission was presented this proposal at a July 2015 public hearing, where many issues and other considerations were identified via the petitioners' presentation, its members' questions, and comments from nearby residents; and

WHEREAS, after this public hearing, the Planning and Zoning Commission considered those identified issues, considerations, questions, and comments, specifically relating to this proposal and particularly the construction of the Pond-Grover Loop Road, the extension of the Birch Forest Drive (a stub street), and the front-facing garages and suggested further review was warranted; and

WHEREAS, a Work Session was held by the Planning and Zoning Commission to further discuss these matters and seek resolutions to them, within the confines of the standards and requirements of the Town Center Plan; and

WHEREAS, after this Work Session, refinements were made to the design concept for this large Town Center Area site, which included revised designs of the some of the residential units relative to the proximity of the garage doors to the fronting streets, increases in public space areas, inclusion of sound mitigation efforts along State Route 100, alterations to the street network to improve safety, function, and calm traffic, and a modification to the design of a cul-de-sac and other lots to increase the bufferyard distance between them and abutting residential lots located in surrounding subdivisions; and

WHEREAS, with this direction from the Planning and Zoning Commission, the petitioner did revise the plan, but concerns lingered regarding the Pond-Grover Loop Road, Birch Forest Drive, and the front-facing garages, which led to another design that did not include the inclusion of any street extensions, i.e. Pond-Grover Loop Road and Birch Forest Drive; and

WHEREAS, this revised plan was reviewed by the Planning and Zoning Commission and it could not reach a majority vote on this project and the associated rezoning of the property and application of the special procedures permit (Planned Residential Development Overlay District); and

WHEREAS, the Planning and Zoning Commission deadlock, with a vote of 5 to 5, which meant the proposal failed for a lack of majority; and

WHEREAS, the Letter of Recommendation from the Planning and Zoning Commission was forwarded to City Council on December 14, 2015, where it conducted another public hearing on this matter, and heard from those individuals in attendance regarding this proposal; and

WHEREAS, at the conclusion of the public hearing, the City Council noted its concerns with the roadway issues and sought an appropriate solution, if possible, which was offered as the following: not connect Birch Forest Drive for all vehicular traffic, but rather design it to accommodate emergency access only, along with pedestrian and bicycle facilities, while requiring the dedication of the necessary and prescribed amount of right-of-way for the Pond-Grover Loop Road, along with requiring the developers to provide an escrow in the amount sufficient to accommodate its construction in the future, but not at this time, thereby allowing further consideration of it by the community; and

WHEREAS, with this direction for design changes to the roadway plan and other conditions, the City Council authorized the preparation of legislation in this regard for presentation on January 11, 2016, along with noting the project, notwithstanding the roadway components described above, was a positive for the Town Center Area and would address a difficult property that had been the subject of many discussions, since the update of the Town Center Plan during the years of 2008 to 2012; and

WHEREAS, the City Council, through its established authority under Chapter 89 of Missouri Revised Statutes and the Wildwood Charter, believes this action is consistent with good planning practice and will protect the public's health, safety, and general welfare by improving the conditions at this site with its redevelopment under a new owner.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are made a part hereof, are hereby, are hereby amended to reflect the change in zoning from the NU Non-Urban Residence District, the R-3 10,000 square foot Residence District, the R-4 7,500 square foot Residence District, and the R-6 and R-6A 4,500 square Residence District, with a Planned Environment Unit (PEU) and a Planned Residential Development Overlay District (PRD), to the R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), as set forth in this ordinance, for the following described land:

A TRACT OF LAND BEING PART OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH AND SOUTH CENTERLINE OF SECTION 1 AND BEING THE SOUTHWEST CORNER OF EVERGREEN SECTION 2, PLAT 1, A SUBDIVISION AS RECORDED IN PLAT BOOK 260, PAGES 67 AND 68 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID CENTERLINE AND ALONG THE SOUTH LINE OF SAID EVERGREEN SECTION 2, SOUTH 87°39'31" EAST, 935.28 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 409 OF EVERGREEN PLAT 4, A SUBDIVISION AS RECORDED IN PLAT BOOK 126, PAGES 95-97 OF SAID COUNTY RECORDS; THENCE LEAVING SAID SOUTH LINE AND ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 59°04'05", AN ARC LENGTH OF 128.87 FEET, THE CHORD OF WHICH BEARS NORTH 31°51'57" EAST, 123.24 FEET TO A POINT; THENCE NORTH 61°24'00" EAST, 79.93 FEET TO A POINT; THENCE ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 46°05'00", AN ARC LENGTH OF 160.86 FEET, THE CHORD OF WHICH BEARS NORTH 84°26'30" EAST, 156.56 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY OF BIRCH FOREST DRIVE (50' WIDE); THENCE ALONG THE SOUTHERN EDGE OF SAID RIGHT-OF-WAY SOUTH 72°31'00" EAST, 38.21 FEET TO A POINT; THENCE ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 12°38'00", AN ARC

LENGTH OF 44.10 FEET, THE CHORD OF WHICH BEARS SOUTH 78°50'00" EAST, 44.01 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOT 406 OF SAID EVERGREEN PLAT 4; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID LOT 406, SOUTH 04°51'00" WEST, 153.28 FEET TO THE SOUTHWEST CORNER OF SAID LOT 406, SAID POINT BEING IN THE SOUTH LINE OF SAID EVERGREEN PLAT 4; THENCE ALONG SAID SOUTH LINE SOUTH 87°39'31" EAST, 51.98 FEET TO A FOUND AXLE, SAID POINT BEING THE NORTHWEST CORNER OF EVERGREEN PLAT 3, A SUBDIVISION AS RECORDED IN PLAT BOOK 204, PAGES 71-73 OF SAID COUNTY RECORDS, FROM WHICH POINT A STONE BEARS SOUTH 01°34'37" WEST, 98.54 FEET SAID POINT ALSO BEING IN THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER, SOUTH 01°34'37" WEST, 1,118.77 FEET TO A POINT, SAID POINT BEING LOCATED ALONG THE WESTERN LINE OF LOT 112 OF EVERGREEN PLAT 1, A SUBDIVISION AS RECORDED IN PLAT BOOK 190, PAGE 83 OF SAID COUNTY RECORDS, SAID POINT BEING LOCATED ON THE CENTERLINE OF TAYLOR ROAD (30 FEET WIDE), THENCE LEAVING SAID CENTERLINE AND PROCEEDING NORTH 88°25'23"W, 20.00 FEET TO A POINT; THENCE SOUTH 20°00'41" WEST, 94.87 FEET; SOUTH 01°34'37" WEST, 113.11 FEET; SOUTH 43°21'00" WEST, 75.00 FEET TO A POINT BEING ON THE NORTH LINE OF MISSOURI STATE HIGHWAY 100 (ALSO KNOWN AS MANCHESTER ROAD); THENCE WITH SAID NORTH LINE NORTH 85°02'20" WEST, 461.64 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 17,063.74 FEET, A CENTRAL ANGLE OF 01°22'40", AN ARC LENGTH OF 410.35 FEET, THE CHORD OF WHICH BEARS NORTH 84°21'00" WEST, 410.34 FEET TO A POINT; THENCE NORTH 73°52'26" WEST, 150.88 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 17,038.74 FEET, A CENTRAL ANGLE OF 01°40'00", AN ARC LENGTH OF 495.64 FEET, THE CHORD OF WHICH BEARS NORTH 82°19'40" WEST, 495.62 FEET TO A POINT; THENCE NORTH 68°37'23" WEST, 157.03 FEET; NORTH 81°02'40" WEST, 865.00 FEET; NORTH 79°53'55" WEST, 500.10 FEET; NORTH 75°28'36" WEST, 230.48 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF EATHERTON ROAD (40' WIDE); THENCE ALONG LAST SAID RIGHT-OF-WAY NORTH 27°33'18" WEST, 688.52 FEET TO A POINT BEING THE SOUTHWEST CORNER OF A 15 FOOT DEDICATION STRIP AS PER EASEMENT PLAT FOR SANDALWOOD CREEK PHASE 1, AS RECORDED IN PLAT BOOK 334, PAGE 33, AND AMENDED IN PLAT BOOK 243, PAGE 3 OF SAID COUNTY RECORDS, FROM WHICH POINT A CONCRETE MONUMENT BEARS SOUTH 87°37'57" EAST, A DISTANCE OF 17.32 FEET; THENCE ALONG THE SOUTH LINE OF SANDALWOOD CREEK CONDOMINIUMS PHASE ONE-A, (PLAT BOOK 234, PAGE 6), SANDALWOOD CREEK CONDOMINIUMS PHASE TWO-A (PLAT BOOK 242, PAGES 84-87), SANDALWOOD CREEK CONDOMINIUMS PHASE SIX-A, (PLAT BOOK 270, PAGES 57-61), AND SANDALWOOD CREEK CONDOMINIUMS PHASE SEVEN-A, (PLAT BOOK 285, PAGES 35-38) OF ST. LOUIS COUNTY RECORDS, SOUTH 87°33'57" EAST, 1,574.38 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID SANDALWOOD CREEK CONDOMINIUMS PHASE SEVEN-A, AND ALSO BEING THE SOUTHWEST CORNER OF HUNTERS RUN, A SUBDIVISION AS RECORDED IN PLAT BOOK 320, PAGES 25-28 OF SAID COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID HUNTERS RUN SOUTH 87°31'40" EAST, 771.44 FEET TO A POINT IN THE AFOREMENTIONED NORTH AND SOUTH CENTERLINE OF SECTION 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID HUNTERS RUN; THENCE ALONG SAID CENTERLINE AND EAST LINE OF SAID HUNTERS RUN NORTH 01°12'37" EAST, 399.14 FEET TO THE NORTHEAST CORNER OF SAID HUNTERS RUN AND THE POINT OF BEGINNING AND CONTAINING 3,436,441 SQUARE FEET MORE OR LESS (78.8898 ACRES MORE OR LESS.)

Section Two. The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Code, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated December 7, 2015, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. **PERMITTED USES**

   a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of one hundred ninety-four (194)[1] ~~eighty-seven (187)~~, detached single family dwellings on individual lots, with common ground and public space, and all permitted accessory structures normally found in conjunction with the primary use of each property. If the Homeowners Association should want to construct an in-ground swimming pool and related cabana, such is allowed within the boundaries of this Planned Residential Development Overlay District (PRD), but must be located in subdivision-owned common ground.

[1] These requests were advertised for 194 units; therefore, a greater number cannot be considered, unless a new public hearing is held.

2. **LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS**

   a. Each detached dwelling unit shall be located on an individual lot of record that meets the following requirements, per its location within the six (6) defined villages:
      i. Village A – Eighty (80) foot minimum lot width and lot size of 12,000 square feet.
      ii. Village B – Sixty-three (63) foot minimum lot width and lot size of 9,000 square feet.
      iii. Village C – Sixty-two (62) foot minimum lot width and lot size of 9,000 square feet. ~~excepting four (4) lots, which shall have direct frontage onto the Pond-Grover Loop Road, with on-site turnaround capabilities provided on each of them. These four (4) lots shall have a minimum width of seventy (70) feet, a front yard setback distance of thirty five (35) feet, and a depth no less than one hundred sixty (160) feet.~~
      iv. Village D – Sixty (60) foot minimum lot width and lot size of 6,300 square feet.
      v. Village E – Thirty-eight (38) foot minimum lot width and lot size of 4,000 square feet.
      vi. Village F - Rear-Entry Garage Lots – Forty-five (45) foot minimum lot width and lots size of 5,400 square feet.
      vii. Properties located within a cul-de-sac shall be as approved by the Planning and Zoning Commission on the Site Development Plan. These widths shall be measured at the front building line.

   b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of eighteen (18) inches in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend across at least thirty percent (30%) of the façade's elevation facing the frontage line, at a minimum depth of no less than six (6) feet. No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

   c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

   d. Direct residential drive access shall be allowed for up to one hundred fifty-seven (157) ~~fifty-three (153)~~ of the single family detached units within this development from the system of internal streets, but the garage door(s) on each unit must be a minimum of seven point five (7.5) feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage, excepting those units in Villages A, C, and E. Units in two (2) of these villages shall be as reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan (Villages A and C). *Garage door(s) associated with any unit located within Village E shall be a minimum of six (6) feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage.* Individual garage doors shall not be greater than twenty (20) feet in width and must be carriage types, including windows, and incorporate other architectural treatments, as determined by the City's Architectural Review Board to be appropriate, to lessen their prominence within the visual corridor formed by these interior streets within the development, unless a suitable alternative design is provided for these openings. The developer shall provide a minimum of two (2) options that incorporate these requirements to the Planning and Zoning Commission for its consideration, as part of the Site Development Plan review and action process, regarding the front of the garages that further reduces their prominence from the abutting street view. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.

   e. The New Urbanism lots that are part of this Planned Residential Development Overlay District boundary shall be accessed by service lanes (alleys) that comply in their construction with the Street Specifications of the Town Center Plan. These service drives shall provide access to rear loaded garages that must be provided, as part of any single-family detached dwelling, for a minimum of thirty-seven (37) ~~thirty-three (33)~~ of the allowable one hundred ninety-four (194) ~~eighty-seven (187)~~ lots. These lots do not need to incorporate the garage offset distance noted in Condition 2(d.) of this Ordinance.

   f. The first story, interior clear height for all single family dwellings shall be not less than nine (9) feet.

   g. Detached single family dwelling units, which face the frontage line, but also places the side of the building along another right-of-way, shall be designed to incorporate the elements of the front facade along that portion of the structure (in its entirety). The placement and design of these units shall be approved by the Planning and Zoning Commission on the Site Development Plan and the elevations of these units by the Architectural Review Board.

   h. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and backer board. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

   i. The overall area of this Planned Residential Development Overlay District (PRD) shall be no less than 78.7 acres in total.

3. **PLAN SUBMITTAL REQUIREMENTS**

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

   a. Outboundary plat and legal description of the property.
   b. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. A typical lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
   c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
   d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.

   e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
   f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
   g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
   h. General location of sanitary sewer facilities.
   i. Parking and density calculations.
   j. Conceptual location and size of common ground areas.
   k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.
   l. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Ordinance 410 and accompanying Tree Manual.
   m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
   n. Location of all existing and proposed easements.
   o. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

If the Planning and Zoning Commission determines, through its standard review processes, the Site Development Plan cannot be acted upon due to non-compliance to the site-specific ordinance, the Zoning Ordinance, or other land use regulations applicable to this type of subdivision, as interpreted by it, then the rezoning of the subject site and the application of the Planned Residential Development Overlay District shall not remain effective thereafter and the City must initiate the revocation process described in the Zoning Ordinance for this type of circumstance.

4. **SITE DEVELOPMENT PLAN DESIGN CRITERIA**

The above Site Development Plan shall adhere to the following specific design criteria:

Build-To Lines - Residential

   a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:

      (1) Twenty (20) feet from any right-of-way line, except any unit served by a rear entry garage, which shall have a build-to distance of ten (10) feet (see Condition 2(a.)).
      (2) Five (5) feet for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
      (3) Fifteen (15) feet from any rear yard property line and thirty (30) feet for rear yard areas that abut the perimeter of the Planned Residential Development Overlay District.
      (4) Five (5) feet from any rear yard property line for any unit served by a rear entry garage.

Parking Setbacks – Residential

   b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the front elevation of the dwelling a minimum of twenty-five (25)

feet. Driveway widths serving these required parking spaces, specifically between the edge of the public right-of-way and the front building line, shall be as approved by the Planning and Zoning Commission on the Site Development Plan, but be minimized in their respective distances to the greatest extent possible.

Access and Roadway Improvements

   c. State Route 100 - Dedicate the required amount of right-of-way and/or easements along this property's State Route 100 frontage to the Missouri Department of Transportation (MoDOT) for public roadway purposes and, subject to Subsection 4(d.), construct within this area the extension of the Pond-Grover Loop Road, all necessary intersection modifications and upgrades, and other improvements required therein. Improvements to State Route 100 shall conform to the requirements of the Missouri Department of Transportation (MoDOT) and the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the State of Missouri and the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of State Route 100 and directed by the Department of Public Works.

   d. Pond-Grover Loop Road – Subject to the conditions that follow in this Subsection [4 (d.)], petitioners/developer shall construct the Pond-Grover Loop Extension, as shown on the approved Preliminary Plan; deviations in modifications to the location and design of the extension from what is shown on the plan may be approved by the Directors of the Departments of Planning and Public Works, so long as the purpose of the extension, as contemplated by the Town Center Plan, is fulfilled satisfied; the final location, design and specifications of the plan extension shall be shown on the applicable plat of the subdivision, as approved by City Council.
      i. The extension shall be constructed pursuant to applicable City standards;
      ii. The cost of constructing the extension shall be determined by petitioners/developer, subject to approval review and acceptance by the Directors of Planning and Public Works, prior to approval of the applicable plat;
      iii. Upon acceptance approval of the cost by the Directors of Planning and Public Works, and prior to approval of the applicable plat, the petitioners/developer and the City shall execute an agreement that provides for the following:
         1. The dedication of right-of-way to the City for the extension, pursuant to the applicable plat, and such other instruments, as may be reasonably required by the City;
         2. A Letter of Credit, in the amount of the cost, issued to the City, as beneficiary, shall be obtained by petitioners/developer from a financial institution and with terms and conditions and an outside expiration date (including any renewal terms) that are acceptable to the Directors of Planning and Parks and the City Attorney and in accord with the terms and conditions of this Subsection [4(d.)] for the purpose of securing the performance of the construction of the extension; and the Letter of Credit shall be issued and delivered to the City, prior to approval of the applicable plat;
         3. Commencement of construction of the extension within ninety (90) days after a Notice to Proceed is issued by the Directors of Planning and Public Works to petitioners/developer and petitioners/developer shall proceed and complete the extension in accordance with a schedule approved by the Directors of Planning and Public Works;

         4. If Notice to Proceed is not issued by the second first anniversary date of the approval of the applicable plat or if the City issues a notice to petitioners/developers stating the extension should not be constructed, petitioners/developer's obligation to construct the extension shall terminate, the Letter of Credit shall terminate, and the dedication shall be released/reconveyed to the petitioners/developers, or their successor(s), in title; the area on the plan set aside for the extension shall, in the event of such release and reconveyance, be converted to common ground, with trail(s) and associated public easements for them, as approved by the Director of Planning and Parks; and
         5. The City shall execute and record such instruments and documents, as may be reasonably necessary to effect the foregoing terminations and release/reconveyance.

   ~~e. Establish a minimum seventy (70) foot wide public right of way dedication to the City of Wildwood and construct the Pond-Grover Loop Road Extension through the site that provides a total of two (2) eleven (11) foot wide lanes (not inclusive of the concrete vertical curb and gutter), a minimum ten (10) foot wide grass median, and a five (5) foot wide sidewalk on east side of this internal roadway, and a ten (10) foot wide multiple use trail on its west side, all of which adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Tree lawn areas and all stormwater management facilities shall be the developer's responsibility to provide and construct as well. Along with this dedication of seventy (70) feet of right-of-way, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right of way of Pond-Grover Loop Road and directed by the Department of Public Works.~~

      ~~i. The developer is also responsible for the construction of a roundabout at a location approved by the Planning and Zoning Commission on the Site Development Plan. This roundabout shall be designed, engineered, and constructed in accordance with the Town Center Plans Street Specifications and Streetscape Requirements. The Departments of Public Works and Planning shall direct determinations in this regard, along with final action by the Planning and Zoning Commission.~~

   e. Internal Streets - Complete the necessary dedication of land area within this subject site for public right-of-way purposes associated with the internal network of streets. These dedications for public rights-of-way shall be used for the construction by the developer of a network of internal residential streets for service to the authorized lots. These dedications shall be a minimum of forty (40) feet in width to accommodate the construction of two (2) lanes of asphalt roadway, with concrete curb and gutter, and five (5) foot wide sidewalks, including a three (3) foot tree lawn area, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. The construction of these improvements is the sole responsibility of the developer(s) of this project. Along with this dedication of these rights-of-way areas, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be

installed by the developer, as specified by the City of Wildwood's Town Center Plan within the rights-of-way of these unnamed streets and directed by the Department of Public Works.

   f. Eatherton Road Extension - Dedicate the required amount of right-of-way and/or easements within the boundaries of this property to the City of Wildwood for the construction of the Eatherton Road Extension for public roadway purposes, which include a minimum driving surface of two (2) lanes that total twenty-six (26) feet in width, a five (5) foot wide sidewalk on both sides of this driving surface, and street trees and lights, including a minimum seven (7) foot wide tree lawn area for these improvements. A roundabout, and related channelization islands and other improvements as set forth therein, is required within the Eatherton Road Extension right-of-way area and the developer is responsible for its construction. Improvements to Eatherton Road shall conform to all of the requirements of the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Eatherton Road and directed by the Department of Public Works.

   g. Birch Forest Drive – The trail/emergency extension of extend Birch Forest Drive, from its current terminus into the subject site, shall be limited to a design that accommodates only emergency and pedestrian/bicyclist access. The construction and of this trail/emergency extension shall adhere to established and accepted design, engineering, and material standards and specifications, which would allow for emergency vehicles only, pedestrians, and bicyclists to access across it, while blocking any other vehicle by a system of bollards (or acceptable alternative), to be selected in terms of their types and placements, as directed by the ~~Town Center Plan's Street Specifications and the Streetscape Design Requirements~~ Department of Public Works and the Metro West Fire Protection District, all needing final action by the Planning and Zoning Commission on the Site Development Plan. Safety Components determined necessary for the design and construction/reconstruction of this alternative, trail/emergency/pedestrian/bicyclist ~~any stub street~~ extension shall be indicated on the Site Development Plan and reviewed and acted upon thereafter by the Planning and Zoning Commission.

   h. Service Lanes (alleys) - Complete the necessary dedication of land area within this subject site for private access purposes. These dedications for private purposes shall be used for the construction by the developer of a system of lanes/alleys for service to the authorized lots. These dedications shall be a minimum of twenty-two (22) feet in width to accommodate the construction of a lane/alley, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan.

   i. Any planned traffic island/cul-de-sac shall be designed and constructed by the developer of this residential subdivision in accordance with City of Wildwood standards, and as directed by the Department of Public Works. The Planning and Zoning Commission, on the Site Development Plan, shall approve the final design of this traffic calming improvement.

Miscellaneous Roadway Requirements

   j. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

   k. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

   l. Construction access shall be from State Route 100 during the development of this site, not via Birch Forest Drive and/or Eatherton Road.

   m. Sidewalks shall be required on all public and private streets (parking lot aisles) and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.

   n. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of roadway improvements.

   o. All internal streets, access drives, or lanes, whether public or private, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as drive lane widths, sidewalks, stormwater drainage facilities, garden walls, street trees and lights, and pedestrian furniture. If certain streets, drives, or lanes are to be private, an easement shall be provided to the City granting public use of them for pedestrian and vehicular purposes. These easements shall be granted at the time of the Record Plat approval by the City Council.

Parking Requirements - Residential

   p. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

Landscape Requirements - Specific

   q. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

   r. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

MSD Base Map 23-V
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
2	6-6-2016 REVISED PER CITY COMMENTS
3	6-14-2016 DEVELOPER REVISIONS
4	8-19-2016 DEVELOPER REVISIONS
5	9-16-2016 REVISED PER CITY COMMENTS
6	11-14-2016 REVISED PER CITY COMMENTS
7	1-12-2017 REVISED PER CITY COMMENTS

Fischer & Frichtel Custom Homes, LLC and Consort Homes, LLC
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Corporate Certificate of Authority #001348

The Villages at Bright Leaf
Wildwood, Missouri

SITE DEVELOPMENT PLAN
ORDINANCE #2145

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI
E-28643
PROFESSIONAL ENGINEER

Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number 14-04-138	
Date Jan. 12, 2017	
Designed: MF	Sheet 9.1
Drawn: SL	
Checked: SL	SDP

Drawing name: C:\Users\lmilner\appdata\local\temp\AcPublish_6180\14138SDP.dwg Plotted on: Jan 12, 2017 - 3:15pm Plotted by: lmilner

s. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

t. Landscaping with the defined common ground areas shall comply with Ordinance 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. The Planning and Zoning Commission, on the Site Development Plan, shall approve the planting pattern. Amenities, such as benches, lights, and walking paths shall be installed in the open space area of the residential development by the developer of these one hundred *ninety-four* (194) ~~eighty-seven (187)~~ dwelling units.

u. The developer shall provide a minimum twenty (20) foot wide, landscape buffer strip, within a perpetual easement dedicated to the Homeowners Association for its maintenance and care, along the entire eastern boundary of the site, where existing woodlands are not preserved, for plantings, as reviewed and acted upon by the Planning and Zoning Commission.

v. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

w. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

x. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

y. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

z. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

(11)

aa. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

bb. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

cc. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

dd. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

~~ee. No portion of any lot that is to be located within the proposed eight (8) lot cul-de-sac solely served by Pond-Grover Loop Road shall extend closer than thirty (30) feet to the abutting Planned Residential Development Overlay District (PRD) boundary to their north. This buffer area shall be protected from all land disturbance activities. Additionally, the common boundary between this site and the Sandalwood Creek and Hunters Run Subdivisions shall be separated by a minimum ten (10) foot buffer area that is common ground. This area shall also be protected from all land disturbance activities.~~

5. **TRAFFIC GENERATION ASSESSMENT FEE**

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of provided parking spaces by the following rate:

Type of Development	*Required Contribution*
Single Family Dwelling (detached)	$1,055.10/Parking Space

(Section 415.280 of the City of Wildwood Zoning Code defines a parking space.)

If type of development proposed differ than those listed, rates shall be provided by the Department of Public Works.

As this development is located within a Trust Fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of roadway improvements required by the development shall be retained in the appropriate trust fund.

(12)

The amount of this required contribution, if not submitted 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 City of Wildwood Department of Public Works.

The Planning and Zoning Commission is recommending these fees be credited to the developer for the purposes of assisting with completion of required improvements within the right-of-way of the Pond-Grover Loop Road, if constructed. Additionally, credits may also be considered toward the construction of the Eatherton Road extension through the subject site, but would be solely based upon the difference in cost of a residential type street, of the same dimensions, versus this arterial type roadway. Credits would only be considered for the Eatherton Road Extension, if Pond-Grover Loop Road were not to be constructed. The granting of these credits is at the sole discretion of the City Council.

6. **VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN**

Prior to approval of the Site Development Plan, the developer shall provide the following:

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
2. All stormwater shall be discharged at an adequate natural discharge point. Sinkholes are not adequate points of natural discharge and may not be disturbed.
3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development, unless otherwise accepted by the Metropolitan St. Louis Sewer District.
5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.
6. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood/Missouri Department of Transportation (MoDOT) rights-of-way.
7. A bond or letter of credit will be required by the City of Wildwood to cover any downstream damage to abutting or adjacent properties, common ground areas, or drainageways caused by the developers' use of this subject site (land/disturbance/grading/construction activities, etc.), which shall be used for the restoration of damaged areas to their pre-development condition, if the developers fail to meet their responsibilities in this regard. The amount of this bond and

(13)

the establishment of the process for creating an accurate baseline condition for the existing downstream facilities shall be at the discretion of the City of Wildwood Department of Public Works, in conjunction with input from the petitioner's engineer.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

Natural Resource Protection Plan

d. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Environmental Assessment – Phase One

e. The developer shall provide to the Planning and Zoning Commission, as part of the Site Development Plan submittal package, a Phase I Environmental Assessment Report of the property, which indicates its current condition relative to its past utilization by other owners. Determination regarding any required mediation shall be identified and completed, prior to the approval of the Record Plat and before the occupancy of any residential unit, all being in accordance with State and federal standards and guidelines, as set forth by the United States Environmental Protection Agency (EPA) and the Missouri Department of Natural Resources (MDNR), for any determined contaminant exceeding a residential cleanup standard/guideline, with the cost borne for such by the developer and not the City of Wildwood.

Floodplain Study and Plans/Wetlands Study

f. The developer shall provide a floodplain/wetlands study to the Department of Public Works indicating compliance to the requirements of the City of Wildwood, the U.S. Army Corp of Engineers, and the Federal Emergency Management Agency (FEMA) regarding disturbance or development in

(14)

the protected waterways and floodplain areas. This study shall minimally provide information relating to disturbance of any protected area and be reviewed and acted upon by the Department of Public Works, as part of the Site Development Plan submittal process.

7. **RECORDING**

Within ninety (90) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. **VERIFICATION PRIOR TO PERMITS**

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works (Wildwood), the Missouri Department of Transportation, the Metro West Fire Protection District, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

b. Prior to the issuance of a foundation or building permit for any lot, which adjoins the common ground area and/or detention, basin, written certification from a Professional Engineer which verifies these areas are graded in accordance with the approved plans, must be received by the Department of Planning.

Roadway Improvements

c. Improvements to State Route 100 and Eatherton Road must be completed prior to the issuance of building permits in excess of ten (10) percent of the units. Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

d. Record a proper subdivision of the property and comply with all other applicable Subdivision and Development Regulations sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

e. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

(15)

Improvement Plans

g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood.

Potable Water Service

i. The developer shall provide verification from the Missouri American Water Company that service to this subdivision can be provided at acceptable levels relative to the density of the project and not cause service issues to other households served by the same.

9. **GENERAL DEVELOPMENT CONDITIONS**

a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of siltation control measures is required.

c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District development shall be prominently displayed at all times in all sales offices for this development.

d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District

(16)

Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. **PUBLIC SPACE REQUIREMENTS**

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling. The provision of public space shall substantially comply with the Preliminary Development Plan submitted in conjunction at the public meeting on November 2, 2015.

Editor's Note: Changes to the report from its October 5, 2015 version to the November 2, 2015 are with a single strike through line. Previous changes considered by the members at their October 5, 2015 Planning and Zoning Commission meeting are indicated by blue-type. No modifications have been made to the Letter of Recommendation, since the Planning and Zoning Commission took action upon it on November 16, 2015, excepting Condition 2(d.). This condition was recommended for a change, as part of the motion and vote on the overall Letter of Recommendation, which, again, failed for a lack of majority. Changes to the Letter of Recommendation, which were supported by the City Council and authorize for inclusion in the proposed Bill, are indicated in brown, bolded type. Blue, bolded type reflects changes from the January 11, 2016 City Council meeting.

Section Three. This ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this 25 day of January, 2015, by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to its passage.

Presiding Officer

Timothy Woerther, Mayor

ATTEST:

City Clerk

Liz Weiss, City Clerk

(17)

MSD Base Map 23-V
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
2	6-6-2016 REVISED PER CITY COMMENTS
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The Villages at Bright Leaf
Wildwood, Missouri
SITE DEVELOPMENT PLAN
ORDINANCE #2145

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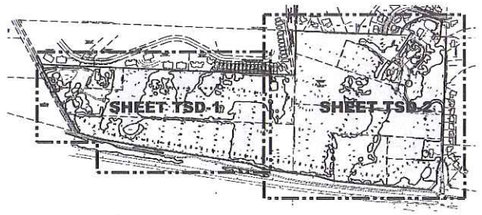
STATE OF MISSOURI
E-28643
PROFESSIONAL ENGINEER

Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number 14-04-138
Date Jan. 12, 2017
Designed: MF
Drawn: SL
Checked: SL
Sheet 9.2 SDP

Drawing name: C:\Users\lmilner\appdata\local\temp\AcPublish_6180\14138SDP.dwg Plotted on: Jan 12, 2017 - 3:15pm Plotted by: lmilner



KEY PLAN
N.T.S.

Tree Stand Delineation Narrative
May 5, 2016

This project site comprises is a total of 78.88 Ac. and has a total of 47.99 Ac. of woodland canopy. The primarily oak-hickory woodland contains lesser populations of elm, sassafras, persimmon, and sugar maple. The understory is primarily dense bush honeysuckle. Where not outcompeted by bush honeysuckle small caliper redbuds and dogwoods can be found. Small pockets of gooseberry, deciduous holly, and multiflora rose can be found sporatically. The ground plane consists of trumpet honeysuckle (Lonicera sempervirens), virginia creeper, wintercreeper, and may apple at the time of the field investigation.

The large woodland patch in the western portion of the site has a higher density of persimmon than the rest of the site. Two areas of the site contain higher densities of cedar mixed with the hardwoods: the northwest corner bordering the proposed location of Pond-Grover Loop Road, and an area south central leading into the main stream line. Areas outside the woodland canopy are open grass fields with bramble, callery pear, lespedeza sericea, and poison ivy, with sporadic individual trees.

There are no State Champion or rare trees found on the site.

Total Site Area = 3,436,441 sq. ft. or 78.88 Ac.
Total Existing Woodland = 2,090,744 sq. ft. or 47.99 Ac.

KEY

- Existing Grand Tree
- Existing Individual Tree
- Existing Woodland Canopy
- BAF-10 Study Sample Plots

TREE STAND DELINEATION PLAN
SCALE 1"=60'

0 60 120 24

Tree Inventory
Prepared under direction of:
Brian Bagg
Certified Arborist MW- 5033A

STATE OF MISSOURI
JERALD A. SAUNDERS
NUMBER L-A-7
LANDSCAPE ARCHITECT
5/12/16

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: BB
Checked: JAS

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landscape/architects/planners
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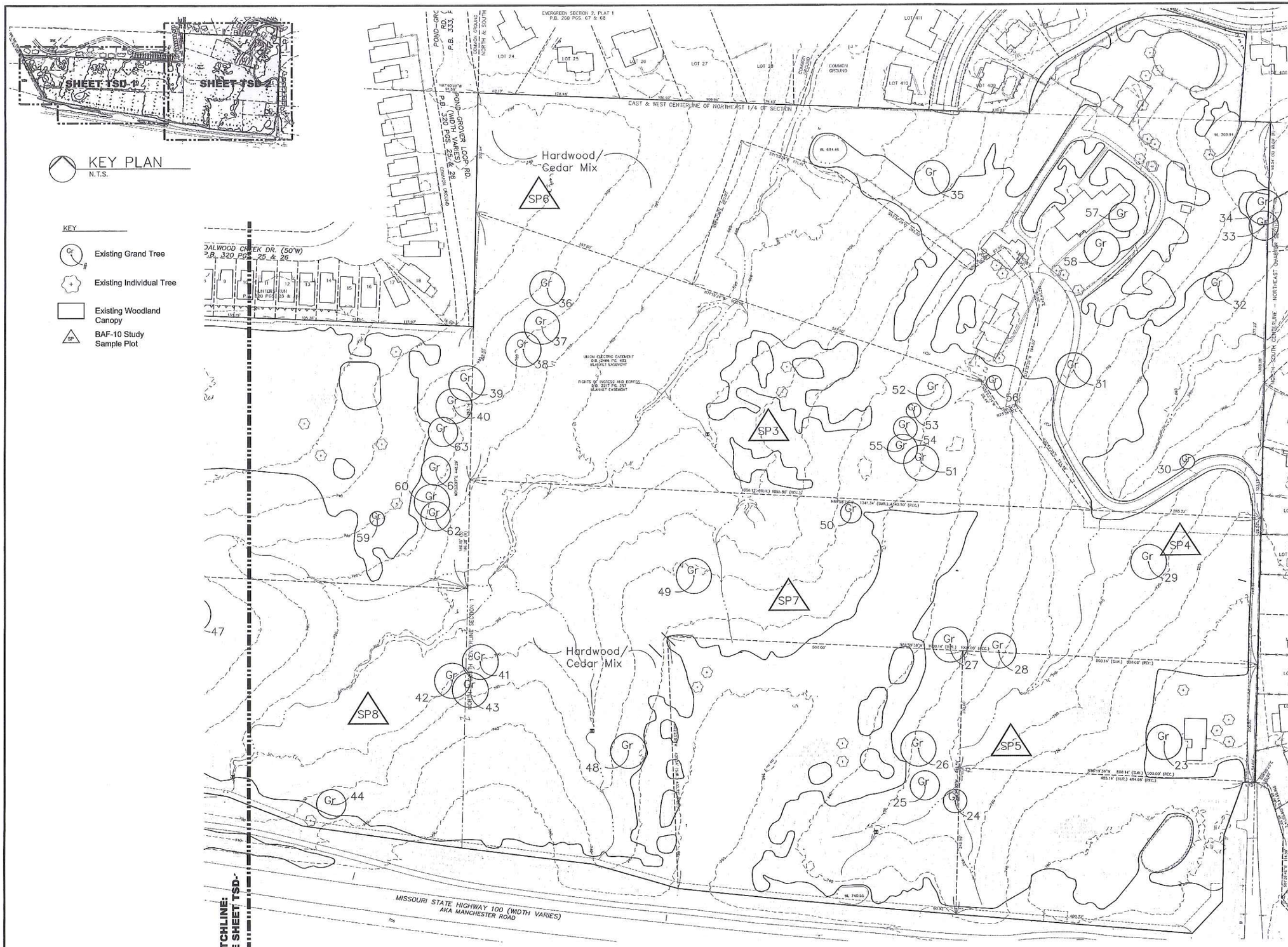
e-mail: loomis@loomisassociates.com
Loomis Associates Inc.
Missouri State Certificate of Authority # LAC 9003219

Sheet Title: Tree Stand Delineation Plan
Sheet No: TSD–1
Date: 05/11/16
Job #: 643.006



Tree Inventory
Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: BB
Checked: JAS

loomisAssociates

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Tree Stand Delineation Plan

Sheet No: TSD-2

Date: 05/11/16
Job #: 643.006

Grand Trees

ID	Tree Species	DBH	Canopy Diam.	Condition Rating	Comment
1	Elm	35	50	2	some trunk decay at 4'
2	Sycamore	26	50	2	UTL trimmed
3	Cottonwood	34	50	2	
4	White Ash	27	50	3	
5	Red Oak	27	40	2	
6	White Pine	20	25	3	
7	White Pine	24	30	2	broken lower limbs
8	Red Oak	24	60	2	some deadwood
9	Shingle Oak	25	50	2	ivy
10	Red Oak	25	60	3	
11	Red Oak	24	60	3	
12	Hickory	24	60	4	
13	Elm	24	50	3	
14	Elm	24	50	3	vines
15	White Oak	30	60	2	fork at 5'
16	Red Oak	25	50	2	
17	White Oak	25	60	2	some deadwood
18	Hickory	30	60	2	dork at 6'
19	White Oak	26	70	2	some deadwood
20	White Oak	37	70	2	fork at 5'
21	Hickory	24	50	3	
22	Sassafras	28	40	3	
23	Silver Maple	46	60	2	some deadwood
24	Hickory	25	40	2	fence
25	Red Oak	28	50	3	
26	Red Oak	26	70	3	fork at 4'
27	Red Oak	24	60	2	fork at 4', fence
28	White Oak	28	60	3	vines
29	Shingle Oak	26	60	3	
30	Cedar	20	25	3	vines
31	Elm	43	80	3	vines
32	Elm	26	50	2	
33	Shingle Oak	24	50	2	fork at 4'
34	White Oak	36	70	3	
35	Elm	25	60	3	lower deadwood
36	Shingle Oak	39	70	2	
37	Elm	30	70	3	
38	Elm	24	60	3	some deadwood
39	Shingle Oak	30	60	3	deadwood
40	Shingle Oak	25	60	2	
41	Shingle Oak	28	50	3	
42	White Oak	25	50	3	
43	Red Oak	25	50	2	
44	White Oak	24	50	3	
45	White Oak	25	50	3	
46	White Oak	34	60	2	lower deadwood
47	White Oak	29	70	2	some deadwood
48	White Oak	28	60	3	
49	Shingle Oak	24	60	2	lower deadwood
50	White Pine	20	35	3	
51	Shingle Oak	24	60	2	
52	Shingle Oak	27	20	2	some deadwood
53	White Pine	26	50	3	
54	Shingle Oak	27	40	3	
55	White pine	20	50	2	vines
56	Shingle Oak	27	30	2	
57	Catalpa	27	50	2	
58	Pin Oak	20	60	3	
59	Cedar	20	30	3	
60	Red Oak	34	60	2	
61	Red Oak	24	50	3	
62	Red Oak	24	50	2	
63	Red Oak	28	50	2	

RATING: 1 = Poor
2 = Fair
3 = Good
4 = Excellent

Report

A.	Acreage of Stand:	481
B.	Forestry Type:	Oak-Hickory Hardwoods
C1.	Dominant species:	Red and White Oaks, Shingle Oak, Hickory
C2.	Co-dominant species:	Sassafras, Elm, Cedar, Persimmon
D.	Density per acre:	272± of 2.5" DBH or greater
E.	Avg. Canopy diameter:	19.4'
F.	Avg. overstory DBH:	7.69"
G.	% of dominant species:	24% Red and White Oaks, 24% Hickory, 14% Shingle Oak,
H.	Understory vegetation:	Bush Honeysuckle, Gooseberry, Multiflora Rose, Trumpet Honeysuckle, Virginia Creeper, Wintercreeper, May Apple
I.	Apparent health problems:	Deadwood

BAF-10 Data:

Average Tree Basal Area (Sq.Ft.) / Basal Area per Acre (Sq.Ft.)

SP1: 0.593 / 1718.69
SP2: 0.633 / 1835.00
SP3: 0.307 / 1260.69
SP4: 0.386 / 1159.11
SP5: 0.443 / 753.47
SP6: 0.514 / 1079.69
SP7: 0.542 / 1355.32
SP8: 0.468 / 1070.89
SP9: 0.320 / 959.90

Total: 0.467 / 1327.34

BAF-10 Sample Plots

Plot #	ID	Tree Species	DBH	Canopy Diam.	Condition Rating	Comment
SP1	100	Hickory	14	35	3	
SP1	101	White Oak	14	35	2	
SP1	102	Red Oak	24	45	2	
SP1	103	White Oak	5	15	2	
SP1	104	Hickory	12	30	3	
SP1	105	Red Oak	14	30	2	
SP1	106	Sassafras	5	20	3	
SP1	107	Hickory	10	35	3	
SP1	108	Red Oak	7	15	2	
SP1	109	Sassafras	7	15	2	
SP1	110	Sassafras	10	20	2	
SP1	111	Dogwood	3	15	3	
SP1	112	Hickory	4	20	3	
SP1	113	White Oak	5	12	3	
SP1	114	Hickory	14	40	3	fork at 2'
SP1	115	White Oak	10	20	2	
SP1	116	White Oak	10	30	3	
SP1	117	Sugar Maple	2.5	12	4	
SP1	118	Hackberry	2.5	10	3	
SP1	119	Hackberry	6	20	2	
SP1	120	Hickory	2.5	15	3	
SP1	121	Cedar	2.5	8	4	
SP1	122	Dogwood	5	15	2	
SP1	123	Dogwood	4	12	2	
SP1	124	Elm	3	12	2	
SP1	125	Hickory	30	60	2	
SP1	126	Cedar	4	8	2	
SP1	127	Hickory	2.5	8	2	
SP1	128	Sassafras	4	15	3	
SP2	129	White Oak	8	25	2	
SP2	130	White Oak	7	15	2	
SP2	131	White Oak	12	25	2	
SP2	132	Hickory	6	20	4	
SP2	133	Hickory	6	15	4	
SP2	134	Hickory	3	8	3	
SP2	135	White Oak	10	25	3	
SP2	136	White Oak	14	35	2	
SP2	137	Shingle Oak	22	40	2	
SP2	138	Shingle Oak	7	20	2	
SP2	139	White Oak	6	20	2	
SP2	140	Hickory	7	20	3	
SP2	141	Hickory	6	25	3	
SP2	142	Red Oak	12	40	2	
SP2	143	Hickory	4	15	3	
SP2	144	Hickory	16	35	3	
SP2	145	Hickory	2.5	8	3	
SP2	146	White Oak	6	20	3	
SP2	147	White Oak	10	40	3	
SP2	148	Hickory	6	20	4	
SP2	149	White Oak	20	35	3	
SP2	150	Red Oak	18	35	1	
SP2	151	Hickory	2.5	8	3	
SP2	152	Shingle Oak	12	30	2	
SP2	153	White Oak	6	20	3	
SP2	154	Shingle Oak	14	20	2	
SP2	155	White Oak	12	40	2	
SP2	156	White Oak	14	35	3	
SP2	157	Cedar	6	12	3	
SP3	158	Shingle Oak	12	20	3	
SP3	159	Shingle Oak	20	35	2	
SP3	160	Dogwood	2.5	12	3	
SP3	161	Shingle Oak	14	30	3	
SP3	162	Shingle Oak	12	30	2	
SP3	163	Shingle Oak	8	15	3	
SP3	164	Sassafras	8	20	2	
SP3	165	Sassafras	3	6	2	
SP3	166	Persimmon	8	15	3	
SP3	167	Persimmon	8	15	3	ivy
SP3	168	Sassafras	3	6	2	
SP3	169	Hickory	5	12	3	
SP3	170	Hickory	4	12	3	
SP3	171	Sassafras	3	6	2	
SP3	172	Sassafras	4	8	2	
SP3	173	Persimmon	5	8	3	
SP3	174	Cedar	5	8	2	
SP3	175	Shingle Oak	5	8	2	
SP3	176	Shingle Oak	14	40	2	
SP3	177	Cedar	6	20	2	
SP3	178	Shingle Oak	12	40	2	
SP3	179	Persimmon	3	6	3	
SP3	180	Shingle Oak	6	15	2	
SP3	181	Sassafras	6	0	0	
SP3	182	Sassafras	8	0	0	
SP3	183	Sassafras	8	0	0	
SP3	184	Sassafras	3	0	0	
SP3	185	Sassafras	6	0	0	
SP3	186	Sassafras	4	0	0	
SP3	187	Sassafras	5	6	1	
SP3	188	Elm	6	10	3	
SP3	189	Sassafras	4	6	3	
SP3	190	Elm	6	10	3	
SP3	191	Sassafras	8	0	0	
SP3	192	Sassafras	8	0	0	
SP3	193	Shingle Oak	6	20	2	
SP3	194	Sassafras	3	6	1	
SP3	195	Sassafras	4	8	2	
SP3	196	Sassafras	4	8	2	
SP3	197	Elm	3	10	2	
SP3	198	Elm	6	20	3	
SP4	199	Shingle Oak	24	60	3	
SP4	200	Hickory	8	25	3	
SP4	201	Hickory	6	20	3	
SP4	202	Hickory	6	20	3	
SP4	203	Hickory	4	8	3	
SP4	204	Hickory	4	8	3	
SP4	205	White Oak	12	35	2	
SP4	206	Sassafras	8	15	2	
SP4	207	Hickory	10	30	4	
SP4	208	Hickory	8	25	4	
SP4	209	Hickory	5	15	3	
SP4	210	Hickory	7	25	4	
SP4	211	Hickory	8	15	4	
SP4	212	Hickory	4	10	4	
SP4	213	Elm	5	15	2	
SP4	214	Shingle Oak	12	35	2	
SP4	215	Hickory	5	12	4	
SP4	216	Hickory	8	25	4	
SP4	217	Hickory	10	25	4	
SP4	218	Hickory	7	20	4	
SP4	219	Hickory	6	20	3	
SP4	220	Hickory	6	20	4	
SP4	221	Hickory	7	20	4	
SP4	222	White Oak	10	35	3	
SP4	223	White Oak	12	35	2	
SP4	224	Elm	8	25	2	
SP4	225	Shingle Oak	4	20	3	
SP4	226	Hickory	3	15	4	
SP4	227	Hickory	3	15	4	
SP4	228	Sassafras	4	10	2	

BAF-10 Sample Plots

Plot #	ID	Tree Species	DBH	Canopy Diam.	Condition Rating	Comment
SP5	229	Hickory	6	20	3	
SP5	230	Hickory	6	20	3	
SP5	231	Hickory	4	8	3	
SP5	232	Shingle Oak	4	20	3	
SP5	233	Hickory	3	15	4	
SP5	234	Sassafras	4	10	2	
SP5	235	Elm	6	10	3	
SP5	236	Sassafras	6	12	2	
SP5	237	White Oak	12	35	2	
SP5	238	Sassafras	8	15	2	
SP5	239	Red Oak	18	35	1	
SP5	240	Hickory	2.5	8	3	
SP5	241	White Oak	14	35	2	
SP5	242	White Oak	10	30	3	
SP5	243	Sugar Maple	2.5	12	4	
SP5	244	Shingle Oak	14	20	2	
SP5	245	White Oak	12	40	2	
SP6	246	White Oak	10	25	3	
SP6	247	White Oak	14	35	2	
SP6	248	Shingle Oak	22	40	2	
SP6	249	Shingle Oak	7	20	2	
SP6	250	White Oak	6	20	2	
SP6	251	Cedar	5	8	3	
SP6	252	Cedar	7	8	4	
SP6	253	Cedar	8	8	3	
SP6	254	Cedar	4	6	4	
SP6	255	Hickory	4	8	3	
SP6	256	White Oak	12	35	2	
SP6	257	Cedar	6	20	2	
SP6	258	Sassafras	8	15	2	
SP6	259	Hickory	10	30	4	
SP6	260	White Oak	12	40	2	
SP6	261	White Oak	14	35	3	
SP6	262	Cedar	6	12	3	
SP6	263	Cedar	8	8	3	
SP6	264	Cedar	10	8	4	
SP6	265	Sassafras	5	6	2	
SP6	266	Elm	6	10	2	
SP7	267	Shingle Oak	14	30	3	
SP7	268	Shingle Oak	12	30	2	
SP7	269	Shingle Oak	8	15	3	
SP7	270	Sassafras	8	20	2	
SP7	271	Sassafras	3	6	2	
SP7	272	Persimmon	8	15	3	
SP7	273	Cedar	5	8	2	
SP7	274	Shingle Oak	5	8	2	
SP7	275	Hickory	3	15	4	
SP7	276	Sassafras	4	10	2	
SP7	277	White Oak	5	15	2	
SP7	278	Hickory	12	30	3	
SP7	279	Red Oak	14	30	2	
SP7	280	Sassafras	5	20	3	
SP7	281	Hickory	10	35	3	
SP7	282	Shingle Oak	5	8	2	
SP7	283	Shingle Oak	14	40	2	
SP7	284	Cedar	6	20	2	
SP7	285	White Oak	7	15	2	
SP7	286	White Oak	12	25	2	
SP7	287	Hickory	6	20	4	
SP7	288	White Oak	20	35	3	
SP7	289	Red Oak	18	35	1	
SP7	290	Elm	5	15	2	
SP7	291	Shingle Oak	12	35	2	
SP8	292	Red Oak	18	35	1	
SP8	293	Hickory	2.5	8	3	
SP8	294	Shingle Oak	12	30	2	
SP8	295	Hickory	6	20	4	
SP8	296	Shingle Oak	7	20	2	
SP8	297	White Oak	6	20	2	
SP8	298	Hickory	7	20	3	
SP8	299	White Oak	6	20	3	
SP8	300	White Oak	10	40	3	
SP8	301	Shingle Oak	12	30	2	
SP8	302	Red Oak	18	35	1	
SP8	303	Cedar	5	8	2	
SP8	304	Shingle Oak	5	8	2	
SP8	305	Hickory	3	15	4	
SP8	306	Sassafras	4	10	2	
SP8	307	Sassafras	4	8	2	
SP8	308	Elm	3	10	2	
SP8	309	Hickory	12	30	3	
SP8	310	Red Oak	14	30	2	
SP8	311	Dogwood	3	12	3	
SP8	312	Dogwood	3	12	3	
SP8	313	White Oak	14	35	3	
SP8	314	Sassafras	8	20	2	
SP9	315	White Oak	5	15	2	
SP9	316	Hickory	12	30	3	
SP9	317	Red Oak	7	15	2	
SP9	318	Sassafras	7	15	2	
SP9	319	Sugar Maple	4	12	4	
SP9	320	Sugar Maple	4	15	4	
SP9	321	Dogwood	4	12	2	
SP9	322	Elm	3	12	2	
SP9	323	Persimmon	6	15	3	
SP9	324	Persimmon	8	15	3	
SP9	325	Sassafras	3	6	2	
SP9	326	Hickory	5	12	3	
SP9	327	White Oak	10	20	2	
SP9	328	White Oak	10	30	3	
SP9	329	Persimmon	8	15	3	
SP9	330	Elm	3	12	2	
SP9	331	White Oak	5	15	2	
SP9	332	Hickory	12	30	3	
SP9	333	Shingle Oak	12	30	2	
SP9	334	Red Oak	18	35	1	
SP9	335	Persimmon	6	15	3	
SP9	336	Sassafras	3	6	2	
SP9	337	Elm	6	10	3	
SP9	338	Sassafras	8	0	0	
SP9	339	White Oak	6	20	3	
SP9	340	White Oak	10	40	3	
SP9	341	Hickory	6	20	4	
SP9	342	Persimmon	5	8	3	
SP9	343	Cedar	5	8	2	
SP9	344	Shingle Oak	5	8	2	

Tree Inventory
Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

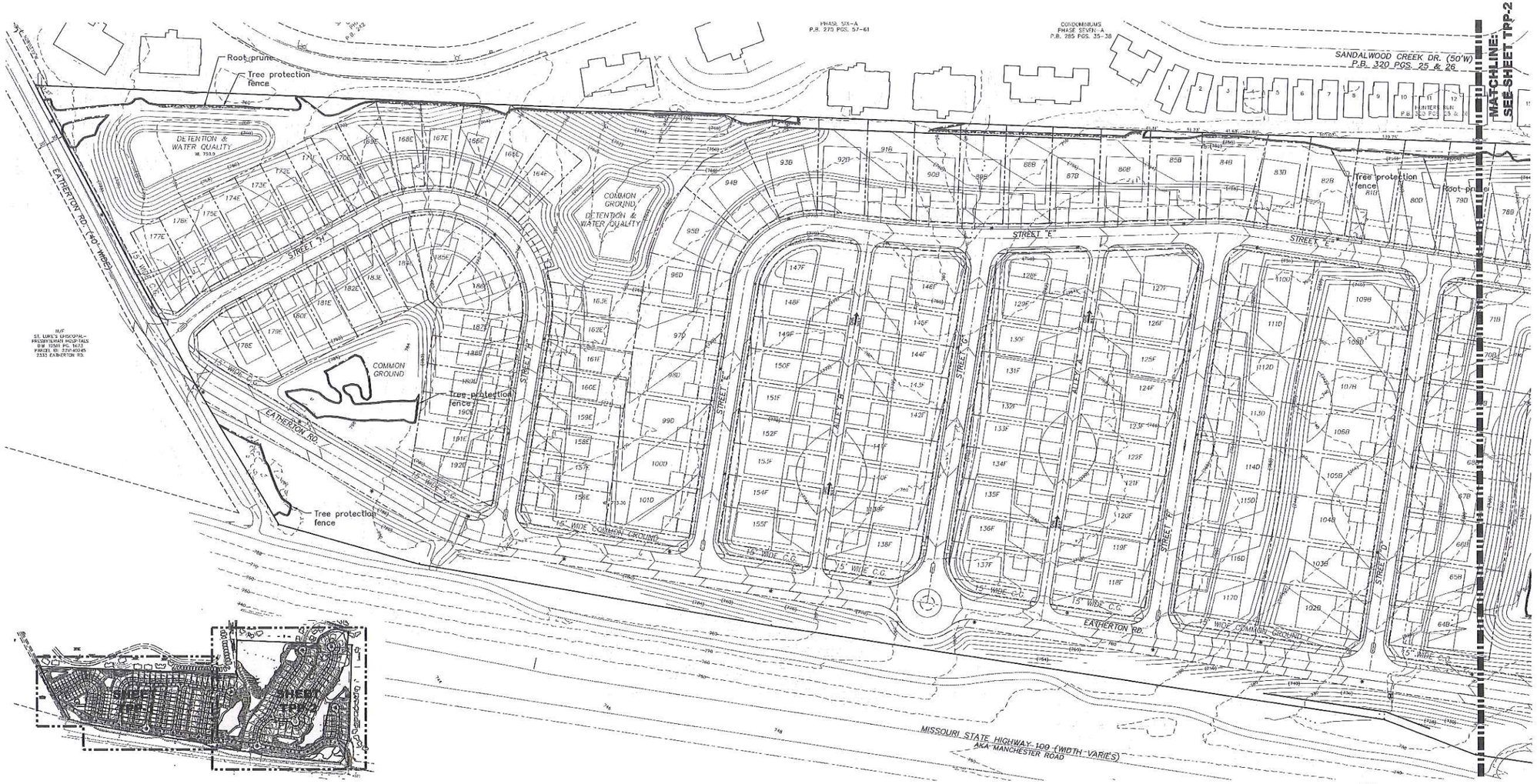
Drawn: BB
Checked: JAS

loomisAssociates
landscapearchitectsplanners
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Tree Stand Delineation Plan

Sheet No: TSD-3

Date: 05/11/16
Job #: 643.006



KEY PLAN
N.T.S.

TREE PRESERVATION PLAN
SCALE 1"=60'

0 60 120 240

Zone:	Single-family residential		
Site Area:	3,436,441 sq. ft.	or	78.88 Ac.
Existing Woodland Canopy:	2,090,744 sq. ft.	or	47.99 Ac.
Canopy Preservation Required:	30%	or	14.39 Ac.
Total Existing Canopy Preserved:	502,137 sq. ft.	or	11.52 Ac. (24.0%)
Tree Canopy Planted:	479,400 sq.ft.	or	11.00 Ac.
Total Tree Canopy Provided:	981,537 sq. ft.	or	22.52 Ac. (46.92%)
Proposed Units:	192		

TREE PROTECTION NOTES:

1) Preserved woodland canopy is delineated with shading. Grand Trees designated to be preserved shall be located by surveyor.

2) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators; construction supervisors; developer's representative; and city zoning inspector.

3) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required. Where noted on plan, contractor to trench and root prune prior to any grading activity. Required siltation devices to be installed along limit of disturbance line.

4) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed including the installation of tree protection fencing along all "Limit of Disturbance" lines shown on the plan.

5) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area. Any proposed plantings shall be subject to the review and approval of the City Arborist. All ground plane shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.

6) Tree protection measures to be maintained throughout construction sequence.

TREE PROTECTION ACTION KEY SEQUENCE:

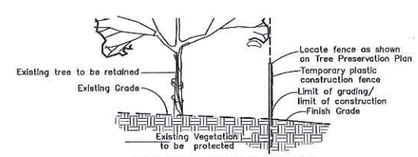
1) Survey limit of disturbance.

2) Perform root pruning as shown on plan.

3) Install tree protection fencing.

4) Post tree protection signage on fence (No signs will be posted on trees).

5) Maintain tree protection area as an off-limits zone.



TREE PROTECTION DETAIL, TYP.
(see plan for actual location)

KEY

- Existing Grand Tree to remain
- Existing Woodland Canopy to remain
- Tree protection fence
- Root pruning

Jerald Saunders - Landscape Architect
MO License # LA-007
9/16/16

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.
9/16/16	Plan revisions	-

Drawn: BB
Checked: JAS

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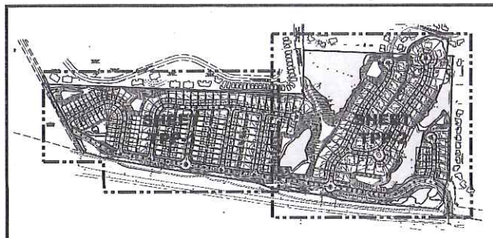
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC-E000016

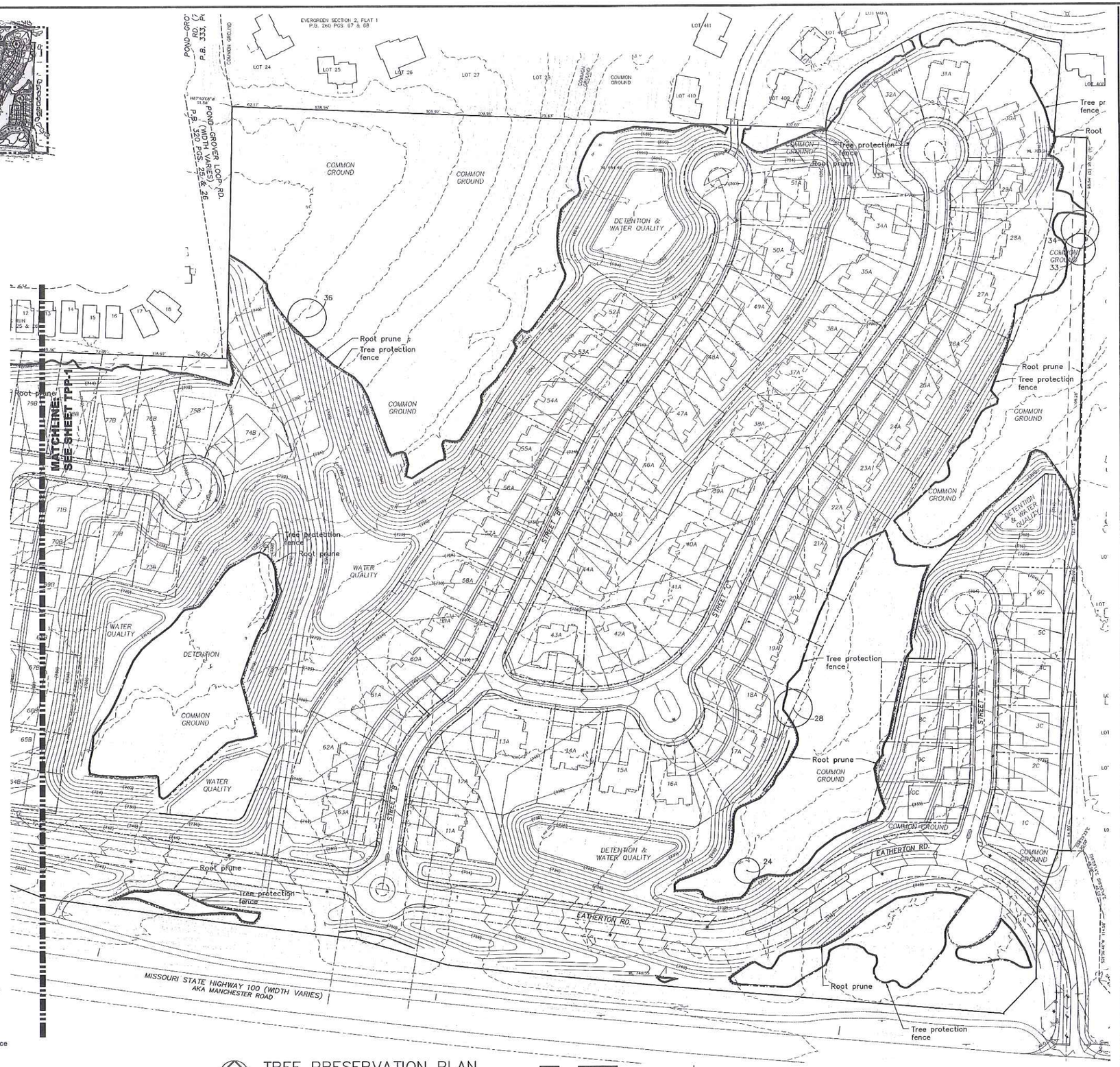
Sheet Title: Tree Preservation Plan

Sheet No: TPP-1

Date: 05/11/16
Job #: 643.006



KEY PLAN
N.T.S.



KEY

- Existing Grand Tree to remain
- Existing Woodland Canopy to remain
- Tree protection fence
- Root pruning

TREE PRESERVATION PLAN
SCALE 1"=60'

0 60 120 240

Jerald Saunders - Landscape Architect
MO License # LA-007

9/16/16

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.
9/16/16	Plan revisions	

Drawn: BB
Checked: JAS

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Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Tree Preservation Plan

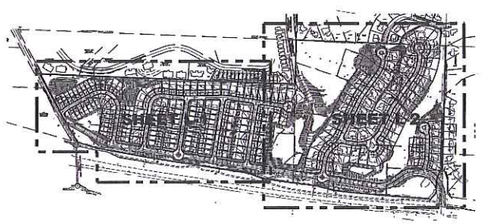
Sheet No: TPP-2

Date: 05/11/16
Job #: 643.006

LANDSCAPE PLAN

SCALE 1"=60'

0 60 120 240



KEY PLAN

N.T.S.

WILDWOOD GENERAL NOTES:

A. Individual homeowners must be notified at least one week prior to the installation of plants on lots that have an occupied dwelling.
B. Unless otherwise stipulated by specific requirements of the City of Wildwood Tree Manual, the landscaping shown on this plan must be planted in accordance with the latest edition of the Tree and Shrub Transplanting Manual published by the International Society of Arboriculture (P.O.Box GG, Savoy, IL 61874-9902)
C. All trees are to be located a minimum distance of 5' from all utility boxes, 5' from a storm drain inlet or manhole, 10' from a fire hydrant, 15' from public street lights, 5' from driveway aprons, 20' from any traffic control sign and at least 30' from any intersection.
D. Locations of street trees may be subject to change in order to avoid conflict with street lighting.
E. Any planting within a tree preservation area, as designated on the Tree Preservation Plan and shown on this plan, must be done to avoid any adverse impact to the roots of existing trees.
F. Plant substitutions are permitted with verbal or written approval from the City of Wildwood Planning Department.
G. All plant material will be reinspected for survival by the City of Wildwood Planning Department one year following installation and again two full growing seasons after planting.
H. All plants must meet standards of the latest edition of the American Standards for Nursery Stock sponsored by the Association of American Nurserymen.
I. No plant shall be located in areas of obvious poor drainage. If such conditions exist, contact the Landscape Architect immediately to relocate affected plant material.
J. Soil conditions must be tested, verified and adjusted by the landscape contractor to insure that appropriate soil composition and pH levels are suitable for plant material specified for that specific location.

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	CANOPY PROVIDED	PERCENTAGE
STREET TREES							
A	118	Quercus rubra	Red Oak	2.5"	Deciduous	1000 sq.ft.	20.0%
B	87	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honeylocust	2.5"	Deciduous	1000 sq.ft.	15.3%
C	114	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5"	Deciduous	1000 sq.ft.	20.8
D	50	Acer rubrum 'Franksred'	Red Sunset Maple	2.5"	Deciduous	700 sq.ft.	10.7%
E	62	Quercus bicolor	Swamp White Oak	2.5"	Deciduous	1000 sq.ft.	20.8%
F	38	Taxodium distichum 'Mickelson'	Shawnee Brave Baldcypress	2.5"	Deciduous	700 sq.ft.	12.4%
	449	TOTAL STREET TREES					=100%

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
CUL-DE-SAC PLANTINGS					
TREES					
M	6	Malus x 'Spring Snow'	Spring Snow Crabapple	2"	Deciduous, Understory
SHRUBS					
a	168	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	24-36"	Evergreen shrub
b	86	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	24-36"	Deciduous shrub
c	48	Physocarpus opulifolius 'Monto'	Diabolo Ninebark	24-36"	Deciduous, shrub
d	35	Rosa 'Radrazz'	Red Knockout Rose	24-36"	Deciduous, shrub

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	PERCENTAGE
BUFFERYARD TREES (EAST PL)						
E1	2	Quercus bicolor	Swamp White Oak	2"	Deciduous, Canopy	
E3	1	Quercus bicolor	Swamp White Oak	4"	Deciduous, Canopy	
G1	2	Tilia cordata	Littleleaf Linden	2"	Deciduous, Canopy	
G2	1	Tilia cordata	Littleleaf Linden	3"	Deciduous, Canopy	
H1	2	Pinus strobus	Eastern White Pine	6' Ht.	Evergreen	
H3	1	Pinus strobus	Eastern White Pine	10' Ht.	Evergreen	
J1	2	Picea abies	Norway Spruce	6' Ht.	Evergreen	
J2	1	Picea abies	Norway Spruce	8' Ht.	Evergreen	
K1	2	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	1.5"	Deciduous, Understory	
K2	1	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	2"	Deciduous, Understory	
L1	2	Cercis canadensis	Eastern Redbud	1.5"	Deciduous, Understory	
L3	1	Cercis canadensis	Eastern Redbud	2.5"	Deciduous, Understory	
BUFFERYARD SHRUBS (EAST PL)						
k	20	Viburnum x burkwoodii	Burkwood Viburnum	24"	Deciduous	
m	20	Ilex x meserveae 'Mesdob/Mesog'	China Boy/Girl Holly	24"	Evergreen (1:9 ratio M/F)	
n	20	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	24"	Evergreen	

PLANTING SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
BIORETENTION PLANTINGS				
TREES				
N 15	Carpinus caroliniana 'JFS-KW6'	Native Flame Hornbeam	2"	Deciduous, Understory
P 14	Chionanthus virginicus	Fringe Tree	2"	Deciduous, Understory
SHRUBS				
e 263	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	3 gal	Deciduous, shrub
f 365	Cornus sericlea 'Isanti'	Isanti Red Twig Dogwood	3 gal	Deciduous, shrub
g 321	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	3 gal	Deciduous, shrub
h 44	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	3 gal	Deciduous, shrub
j 447	Itea virginana 'Henry's Garnet'	Henry's Garnet Sweetspire	3 gal	Deciduous, shrub
PERENNIALS AND GRASSES				
aa 3753	Carex vulpinoidea	Fox Sedge	plug	space 18" o.c.
bb 2320	Echinacea purpurea	Purple Coneflower	plug	space 18" o.c.
cc 4975	Iris fulva	Copper Iris	plug	space 18" o.c.
dd 2172	Liatris spicata 'Kobold'	Kobold Blazing Star	plug	space 18" o.c.
ee 2558	Lobelia cardinalis	Cardinal Flower	plug	space 18" o.c.
ff 2243	Monarda fistulosa	Bee Balm	plug	space 18" o.c.
gg 874	Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	1 gal	space as shown
hh 2867	Rudbeckia fulgida	Black-eyed Susan	plug	space 18" o.c.

LANDSCAPE CALCULATIONS:

A) Street Trees

1. Street trees shall be installed a minimum of every 40 LF of proposed lot frontage.
17,241 LF ÷ 40 = 431 minimum street trees required

2. A maximum of forty percent (40%) of one (1) species may be utilized to meet planting requirements.

3. Street trees shall not be planted closer than three (3) feet to any curb.

B) Bufferyards

1. Type "B" supplied along east property line as labeled on the plan
(2 canopy trees, 2 evergreen trees, 2 understory trees, and 20 shrubs required per 150 LF)
450 LF ÷ 150 LF bufferyard unit measurement = 3.0
3 x 2 tree units = 6 = 6 canopy trees, 6 evergreen trees, and 6 understory trees
3 x 20 shrub units =60 = 60 shrubs

2. Required plant materials for bufferyards shall be planted in the following sizes and percentages

Canopy Trees	Evergreen Trees	Understory Trees	Shrubs
10% 4" Caliper	10% 10' High	10% 2.5" Caliper	100% 2' High
20% 3" Caliper	20% 8' High	20% 2" Caliper	
70% 2" Caliper	70% 6' High	70% 1.5" Caliper	

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

CITY OF WILDWOOD
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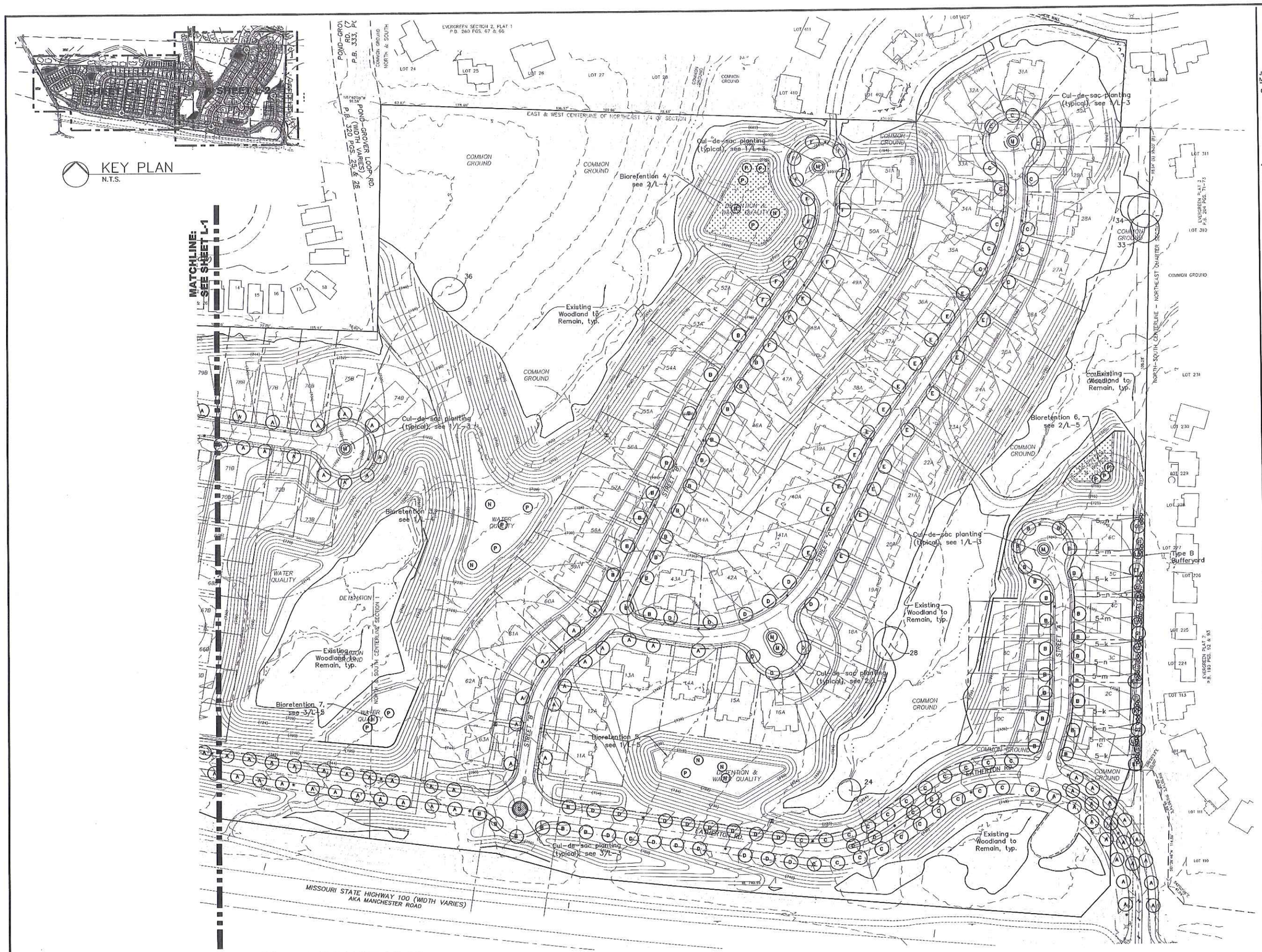
Missouri State Certificate of Authority #: LAC-8/2001/19

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 9/16/16
Job #: 643.006



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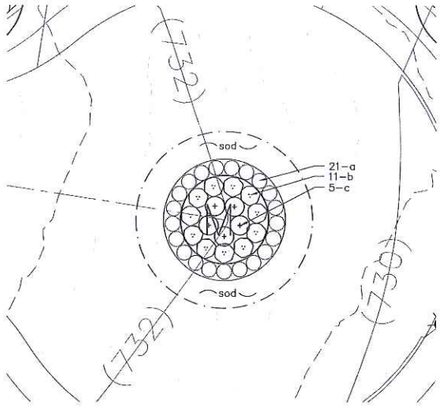
Missouri State Certificate of Authority #: LAC #000019

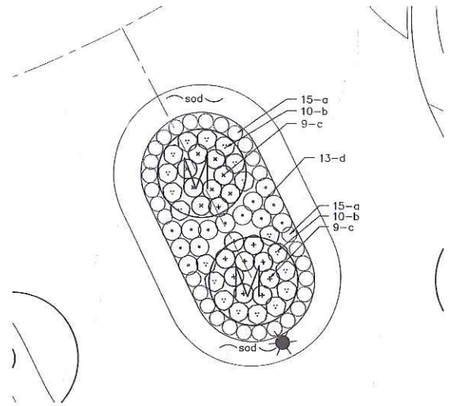
Sheet Title: Landscape Plan

Sheet No: L-2

Date: 9/16/16
Job #: 643.006



1 L-3 CUL-DE-SAC LANDSCAPE PLAN
SCALE 1"=10'



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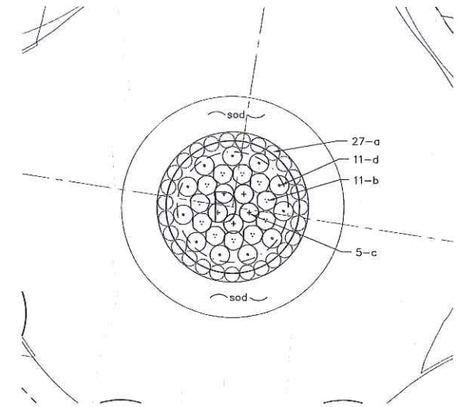

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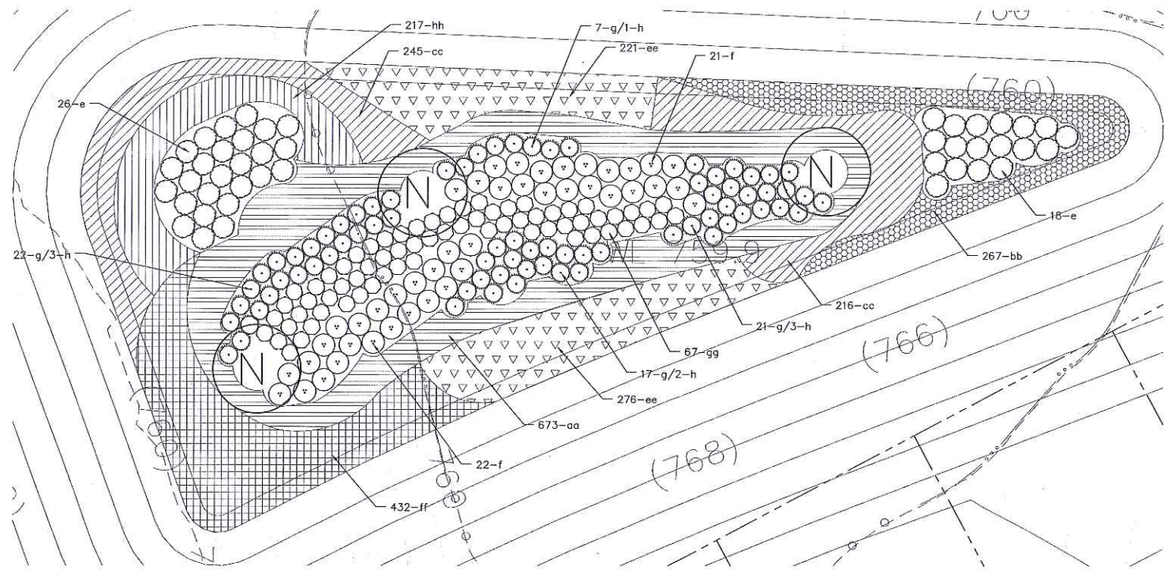
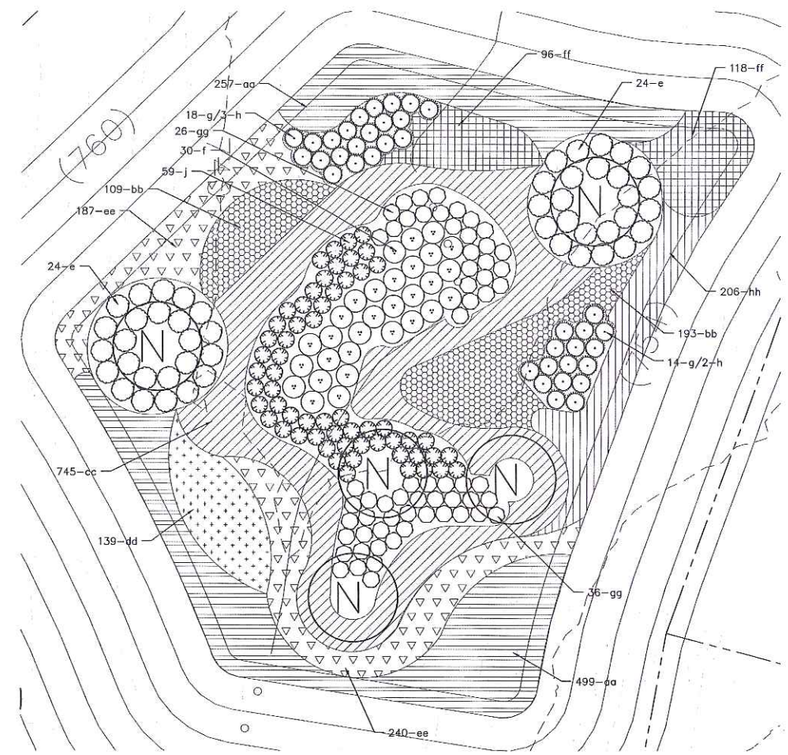
SCALE 1"=60'



5 L-3 BIORETENTION 1 LANDSCAPE PLAN
SCALE 1"=10'

0 10 20 40



6 L-3 BIORETENTION 2 LANDSCAPE PLAN
SCALE 1"=10'

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The Villages at Bright Leaf

Wildwood, Missouri

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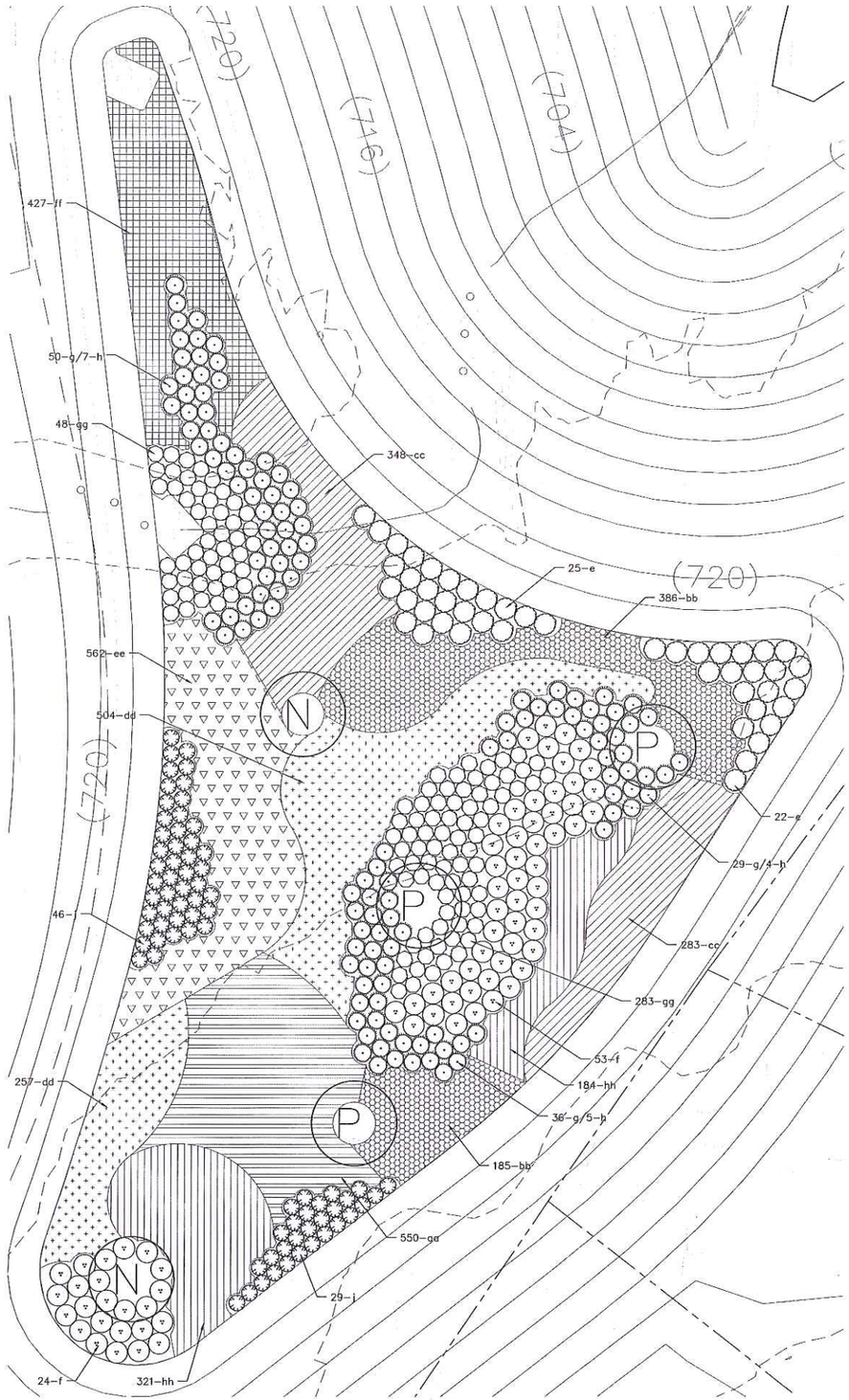
Missouri State Certificate of Authority #: LAC-8000018

Sheet Title: Landscape Plan

Sheet No: L-3

Date: 9/16/16
Job #: 643.006



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SCALE 1"=10'

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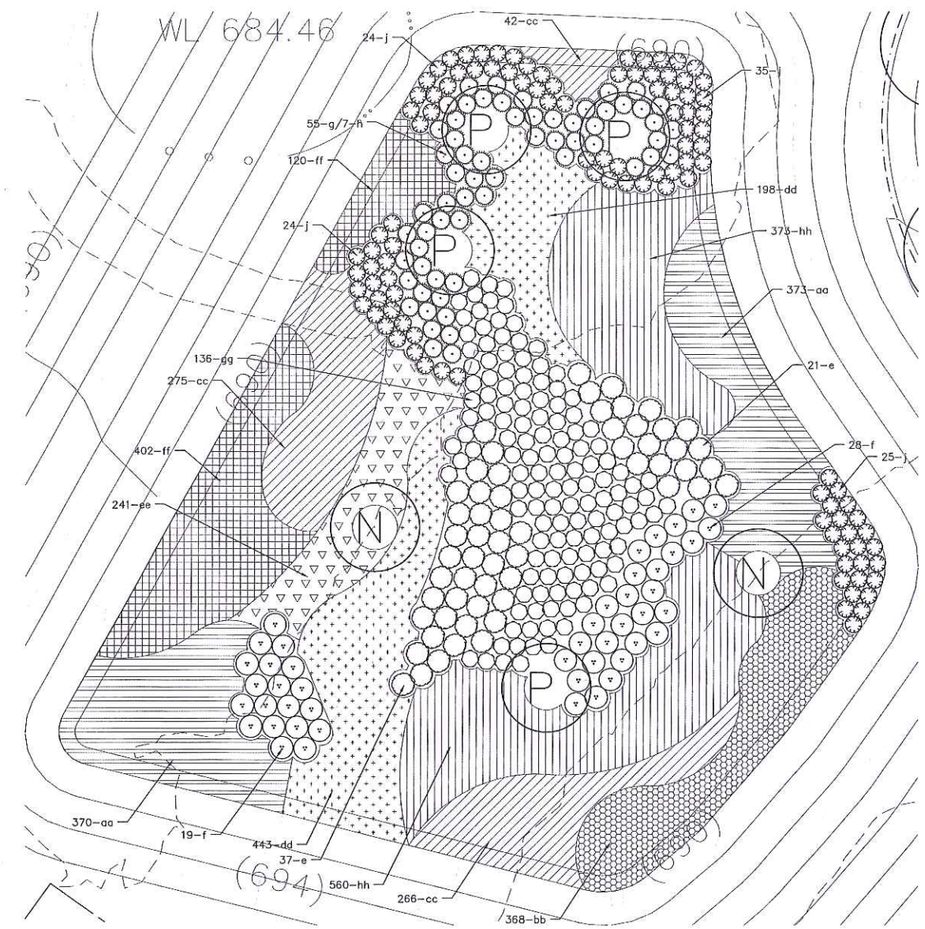

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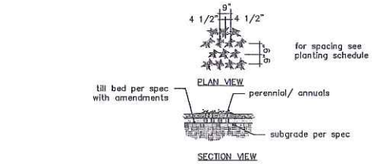

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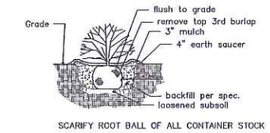
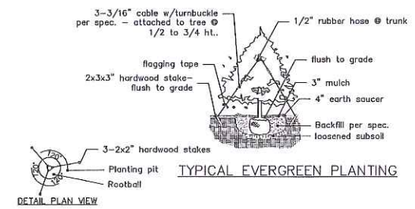
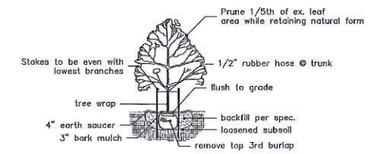


TYPICAL SHRUB PLANTING



TYPICAL EVERGREEN PLANTING



CANOPY TREE PLANTING

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Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

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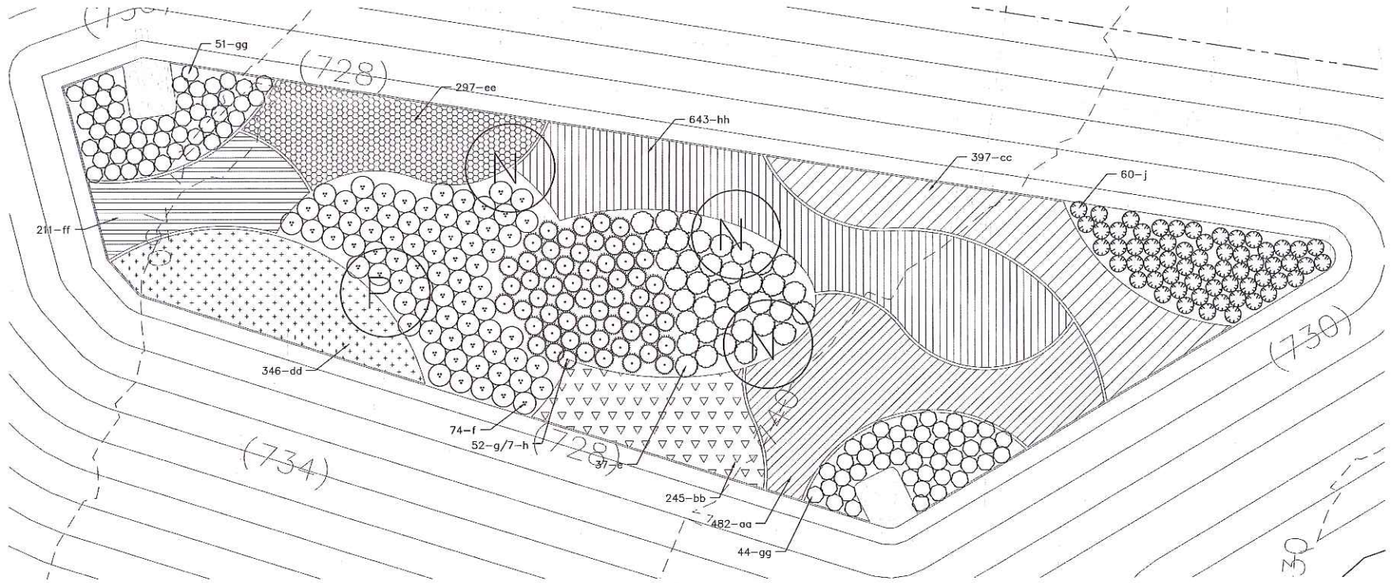
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Bioretention Landscape Plan

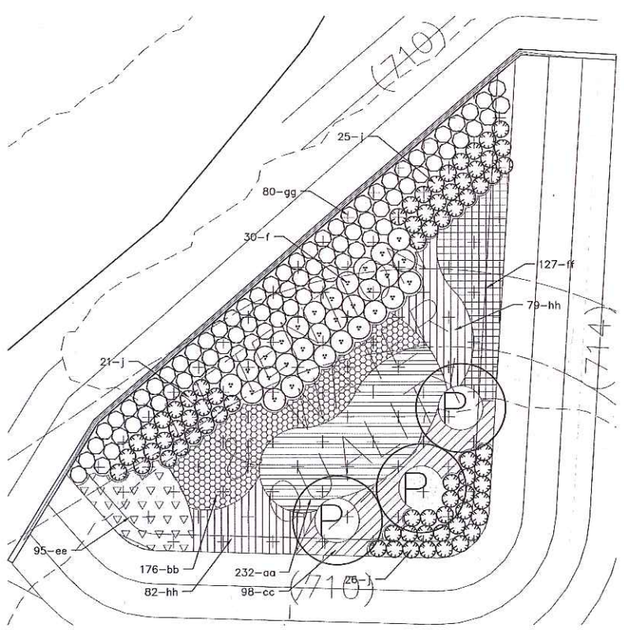
Sheet No: L-4

Date: 9/16/16
Job #: 643.006



1 L-5 BIORETENTION 5 LANDSCAPE PLAN
SCALE 1"=10'

0 10 20 40



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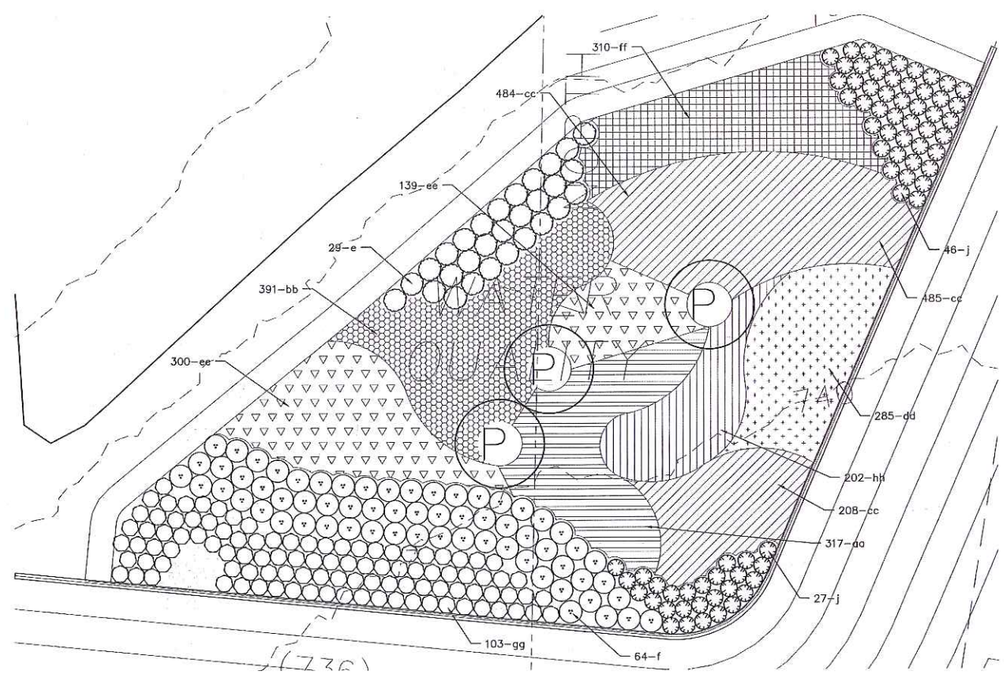

3 L-5 BIORETENTION 7 LANDSCAPE PLAN
SCALE 1"=10'

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MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

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Sheet Title: Bioretention Landscape Plan

Sheet No: L-5

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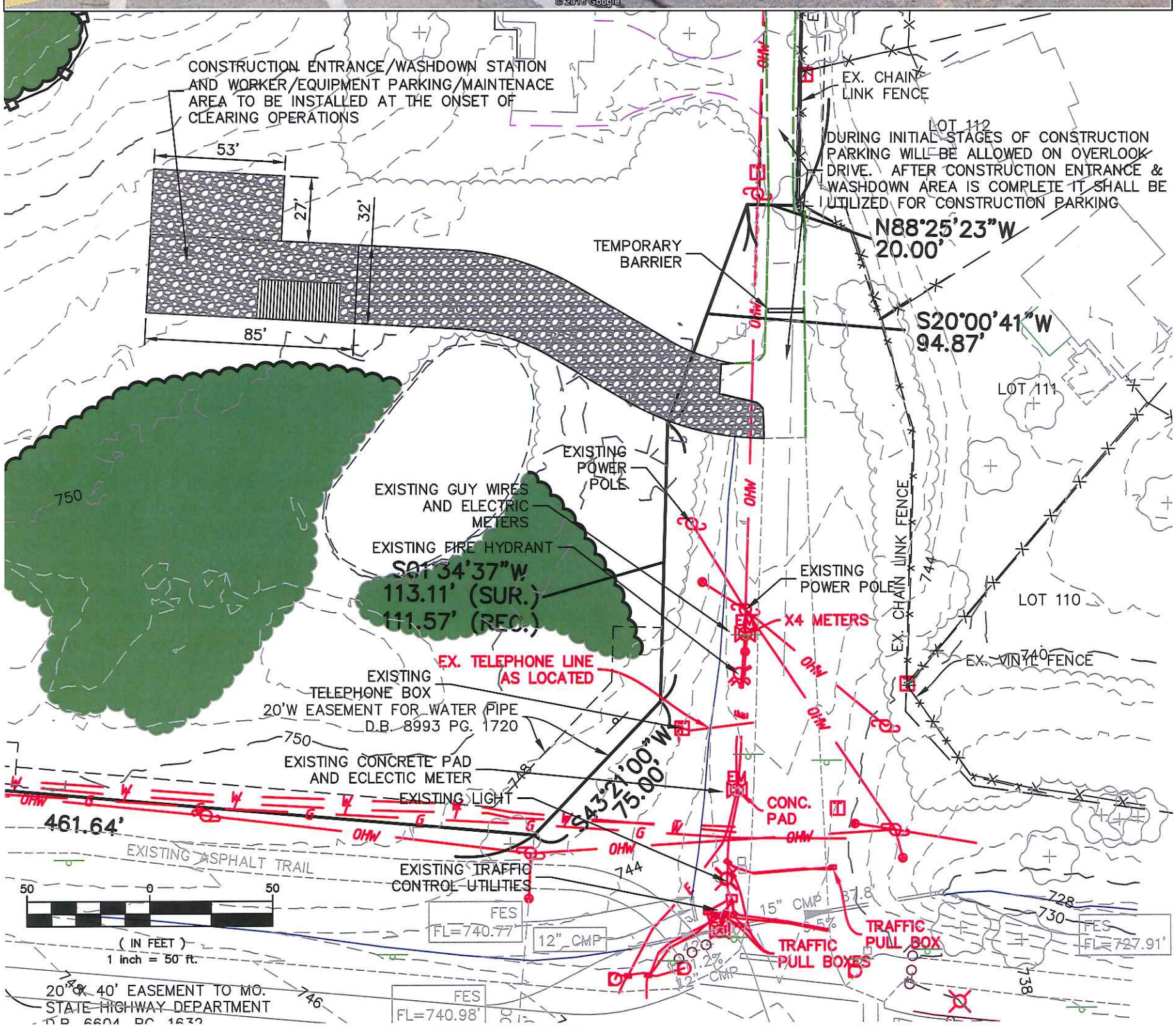

CONSTRUCTION ENTRANCE EXHIBIT

THE VILLAGES AT BRIGHT LEAF

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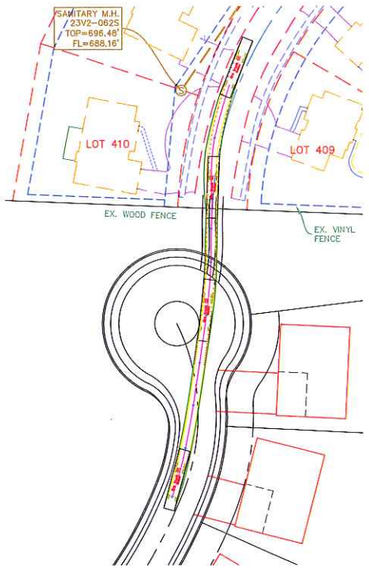

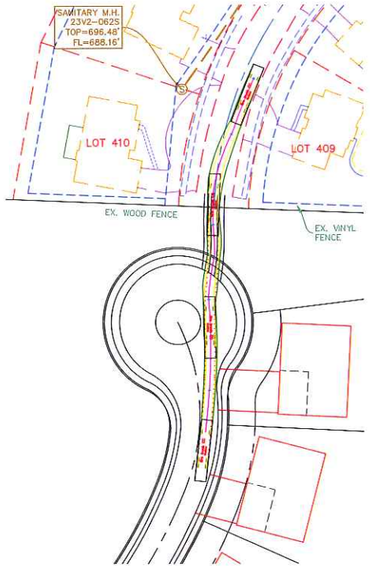

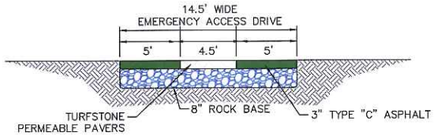

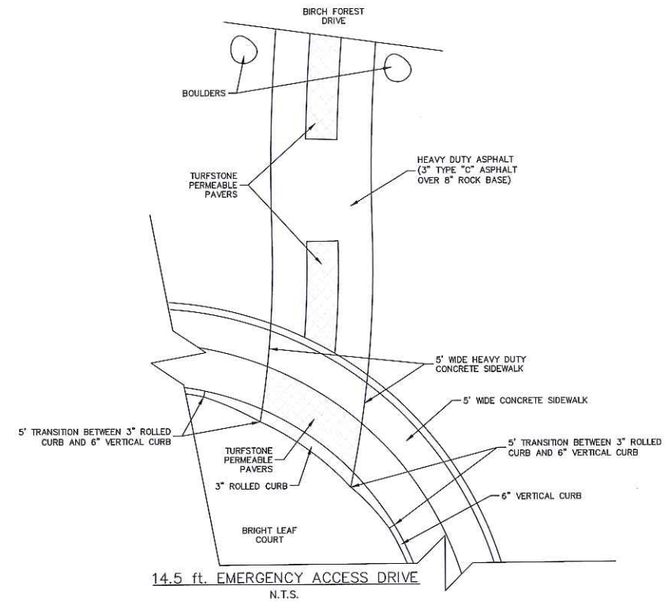

14.5 ft. EMERGENCY ACCESS DRIVE
N.T.S.

CITY OF WILDWOOD
JAN 11 2017
DEPT OF PLANNING & PARKS

MSD Base Map 23-V3 & 23V4
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Highway & Traffic #

EMERGANCY ACCESS FIRE TRUCK

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License No. E-26643
Civil Engineer

Job Number	14-04-138
Date	Nov. 11, 2016
Designed: JML	Sheet
Drawn: LM	1.1
Checked: JML	IMP

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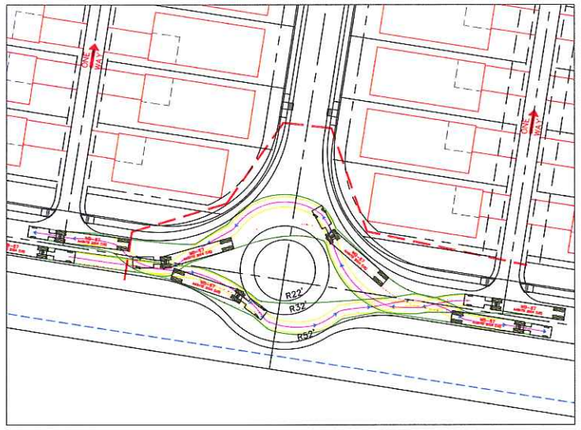
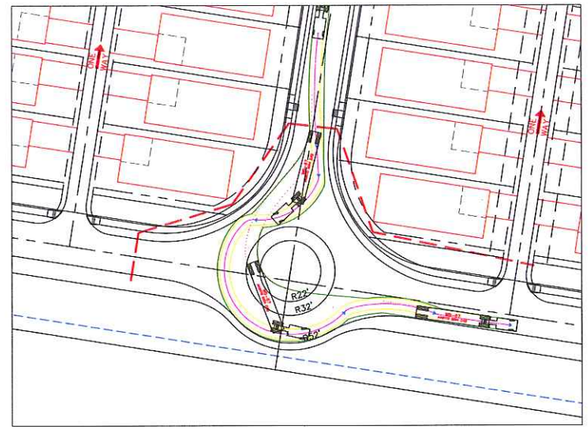


EATHERTON ROUND-A-BOUT (TYP)
WB-67



EATHERTON ROUND-A-BOUT (TYP)
WB-67

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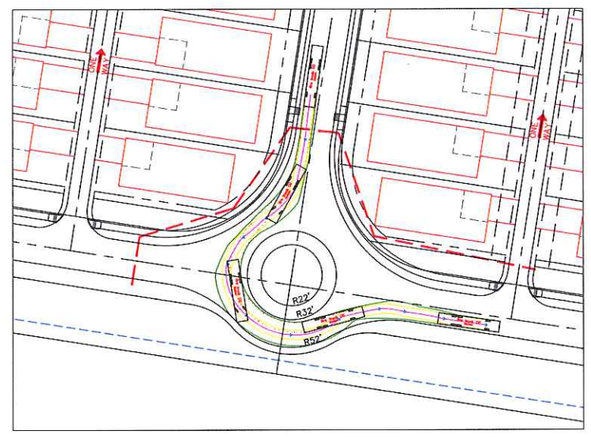
EATHERTON ROUND-A-BOUT (TYP)
FIRE TRUCK



EATHERTON ROUND-A-BOUT (TYP)
FIRE TRUCK

EATHERTON ROUND-A-BOUT (TYP)
FIRE TRUCK

CITY OF WILDWOOD
JAN 11 2017
DEPT OF PLANNING & PARKS

104' DIA. ROUND-A-BOUT OPTION

MSD Base Map 23-V3 & 23V4
MSD P # 31037-00
Highway & Traffic #

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PROPOSED ROUND-A-BOUT
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License No. E-28643
Civil Engineer

Job Number 14-04-138
Date Nov. 11, 2016
Designed: JML
Drawn: LM
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Sheet 1.1
IMP

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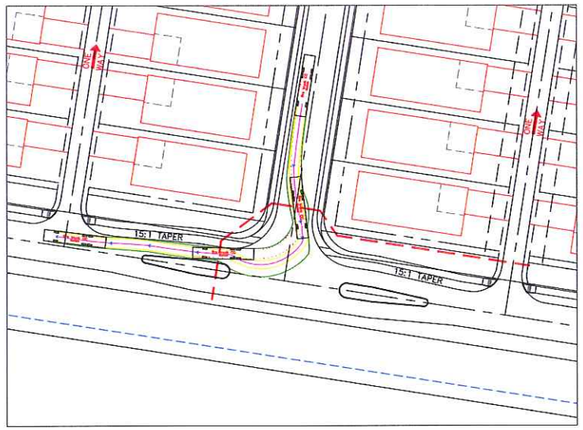

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FIRE TRUCK

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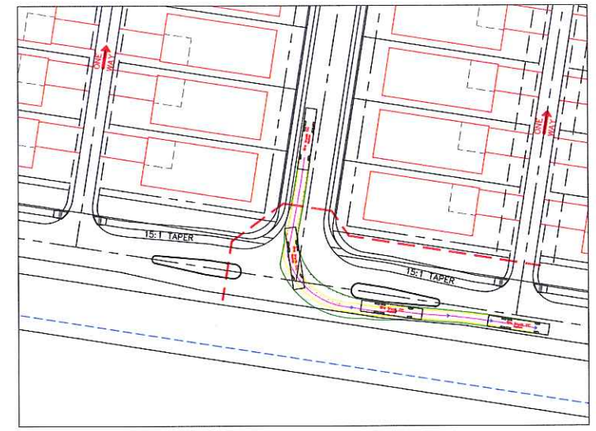

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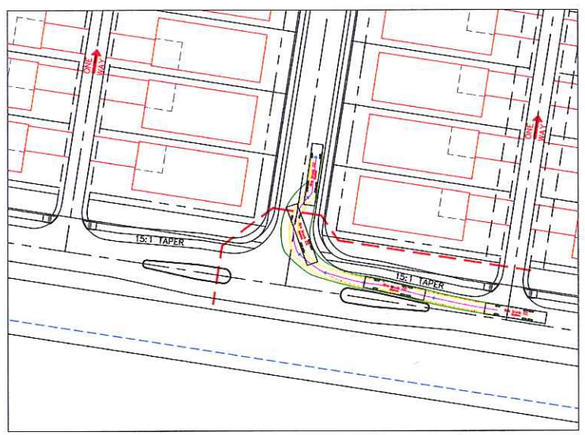

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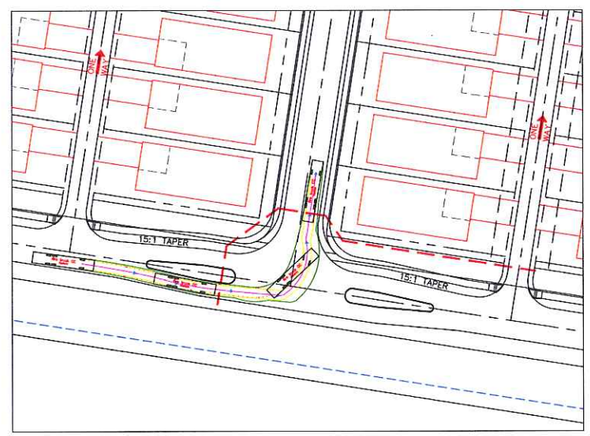

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FIRE TRUCK

CITY OF WILDWOOD
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15:1 TAPER OPTION FIRE TRUCK

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Civil Engineer

Job Number 14-04-138	
Date Nov. 11, 2016	
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EATHERTON 15:1 TAPER (TYP)
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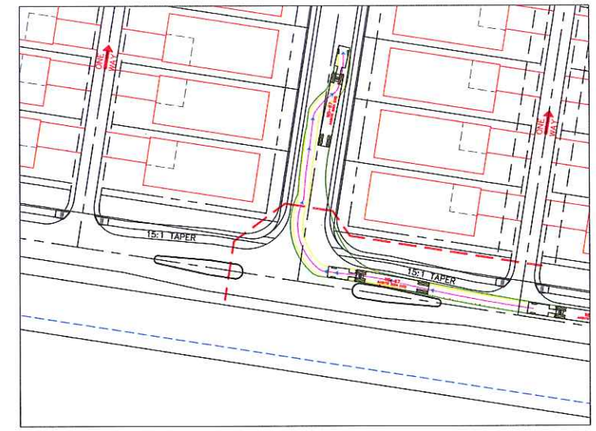
WB-67



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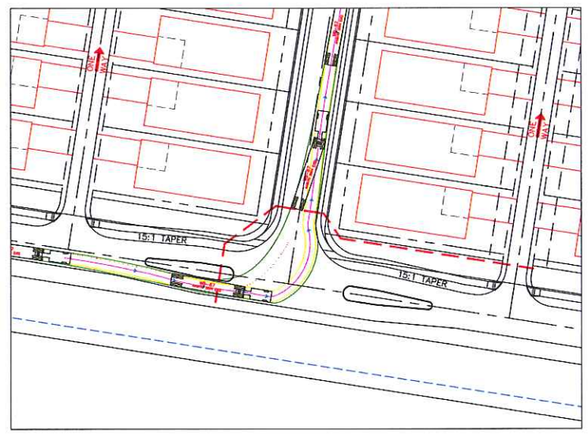

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WB-67

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15:1 TAPER OPTION WB-67

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Wildwood, Missouri
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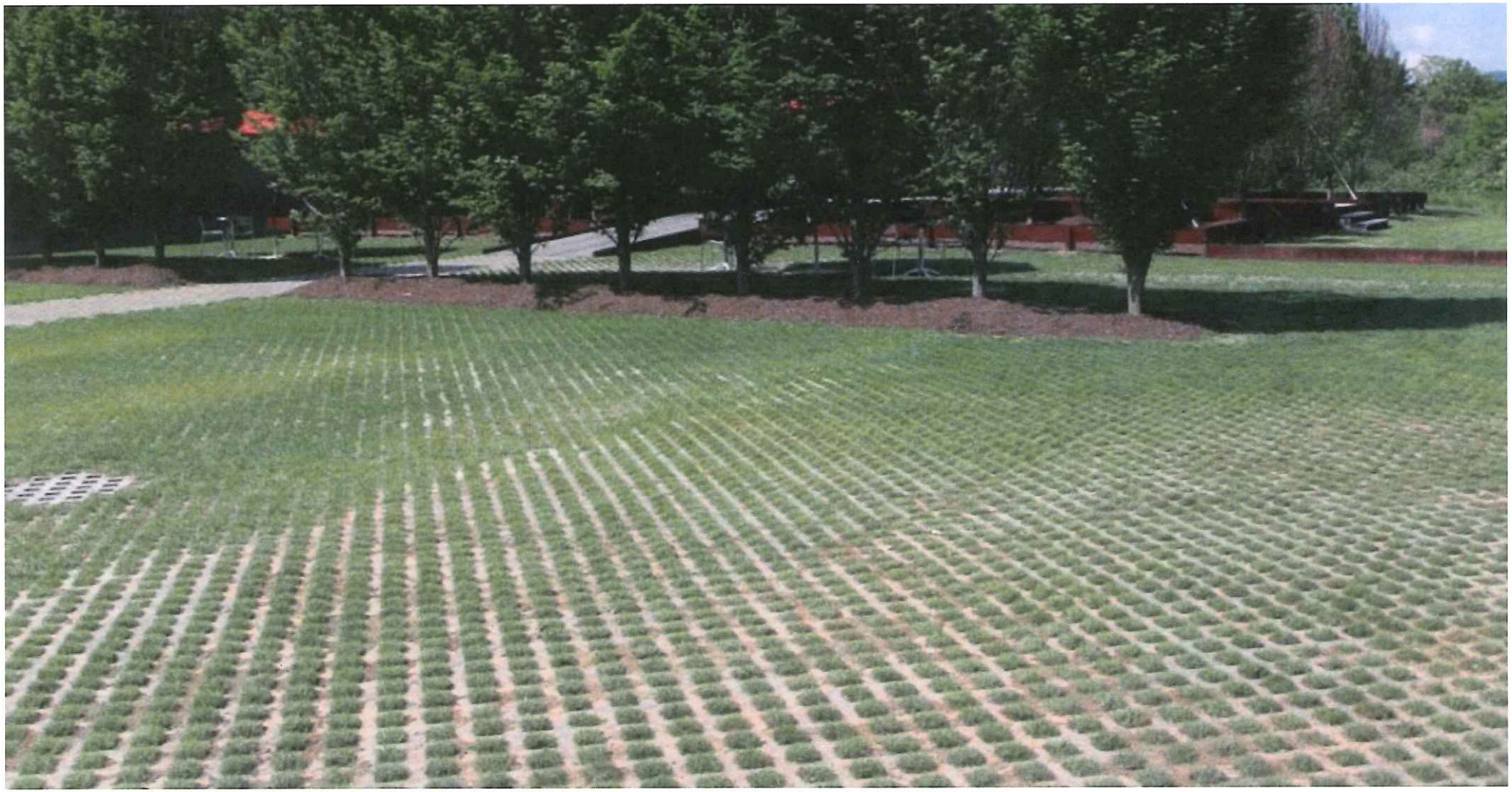
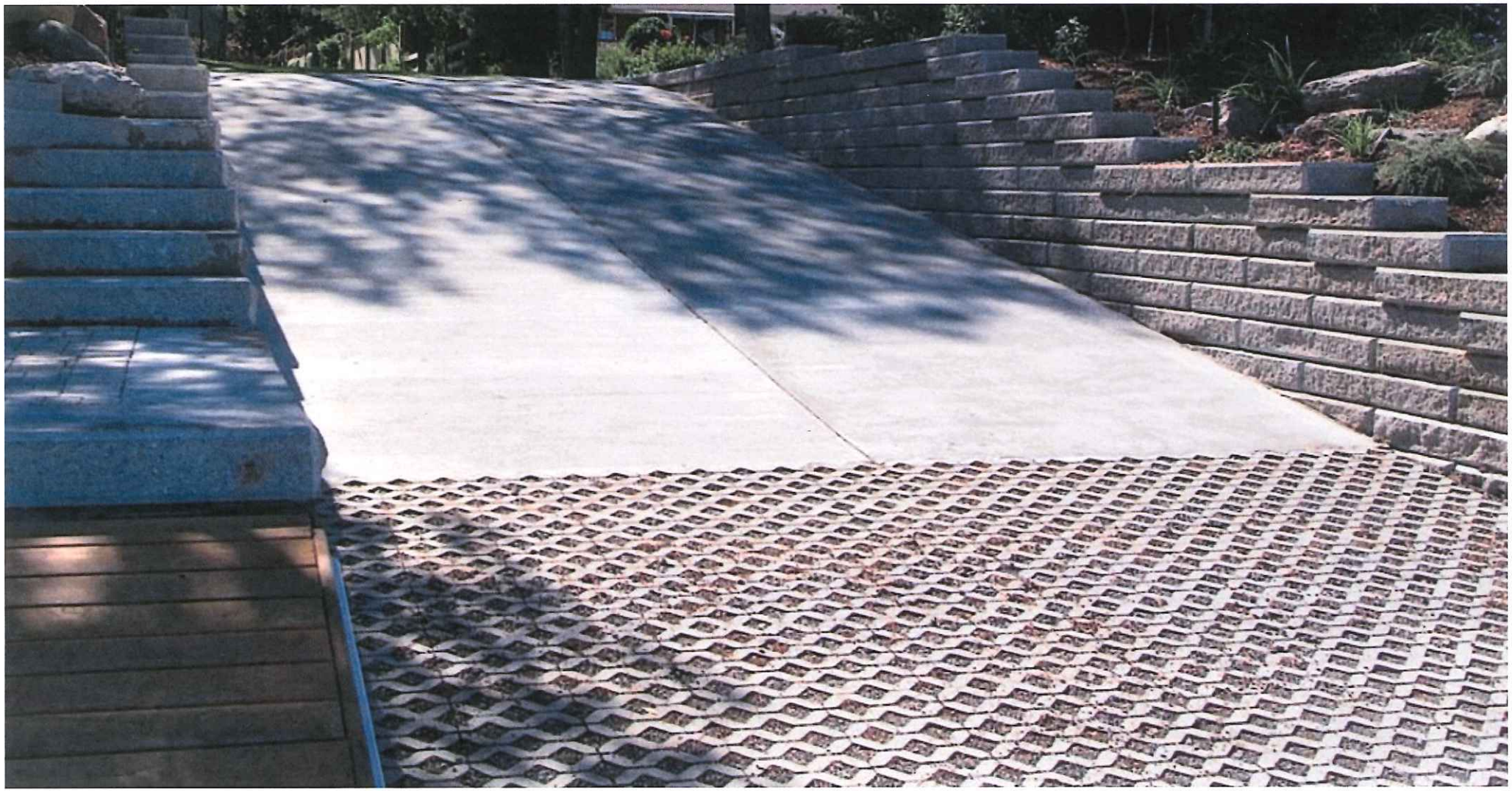
Drawn: LM	1.1
Checked: JML	IMP

Drawing name: V:\14\04138 Jones Property\Drawings\Engineering\Improvements\14138MP-roundabout redesign 1-5-17 TAPER.dwg Plotted on: Jan 09, 2017 - 11:39am Plotted by: lmilner





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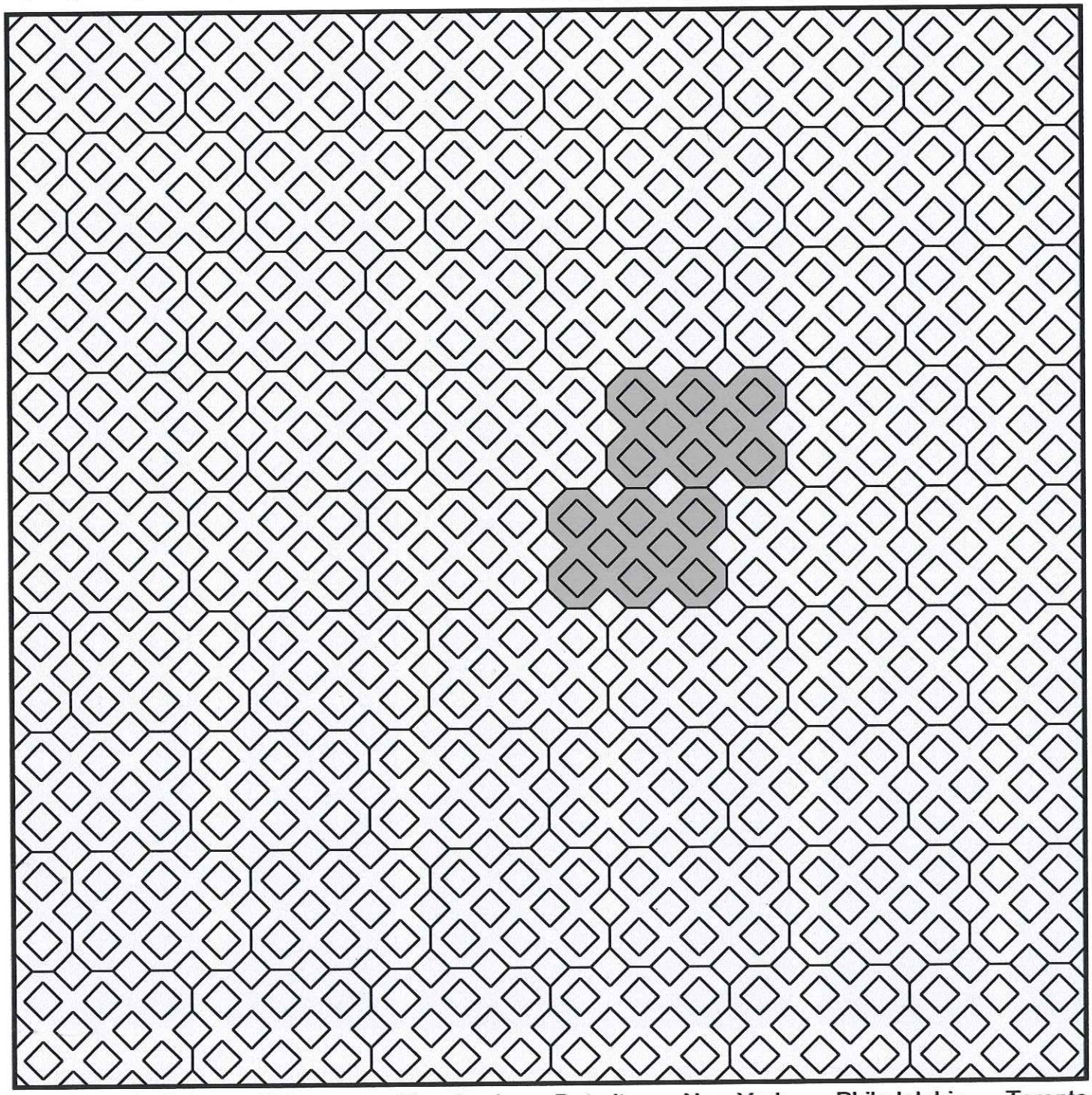
Some patterns may not necessarily reflect the percentages of stone sizes within a particular bundle configuration. In some cases you may have extras in one or more of the sizes. This must be accounted for in your planning and design.

100% Standard



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ATTACHMENT B
Site-Specific Ordinance

AMENDED BILL NO. #2145 **ORDINANCE NO. #2145**

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT AUTHORIZES THE CHANGE IN THE ZONING OF NINE (9) PROPERTIES THAT TOTAL 78.7 ACRES OF AREA FROM THE NU NON-URBAN RESIDENCE DISTRICT, THE R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT, THE R-4 7,500 SQUARE FOOT RESIDENCE DISTRICT, AND THE R-6 AND R-6A 4,500 SQUARE FOOT RESIDENCE DISTRICT, WITH A PLANNED ENVIRONMENT UNIT (PEU) AND A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), TO THE R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT (TOWN CENTER "NEIGHBORHOOD GENERAL DISTRICT" AND "NEIGHBORHOOD EDGE DISTRICT"), WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), WHICH ARE ALL LOCATED ON THE NORTHWEST CORNER OF TAYLOR ROAD AND STATE ROUTE 100, WHICH WILL ALLOW THIS SITE'S USE FOR ONE HUNDRED NINETY-FOUR (194), SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, WITH PUBLIC SPACE AND COMMON GROUND. (Ward Five)

WHEREAS, the Town Center Plan allows development proposals that are uniquely limited to this area, given their allowable densities, intensities, designs, and other characteristics that are consistent with the tenets of 'New Urbanism;' and

WHEREAS, over the years, many projects have been approved and developed in Town Center for commercial purposes, but only a limited number of residential developments have been completed, with many of the larger parcels of ground located within its boundaries not having that same level of interest; and

WHEREAS, this proposed site is the largest undeveloped property in the Town Center Area and designated for a mix of residential uses, including single family detached types on individual lots, which represents the current proposal that has been submitted and considered by the Planning and Zoning Commission and the City Council; and

WHEREAS, the proposal includes the development of a minimum of five (5) villages, with a varying number of lots and dwellings, which will total the one hundred ninety-four (194) authorized homesites and will be designed and developed consistent with many of the tenets of the Neighborhood Design Standards and Architectural Guidelines of the Town Center Plan; and

WHEREAS, the Planning and Zoning Commission was presented this proposal at a July 2015 public hearing, where many issues and other considerations were identified via the petitioners' presentation, its members' questions, and comments from nearby residents; and

WHEREAS, after this public hearing, the Planning and Zoning Commission considered those identified issues, considerations, questions, and comments, specifically relating to this proposal and particularly the construction of the Pond-Grover Loop Road, the extension of the Birch Forest Drive (a stub street), and the front-facing garages and suggested further review was warranted; and

WHEREAS, a Work Session was held by the Planning and Zoning Commission to further discuss these matters and seek resolutions to them, within the confines of the standards and requirements of the Town Center Plan; and

WHEREAS, after this Work Session, refinements were made to the design concept for this large Town Center Area site, which included revised designs of the some of the residential units relative to the proximity of the garage doors to the fronting streets, increases in public space areas, inclusion of sound mitigation efforts along State Route 100, alterations to the street network to improve safety, function, and calm traffic, and a modification to the design of a cul-de-sac and other lots to increase the bufferyard distance between them and abutting residential lots located in surrounding subdivisions; and

WHEREAS, with this direction from the Planning and Zoning Commission, the petitioner did revise the plan, but concerns lingered regarding the Pond-Grover Loop Road, Birch Forest Drive, and the front-facing garages, which led to another design that did not include the inclusion of any street extensions, i.e. Pond-Grover Loop Road and Birch Forest Drive; and

WHEREAS, this revised plan was reviewed by the Planning and Zoning Commission and it could not reach a majority vote on this project and the associated rezoning of the property and application of the special procedures permit (Planned Residential Development Overlay District); and

WHEREAS, the Planning and Zoning Commission deadlock, with a vote of 5 to 5, which meant the proposal failed for a lack of majority; and

WHEREAS, the Letter of Recommendation from the Planning and Zoning Commission was forwarded to City Council on December 14, 2015, where it conducted another public hearing on this matter, and heard from those individuals in attendance regarding this proposal; and

WHEREAS, at the conclusion of the public hearing, the City Council noted its concerns with the roadway issues and sought an appropriate solution, if possible, which was offered as the following: not connect Birch Forest Drive for all vehicular traffic, but rather design it to accommodate emergency access only, along with pedestrian and bicycle facilities, while requiring the dedication of the necessary and prescribed amount of right-of-way for the Pond-Grover Loop Road, along with requiring the developers to provide an escrow in the amount sufficient to accommodate its construction in the future, but not at this time, thereby allowing further consideration of it by the community; and

WHEREAS, with this direction for design changes to the roadway plan and other conditions, the City Council authorized the preparation of legislation in this regard for presentation on January 11, 2016, along with noting the project, notwithstanding the roadway components described above, was a positive for the Town Center Area and would address a difficult property that had been the subject of many discussions, since the update of the Town Center Plan during the years of 2008 to 2012; and

WHEREAS, the City Council, through its established authority under Chapter 89 of Missouri Revised Statutes and the Wildwood Charter, believes this action is consistent with good planning practice and will protect the public's health, safety, and general welfare by improving the conditions at this site with its redevelopment under a new owner.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are made a part hereof, are hereby, are hereby amended to reflect the change in zoning from the NU Non-Urban Residence District, the R-3 10,000 square foot Residence District, the R-4 7,500 square foot Residence District, and the R-6 and R-6A 4,500 square Residence District, with a Planned Environment Unit (PEU) and a Planned Residential Development Overlay District (PRD), to the R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), as set forth in this ordinance, for the following described land:

A TRACT OF LAND BEING PART OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH AND SOUTH CENTERLINE OF SECTION 1 AND BEING THE SOUTHWEST CORNER OF EVERGREEN SECTION 2, PLAT 1, A SUBDIVISION AS RECORDED IN PLAT BOOK 260, PAGES 67 AND 68 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID CENTERLINE AND ALONG THE SOUTH LINE OF SAID EVERGREEN SECTION 2, SOUTH 87°39'31" EAST, 935.26 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 409 OF EVERGREEN PLAT 4, A SUBDIVISION AS RECORDED IN PLAT BOOK 226, PAGES 95-97 OF SAID COUNTY RECORDS; THENCE LEAVING SAID SOUTH LINE AND ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 59°04'05", AN ARC LENGTH OF 128.87 FEET, THE CHORD OF WHICH BEARS NORTH 31°51'57" EAST, 123.24 FEET TO A POINT; THENCE NORTH 61°24'00" EAST, 79.93 FEET TO A POINT; THENCE ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 46°05'00", AN ARC LENGTH OF 160.86 FEET, THE CHORD OF WHICH BEARS NORTH 84°26'30" EAST, 156.56 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY OF BIRCH FOREST DRIVE (50' WIDE); THENCE ALONG THE SOUTHERN EDGE OF SAID RIGHT-OF WAY SOUTH 72°31'00" EAST, 38.21 FEET TO A POINT; THENCE ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 12°38'00", AN ARC

LENGTH OF 44.10 FEET, THE CHORD OF WHICH BEARS SOUTH 78°50'00" EAST, 44.01 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOT 406 OF SAID EVERGREEN PLAT 4; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID LOT 406, SOUTH 04°51'00" WEST, 153.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT 406, SAID POINT BEING IN THE SOUTH LINE OF SAID EVERGREEN PLAT 4; THENCE ALONG SAID SOUTH LINE SOUTH 87°39'31" EAST, 51.98 FEET TO A FOUND AXLE, SAID POINT BEING THE NORTHWEST CORNER OF EVERGREEN PLAT 3, A SUBDIVISION AS RECORDED IN PLAT BOOK 204, PAGES 71-73 OF SAID COUNTY RECORDS, FROM WHICH POINT A STONE BEARS SOUTH 01°34'37" WEST, 98.54 FEET SAID POINT ALSO BEING IN THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER, SOUTH 01°34'37" WEST, 1,128.77 FEET TO A POINT, SAID POINT BEING LOCATED ALONG THE WESTERN LINE OF LOT 112 OF EVERGREEN PLAT 1, A SUBDIVISION AS RECORDED IN PLAT BOOK 190, PAGE 89 OF SAID COUNTY RECORDS, SAID POINT BEING LOCATED ON THE CENTERLINE OF TAYLOR ROAD (30 FEET WIDE), THENCE LEAVING SAID CENTERLINE AND PROCEEDING NORTH 88°25'23"W, 20.00 FEET TO A POINT; THENCE SOUTH 20°00'41" WEST, 94.87 FEET; SOUTH 01°34'37" WEST, 113.11 FEET; SOUTH 43°21'00" WEST, 75.00 FEET TO A POINT BEING ON THE NORTH LINE OF MISSOURI STATE HIGHWAY 100 (ALSO KNOWN AS MANCHESTER ROAD); THENCE WITH SAID NORTH LINE NORTH 85°02'20" WEST, 461.64 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 17,063.74 FEET, A CENTRAL ANGLE OF 01°22'40", AN ARC LENGTH OF 410.35 FEET, THE CHORD OF WHICH BEARS NORTH 84°21'00" WEST, 410.34 FEET TO A POINT; THENCE NORTH 73°52'26" WEST, 150.88 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 17,038.74 FEET, A CENTRAL ANGLE OF 01°40'00", AN ARC LENGTH OF 495.64 FEET, THE CHORD OF WHICH BEARS NORTH 82°19'40" WEST, 495.62 FEET TO A POINT; THENCE NORTH 68°37'23" WEST, 137.03 FEET; NORTH 81°02'40" WEST, 865.00 FEET; NORTH 79°53'55" WEST, 500.10 FEET; NORTH 73°28'36" WEST, 230.48 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF EATHERTON ROAD (40' WIDE); THENCE ALONG LAST SAID RIGHT-OF-WAY NORTH 27°33'18" WEST, 688.50 FEET TO A POINT BEING THE SOUTHWEST CORNER OF A 15 FOOT DEDICATION STRIP AS PER EASEMENT PLAT FOR SANDALWOOD CREEK PHASE 1, AS RECORDED IN PLAT BOOK 234, PAGE 33, AND AMENDED IN PLAT BOOK 243, PAGE 3 OF SAID COUNTY RECORDS, FROM WHICH POINT A CONCRETE MONUMENT BEARS SOUTH 87°37'57" EAST, A DISTANCE OF 17.32 FEET; THENCE ALONG THE SOUTH LINE OF SANDALWOOD CREEK CONDOMINIUMS PHASE ONE-A, (PLAT BOOK 234, PAGE 6), SANDALWOOD CREEK CONDOMINIUMS PHASE TWO-A (PLAT BOOK 242, PAGES 84-87), SANDALWOOD CREEK CONDOMINIUMS PHASE SIX-A, (PLAT BOOK 270, PAGES 57-61), AND SANDALWOOD CREEK CONDOMINIUMS PHASE SEVEN-A, (PLAT BOOK 285, PAGES 35-38) OF ST. LOUIS COUNTY RECORDS, SOUTH 87°33'57" EAST, 1,534.38 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID SANDALWOOD CREEK CONDOMINIUMS PHASE SEVEN-A, AND ALSO BEING THE SOUTHWEST CORNER OF HUNTERS RUN, A SUBDIVISION AS RECORDED IN PLAT BOOK 320, PAGES 25-26 OF SAID COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID HUNTERS RUN SOUTH 87°41'40" EAST, 771.44 FEET TO A POINT IN THE AFOREMENTIONED NORTH AND SOUTH CENTERLINE OF SECTION 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID HUNTERS RUN; THENCE ALONG SAID CENTERLINE AND EAST LINE OF SAID HUNTERS RUN NORTH 01°12'37" EAST, 399.14 FEET TO THE NORTHEAST CORNER OF SAID HUNTERS RUN AND THE POINT OF BEGINNING AND CONTAINING 3,436,441 SQUARE FEET MORE OR LESS (78.8898 ACRES MORE OR LESS.)

Section Two. The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Code, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated December 7, 2015, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of **one hundred ninety-four (194)**[1] ~~eighty-seven (187)~~, detached single family dwellings on individual lots, with common ground and public space, and all permitted accessory structures normally found in conjunction with the primary use of each property. If the Homeowners Association should want to construct an in-ground swimming pool and related cabana, such is allowed within the boundaries of this Planned Residential Development Overlay District (PRD), but must be located in subdivision-owned common ground.

[1] These requests were advertised for 194 units; therefore, a greater number cannot be considered, unless a new public hearing is held.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each detached dwelling unit shall be located on an individual lot of record that meets the following requirements, per its location within the six (6) defined villages:
   i. Village A – Eighty (80) foot minimum lot width and lot size of 12,000 square feet.
   ii. Village B –Sixty-three (63) foot minimum lot width and lot size of 9,000 square feet.
   iii. Village C – Sixty-two (62) foot minimum lot width and lot size of 9,000 square feet. ~~excepting four (4) lots, which shall have direct frontage onto the Pond Grover Loop Road, with on site turnaround capabilities provided on each of them. These four (4) lots shall have a minimum width of seventy (70) feet, a front yard setback distance of thirty five (35) feet, and a depth no less than one hundred sixty (160) feet.~~
   iv. Village D – Sixty (60) foot minimum lot width and lot size of 6,500 square feet.
   v. Village E – Thirty-eight (38) foot minimum lot width and lot size of 4,000 square feet.
   vi. Village F - Rear-Entry Garage Lots – Forty-five (45) foot minimum lot width and lots size of 5,400 square feet.
   vii. Properties located within a cul-de-sac shall be as approved by the Planning and Zoning Commission on the Site Development Plan. These widths shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of **eighteen (18) inches** in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend across **at least thirty percent (30%)** of the façade's elevation facing the frontage line, at a minimum depth of no less than six (6) feet. No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

d. Direct residential drive access shall be allowed for up to **one hundred fifty-seven (157)** ~~fifty-three (153)~~ of the single family detached units within this development from the system of internal streets, but the garage door(s) on each unit must be a minimum of **seven point five (7.5)** feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage, excepting those units in Villages A, C, and E. **Units in two (2) of these villages shall be as reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan (Villages A and C).** ***Garage door(s) associated with any unit located within Village E shall be a minimum of six (6) feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage.*** Individual garage doors shall not be greater than **twenty (20) feet** in width and must be **carriage types**, including windows, and incorporate other architectural treatments, as determined by the City's Architectural Review Board to be appropriate, to lessen their prominence within the visual corridor formed by these interior streets within the development, unless a suitable alternative design is provided for these openings. **The developer shall provide a minimum of two (2) options that incorporate these requirements to the Planning and Zoning Commission for its consideration, as part of the Site Development Plan review and action process, regarding the front of the garages that further reduces their prominence from the abutting street view. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.**

e. **The New Urbanism lots that are part of this Planned Residential Development Overlay District boundary shall be accessed by service lanes (alleys) that comply in their construction with the Street Specifications of the Town Center Plan. These service drives shall provide access to rear loaded garages that must be provided, as part of any single-family detached dwelling, for a minimum of thirty-seven (37) ~~thirty-three (33)~~ of the allowable one hundred ninety-four (194) ~~eighty-seven (187)~~ lots. These lots do not need to incorporate the garage offset distance noted in Condition 2(d.) of this Ordinance.**

f. The first story, interior clear height for all single family dwellings shall be not less than **nine (9) feet**.

g. Detached single family dwelling units, which face the frontage line, but also places the side of the building along another right-of-way, shall be designed to incorporate the elements of the front facade along that portion of the structure **(in its entirety)**. The placement and design of these units shall be approved by the Planning and Zoning Commission on the Site Development Plan and the elevations of these units by the Architectural Review Board.

h. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, **excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and backer board**. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

i. The overall area of this Planned Residential Development Overlay District (PRD) shall be no less than 78.7 acres in total.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. A typical lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.

e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.
k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.
l. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Ordinance 410 and accompanying Tree Manual.
m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
n. Location of all existing and proposed easements.
o. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

If the Planning and Zoning Commission determines, through its standard review processes, the Site Development Plan cannot be acted upon due to non-compliance to the site-specific ordinance, the Zoning Ordinance, or other land use regulations applicable to this type of subdivision, as interpreted by it, then the rezoning of the subject site and the application of the Planned Residential Development Overlay District shall not remain effective thereafter and the City must initiate the revocation process described in the Zoning Ordinance for this type of circumstance.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Build-To Lines - Residential

a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:

    (1) **Twenty (20)** feet from any right-of-way line, except any unit served by a rear entry garage, which shall have a **build-to distance of ten (10) feet** (see Condition 2(a.)).
    (2) **Five (5) feet** for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
    (3) **Fifteen (15) feet from any rear yard property line** and thirty (30) feet for rear yard areas that abut the perimeter of the Planned Residential Development Overlay District.
    (4) **Five (5) feet from any rear yard property line** for any unit served by a rear entry garage.

Parking Setbacks – Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the front elevation of the dwelling a minimum of **twenty-five (25)**

feet. Driveway widths serving these required parking spaces, specifically between the edge of the public right-of-way and the front building line, shall be as approved by the Planning and Zoning Commission on the Site Development Plan, but be minimized in their respective distances to the greatest extent possible.

Access and Roadway Improvements

c. **State Route 100** - Dedicate the required amount of right-of-way and/or easements along this property's State Route 100 frontage to the Missouri Department of Transportation (MoDOT) for public roadway purposes and, subject to Subsection 4(d.), construct within this area the extension of the Pond-Grover Loop Road, all necessary intersection modifications and upgrades, and other improvements required therein. Improvements to State Route 100 shall conform to the requirements of the Missouri Department of Transportation (MoDOT) and the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the State of Missouri and the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of State Route 100 and directed by the Department of Public Works.

d. **Pond-Grover Loop Road** – Subject to the conditions that follow in this Subsection [4 (d.)], petitioners/developer shall construct the Pond-Grover Loop Extension, as shown on the approved Preliminary Plan; ~~deviations in~~ modifications to the location and design of the extension from what is shown on the plan may be approved by the Directors of the Departments of Planning and Public Works, so long as the purpose of the extension, as contemplated by the Town Center Plan, is ~~fulfilled~~ satisfied; the final location, design and specifications of the ~~plan~~ extension shall be shown on the applicable plat of the subdivision, as approved by City Council.

   i. The extension shall be constructed pursuant to applicable City standards;
   ii. The cost of constructing the extension shall be determined by petitioners/developer, subject to ~~approval~~ review and acceptance by the Directors of Planning and Public Works, prior to approval of the applicable plat;
   iii. Upon acceptance ~~approval~~ of the cost by the Directors of Planning and Public Works, and prior to approval of the applicable plat, the petitioners/developer and the City shall execute an agreement that provides for the following:
      1. The dedication of right-of-way to the City for the extension, pursuant to the applicable plat, and such other instruments, as may be reasonably required by the City;
      2. A Letter of Credit, in the amount of the cost, issued to the City, as beneficiary, shall be obtained by petitioners/developer from a financial institution and with terms and conditions and an outside expiration date (including any renewal terms) that are acceptable to the Directors of Planning and Parks and the City Attorney and in accord with the terms and conditions of this Subsection [4(d.)] for the purpose of securing the performance of the construction of the extension; and the Letter of Credit shall be issued and delivered to the City, prior to approval of the applicable plat;
      3. Commencement of construction of the extension within ninety (90) days after a Notice to Proceed is issued by the Directors of Planning and Public Works to petitioners/developer and petitioners/developer shall proceed and complete the extension in accordance with a schedule approved by the Directors of Planning and Public Works;

4. If Notice to Proceed is not issued by the second ~~first~~ anniversary date of the approval of the applicable plat or if the City issues a notice to petitioners/developers stating the extension should not be constructed, petitioners/developer's obligation to construct the extension shall terminate, the Letter of Credit shall terminate, and the dedication shall be released/reconveyed to the petitioners/developers, or their successor(s), in title; the area on the plan set aside for the extension shall, in the event of such release and reconveyance, be converted to common ground, with trail(s) and associated public easements for them, as approved by the Director of Planning and Parks; and
5. The City shall execute and record such instruments and documents, as may be reasonably necessary to effect the foregoing terminations and release/reconveyance.

~~e. Establish a minimum seventy (70) foot wide public right-of-way dedication to the City of Wildwood and construct the Pond Grover Loop Road Extension through the site that provides a total of two (2), eleven (11) foot wide lanes (not inclusive of the concrete vertical curb and gutter), a minimum ten (10) foot wide grass median, and a five (5) foot wide sidewalk on east side of this internal roadway, and a ten (10) foot wide multiple-use trail on its west side, all of which adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Tree lawn areas and all stormwater management facilities shall be the developer's responsibility to provide and construct as well. Along with this dedication of seventy (70) feet of right-of-way, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Pond Grover Loop Road and directed by the Department of Public Works.~~

~~i. The developer is also responsible for the construction of a roundabout at a location approved by the Planning and Zoning Commission on the Site Development Plan. This roundabout shall be designed, engineered, and constructed in accordance with the Town Center Plans Street Specifications and Streetscape Requirements. The Departments of Public Works and Planning shall direct determinations in this regard, along with final action by the Planning and Zoning Commission.~~

e. **Internal Streets** - Complete the necessary dedication of land area within this subject site for public right-of-way purposes associated with the internal network of streets. These dedications for public rights-of-way shall be used for the construction by the developer of a network of internal residential streets for service to the authorized lots. These dedications shall be a minimum of forty (40) feet in width to accommodate the construction of two (2) lanes of asphalt roadway, with concrete curb and gutter, and five (5) foot wide sidewalks, including a three (3) foot tree lawn area, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. The construction of these improvements is the sole responsibility of the developer(s) of this project. Along with this dedication of these rights-of-way areas, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be

installed by the developer, as specified by the City of Wildwood's Town Center Plan within the rights-of-way of these unnamed streets and directed by the Department of Public Works.

f. **Eatherton Road Extension** - Dedicate the required amount of right-of-way and/or easements within the boundaries of this property to the City of Wildwood for the construction of the Eatherton Road Extension for public roadway purposes, which include a minimum driving surface of two (2) lanes that total twenty-six (26) feet in width, a five (5) foot wide sidewalk on both sides of this driving surface, and street trees and lights, including a minimum seven (7) foot wide tree lawn area for these improvements. A roundabout, and related channelization islands and other improvements as set forth therein, is required within the Eatherton Road Extension right-of-way area and the developer is responsible for its construction. Improvements to Eatherton Road shall conform to all of the requirements of the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Eatherton Road and directed by the Department of Public Works.

g. **Birch Forest Drive** – **The trail/emergency extension of ~~extend~~ Birch Forest Drive, from its current terminus into the subject site, shall be limited to a design that accommodates only emergency and pedestrian/bicyclist access. The construction ~~and~~ of this trail/emergency extension shall adhere to established and accepted design, engineering, and material standards and specifications, which would allow for emergency vehicles only, pedestrians, and bicyclists to access across it, while blocking any other vehicle by a system of bollards (or acceptable alternative), to be selected in terms of their types and placements, as directed by the ~~Town Center Plan's Street Specifications and the Streetscape Design Requirements~~ Department of Public Works and the Metro West Fire Protection District, all needing final action by the Planning and Zoning Commission on the Site Development Plan. ~~Safety~~ Components determined necessary for the design and construction/reconstruction of this alternative, trail/emergency/pedestrian/bicyclist ~~any stub street~~ extension shall be indicated on the Site Development Plan and reviewed and acted upon thereafter by the Planning and Zoning Commission.**

h. **Service Lanes (alleys)** - Complete the necessary dedication of land area within this subject site for private access purposes. These dedications for private purposes shall be used for the construction by the developer of a system of lanes/alleys for service to the authorized lots. These dedications shall be a minimum of twenty-two (22) feet in width to accommodate the construction of a lane/alley, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan.

i. Any planned traffic island/cul-de-sac shall be designed and constructed by the developer of this residential subdivision in accordance with City of Wildwood standards, and as directed by the Department of Public Works. The Planning and Zoning Commission, on the Site Development Plan, shall approve the final design of this traffic calming improvement.

Miscellaneous Roadway Requirements

j. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

k. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

l. **Construction access shall be from State Route 100 during the development of this site, not via Birch Forest Drive and/or Eatherton Road.**

m. Sidewalks shall be required on all public and private streets (parking lot aisles) and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.

n. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of roadway improvements.

o. All internal streets, access drives, or lanes, whether public or private, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as drive lane widths, sidewalks, stormwater drainage facilities, garden walls, street trees and lights, and pedestrian furniture. If certain streets, drives, or lanes are to be private, an easement shall be provided to the City granting public use of them for pedestrian and vehicular purposes. These easements shall be granted at the time of the Record Plat approval by the City Council.

Parking Requirements - Residential

p. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

Landscape Requirements - Specific

q. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

r. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

s. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

t. Landscaping with the defined common ground areas shall comply with Ordinance 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. The Planning and Zoning Commission, on the Site Development Plan, shall approve the planting pattern. Amenities, such as benches, lights, and walking paths shall be installed in the open space area of the residential development by the developer of these one hundred ninety-four (194) ~~eighty seven (187)~~ dwelling units.

u. The developer shall provide a minimum twenty (20) foot wide, landscape buffer strip, within a perpetual easement dedicated to the Homeowners Association for its maintenance and care, along the entire eastern boundary of the site, where existing woodlands are not preserved, for plantings, as reviewed and acted upon by the Planning and Zoning Commission.

v. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

w. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

x. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

y. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

z. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

aa. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

bb. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

cc. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

dd. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

~~ee. No portion of any lot that is to be located within the proposed eight (8) lot cul-de-sac solely served by Pond Grover Loop Road shall extend closer than thirty (30) feet to the abutting Planned Residential Development Overlay District (PRD) boundary to their north. This buffer area shall be protected from all land disturbance activities. Additionally, the common boundary between this site and the Sandalwood Creek and Hunters Run Subdivisions shall be separated by a minimum ten (10) foot buffer area that is common ground. This area shall also be protected from all land disturbance activities.~~

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of **provided** parking spaces by the following rate:

Type of Development	***Required Contribution***
Single Family Dwelling **(detached)**	$1,055.10/Parking Space

(Section 415.280 of the City of Wildwood Zoning Code defines a parking space.)

If type of development proposed differ than those listed, rates shall be provided by the Department of Public Works.

As this development is located within a Trust Fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of roadway improvements required by the development shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted 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 City of Wildwood Department of Public Works.

The Planning and Zoning Commission is recommending these fees be credited to the developer for the purposes of assisting with completion of required improvements within the right-of-way of the Pond-Grover Loop Road, **if constructed. Additionally, credits may also be considered toward the construction of the Eatherton Road extension through the subject site, but would be solely based upon the difference in cost of a residential type street, of the same dimensions, versus this arterial type roadway. Credits would only be considered for the Eatherton Road Extension, if Pond-Grover Loop Road were not to be constructed.** The granting of these credits is at the sole discretion of the City Council.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to approval of the Site Development Plan, the developer shall provide the following:

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

    1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
    2. All stormwater shall be discharged at an adequate natural discharge point. Sinkholes are not adequate points of natural discharge and may not be disturbed.
    3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
    4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development, unless otherwise accepted by the Metropolitan St. Louis Sewer District.
    5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.
    6. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood/Missouri Department of Transportation (MoDOT) rights-of-way.
    7. A bond or letter of credit will be required by the City of Wildwood to cover any downstream damage to abutting or adjacent properties, common ground areas, or drainageways caused by the developers' use of this subject site (land/disturbance/grading/construction activities, etc.), which shall be used for the restoration of damaged areas to their pre-development condition, if the developers fail to meet their responsibilities in this regard. The amount of this bond and

the establishment of the process for creating an accurate baseline condition for the existing downstream facilities shall be at the discretion of the City of Wildwood Department of Public Works, in conjunction with input from the petitioner's engineer.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

Natural Resource Protection Plan

d. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Environmental Assessment – Phase One

e. The developer shall provide to the Planning and Zoning Commission, as part of the Site Development Plan submittal package, a Phase I Environmental Assessment Report of the property, which indicates its current condition relative to its past utilization by other owners. Determination regarding any required mediation shall be identified and completed, prior to the approval of the Record Plat and before the occupancy of any residential unit, all being in accordance with State and federal standards and guidelines, as set forth by the United States Environmental Protection Agency (EPA) and the Missouri Department of Natural Resources (MDNR), for any determined contaminant exceeding a residential cleanup standard/guideline, with the cost borne for such by the developer and not the City of Wildwood.

Floodplain Study and Plans/Wetlands Study

f. The developer shall provide a floodplain/wetlands study to the Department of Public Works indicating compliance to the requirements of the City of Wildwood, the U.S. Army Corp of Engineers, and the Federal Emergency Management Agency (FEMA) regarding disturbance or development in

the protected waterways and floodplain areas. This study shall minimally provide information relating to disturbance of any protected area and be reviewed and acted upon by the Department of Public Works, as part of the Site Development Plan submittal process.

7. RECORDING

Within ninety (90) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works (Wildwood), the Missouri Department of Transportation, the Metro West Fire Protection District, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

b. Prior to the issuance of a foundation or building permit for any lot, which adjoins the common ground area and/or detention, basin, written certification from a Professional Engineer which verifies these areas are graded in accordance with the approved plans, must be received by the Department of Planning.

Roadway Improvements

c. Improvements to State Route 100 and Eatherton Road must be completed prior to the issuance of building permits in excess of ten (10) percent of the units. Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

d. Record a proper subdivision of the property and comply with all other applicable Subdivision and Development Regulations sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

e. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Improvement Plans

g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood.

Potable Water Service

i. The developer shall provide verification from the Missouri American Water Company that service to this subdivision can be provided at acceptable levels relative to the density of the project and not cause service issues to other households served by the same.

9. GENERAL DEVELOPMENT CONDITIONS

a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of siltation control measures is required.

c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District development shall be prominently displayed at all times in all sales offices for this development.

d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District

Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, **based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling**. The provision of public space shall substantially comply with the Preliminary Development Plan submitted in conjunction at the public meeting on November 2, 2015.

Editor's Note: Changes to the report from its October 5, 2015 version to the November 2, 2015 are with a single strike-through line. Previous changes considered by the members at their October 5, 2015 Planning and Zoning Commission meeting are indicated by blue-type. **No modifications have been made to the Letter of Recommendation, since the Planning and Zoning Commission took action upon it on November 16, 2015, excepting Condition 2(d.). This condition was recommended for a change, as part of the motion and vote on the overall Letter of Recommendation, which, again, failed for a lack of majority.** Changes to the Letter of Recommendation, which were supported by the City Council and authorize for inclusion in the proposed Bill, are indicated in brown, bolded type. **Blue, bolded type reflects changes from the January 11, 2016 City Council meeting.**

Section Three. This ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this 25 day of January, 2016, by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to its passage.

Presiding Officer

Timothy Woerther, Mayor

ATTEST:

City Clerk

Liz Weiss, City Clerk

ATTACHMENT C
Background Information

From: **Mike Boerding** MBoerding@sterling-eng-sur.com
Subject: FW: Bright Leaf -SDP -MSD Review for Conceptual Approval
Date: January 6, 2017 at 3:08 PM
To: Joe Vujnich JVujnich@cityofwildwood.com
Cc: Chris DeGuentz CDeGuentz@fandfhomes.com, Josh Foster jfoster@jhberra.com, John Fischer mstewart@fischerandfrichtel.com , Ken Stricker (kstricker@consort-homes.com) kstricker@consort-homes.com, John Luetkenhaus JLuetkenhaus@sterling-eng-sur.com

Joe,
For your use.
Mike

From: Mike Boerding [mailto:mboerding@sterling-eng-sur.com]
Sent: Thursday, December 01, 2016 4:34 PM
To: Joe Vujnich <joe@cityofwildwood.com>
Subject: Fwd: Bright Leaf -SDP -MSD Review for Conceptual Approval

Sent via the Samsung Galaxy Note® 4, an AT&T 4G LTE smartphone

-------- Original message --------
From: Jason Peterein <JTPETE@stlmsd.com>
Date: 9/16/2016 9:23 AM (GMT-06:00)
To: Mike Boerding <MBoerding@sterling-eng-sur.com>
Cc: 'Josh Foster' <jfoster@jhberra.com>, Mike Falkner <mfalkner@sterling-eng-sur.com>, "'Chris Deguentz (cdeguentz@fischerandfrichtel.com)'" <cdeguentz@fischerandfrichtel.com>, George Gower <GGower@sterling-eng-sur.com>, John Luetkenhaus <JLuetkenhaus@sterling-eng-sur.com>, Joe Vujnich <JVujnich@cityofwildwood.com>
Subject: RE: Bright Leaf -SDP -MSD Review for Conceptual Approval

Mike,
MSD takes no exception to the site development plan, subject to formal plan review of the detailed engineering. MSD's expectations are that the detailed engineering that support this plan will satisfy the District's Rules and Regulations and address the issues noted in the conceptual review MSD previously provided on 7/28/16 (attached).
I do not foresee issues that would adversely detract from the overall concept or intended use level of the property. With this being a preliminary plan, please be advised that review of the detailed engineering may require deviations from the site development plan, particularly within the water quality and detention areas as they relate to pretreatment features, biocell/detention basin configuration, outlet design, etc. These items are normally identified and addressed when the detailed engineering is presented to and reviewed by District staff under a P-job.
MSD will provide further review and comment on this project during the course of formal plan review (P-job) submittal.
Please let me know if you have any questions.
Thanks
Jason
Jason T. Peterein, PE
Principal Engineer
Engineering / Development Review

Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, MO 63103
T: 314.768.2773
F: 314.768.6342

From: Mike Boerding [mailto:MBoerding@sterling-eng-sur.com]
Sent: Thursday, September 15, 2016 3:18 PM
To: Jason Peterein
Cc: 'Josh Foster'; Mike Falkner; 'Chris Deguentz (cdeguentz@fischerandfrichtel.com)'; George Gower; John Luetkenhaus
Subject: Bright Leaf -SDP -MSD Review for Conceptual Approval

Jason,
We spoke about the Bright Leaf SDP late last week on the phone and sent down three copies Friday afternoon for your review. You said that you were busy this week but would try to look at the SDP by tomorrow. Joe Vujnich has scheduled Bright Leaf SDP for Monday night so the City will take action on the SDP approval. However, he requested that we get an approval from MSD on the SDP. Joe said he was going to contact you on Wednesday but we do not have confirmation whether he was able to talk with you and if he has a comfort level to allow the SDP to move forward.

Joe would not accept the paid conceptual review of the SWPPP we received earlier this summer. Would you be able to send a reply to this email granting conceptual approval of our SDP? An email or phone call to Joe with a positive recommendation would be helpful at this point. Our SDP is the same as the SWPPP except the Pond-Grover loop road has been removed and a trail has been added in its place. The sewers connections, detention basins and BMPs are all shown where they are intended for final design. We understand that there are design contingencies that will have to be proved with the improvement plan calculations, submittals and review.
Your help in this matter is greatly appreciated.
Respectfully requested,
Mike

Mike Boerding, PE
Vice President
The STERLING Company
5055 New Baumgartner Rd
St. Louis, MO 63129
314-446-5781 direct
314-487-0440 office
314-393-3813 cell
www.sterling-eng-sur.com

PDF

Villages at Brightl...71.pdf

Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, MO 63103

July 28, 2016

The Sterling Company
Attn: Mr. Michael Boerding, P.E.
5055 New Baumgartner Road
St. Louis, MO 63129

RE: Eatherton 290'S of Sandlewood Creek
(The Villages at Brightleaf)
Basic Conceptual Review
MSD Ref. No. D-371-00

Dear Mr. Boerding:

MSD has completed a **basic conceptual review** of a SWPPP submitted by your office representing a basic concept for a proposed 194 lot single family residential subdivision located at 2350 Eatherton, 2344 Eatherton, 16721 Manchester, 2531 Taylor, 2567 Taylor, 2555 Taylor, 16602 Overlook Hills, 16618 Overlook Hills, and 16615 Overlook Hills in the City of Wildwood.

Project Overview

The project is located in the Caulks Creek watershed and Missouri River WWTP service area (Caulks Creek sanitary sub shed). Based on historic aerial photography, the approximately 78.82 ac development area consists of open meadow, woods, and existing residences. Access to the site is at its southeast corner off of Route 100 north of Taylor and along Eatherton Road to the west. Numerous tributaries feed four main channels that concentrate and convey runoff to the northern boundaries of the site.

Storm and sanitary sewers are located in the existing developments to the north and east adjacent to the site. Pond-Grover Loop Road ROW abuts the site at its north-central boundary.

Fischer and Fritchel Custom Homes LLC/Consort Homes LLC propose to construct 194 ~ single family lots, along with public streets, cul-de-sacs, sidewalks, utilities, sewers, and common ground areas on the property. Storm and sanitary sewers, along with their connection points to the existing systems were not depicted. Numerous sediment basins are depicted on the plans which also appear to be consistent with the likely location of detention basin and water quality features that will manage the site's post developed runoff.

Stormwater Management

Given the quantity of land disturbance and additional runoff proposed by this preliminary plan, post-construction storm water quality BMPs will be required. Runoff generated by all disturbed areas shall be treated. For an existing site impervious footprint of less than 20%, this site is designated as "new development" for the purpose of evaluating BMP performance and compliance with the Phase II permit. Water quality strategies and practices that provide for volume reduction shall be employed such that the site's post developed runoff condition mimics

its preconstruction runoff condition. The MSD MEP spreadsheet or site specific continuous simulation modeling may be used to demonstrate the design's compliance with this Phase II requirement.

An existing natural resource inventory map was not provided with this submittal, and should be prepared as an initial step in the site's design. The natural resource inventory should also assess the presence or absence of wetlands, streams, floodplains, and Karst; the nature of the existing topography (i.e. slopes exceeding 20%), the extents of vegetated cover and preservation, and the existing property use and surrounding property use. The extent of these features should be summarized in a table presented on the map. Please refer to MSD's Site Design Guidance document for preparation guidelines. Note that a project that affects wetlands or waters of the U.S. or State (jurisdictional waters) will likely be accompanied by an additional assessment of the feature as required by U.S. Army Corps of Engineers and/or Missouri Department of Natural Resources under the Clean Water Act section 401/404 permitting requirements. MSD will require documentation that the project has satisfied 401/404 permitting requirements necessary to begin construction prior to issuing formal plan approval, or, documentation from the appropriate agency confirming that the project's development activities are exempt.

Channel Protection (extended detention of the runoff originating from the 1yr 24 hour storm) is required. Detention is required such that the site's post developed flow rates resulting from the 2yr 24 hr and 100yr 24 hour storms are within the limits prescribed by MSD for the Caulks Creek Watershed (0.2 CFS/ac for the 2yr-24 hr storm and 1.4 cfs/ac for the 100yr-24 hour storm). These release rates shall be met at each of the site's natural outfalls.

Nested bioretention basins (to manage water quality, channel protection, and detention) may be utilized when the drainage area tributary to the biocell is less than five acres. Pretreatment in the form of forebays are necessary for point discharges for which the tributary acreage exceeds 2.5 acres. Alternatives to a forebay may be used for pretreatment for basins receiving point discharges and managing an area less than 2.5 acres. Typical details and guidance for nested bioretention, along with appropriate pretreatment features can be accessed from MSD's BMP Toolbox at the following link: http://www.stlmsd.com/what-we-do/stormwater-management/bmp-toolbox/stormwater-quality/bioretention/nested-bioretention

Fence placement shall not inhibit BMP/Detention basin maintenance equipment ingress/egress if access corridors will be provided between lots. Any basins that require retaining walls shall be supported by a design by a geotechnical engineer registered in Missouri, and shall be configured to allow sloped access to the basin on at least one accessible side. Walls supporting an embankment within the basin should be monolithic and watertight in order to prevent seepage.

The Sheet Flow to Buffer Credit (as outlined in Section 5.4 of the 2000 Maryland Stormwater Design Manual) may be implemented to manage runoff originating from the rear yards as depicted on the plans. Deep rooted, native vegetated buffers shall be established on the steep slopes behind lots that intend to claim this credit (for example, the 3:1 slops separating lots 17A-29A from the existing preservation limits). Final plans will need to depict preservation limits and final grading for each lot that will benefit from the credit.

Proposed contours on grading plans shall provide overland flow paths such that proposed homes will not be subject to overland flooding. Where swales are proposed, cross sections and open channel calculations should be provided with the formal design submittal in order to demonstrate their adequacy. The grading plan shall also provide for a sufficient overland flow path for conditions in which the proposed storm sewer system becomes blocked or surcharged. If topography will not allow for an overland flow path, designated ponding areas shall be

provided based on the 100yr-24 hour storm and identified on the improvement plans. The finish floor/low sills of the proposed homes shall be positioned above the 100yr-24 hour high water ponding elevation and overland conveyance limits. As a general observation of this plan, lots that are adjacent to a low point within a public street or alleyway will need an identified ponding area and analysis of the finish floor/low sills with respect to the ponding limits. The proposed contours depicted on lot 53A imply a low area that may be problematic in this regard as well.

In order to avoid diverting additional runoff onto neighboring properties, drainage originating behind lots 32A-30A, and lots 88B – 83B should be captured onsite and conveyed via open channel or storm sewers to onsite storm water management facilities. Pond Grover Loop Road/Eatherton Road, from the entrance on Route 100 to Station 59+50, including the lots and minor streets that drain towards it, also require treatment for water quality, channel protection, and detention.

The concept of the large detention basin proposed west/adjacent to the proposed Pond Grover Loop Road extension was previously discussed. As noted in previous communication, MSD would take no exceptions to that subject to the following:

- Caulks Creek 2yr and 100yr release rates for the tributary area are satisfied, assuming a fully developed tributary area. Channel Protection for the development would need to be managed in a separate basin or nested within volume reduction based WQv BMPs. Offsite areas would receive the benefit of having flood detention provided for in this basin, however they would be expected to provide their own WQv and CPv on their own site.

- Hydraulic study required to demonstrate this configuration will not cause a rise upstream or hindrance to the hydraulic performance of upstream storm sewers. MSD does not have record of storm sewers located within Route 100 (likely MoDOT's). These systems will need to be verified and accounted for in your development plans and analysis. Approval from MoDOT will be required prior to MSD approvals if the development plans will affect their existing drainage system or require connection into it.

- Flowrate and velocity conditions downstream from the detention basin's outlet should mimic current conditions or be improved in terms of channel capacity or erosion potential.

- The detention basin's configuration would need to satisfy the City of Wildwood's requirements, including compliance with their Stream Buffer ordinance (or their indication of this requirement being not applicable or waived). Corps of Engineers/DNR approval will also be required.

- An arborist should be engaged to assess the existing trees and vegetation that will be preserved within the ponding limits of the basin. The arborist should evaluate the suitability of the existing species in light of the ponding depths and inundation conditions that would be expected to occur within the detention basin. Appropriate recommendations for species removal, new species selection, vegetation establishment, and long term maintenance should be provided by the arborist. These recommendations shall be implemented in the design, construction, long term maintenance, and operation of the basin.

- The embankment would need to be designed and supported by a geotechnical engineer's analysis. In addition, dams with a height of 35' or greater will also require DNR approval.

- Interim detention basins will be necessary to serve development within the site that may occur upstream from the basin prior to the final connection of Pond Grover Loop Road.

The diameter and condition of the receiving storm sewer system located within Sandalwood Creek that receives the outflow from the site located in the vicinity of sediment trap K is unknown. Prior to permitting a connection to it, the developer would need to do the following:

- The hydraulic capacity of the receiving system shall be analyzed from structure 23V4-005D to the development's point of tie-in. If in the existing configuration it lacks capacity, it will require upsizing.
- A review of P.B. 234 Pgs 33 and 34 indicates that sufficient easement rights exist.
- Provide MSD with a CCTV inspection of the existing sewer for review. Please contact Brian Dunn (314-335-2072) prior to doing so.
- MSD will review the findings of the inspection. Any deficiencies found in the line would need to be corrected by the developer under the permit for this project.

Sanitary

Modeled sanitary sewers are located downstream of the site as highlighted on the enclosed basemap. MSD staff evaluated the model assuming an additional peak sanitary flow of 0.44 CFS generated by the development and found that the sewers within the model have sufficient capacity for that flowrate. A hydraulic analysis of the receiving sanitary system located upstream from the limits of the model will need to be performed and submitted for formal review (either as its own P# or concurrent with the P# for the development plans). Reaches indicated by the analysis to lack the capacity to accommodate the additional peak flows generated by the development will need to be improved by the developer. Peak flows should be determined via tributary house count and criteria outlined in Chapter 3 of MSD's Rules and Regulations. Starting HGL for the analysis (per the model) are 636.66 at MH 23U4-004S and 662.65 at MH 23V2-045S. Please contact me if other HGL/locations are necessary.

Sewers and manholes shall be located out of the zone of influence of nearby buildings and retaining walls. Working room shall be provided, including a six foot diameter flat area centered at the manhole structures (Sanitary and Storm).

In accordance with the Local Plumbing Codes, proposed homes with fixture elevations lower than the rim elevation of the next upstream sanitary manhole shall have sanitary backwater valves. Note that facilities equipped with backwater valves will be inoperable until the conditions actuating the valve have been subsided.

Other Items

A Maintenance Agreement is required to ensure long term maintenance and operations of all storm water BMPs and detention basins.

A subdivision plat will be required showing the new property lines. Easements will be required for new public storm and sanitary sewers. The BMP reserve areas required for all storm water Best Management Practices should be shown on the improvement plans and established on the record plat and the Maintenance Agreement. BMP reserve areas shall not encroach upon MSD maintained sewers or easements.

Natural areas, if intended to be preserved as buffers for stormwater management credits shall be protected by a BMP Reserve Area, acceptable conservation easement, or other enforceable instrument that ensures perpetual protection of the proposed area.

Encroachments upon MSD easements and facilities, specifically by retaining walls and their tie back systems shall be avoided.

The connection fee for this project will be determined during the formal plan review. The current single family rate is $1072/residence.

The project is located within the Caulks Creek Surcharge area, assessed at $2750/acre.

The project will likely require offsite public sewer construction. Proof of a general liability certificate will be required of the contractor prior to pulling permits from the District. In addition to the offsite nature of both the storm and sanitary sewer construction, existing easements may be utilized if the easement language allows MSD temporary use of adjacent ground for working room. New easements allowing for working room will be necessary if the language for the existing easements considered for utilization do not provide for this.

Limitations of Conceptual Review

Formal MSD review, approval, and permits are required prior to construction.

Unless otherwise indicated, any requirements mentioned in the conceptual review should be addressed during the formal P-job plan review process. Conceptual review is normally done only once. Any new questions or other additional changes to the originally submitted plans should normally be resolved during formal plan review.

Conceptual review is subject to the requirements of detailed review of final design plans and is subordinate to the review and approval of said final design plans. This project is not currently under review of final project plans.

Sincerely,

Jason Peterein, P.E.
Principal Engineer
Engineering/Planning-Development Review

Enclosure: MSD System Map

DEPARTMENT OF THE ARMY
ST. LOUIS DISTRICT CORPS OF ENGINEERS
1222 SPRUCE STREET
ST. LOUIS, MISSOURI 63103-2833

REPLY TO
ATTENTION OF:

CITY OF WILDWOOD
JAN 11 2017
DEPT OF PLANNING & PARKS

January 6, 2017

Operations, Readiness and Regulatory Division
Regulatory Branch
Project Number: MVS-2015-397 (P-2966)

Mr. Roger Cox
Consort Homes
16141 Swingley Ridge Road
Suite 109
Chesterfield, Missouri 63017

Dear Mr. Cox:

Transmitted herewith is Department of the Army Permit No. P-2966, which authorizes the grading and discharge of fill materials into jurisdictional waters of the United States in conjunction with the project known as *Villages at Brightleaf.* The project area is located north of Hwy 100 and east of Hwy 109, in the City of Wildwood, Missouri. The project is located in Section 1, Township 44 North, Range 3 East, St. Louis County.

It is to be understood that this instrument does not give any property rights either in real estate or material, or any exclusive privileges; and that it does not authorize any injury to private property or invasion of private rights, or any infringement of Federal, state or local laws or regulations; nor does it obviate the necessity of obtaining state assent to the work authorized.

General conditions designated 1 through 6 and parts 2 through 6 of "Further Information" are standard conditions for all permits. Special condition 1 points out the Section 401 water quality certification conditions from the Missouri Department of Natural Resources, which specifies measures to protect water quality at the work site (enclosure). Special conditions 2 through 5 specify measures to ensure protection of the aquatic environment and permit compliance.

If any material changes in the scope, location and plans of the work are found necessary, due to unforeseen conditions or otherwise, revised plans detailing proposed modifications in the work must be submitted to the District Engineer for review and approval. Proposed modifications may not be placed under construction until Department of the Army "Approval of

Revised Plans" has been granted. I am forwarding a copy of this letter electronically (with special conditions only) to: Mr. Mike Irwin, MDNR-WPP; Ms. Judith Deel, MDNR-SHPO; Ms. Shauna Marquardt, USFWS; Mr. Jason Daniels, USEPA; and Ms. Audrey Beres, MDC.

BY THE AUTHORITY OF THE SECRETARY OF THE ARMY:

Danny D. McClendon
Chief, Regulatory Branch

Enclosures

Section 401 Water Quality Certification
Section 404 Permit and Special Conditions
Preliminary Jurisdictional Determination

US Army Corps of Engineers
St. Louis District®

This notice of authorization must be conspicuously displayed at the site of work.

January 6, 2017

The applicant is issued a Department of the Army permit for the grading and discharge of fill material in waters of the United States, for the Villages at Brightleaf. The project consists of grading and filling operations within Waters of the United States for construction of a residential development within the 78.89-acre site.

The project is located north of Hwy 100 and east of Hwy 109, in the City of Wildwood. The project is located in Section 1, Township 44 North, Range 3 East, St. Louis County, Missouri.

Has been issued to: Consort Homes, c/o Mr. Roger Cox

Address of Permittee: 16141 Swingley Ridge Road, Suite 109, Chesterfield, Missouri 63017

Permit Number:

P -2966

Anthony Mitchell
Colonel, U.S. Army
District Commander
By: Danny D. McClendon
Chief, Regulatory Branch

Appendix 2 - PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) FORM

BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR PJD: December 13, 2016

B. NAME AND ADDRESS OF PERSON REQUESTING PJD: Consort Homes; c/o Mr. Roger Cox
16141 Swingley Ridge Road
Suite 109
Chesterfield, MO. 63017

C. DISTRICT OFFICE, FILE NAME, AND NUMBER: St. Louis District, Villages at Brightleaf, MVS-2015-397

D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:
(USE THE TABLE BELOW TO DOCUMENT MULTIPLE AQUATIC RESOURCES AND/OR AQUATIC RESOURCES AT DIFFERENT SITES)

State: Missouri County: St. Louis City: Wildwood

Center coordinates of site (lat/long in degree decimal format):

Lat.: 38.5848565723856 ° Long.: -90.6325541901902 °

Universal Transverse Mercator: 15

Name of nearest waterbody: Tributaries to Caulks Creek

E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

- ▣ Office (Desk) Determination. Date: 7/14/16
- ▣ Field Determination. Date(s): 8/26/15

TABLE OF AQUATIC RESOURCES IN REVIEW AREA WHICH "MAY BE" SUBJECT TO REGULATORY JURISDICTION.

Site Number	Latitude (decimal degrees)	Longitude (decimal degrees)	Estimated amount of aquatic resource in review area (acreage and linear feet, if available)	Type of aquatic resource (i.e. wetland vs. non-wetland waters)	Geographic authority to which the aquatic resource "may be" subject (i.e., Section 404 or Section 10/404)
A	38.58542	-90.63189	1,666 linear feet	Non-wetland	Section 404
B	38.58404	-90.63153	352 linear feet	Non-wetland	Section 404
C	38.58527	-90.63058	115 linear feet	Non-wetland	Section 404
D	38.58461	-90.62823	1,175 linear feet	Non-wetland	Section 404

1) The Corps of Engineers believes that there may be jurisdictional aquatic resources in the review area, and the requestor of this PJD is hereby advised of his or her option to request and obtain an approved JD (AJD) for that review area based on an informed decision after having discussed the various types of JDs and their characteristics and circumstances when they may be appropriate.
2) In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an AJD for the activity, the permit applicant is hereby made aware that: (1) the permit applicant has elected to seek a permit authorization based on a PJD, which does not make an official determination of jurisdictional aquatic resources; (2) the applicant has the option to request an AJD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an AJD could possibly result in less compensatory mitigation being required or different special conditions; (3) the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) undertaking any activity in reliance upon the subject permit authorization without requesting an AJD constitutes the applicant's acceptance of the use of the PJD; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a PJD constitutes agreement that all aquatic resources in the review area affected in any way by that activity will be treated as jurisdictional, and waives any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an AJD or a PJD, the JD will be processed as soon as practicable. Further, an AJD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331. If, during an administrative appeal, it becomes appropriate to make an official determination whether geographic jurisdiction exists over aquatic resources in the review area, or to provide an official delineation of jurisdictional aquatic resources in the review area, the Corps will provide an AJD to accomplish that result, as soon as is practicable. This PJD finds that there *"may be"* waters of the U.S. and/or that there *"may be"* navigable waters of the U.S. on the subject review area, and identifies all aquatic features in the review area that could be affected by the proposed activity, based on the following information:

SUPPORTING DATA. Data reviewed for PJD (check all that apply)

Checked items should be included in subject file. Appropriately reference sources below where indicated for all checked items:

- [x] Maps, plans, plots or plat submitted by or on behalf of the PJD requestor:
  Map: Aerial and Project Plans
- [x] Data sheets prepared/submitted by or on behalf of the PJD requestor.
  - [x] Office concurs with data sheets/delineation report.
  - [ ] Office does not concur with data sheets/delineation report. Rationale:_____
- [ ] Data sheets prepared by the Corps:_____
- [ ] Corps navigable waters' study:_____
- [ ] U.S. Geological Survey Hydrologic Atlas:_____
  - [ ] USGS NHD data.
  - [ ] USGS 8 and 12 digit HUC maps.
- [ ] U.S. Geological Survey map(s). Cite scale & quad name:_____
- [x] Natural Resources Conservation Service Soil Survey. Citation: Google Layer
- [x] National wetlands inventory map(s). Cite name: ORM: MO-Eureka Quad
- [ ] State/local wetland inventory map(s):_____
- [x] FEMA/FIRM maps: ORM: MO-Eureka Quad
- [ ] 100-year Floodplain Elevation is:_____. (National Geodetic Vertical Datum of 1929)
- [x] Photographs: ▣ Aerial (Name & Date): Submitted by applicant on 5/21/15
  or ▣ Other (Name & Date): Site Photos submitted by applicant on 5/21/15
- [ ] Previous determination(s). File no. and date of response letter:_____
- [ ] Other information (please specify):_____

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

Jennifer J. Stiles 12/13/16

Signature and date of Regulatory staff member completing PJD

_____

Signature and date of person requesting PJD (REQUIRED, unless obtaining the signature is impracticable)[1]

[1] Districts may establish timeframes for requester to return signed PJD forms. If the requester does not respond within the established time frame, the district may presume concurrence and no additional follow up is necessary prior to finalizing an action.

DEPARTMENT OF THE ARMY PERMIT

Permittee Consort Homes c/o: Mr. Roger Cox

Permit No. P-2966

Issuing Office U.S. Army Engineer District, St. Louis

NOTE: The term "you" and its derivatives, as used in this permit, mean the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: Discharge of fill material into jurisdictional waters consisting of 1,317 linear feet of fill in and impoundment of 356 linear feet of tributary, in conjunction with the construction of a residential development, submitted under the name *Villages at Brightleaf*.

Project Location: The project is located north of Hwy 100 and east of Hwy 109 in the City of Chesterfield. The project is located in Section 1, Township 44 North, Range 3 East, St. Louis County, Missouri.

Permit Conditions:

General Conditions:

1. The time limit for completing the work authorized ends on December 31, 2021. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.

2. You must maintain the activity authorized by this permit in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions:

See continuation sheet, page 4 of this document for Special Conditions.

Further Information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

( ) Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).

(X) Section 404 of the Clean Water Act (33 U.S.C. 1344).

( ) Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).

2. Limits of this authorization.

a. This permit does not obviate the need to obtain other Federal, state, or local authorization required by law.

b. This permit does not grant any property rights or exclusive privileges.

c. This permit does not authorize any injury to the property or rights of others.

d. This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a revaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit.

b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).

c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions. General condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

1-4-2017

(PERMITTEE)
Mr. Roger Cox
Consort Homes

(Date)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

1-4-2017

(DISTRICT ENGINEER)
Anthony P. Mitchell
Colonel, U.S. Army
District Engineer
By: Danny D. McClendon
Chief, Regulatory Branch

(Date)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

(TRANSFEREE)

(Date)

Special Conditions (P-2966)

1. That the permit may be revoked or a stop work order issued if the State of Missouri notifies the Corps that the permitted activities are not being performed in conformance with the Missouri Department of Natural Resources October 12, 2016, Section 401 Water Quality Certification conditions issued for this permit. (Attached)

2. The permittee shall compensate for unavoidable impacts to the jurisdictional waters of the United States by purchasing 7,356 stream credits from the Missouri Conservation Heritage Foundation- Stream Stewardship Trust Fund or the Land Learning Foundation. Purchase of these credits must occur before project impacts. Documentation of purchase shall be submitted to our office within 120 days of receipt of the permit.

3. Permittee shall allow representatives from the Corps office to inspect the authorized activity at any time deemed necessary to ensure compliance with permit conditions.

4. Permittee shall cease work immediately and notify the Corps if cultural resource material is discovered during construction of the project.

5. That the permittee notify the Corps should any change in size, location or methods to accomplish the work occur. Changes could potentially require additional authorizations from the Corps as well as other Federal, state or local agencies.

From: **Josh Foster** JFoster@jhberra.com
Subject: Bright Leaf - Corps permit
Date: January 11, 2017 at 12:33 PM
To: Joe Vujnich JVujnich@cityofwildwood.com
Cc: Rick Brown (rbrown@cityofwildwood.com) rbrown@cityofwildwood.com, Chris DeGuentz (CDeGuentz@fandfhomes.com) CDeGuentz@fandfhomes.com, Mike Boerding MBoerding@sterling-eng-sur.com, John Luetkenhaus JLuetkenhaus@sterling-eng-sur.com, Travis Newberry (travis@cityofwildwood.com) travis@cityofwildwood.com

JF

Joe,

A copy of the Corps permit is attached for your file. In reviewing my notes from our meeting last week, I had the following outstanding items:

- Corps permit – attached.
- MSD conceptual review – Mike Boerding provided 01-06-17.
- Birch Forest connection
  - I will forward the turning movement in another e-mail copying Chief Cook.
  - 75,000 LB design capacity was verified.
  - Design is being updated addressing comments.
- Additional speed table added at pedestrian crossing.
- Left turn lane at Street A has been shortened as discussed.
- Construction entrance location – revised location now acceptable.
- Round-about: 52' radius acceptable? The turning movements for this scenario will be included in the message with Chief Cook.

Please let us know if any items are outstanding, or if you need any follow up information so that we can get the plans updated and delivered for the meeting.

Thank you.

Josh Foster
Land Development Division
J.H. Berra Construction Co.
314-487-6717 x3
314-487-6718 Fax

Corps - Bright Leaf co...17).pdf

From: **Rick Brown** rbrown@cityofwildwood.com
Subject: FW: Revised Traffic Impact Study - Proposed Brightleaf Residential Subdivision
Date: December 22, 2016 at 3:01 PM
To: Joe Vujnich JVujnich@cityofwildwood.com

RB

Rick C. Brown, PE, PTOE
Director of Public Works / City Engineer
City of Wildwood

From: Lee Cannon [mailto:lcannon@cbbtraffic.com]
Sent: Thursday, December 22, 2016 12:30 PM
To: Chris DeGuentz; Rick Brown
Cc: Josh Foster; Roger
Subject: Fwd: Revised Traffic Impact Study - Proposed Brightleaf Residential Subdivision

Modot Brightleaf approval.

Sent from my iPhone.

Lee Cannon, PE, PTOE
Principal – Traffic Engineer
CBB
12400 Olive Boulevard, Suite 430 | St. Louis, MO 63141
314-878-6644, Ext. 12 (Office) | 314-308-6547 (Mobile) | 314-878-5876 (Fax)
Lcannon@cbbtraffic.com |www.cbbtraffic.com

CBB_HI_RES_COLOR(DKYEL)

Begin forwarded message:

From: JEANETTE K RUGGERI <Jeanette.Ruggeri@modot.mo.gov>
Date: December 22, 2016 at 11:41:40 AM CST
To: Brensing.cbbtraffic.com <Brensing@cbbtraffic.com>
Cc: lcannon.CBBTRAFFIC.COM <lcannon@CBBTRAFFIC.COM>, "JOHN

\"JAY JAY\" BRADEN" <John.Braden@modot.mo.gov>
Subject: RE: Revised Traffic Impact Study - Proposed Brightleaf Residential Subdivision

Thank you for looking at the worst case scenario. Given potential future developments in the area providing additional connections to 109, the increase in volume at this left turn may not require dual left turn lanes for some time. Knowing how the signal will operate is very beneficial and is something that can easily be changed in the future.

At this time, MoDOT approves the traffic impact study provided that the signalized intersection of Route 100 at Taylor Rd is rebuilt with a new westbound right turn lane, a southbound left turn lane and a shared southbound through / right turn lane, along with the northbound approach being converted to a single left turn lane with a flashing yellow arrow protected permissive phasing. The intersection is also required to be brought up to full ADA compliance. Given the number of lanes that a pedestrian is required to cross on Route 100, a median refuge is required for pedestrian safety.

Thank you,

Jeanette Ruggeri

-------- Original Message --------

Subject: RE: Revised Traffic Impact Study - Proposed Brightleaf Residential Subdivision

From: "Brensing.cbbtraffic.com" <Brensing@cbbtraffic.com>

Date: Dec 22, 2016, 9:55 AM

To: JEANETTE K RUGGERI <Jeanette.Ruggeri@modot.mo.gov>

Hi Jeanette,

Our Synchro files kept the intersection of Route 100 and Taylor as split phase for the North-South approaches due to the shared left/through lane on the northbound approach. Since the Wildwood Town Center does not appear to be fully built-out, we did not want to assume that MoDOT would be willing to restripe the shared lane configuration on the south side, which would eliminate dual left-turn conditions exiting the Wildwood Town Center. The split phase condition we provided assumed a "worst-case" scenario.

If MoDOT is willing to restripe the northbound approach to a left, through, and right-turn lane, and go to a protected-plus-permitted Flashing Yellow Arrow, the operating conditions would improve slightly. I included revised Synchro files that included the changes noted above as well as a table summarizing the changes in the delays at the intersection.

Please review and let us know if you have any additional questions or comments.

Have a great Holiday!

Have a great Holiday!

Thanks.

** PLEASE NOTE NEW DIRECT NUMBER BELOW**

Brian Rensing, PE, PTOE
Associate - Transportation Engineer
CBB
12400 Olive Boulevard, Suite 430 | St. Louis, MO 63141
314-449-9569 (Direct) | 314-878-6644, Ext. 37 (Office) | 314-479-5022 (Mobile)
Brensing@cbbtraffic.com | www.cbbtraffic.com

-----Original Message-----
From: JEANETTE K RUGGERI [mailto:Jeanette.Ruggeri@modot.mo.gov]
Sent: Wednesday, December 21, 2016 4:23 PM
To: Brian Rensing <brensing@cbbtraffic.com>
Cc: Lee Cannon <lcannon@cbbtraffic.com>
Subject: RE: Revised Traffic Impact Study - Proposed Brightleaf Residential Subdivision

I was reviewing the Synchro files and noticed that you left everything split phased for NB and SB. Taking a look at going to a single NBLT and a dedicated NBTH during the AM Peak, running FYA P/P for both NB and SB, appears to be a better option. I have not looked at the PM Peak, but given what I'm seeing in the AM Peak, I would request that you take a look and see if there's more benefit by going this route. I have attached the AM Peak model with the modifications that I have made for reference.

Thank you,

Jeanette Ruggeri

Senior Traffic Studies Specialist
NEW Cell: 314-325-6719
Missouri Department of Transportation
South and West St. Louis County
jeanette.ruggeri@modot.mo.gov

-----Original Message-----
From: Brensing.cbbtraffic.com
Sent: Thursday, December 15, 2016 3:31 PM
To: JEANETTE K RUGGERI
Cc: lcannon.CBBTRAFFIC.COM
Subject: RE: Revised Traffic Impact Study - Proposed Brightleaf Residential Subdivision

Jeanette,

I have attached the Synchro files for the most recent update for the Brightleaf project.

Please reply back to me to verify that you received the files (zip folder).

Thanks.

** PLEASE NOTE NEW DIRECT NUMBER BELOW**

Brian Rensing, PE, PTOE
Associate - Transportation Engineer
CBB
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-----Original Message-----
From: Lee Cannon
Sent: Thursday, December 15, 2016 3:08 PM
To: JOHN "JAY JAY" BRADEN <John.Braden@modot.mo.gov>; Rick Brown <rbrown@cityofwildwood.com>
Cc: JEANETTE K RUGGERI <Jeanette.Ruggeri@modot.mo.gov>; KAREN D YEOMANS <Karen.Yeomans@modot.mo.gov>; Roger Cox <coxforistell@gmail.com>; Chris DeGuentz <CDeGuentz@fandfhomes.com>; Brian Rensing <brensing@cbbtraffic.com>; Joe Vujnich <JVujnich@cityofwildwood.com>; Mike Boerding <MBoerding@sterling-eng-sur.com>; Josh Foster <JFoster@jhberra.com>; Dan Schweiss <DSchweiss@jhberra.com>
Subject: RE: Revised Traffic Impact Study - Proposed Brightleaf Residential Subdivision

Good afternoon,

CBB has once again updated the traffic impact study previously prepared for the proposed Brightleaf residential development to reflect changes required by the City of Wildwood and MODOT. This second Addendum adds the intersection of Route 100/Route 109 south ramps terminal and also adds some school trips during the afternoon peak hour.

A previous revision, dated 10/21/16, reflected the removal of Pond Grover Loop Road extension and other internal connections to existing residential streets.

Please review the attached report.

I will ask Brian Rensing of my office to send the Synchro files to Jeanette in a separate email. Rick, please let us know if you want a copy of those as well.

Should there be any questions or need for additional information, please contact me.

Thanks,

Sent from my Dell Ultrabook PC.

Lee Cannon, PE, PTOE
Principal - Traffic Engineer
CBB
12400 Olive Boulevard, Suite 430 | St. Louis, MO 63141 314-878-6644, Ext. 12 (Office) | 314-449-8242 (Direct) | 314-308-6547 (Mobile) Lcannon@cbbtraffic.com | www.cbbtraffic.com

Revised December 14, 2016

Mr. Roger Cox
Consort Homes/Brightleaf Development LLC
16640 Chesterfield Grove Road, Suite 130
Chesterfield, Missouri 63005

RE: Traffic Impact Study Update
Proposed Brightleaf Residential Development – Jones Property
Wildwood, Missouri
CBB Job Number 049-15-1

Dear Mr. Cox:

In accordance with your request, CBB has completed an update to the traffic impact study for a proposed residential development on a tract of land in the northwest quadrant of Missouri Route 100 and Taylor Road/Overlook Hill Drive in Wildwood, Missouri. It is our understanding that the property will be developed with the construction of 192 single-family residences.

The existing site consists of an undeveloped tract of land bordered by Missouri Route 100 to the south, Eatherton Road to the west, Overlook Hill Drive to the east and existing residential developments to the north. The proposed development will support the extension of Eatherton Road from its current terminus and make a connection to Missouri Route 100 as a fourth, northern leg to the existing signalized intersection at Taylor Road. Access to the homes will be provided via the existing and planned connections of Eatherton Road to Missouri Route 100 and Missouri Route 109 via the ¾ access of Eatherton Road/Lafayette Trails Drive. The site location and surrounding properties are shown in **Figure 1**.

It should be noted that CBB previously completed a Traffic Impact Study in July 2015 for this same Brighleaf development site. That study assumed that the Pond Grover Loop Road would connect to the Brightleaf subdivision and also contemplated a new break-in-access along Route 100, west of Taylor Road. Since that time, the city determined that Pond Grover Loop Road will not connect to the Brightleaf subdivision, and the Missouri Department of Transportation (MoDOT) decreed that there will not be a new break-in-access along Route 100 to serve the development. Therefore, the subdivision would only connect to Route 100 opposite Taylor Road and to Route 109 via an extension of Eatherton Road for access.

Figure 1: Site Location Map

The purpose of this traffic impact study was to estimate the number of trips that would be generated by the proposed development; evaluate the impact of those trips on the proposed access and adjacent roadways; and determine the ability of motorists to safely enter and exit the site. As necessary, roadway improvements and/or traffic control modifications have been recommended to mitigate the impact of the proposed development. The focus of our analysis was the weekday AM and PM peak hours which represent both the peak in existing traffic levels as well as the expected peak for the proposed residential land use.

Analysis Scenarios

In order to address the current and forecasted conditions, the following off-site scenarios have been evaluated:

- Existing conditions;
- Base conditions – Exiting traffic plus Approved Main Street Crossing Development to south;
- Forecasted conditions – Base traffic plus proposed Brightleaf development;
- 20-Year No-Build conditions – Base Traffic plus background traffic growth (2040); and
- 20-Year Build conditions – 20-Year No-Build Traffic Base plus proposed Brightleaf development build-out (2040).

Existing Conditions

Missouri Route 100 is a four-lane divided east/west principal arterial road maintained by MoDOT. The posted speed limit is 55 miles per hour. According to current counts provided on MoDOT's website, the average daily traffic (ADT) along Missouri Route 100 was approximately 21,890 vehicles per day (vpd) in 2015. Taylor Road intersects Missouri Route 100 at a signalized intersection that services a few single family homes to the north (Overlook Hill Drive) and several large commercial developments to the south. Further south, Taylor Road connects to Old Manchester Road.

Within the study area, Missouri Route 109 is a four-lane median divided north/south minor arterial road also maintained by MoDOT. The posted speed limit is 45 miles per hour. According to current counts provided by MoDOT, the ADT along Route 109 was approximately 16,370 vpd in 2015. Roundabouts were recently constructed along Route 109 at the Route 100 westbound ramps and at Pond Grover Loop Road. The eastbound Route 100 ramps at Route 109 is a signalized intersection.

Eatherton Road is a two-lane City-maintained road that serves existing single-family and multi-family residences with a three-quarter access (no westbound left-turn from the side street) connection at Route 109. The road narrows to approximately 18-foot wide and terminates to the Wildwood Greenway Trail System.

Lafayette Trails Drive is a local subdivision street that has a right-in/right-out connection to Route 109 near Eatherton Road.

Since this is update addresses the changes in roadway connections to the proposed subdivision, the manual turning movement counts conducted in 2015 during the AM (7:00 - 9:00 a.m.) and PM (4:00 - 6:00 p.m.) peak periods at Missouri Route 100 at Taylor Road/Overlook Hill Drive and Missouri Route 109 at Eatherton Road/Lafayette Trails Drive were utilized as the existing condition for this update. In addition, MoDOT provided traffic counts for the roundabout located at Route 109 with Route 100 Westbound Ramps as well as the signalized intersection of Route 109 with Route 100 Eastbound Ramps. The existing peak hour traffic volumes are summarized in **Exhibit 1**.

Approved Developments (Main Street Crossing Development to the south)

It is our understanding that approximately 35 acres along Missouri Route 109 south of Missouri Route 100 has been approved for development with approximately 117 single-family homes, 10,000 square feet of medial office space and two commercial outlots, which is known as Main Street Crossing. After reviewing the Traffic Impact Study prepared for that adjacent development, the site-generated trips from that development were added to the existing traffic volumes for this study. **Exhibit 2** summarizes the site-generated traffic from the Main Street Crossing development through the study area.

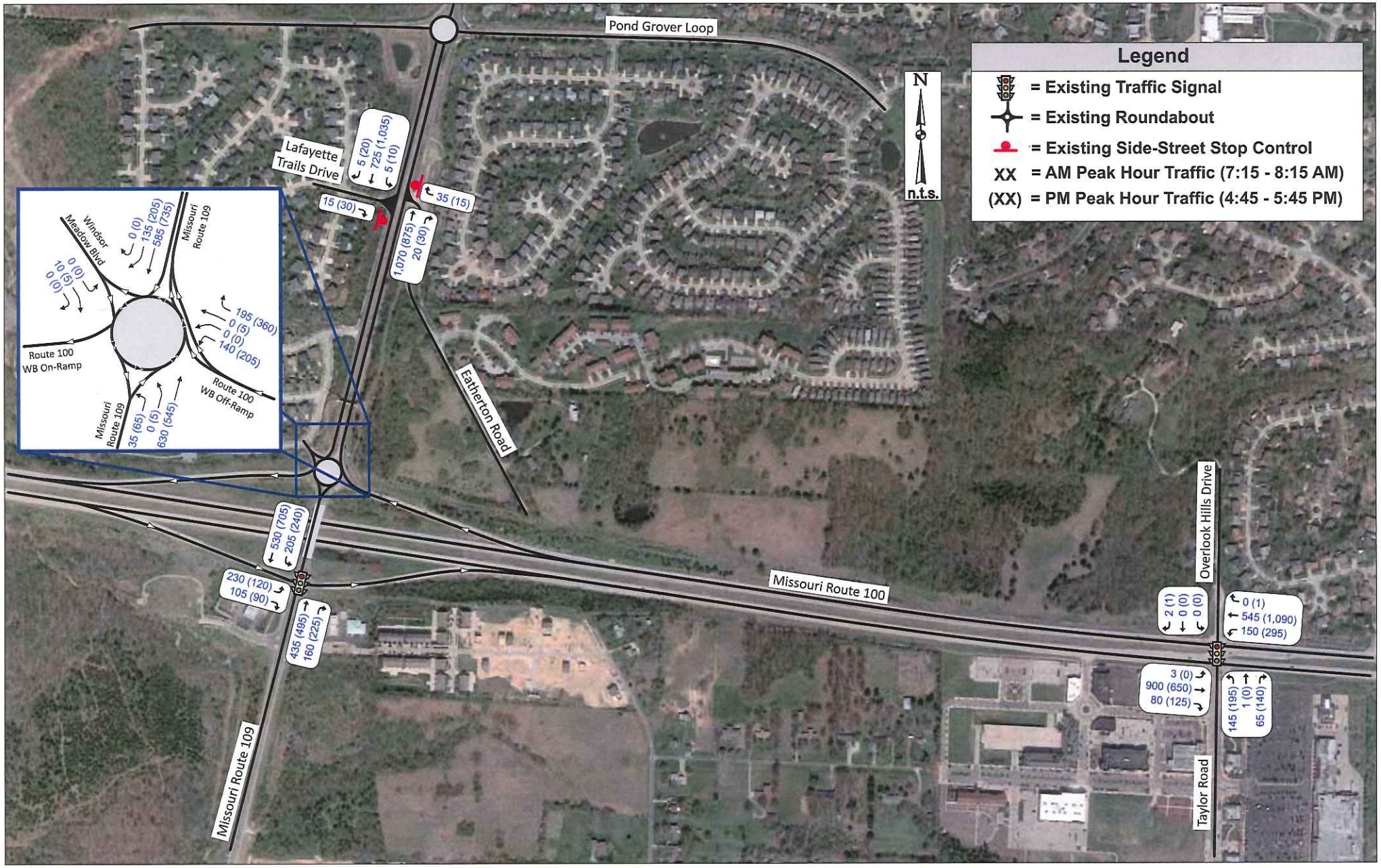

Exhibit 1: Existing Traffic Volumes

Job# 049-15-1
12/12/16

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Exhibit 2: Site-Generated Traffic Volumes (Main Street Development - by Others)

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12/12/16

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The existing traffic volumes (Exhibit 1) were added to the approved Main Street Crossing development trips (Exhibit 2) to get the Base Traffic Volumes as shown in **Exhibit 3.**

Existing and Base Traffic Analysis and Operations

The existing and base operating conditions were analyzed using SYNCHRO 8, a macro-level analytical traffic flow model. SYNCHRO is based on study procedures outlined in the *Highway Capacity Manual*, published by the Transportation Research Board. This manual, which is used universally by traffic engineers to measure roadway capacity, established six levels of traffic service: Level A ("Free Flow"), to Level F ("Fully Saturated"). Levels of service (LOS) are measures of traffic flow, which consider such factors as speed, delay, traffic interruptions, safety, driver comfort, and convenience. Level C, which is normally used for highway design, represents a roadway with volumes ranging from 70% to 80% of its capacity. However, Level D is considered acceptable for peak period conditions in urban and suburban areas.

The thresholds that define level of service at an intersection are based upon the type of control used (i.e., whether it is signalized or unsignalized) and the calculated delay. For signalized and all-way stop intersections, the average control delay per vehicle is estimated for each movement and aggregated for each approach and then the intersection as a whole. At intersections with partial (side-street) stop control, delay is calculated for the minor movements only since motorists on the main road are not required to stop.

Level of service is directly related to control delay. At signalized intersections, the level of service criteria differs from that at unsignalized intersections primarily because different transportation facilities create different driver expectations. The expectation is that a signalized intersection is designed to carry higher traffic volumes, and consequently may experience greater delay than an unsignalized intersection. **Table 1** summarizes the thresholds used in the analysis for signalized and unsignalized intersections.

Table 1: Level of Service Thresholds

	Control Delay per Vehicle (sec/veh)	
Level of Service (LOS)	***Signalized Intersections***	***Unsignalized Intersections***
A	≤ 10	0-10
B	> 10-20	> 10-15
C	> 20-35	> 15-25
D	> 35-55	> 25-35
E	> 55-80	> 35-50
F	> 80	> 50

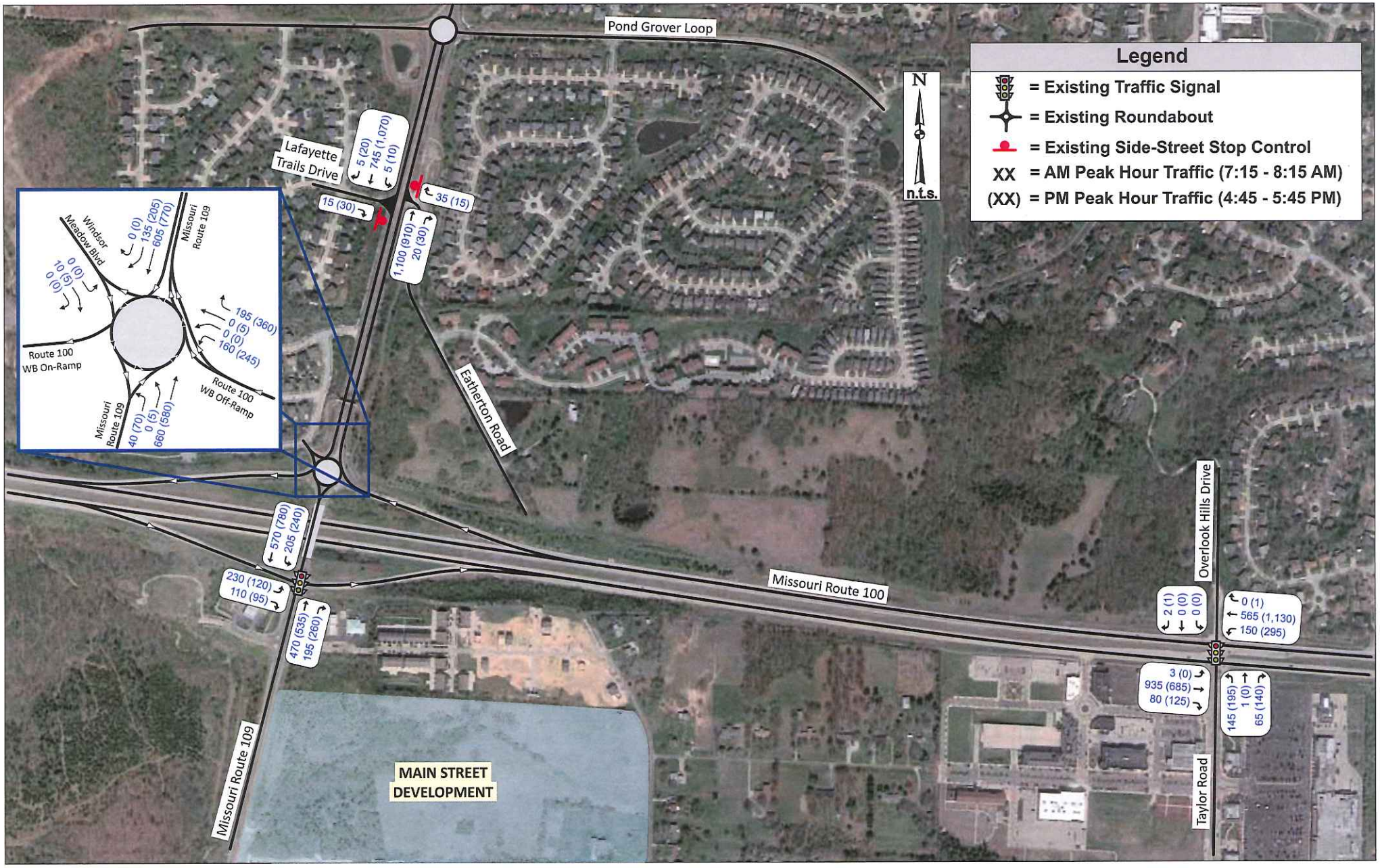

Exhibit 3: Base Traffic Volumes (Existing Conditions + Main Street Development - by Others)

Job# 049-15-1
12/12/16

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The study intersections were evaluated using the methodologies described above. **Table 2** summarizes the results of the existing and base operating conditions analyses with average delays at the study intersections during the AM and PM weekday peak hours. Sidra, a similar but different computer program was used for the analysis of the roundabout. It should be noted that while similar, the LOS and delay computations should not be directly compared between synchro and Sidra.

Table 2: Existing and Base Operating Conditions

Traffic Movement	*AM Peak Hour*		*PM Peak Hour*	
	Existing	*Base*	*Existing*	*Base*
MO Route 100 & Taylor Road/Overlook Hill Drive (Signalized Intersection – Synchro)				
Eastbound Route 100 Approach	B (16.9)	B (17.0)	B (17.5)	B (17.8)
Westbound Route 100 Approach	B (13.3)	B (13.3)	B (13.2)	B (13.3)
Northbound Taylor Road Approach	C (27.2)	C (28.1)	C (24.1)	C (24.6)
Southbound Overlook Hill Dr. Approach	A (0.0)	A (0.0)	A (0.0)	A (0.0)
Overall Intersection	**B (16.7)**	**B (16.8)**	**B (16.0)**	**B (16.2)**
MO Route 109 & Lafayette Trails Drive/Eatherton Road (Side Street Stop Controlled – Synchro)				
Eastbound Lafayette Trails Dr. Approach	B (11.1)	B (11.2)	B (13.4)	B (13.6)
Westbound Eatherton Road Approach	B (13.8)	C (14.0)	B (12.1)	B (12.3)
Southbound Route 109 Left-Turn	B (11.2)	B (11.4)	B (10.2)	B (10.4)
Overall Intersection	**A (0.4)**	**A (0.4)**	**A (0.3)**	**A (0.3)**
MO Route 100 Westbound Off-Ramps and MO Route 109 (Roundabout – Sidra)				
Eastbound Windsor Meadow Approach	A (6.8)	A (7.1)	A (8.5)	A (9.1)
Westbound Route 100 Off-Ramp	A (5.1)	A (6.3)	A (5.1)	A (7.3)
Northbound Route 109 Approach	B (14.0)	C (15.5)	B (11.3)	B (12.4)
Southbound Route 109 Approach	A (9.1)	A (9.8)	B (14.7)	C (17.5)
Overall Intersection	**B (10.3)**	**B (11.4)**	**B (10.9)**	**B (13.0)**
MO Route 100 Eastbound Off-Ramps and MO Route 109 (Signalized Intersection – Synchro)				
Eastbound Route 100 Off-Ramp	C (30.0)	C (29.6)	D (36.7)	D (36.1)
Northbound Route 109 Approach	B (15.1)	B (15.4)	A (9.3)	A (9.6)
Southbound Route 109 Approach	A (9.0)	A (9.5)	A (6.4)	A (7.0)
Overall Intersection	**B (15.5)**	**B (15.6)**	**B (11.4)**	**B (11.5)**

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)

The intersections are currently functioning at very good level of services. Currently, the volume-to-capacity (v/c) ratio for the signalized intersection at Missouri Route 100 at Taylor Road/Overlook Hill Drive is 0.63 in the AM peak hour and 0.55 in the PM peak hour for the existing condition. The signalized intersection of Missouri Route 100 Eastbound Off-Ramps at Missouri Route 109 is 0.72 in the AM peak hour and 0.65 in the PM peak hour for the existing condition.

The v/c increases very slightly to 0.64 in the AM peak hour and 0.56 in the PM peak hour at Missouri Route 100 and Taylor Road/Overlook Hill Drive for the base condition. It should be noted that due to the low southbound traffic volume at Overlook Hill Drive, the existing signal essentially functions as a three-legged signalized intersection until a southbound car until a southbound car arrives which is quite infrequently. The v/c at Missouri Route 100 Eastbound Off-Ramps and Missouri Route 109 does not change. For the base condition The roundabout at Route 100 Westbound Off-Ramps and Route 109 operates at acceptable levels with v/c ratios less than 0.74 during the AM peak and 0.63 during the PM peak hour.

Proposed Development

It is our understanding that the property will be developed with the construction of 192 single-family residences. A preliminary site plan provided by the site civil engineer is shown in **Exhibit 4**. As noted above, vehicular access to the proposed development will be provided via a connection to Eatherton Road and a connection to Route 100 opposite Taylor Road.

Trip Generation

As a primary step in this analysis, traffic forecasts were prepared to estimate the amount of traffic that the proposed Brightleaf residential development would generate during the AM and PM weekday peak hours. The traffic was forecasted based upon information provided in the "Trip Generation Manual", Ninth Edition, published by the Institute of Transportation Engineers (ITE). This manual, which is a standard resource for transportation engineers, is based on a compilation of nationwide studies documenting the characteristics of various land uses.

Based on the trip generation rates provided by the ITE publication for Land Use Code (210) Single Family Dwelling Unit, the development is expected to generate 145 total trips during the AM peak hour and 190 total trips during the PM peak hour as shown in **Table 3**.

Table 3: Trip Generation Estimate

Land Use (ITE 210)	*# of Lots*	*AM Peak Hour*			*PM Peak Hour*		
		In	*Out*	*Total*	*In*	*Out*	*Total*
Single Family Dwelling Unit	**192**	**35**	**110**	**145**	**120**	**70**	**190**

Trip Distribution

The traffic generated by the proposed residential development was assigned to the adjoining roadway system based on existing and projected traffic patterns, as well as the proximity of other similar uses and the proposed access points for the site. The anticipated directional distribution during the AM and PM peak hours for the residential trips was as follows:

- 50% to/from the east on Missouri Route 100;
- 20% to/from the north on Missouri Route 109;
- 15% to/from the west on Missouri Route 100;
- 10% to/from the south on Missouri Route 109; and
- 5% to/from the south via Taylor Road.

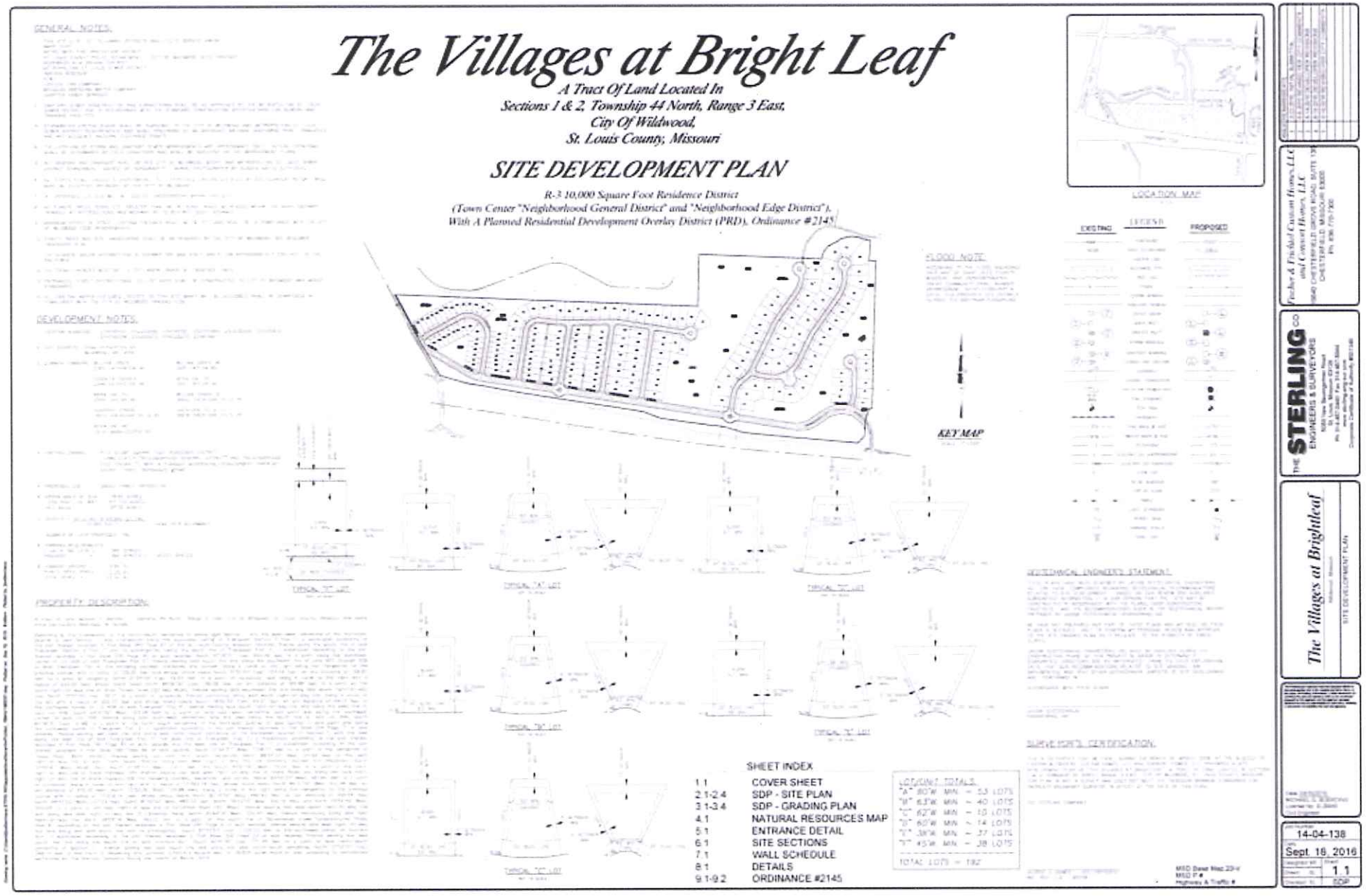

Exhibit 4: Proposed Site Plan (Provided by Others)

In order to account for the new residents oriented to the Green Pines Elementary School, CBB added an additional 10% of new residential trips to exit the residential development via Route 109 and go to the elementary school (along Pond Grover Loop Road/Green Pines Drive) during the AM peak hour. Since there are several routes to access Route 100 from the elementary school, it was assumed that half of the additional school trips would travel back to Route 109 and half travel to the south to Route 100 and the other half of the additional school trips would travel through the adjacent neighborhood and connect up to Route 100 via Westglen Farms Drive.

The review agencies also requested that school trips be addressed during the dismissal peak hours. Since no afternoon traffic counts were completed as part of the original traffic study, it was agreed with MoDOT staff that additional school trips would be added to the PM commuter peak hour counts to identify a more conservative, "worst case" impact at the study intersections. As a result, an additional 10% of new residential trips was added to enter the residential development via Route 109 from the elementary school (accessed via Pond Grover Loop Road/Green Pines Drive) during the PM peak hour. It was assumed that half of the additional PM school trips would enter the school to the east of the Taylor Road (via Forest Leaf Parkway/Westglen Farms Drive) and half would travel westbound on Route 100 through the Taylor Road intersection to northbound Route 109 at the interchange to access the school via Pond Grover Loop Road, and all of the additional school trips would exit the school and travel back to the residential development via Route 109 southbound and turn left onto Eatherton Road. The site-generated traffic volumes and trip distribution were applied as shown in **Exhibit 5**.

Forecasted Build Condition with Residential Development

This site generated traffic (Exhibit 5) was added to the Base Traffic Volumes (Exhibit 3) to reflect the forecasted Build Traffic Volumes for the AM and PM weekday peak hour build conditions as shown in **Exhibit 6**.

Forecasted Build Analyses and Operations

The study intersections were evaluated using the same methodologies as described above. **Table 4** summarizes the results of those analyses with average delays at the study intersections during the AM and PM weekday peak hours.

The summaries below assume that the southbound approach of the new Eatherton Road Extended at Missouri Route 100 (opposite Taylor Road) would consist of a southbound left-turn lane and a shared through/right-turn lane as well as a short westbound right-turn lane on Route 100 at Eatherton Road. An eastbound left-turn lane is already present.

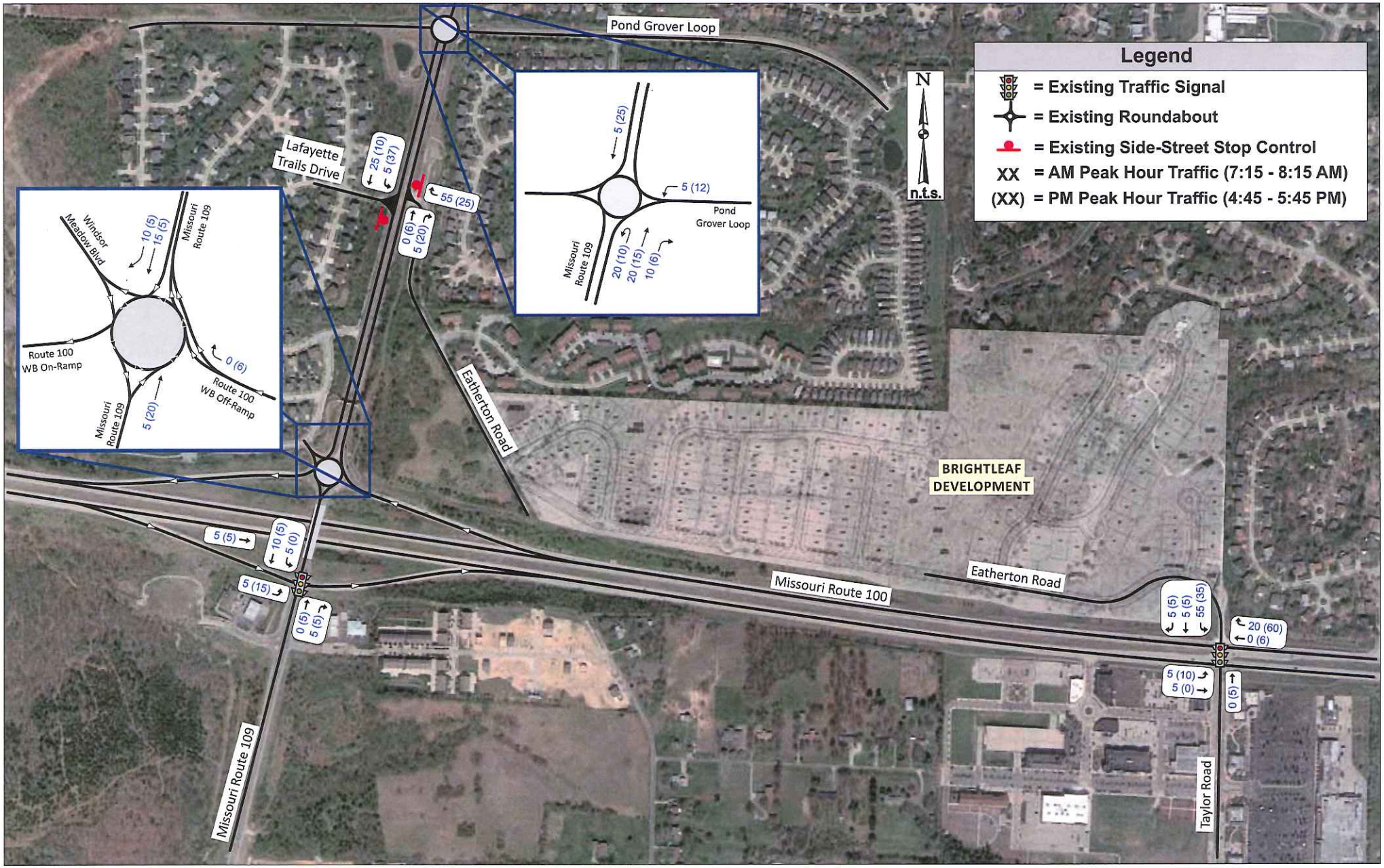

Exhibit 5: Site-Generated Traffic Volumes (Brightleaf Development)

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12/12/16

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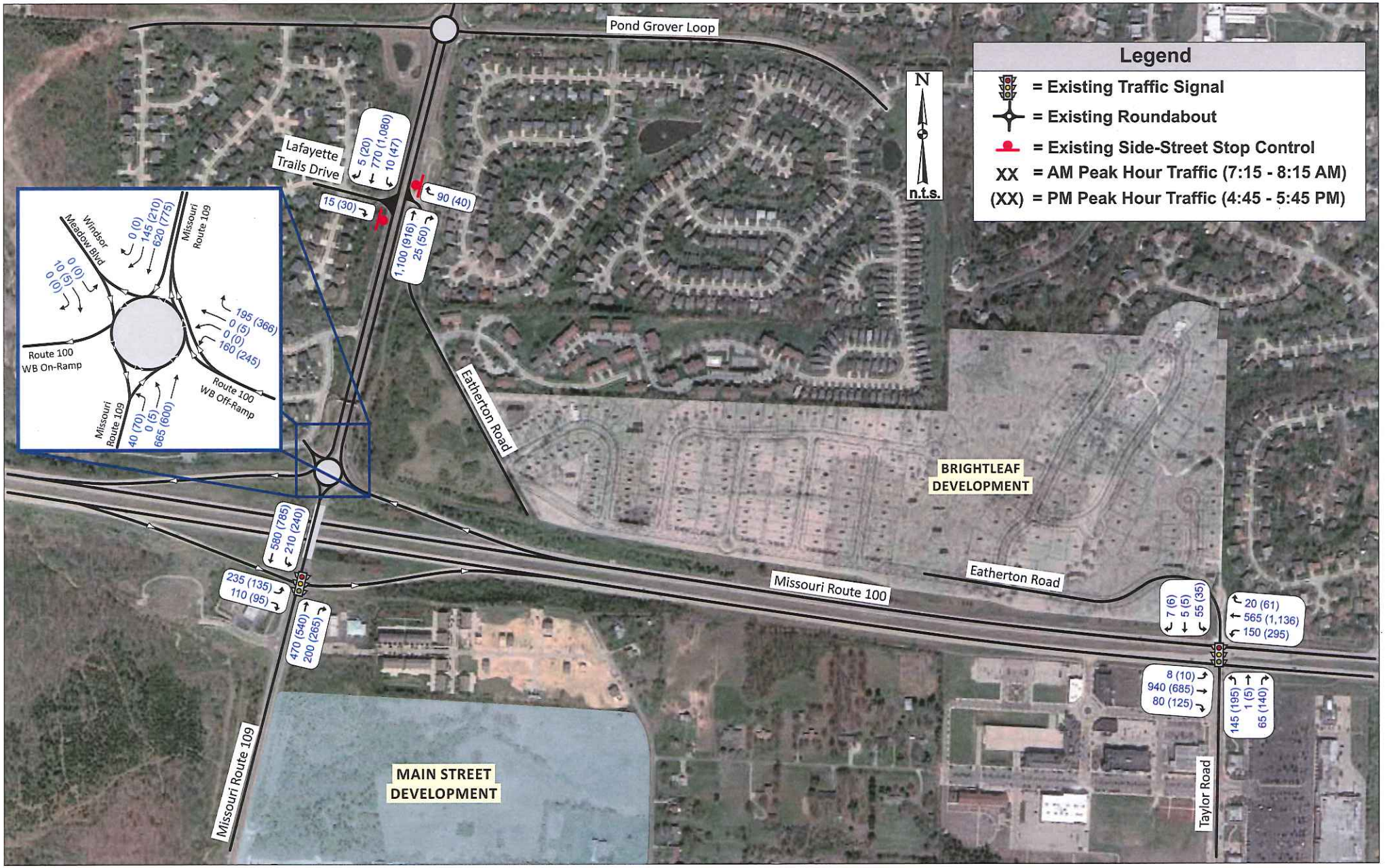

Exhibit 6: 2016 Build Conditions (Base Condition + Brightleaf Development)

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12/12/16

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As can be seen, all approaches and intersections operate at an acceptable LOS D (or better) without any modification to signal timing. In fact, the v/c ratio for the signalized intersection at Missouri Route 100 and Taylor Road/Overlook Hill Drive in the Forecasted Build Condition is 0.69 in the AM peak hour and 0.58 in the PM peak hour. The signalized intersection at Missouri Route 100 Eastbound Off-Ramps and Missouri Route 109 is 0.73 in the AM peak hour and 0.68 in the PM peak hour for the Forecasted Build Condition. The roundabout also operates at acceptable levels with v/c ratios less than 0.75 during the AM peak and 0.68 during the PM peak hour.

Table 4: Build Operating Conditions

Traffic Movement	*AM Peak Hour*	*PM Peak Hour*
MO Route 100 & Taylor Road/Eatherton Road Extended (Signalized Intersection – Synchro)		
Eastbound Route 100 Approach	C (22.6)	C (22.2)
Westbound Route 100 Approach	B (17.6)	B (19.0)
Northbound Taylor Road Approach	D (35.1)	C (29.9)
Southbound Eatherton Rd Extension Approach	D (49.1)	D (45.1)
Overall Intersection	**C (23.0)**	**C (21.8)**
MO Route 109 & Lafayette Trails Drive/Eatherton Road (Side Street Stop Controlled – Synchro)		
Eastbound Lafayette Trails Dr. Approach	B (11.4)	B (13.7)
Westbound Eatherton Road Approach	C (15.6)	B (12.9)
Southbound Route 109 Left-Turn	B (11.5)	B (10.9)
Overall Intersection	**A (0.8)**	**A (0.7)**
MO Route 100 Westbound Off-Ramps and MO Route 109 (Roundabout – Sidra)		
Eastbound Windsor Meadow Approach	A (7.2)	A (9.2)
Westbound Route 100 Ramp	A (6.4)	A (7.5)
Northbound Route 109 Approach	C (15.8)	B (13.0)
Southbound Route 109 Approach	B (10.0)	C (17.8)
Overall Intersection	**B (11.6)**	**B (13.4)**
MO Route 100 Eastbound Off-Ramps and MO Route 109 (Signalized Intersection – Synchro)		
Eastbound Route 100 Off-Ramp	C (29.9)	D (37.8)
Northbound Route 109 Approach	B (15.5)	B (10.3)
Southbound Route 109 Approach	A (9.7)	A (7.6)
Overall Intersection	**B (15.8)**	**B (12.5)**

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)

20-Year Conditions

20-Year No-Build Traffic (Base Traffic Plus Background Growth) Traffic Volumes

The 20-Year No-Build Traffic Volumes include an annual growth rate of 0.5%. An additional five years of background growth were included in the 20-year scenario to compensate for the five years expected to build the homes (20 years typical plus 5 years for construction of the subdivision). The 25 years of background growth at 0.5% per year will be assumed for all roadways in the study area. This represents a global increase of approximately 13.3% for the study area over the existing conditions. The 20-Year No-Build Traffic Volumes (2040) are shown in **Exhibit 7**.

2040 Build (2040 No-Build Traffic Plus Proposed Brightleaf Site-Generated Trips) Traffic Volumes

The site generated traffic volumes for the proposed Brightleaf development (Exhibit 5) were added to the 20-Year No-Build Traffic Volumes (Exhibit 7) to determine the total volumes in the 2040 Build conditions with the proposed Brightleaf development. The 20-Year Build Traffic Volumes (2040) are shown in **Exhibit 8**.

20-Year No-Build and Build Operating Conditions

The study intersections were re-evaluated for the 20-Year No-Build and 20-Year Build scenarios using the same methodologies described above. **Table 5** summarizes the results of the 20-Year No-Build operating conditions and 20-Year Build operating conditions with average delays during the AM and PM peak hours.

Again, the build condition assumes that the southbound approach of the new Eatherton Road Extended at Missouri Route 100 (opposite Taylor Road) would consist of a southbound left-turn lane and a shared through/right-turn lane as well as a short westbound right-turn lane on Route 100 at Eatherton Road.

As can be seen, all approaches and intersections operate at acceptable levels of service. The v/c ratio for the signalized intersection at Missouri Route 100 and Taylor Road/Overlook Hill Drive in the 20-Year No-Build Condition is 0.68 during the AM peak hour and 0.61 in the PM peak hour, and for the 20-Year Build Condition the v/c ratios are 0.73 in the AM peak hour and 0.67 in the PM peak hour. The v/c ratio for the signalized intersection at Missouri Route 100 Eastbound Off-Ramps and Missouri Route 109 in the 20-Year No-Build Condition is 0.76 during the AM peak hour and 0.68 during the PM peak hour, and for the 20-Year Build Condition the v/c ratios are 0.77 during the AM peak hour and 0.70 during the PM peak hour.

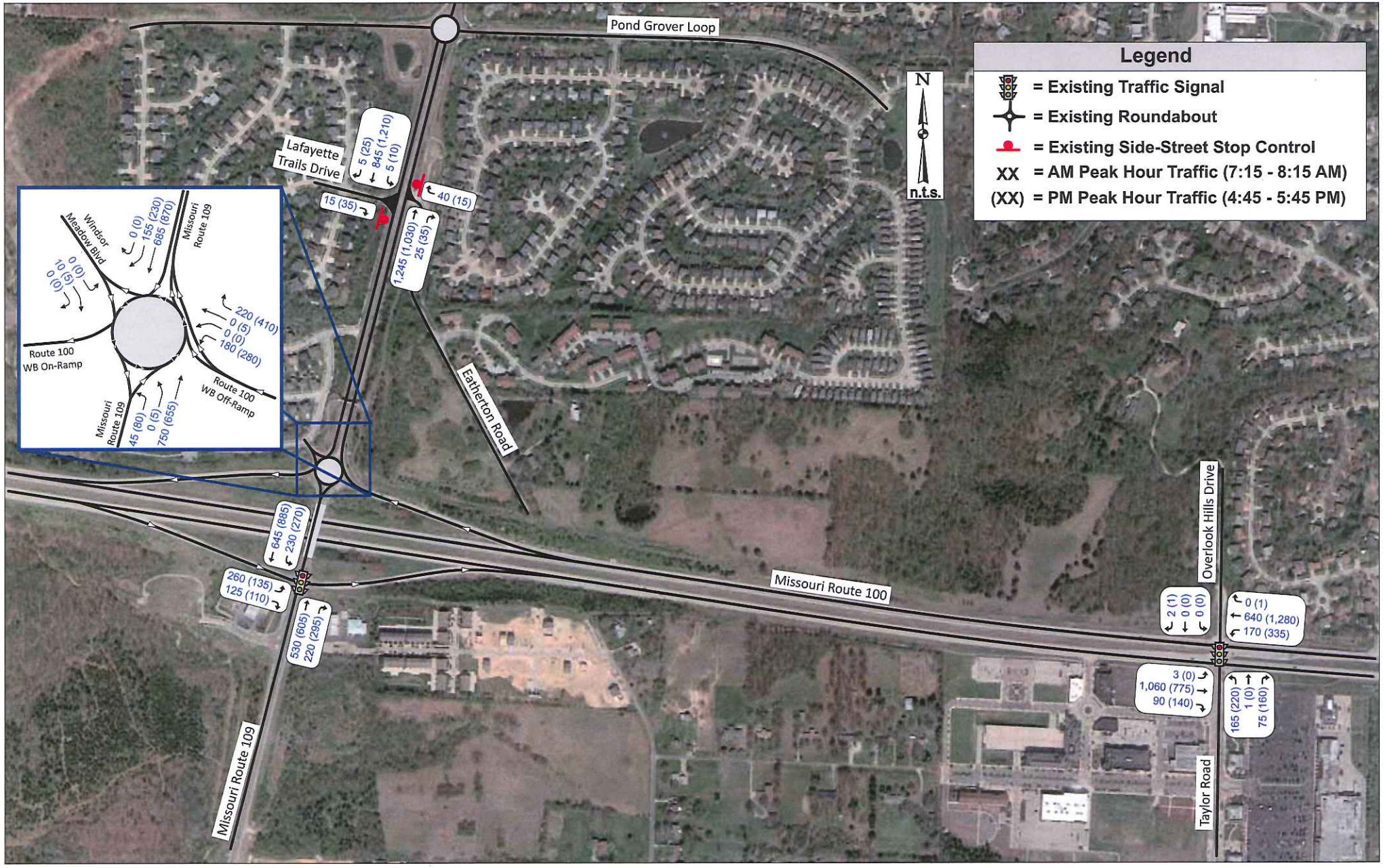

Exhibit 7: 2040 No-Build Traffic Volumes

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12/12/16

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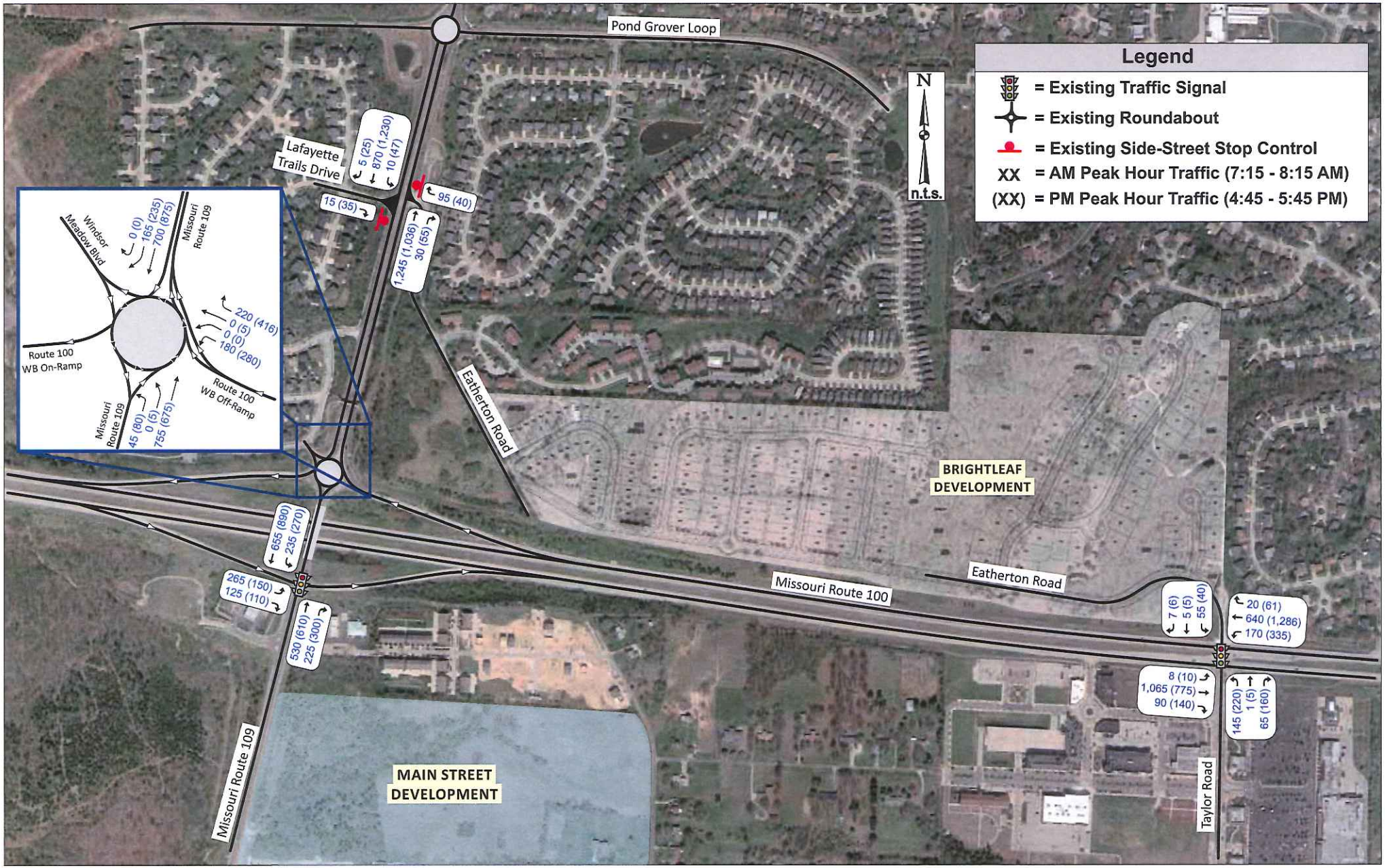


Exhibit 8: 2040 Build Traffic Volumes

Job# 049-15-1
12/12/16

CBB TRANSPORTATION ENGINEERS•PLANNERS

The roundabout at Route 100 Westbound Off-Ramps and Route 109 operates at acceptable levels with v/c ratios less than 0.75 during the AM peak and 0.80 during the PM peak hour in the 20-Year No-Build Condition, and v/c ratios less than 0.74 during the AM peak and 0.81 during the PM peak hour in the 20-Year Build Condition.

Table 5: 20-Year Operating Conditions (2040)

Traffic Movement	*AM Peak Hour*		*PM Peak Hour*	
	20-Year No-Build	*20-Year Build*	*20-Year No-Build*	*20-Year Build*
MO Route 100 & Taylor Road/Overlook Hill Drive/Eatherton Road Extension (Signalized Intersection – Synchro)				
Eastbound Route 100 Approach	B (17.8)	C (23.9)	B (19.2)	C (24.9)
Westbound Route 100 Approach	B (14.2)	B (18.6)	B (14.8)	C (22.3)
Northbound Taylor Road Approach	C (31.7)	D (39.0)	C (28.0)	C (34.1)
Southbound Eatherton Rd Extension Approach	A (0.0)	D (54.7)	A (0.0)	D (50.3)
Overall Intersection	**B (18.0)**	**C (24.5)**	**B (17.9)**	**C (25.0)**
MO Route 109 & Lafayette Trails Dr/Eatherton Rd (Side Street Stop Controlled – Synchro)				
Eastbound Lafayette Trails Dr. Approach	B (11.8)	B (11.9)	B (15.0)	C (15.2)
Westbound Eatherton Road Approach	C (15.5)	C (17.7)	B (13.1)	B (13.9)
Southbound Route 109 Left-Turn	B (12.4)	B (12.5)	B (11.1)	B (11.7)
Overall Intersection	**A (0.4)**	**A (0.9)**	**A (0.4)**	**A (0.7)**
Route 100 Westbound Off-Ramps and Route 109 (Roundabout – Sidra)				
Eastbound Windsor Meadow Approach	A (7.8)	A (8.0)	B (10.4)	B (10.5)
Westbound Route 100 Ramp	A (8.2)	A (8.3)	B (10.8)	B (11.3)
Northbound Route 109 Approach	C (21.5)	C (22.0)	C (15.4)	C (16.3)
Southbound Route 109 Approach	B (11.5)	B (11.9)	D (26.2)	D (26.8)
Overall Intersection	**B (14.9)**	**C (15.2)**	**C (18.5)**	**C (19.2)**
MO Route 100 Eastbound Off-Ramps and MO Route 109 (Signalized Intersection – Synchro)				
Eastbound Route 100 Off-Ramp	C (30.6)	C (31.0)	D (35.8)	D (37.2)
Northbound Route 109 Approach	B (18.3)	B (18.4)	B (11.4)	B (12.2)
Southbound Route 109 Approach	B (11.5)	B (11.8)	A (8.9)	A (9.7)
Overall Intersection	**B (17.8)**	**B (18.0)**	**B (13.2)**	**B (14.2)**

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)

Summary

CBB has completed a traffic impact study for a proposed 192 single-family residential development on a tract of land in the northwest quadrant of Missouri Route 100 and Taylor Road/Overlook Hill Drive in Wildwood, Missouri. The following summary is provided:

- The new traffic from the proposed Brightleaf subdivision can be accommodated quite well at the study intersections assuming:
    - A southbound left-turn lane and shared through/right-turn lane should be provided on the new Eatherton Road extension approach at the signalized intersection with Missouri Route 100 (opposite Taylor Road). We acknowledge that the future name of the new road may be different than noted herein.
    - A separate westbound right-turn lane should also be provided on Missouri Route 100 at the new Eatherton Road/Taylor Road intersection. The eastbound left-turn lane is already present and will be acceptable as-is.

We trust that you will find this report useful in evaluating the traffic impacts associated with the proposed 192 single-family residential homes (known as Brightleaf) in Wildwood, Missouri. Please contact me in our St. Louis office (314) 878-6644, ext. 12 or Lcannon@cbbtraffic.com should you have any questions or comments concerning this material.

Sincerely,

Lee Cannon

Lee Cannon, P.E., PTOE
Principal – Traffic Engineer

WILDWOOD

Recommendation Report

Site Plan Subcommittee
of the
Planning and Zoning Commission
January 17, 2017 Executive Meeting
"Planning Tomorrow Today"

Petition Number:	**P.Z. 15, 16, and 17-14**
Petition:	**Bordeaux Estates at Wildwood – Plat Two**
Zoning:	R-3 10,000 square foot Residence District, with an Amended Planned Residential Development Overlay District (PRD)
Town Center Designation:	Neighborhood Edge District Designation of the Regulating Plan
Location:	West side of East Avenue, south of Manchester Road
Ward:	Eight
Petitioner's Request:	Approval of a Site Development Plan and related items (including the Landscape Plan) for the use of the one (1) acre tract of land for three (3) single family dwellings on individual lots, with associated roadway improvements for access to them.
Subcommittee Hearing Date:	December 19, 2016
Commission Meeting:	January 17, 2017
Subcommittee Recommendation:	Approval of a Site Development Plan and related items (including the Landscape Plan) for the use of the one (1) acre tract of land for three (3) single family dwellings on individual lots, with associated roadway improvements for access to them
Date and Vote of Planning and Zoning Commission Action:	January 17, 2017 – Approval of a Site Development Plan (SDP) and related items (including the Landscape Plan) by **a vote of --- to ---**.
Summary of Proceedings:	The Site Plan Subcommittee of the Planning and Zoning Commission held its meeting on December 19, 2016 and heard a presentation from the Department of Planning and petitioner's representative about the development of Plat 2 of the Estates at Bordeaux Subdivision, which was originally approved in 2010 by the City of Wildwood. The presentation began with the Department of Planning noting these three (3) lots are an extension of the existing eighteen (18) lot subdivision that is located immediately to the south of this one (1) acre parcel of ground. The eighteen (18) lot subdivision was referenced as Plat 1 in discussions on this site and is completed, with all units occupied. This one (1) acre parcel of ground was purchased at the same time of the larger parcel of ground located to the south, but, unlike the Plat One portion, it was part of the Town Center boundary.

The Department then described some of the specifics relating to this development, which included the following:

a. The lots will all be greater than 14,600 square feet in size and have setbacks that are as follows: twenty (20) feet for the front yard areas, six and ten (10) feet for the side yard areas, and thirty (30) feet for the rear yard areas.
b. The width of these lots will be a minimum of ninety-eight (98) feet at the front building line and are now authorized for front-entry garages (formerly required to be only side-entry types, which prompted this reconsideration of the Site Development Plan (SDP) package).
c. The lots are relatively flat and have limited slope associated with them.
d. The petitioner is required to improve East Avenue along the site's frontage to the City's Streetscape Standard for a "road," which includes a twenty-two (22) foot wide pavement area, within a forty (40) foot wide public right-of-way area, much of which already is in place. To obtain the requested forty (40) foot width required for this right-of-way area, the petitioner is to dedicate a minimum of five (5) feet of land area along the property's entire frontage length for this purpose. Along with the pavement area, tree lawns and sidewalks are provided within this right-of-way. The sidewalk width on the west side of East Avenue is required to be six (6) feet, with the tree lawn area at a minimum distance of eight (8) feet. The east side of East Avenue, since it is not part of petitioner's site, has a different design, which incudes a four (4) foot sidewalk width and a comparable tree lawn area.
e. The dedication of a five (5) foot wide easement area about the edge of the right-of-way for additional improvements and utilities is indicated as well.
f. The installation of trees in the tree lawn area, at a minimum of thirty (30) feet of spacing between the plantings, is planned.
g. The inclusion of bio-retention strips and amended soils were required for the purposes of these three (3) lots by the Metropolitan St. Louis Sewer District (MSD), despite the current project being calculated as part of the original development of the eighteen (18) lots for stormwater management purposes. These features are located at the rear and side of the lots. The downspouts from the planned dwellings are directed to these amended soil areas for treatment.
h. The plan does include the retention of three (3) large trees on Lot 19, while the remainder of the site is lawn area at this time.
i. The petitioner is not providing any additional public space, since the original eighteen (18) lot project had included more than required at that time, and will still comply with the additional amount needed by the inclusion of these three (3) lots.
j. The site is part of Town Center and has special architectural requirements for the units themselves, which includes many upgraded materials.

The petitioner then offered a brief update of items of concerns or needs, which focused on the following design considerations: the submittal of the revised Landscape Plan that reflects the comments of the City's consultant in this regard and the requirements of the Metropolitan St. Louis Sewer District (MSD) relative to these three (3) lots. The petitioner noted all of these items have or would be addressed,

before the Planning and Zoning Commission completed final action on the Site Development Plan and related items.

The Site Plan Subcommittee members asked a number of questions relating to the project's design, including the design of East Avenue on its east side, the stormwater management issues, and the types of dwellings that might be offered on these three (3) lots. A discussion ensued on these topics, with the following information provided in their regard:

a. The subject site is not responsible for all improvements to East Avenue in its vicinity; therefore, those items that exist on the east side of this roadway will remain, which were constructed as part of the adjacent lot's rezoning by St. Louis County many years ago for a feed store. However, the existing sidewalk is extended into Plat 1 of the Estates at Bordeaux Subdivision for a continuous pedestrian path.
b. The additions of amended soils and bio-retention features were requested by the Metropolitan St. Louis Sewer District (MSD) on this project for water quality purposes and will include plantings in these strips. The maintenance of these facilities was discussed and the petitioner's representative noted their respective maintenance would not be by the Homeowners Association, but by each of the owners collectively.
c. The type of units will be very similar to the dwellings already constructed in Plat 1, except have different building materials in terms of siding, roofing, and other treatments, including a larger, and more prominent, front porch area associated with each of them.

With the responses, this introductory portion of the meeting was concluded.

Rationales for Recommendation: The Site Plan Subcommittee of the Planning and Zoning Commission has completed its review of the aforementioned Site Development Plan and related items (including the Landscape Plan) and believes they meet the site-specific ordinance's requirements in this regard. The members of the Subcommittee would also note the following items:

a. The development of this site, with similar types of units, will bring this project to an anticipated successful closure after many years of activity.
b. The units are required to utilize fiber cement siding, architectural shingles, carriage doors, with windows, for the garages, a minimum of an eight (8) foot interior ceiling height, and front porches that are minimum of 7.5 feet in depth. These requirements allow for an improved appearance and longevity of the dwellings.
c. The design of the infrastructure, including the system of sidewalks, creates an appealing environment for walkers, runners, and others to enjoy the City's nearby trail system.
d. The design of the sidewalks associated with the lots accommodates the requirements of the Americans with Disabilities Act (ADA) standards.

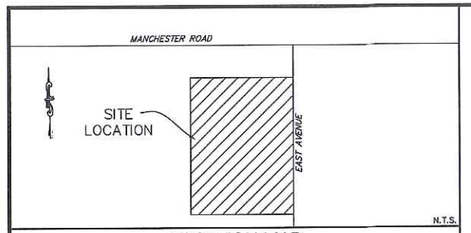
e. The street specifications of East Avenue are retained in terms of its current width, which necessitates a parking restriction on it to ensure fire district access to the hydrants required there.
f. The Metro West Fire Protection District has granted its approval of the design.
g. The City's consultant has approved the revised Landscape Plan.

Conversely, the Subcommittee has identified two (2) ancillary items that need to be emphasized, as part of this recommendation report. In identifying these items, the Subcommittee recommends the following considerations be addressed or otherwise acknowledged for future action, if needed:

a. The City Council will have final review authority of the revised and amended indentures for the overall subdivision and the Subcommittee wants to ensure that any changes provides for an appropriate integration of these units with the others (in Plat One).
b. The overall architecture of the units will require final action by the City's Architectural Review Board, per the governing site-specific ordinance for the project (this approval has already been granted by the City's Architectural Review Board on *August 11, 2016*).

Summary and Recommendation: Based upon the stated rationales and needed compliance items, the Subcommittee recommends the Planning and Zoning Commission approve the Site Development Plan and related items (including the Landscape Plan). The support for this action is provided in this report. This recommendation is also contingent on the petitioner complying with the approved plan and its required components throughout the development of the site and its related units and infrastructure.

Site Development Plan



LOCATION MAP

GENERAL NOTES

1. Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans, shall be the responsibility of the contractor, and shall be located prior to any grading and/or construction of improvements.

2. No area shall be cleared without permission of the developer and the City of Wildwood, MO. All Land disturbance shall be consistent with City approved plans.

3. Owner/Developer assumes full responsibility as to the performance of the grading operation and assurance that all properties and City, County and State roads will be adequately protected.

4. Soil preparation and re-vegetation shall be performed according to City of Wildwood requirements.

5. Soil Stabilization shall be completed within five (5) days of clearing or inactivity in construction. If seeding or another vegetative erosion control method is used, it shall become established within two (2) weeks or the site shall be reseeded or a non-vegetative option employed.

6. The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular intervals.

7. Required roadway improvements must be completed prior to any occupancy of the 3 proposed dwellings.

8. Any wells and/or springs which may exist on this property should be located and sealed in a manner acceptable to City of Wildwood, MO. and the Missouri Department of Natural Resources (MDNR).

9. Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.

10. If straw bales or silt fences are destroyed by heavy rains, vandalism, etc., they are to be replaced immediately by contractor.

11. During the course of construction or excavation, owners, contractors and builders are required to clean up all paper, refuse, sticks, lumber and other building waste, and all other waste materials daily and to prevent the same from blowing or otherwise being scattered over adjacent public or private property..

12. Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site.

13. All construction and materials shall conform to City of Wildwood Standards.

14. All storm sewers shall be Reinforced A.S.T.M. C-76, Class III minimum, unless otherwise shown on the plans.

15. All storm sewer pipe in the roadway easement shall be reinforced concrete pipe (A.S.T.M. C-76, Class III minimum).

16. The Contractor shall prevent all storm/surface water, mud or construction debris from entering the existing sanitary sewer system.

17. All sanitary and storm sewer construction shall conform to current Metropolitan St. Louis Sewer District (MSD) Standards and Specifications.

18. Gas, water, and other underground utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers including house laterals.

19. The Metropolitan Sewer District shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspections.

20. The developer is required to provide adequate storm water systems in accordance with City of Wildwood and M.S.D. Standards.

21. All sidewalks and associated accessibility improvements & terminations to be constructed to the City of Wildwood ADA Standards.

22. All proposed improvements shall be constructed to City of Wildwood Standards.

23. All affected offsite property owners shall be given notice 48 hours in advance of any work.

24. Any disturbed off site property (i.e. bushes, fences, mailboxes, etc.) shall be replaced in kind at the developer's expense.

25. A backflow preventer shall be installed on all sanitary sewer laterals.

STORMWATER MANAGEMENT NOTE:
LAND AREA DISTURBED = 0.87 ACRES

ANY FURTHER LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED TO THIS PLAN, P-30376-00.)

PREPARED FOR

MRM MANLIN DEVELOPMENT GROUP INC
7729 CLAYTON ROAD
CLAYTON, MO 63117
CONTACT: MIKE MANLIN
314-222-7088

DEVELOPMENT NOTES:

1. Site Address: 2615 East Avenue
Wildwood, MO 63040

2. Owner Information: Bordeaux Estates Development LLC
2629 East Ave
Grover, MO 63040

3. Area of Tract: 1.03 Ac
(Caulks Creek Surcharge: 1.03ac x $2750.00/ac = $2,832.50)

4. Present Zoning: R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), Approved by Ord. No. 2080, amended by Ord. No. 2188.

5. Dimensional Town Center Standards (Per Neighborhood Edge District requirements):

Lot Width:	Houses – 55' Minimum/100' Maximum
Lot Depth:	80' Minimum/250' Maximum, w/ front driveway access
Front Yard:	Facades must be placed 10' to 35' from front line
Front Yard Exception:	Stoops, balconies, porches, and bay windows may encroach front setback between grade and a 10' clearance height
Side Yard:	Ten (10) to thirty (30) feet
Rear Yard:	Twenty-five (25) feet
Elevation:	Ground floor of buildings at the front facade shall be at least 1.5' above grade, except garages shall be at grade

6. Dimensional Standards (Modified by Planned Residential Development):

Front Yard:	Twenty (20) feet
Side Yard:	Six (6) feet, (10) feet on perimeter of PRD boundaries
Rear Yard:	Thirty (30) feet

7. Parking Calculations:
3 dwelling units x 2 spaces / dwelling unit = 6 Parking Spaces Required
6 Parking Spaces have been provided

8. Maximum allowed units per Planned Residential Development:
44,008 s.f. / 10,000 s.f. = 4 dwelling units

9. Minimum Public Space Required:
4 Ac / 100 units x 3 units = 5,227.2 s.f.

10. Public Space Provided:
The adjacent Bordeaux Estates at Wildwood development provided Public Space in excess of the minimum required amount for said development. The excess Public Space listed below will satisfy the Public Space requirements for this development nt.

Bordeaux Estates Plat 1:

Required:
4 Acres/100 units x 18 Units = 31,363 s.f.

Provided:

Public Land Dedication:	31,365 s.f.
Private Common Ground: 148,976 s.f. / 2 =	74,488 s.f.
Total Phase 1 Public Space:	75,774 s.f.

Excess:
75,774 s.f. – 31,363 s.f. = 44,411 s.f. excess

Bordeaux Estates Plat 2:

Required:
4 Acres/100 units x 3 Units = 5,227 s.f.

Provided:
Phase 1 Public Space Excess = 44,411 s.f.

Excess:
44,411 s.f. – 5,227 s.f. = 39,184 s.f.

11. Property served by the following:

Water	Missouri American Water Company
Sewer	Metropolitan St. Louis Sewer District
Telephone	AT&T
Gas	Laclede Gas
Electric	Ameren UE
Metro West Fire Protection District	
St. Louis County Police Department – Wildwood Precinct	
Rockwood School District	
City Council Ward Eight	

12. According to the FIRM Flood Insurance Rate Map 29189C0260 K Dated February 04, 2015, this development is located in Zone X unshaded, Areas determined to be outside the 500-year floodplain.

13. All proposed utilities shall be installed underground.

14. All landscaping shall be installed per City Ordinance.

15. All lighting shall be installed per City Ordinance.

16. A SWPPP compliant with Federal, State, and local requirements will be prepared for management of stormwater runoff to prevent siltation and erosion leaving the site.

17. Adequate stormwater systems in accordance with the standards of Metropolitan St. Louis Sewer District and the City of Wildwood will be provided.

Differential Runoff Calculations: 1.03 Ac x (2.39 cfs/ac – 1.70 cfs/ac) = 0.71 cfs

Channel Protection Volume and Flood Detention will not be required at this time.

Water Quality volume storage and filtration will be provided as required by MSD.

All future development will be cumulative including this project.

18. All grading and drainage shall be per City of Wildwood and the Metropolitan St. Louis Sewer District (MSD) standards.

19. Finish grade slopes shall not exceed 3 (horizontal) : 1 (vertical), unless supported by a geotechnical report. Which has been accepted/approved by the City of Wildwood, MO.

20. Stormwater shall be discharged at an adequate natural discharge point. Sinkholes are not adequate natural discharge points.

21. All proposed signage shall be consistent with that of the Bordeaux Estates Plat One development.

22. All proposed street lights shall be consistent with that of the Bordeaux Estates Plat One development.

Call BEFORE you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

STATEMENT OF STATE PLANE COORDINATE TIE:
STATE PLANE COORDINATES WERE DETERMINED ON MAY 8, 2014 USING SPECTRE PRECISION NOMAD EPOCH 35 FROM THE PROJECT SITE TO CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOSI HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 302840.24 METERS AND EAST (X) = 253367.38 METERS, WE REPRESENT HEREON THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS FOR PROPERTY BOUNDARY SURVEYS (10CSR 30-2 AND 20 CSR 30-16, EFFECTIVE AT THE DATE OF THIS SURVEY) AS AN "URBAN PROPERTY" RELATIVE TO STATION MOSI

AVERAGE COMBINED GRID FACTOR = 0.999913777
(1 METER = 3.2808333333 FEET)
TO ROTATIONAL DIFFERENCE FROM THE DEED BEARINGS TO THE STATE PLANE BEARING IS COUNTERCLOCKWISE 00°12'51"

MRM Development Group
(Owner's Name)

In connection with a change in zoning for the following described property from R6-A to R-3 PRD.

A tract of land being part of the North 1/2 of the Northwest 1/4 of Section 12, Township 44 North, Range 3 East and described as follows:

Beginning at a point being the Northwest corner of Lot 1 of Bordeaux Estates at Wildwood, a subdivision plat recorded in Plat Book 358, Page 211 of the St. Louis County Records: thence North 1 Degree 7 Minutes 36 Seconds East, 299.72 feet to a point; thence South 89 Degrees 30 Minutes 24 Seconds East, 150 feet to a point: thence South 1 Degree 7 Minutes 36 Seconds West, 299.72 feet; thence North 89 Degrees 30 Minutes 24 Seconds West, 150.00 feet to the point of beginning.

MRM Manlin Development, the owner of the property shown on this plan for and in consideration of being granted a permit to develop said property under the provisions of Section_____ of the City's Zoning Code and the_____, do hereby agree, declare, and covenant that from the date of recording of this plan, the property shall be developed only as shown herein. This covenant shall run with the land, and shall be enforceable pursuant to Sections 67.870 through 67.900 R.S. Mo. by the City of Wildwood's Planning and Zoning Commission to promote orderly development. This plan may be amended or supersede by the Planning and Zoning Commission or modified by the Department of Planning or voided by order of the City of Wildwood's City Council, each as more particularly authorized by the City of Wildwood's Zoning Code now and hereafter in effect.

_____
Mike Manlin
MRM Development Group

State of Missouri }
County of St. Louis } SS

On this _____day of _____, 20_____, before me personally appeared _____ to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In testimony whereof, I have set my hand and affixed my official seal in the county and state aforesaid the day and year last above written.

My commission expires: _____

Notary Public: _____

Print Name: _____

This plan was approved by the City of Wildwood's Planning and Zoning Commission in accordance with the provisions of Section_____ of the Zoning Code. This plan shall be developed under the conditions herein prescribed by Ordinance_____ which was approved by the City Council of the City of Wildwood, Missouri on_____.

_____
Joe Vujnich, Director of Planning

_____
Date

I, Elizabeth Weiss, City Clerk of the City of the City of Wildwood, St. Louis County, Missouri do hereby certify the Site Development Plan submitted for this residential development is required under ordinance_____, which was approved by the City Council on_____. Said ordinance of the same appears on record in my office as testimony whereof, I hereunto now set my hand and affix the official seal of the City of Wildwood, Missouri, St. Louis County on this_____ day of_____, 20____.

_____
Elizabeth Weiss, City Clerk

CITY OF WILDWOOD
JAN 12 2017
POINT OF PLANNING & PARKS

This is to certify that during the month of _____, 2016, I prepared a report regarding the soils and natural resource evaluation of the subject property. The report and information contained on this plan relating to the same is in compliance with Section 1005.200, "Natural Resource Protection Standards and Procedures" of the City of Wildwood, Missouri

_____ _____
SOILS ENGINEER DATE

PROJECT BENCHMARK

ST. LOUIS COUNTY BENCHMARK – 16-131 (N.G.V.D. 29)
PUBLISHED ELEV. 784.35
COLLECTED ELEV. 787.99

DESCRIPTION: A STANDARD DNR ALUMINUM DISC STAMPED "SL-93, 1991" SET IN A 12" DIAMETER CONCRETE POST. LOCATED 23.0 FEET SOUTHWEST OF THE CENTERLINE OF MANCHESTER ROAD; 11.7 FEET SOUTHWEST OF THE EDGE OF PAVEMENT; 83.0 FEET NORTHWEST OF THE CENTERLINE OF SCHOOL DRIVEWAY.

SITE BENCHMARK

FOUND CROSS IN CONC WALK – ELEV. 791.51

A CROSS FOUND IN THE CONCRETE SIDEWALK ON THE WESTERN SIDE OF EAST AVE. DESIGNATING THE SOUTHEAST PROPERTY CORNER OF 2629 EAST AVE. LOT 1 OF BORDEAUX ESTATES AT WILDWOOD.

AN AMENDED SITE DEVELOPMENT PLAN FOR

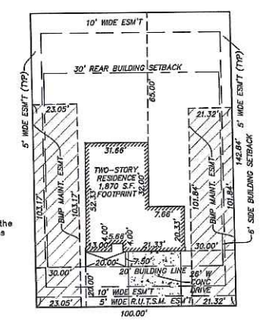
BORDEAUX ESTATES AT WILDWOOD PLAT TWO

A TRACT OF LAND BEING PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST, AND AS RECORDED IN D.B. 19913 PG. 2154, CITY OF WILDWOOD, ST LOUIS COUNTY, MISSOURI

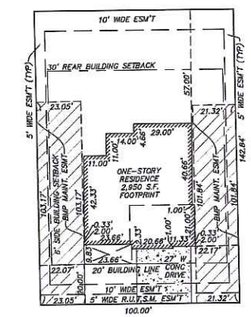
ZONED: R-3 10,000 SQUARE FEET RESIDENCE DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT, APPROVED BY ORDINANCE #2080 AND AMENDED BY ORDINANCE #2188

INDEX

1. TITLE SHEET
2. PLANNED DEVELOPMENT REQUIREMENTS
3. PLANNED DEVELOPMENT REQUIREMENTS
4. FLAT PLAN
5. GRADING PLAN
6. POST CONSTRUCTION BMP
7. BMP DRAINAGE AREA MAP
8. PRE CONSTRUCTION DRAINAGE AREA MAP
9. POST CONSTRUCTION DRAINAGE AREA MAP
10. SWPP PLAN
11. SWPPP DETAILS
12. LANDSCAPE PLAN



TYPICAL LOT



TYPICAL LOT

*SIDE YARD BUILDING SETBACK – 6 FEET, EXCEPT ON PERIMETER, WHICH IS 10 FEET

Land Description

A tract of land in the Northwest Quarter of Section 12, Township 44 North, Range 3 East of the Fifth Principal Meridian, St. Louis County, Missouri, and being more particularly described as follows:

Commencing at the intersection of the East line of Center Avenue, 30 feet wide, with the North line of "Westridge Oaks Plat 1", a subdivision according to the plat thereof recorded in plat book 338, pages 53-56 of the St. Louis County Records; thence along said East line of Center Avenue, North 00 Degrees 28 minutes 56 seconds East 820.00 feet; thence leaving said East line along the South line of property conveyed to Helene T. Behrend and Mark J. Behrend by deed recorded in book 16935, page 1916, North 89 degrees 54 minutes 36 seconds East 150.64 feet to the ACTUAL POINT OF BEGINNING of the described tract of land herein; thence along the East line of said Behrend property, and the East line of property conveyed to Ada M. Krausch, Trustee by deed recorded in book 16969, page 2971 of said records, North 00 degrees 28 minutes 56 seconds East 300 feet to the South line of "Grover Heights", a subdivision according to the plat thereof recorded in plat book 20, page 35 of said records; thence along said South line of "Grover Heights", North 89 degrees 54 minutes 36 seconds East 150.00 feet to the West line of East Avenue, 40 feet wide, thence along said West line of East Avenue, South 00 degrees 28 minutes 56 seconds West 300.00 feet; thence South 89 degrees 54 minutes 36 seconds West 150.00 fee to the POINT OF BEGINNING, containing 1.033 acres to calculations by Bax Engineering Company, Inc., during August, 2009.

SYMBOL LEGEND

×	FOUND CROSS	EB	ELECTRIC BOX	TV	CABLE TV BOX
○	IRON PIPE	EM	ELECTRIC METER		LIGHT STANDARD
	BENCHMARK		POWER POLE		CLEAN OUT
TH	TEST HOLE		GUY WIRE	S	SANITARY MANHOLE (EXISTING)
TS	TRAFFIC SIGNAL BOX	GM	GAS METER		STORM SEWER MANHOLE (EXISTING)
	PHONE BOX	GV	GAS VALVE		STORM SEWER DRAIN (EXISTING)
	UTILITY MANHOLE	WM	WATER METER		GRATE INLET (EXISTING)
	BOLLARD	WV	WATER VALVE		AREA INLET (EXISTING)
	MAILBOX		HYDRANT		GENERAL SURFACE DRAINAGE
	SIGN	WSO	WATER SHUT OFF	515	EXISTING CONTOUR
	POST		SPRINKLER HEAD		TREE LINE
	EXISTING SHRUB		IRRIGATION VALVE BOX	8" PVC	SAN. SEWER (EXISTING)
	EXISTING DECIDUOUS TREE		WELL	18" CMP	STORM DRAIN (EXISTING)
	EXISTING EVERGREEN TREE				

P-30376-00, BASEMAP 24V1

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Corporate Certificate of Authority #2011004415

BORDEAUX ESTATES AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
TITLE SHEET

STATE OF MISSOURI
ROBERT S. TIEMANN
NUMBER PE-2016001308
PROFESSIONAL ENGINEER

Date: Dec 15, 2016
Robert Tiemann
License No. PE-2016001308
Civil Engineer

PROJECT NUMBER: 14-0782

DATE: 12/15/16

DRAWN BY: MLP

BILL NO.: 2188 **ORDINANCE NO.: 2188**

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2080 TO ALLOW FRONT-ENTRY GARAGE DESIGNS. (Ward Eight)

WHEREAS, on January 26, 2015, the City Council, pursuant to Ordinance #2080 approved a Planned Residential Development Overlay District for a proposed three (3) lot residential subdivision in the City's Town Center Area pursuant to a request from Manlin Development Company (the "Developer"); and

WHEREAS, the Developer has submitted plans and building elevations for review by the City; and

WHEREAS, subsequent to consideration of such plans and elevations by the Planning and Zoning Commission's Site Plan Subcommittee, the Developer requested amendments to Ordinance #2080 to allow for front-entry garages, in lieu of side-entry garages provided for therein, and to modify construction material requirements; and

WHEREAS, the Planning and Zoning Commission considered the requested amendment at a meeting on April 4, 2016, and recommended no change to Ordinance # 2080, the specifics of such recommendation being set forth in the recommendation of the Planning and Zoning Commission submitted to the City Council dated April 4, 2016, and regarding PZ 15, 16 and 14-17, a copy of which is on file in the office of the City Clerk and incorporated by reference herein; and

WHEREAS, the City Council held a public hearing to consider the amendment on May 23, 2016, at which interested persons were offered an opportunity to speak; and

WHEREAS, at its meeting on May 23, 2016, the City Council directed the Department of Planning to prepare draft legislation amending Ordinance #2080 for consideration by the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. That Ordinance #2080 of the City of Wildwood, Missouri, be and is hereby amended by deleting Sections One and Two thereof in their entirety and enacting, in lieu thereof, new Sections One and Two, to read as follows:

> **Section One**. The City of Wildwood's Zoning Ordinance and Official Zoning District Maps, all made a part thereof and incorporated herein, are hereby amended relative to the property legally described in this Section One, along with the accompanying Amended Planned Residential Development Overlay District on the same site, while the Regulating Plan of the Town Center and

Comprehensive Zoning Plan of the Charter remain unchanged by this action (Town Center "Neighborhood Edge"):

A tract of land in the North half of the Northwest Quarter of Section 12, Township 44 North, Range 3 East of the Fifth Principal Meridian, St. Louis County, Missouri, being more particularly described as follows:

Commencing at the intersection of the East line of Center Avenue, 30 feet wide, with the North line of "Westridge Oaks Plat 1", a subdivision according to the plat thereof recorded in Plat Book 338, Pages 53-56 of the St. Louis County Records; thence along said East line of Center Avenue, North 00 degrees 28 minutes 56 seconds East 820.00 feet; thence leaving said East line and along the South line of property conveyed to Helene T. Behrend and Mark J. Behrend by deed recorded in Book 16935, Page 1916 of said records, North 89 degrees 54 minutes 36 seconds East 150.64 feet to the ACTUAL POINT OF BEGINNING of the description herein; thence along the East line of said Behrend property, and the East line of property conveyed to Ada M. Krausch, Trustee by deed recorded in Book 16969, Page 2971 of said records, North 00 degrees 28 minutes 56 seconds East 300.00 feet to the South line of "Grover Heights", a subdivision according to the plat thereof recorded in Plat Book 20, Page 35 of said records; thence along said South line of "Grover Heights", North 89 degrees 54 minutes 36 seconds East 150.00 feet to the West line of East Avenue, 40 feet wide; thence along said West line of East Avenue, South 00 degrees 28 minutes 56 seconds West 300.00 feet; thence South 89 degrees 54 minutes 36 seconds West 150.00 feet to the POINT OF BEGINNING, containing 1.033 acres according to calculations by Bax Engineering Company, Inc., during August, 2009.

Section Two: The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation of the City Council from its public hearing discussion held on May 23, 2016, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of three (3) detached single family dwellings on individual lots, with common ground, and all permitted accessory structures normally found in conjunction with the primary uses.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each detached dwelling unit shall be located on an individual lot of record that is a minimum of 14,600 square feet in size. The minimum width of any lot within this P.R.D. Overlay District shall be ninety-eight (98) feet in distance. This width shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of eighteen (18) inches in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend across at least twenty percent (20%) of the façade's elevation facing the frontage line, at a minimum depth of no less than seven point five (7.5) ~~six (6)~~ feet **from its street-side edge to the front of the garage doors.** No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

d. Direct residential drive access shall be allowed for up to three (3) of the single family detached units within this development from East Avenue, while the garages on each of the units ~~shall~~ may be front ~~side~~-entry designs only, but must be carriage types as well, including windows, as determined by the City's Architectural Review Board to be appropriate. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.

e. The first story, interior clear height for all single family dwellings shall be not less than eight (8) feet.

f. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and backer, board, wood, brick, and/or stone. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the

Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. A typical lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.
e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.
k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.
l. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Ordinance 410 and accompanying Tree Manual.
m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
n. Location of all existing and proposed easements.
o. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Build-To Lines - Residential

a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:

1. Twenty (20) feet from any right-of-way line.
2. Six (6) feet for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
3. Thirty (30) feet from any rear yard property line.

Parking Setbacks – Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the edge of the public right-of-way a minimum of twenty (20) feet.

Access and Roadway Improvements

c. Dedicate the necessary amount of right-of-way (a minimum of five (5) feet), along with all easements and licenses for construction purposes, for East Avenue to allow for the installation of a minimum forty (40) foot wide public right-of-way area and construction of a twenty-two (22) foot wide pavement, with six (6) foot wide sidewalk on the west side of the street, which adheres to the Town Center Plan's Street Specifications and Streetscape Design requirements as directed by the Department of Public Works. All streetscape elements including, but not limited to, street trees and lights and other amenities shall also be required, per the Town Center Plan.

d. Provide a five (5) foot wide right-of-way, utility, trail, sidewalk, and maintenance easement (RUTSM) along the edge of the public right-of-way of East Avenue to the City of Wildwood for public use forever, with said establishment indicated on the Preliminary and Record Plats for the division of this lot to three (3) properties. Said easement language shall be reviewed by the City Attorney for compliance to City of Wildwood requirements.

e. Access to East Avenue from these three (3) lots shall be limited to three (3) private driveway approaches (one (1) for each allowable lot), which can be no wider than fifteen (15) feet between the established curb line and edge of the right-of-way ~~and the turning apron for the side-entry garages~~, all designed in accordance with the City of Wildwood's Street Specifications of the Town Center, and be as directed by the Department of Public Works

Miscellaneous Roadway Requirements

f. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

g. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

h. Construction access shall be from Manchester Road to East Avenue during the development of this site, not Center Avenue or Bordeaux Walk Way.

i. Sidewalks shall be required on all public streets and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.

j. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of roadway improvements.

k. All internal streets, access drives, or lanes, whether public or private, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as drive lane widths, sidewalks, stormwater drainage facilities, and street trees and lights.

Parking Requirements - Residential

l. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

Landscape Requirements - Specific

m. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

n. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

o. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

p. A landscaping easement area, being six (6) feet in width, shall be provided on each of the authorized three (3) lots, and be placed in the side yard setback area of each of them, which shall include certain plantings, of a non-seasonal nature, to provide a permanent view screen. These easement areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission for review and approval. Plantings indicated in these easement areas shall be in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

q. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

r. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

s. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

t. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

u. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

v. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

w. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

x. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

y. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

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BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
PLANNED DEVELOPMENT REQUIREMENTS

PROJECT NUMBER: 14-0782
DATE: 12/15/16
DRAWN BY: MLP

P-30376-00, BASEMAP 24V1

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of parking spaces provided by the following rate:

Type of Development	*Required Contribution*
Single Family Dwelling (detached)	$1,085.70 /Parking Space

(Section 415.280 of the City of Wildwood Zoning Code defines a parking space)

If type of development proposed differ than those listed, rates shall be provided by the Department of Public Works.

As this development is located within a Trust Fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of roadway improvements required by the development shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted 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 City of Wildwood Department of Public Works.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to approval of the Site Development Plan, the developer shall provide the following:

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

   1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.

   2. All stormwater shall be discharged at an adequate natural discharge point.
   3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
   4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development.
   5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

7. RECORDING

Within ninety (90) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

b. Prior to the issuance of a foundation or building permit for any lot, which adjoins the common ground area and/or detention, basin, written certification from a Professional Engineer which verifies these areas are graded in accordance with the approved plans, must be received by the Department of Planning.

Roadway Improvements

c. Improvements to East Avenue must be completed prior to the issuance of more than one (1) building permit. Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

d. Record a proper subdivision of the property and comply with all other applicable Subdivision and Development Regulations sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

e. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Improvement Plans

g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and

private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood. This lot is part of the Town Center Neighborhood Improvement District (NID) for the required wastewater improvements that have been installed thereafter and each of the proposed properties will have an assessment associated with them that is the responsibility of that owner to pay each year.

Potable Water Service

i. The developer shall be required to provide public potable water from the Missouri American Water Company to the property and related homesites. This area has experienced "low pressure" issues and such may effect these three (3) lots. Verification of acceptable service to these three (3) lots shall be in the form acceptable to the City of Wildwood. Additionally, the design and location of this water service system shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan submittal process.

9. GENERAL DEVELOPMENT CONDITIONS

a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of salutation control measures is required.

c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District development shall be prominently displayed at all times in all sales offices for this development.

d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling, is 5,227.2 square feet, of which this obligation already having been met in Plat One of the Estates at Bordeaux Subdivision.

Section Two. This ordinance shall be in full force and effect on and after its passage and approval.

Section Three. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Four. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

This Bill was passed and approved this 27 day of JUNE, 2016, by the City Council of the City of Wildwood, Missouri, after having been read by title, or in full, two (2) times prior to its passage.

Presiding Officer

The Honorable James R. Bowlin, Mayor

ATTEST:

City Clerk
DEPUTY

ATTEST:

City Clerk
DEPUTY

Editor's Note: Changes to Ordinance #2080 are indicated by red, bolded type, while deletions are shown by a single, strike-through line.

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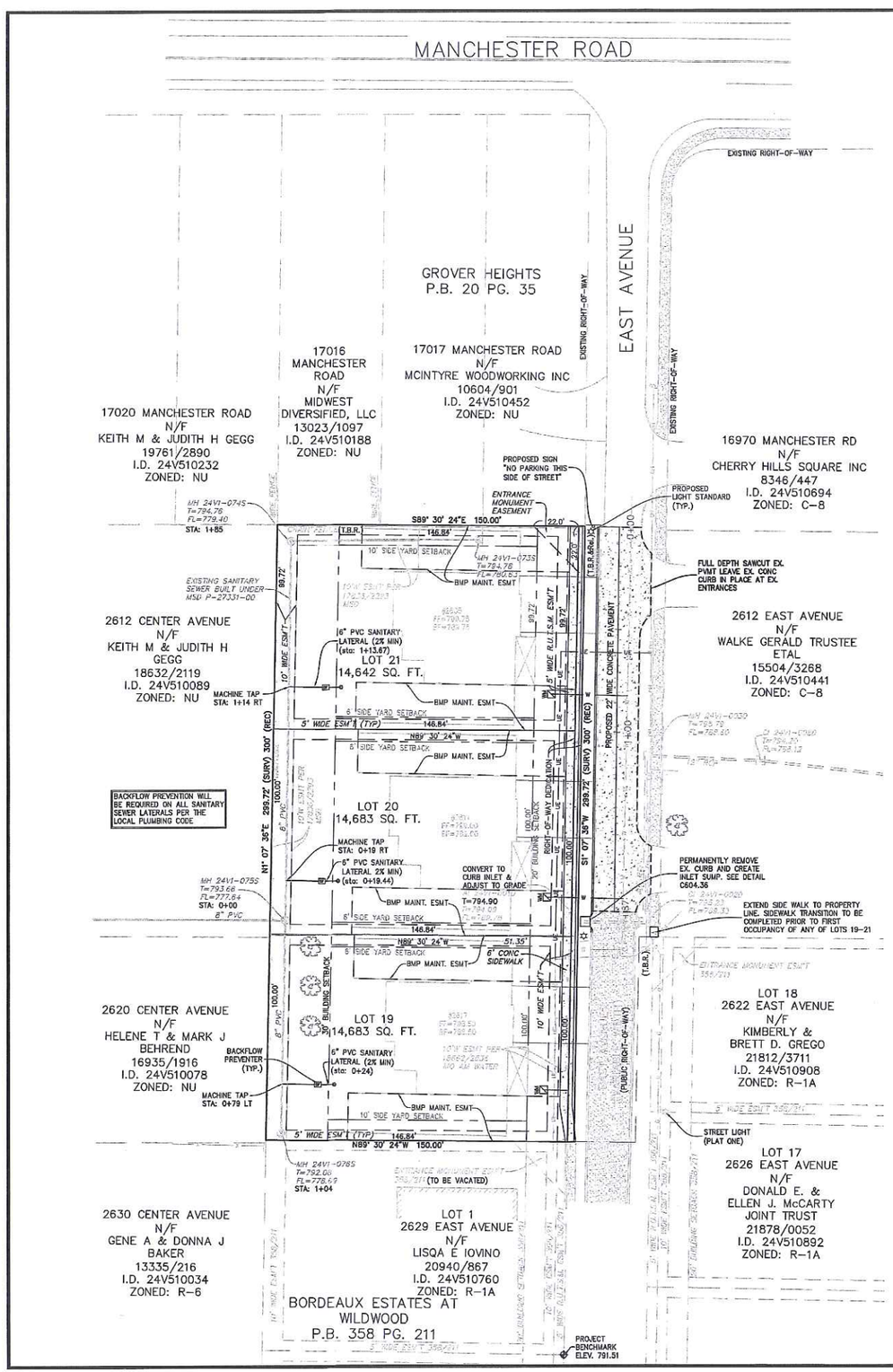
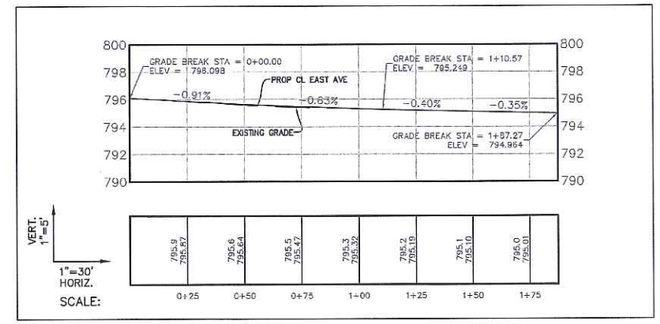
BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
PLANNED DEVELOPMENT REQUIREMENTS

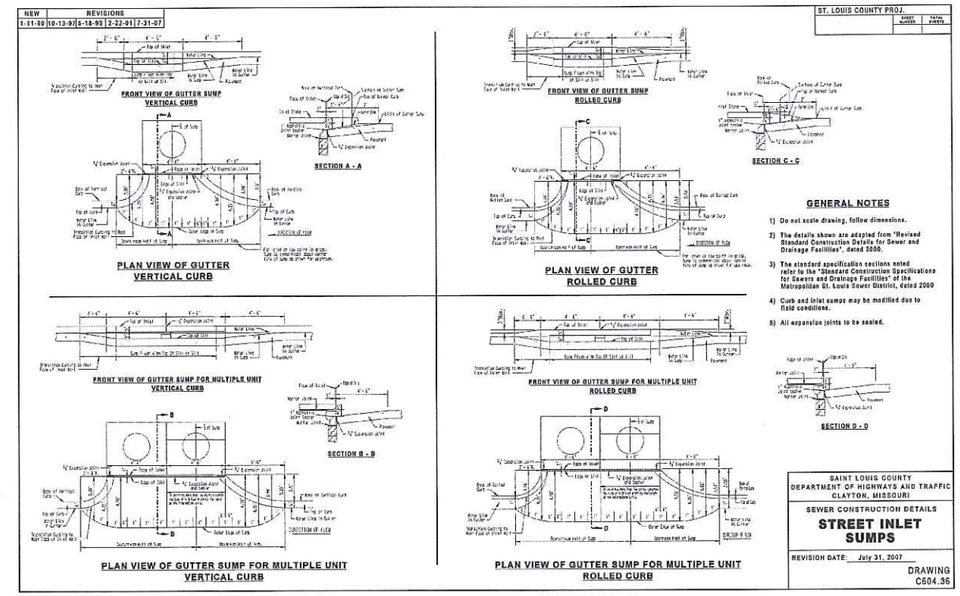
PROJECT NUMBER: 14-0782
DATE: 12/15/16
DRAWN BY: MLP

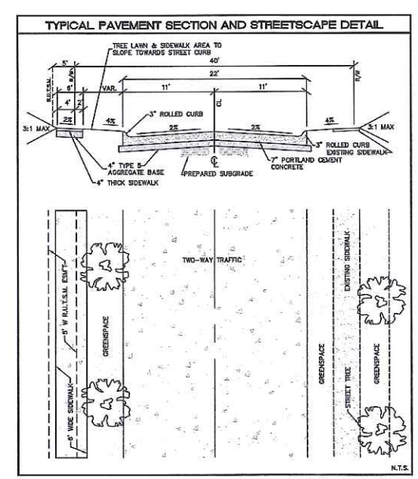
P-30376-00, BASEMAP 24V1





EAST AVENUE ROAD IMPROVEMENT PROFILE





NOTE: THE PROPOSED 3" ROLLED CURB SHALL BE CONSISTENT WITH THE EXISTING CURB FOUND IN THE BORDEAUX ESTATES PLAT ONE. THE TREE LAWN AREA SHOWN ABOVE SHALL BE A MINIMUM OF 5 FEET IN WIDTH.

Post Top Lantern

Lamp Wattage	Lumen Output	Monthly Rate*
100 H.P.S.	9,500	$22.99

Overall height is approximately 16 feet on a tapered pole.

*Plus municipal tax where applicable

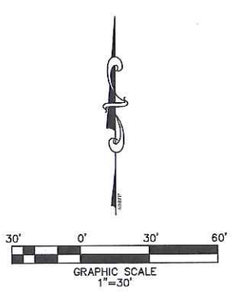
All post top fixtures require underground wiring (cost of which is not included in the above).

Monthly rate includes fiberglass pole, fixture, lamp electricity and maintenance.

Early American | Colonial | Contemporary** | Aspen**

**Additional initial charge applies

All proposed street lights shall be consistent with that of the Bordeaux Estates Plat One development (ie. Early American Post Top Lantern.)



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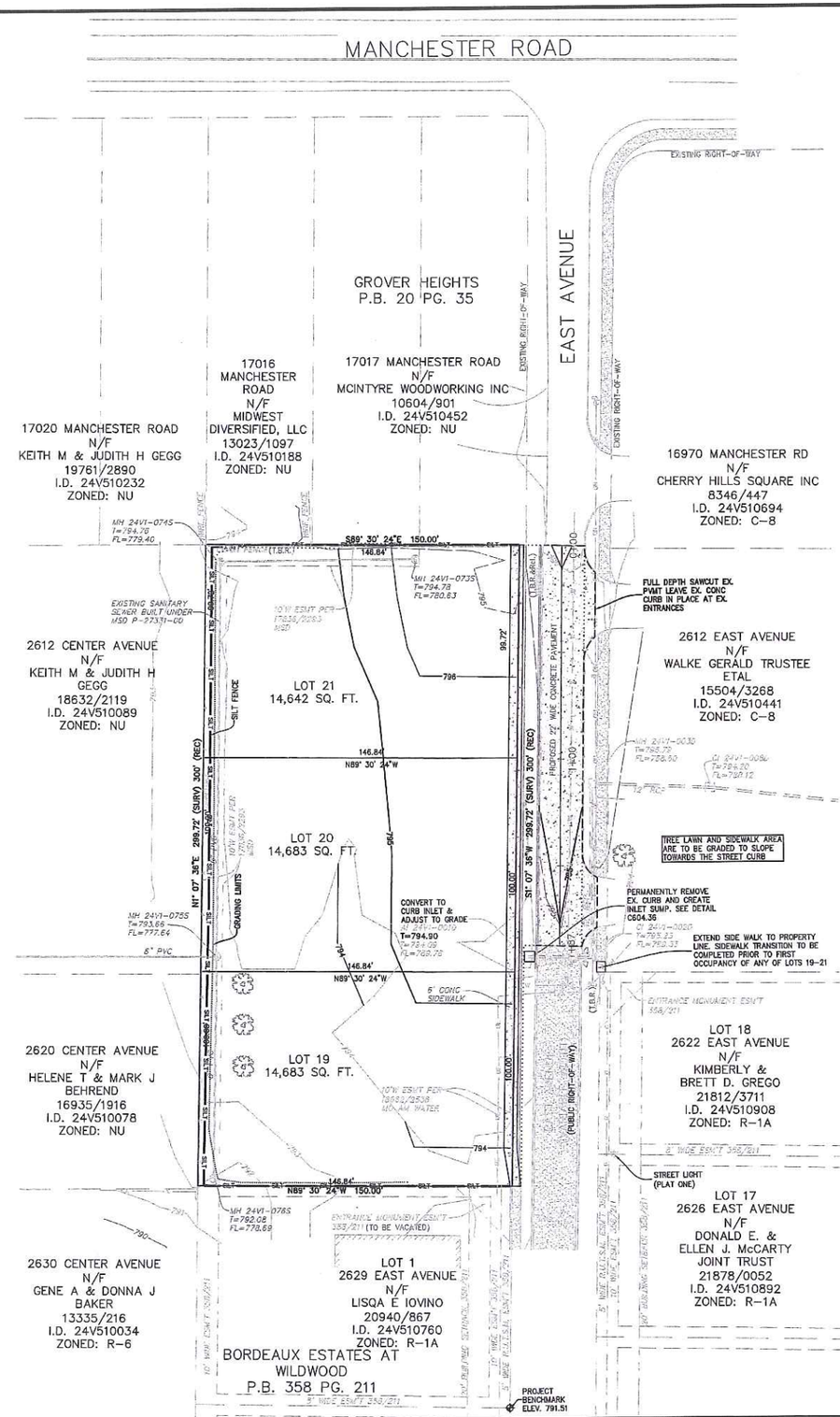
BORDEAUX ESTATES AT WILDWOOD PLAT TWO SITE DEVELOPMENT PLAN

FLAT PLAN

PROJECT NUMBER: 14-0782

DATE: 12/15/16

DRAWN BY: MLP



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BORDEAUX ESTATES AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
GRADING PLAN

PROJECT NUMBER: 14-0762
DATE: 12/15/16
DRAWN BY: MLP

AMENDED SOILS DISCONNECT NOTES:

1. CLEAR SURFACE OF OBSTRUCTIONS AND PROPERLY DISPOSE OF. THE SOIL SURFACE SHALL BE REASONABLY FREE OF ALL OBJECTS, INCLUDING STONE AND RUBBLE, GREATER THAN 2 INCHES, AND OTHER MATERIAL WHICH WILL INTERFERE WITH PLANTING AND SUBSEQUENT SITE MAINTENANCE

2. ROTOTILL TO A DEPTH OF 6–8 INCHES FOR TURF COVER AND A MINIMUM OF 12 INCHES FOR ROOTED VEGETATION. IF THE SOIL IS TOO DENSE FOR A ROTOTILLER, THE SOIL SHOULD FIRST BE BROKEN UP INTO LARGER AGGREGATES USING A SOIL RIPPER.

3. IF OBSTRUCTIONS ARE UNEARTHED DURING TILLING, CLEAR OBSTRUCTIONS AND PROPERLY DISPOSE OF.

4. DISTRIBUTE COMPOST EVENLY TO A DEPTH OF 2 INCHES OVER THE SOIL SURFACE

5. RE–ROTOTILL SEVERAL TIMES IN PERPENDICULAR DIRECTIONS TO INCORPORATE COMPOST AND OTHER SOIL AMENDMENTS.

6. COMPLETE WITH FINE GRADING AND SODDING.

7. WATER THOROUGHLY. ALLOW SOIL TO SETTLE FOR ONE WEEK.

8. THE DOWNSPOUTS DESIGNATED FOR DISCHARGE TO SOIL DISCONNECT AREAS SHALL BE DIRECTED TO THEIR DESIGNATED SOIL DISCONNECT AREA AND NOT TO ANY OTHER DISCHARGE LOCATION.

9. THE AMENDED SOILS B.M.P.'S SHALL BE IDENTIFIED AND INDICATED AS PROTECTED, ONCE INSTALLED ON THE THREE (3) PERMITTED LOTS.

10. THE AMENDED SOILS B.M.P.'S SHALL BE MAINTAINED BY THE HOME OWNERS OF EACH INDIVIDUAL LOT.

* COMPOST: COMPOST SHALL BE MATURE, STABLE, WEED FREE, AND PRODUCED BY AEROBIC DECOMPOSITION OF ORGANIC MATTER. COMPOST FEEDSTOCK MAY INCLUDE, BUT IS NOT LIMITED TO: AGRICULTURAL, FOOD OR INDUSTRIAL RESIDUALS; CLASS "A" BIOSOLIDS AS DEFINED IN THE EPA CFR TITLE 40, PART 503; YARD TRIMMINGS, OR SOURCE–SEPARATED MUNICIPAL SOLID WASTE. THE PRODUCT MUST NOT CONTAIN ANY VISIBLE REFUSE OR OTHER PHYSICAL CONTAMINANTS, SUBSTANCES TOXIC TO PLANTS, OR OVER 5% SAND, SILT, CLAY OR ROCK MATERIAL BY DRY WEIGHT. THE PRODUCT SHALL POSSESS NO OBJECTIONABLE BIOSOLIDS. THE PRODUCT MUST MEET ALL ACCEPTABLE USEPA CFR, TITLE 40, PART 503 STANDARDS FOR CLASS "A" BIOSOLIDS. THE MOISTURE LEVEL SHALL BE SUCH THAT NO VISIBLE WATER OR DUST IS PRODUCED WHEN HANDLING THE MATERIAL.

* TESTING: PRIOR TO DELIVERY OF ANY COMPOST TO THE SITE AND AS PART OF SHOP DRAWING REVIEW, THE FOLLOWING DOCUMENTATION SHALL BE PROVIDED BY THE CONTRACTOR TO THE DISTRICT INSPECTOR:

- FEEDSTOCK PERCENTAGE IN THE FINAL COMPOST PRODUCT
- A STATEMENT THAT THE COMPOST MEETS FEDERAL AND STATE HEALTH AND SAFETY REGULATIONS
- A STATEMENT THAT THE COMPOSTING PROCESS HAS MET TIME AND TEMPERATURE REQUIREMENTS
- A COPY OF LAB ANALYSIS, LESS THAN FOUR MONTHS OLD, PERFORMED BY A SEAL OF TESTING ASSURANCE CERTIFIED LABORATORY VERIFYING THAT THE COMPOST MEETS THE PHYSICAL REQUIREMENTS AS DESCRIBED IN TABLE 1.

* SOD: FERTILIZING, SODDING AND WATERIN TO BE IN ACCORDANCE WITH MSD STANDARD CONSTRUCTION SPECIFICATIONS PART 8, SECTION F.

TABLE 1

Parameter	Range	Testing Method
pH	5.0-8.5	TMECC 4.11-A
Soluble Salt Concentration	< 10dS/m	TMECC 4.10-A
Moisture	30-60% wet weight basis	SMEWW 2540B
Organic Matter	30-65% dry weight basis	TMECC 5.07-A
Total Nitrogen (N)	>1.00% dry weight basis	TMECC 04.02-D
Phosphate (P_2O_5)	>0.50% dry weight basis	TMECC 04.03-A
Potash (K_2O)	>0.10% dry weight basis	TMECC 04.04-A
Particle Size	95% pass through 5/8" screen or smaller	TMECC 2.02-B
Stability (Carbon Dioxide evolution rate)	<8.0% relative to positive control	TMECC 5.08-B
Maturity (Seed emergence and seedling vigor)	>80% relative to positive control	TMECC 5.05-A
Physical contaminants (man made inerts)	<1% dry weight basis	TMECC 3.08-A
Chemical contaminants	**Meet or exceed US EPA Class A standard, 40 CFR § 503.13, Tables 1 and 3 levels:**	
Arsenic	< 41 ppm	TMECC 4.06-AS
Cadmium	< 39 ppm	TMECC 4.06-CD
Copper	< 1,500 ppm	TMECC 4.06-CU
Lead	< 300 ppm	TMECC 4.06-PB
Mercury	< 17 ppm	TMECC 4.06-HG
Molybdenum	< 75 ppm	TMECC 4.06-MO
Nickel	< 420 ppm	TMECC 4.06-NI
Selenium	< 100 ppm	TMECC 4.06-SE
Zinc	< 2,800 ppm	TMECC 4.06-ZN
Biological contaminants (pathogens)	**Meet or exceed US EPA Class A standard, 40 CFR § 503.32(a) levels:**	
Fecal coliform	< 1,000 MPN per gram, dry weight basis	TMECC 7.01

Recommended compost testing methodologies and sampling procedures are provided in Test methods for the Examination of Composting and Compost (TMECC), and Standard Methods for the Examination of Water and Wastewater.

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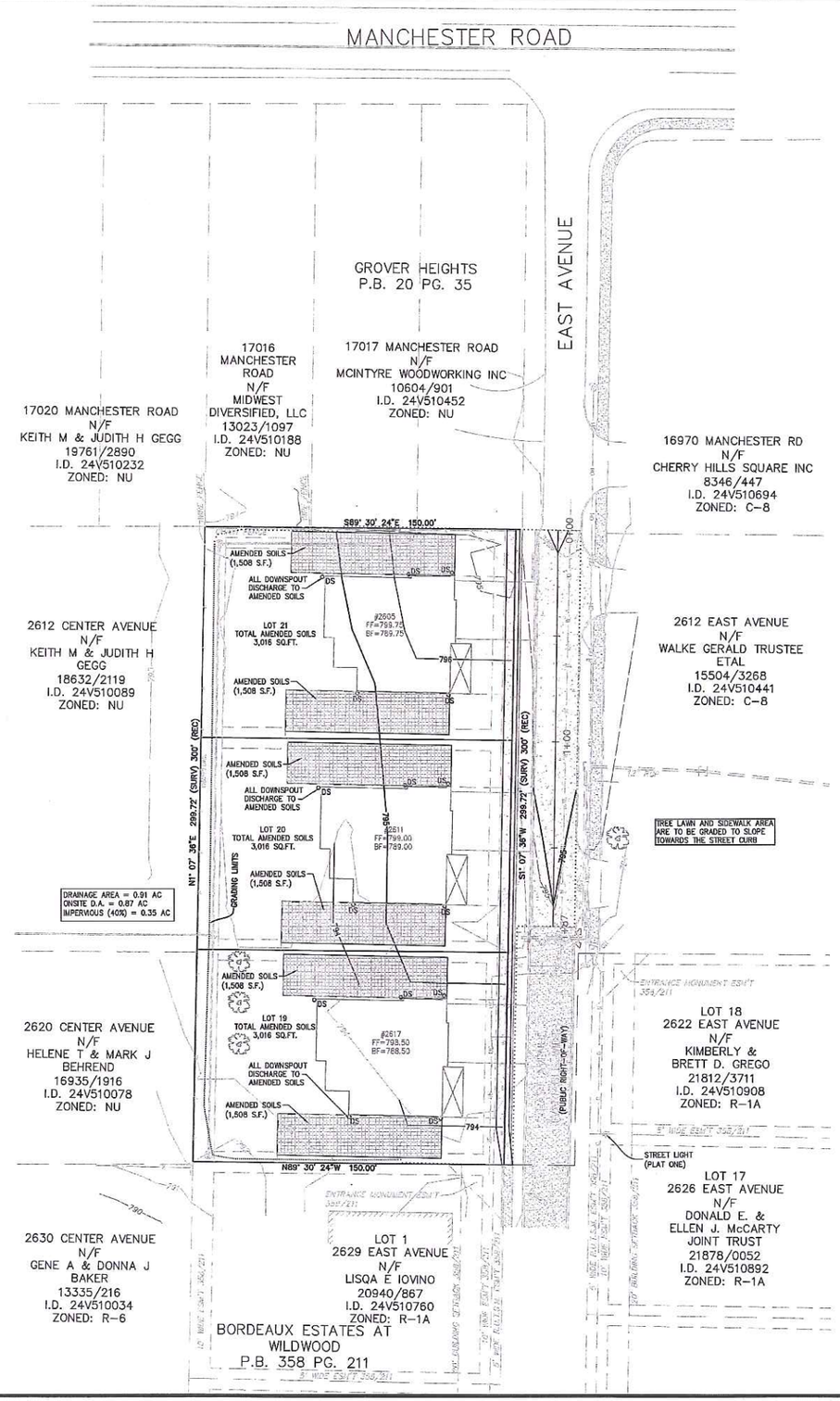
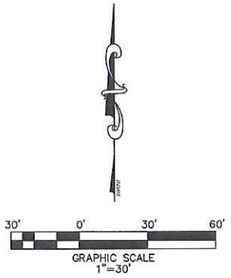
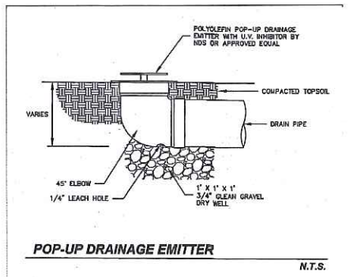
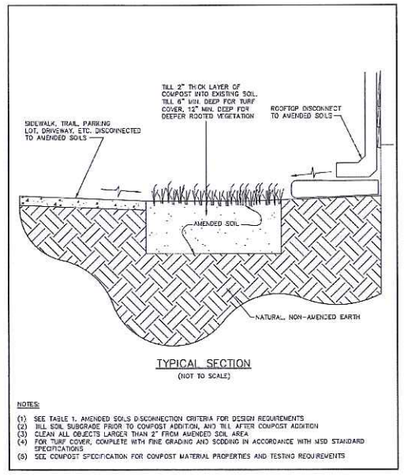






POP-UP DRAINAGE EMITTER

N.T.S.



TYPICAL SECTION
(NOT TO SCALE)

NOTES:
(1) SEE TABLE 1, AMENDED SOILS DISCONNECTION CRITERIA FOR DESIGN REQUIREMENTS
(2) RILL SOIL SUBGRADE PRIOR TO COMPOST ADDITION, AND TILL AFTER COMPOST ADDITION
(3) CLEAN ALL OBJECTS LARGER THAN 2" FROM AMENDED SOIL AREA
(4) FOR "TURF" COVER, COMPLETE WITH FINE GRADING AND SODDING IN ACCORDANCE WITH MSD STANDARD SPECIFICATIONS
(5) SEE COMPOST SPECIFICATION FOR COMPOST MATERIAL PROPERTIES AND TESTING REQUIREMENTS

NOTE: ENGINEER APPROVED SHOP DRAWINGS MUST BE SUBMITTED TO MSD FOR THE AMENDED SOILS PRIOR TO CONSTRUCTION.

MSD CONTACT BRIAN DUNN (314) 335–2072

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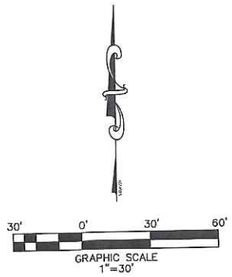
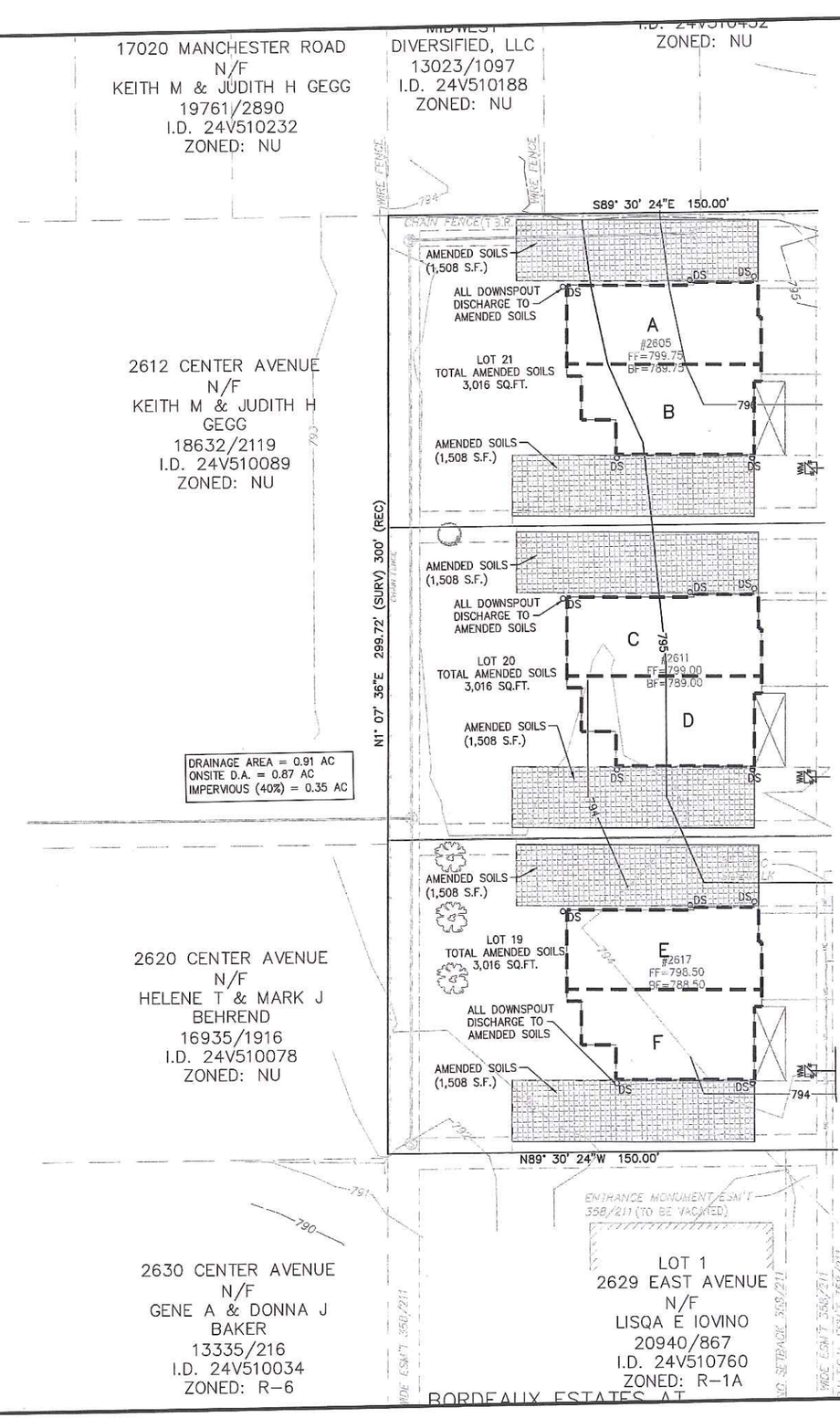
BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
POST CONSTRUCTION BMP'S

PROJECT NUMBER: 14-0762
DATE: 12/15/16
DRAWN BY: MLP

P–30376–00, BASEMAP 24V1





DRAINAGE SHED	DRAINAGE AREA. (ft2)	AMENDES SOILS (ft2)
A	1,508	1,508
B	1,508	1,508
C	1,508	1,508
D	1,508	1,508
E	1,508	1,508
F	1,508	1,508

* THE TOTAL ROOF RUNOFF HAS BEEN MITIGATED

BMP SHOP DRAWING NOTE
MSD shop drawing submittal required for the Amended Soils prior to construction.
MSD Contact: Brian Dunn 314-335-2072

LIMITS OF DISTURBANCE:
The contractor shall stay within the limits of disturbance as shown on the plans and minimize disturbance within the work area wherever possible.

CONSTRUCTION SITE RUNOFF:
Construction site runoff shall not flow into BMP areas. All stormwater flow to BMP areas shall be diverted, plugged or disconnected until the construction site is stable and the MSD Inspector provides approval to place the BMP on-line.

STORMWATER MANAGEMENT NOTE
Land area disturbed = 0.67 Acres

FUTURE DISTURBANCE NOTE
Any further land disturbance and/or increase in impervious area on this site may require additional Storm Water Management per MSD regulations in place at that time (including total land disturbance and/or imperviousness added to this plan, P-30376-00.)

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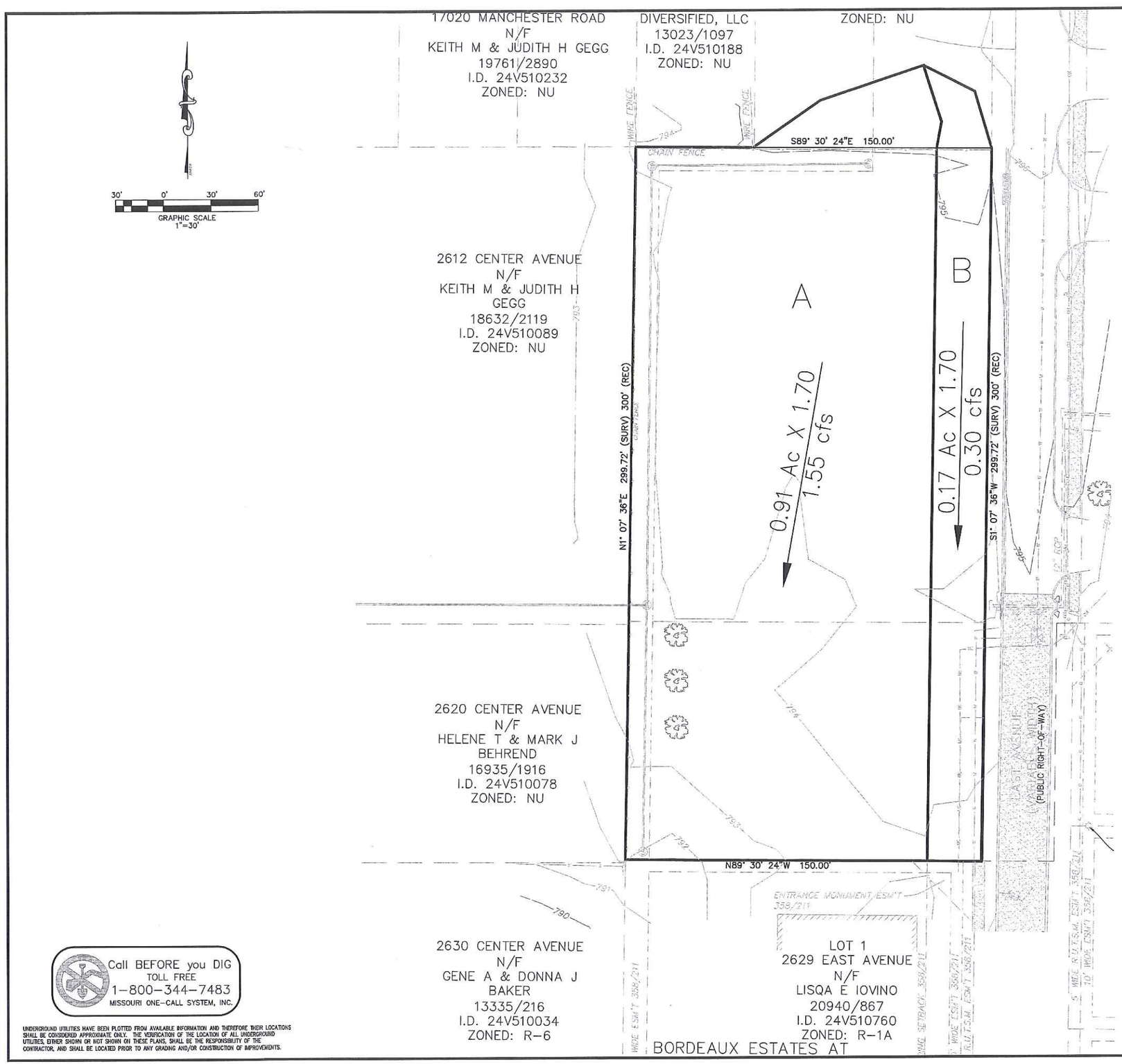
BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
POST CONSTRUCTION BMP DRAINAGE AREA

PROJECT NUMBER: 14-0782
DATE: 12/15/16
DRAWN BY: MLP



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BORDEAUX ESTATES AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
PRE CONSTRUCTION DRAINAGE AREA

PROJECT NUMBER: 14-0782
DATE: 12/15/16
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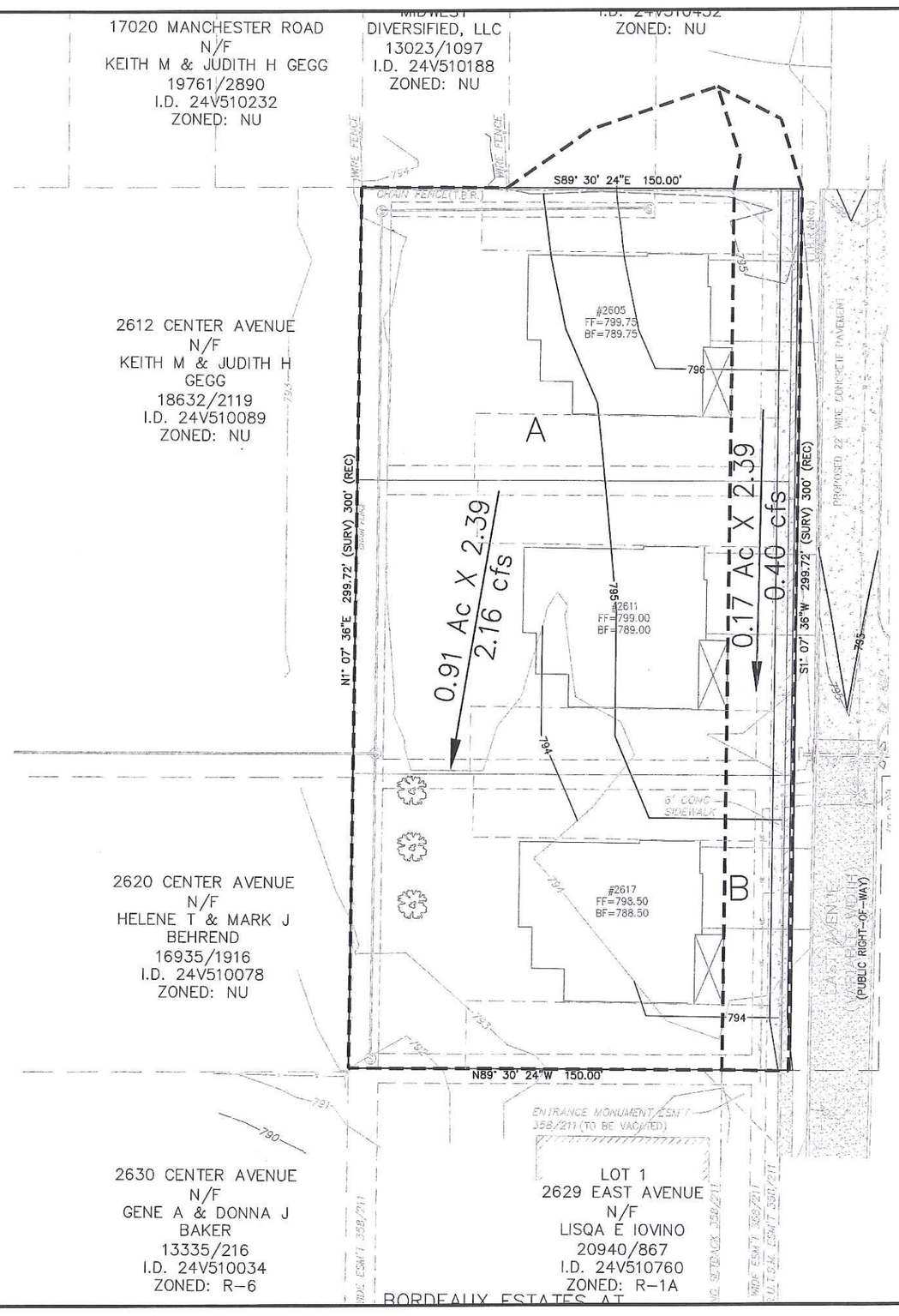

DRAINAGE SHED	PRE CONST. cfs	POST CONST. cfs	DELTA cfs
A	1.550	2.160	0.610
B	0.300	0.400	0.100
		TOTAL	0.710

* TIME OF CONCENTRATION HAS BEEN CALCULATED AT THE 15yr - 20 min RAIN EVENT
TOTAL SITE RUNOFF HAS INCREASED BY 0.71 cfs

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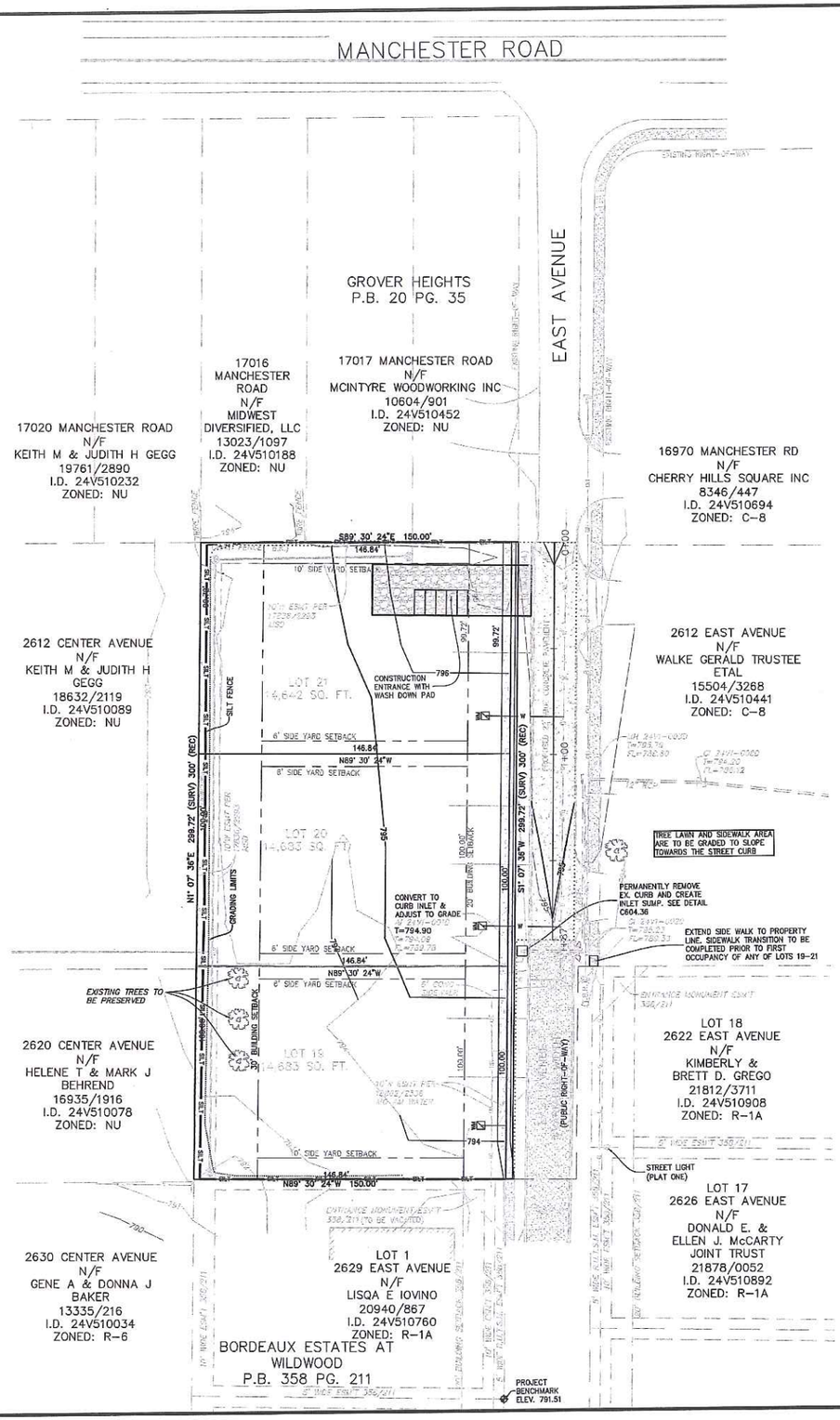
SITE DEVELOPMENT PLAN
POST CONSTRUCTION DRAINAGE AREA

PROJECT NUMBER: 14-0782
DATE: 12/15/16
DRAWN BY: MLP



30' 0' 30' 60'
GRAPHIC SCALE 1"=30'

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SEEDING REQUIREMENTS

Dates for Seeding

Permanent Seeding	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Tall Fescue			O	O	O			O	O			
Smooth Brome			O	O	O			O	O			
Fescue & Brome			O	O	O	O		O	O			
Fescue, Rye & Bluegrass	A	A	O	O	O	P	P	O	O	P	P	A

Temporary Seeding	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Rye or Sudan	A	A	O	O	O	O	O	O	O	O	A	A
Oats		A	O	O	O	O	O	O	O			

O = Optimum seeding dates
A = Acceptable seeding dates
P = Permitted seeding dates with reseeding 2 months later - initially use 50% of seed and 75% of fertilizer. Reseed with additional 25% seed and remaining fertilizer.

Minimum Fertilizer and Seeding Rates

Permanent Seeding*	Pounds per acre	Pounds Per 1000 sq. ft.
Tall Fescue	300	7.0
Smooth Brome	200	4.6
Mixture # 1	250	5.7
Mixture # 2	210	4.8

Mixture # 1 = Tall Fescue @ 150 pounds per acre and Brome @ 100 pounds per acre.
Mixture # 2 = Tall Fescue @ 100 pounds per acre; Perennial Rye grass @ 100 pounds per acre; and Kentucky Blue grass @ 10 pounds per acre.
* = Seeding rate for slopes in excess of 20% (5:1), shall be 10 pounds per 1000 sq. ft.

Temporary Seeding	Pounds per acre	Pounds Per 1000 sq. ft.
Rye or Sudan	150	3.5
Oats	200	3.5

Fertilizer	Permanent Seeding (pounds per acre)	Temporary Seeding (pounds per acre)
Nitrogen	45	30
Phosphate	65	30
Potassium	65	30
Lime - ENM	600	600

ENM = Effective neutralizing material per State evaluation of quarried rock.

11/1/2014 Page 70 *Sediment and Erosion Control Manual*

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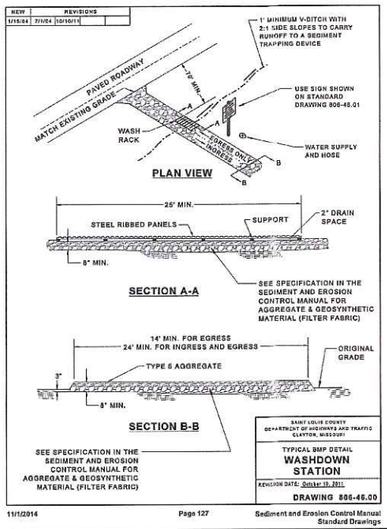
BORDEAUX ESTATES AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
STORMWATER POLLUTION AND PREVENTION PLAN

PROJECT NUMBER: 14-0782
DATE: 12/15/16
DRAWN BY: MLP

P-30376-00, BASEMAP 24V1

REV	REVISIONS
1/15/04	7/1/04 | 10/10/11



WASHDOWN STATION

PHYSICAL DESCRIPTION - An area located at construction entrances designed to wash sediment from the tires and undercarriage of exiting vehicles and prevent sediment from being tracked onto existing roadways.

WHERE BMP IS TO BE INSTALLED - Across or immediately adjacent to exit paths from unpaved construction sites.

CONDITIONS FOR EFFECTIVE USE OF BMP

Drainage: Downstream BMP sized to treat dirty runoff from washdown station

WHEN BMP IS TO BE INSTALLED - First order of work, along with construction entrance, prior to vehicles or equipment accessing unpaved areas.

INSTALLATION/CONSTRUCTION PROCEDURES

- ✓ Grade and compact area for drainage under washdown pad.
- ✓ Install steel-ribbed plate on frame or other support to allow a 2" drain space.
- ✓ Grade and vegetate downstream BMP (V-ditch shown on detail).
- ✓ Install water supply and hose.
- ✓ Post sign in advance of station indicating that all exiting vehicles and equipment must use station prior to exiting site.

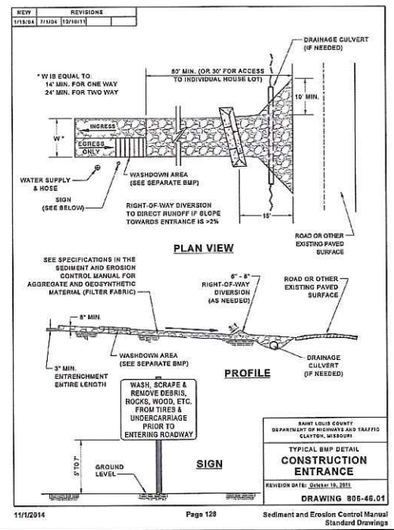
O&M PROCEDURES:

- ✓ Remove sediment daily.
- ✓ Repair settled areas.
- ✓ Replace rock if necessary to maintain clean surface.

SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access unpaved areas.

TYPICAL DETAIL - 806-46.00

REV	REVISIONS
1/15/04	7/1/04 | 10/10/11



CONSTRUCTION ENTRANCE

PHYSICAL DESCRIPTION - A stabilized entrance to a construction site designed to minimize the amount of sediment tracked from the site on vehicles and equipment. Stabilization generally consists of aggregate over geogrid and geosynthetic material. Mud and sediment fall off of tires as they travel along the stabilized entrance; however, additional measures in the form of a washdown area should also be included on site. The stabilized entrance also distributes the axle load of vehicles over a larger area; thereby mitigating the rutting impact vehicles normally have on unpaved areas. See additional information in the "Construction Site Access Requirements" section of this manual.

WHERE BMP IS TO BE INSTALLED - At locations where it is safe for construction vehicles and equipment to access existing streets – preferably at location of future streets or drives.

CONDITIONS FOR EFFECTIVE USE OF BMP

Drainage: Ditches or pipes, if needed, sized for 15 year, 20 minute storm; HGL 6" below surface of entrance

WHEN BMP IS TO BE INSTALLED - First order of work, along with washdown area, prior to vehicles or equipment accessing unpaved areas.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Grade and compact area of construction entrance.
- ✓ Install culvert under entrance if needed to maintain positive drainage.
- ✓ Place geosynthetic material next to compacted soil, lay geogrid on top of this, and cover with aggregate, forming diversion across entrance if needed to direct runoff away from roadway.
- ✓ See Washdown Station BMP for additional steps.

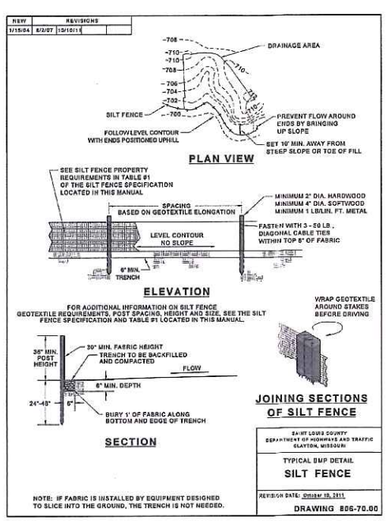
O&M PROCEDURES:

- ✓ Immediately remove any mud or debris tracked onto paved surfaces.
- ✓ Remove sediment and clods of dirt from construction entrance continuously.
- ✓ Replace rock if necessary to maintain clean surface.
- ✓ Repair settled areas.

SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access unpaved areas.

TYPICAL DETAIL - 806-46.01

REV	REVISIONS
1/15/04	8/2/07 | 10/10/11



SILT FENCE

PHYSICAL DESCRIPTION - Silt fences are used as temporary perimeter controls, appropriate to the BMP, at sites where construction activities will disturb the soil. They can also be used on the interior of the site. A silt fence consists of a length of filter fabric stretched between anchoring posts spaced at regular intervals along the site at low and down slope areas. The filter fabric should be entrenched in the ground. When installed correctly and inspected frequently, silt fence can be an effective barrier to silt leaving the site in storm water runoff.

WHERE BMP IS TO BE INSTALLED - Silt fences apply to construction sites with relatively small drainage areas. They are appropriate in areas where runoff will occur as low-level flow, not exceeding 0.5 c.f.s. The drainage area for silt fences should not exceed 0.25 acre per 100-foot fence length (100 square feet per foot of fence). The slope length above the fence should not exceed 100 feet (NAHB, 1995). The fence should be designed to withstand the runoff from a 10-year peak storm event.

CONDITIONS FOR EFFECTIVE USE OF BMP - Spacing of parallel lengths of silt fence along slopes is relative to slope steepness as follows:

Type of Flow:	Sheet flow only.
Contributing Slope Length:	30 foot maximum for 3:1 slopes. 50 foot maximum for slopes between 3:1 and 10:1. 100 foot maximum for slopes under 10%.

For additional information see Section 806.70 of St. Louis County's Standard Specification for Highway Construction.

WHEN BMP IS TO BE INSTALLED - Prior to disturbance of natural vegetation and at intervals during construction of fill slopes. Install on the perimeter of the site (where storm water exits the site) prior to disturbance of natural vegetation, around material stock piles and interior to the site along slopes, at the base of slopes and at intervals during construction of slopes.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Drive post for fence line.
- ✓ Dig trench to required dimensions in front of posts for fabric burial.
- ✓ Attach wire mesh to posts.
- ✓ Attach fabric to posts, allowing required length below ground level to run fabric along bottom of trench
- ✓ Backfill and compact soil in trench to protect and anchor fabric.

If a standard-strength fabric is used, it can be reinforced with wire mesh behind the filter fabric. This increases the effective life of the fence. The maximum life expectancy for synthetic fabric silt fences is about 6 months, depending on the amount of rainfall and runoff.

The stakes used to anchor the filter fabric should be wood or metal. Wooden stakes should have minimum dimensions of 2 by 2 inches if a hardwood like oak is used. Stakes from soft woods like No. 2 Southern Pine, should have minimum dimensions of 4 by 4 inches. When using steel (standard U, T, L or C shape sections) posts in place of wooden stakes, they should weigh no less than 1.0 lb/linear foot. If metal posts are used, attachment points are needed for fastening the filter fabric with wire ties. Posts should be least 5 feet long and driven or placed at a slight upstream angle into the ground to a

minimum depth of 18 inches. Depth shall be increased to a minimum of 22 inches if fence is placed on a slope of 3:1 or greater. When the post embedment depth is impossible to obtain, the posts shall be adequately secured to prevent overturning of the fence due to sediment loading.

Erect silt fence in a continuous fashion from a single roll of fabric to eliminate gaps in the fence. If a continuous roll of fabric is not available, overlap the fabric from both directions only at stakes or posts. Overlap at least 6 inches.

The Geosynthetic filter fabric and wire mesh (when applicable) shall be no less than 30 inches above ground and are stapled or wired to the upslope side of the post. Staples should be a 17-gauge wire and ½ inch long. Excavate a trench to bury the bottom of the fabric fence in a "J" configuration at least 6 inches below the ground surface. The trench shall be backfilled with native soil and the soil compacted over the geotextile. This helps to prevent gaps from forming near the ground surface. Gaps would make the fencing useless as a sediment barrier.

The height of the fence posts should be 39 (22-inch embedment) to 42 (18-inch embedment) inches above the original ground surface. If standard-strength fabric is used with 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength), space the posts no more than 4 feet apart. If extra-strength fabric is used without wire mesh reinforcement, space the posts no more than 4 feet apart with woven or 6 feet apart with non-woven geosynthetic.

Alternate Construction:	Install fence by slicing it into ground with specialized equipment. Install posts at reduced spacing indicated on detail.

LIMITATIONS - Do not install silt fences along areas where rocks or other hard surfaces will prevent you from uniformly anchoring the fence posts and entrenching the filter fabric. Installing fences in such an area greatly reduces their effectiveness and can create runoff channels leaving offsite. Silt fences are not suitable for areas where large amounts of concentrated runoff are likely. Fence shall not be used when slope is 1:1 or greater and water flow rates exceed 2 cubic feet per minute. Open, windy areas present a maintenance challenge, too, because high winds can make the filter fabric deteriorate faster. Do not install silt fences across streams, ditches, or waterways (Sneden et al., 1995).

When the pores of the fence fabric become clogged with sediment, pools of water are likely to form on the uphill side of the fence. Setting and design of the silt fence should account for this. Take care to avoid unnecessarily diverting stormwater from these pools, causing further erosion damage.

MAINTENANCE CONSIDERATIONS - Inspect silt fences regularly and frequently, as well as after each rainfall event, to make sure that they are intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If you find gaps or tears, repair or replace the fabric immediately. Remove accumulated sediments from the fence base when the sediment reaches one-third to one-half the fence height. Remove sediment more frequently if accumulated sediment is creating noticeable strain on the fabric and the fence might fail from a sudden storm event. When you remove the silt fence, remove the accumulated sediment, dress the area disturbed to give it a pleasing appearance and vegetate all bare areas as well.

O&M PROCEDURES

- ✓ Inspect every week and after every storm.
- ✓ Remove sediment bulldup deeper than ½ the fence height or 12", whichever is less.
- ✓ Replace torn of clogged fabric; repair loose fabric.
- ✓ Repair unstable or broken posts.
- ✓ Stabilize any areas susceptible to undermining.
- ✓ Extend fence or add additional row(s) of fence if necessary to provide adequate protection.

SITING AND DESIGN CONSIDERATIONS - The material for silt fences should be a pervious sheet of synthetic fabric such as polypropylene, nylon, and polyester or polyethylene yarn. Choose this material based on the minimum synthetic fabric requirements shown in **Table 1** below.

Table 1- Temporary Silt Fence Property Requirements

Physical Property	Test Method	Units	MARV Geotextile Requirements		
			Supported Silt Fence [2]	Unsupported Silt Fence	
				Woven	Non-Woven
				Elongation ≤ 50% [1]	Elongation ≥ 50% [1]
Post Spacing (Maximum)		feet	4	4	6
Height of Wire / Polymer Fence (Minimum)		inches	30	---	---
Grab Strength (Minimum): Machine Direction Cross Machine Direction	ASTM D 4632	pounds	90 90	125 100	125 100
Permittivity (Minimum)	ASTM D 4491	sec^{-1}	0.05	0.05	0.05
Apparent Opening Size (AOS) [1]	ASTM D 4751	Sieve Number	30	30	30
Ultraviolet Stability (Minimum) (retained strength)	ASTM D 4355	70% after 500 h of exposure			

Notes:

MARV Minimum Average Roll Value

[1] Elongation measured in accordance with ASTM D 4632

[2] Silt Fence Support - 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength)

[3] Maximum Average Roll Value

SITE CONDITIONS FOR REMOVAL - After permanent vegetation of slope is established. Remove fence and post, re-grade trench area and vegetate.

TYPICAL DETAIL - 806-70.0

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BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
SWPPP DETAILS

PROJECT NUMBER: 14-0782
DATE: 12/15/16
DRAWN BY: MLP

P-30376-00, BASEMAP 24V1

LANDSCAPE LEGEND

#	SYM.	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HT	QTY	PLANTING CON.
1		EXISTING DECIDUOUS	VARIES	VAR.	50'–60'	N/A	N/A
2		JAPANESE ZELKOVA	ZELKOVA SERRATA	2.5"	50'+	5	BALL & BURLAP
3		GINKO	GINKO BILOBA	2.5"	50'+	5	BALL & BURLAP
4		THORNLESS HONEYLOCUST	GLEDITSIA TRIACANTHOS	2.5"	30'–70'	4	BALL & BURLAP
5		EASTERN REDBUD	CERCIS CANADENSIS	2.5"	15'–50'	1	BALL & BURLAP

*Substitutions are allowed provided the landscape contractor provides the City with a detailed Landscape Plan, including tree species and mature height, prior to landscape installation.

Note:

1. The proposed tree planting shown hereon are from the approved species list found in the Sustainable Planting Guide for the City of Wildwood, MO.

2. Per Chapter 410. a Tree Preservation plan is required to delineate areas of trees to be saved and detail the measures necessary to insure the survivability of the trees. Due to the grading limits of the proposed site no trees are proposed to be removed. Therefore a tree preservation plan is not included in this set of plans.

3. The street tree required calculation is as follows:

1 Tree / 40 feet of lot frontage

298 feet / 40 = 7.45 = 8 trees per side of road = 16 Trees

16 Trees required

2 Tree Credits

14 New tree plantings required

14 New tree plantings provided

4. A credit of 2 trees has been applied to the above calculation. The existing subdivision landscape requirements for lot 18 of Bordeaux Estates has been considered 2 tree credits

5. The landscape plan has been forwarded to the City's consultant for review and comment.

6. Individual homeowners must be notified at least one week prior to installation of plans on lots that have an occupied dwelling.

7. Unless otherwise stipulated by specific requirements of the City of Wildwood Tree Manual, the landscaping shown on this plan must be planted in accordance with the latest edition of the Tree and Shrub Transplanting Manual published by the International Society of Arboriculture (PO Box GG, Savoy, IL 61874)

8. All trees are to be located a minimum of 5 feet from all utility boxes, 5 feet from a storm drain inlet or manhole, 10 feet from a fire hydrant, 15 feet from public street lights, 5 feet from driveway aprons, 20 feet from any traffic control signal, and at least 30 feet from any intersection.

9. Location of street trees may be subject to change in order to avoid conflict with street lighting.

10. Plant type substitutions are permitted with verbal or written approval from the City of Wildwood Planning Department.

11. All plant material will be reinspected for survival by the City of Wildwood Planning Department one year following installation and again two full growing seasons after planting.

12. All plants must meet the standards of the latest edition of the American Standards for Nursery Stock sponsored by the Association of American Nurserymen.

13. No plant shall be located in areas of obvious poor drainage. If such conditions exist, contact the landscape architect immediately to relocate affected plant materials

14. Soil conditions must be tested, verified and adjusted by the landscape contractor to insure that appropriate soil composition and pH levels are suitable for the plant material specified for that specific location.

15. All grading for landscaped areas shall not exceed a slope greater than 3:1. All exposed slopes will be protected from erosion as needed.

16. The landscape of all undeveloped and developed property will be properly maintained in a sightly and well-kept manner.

17. Replanting and replacement of existing plant materials will be executed on an annual basis as needed by the property owner.

18. Per the City of Wildwood's Tree Manual Bufferyard Matrix a Type "B" Low Density Bufferyard is required on the western property line of lots 19, 20 & 21 between the "NU" and "R1A" residential zones, the calculation for the number of plant units required is shown below.

Type "B" Bufferyard = 2 Plant Units (PU) per 150 linear feet (lf)

300 lf / 150 lf = 2 x 2 = 4 PU's required

4 PU's required

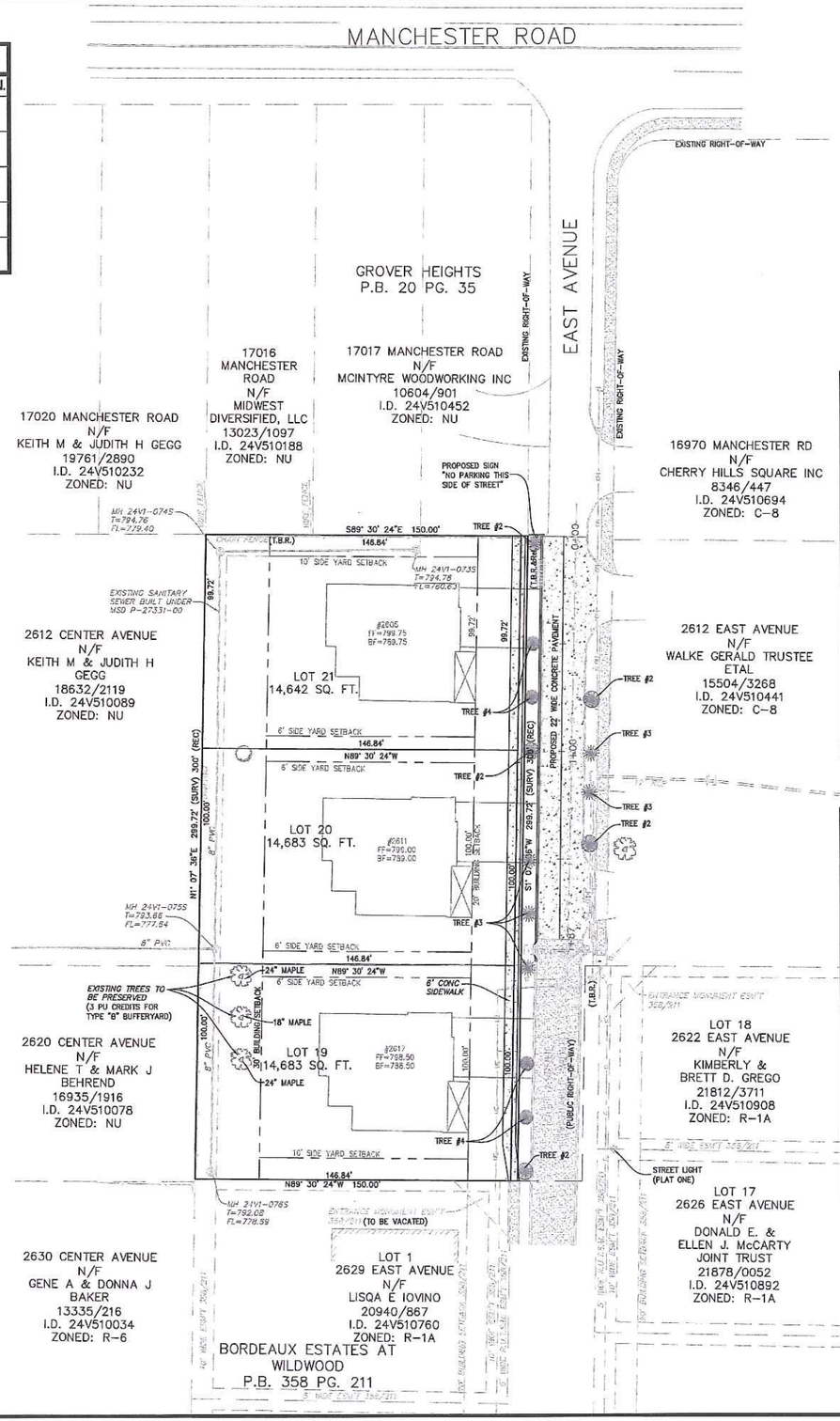
3 PU Credits (From existing trees in the rear of lot 19)

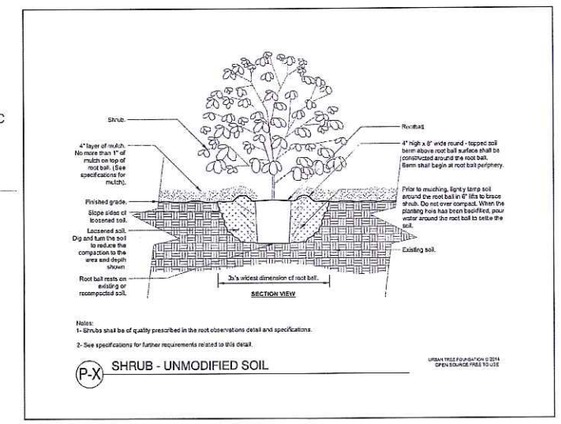
1 PU Required (Canopy Tree)

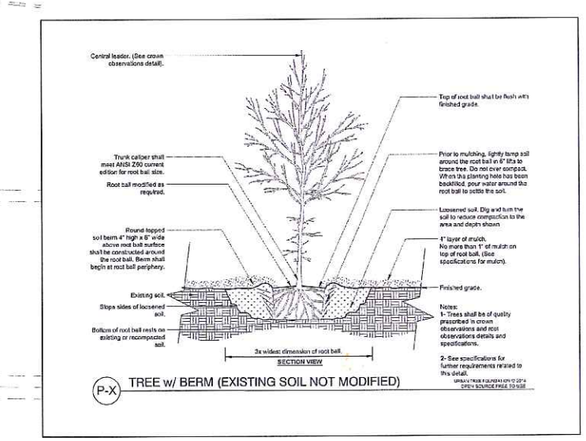
1 PU Provided

19. A credit of 3 Type "B" Bufferyard trees has been applied to the above calculation for the 3 existing trees in the rear of lot 19 along the western property line.

20. Street trees to be placed at a spacing of 25 feet on center due to limited space from proposed drive aprons and existing utilities.







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UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

30' 0' 30' 60'
GRAPHIC SCALE
1"=30'

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BORDEAUX ESTATES AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

PROJECT NUMBER: 14-0762
DATE: 12/15/16
DRAWN BY: MLP

P-30376-00, BASEMAP 24V1

Site-Specific

Governing Ordinance

BILL NO.: 2188 **ORDINANCE NO.: 2188**

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2080 TO ALLOW FRONT-ENTRY GARAGE DESIGNS. (Ward Eight)

WHEREAS, on January 26, 2015, the City Council, pursuant to Ordinance #2080 approved a Planned Residential Development Overlay District for a proposed three (3) lot residential subdivision in the City's Town Center Area pursuant to a request from Manlin Development Company (the "Developer"); and

WHEREAS, the Developer has submitted plans and building elevations for review by the City; and

WHEREAS, subsequent to consideration of such plans and elevations by the Planning and Zoning Commission's Site Plan Subcommittee, the Developer requested amendments to Ordinance #2080 to allow for front-entry garages, in lieu of side-entry garages provided for therein, and to modify construction material requirements; and

WHEREAS, the Planning and Zoning Commission considered the requested amendment at a meeting on April 4, 2016, and recommended no change to Ordinance # 2080, the specifics of such recommendation being set forth in the recommendation of the Planning and Zoning Commission submitted to the City Council dated April 4, 2016, and regarding PZ 15, 16 and 14-17, a copy of which is on file in the office of the City Clerk and incorporated by reference herein; and

WHEREAS, the City Council held a public hearing to consider the amendment on May 23, 2016, at which interested persons were offered an opportunity to speak; and

WHEREAS, at its meeting on May 23, 2016, the City Council directed the Department of Planning to prepare draft legislation amending Ordinance #2080 for consideration by the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. That Ordinance #2080 of the City of Wildwood, Missouri, be and is hereby amended by deleting Sections One and Two thereof in their entirety and enacting, in lieu thereof, new Sections One and Two, to read as follows:

> **Section One**. The City of Wildwood's Zoning Ordinance and Official Zoning District Maps, all made a part thereof and incorporated herein, are hereby amended relative to the property legally described in this Section One, along with the accompanying Amended Planned Residential Development Overlay District on the same site, while the Regulating Plan of the Town Center and

Comprehensive Zoning Plan of the Charter remain unchanged by this action (Town Center "Neighborhood Edge"):

A tract of land in the North half of the Northwest Quarter of Section 12, Township 44 North, Range 3 East of the Fifth Principal Meridian, St. Louis County, Missouri, being more particularly described as follows:

Commencing at the intersection of the East line of Center Avenue, 30 feet wide, with the North line of "Westridge Oaks Plat 1", a subdivision according to the plat thereof recorded in Plat Book 338, Pages 53-56 of the St. Louis County Records; thence along said East line of Center Avenue, North 00 degrees 28 minutes 56 seconds East 820.00 feet; thence leaving said East line and along the South line of property conveyed to Helene T. Behrend and Mark J. Behrend by deed recorded in Book 16935, Page 1916 of said records, North 89 degrees 54 minutes 36 seconds East 150.64 feet to the ACTUAL POINT OF BEGINNING of the description herein; thence along the East line of said Behrend property, and the East line of property conveyed to Ada M. Krausch, Trustee by deed recorded in Book 16969, Page 2971 of said records, North 00 degrees 28 minutes 56 seconds East 300.00 feet to the South line of "Grover Heights", a subdivision according to the plat thereof recorded in Plat Book 20, Page 35 of said records; thence along said South line of "Grover Heights", North 89 degrees 54 minutes 36 seconds East 150.00 feet to the West line of East Avenue, 40 feet wide; thence along said West line of East Avenue, South 00 degrees 28 minutes 56 seconds West 300.00 feet; thence South 89 degrees 54 minutes 36 seconds West 150.00 feet to the POINT OF BEGINNING, containing 1.033 acres according to calculations by Bax Engineering Company, Inc., during August, 2009.

Section Two: The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation of the City Council from its public hearing discussion held on May 23, 2016, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of three (3) detached single family dwellings on individual lots, with common ground, and all permitted accessory structures normally found in conjunction with the primary uses.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each detached dwelling unit shall be located on an individual lot of record that is a minimum of 14,600 square feet in size. The minimum width of any lot within this P.R.D. Overlay District shall be ninety-eight (98) feet in distance. This width shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of eighteen (18) inches in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend across at least twenty percent (20%) of the façade's elevation facing the frontage line, at a minimum depth of no less than **seven point five (7.5)** ~~six (6)~~ feet **from its street-side edge to the front of the garage doors.** No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

d. Direct residential drive access shall be allowed for up to three (3) of the single family detached units within this development from East Avenue, while the garages on each of the units ~~shall~~ may be **front** ~~side~~-entry designs ~~only~~, but must be carriage types as well, including windows, as determined by the City's Architectural Review Board to be appropriate. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.

e. The first story, interior clear height for all single family dwellings shall be not less than eight (8) feet.

f. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and backer, board, wood, brick, and/or stone. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the

Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. A typical lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.
e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.
k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.
l. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Ordinance 410 and accompanying Tree Manual.
m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
n. Location of all existing and proposed easements.
o. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Build-To Lines - Residential

a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:

   1. Twenty (20) feet from any right-of-way line.
   2. Six (6) feet for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
   3. Thirty (30) feet from any rear yard property line.

Parking Setbacks – Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the edge of the public right-of-way a minimum of twenty (20) feet.

Access and Roadway Improvements

c. Dedicate the necessary amount of right-of-way (a minimum of five (5) feet), along with all easements and licenses for construction purposes, for East Avenue to allow for the installation of a minimum forty (40) foot wide public right-of-way area and construction of a twenty-two (22) foot wide pavement, with six (6) foot wide sidewalk on the west side of the street, which adheres to the Town Center Plan's Street Specifications and Streetscape Design requirements as directed by the Department of Public Works. All streetscape elements including, but not limited to, street trees and lights and other amenities shall also be required, per the Town Center Plan.

d. Provide a five (5) foot wide right-of-way, utility, trail, sidewalk, and maintenance easement (RUTSM) along the edge of the public right-of-way of East Avenue to the City of Wildwood for public use forever, with said establishment indicated on the Preliminary and Record Plats for the division of this lot to three (3) properties. Said easement language shall be reviewed by the City Attorney for compliance to City of Wildwood requirements.

e. Access to East Avenue from these three (3) lots shall be limited to three (3) private driveway approaches (one (1) for each allowable lot), which can be no wider than fifteen (15) feet between **the established curb line and** edge of the right-of-way ~~and the turning apron for the side entry garages~~, all designed in accordance with the City of Wildwood's Street Specifications of the Town Center, and be as directed by the Department of Public Works

Miscellaneous Roadway Requirements

f. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

g. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

h. Construction access shall be from Manchester Road to East Avenue during the development of this site, not Center Avenue or Bordeaux Walk Way.

i. Sidewalks shall be required on all public streets and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.

j. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of roadway improvements.

k. All internal streets, access drives, or lanes, whether public or private, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as drive lane widths, sidewalks, stormwater drainage facilities, and street trees and lights.

Parking Requirements - Residential

l. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

Landscape Requirements - Specific

m. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

n. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

o. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

p. A landscaping easement area, being six (6) feet in width, shall be provided on each of the authorized three (3) lots, and be placed in the side yard setback area of each of them, which shall include certain plantings, of a non-seasonal nature, to provide a permanent view screen. These easement areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission for review and approval. Plantings indicated in these easement areas shall be in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

q. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

r. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

s. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

t. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

u. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

v. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

w. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

x. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

y. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of parking spaces provided by the following rate:

Type of Development	*Required Contribution*
Single Family Dwelling (detached)	$1,085.70 /Parking Space

(Section 415.280 of the City of Wildwood Zoning Code defines a parking space)

If type of development proposed differ than those listed, rates shall be provided by the Department of Public Works.

As this development is located within a Trust Fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of roadway improvements required by the development shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted 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 City of Wildwood Department of Public Works.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to approval of the Site Development Plan, the developer shall provide the following:

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

    1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.

2. All stormwater shall be discharged at an adequate natural discharge point.
3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development.
5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

7. RECORDING

Within ninety (90) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

b. Prior to the issuance of a foundation or building permit for any lot, which adjoins the common ground area and/or detention, basin, written certification from a Professional Engineer which verifies these areas are graded in accordance with the approved plans, must be received by the Department of Planning.

Roadway Improvements

c. Improvements to East Avenue must be completed prior to the issuance of more than one (1) building permit. Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

d. Record a proper subdivision of the property and comply with all other applicable Subdivision and Development Regulations sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

e. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Improvement Plans

g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and

private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood. This lot is part of the Town Center Neighborhood Improvement District (NID) for the required wastewater improvements that have been installed thereafter and each of the proposed properties will have an assessment associated with them that is the responsibility of that owner to pay each year.

Potable Water Service

i. The developer shall be required to provide public potable water from the Missouri American Water Company to the property and related homesites. This area has experienced "low pressure" issues and such may effect these three (3) lots. Verification of acceptable service to these three (3) lots shall be in the form acceptable to the City of Wildwood. Additionally, the design and location of this water service system shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan submittal process.

9. GENERAL DEVELOPMENT CONDITIONS

a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of salutation control measures is required.

c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District development shall be prominently displayed at all times in all sales offices for this development.

d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling, is 5,227.2 square feet, of which this obligation already having been met in Plat One of the Estates at Bordeaux Subdivision.

Section Two. This ordinance shall be in full force and effect on and after its passage and approval.

Section Three. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Four. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

This Bill was passed and approved this 27 day of JUNE, 2016, by the City Council of the City of Wildwood, Missouri, after having been read by title, or in full, two (2) times prior to its passage.

Presiding Officer

The Honorable James R. Bowlin, Mayor

ATTEST:

City Clerk
DEPUTY

ATTEST:

City Clerk
DEPUTY

Editor's Note: Changes to Ordinance #2080 are indicated by **red, bolded type**, while deletions are shown by a single, strike-through line.

Background

Information

THD Design Group
"your solution for engineering and surveying"
thddesigngroup.com

December 15, 2016

Joe Vujnich
Director of Planning
City of Wildwood
16860 Main Street
Wildwood, MO 63040

Re: Bordeaux Estates at Wildwood – Plat Two
Amended Site Development Plan
Comment Response – Second Review

Mr. Vujnich:

Accompanying this letter is the required number of sets of the revised Site Development Plan for the above referenced project. Your comments dated November 15, 2016 have been addressed as follows.

1. The proposed right-of-way dedication has remained as shown on the approved Preliminary Development Plan as discussed.
2. A text label has been added by each tree symbol on the Landscape Plan as requested.
3. A Maintenance Easement has been added over each amended soils location as requested. Please note the Amended Soils Areas have increased in size and the proposed bio-retention has been removed from the plan per MSD Engineering Department request.

Please contact me with any questions.

Sincerely,

Gabe DuBois

Gabriel DuBois
Design Director

148 Chesterfield Industrial Blvd Suite E
Chesterfield, MO 63005
O: 636 294 2972 ~ F: 636 294 3027
512B East Main St
Park Hills, MO 63601

THD Design Group
"your solution for engineering and surveying"
thddesigngroup.com

CITY OF WILDWOOD
OCT 06 2016
DEPT OF PLANNING & PARKS

October 5, 2016

Joe Vujnich
Director of Planning
City of Wildwood
16860 Main Street
Wildwood, MO 63040

Re: Bordeaux Estates at Wildwood – Plat Two
Amended Site Development Plan
Comment Response – First Review

Mr. Vujnich:

Accompanying this letter is the required number of sets of the revised Site Development Plan for the above referenced project. Your comments dated September 14, 2016 have been addressed as follows.

1. A current telephone number for MRM Manlin has been added to the cover sheet.
2. The MSD approval dated June 23, 2105 has been provided with this submittal. The revised plan depicting the front entry garages has been submitted for review. An updated approval letter will be provided upon availability.
3. The Metro West FPD approval dated March 5, 2105 has been provided with this submittal. The revised plan depicting the front entry garages has been submitted for review. An updated approval letter will be provided upon availability.
4. A Phase 1 Environmental Site Assessment has not been performed on this property. The owner is unaware of any concern for the presence of any hazardous substances on the property.
5. A copy of the MDNR Land Disturbance Permit will be provided upon availability.
6. Development Note #18 has been removed as requested.
7. All references to the City Clerk have been updated as requested.
8. The Geotechnical script and signature block is located on the Title Sheet.
9. The Public Space Calculations have been revised to reflect installed, qualifying Public Space improvements from Plat One as requested.
10. Porch dimensions have been added to the Typical Lot Detail as requested.
11. The requested text has been added to General Note #2.
12. The zoning description has been edited as requested.
13. The side yard landscape easements have been removed as requested.
14. The existing street lights for plat one have been depicted on the plan. A note has been added to sheet 4 and the Development Notes on the Title Sheet requiring the proposed lanterns to match those installed with Plat One.
15. A "No-parking" sign has been depicted on the west side of the street as requested.
16. The local note on Sheet 4 pertaining to the extension of the existing sidewalk has been modified as requested.
17. The typical pavement section has been modified as requested.
18. The bioretention strips are shown as originally proposed and previously approved by MSD.

148 Chesterfield Industrial Blvd Suite E
Chesterfield, MO 63005
O: 636 294 2972 ~ F: 636 294 3027
512B East Main St
Park Hills, MO 63601

19. Amended Soil Disconnection Note #10 on Sheet 6 states that the amended soils shall be maintained by the homeowner of each individual lot.
20. The entrance monument easement has been relocated to Lot 21.
21. Please forward comments upon availability.
22. The tree symbols have been revised as requested.
23. A local note exists on Sheet 10 noting the four (4) trees on the east side of East Avenue as proposed.
24. The bio-retention plantings from the BMP Planting Plan have been added to Sheet 10 as requested.

Please contact me with any questions.

Sincerely,

Gabe DuBois

Gabriel DuBois
Design Director

Metropolitan
St. Louis Sewer
District

2350 Market Street
St. Louis, MO 63103-2555
(314) 768-6200

CITY OF WILDWOOD
OCT 06 2016
DEPT OF PLANNING & PARKS

June 23, 2015

THD Design Group
148 Chesterfield Indust. Blvd Ste. G
Chesterfield, MO 63005

In reply refer to
MSD Ref. No.: P-0030376-00

Gentlemen:

In the review of plans for:
BORDEAUX ESTATES AT WILDWOOD PLAT TWO (2615 & 2617 EAST AVENUE)
New

This is to (X) request ( ) confirm:

( ) Revised copies of plans for further review as noted on enclosed plan.

(9) Additional copies of plans.

( ) Revised copies of plans for further review as requested in conference.

( ) Additional copies of plans as requested in conference.

REMARKS: Please submit a connection fee in the amount of $3216.00, a Caulks Creek Surcharge of $2832.50, water quality, maintenance agreement, recording fee (amount TBD), and a subdivision plan.

Your cooperation in furnishing us with the above will facilitate final approval of the project for construction.

By direction of Richard Unverferth, Director of Engineering.

Yours truly,

William H. Croker, P.E. 768-6304, Engineer
Engineering Department

cc: Developer
File

CITY OF WILDWOOD
OCT 06 2016
DEPT OF PLANNING & PARKS

Metro West
Fire Protection District of St. Louis County

P.O. Box 310
Wildwood, Missouri 63040

(636) 458-2100
Fax (636) 458-2199

www.metrowest-fire.org

Vincent T. Loyal
Chief Fire & EMS Services

Tim Flora
Director

Ralph Starck
Director

Mark Macinski
Director

Serving all or portions of

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Wildwood
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Winchester

Unincorporated Areas of

Sherman
St. Louis, Co.
Castlewood

March 5, 2015

THD Design Group
148 Chesterfield Industrial Blvd.
Suite G
Chesterfield, MO 63005

RE: Bordeaux Estates at Wildwood Plat 2
Job # 14-0782

Dear Gabe,

The Bureau of Fire Prevention has reviewed the above-mentioned development plan. They will be required to post the street with "No Parking" signs on one side.

If there are any additional questions please give my office a call at 636-821-5806.

Yours in Fire Safety,

David E. Phipps
Fire Marshal
Metro West Fire Protection District

WILDWOOD®

September 14, 2016

MRM Manlin Development Group, Inc.
C/o Mike Manlin
7729 Clayton Road
St. Louis, Missouri 63117

Re: Bordeaux Estates – Plat 2 Amended Sited Development Plan Review

Dear Mr. Manlin:

The Department of Planning, in conjunction with the Department of Public Works, has completed its initial review of the Amended Site Development Plan in association with an approved R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD) subdivision, on 1.03 acre site located on the west of East Avenue, south of Manchester Road. This review centered on the plan's compliance with the applicable sections of the City's Zoning Ordinance, the amended site-specific governing ordinance for the tract of land (Ordinance # 2188), and other related requirements and design criteria of the City of Wildwood. In this comparison, a number of items were identified that must be addressed, before this matter can be scheduled for review by the Site Plan Subcommittee of the Planning and Zoning Commission. These items are as follows:

1. Please provide a current and working telephone number for MRM Manlin Development Group.
2. Please provide comments and/or conceptual approval from Metropolitan St. Louis Sewer District (MSD).
3. Please provide comments and/or conceptual approval from Metro West Fire Protection District.
4. Please provide and Environmental – Assessment Phase One for this tract of land.
5. Please provide a copy of the Missouri Department of Natural Resources disturbance permit.
6. Please remove Development Note #18, as it is redundant with General Note #21.
7. Please update all references to the City Clerk to be Elizabeth Weiss.
8. Please add the Geotechnical script and signature block to Sheet 1.
9. Please identify the current Public Space calculations as being for Plat One and modify the table to accurately reflect the qualifying public space improvements installed as part of it. Please note dry retention is not a qualifying public space improvement and the multiple use trail has not been installed. Please be advised the proposed

amended soils, as well as the bio-retention areas, indicated on the lots, can be credited as public space.

10. Please provide all dimensions for the proposed porches shown on the Typical Lots.
11. Please add "All land disturbance shall be consistent with City approved plans" to General Note #2.
12. Please edit the description of the zoning in the title block to be "A Planned Residential Development Overlay District" and not "A Planned Residential Overlay District".
13. Please remove all six (6) foot landscape easements in the side yard areas. These easements were required to provide a visual shield for side-entry type garages, which are no longer being provided. Please alter the Landscape Plan to reflect this change as well.
14. Please show, on all sheets where applicable, the existing street lights for Plat One. Additionally, please note all street lights are to match those types provided in Plat One and include catalog cut sheets of them.
15. Please indicate "No parking this side of street" along the west side of East Avenue and indicate on the plan the number and location of signs regulating this restriction. Additionally, please note the signs are to match the signs provided in Plat One and include catalog cut sheets of them.
16. Please edit the note on Sheet 4 to read "Extend walk to property line. Sidewalk to be completed prior to first occupancy on any of Lots 19 through 21."
17. Please indicate in the Typical Pavement Section and Streetscape Detail exhibit the three (3) inch rolled curb is to be consistent with those provided for Plat One. Additionally, please provide a note indicating the minimum width of the tree lawn and sidewalk area.
18. Please consider eliminating the proposed bio-retention strip in the rear yard areas and/or relocating them to the side yard areas.
19. Please clarify if the proposed amended soil areas are to be maintained by the individual property owner or the homeowners association. If they are to be maintained by the homeowners association, please provide a maintenance easement to allow for ongoing upkeep.
20. Please indicate on Sheet 6 the entrance monument easement shown on Lot 1 of Plat One is to be vacated. Given this vacation, please provide an entrance monument easement on Lot 21 of Plat Two, if a monument sign is planned.

<u>Landscape Plan</u>

21. Please be advised the Landscape Plan is being reviewed by the City's landscape consultant to ensure compliance with the City's Tree Manual and Sustainable Plantings Guide. Comments, if any, will follow.
22. Please note the symbols provided in the legend and indicated on the plan are difficult to differentiate. Please provide appropriate symbols for the various proposed species.

23. Please indicate the four (4) trees on the east side of East Avenue as existing or proposed.
24. Please show the bio-retention plantings as indicated on Sheet 7, including the proposed Bald Cypress Trees, on the Landscape Plan as well.

Once the revisions are completed, please resubmit five (5) full sets of the revised Preliminary Development Plan and other requested items to the Department of Planning for further review. Please be advised that additional comments may follow after this resubmittal, given the extent of information being sought. If you should have any questions or comments in this regard, please feel free to contact the Departments of Public Works and/or Planning at (636) 458-0440.

Sincerely,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
The Honorable City Council of the City of Wildwood
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner

May 29, 2015

Joe Vujnich
Director of Planning
City of Wildwood
16860 Main Street
Wildwood, MO 63040

Re: Bordeaux Estates at Wildwood – Plat Two
Site Development Plan
Comment Response – Third Review

Mr. Vujnich:

Accompanying this letter is the required number of sets of the revised Site Development Plan for the above referenced project. Your comments dated May 27, 2015 have been addressed as follows.

1. A letter stating conceptual approval from MSD has been requested. The reviewer asked that the city contact MSD to verify wording of approval. MSD's request was forwarded to the city on April 28, 2015. Plans are currently under review by MSD. Final approval will be provided to the city upon availability.
2. The Typical Pavement Section has been revised as requested.
3. The grading limits and siltation control have been revised as requested.
4. The BMP Plantings have been removed from the Landscaping Plan for clarity. A note has been added to the Landscape Plan referring to the BMP Plantings Sheet for location and schedule of BMP Plantings.
5. Please forward the Landscape Architect's comments upon availability.

Please contact me with any questions.

Sincerely,

Gabriel DuBois
Design Director

Kathy Arnett

From: Gabriel DuBois <gabe@thddesigngroup.com>
Sent: Wednesday, May 27, 2015 4:38 PM
To: Joe Vujnich
Cc: Elizabeth Weiss; whcrok@stlmsd.com; Kathy Arnett
Subject: RE: Bordeaux Plat 2
Attachments: MSD Prelim Review_09-18-2009.pdf; RE: Bordeaux Estates Plat Two (2615 East Ave)

Thank you Joe,

Bill Croker asked that you contact him to make sure the letter is written as you would like the first time he writes it.

Please see the attached letter and email from Jason Peterin.

We are providing water quality for volume reduction to mimic the predeveloped runoff as discussed in Jason's email.

Let me know if you need anything else from us on this.

Thank you,

Gabriel DuBois
Design Director

THD Design Group
"your solution for engineering and surveying"

148 Chesterfield Industrial Boulevard, Suite G
Chesterfield, MO 63005
636.294.2972 Office
636.294.3027 Fax
Gabe@THDDesignGroup.com
www.THDDesignGroup.com

From: Joe Vujnich [mailto:JVujnich@cityofwildwood.com]
Sent: Wednesday, May 27, 2015 4:24 PM
To: Gabriel DuBois
Cc: Elizabeth Weiss; whcrok@stlmsd.com; Kathy Arnett
Subject: Re: Bordeaux Plat 2

Gabe:

I did contact Mr. Corker and he was not sure why we were talking. I need to have assurances the detention design from the original eighteen (18) lots can accommodate the additional three (3) lots, and that water quality will not be required.

Thank you,

Joe Vujnich

On May 27, 2015, at 4:12 PM, Gabriel DuBois <gabe@thddesigngroup.com> wrote:

Joe,

Please contact Bill Croker, 314-768-6304, at MSD.

He has asked to speak w/ city staff concerning the requested MSD Conceptual Approval letter for the Site Development Plan and for the ability to serve and approval of easements letter required for submittal of the Record Plat. He would like to verify that what he is generating will satisfy the city requests.

Thank you,

Gabriel DuBois
Design Director

<image001.jpg>

148 Chesterfield Industrial Boulevard, Suite G
Chesterfield, MO 63005
636.294.2972 Office
636.294.3027 Fax
Gabe@THDDesignGroup.com
www.THDDesignGroup.com

From: Gabriel DuBois [mailto:gabe@thddesigngroup.com]
Sent: Tuesday, April 28, 2015 11:05 AM
To: 'Joe Vujnich'
Cc: 'Elizabeth Weiss'; 'whcrok@stlmsd.com'
Subject: Bordeaux Plat 2

Joe,

Please contact Bill Croker, 314-768-6304, at MSD. He has asked to speak w/ city staff concerning the requested MSD Conceptual Approval letter for the Site Development Plan and for the ability to serve and approval of easements letter required for submittal of the Record Plat. He would like to verify that what he is generating will satisfy the city requests.

Thank you,

Gabriel DuBois
Design Director

<image001.jpg>

148 Chesterfield Industrial Boulevard, Suite G
Chesterfield, MO 63005
636.294.2972 Office
636.294.3027 Fax

Gabe@THDDesignGroup.com
www.THDDesignGroup.com

Kathy Arnett

From: Jason Peterein <JTPETE@stlmsd.com>
Sent: Tuesday, August 12, 2014 3:27 PM
To: Mike Patel; 'Gabriel DuBois'
Subject: RE: Bordeaux Estates Plat Two (2615 East Ave)

Gabe,

Please accept this email as confirmation that the requirements outlined in the September 18, 2009 conceptual review letter still apply. In addition to that letter please note the following with regards to this development:

Water quality treatment strategies shall provide sufficient volume reduction so that the development mimics its predevelopment runoff condition.

Please contact me if you have any questions.

Thanks
Jason

Jason T. Peterein, PE
Principal Engineer
Engineering / Development Review
Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, MO 63103
T: 314.768.2773
F: 314.768.6342

From: Mike Patel
Sent: Wednesday, July 30, 2014 1:27 PM
To: 'Gabriel DuBois'
Cc: Jason Peterein
Subject: FW: Bordeaux Estates Plat Two (2615 East Ave)

Gabriel
I am forwarding your request to Jason Peterein who is in charge of that area.

Thanks
Mike Patel

From: Gabriel DuBois [mailto:gabe@thddesigngroup.com]
Sent: Wednesday, July 30, 2014 11:11 AM
To: Mike Patel
Subject: Bordeaux Estates Plat Two (2615 East Ave)

Mike,

We are working on Prelim Plan approval through the city of Wildwood for the above referenced property. They have requested preliminary comments from MSD. Please see the attached plan.

I have attached a letter you wrote in 2009 for the same piece of property. The townhomes were never built and the

We need a similar review and letter for the currently proposed project. Please forward the requested letter or contact me to discuss.

Thank you,

Gabriel DuBois
Design Director

THD Design Group
"your solution for engineering and surveying"

148 Chesterfield Industrial Boulevard, Suite G
Chesterfield, MO 63005
636.294.2972 Office
636.294.3027 Fax
Gabe@THDDesignGroup.com
www.THDDesignGroup.com

-11782c-

Metropolitan
St. Louis Sewer
District

2350 Market Street
St. Louis, MO 63103-2555
(314) 768-6200

RECEIVED
SEP 21 2009
BAX ENGINEERING

City of Wildwood
JAN 07 2010
Dept. of Planning & Parks

September 18, 2009

Michael Trower
Bax Engineering Company, Inc.
221 Point West Blvd
St. Charles, MO 63301

Re: The Townes At Bordeaux Estates – 2615 East Avenue
Preliminary Plans Basic Conceptual Review
MSD Ref. No. D-096-00 .

Dear Michael:

We have completed the **basic conceptual review** of the referenced Preliminary Plans. Based upon same, the following comments are provided.

A subdivision plat will be required.

From the property ownership records, it appears that this development is the part of a much larger development.

Storm water management practice of water quality volume storage and filtration will be required.

Watershed and sub-watershed ridgelines shall remain unchanged for existing and proposed conditions.

Since the existing drainage from your site is flowing to the west and east watersheds, your project is not contributing to the adjacent P-27431-00 detention basin to the south. Furthermore, since your runoff differential is 1.09 cfs, channel protection volume and flood detention will not be required at this time.

However, a storm water management note will be required stating that all future development will be cumulative including this project.

Caulks Creek surcharge of $2,750 per acre shall apply to this area. On the basis of 1.03 acres, the total for the area is $2832.50.

Please label the existing sanitary sewer as "Built Under MSD P-27331-00".

The existing sewer easement deed book and page should also be labeled.

These comments are based on the preliminary plans and data and are provided as an initial guide.

Conceptual review is subject to requirements of detailed review of final design plans and is subordinate to the review and approval of said final design plans. This project is not currently under review of final project plans.

Sincerely,

Mike K. Patel, P.E.
Senior Engineer
Engineering / Design – Development Review

Cc: Francis Kaiser
Mike Buechter
File

Ref:concept0909-townes-at-bordeaux-est-d96.doc

WILDWOOD

May 27, 2015

THD Design Group, Inc.
c/o Gabe DuBois
251 Chesterfield Industrial Boulevard
Chesterfield, Missouri 63005

Re: **Bordeaux Estates at Wildwood - Plat 2** - Site Development Plan Package

Dear Mr. DuBois:

The Departments of Planning and Public Works have completed their third review of the Site Development Plan and related items for this residential development, which was authorized on a property now zoned R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD). This review of the plan and related items compared them to the requirements of the City's Planned Residential Development Overlay District Ordinance #2080 for this project, the Zoning Ordinance, the Subdivision and Development Regulations, and other design criteria used in the development of residential subdivisions in Town Center. The results of this review indicate a number of items that need to be addressed to gain compliance to the above-referenced codes. The identified items are as follows:

Additional Information:

1. Please provide conceptual approval of both the stormwater and sanitary sewer designs from Metropolitan St. Louis Sewer District (MSD).

SDP 4 of 10 – Flat Plan:

2. In the Typical Pavement Section and Streetscape Detail, please clarify on the eastern side of the cross section, if the drainage is away from the curb, as shown. Is this how the existing conditions are, or should the arrow under the 4% be pointing in the other direction and towards the street?

SDP 5 of 10 – Grading Plan:

3. Please verify the grading limits and location of siltation control. Both of these appear to be located through the areas of amended soils and the homesites themselves.

SDP 10 of 10 – Landscape Plan:

4. Please clarify what the asterisk type symbols are on the rear of each lot.
5. Please note the Landscape Plan has been sent to the City's Consultant for review and comment. Once the Landscape Architect's comments are received, they will be forwarded to you for response.

As was mentioned in my email, these plans will be presented to the Site Plan Subcommittee of the Planning and Zoning Commission on Monday, June 1, 2015, at 6:30 p.m. When revisions have made to the Site Development Plan and related information, please submit fifteen (15) full sets to the Department of Planning for distribution to the Planning and Zoning Commission. Please submit the

revised plans by midday on Friday, May 29th. Please be advised other comments may follow, after the next review by Staff, and consideration by the Planning and Zoning Commission is completed.

If you should have any questions or comments regarding these items and requests for additional information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your cooperation in addressing these items identified herein.

Sincerely,
CITY OF WILDWOOD

Rick Brown, P.E., P.T.O.E, Director
Department of Public Works

Kathy Arnett, Senior Planner I
Department of Planning and Parks

Cc: The Honorable Timothy Woerther, Mayor
Council Members Goodson and Garritano – Ward Eight
Ryan Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Joe Vujnich, Director of Planning and Parks
Terri Gaston, Subdivision and Escrows
Mike Manlin, Manlin Development Company

WILDWOOD

April 23, 2015

THD Design Group, Inc.
c/o Gabe DuBois
251 Chesterfield Industrial Boulevard
Chesterfield, Missouri 63005

Re: **Bordeaux Estates at Wildwood - Plat 2** - Site Development Plan Package

Dear Mr. DuBois:

The Departments of Planning and Public Works have completed their second review of the Site Development Plan and related items for this residential development, which was authorized on a property now zoned R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD). This review of the plan and related items compared them to the requirements of the City's Planned Residential Development Overlay District Ordinance #2080 for this project, the Zoning Ordinance, the Subdivision and Development Regulations, and other design criteria used in the development of residential subdivisions in Town Center. The results of this review indicate a number of items that need to be addressed to gain compliance to the above-referenced codes and allow the Department of Planning to present the Site Development Plan and related items to the Planning and Zoning Commission for its review and action. The identified items are as follows:

Additional Information:

1. Please provide the *Residential Site Plan Review Fee*: five hundred dollars ($500.00), plus twenty dollars ($20.00) for each proposed dwelling unit ($560.00).
2. Please provide conceptual approval from Metropolitan St. Louis Sewer District (MSD).
3. Please provide the required Geotechnical Report.

SDP 1 of 8:

4. Please amend the following General Notes:
    - #2 - Please delete.
    - #6 - Please delete and refer to the wording in the City of Wildwood's Zoning Ordinance, Chapter 425 – Grading Code.
    - #8 – Please revise as noted: Required roadway improvements must be completed prior to any occupancy of these three (3) dwellings.
    - #12 - Please delete and refer to the wording in the City of Wildwood's Zoning Ordinance, Chapter 425 – Grading Code.
    - #18 – Please revise as noted: "All sanitary and storm sewer construction shall conform to current Metropolitan St. Louis Sewer District (MSD) Standards and Specifications."

- #22 – Please revise as noted: "All sidewalks and associated accessibility improvement's and terminations to be constructed to City of Wildwood ADA standards."

SDP 2 of 8:

5. Please provide the geotechnical engineer's signature and script.
6. Please include the complete wording of Planned Residential Development (PRD) Ordinance #2080.
7. Please add an additional light standard in the vicinity of Lots 19 and 20.
8. Please provide a four (4) inch, type five (5) aggregate base under the sidewalks.
9. Please drain tree lawn areas and sidewalk areas to street and curb.
10. Please note the amended soils, i.e. BMP's (Best Management Practice's) Areas, need to be identified and indicated as protected, once installed on the three (3) permitted lots.
11. Please provide a sidewalk transition from Lot 18, to the sidewalk area to the north of it. Please note Lot 18 is currently under construction. Thus, please revise the note to the following: "Extend sidewalk to property line. Sidewalk transition to be completed with construction of Lot 18."

Sheet 6 of 6 (Landscape Plan):

12. Please see the attached comments regarding the Landscape Plan from the City's consultant.

When revisions have made to the Site Development Plan and related information, please submit three (3) full sets to the Department of Planning for further review. Please be advised other comments may follow, after this second review is completed.

If you should have any questions or comments regarding these items and requests for additional information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your cooperation in addressing these items identified herein.

Sincerely,
CITY OF WILDWOOD

Rick Brown, P.E., P.T.O.E, Director
Department of Public Works

Joe Vujnich, Director
Department of Planning and Parks

Cc: The Honorable Timothy Woerther, Mayor
Council Members Goodson and Garritano – Ward Eight
Ryan Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Liz Weiss, Planner
Terri Gaston, Subdivision and Escrows
Mike Manlin, Manlin Development Company

terraspec

CITY OF WILDWOOD
APR 20 2015
DEPT OF PLANNING & PARKS

April 20, 2015

Mr. Joe Vujnich
Director of Planning
City of Wildwood
16860 Main Street
Wildwood, Mo 63040

Re: Landscape Plan Review #1
Bordeaux Estates - Plat 2
terraspec Job Number 02038-94

Dear Mr. Vujnich:

Per your request we have performed a review of the proposed landscape plan for the above referenced project and submit for consideration the following comments and recommendations.

We have reviewed the landscape plan prepared for MRM Manlin Development Group by THD Design Group, Inc. dated 3/6/15 and find that the landscape submittal for this project does not appear to meet the minimum requirements set forth in the City's Ordinances and Tree Manual/Sustainable Plantings Guide.

1. To meet the minimum drawing requirements, the plan should:
   A. Add General Notes from the Landscape Plans section of the Tree Manual (a through j) as well as the following notes from the Landscape Applications section:
      - Grading - All grading for landscaped areas will not exceed a slope greater than 3:1. All exposed slopes will be protected from erosion as needed.
      - Maintenance - The landscape of all undeveloped and developed property will be properly maintained in a sightly and well-kept manner.
      - Replacement - Replanting and replacement of existing plant materials will be executed on an annual basis as needed by the property owner.
   B. Revise the Landscape Legend to indicate the specific plant material species to be utilized in this development, not just a generic description, ie "Evergreen" - "View Screen". Include both common and botanical names, correct planting size, correct mature size, planting condition, ie. Container, B&B.
   C. Include Planting Details for both trees and shrubs.
   D. Existing Trees, within the tree lawn area, do not qualify as credits toward street tree requirements.

2. To meet the minimum landscape requirements for this residential application, the plan should include:
   A. Street Trees
      Street Trees are required at a ratio of one (1) tree for every 40' of frontage per Chapter 420. Subdivision and Development Regulations, Section 420.340. Landscaping, Paragraph B. The Street Trees indicated on the submitted plan are at an inappropriate spacing of 15' on center and are not an appropriate species for this application. Street trees should not be low branching, ornamental trees such as Serviceberry, Redbud or Purple Leaf Plum, rather various types of shade trees, planted at 30'-40' on center should be utilized to fulfill the street tree requirement. Some examples of appropriate street tree species are European Hornbeam, Little Leaf Linden, Ginko, Thornless Honeylocust, Red Oak, Zelkova. Street trees shall be a minimum of 2-1/2" diameter in size at time of planting.

   It should be noted that, to date, no street trees have been installed in the tree lawn areas within this en-

(Continued on page 2)

tire, recently developed, residential subdivision, even though the lots in the previous plat appear to be fully complete. It is our recommendation that street trees, throughout the development , be installed prior to any further occupancies being granted.

B. West Property Line Bufferyard (rear of Lots 19, 20, & 21)
Type 'B' Bufferyard is required, per the City's Tree Manual Bufferyard Matrix, between "NU" and "R1A" residential zones, at 2 PU's per 150 lf. - (300' lf / 150 = 2 x 2 PU's = 4 PU's required)

Item	Required	Proposed	Add'l. Mat. Req'd
Canopy Trees	4 (1) 4", (1) 3" & (2) 2"	0	4
Evergreen Trees	4 (1) 10', (1) 8' & (2) 6'	0	4
Ornamental Trees	4 (1) 2.5", (1) 2", & (2) 1.5"	0	4
Shrubs	40	0	40

Note: The Standard Plant Unit (PU) requirements for Bufferyards are as stated above.

Note: Some existing plant material currently exists along the rear of these lots that might qualify as credits toward the bufferyard requirements. Existing plant material types, sizes, locations, and quantities need to be identified on the resubmitted landscape plan in order to evaluate.

C. 6' Wide Landscape Easements (north east corners of Lots 19, 20 & 21)
Landscape plan should indicate specific information about the plant material proposed for the landscape easement strips. Show plant type, planting size, quantity, mature size. Sight restrictions for those pulling out from the driveways should be taken into account when specifying types and locations.

If there are any questions or additional information is required, please don't hesitate to contact this office.

Sincerely,
terraspec

Kenneth J. Keitel, PLA, ASLA
Landscape Architect

terraspec

WILDWOOD

September 5, 2014

MRM Manlin Development Group, Inc.
C/o Mike Manlin
7729 Clayton Road
St. Louis, Missouri 63117

Re: P.Z. 15, 16, and 17-14 Bordeaux Estates at Wildwood – Plat Two – A request for a change in the Town Center Regulating Plan and the rezoning of the property from the R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District ("Neighborhood General" District), to the R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District ("Neighborhood Edge" District), for the development of three (3) single family dwellings on individual lots. (Ward Eight)

Dear Mr. Manlin:

The Departments of Planning and Public Works have completed their second review of the application packet filed in support of the multiple requests for a modification of the Town Center Regulating Plan and the change in zoning for a 1.03 acre site located on the west side of East Avenue, south of Manchester Road. This review centered on the packet's compliance with the applicable sections of the City's Zoning Code, Town Center Plan, and related design criteria used in ascertaining development proposals of this type. In this comparison, a few items were discovered that must be addressed. However, this matter has been scheduled for a public hearing at the City's Planning and Zoning Commission on Monday, October 6, 2014. These items are as follows:

Additional Information:

1. Please provide preliminary comments from the Metropolitan St. Louis Sewer District (MSD) regarding this proposed development.

Preliminary Development Plan (Sheet P1):

2. Please note the side yard setback for Lot 21 is required to be ten (10) feet in distance due to the setback requirements for perimeter lots, as specified by the underlying zoning district of the Planned Residential Development District (PRD).
3. Please label East Avenue as a public right-of-way.
4. Please add City of Wildwood, Missouri to the Title Block.

Your next submittal should consist of the additional information, as noted above, and twenty (20) revised Preliminary Development Plans in order for the Department to distribute to the Planning and Zoning Commission in preparation for the October 6, 2014 public hearing. If you have any questions regarding this review, please feel free to contact the Departments of Public Works and/or Planning at (636) 458-0440.

Sincerely,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Sincerely,
CITY OF WILDWOOD

Ryan S. Thomas, P.E., Director
Director of Public Works

CC: The Honorable Timothy Woerther, Mayor
Council Members Goodson and Wojciechowski – Ward Eight
Daniel E. Dubruiel, City Administrator
Rob Golterman, City Attorney
Liz Weiss, Planner
THD Design Group, c/o Gabe DuBois

WILDWOOD

July 7, 2014

MRM Manlin Development Group, Inc.
C/o Mike Manlin
7729 Clayton Road
St. Louis, Missouri 63117

Re: P.Z. 15, 16, and 17-14 Bordeaux Estates at Wildwood – Plat Two – A request for a change in the Town Center Regulating Plan and the rezoning of the property from the R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District ("Neighborhood General" District), to the R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District ("Neighborhood Edge" District), for the development of three (3) single family dwellings on individual lots. (Ward Eight)

Dear Mr. Manlin:

The Departments of Planning and Public Works have completed their first review of the application packet filed in support of the multiple requests for a modification of the Town Center Regulating Plan and the change in zoning request for a 1.03 acre site located on the west of East Avenue, south of Manchester Road. This review centered on the packet's compliance with the applicable sections of the City's Zoning Code, Town Center Plan, and related design criteria used in ascertaining development proposals of this type. In this comparison, a number of items were discovered that must be addressed, so this matter can be scheduled for public hearing before the City's Planning and Zoning Commission. These items are as follows:

Additional Information:

1. Please provide a letter requesting the change of the property's current Regulating Plan designation, under the Town Center Plan, from "Neighborhood General" District (associated with the previous zoning of the site) to 'Neighborhood Edge" District. The Department of Planning believes this change to the land use designation is necessary due to the new unit type that is being proposed, which is substantially different than what was have advertised at the time of the property's zoning change request, and could not be developed under the requirements of the "Neighborhood General District."
2. Please provide preliminary comments from the Metro West Fire Protection District and Metropolitan St. Louis Sewer District regarding this proposed development.
3. Please amend the present zoning to 'R-6A **4,000 square foot Residence District**, with a Planned Residential Development Overlay District' (Note #4).
4. Please amend the proposed zoning to 'R-3 **10,000 square foot Residence District**, with a Planned Residential Development Overlay District (Note #5).

5. Please note the 'Dimensional Zoning Standards' (provided in Note #6) and the 'Dimensional Town Center Standards' (provided in Note #7), do not correspond with the depicted typical lot diagram. Additionally, please eliminate Development Note #6.
6. Please provide information relating to the timing of the construction of the required Multiple-Use Trail, which is requested to be credited towards the Public Space Requirement associated with these three (3) lots (Note #11).
7. Please amend the following in Note #12: Telephone – AT&T; Metro West Fire Protection District; Police – St Louis County Police Department – Wildwood Precinct; and Rockwood School District. Additionally, please add Ward 8 to Note #12.

Preliminary Development Plan (Sheet P1):

8. Please provide a note indicating the 'chain link fence is to be removed' along the northern property line.
9. Please note the typical pavement section depiction requires **seven (7) inch** Portland Cement Concrete, in lieu of six (6) inches, as depicted.
10. Please note if an entrance monument easement will be relocated to proposed Lot 1 from existing Lot 18. Additionally, please provide information relating to proposed signage.
11. Please be advised, as part of the zoning process for this property, the City will require the frontage areas of the properties along East Avenue to be improved to the City's Streetscape Standards, which include a twenty-four (24) foot street pavement (asphalt, with concrete curb and gutter), eight (8) foot sidewalks, with streetlights, and street trees/grates. Please indicate these improvements on the plan.
12. Please provide improvements (i.e. sidewalks, street lights, street trees/gates) on the east side of East Avenue.
13. Please add a note the overhead electric lines along East Avenue will be placed underground.
14. Please note garage door openings facing the street cannot be greater than twelve (12) feet in width. Therefore, each garage space will be required to have an individual door.
15. Please note front facing driveways should be no wider than ten (10) feet between the build-to line and the street.
16. Please note front facing garages must be a minimum of fifteen (15) feet behind the build-to line.
17. Please indicate the number of light standards proposed, if any.
18. Please note each dwelling shall have a minimum of two (2) parking spaces. Please provide the following information relating to the Parking Calculations:
    - 2 Spaces / Dwelling Unit
    - 3 Dwelling Units x 2 Spaces/Dwelling Unit = 6 Spaces Required
    - 6 Total Spaces Provided
19. Please modify the density calculation to include the dedication of any right-of-way areas from the gross acreage of the subject site.
20. Please eliminate the scripts on the left side of the plan sheet. These scripts are not applicable to the Preliminary Development Plan and the associated rezoning process.
21. Please see the attached PCL checklist.
22. Please indicate the required lot width at the front building line.
23. Please define the eastern edge of the East Avenue right-of-way more clearly on the plan sheet.

Once the revisions are completed, please resubmit three (3) full sets of the revised Preliminary Development Plan and other requested items to the Departments of Planning and Public Works for further review. Please be advised that additional comments may follow after this resubmittal, given the extent of information being requested. If you should have any questions of comments in this regard, please feel free to contact the Departments of Public Works and/or Planning at (636) 458-0440.

Sincerely,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Sincerely,
CITY OF WILDWOOD

Ryan S. Thomas, P.E., Director
Director of Public Works

CC: The Honorable Timothy Woerther, Mayor
Council Members Goodson and Wojciechowski – Ward Eight
Daniel E. Dubruiel, City Administrator
Rob Golterman, City Attorney
Liz Weiss, Planner
THD Design Group, c/o Gabe DuBois

CITY OF WILDWOOD
PLAN/PLAT REVIEW CHECKLIST

Please note: All checked items must be responded to on plan's resubmittal

P. Z. # 15,16,17-14 DEVELOPMENT NAME Bourdeaux Estates Plat 2

____ Provide Missouri Department of Transportation Conceptual Approval.

____ Provide Metropolitan St. Louis Sewer District Conceptual Approval.

____ Submit a Flood Plain Study to the Department of Public Works.

____ Submit a Geotechnical Study to the Department of Public Works.

____ A Professional Engineer and Engineer preparing geotechnical report must sign and seal the mylar.

____ Submit a street stub study to the Department of Public Works.
NOTE: Developer shall install a street extension sign at roadway terminus which reads "THIS STREET TO BE EXTENDED AS PART OF FUTURE DEVELOPMENT"

____ Submit steep grade verification to Department of Public Works.

____ Add all ordinance conditions to the Site Development Plan, including TGA language.

____ Identify pavement and right-of-way width along _____.

____ Show and dimension all improvements, i.e., existing and new right-of-way and pavement, sidewalks, TSCL, etc.

____ Provide Temporary Slope Construction License (TSCL) as directed by the Department of Public Works.

____ Provide photos per Section 30 of the Department of Public Works "Design Criteria Handbook."

____ Provide verification of required sight distance at all access points.

____ Please add as a note: Entrance, street intersection, cul-de-sac shall be constructed to City of Wildwood standards.

____ Indicate Driveways with on-site turnaround capabilities as directed by the Department of Public Works.

____ Show sight triangle at intersection/median. No plants, trees, signs, etc. shall be placed in this area as to restrict sight distance.

✓ Show and note all sidewalks will be constructed to City of Wildwood ADA standards.

✓ Provide easement for sidewalk conforming to City of Wildwood ADA standards adjacent to right-of-way.

✓ Clarify if grading is proposed. If so, show and note grading per City of Wildwood standards.

CITY OF WILDWOOD
PLAN/PLAT REVIEW CHECKLIST
PAGE 2

____ Show existing and proposed contours based on U.S.G.S. datum.

✓ Please add the note: Grading and drainage shall be per City of Wildwood and MSD standards.

✓ Please add the note: Slope shall not exceed 3 (horizontal) : 1 (vertical), unless supported by geotechnical report.

✓ Please add the note: Stormwater shall be discharged at an adequate natural discharge point. Sinkholes are not adequate natural discharge points.

✓ Provide and show cross access (through the site) (between the proposed lots).

____ Designate Public or Private streets.

____ Provide Book and Page in which right-of-way, roadway, easement, TSCL, etc. has been recorded.

____ Please provide a Location Map.

____ Please provide a North Arrow.

____ Please identify the Plan Scale.

____ Please identify the Subject Site's Zoning District.

____ Please provide the Subdivision Name, if applicable.

____ Provide the Lot Number, if applicable.

____ Identify the Dimensions of the Site.

____ Identify the Area of the Site.

____ Provide the Zoning of Adjacent Parcels, if different than the site.

____ Identify the Plan Submitter - Name, Address, Phone.

____ Provide the Proposed Building Use and Construction Type.

____ Identify the Building and Structure Distance from Adjacent Property Lines.

✓ Provide the Building Dimensions and Gross Floor Area.

____ Provide the Parking and Loading Space Calculations, as well as, the Location and Sizes of all Proposed Spaces.

____ Identify the Parking Setbacks.

____ Identify the Drive Aisle Widths.

____ Identify the Type and Location of the Proposed Sanitary Sewer Treatment.

✓ Identify the Stormwater Drainage Facilities, including Retention Ponds and Detention Facilities, if applicable.

____ Provide a Landscaping Plan and Legend.

____ Provide a rendering of all Proposed Signs, which identifies their Size, Height and Location on the Plan.

____ Locate all Easements - Existing and Proposed.

____ Identify all Light Standards - Location and Height.

____ Identify any Other Structures (Fences, Canopies, etc.) - with Dimensions.

If you should have any questions regarding the information provided on these sheets, please feel free to contact the Department of Planning at 636-458-0440