



AGENDA

for the

CITY OF WILDWOOD'S

PLANNING AND ZONING COMMISSION SITE PLAN SUBCOMMITTEE

City Hall Community Room · [16860 Main Street](#)

March 7, 2016- Monday

5:45 PM to 7:20 PM

Re: P.Z. 21, 22, and 23-14 Stone Mill Subdivision, Lombardo Homes of St. Louis, L.L.C.

AND

P.Z. 25, 26, and 26a-14 Main Street Crossing, Payne Family Homes L.L.C.

- I. Welcome To Attendees And Roll Call Of Commission Members
- II. Review Tonight's Agenda/Questions Or Comments
- III. P.Z. 21, 22, And 23-14 Stone Mill Subdivision, Lombardo Homes Of St. Louis, L.L.C.
Review and discussion of the Site Development Plan (SDP), and related items; R-1A
22,000 square foot Residence District, with a Planned Residential Development Overlay
District; west side of Center Avenue, south of Manchester Road. (Ward 8)

Documents: [III_STONE MILL.PDF](#)

1. Overview Of Plan And Related Items By Department Of Planning Staff
2. Presentation By Petitioner/Petitioner's Representation
3. Comments And Questions By Subcommittee Members
4. Consensus On Recommendation

- IV. P.Z. 25, 26, And 26a-14 Main Street Crossing, Payne Family Homes L.L.C.
Review and discussion of the Site Development Plan (SDP), and related items; R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (Town Center Designation "Neighborhood Edge"); east side of State Route 109, south of State Route 100. (Ward One)

Documents: [IV_MAIN ST. CROSSING.PDF](#)

1. Overview Of Plan And Related Items By Department Of Planning Staff
2. Presentation By Petitioner/Petitioner's Representation
3. Comments And Questions By Subcommittee Members
4. Consensus On Recommendation

V. Public Comment

VI. Other Matters

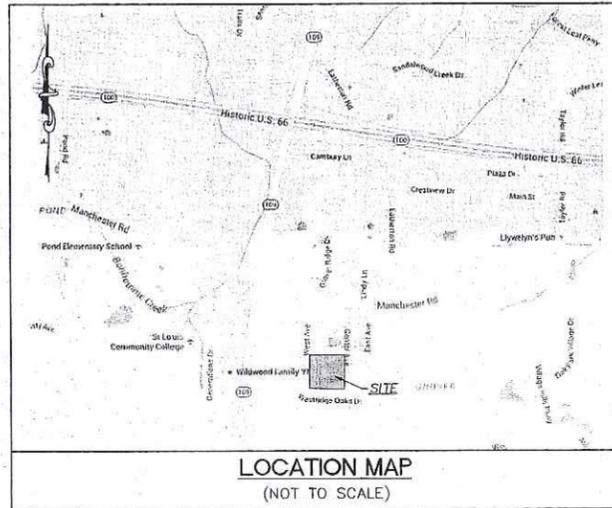
VII. Closing Remarks And Adjournment

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

Stone Mill

A TRACT OF LAND IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12,
TOWNSHIP 44 NORTH, RANGE 3 EAST
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

SITE DEVELOPMENT PLAN R1-A RESIDENCE DISTRICT, WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD)



SHEET INDEX

- 1.0 COVER SHEET
- 2.0 SITE PLAN
- 3.0 GRADING PLAN
- 4.0 DETAILS
- 5.0-5.1 ORDINANCE
- 6.0 NATURAL RESOURCE PROTECTION PLAN
- 7.0 STORMWATER POLLUTION PROTECTION PLAN
- 7.1 SWPP NOTES & DETAILS

Special Inspections, LLC
16624 Old Chesterfield Rd.
St. Louis, MO. 63017
(636)751-3161
SpecialInspectionsInfo



Whalen Custom Homes
338 S. Kirkwood Rd.
Kirkwood, MO 63122
314-575-7645

OWNER/DEVELOPER

Stone Mill
2710 West Avenue
Wildwood, MO 63040

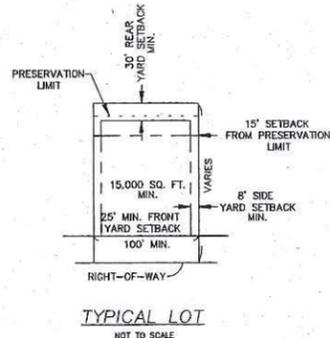
PROJECT TITLE AND LOCATION

JOB NUMBER: 15-001
DATE: 9/10/2015
DRAWN BY: TBM
CHECKED BY: MTM
SHEET TITLE: Cover Sheet
SHEET NUMBER: 1.0

LEGEND	
EXISTING	PROPOSED
542	542
X5.36	536.0
CENTER LINE	CENTER LINE
BUILDINGS, ETC.	BUILDINGS, ETC.
TREE LINE	TREE LINE
FENCE	FENCE
STORM SEWERS	STORM SEWERS
SANITARY SEWERS	SANITARY SEWERS
CATCH BASIN	CATCH BASIN
AREA INLET	AREA INLET
GRATED INLET	GRATED INLET
STORM MANHOLE	STORM MANHOLE
SANITARY MANHOLE	SANITARY MANHOLE
FLARED END SECTION	FLARED END SECTION
CLEANOUT	CLEANOUT
LATERAL CONNECTION	LATERAL CONNECTION
UTILITY OR POWER POLE	UTILITY OR POWER POLE
FIRE HYDRANT	FIRE HYDRANT
TEST HOLE	TEST HOLE
PAVEMENT	PAVEMENT
GAS MAIN & SIZE	(2"0)
WATER MAIN & SIZE	(6"0)
TELEPHONE	(T)
ELECTRIC (U) UNDERGROUND	(E)
ELECTRIC (O) OVERHEAD	(OH)
FLOW LINE	F
TO BE REMOVED	TBR
TOP OF CURB	(TC)
SWALE	SWALE
LIGHT STANDARD	LIGHT STANDARD
STREET SIGN	STREET SIGN
P.S.	P.S.
PARKING STALLS	P.S.
YARD LIGHT	YARD LIGHT
TURF REINFORCEMENT MAT	TURF REINFORCEMENT MAT

DEVELOPMENT NOTES:

- LOCATOR NUMBER: 24V420010
- SITE ADDRESS: 2710 WEST AVENUE
OWNER: WHALEN CUSTOM HOMES
338 S. KIRKWOOD RD.
KIRKWOOD, MO 63122
 - EXISTING ZONING: NU - NON-URBAN RESIDENCE DISTRICT
 - PROPOSED ZONING: R-1A 22,000 SQUARE FOOT RESIDENTIAL DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD)
 - PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 - GROSS AREA OF SITE: 8.03 ACRES
LESS RIGHT-OF-WAY: <0.65> ACRES
NET AREA: 7.38 ACRES
 - DENSITY = 12 LOTS/7.38 ACRES = 1.62 LOTS/ACRE
7.38 ACRES x 1.75 UNITS/ACRE = 12.915 UNITS, 12 LOTS PERMITTED
 - NUMBER OF LOTS PROPOSED: 12
 - LOT SIZE: 15,000 S.F. MINIMUM
 - AVERAGE LOT SIZE: 25,301 S.F.
 - PARKING REQUIREMENTS:
2 UNITS: 24 SPACES
PROVIDED: 24 SPACES



FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP ADOPTED BY FEMA (PANEL NUMBER 22189C0260K EFFECTIVE FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

TREE PRESERVATION CALCULATIONS:

EXISTING TREE CANOPY: 1.87 AC.
TREE CANOPY REMOVED: 0.15 AC.
REMAINING TREE CANOPY: 1.72 AC. (92%)

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:
WARD EIGHT
METRO WEST FIRE PROTECTION DISTRICT
ST. LOUIS COUNTY POLICE DEPARTMENT - WILDWOOD PRECINCT
ROCKWOOD R-5 SCHOOL DISTRICT
METROPOLITAN ST. LOUIS SEWER DISTRICT
AMEREN MISSOURI
AT&T
LAKELDE GAS COMPANY
MISSOURI AMERICAN WATER COMPANY
CHARTER CABLE SERVICES
- 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.
- 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.
- ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF WILDWOOD. NO SLOPES WITHIN CITY OF WILDWOOD RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- ALL UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
- ALL STREETS WILL BE CONSTRUCTED TO CITY OF WILDWOOD SPECIFICATIONS. ALL PROPOSED STREETS WILL BE PUBLIC AND SHALL BE 22' WIDE PAVEMENT, NO CURBS IN A 35' WIDE ROADWAY RIGHT-OF-WAY.
- NO PLANTS, TREES, SIGNS, ETC. GREATER THAN 36" IN HEIGHT SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE.
- MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 16 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF WILDWOOD CODE REQUIREMENTS.
- STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD AND COMPLY WITH ITS TREE MANUAL AND SUSTAINABLE PLANTINGS GUIDE.
- BUILDING HEIGHT SHALL NOT EXCEED 2 STORIES OR 24 FEET.
- THE NEAREST MAJOR INTERSECTION IS MANCHESTER ROAD AND STATE ROUTE 109 APPROXIMATELY 0.5 MILES TO THE NORTHWEST.
- PHASE I & II ENVIRONMENTAL REPORT HAVE BEEN PROVIDED TO CITY OF WILDWOOD.
- ENTRANCE STREET INTERSECTION, CUL-DE-SAC SHALL BE CONSTRUCTED TO CITY OF WILDWOOD STANDARDS.
- THE IMPROVEMENTS FOR CENTER AVENUE, INCLUDING THE ENGINEERING AND DESIGN, WILL BE SUBMITTED ON A SEPARATE PLAN. DESIGN, ENGINEERING, AND CONSTRUCTION COSTS ARE TO BE SHARED BETWEEN DEVELOPER AND THE CITY OF WILDWOOD.

BENCHMARK INFORMATION:

STL CO BM 16066
NAVD88 (SLC2010) ELEV = 783.32 FUS (or) 238.756 METER
NAVD29 ELEV = 783.40 FUS
"L" ON THE SOUTHWEST CORNER OF A CONCRETE HEADWALL; 30' WEST OF THE CENTERLINE OF HIGHWAY 109, 75' NORTH OF TURKEY TRACK ROAD AND 1.4 MILES NORTH OF WOODS ROAD.
SP MO EAST N=303938± E=237321± METER - ESTIMATED
ROUGH NAD83 LAT=38.572062±(N/4) LONG=90.645501±(W/-)

STL CO BM 16109
NAVD88 (SLC2010) ELEV = 794.47 FUS (or) 242.156 METER
NAVD29 ELEV = 794.70 FUS
"L" ON THE WEST SIDE OF A CONCRETE PORCH OF BUILDING AT #16957 MANCHESTER ROAD; 21' EAST OF THE CENTERLINE OF EATHERTON ROAD AND 39' NORTH OF THE CENTERLINE OF MANCHESTER ROAD.
SP MO EAST N=304400± E=238058± METER - ESTIMATED
ROUGH NAD83 LAT=38.57234±(N/4) LONG=90.637052±(W/-)

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO LEOLA MARY SCHLEMPER REVOCABLE TRUST RECORDED IN DEED BOOK 18787 PAGE 1614 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING ON THE WEST LINE OF CENTER (30' WIDE) AVENUE, THENCE WITH THE WEST LINE OF CENTER AVENUE, BEING 15' WEST OF AND PARALLEL TO THE CENTERLINE THEREOF, SOUTH 00°33'53" WEST 591.57 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, SAID POINT ALSO BEING THE NORTH LINE OF WESTRIDGE OAKS PLAT ONE AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 338 PAGE 55 OF THE ST. LOUIS COUNTY RECORDS; THENCE DEPARTING THE WEST LINE OF CENTER AVENUE WITH THE NORTH LINE OF WESTRIDGE OAKS PLAT ONE, NORTH 88°24'12" WEST 599.97 FEET TO A POINT ON THE EAST LINE OF WEST (30' WIDE) AVENUE, THENCE WITH THE EAST LINE OF WEST AVENUE, BEING 15' EAST OF AND PARALLEL TO THE CENTERLINE THEREOF AND 30 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SECTION 12, NORTH 00°30'34" EAST 573.71 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID LEOLA MARY SCHLEMPER REVOCABLE TRUST TRACT; THENCE WITH THE SOUTH LINE OF SAID LEOLA MARY SCHLEMPER REVOCABLE TRUST TRACT, NORTH 89°53'28" EAST 600.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 349,670 (8,027.3 ACRES), MORE OR LESS, ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING THE MONTH OF JANUARY 2013 UNDER ORDER NUMBER 12-11-311.

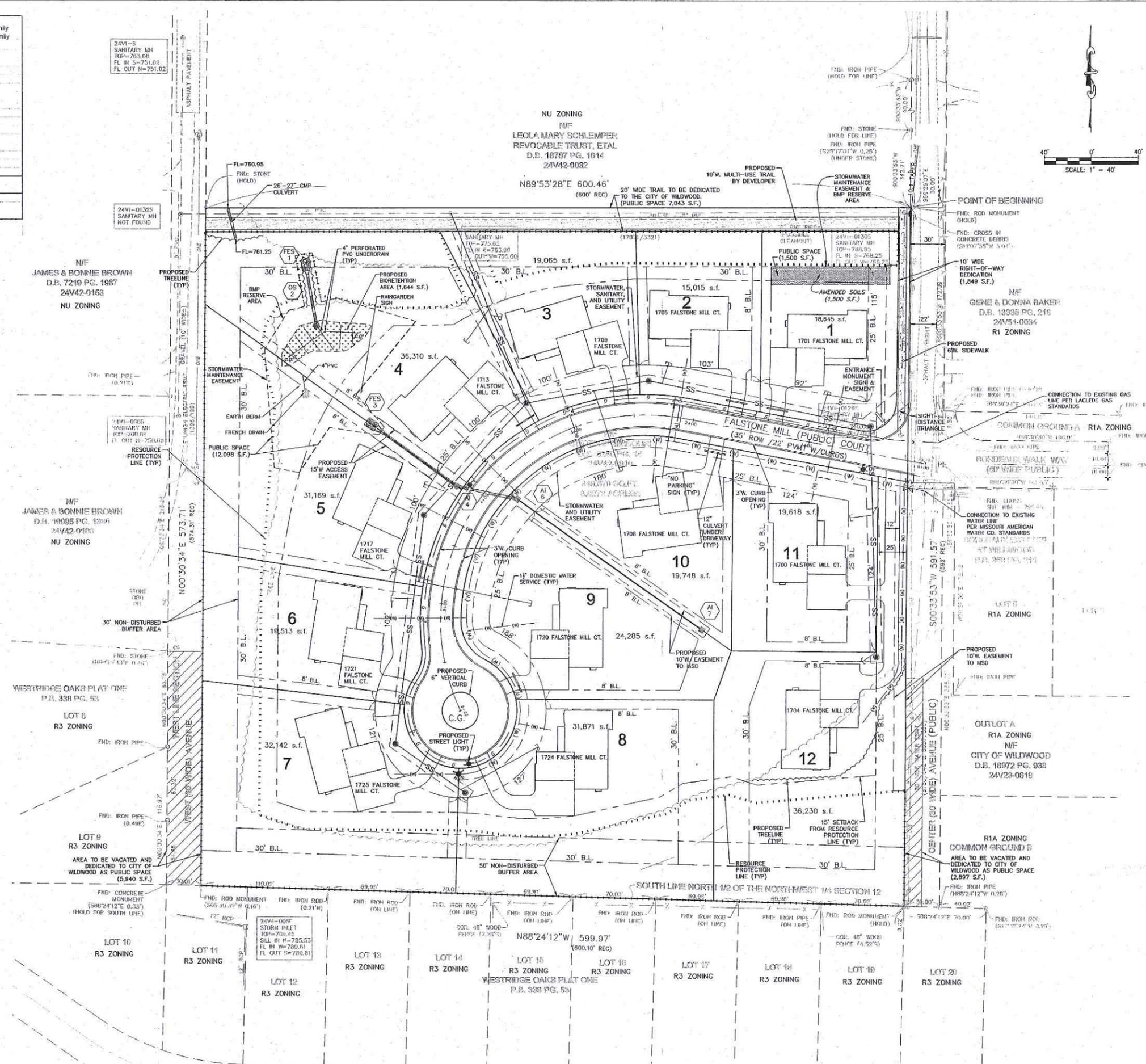
UTILITY INFORMATION:

UTILITIES SHOWN HAVE BEEN TAKEN FROM AVAILABLE SURVEYS, UTILITY COMPANY MAPS AND PHYSICAL PROPERTY INSPECTION. THE LOCATIONS AND FACILITIES SHALL BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE ADDITIONAL UTILITIES THAT HAVE NOT BEEN SHOWN ON THIS SURVEY. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.



Standard for Public Space Calculation:	
Amount of Required Public Space	Four (4) acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per new single family dwelling)
Amount of Provided Public Space	20,908.8 s.f.
Multiple Use Trail	7,043 s.f.
Underground Detention Area	
Public Land Dedication	10,686 s.f.
Privately-Held Common Ground	
List Installed Improvements	
Picnic Tables	
Benches	
Trash Receptacles	
Bicycle Racks	
Other:	
Other Public Space Items (if provided)	14,402 s.f.
Fee In Lieu	

*Street Vacation (5,940 + 2,897) + R.O.W. Ded. (1,849) = 10,686 S.F.
 **Common Ground (804) + BMP (12,098 + 1,500) = 14,402 S.F.



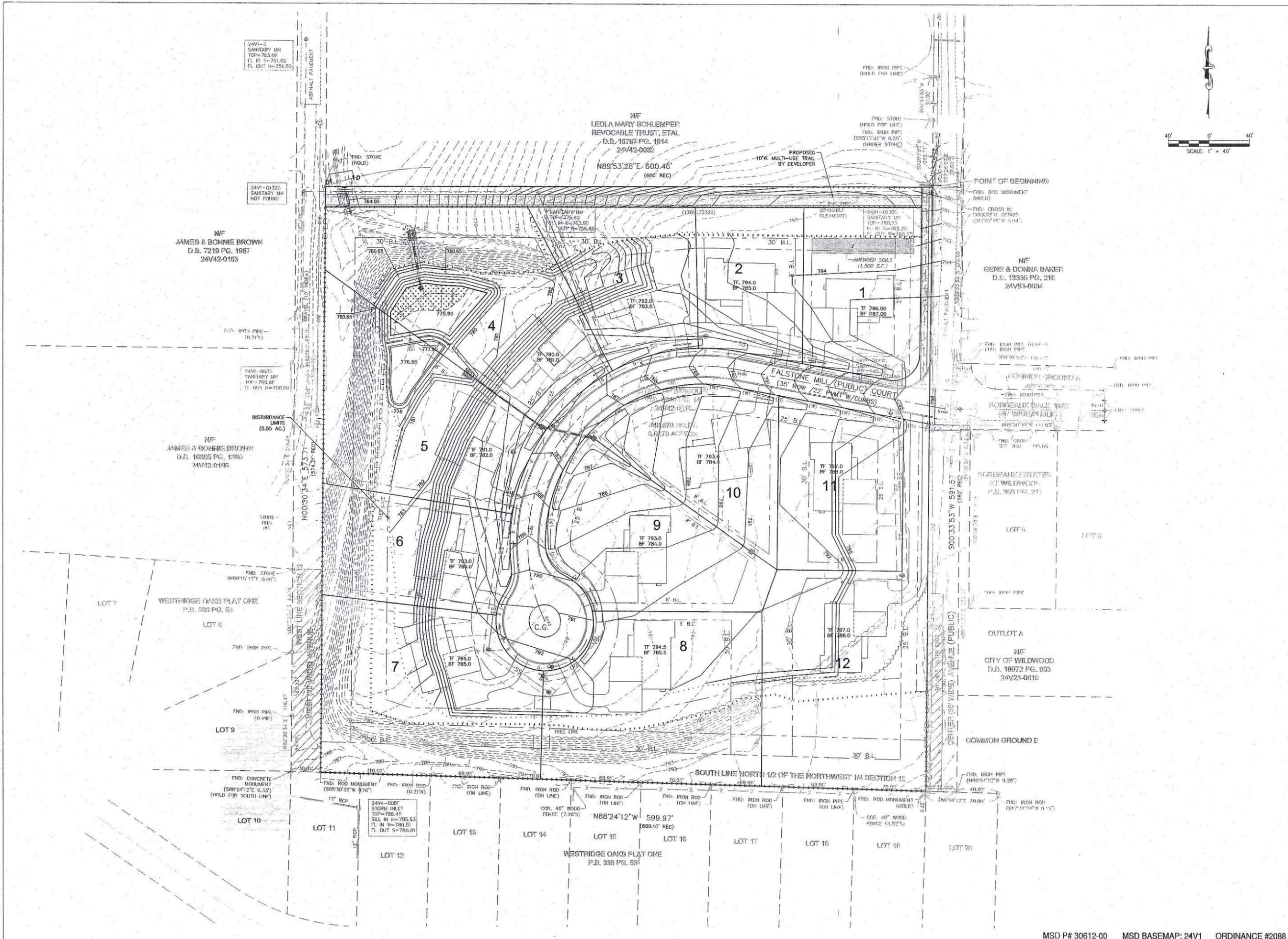
Special Inspections, LLC
 16624 Old Chesterfield Rd.
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 SpecialInspectionInfo

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 Kirkwood, MO 63122
 314-575-7645

Stone Mill
 2710 West Avenue
 Wildwood, MO 63040

OWNER/DEVELOPER:
 PROJECT TITLE AND LOCATION:
 JOB NUMBER: 15-001
 DATE: 9/10/2015
 DRAWN BY: TBM
 CHECKED BY: MTM
 SHEET TITLE: Site Plan
 SHEET NUMBER:

2.0



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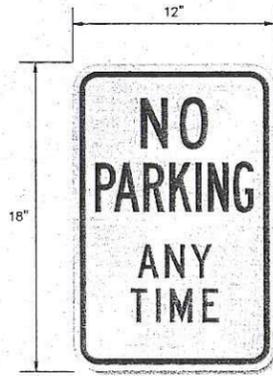
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PROJECT TITLE AND LOCATION:
 Stone Mill
 2710 West Avenue
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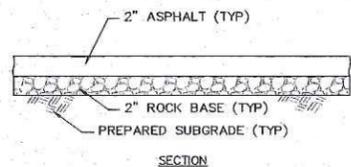
JOB NUMBER: 15-001
DATE: 9/10/2015
DRAWN BY: TBM
CHECKED BY: MTM
SHEET TITLE: Grading Plan

SHEET NUMBER:
3.0

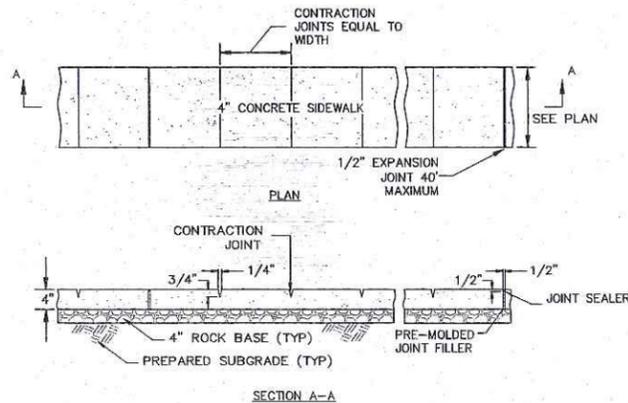


R7-1

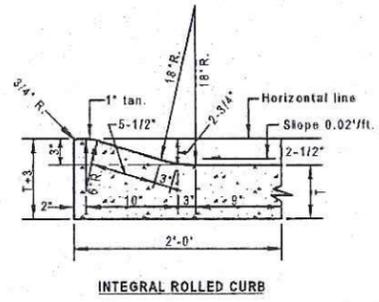
"NO PARKING" SIGN
SCALE: NOT TO SCALE



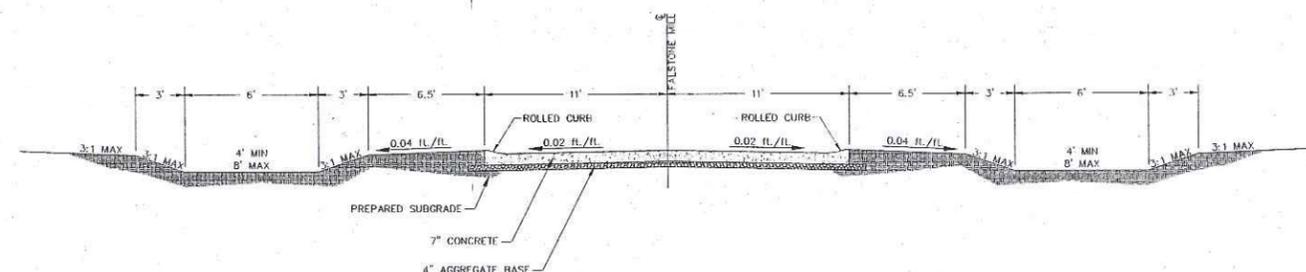
ASPHALT TRAIL SECTION DETAIL
SCALE: NOT TO SCALE



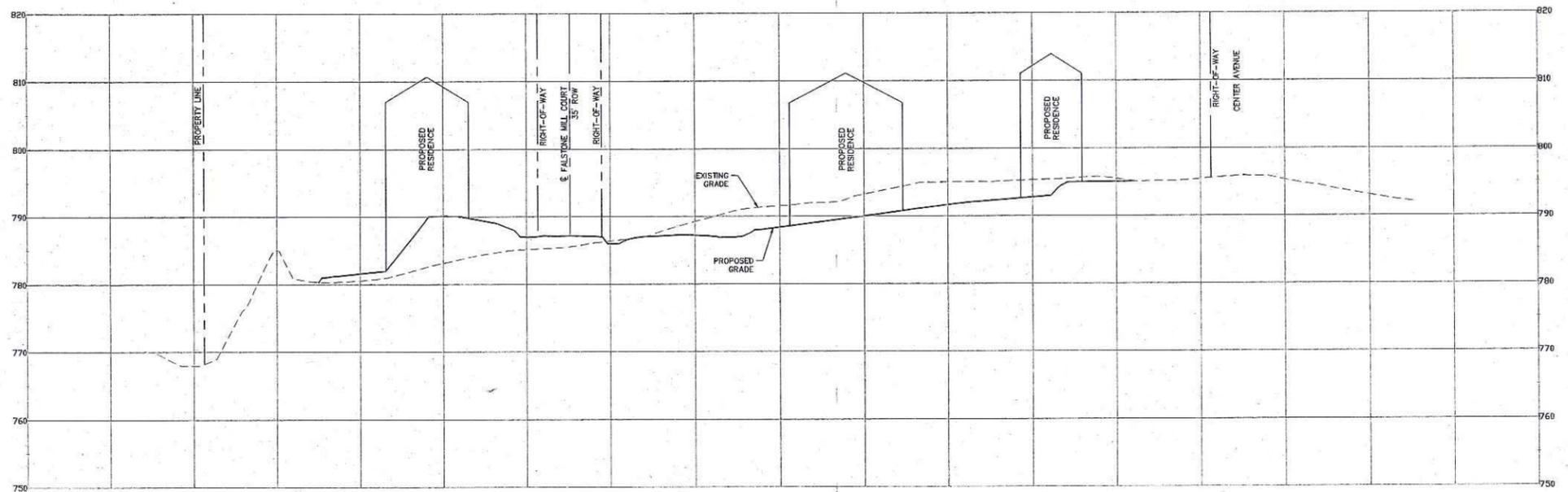
CONCRETE SIDEWALK DETAIL
SCALE: NOT TO SCALE



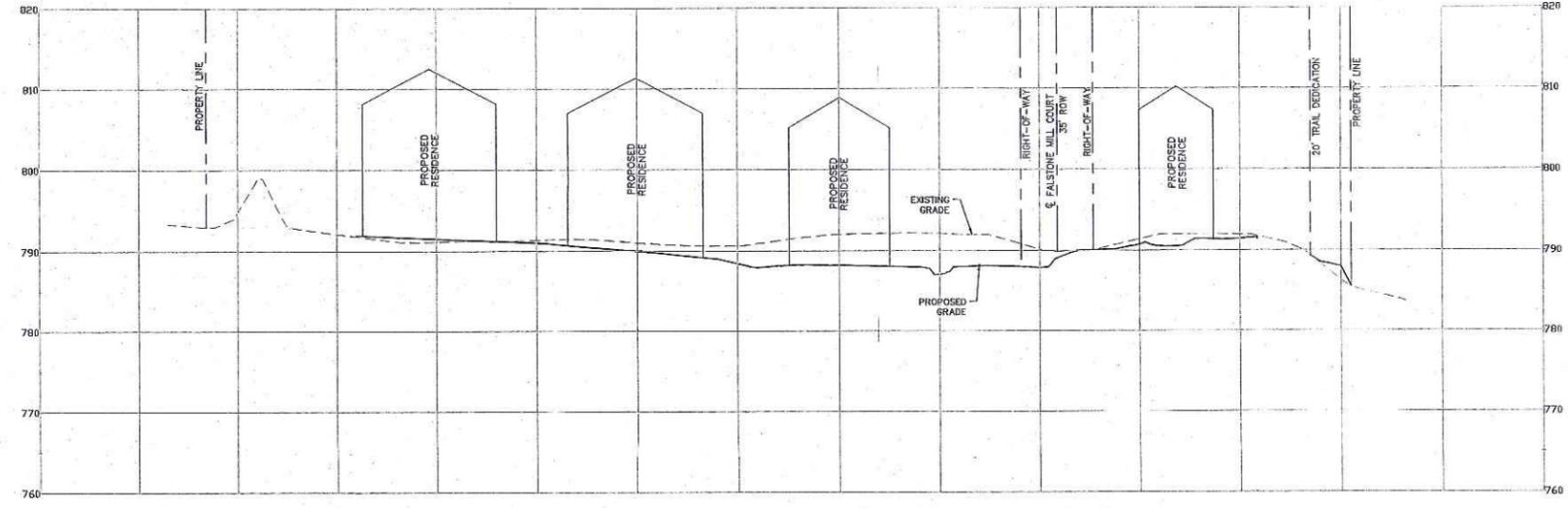
ROLLED CURB DETAIL
SCALE: NOT TO SCALE



STREET TYPICAL SECTION
FALSTONE MILL COURT
SCALE: NOT TO SCALE

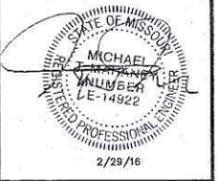


SITE CROSS SECTION A-A
SCALE: 1"=40' HORIZ.
1"=10' VERT.



SITE CROSS SECTION A-A
SCALE: 1"=40' HORIZ.
1"=10' VERT.

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2710 West Avenue
Wildwood, MO 63040

PROJECT TITLE AND LOCATION:

JOB NUMBER: 15-001
DATE: 9/10/2015
DRAWN BY: TBM
CHECKED BY: MTM
SHEET TITLE: Details

SHEET NUMBER:
4.0

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING A CHANGE IN ZONING FROM THE NU NON-URBAN RESIDENCE DISTRICT TO THE R-1A 22,000 SQUARE FOOT RESIDENCE DISTRICT, WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), TO ACCOMMODATE THE DEVELOPMENT OF AN 8.01 ACRE TRACT OF LAND THAT IS LOCATED ON THE WEST SIDE OF CENTER AVENUE, SOUTH OF MANCHESTER ROAD, WITH TWELVE (12) SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, WITH COMMON GROUND AND PUBLIC SPACE AREAS, PER THE ACTION OF THE PLANNING AND ZONING COMMISSION, WHICH IS DETAILED IN ITS LETTER OF RECOMMENDATION DATED FEBRUARY 2, 2015 - P.Z. 21, 22, and 23-14 Stone Mill, (Ward Eight)

WHEREAS, the Master Plan of the City of Wildwood, Missouri contains four (4), major conceptual land use categories that are applied for properties located within its boundaries and these classifications determine how they may be developed in terms of use and density/intensity; and

WHEREAS, one (1) of these categories is the "Suburban Residential Area" that is applied to properties that had been zoned by St. Louis County, prior to the City's incorporation, for single family residential uses, at densities that varied from two (2) units per acre to five (5) units per acre, which included much of the Wildwood community east of State Route 109; and

WHEREAS, this pattern was recognized and the first City Council and Planning and Zoning Commission agreed to allow numerous surrounding properties that were vacant or undeveloped to be used for similar purposes, but at a density no greater than two (2) units per acre, which was substantially less than the past actions of St. Louis County; and

WHEREAS, in 2006, the density in the "Suburban Residential Area" was changed, as part of the Master Plan update process, to one (1) unit per acre from the earlier two (2) units per acre, which was due to the impact this density of units was causing on some of the remaining sites available for future development, particularly in the Strecker Road/Clayton Road Area; and

WHEREAS, long after this change in the text of the Master Plan, the petitioner purchased a site formerly owned by the State of Missouri and was advised of the limitations on its future density of residential units, but sought a change to the Master Plan definition of "Suburban Residential Area," so as to be able to develop it with a comparable density to that of the surrounding subdivisions; and

WHEREAS, this Master Plan modification to the definition of "Suburban Residential Area" would allow for the development of twelve (12) lots on the 8.01 acre site, which also requires its rezoning and the application of a Planned Residential Development Overlay District (PRD), all of which were applied for by Lombardo Homes; and

WHEREAS, with the applications for these three (3) items, the Planning and Zoning Commission held a public hearing on December 1, 2014 upon them, where comments were provided in this regard; and

WHEREAS, the Planning and Zoning Commission reviewed these comments and discussed considerations, with finally granting a change to the Master Plan's "Suburban Residential Area" definition to allow for this single property to have a density of up to 1.75 units per acre, given the

circumstances of its location, i.e. abutting Town Center, other surrounding development densities, and available utilities; and

WHEREAS, with this action, the associated rezoning and application of special procedures permit were also recommended for approval by the Planning and Zoning Commission, which was reflected in its Letter of Recommendation on this matter, being dated February 2, 2015; and

WHEREAS, in this Letter of Recommendation, the Planning and Zoning Commission noted the rezoning and associated special procedures permit were reasonable at this location, given the Master Plan amendment had been supported, and would address a difficult property with a comparable development proposal in terms of type and density of use; and

WHEREAS, this action was undertaken in accordance with the requirements of the City's Charter and the State Statute for the consideration of modifications to Master Plans, General Plans, and Comprehensive Plans of a similar nature.

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, amended to reflect the change in zoning from the NU Non-Urban Residence District to the R-1A 22,000 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 IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO LECIA MARY SCHLEMPER REVOCABLE TRUST RECORDED IN DEED BOOK 4787, PAGE 184 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING ON THE WEST LINE OF CENTER (60' WIDE) AVENUE, THENCE WITH THE WEST LINE OF CENTER AVENUE, BEING 15' WEST OF AND PARALLEL TO THE CENTERLINE THEREOF, SOUTH 08°33'53" WEST 599.57 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 12, SAID POINT ALSO BEING THE NORTH LINE OF WESTRIDGE OAKS PLAT ONE AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 318 PAGE 53 OF THE ST. LOUIS COUNTY RECORDS; THENCE DEPARTING THE WEST LINE OF CENTER AVENUE WITH THE NORTH LINE OF WESTRIDGE OAKS PLAT ONE, NORTH 82°41'05" WEST 599.67 FEET TO A POINT ON THE EAST LINE OF WEST (20' WIDE) AVENUE, THENCE WITH THE EAST LINE OF WEST AVENUE, BEING 15' EAST OF AND PARALLEL TO THE CENTERLINE THEREOF AND 30 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SECTION 12, NORTH 00°30'34" EAST 373.71 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID LECIA MARY SCHLEMPER REVOCABLE TRUST TRACT; THENCE WITH THE SOUTH LINE OF SAID LECIA MARY SCHLEMPER REVOCABLE TRUST TRACT, NORTH 82°53'08" EAST 600.46 FEET TO THE POINT OF BEGINNING; AND CONTAINING 349,620 (R. 0223 ACRES), MORE OR LESS, ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING THE MONTH OF JANUARY 2015 UNDER ORDER NUMBER 10-19-311.

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 February 2, 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:

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Build-To Lines/Setbacks/Other - 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 setback lines:
1. Twenty-five (25) feet from any right-of-way line.
2. Eight (8) 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.
4. No foundation associated with any authorized dwelling, or any structural element attached therein to it, shall encroach within fifteen (15) feet of the Final Resource Protection Line, as shown on the Record Plat.

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-five (25) feet.

Access and Roadway Improvements

- c. Dedicate the necessary amount of right-of-way (a minimum of ten (10) feet), along with all easements and licenses for construction purposes, for Center Avenue to allow for the creation of a minimum forty (40) foot wide public right-of-way area and the construction of a twenty-two (22) foot wide pavement section, with a six (6) foot wide sidewalk, on the west side of the street, which adheres to the City of Wildwood's Design Criteria Handbook and associated requirements, as directed by the Department of Public Works. All elements including, but not limited to, tree lawn area, street trees and lights, and other amenities, as set forth herein, shall be indicated on the Site Development Plan and reviewed and acted upon by the Planning and Zoning Commission.

- d. Provide a twenty (20) foot wide trail dedication along the entire length of the northern property line to the City of Wildwood for public use forever. This dedication shall be indicated on the Record Plat for this subdivision and contained within in a ten (10) foot wide multiple-use trail that will connect to Center and West Avenue. This design shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan process. All standards, specifications, and requirements for the dedication, platting, and design shall be per the direction of the Department's of Public Works and Planning.

- e. Dedicate a thirty-five (35) foot right-of-way area for public use and within this area construct a minimum twenty-two (22) foot wide street, with cul-de-sac, and sidewalks on both sides of it all designed in accordance with the City of Wildwood's Design Criteria Handbook, and 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 Center Avenue during the development of this site, not East 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 City of Wildwood's Design Criteria Handbook. 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 City of Wildwood's Design Criteria Handbook, 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 Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance, for the R-1A 22,000 square foot Residence District.

1. PERMITTED USES

- a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of twelve (12) 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 15,000 square feet in size. The minimum width of any lot within this P.R.D. Overlay District shall be one hundred (100) feet in distance, excepting within the cul-de-sac area, which shall be as determined by the Planning and Zoning Commission, as part of its review and action on the Site Development Plan. This width shall be measured at the front building line.
b. 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.
c. Direct residential drive access shall be allowed for up to two (2) of the single family detached units within this development from Center Avenue, while the other ten (10) lots shall only be served by the proposed public internal street. All garages on each of the units shall be side-entry designs only, and must use carriage type designs, 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.
d. The first story, interior clear height for all single family dwellings shall be not less than eight (8) feet.
e. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Zoning Ordinance regulations for architectural review in all districts, 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 boarder, 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.
f. The maximum area of this site that can be disturbed for development purposes shall not exceed 5.3 acres in size and does not include the Director of Planning's variance, but does preclude its allowable use.

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 City's Tree Manual and Sustainable Plantings Guide 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 accordance 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 minimum fifty (50) foot, non-disturbed buffer area of the existing woodlands shall be maintained along the property's entire southern boundary line with the Westridge Oaks Subdivision. Non-disturbed shall be interpreted to include no utility extensions through this buffer area. A similar non-disturbed buffer area of no less than thirty (30) feet shall also be required along the entire western boundary line of the subject lot.
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 Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-1A 22,000 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

- g. The minimum area of this site that must be protected and cannot be used for development purposes is 2.7 acres in size and does not include the Director of Planning's variance, but does not preclude its allowable use.

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.

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 indicated on the Site Development Plan, as part of its 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 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:

Table with 2 columns: Type of Development, Required Contribution. Row 1: Single Family Dwelling (detached), \$1,085.70 / Parking Space

Special Inspections, LLC

16624 Old Chesterfield Rd. St. Louis, MO 63017 (636) 751-3161 SpecialInspectionsInfo



Whalen Custom Homes 338 S. Kirkwood Rd. Kirkwood, MO 63122 314-575-7645

OWNER/DEVELOPER:

Stone Mill 2710 West Avenue Wildwood, MO 63040

PROJECT TITLE AND LOCATION:

Form with fields: JOB NUMBER: 15-001, DATE: 9/10/2015, DRAWN BY: TBM, CHECKED BY: MTM, SHEET TITLE: Ordinance #2088, SHEET NUMBER: 5.0

(Parking space is defined by Section 415.280 of the City of Wildwood Zoning Code.)

Credits to this required Traffic Generation Assessment Fee (TGA), which shall be at the discretion of the City Council, for off-site work, as defined in the enabling ordinance for this assessment, within the Center Avenue right-of-way, may be allowed. Design and engineering of these improvements to Center Avenue shall be reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan, all being in accordance with the direction of the Department of Public Works.

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

(b)

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.

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 Assessments -- Phase One and Two

- e. The developer shall provide to the Planning and Zoning Commission, as part of the Site Development Plan submittal package, a Phase I and Phase II Environmental Assessment Reports of the property, which indicate its current condition relative to its past utilization by other owners. Determination regarding any required remediation 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

(c)

exceeding a residential cleanup standard/guideline, with the cost borne for such by the developer and not the City of Wildwood.

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 Center 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.

(d)

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 affect these twelve (12) lots. Verification of acceptable service to these twelve (12) 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.

(e)

- 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 20,908.80 square feet in total area.

(b)

Other than changes to the conditions, as directed by the Planning and Zoning Commission, as shown in bold & blue type, with a strike through the baseline addition to them.

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 9 day of March, 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.

County Clerk

The Honorable Timothy Woerther, Mayor

ATTEST:

City Clerk

Deputy City Administrator/City Clerk

(c)

Special Inspections, LLC

16624 Old Chesterfield Rd. St. Louis, MO, 63017 (636)751-3161 Specialinspections.info



Whalen Custom Homes 338 S. Kirkwood Rd. Kirkwood, MO 63122 314-575-7645

OWNER/DEVELOPER:

Stone Mill 2710 West Avenue Wildwood, MO 63040

PROJECT TITLE AND LOCATION:

JOB NUMBER: 15-001

DATE: 9/10/2015

DRAWN BY: TBM

CHECKED BY: MTM

SHEET TITLE: Ordinance #2088

SHEET NUMBER:

5.1

NATURAL RESOURCE PROTECTION STANDARD ANALYSIS - PREPARED BY ON-SITE SOILS, INC.

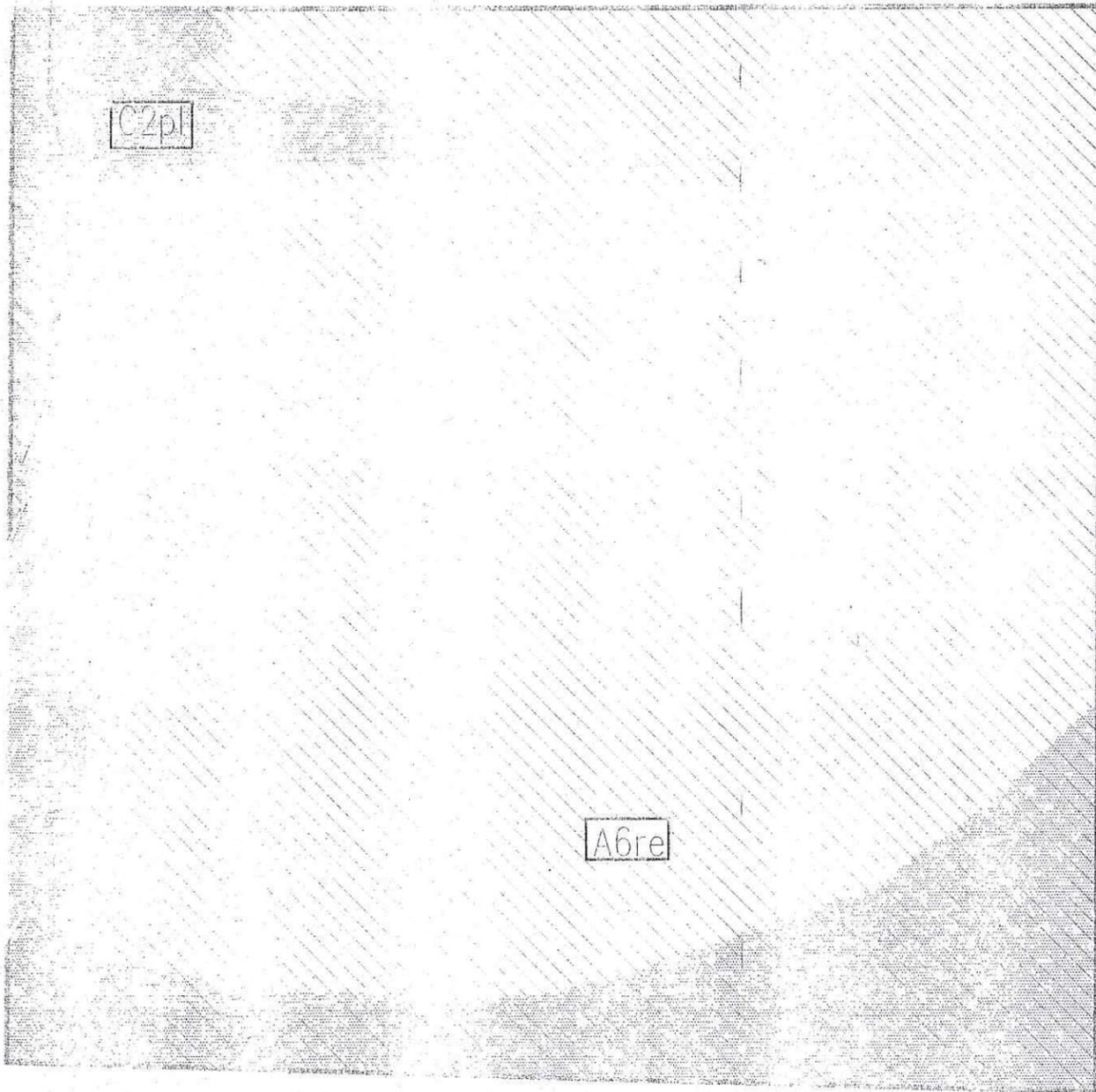
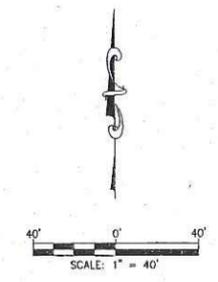
MAP UNIT	AREA	%REQUIRED TO BE PRESERVED	AREA REQUIRED TO BE PRESERVED	ACRES PRESERVED	%PRESERVED	ACRES DISTURBED	%DISTURBED	ACRES USABLE
C2pl	0.44	40%	0.18	0.42	95%	0.02	5%	0.26
A6re	7.56	30%	2.27	2.27	30%	5.29	70%	5.29
Drainageway	0.01	100%	0.01	0.01	100%	0.00	0%	0.00
TOTAL	8.01		2.46	2.70	34%	5.31	66%	5.55

SOIL SCIENTIST CERTIFICATION:

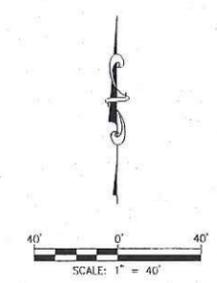
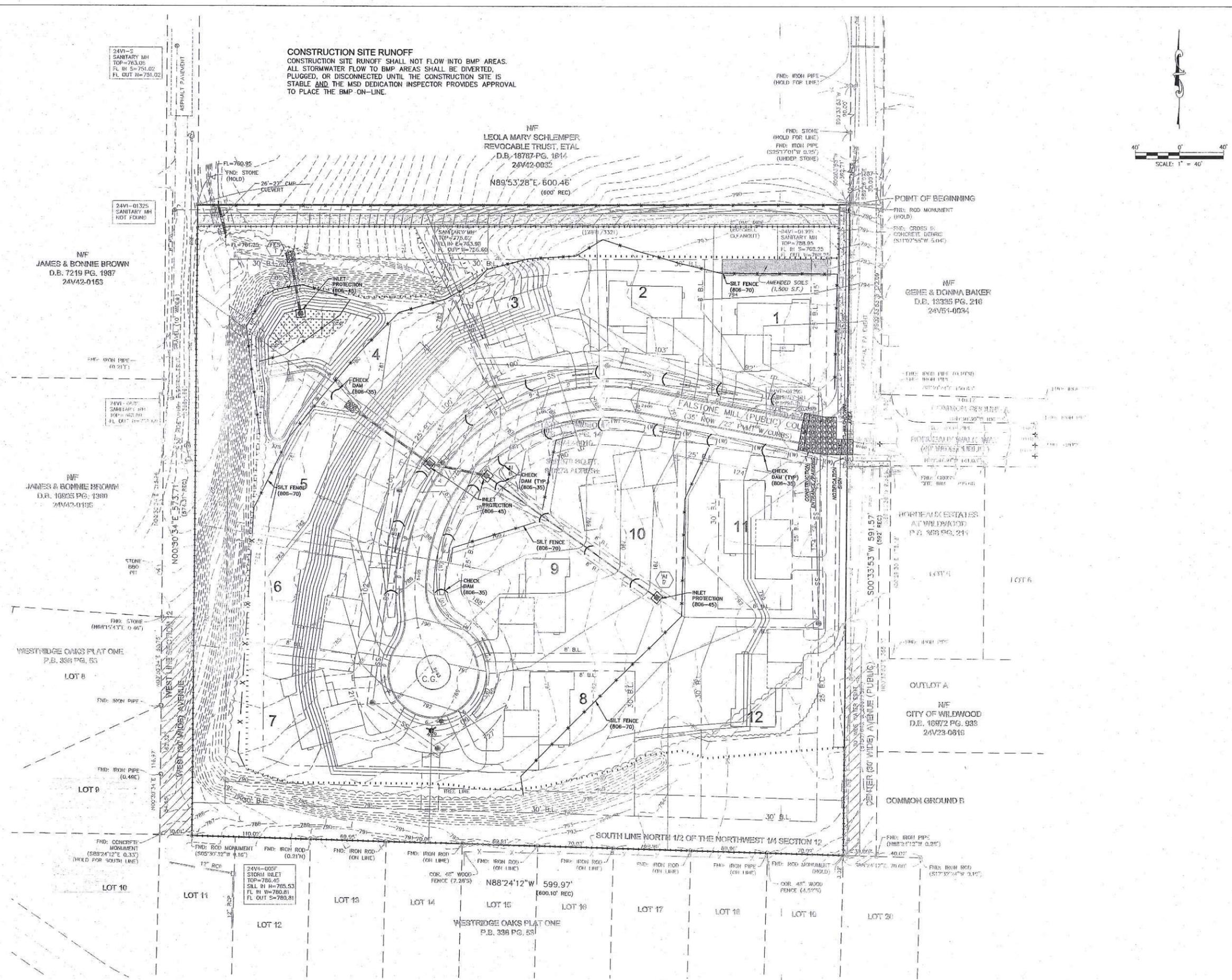
THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY 2013, PREPARED A REPORT REGARDING THE SOILS AND NATURAL RESOURCE EVALUATION OF THE SUBJECT PROPERTY. THE REPORT AND INFORMATION CONTAINED ON THIS PLAN RELATING TO SAME IS IN COMPLIANCE WITH SECTION 420.200, "NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES" OF THE CITY OF WLDWOOD, MISSOURI.

[Signature]
SOIL SCIENTIST

2/1/16
DATE

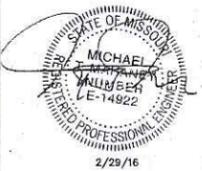


CONSTRUCTION SITE RUNOFF
 CONSTRUCTION SITE RUNOFF SHALL NOT FLOW INTO BMP AREAS.
 ALL STORMWATER FLOW TO BMP AREAS SHALL BE DIVERTED,
 PLUGGED, OR DISCONNECTED UNTIL THE CONSTRUCTION SITE IS
 STABLE AND THE MSD DEDICATION INSPECTOR PROVIDES APPROVAL
 TO PLACE THE BMP ON-LINE.



Special Inspections, LLC

16624 Old Chesterfield Rd.
 St. Louis, MO, 63017
 (636)751-3161
 SpecialInspections.info



Whalen Custom Homes
 338 S. Kirkwood Rd.
 Kirkwood, MO 63122
 314-575-7645

DRAWN/DEVELOPER:

Stone Mill
 2710 West Avenue
 Wildwood, MO 63040

PROJECT TITLE AND LOCATION:

JOB NUMBER: 15-001

DATE: 9/10/2015

DRAWN BY: TBM

CHECKED BY: MTM

SHEET TITLE: SWPPP

SHEET NUMBER:

7.0

SWPPP NOTES

- SITE OWNER:** WHALEN CUSTOM HOMES
338 S. KIRKWOOD RD.
KIRKWOOD, MO 63122
314-575-7645
- SITE ADDRESS:** 2710 WEST AVENUE, WILDWOOD, MO 63040
- REFER TO IMPROVEMENT PLANS FOR PERTINENT SITE MAP INFO.
- REFER TO IMPROVEMENT PLANS FOR PERTINENT TOPOGRAPHICAL INFO.
- RUNOFF COEFFICIENTS:** UNDEVELOPED - 0.90
DEVELOPED - 0.92
- TOTAL LAND ESTIMATED TO BE DISTURBED -** APPROXIMATELY 5.55 ACRES
- REFER TO DRAINAGE AREA MAP IN IMPROVEMENT PLANS FOR DRAINAGE PATTERNS.
- REFER TO SWPP PLAN FOR LOCATION OF ACCESS TO CONSTRUCTION SITE.
- DESCRIPTION OF B.M.P.'S TO CONTROL EROSION AND SEDIMENTATION (INTERIM AND PERMANENT STABILIZATION PRACTICES)**
 - FOR DETAILED DESCRIPTION OF EACH BMP REQUIRED ON THE SITE SEE THIS SHEET.
 - CONTRACTOR SHALL ESTABLISH PERIMETER SILTATION CONTROL PRIOR TO ANY CONSTRUCTION ACTIVITIES. AREAS REQUIRING MINOR CLEARING &/OR GRADING PRIOR TO INSTALLATION OF SILTATION CONTROL SHALL BE COMPLETED IN A TIMELY MANNER AND SILTATION CONTROL ESTABLISHED IMMEDIATELY FOLLOWING.
 - TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED WHERE THE ACCESS AREAS INTERSECT WITH PUBLIC ACCESS WAYS. DURING MOUDY CONDITIONS, DRIVERS OF VEHICLES WILL BE REQUIRED TO WASH THEIR WHEELS BEFORE ENTERING THE ROADWAY. WHERE SEDIMENT IS TRANSPORTED ONTO PUBLIC ACCESS WAYS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROAD BY SHOVELING OR SWEEPING. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
 - UPON COMMENCEMENT OF INITIAL CLEARING AND GRUBBING OPERATIONS, AS WELL AS FUTURE GRADING OPERATIONS, TOPSOIL MUST BE STRIPPED FROM GRADED AREAS AND STOCKPILED FOR IN FINAL GRADING AND / OR EXCESS REMOVAL. THE STOCKPILES WILL BE KEPT ON SITE BUT MUST STAY CLEAR OF ALL CONSTRUCTION ACTIVITY. THE STOCKPILE MUST BE STABILIZED WITH TEMPORARY VEGETATION, OR COVERED AT THE END OF EACH WORKDAY, OR PERIMETER CONTROLS MUST BE IN PLACE TO PREVENT SOIL LOSS AND SEDIMENT TRANSPORT FROM THE STOCKPILE ITSELF UNTIL NEEDED.
 - TEMPORARY ROADS SHALL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE. SLOPES SHALL NOT EXCEED 10 PERCENT SLOPE.
 - CONTRACTOR SHALL CLEAR AND GRUB THOSE AREAS OF THE SITE SCHEDULED FOR CONSTRUCTION. AREAS NOT SCHEDULED FOR IMMEDIATE CONSTRUCTION SHALL NOT BE CLEARED OF ESTABLISHED VEGETATION UNTIL REQUIRED. REMAINDER OF SITE SHALL BE GRADED, AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF SILTATION CONTROL THROUGHOUT THE DURATION OF THE PROJECT.
 - STORM DRAINS SHALL BE INSTALLED AS EARLY AS POSSIBLE, PROVIDED THE INSTALLATION DOES NOT CONFLICT WITH OTHER CONSTRUCTION ACTIVITIES. INLET PROTECTION SHALL BE PLACED AROUND EACH INLET IMMEDIATELY UPON COMPLETION OF CONSTRUCTION OF EACH INLET. INLETS MAY BE UTILIZED FOR STORM WATER CONTROL DURING CONSTRUCTION, WITH THE SILT FENCE AND EROSION CONTROL MEASURES IN PLACE.
 - IF SEEDING OR ANOTHER VEGETATIVE EROSION CONTROL METHOD IS USED, IT SHALL BECOME ESTABLISHED WITHIN TWO WEEKS OR THE SITE SHALL BE RE-SEEDING OR A NON-VEGETATIVE OPTION EMPLOYED.
 - TECHNIQUES SHALL BE EMPLOYED TO ENSURE STABILIZATION ON STEEP SLOPES AND IN DRAINAGE WAYS.
 - THE ENTIRE SITE MUST BE STABILIZED, USING HEAVY MULCH LAYER OR ANOTHER METHOD THAT DOES NOT REQUIRE GERMINATION TO CONTROL EROSION, AT THE CLOSE OF THE CONSTRUCTION SEASON. REFER TO TABLE 2 FOR MULCHING RATES.
 - TECHNIQUES SHALL BE EMPLOYED TO PREVENT THE BLOWING OF DUST OR SEDIMENT FROM THE SITE.
 - TECHNIQUES SHALL BE EMPLOYED TO DIVERT UPLAND RUNOFF PAST DISTURBED SLOPES
 - ALL PROPOSED TURF AREAS, ONCE CONSTRUCTED TO FINAL GRADE SHALL BE SEEDING/SOVED WITHIN FIVE DAYS AFTER FINAL GRADING OF THE SITE WHERE SHOWN ON THE PLAN. SHOULD WEATHER CAUSE DELAYS IN EARTHWORK OPERATIONS, ADDITIONAL SILTATION CONTROL MEASURES MAY BE REQUIRED.
 - ANY DISTURBED AREAS WHICH WILL REMAIN UNWORKED FOR FIVE DAYS OR MORE SHALL BE STABILIZED WITH SEEDING AND MULCHING PER SPECIFICATIONS WITHIN FIVE DAYS. IF SEASONAL CONDITIONS PROHIBIT SEEDING, MULCHING OR MATING SHALL BE USED.
 - SETTLING BASINS, SEDIMENT TRAPS, OR TANKS AND PERIMETER CONTROLS AS REQUIRED.
 - SETTLING BASINS SHALL BE PROVIDED FOR EACH DRAINAGE AREA WITHIN 10 OR MORE ACRES DISTURBED AT ONE TIME AND SHALL BE SIZED TO CONTAIN 0.5 INCH OF SEDIMENT FROM THE DRAINAGE AREA AND BE ABLE TO CONTAIN A 2-YEAR, 24-HOUR STORM. IF THE PROVISION OF A BASIN OF THIS SIZE IS IMPRACTICAL, OTHER SIMILARLY EFFECTIVE BEST MANAGEMENT PRACTICES (BMP), AS EVALUATED AND SPECIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), SHALL BE UTILIZED.
 - WHEN REQUIRED, SETTLING BASINS SHALL BE DESIGNED IN A MANNER THAT ALLOWS ADAPTATION TO PROVIDE LONG-TERM STORM WATER MANAGEMENT, AS REQUIRED BY THE COUNTY DEPARTMENT(S) HAVING ENFORCEMENT AUTHORITY AND RESPONSIBILITIES.
 - SETTLING BASINS SHALL HAVE STABILIZED SPILLWAYS TO MINIMIZE THE POTENTIAL FOR EROSION OF THE SPILLWAY OR BASIN EMBANKMENT.
 - PROTECTION FOR ADJACENT PROPERTIES BY THE USE OF VEGETATED BUFFER STRIP IN COMBINATION WITH PERIMETER CONTROLS.
 - SEDIMENTATION CONTROLS SHALL ONLY BE REMOVED AFTER THE SITE IS COMPLETELY STABILIZED, VEGETATION IS WELL ESTABLISHED, AND ALL PAVEMENT AREAS ARE INSTALLED.
- DESCRIPTION OF B.M.P.'S TO PREVENT POTENTIAL POLLUTANTS** (CONSTRUCTION WASTES, TOXIC OR HAZARDOUS SUBSTANCES, PETROLEUM PRODUCTS, PESTICIDES, HERBICIDES, SITE LITTER, SANITARY WASTES, ETC.)
 - SOLID NON-HAZARDOUS CONSTRUCTION WASTE - DISPOSE OF IN TRASH DUMPSTERS OR APPROVED EQUIVALENT IN A LOCATION APPROVED BY THE OWNER. POTENTIALLY SOLUBLE OR LEACHABLE SOLID WASTE SHALL BE STORED OFF THE GROUND AND IN COVERED LEAK-PROOF CONTAINERS. SOLID WASTE SHALL BE STORED OFF THE GROUND AND IN COVERED LEAK-PROOF CONTAINERS. SOLID WASTE SHALL BE PROPERLY DISPOSED OF OFF-SITE ON A REGULAR BASIS.
 - HAZARDOUS WASTE - HAZARDOUS WASTE SHALL BE SEGREGATED FROM NON-HAZARDOUS CONSTRUCTION DEBRIS. LIQUID OR SEMI-LIQUID HAZARDOUS WASTE SHALL BE STORED IN APPROPRIATE CONTAINERS (CLOSED DRUMS OR SIMILAR) AND SHALL BE KEPT UNDER COVER. GRANULAR, SOLUBLE, OR LEACHABLE HAZARDOUS WASTE MATERIALS SHALL BE STORED OFF THE GROUND AND IN COVERED LEAK-PROOF CONTAINERS. THE OWNER SHALL PROPERLY APPROVE ANY HAZARDOUS WASTE STORAGE AREA LOCATIONS.
 - HAZARDOUS WASTE SHALL BE PROPERLY DISPOSED OF OFF-SITE ON A REGULAR BASIS BY A REPUTABLE, LICENSED HAZARDOUS WASTE HAULER.
 - IT IS NOT THE INTENT OF THIS SWPPP TO SUPERSEDE OR REPLACE NORMAL SITE ASSESSMENT AND REMEDIATION PROCEDURES CONCERNING HAZARDOUS MATERIALS. SIGNIFICANT SPILLS AND/OR CONTAMINATION WARRANT AN IMMEDIATE RESPONSE BY TRAINED PROFESSIONALS. SUSPECTED JOB SITE CONTAMINATION SHOULD IMMEDIATELY BE REPORTED TO REGULATORY AUTHORITIES AND PROTECTIVE MEASURES TAKEN.
 - FRESH CONCRETE WASTE AND CONCRETE EQUIPMENT WASH DOWNS SHALL BE CONTAINED AND SHALL BE STORED AWAY FROM DRAINAGE DITCHES, SWALES AND DRAINAGE STRUCTURES. WHERE APPROPRIATE, CONTAINMENT BERMS SHALL BE PLACED AROUND WASTE STORAGE AREAS.
 - ON-SITE FUELING FACILITIES ARE REQUIRED TO ADHERE TO ALL APPLICABLE FEDERAL AND STATE REGULATIONS CONCERNING STORAGE AND DISPENSERS.
 - PROVISIONS SHALL BE MADE SO THAT A SUFFICIENT NUMBER OF TEMPORARY TOILET FACILITIES ARE AVAILABLE TO SERVE THE NUMBER OF WORKERS ON-SITE.
 - PROVISIONS SHALL BE MADE FOR LITTER CONTROL.
- DESCRIPTION OF B.M.P.'S TO REMAIN AFTER CONSTRUCTION**
 - STORM DRAINS - THE DEVELOPMENT WILL BE SERVED BY A STORM WATER SYSTEM CONSISTING OF PIPE AND INLETS. ANY STORM DRAINAGE SYSTEM DESIGNATED AS "PRIVATE" SHALL BE OPERATED AND MAINTAINED BY THE OWNER. ANY STORM DRAINAGE SYSTEM DESIGNATED AS "PUBLIC" SHALL BE MAINTAINED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) UPON DEDICATION OF THE SEWERS TO THE DISTRICT.
 - TURF AREAS - TURF AREAS SHALL BE MAINTAINED TO INSURE SITE AREAS REMAIN STABILIZED UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
 - PAVED AREAS AND WALKWAYS - AREAS SUBJECT TO FOOT AND VEHICLE TRAFFIC SHALL BE PAVED AND KEPT IN GOOD REPAIR FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO COORDINATE WITH THE CITY AND DEVELOPER FOR OFF STREET PARKING AREA.
- HAUL ROUTE OF EXCESS SPOILS TO BE DETERMINED BY SITE CONTRACTOR.
- REFER TO B.M.P.'S DESCRIPTIONS (#10, #11, #12) AND THE SWPPP PLAN TO REFERENCE ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS SITE.
- REFER TO SEEDING RATES/MIXTURES TABLE 1.
- PLANNED RESPONSE TO LOSS OF CONTAINED SEDIMENT.**
B.M.P.'S SHALL BE REPAIRED AND/OR REPLACED IMMEDIATELY, AS REQUIRED, TO STABILIZE SITE AND CONTAIN SEDIMENT LADEN RUNOFF. OFFSITE AREAS SHALL BE REVISED FOR EXTENT OF IMPACT FROM B.M.P. FAILURE. PERMIT HOLDER SHALL BE REQUIRED TO PROVIDE DOCUMENTATION OF THE B.M.P. MEASURES, INSTALLED AND SCHEDULED MAINTENANCE, AND REPAIRS.
CONTRACTORS ON-SITE WILL BE EDUCATED ON THE RESPONSE TO ANY SPILLS ON THE SITE. UPON DISCOVERY OF THE SOURCE OF THE SPILL IT IS TO BE IMMEDIATELY STOPPED BY ANY MEANS NECESSARY AND ANY CONTAMINATED SOIL SHALL BE DISPOSED OFFSITE AT A REQUIRED AND LICENSED CONTAMINATION SITE. THE RESPONSIBILITY FOR ENFORCING THESE CLEANUPS IS HELD BY THE ONSITE SUPERINTENDENT. ALL GENERAL CONTRACTORS WILL BE UNDER WRITTEN AGREEMENT TO ABIDE BY THESE REGULATIONS. RESPONSE MUST INCLUDE DOCUMENTATION OF ACTIONS AND MANDATORY REPORTING TO PUBLIC WORKS.

SEEDING REQUIREMENTS

Drives for Seedings

Permanent Seeding	Time	Rate	Depth	Water	Method	Notes	Other	Area	Unit
Turf Fence	0	0	0	0	0	0	0	0	0
Grass Buffer	0	0	0	0	0	0	0	0	0
Grass & Buffer	0	0	0	0	0	0	0	0	0
Grass, Pops & Buffer	A	A	A	A	A	A	A	A	A

Temporary Seeding

Time	Rate	Depth	Water	Method	Notes	Other	Area	Unit	
For or later	A	A	A	A	A	A	A	A	A
On	A	A	A	A	A	A	A	A	A

0 = Optimum seeding date
A = Acceptable seeding date
P = Permitted seeding date with increasing 2 month later - Indicate one 20% of seed and 75% of seed. Renewal with additional 75% seed and remaining fertilizer.

Minimum Fertilizer and Seeding Rates

Permanent Seeding	Planting Rate	Fertilizer Rate
Turf Fence	300	70
Grass Buffer	200	40
Grass #1	200	50
Grass #2	200	40

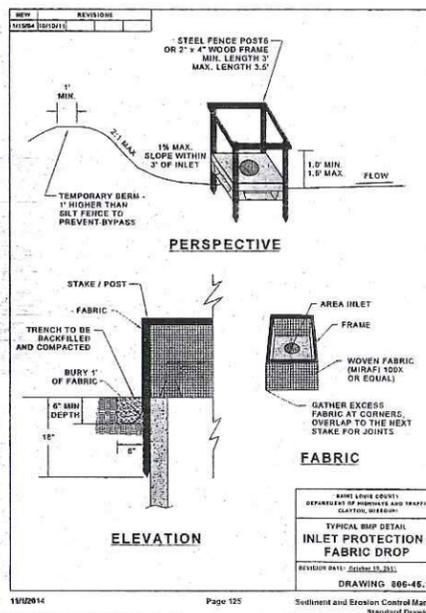
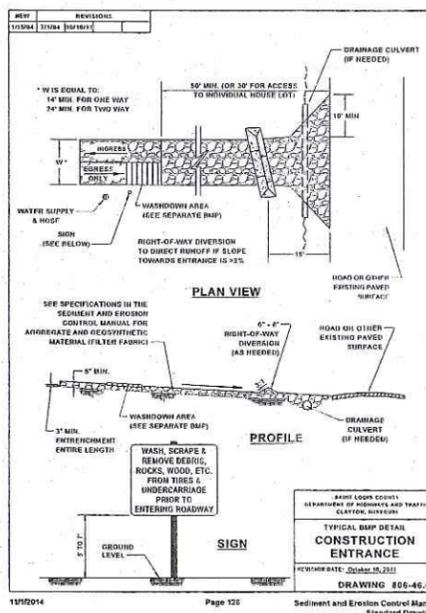
Notes #1 - Turf Fence @ 150 pounds per acre and 100 lbs per acre.
Notes #2 - Turf Fence @ 150 pounds per acre. Permanent Pops grass @ 100 pounds per acre, and 50 lbs per acre of 100 lbs per acre.
* Seeding rate for slopes of 20% (S1) shall be 10 pounds per 100 sq. ft.

Temporary Seeding	Planting Rate	Fertilizer Rate
For or later	10	20
On	20	20

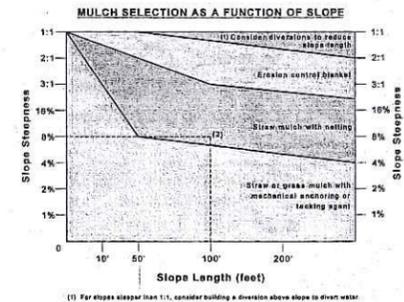
Material	Permanent Seeding (pounds per acre)	Temporary Seeding (pounds per acre)
Nitrogen	4	20
Phosphorus	4	20
Potassium	6	30
Low-Chlor	400	400

DM = Effective seedling rate per 1000 sq. ft. of ground.

11/12/14 Page 70 Sediment and Erosion Control Manual



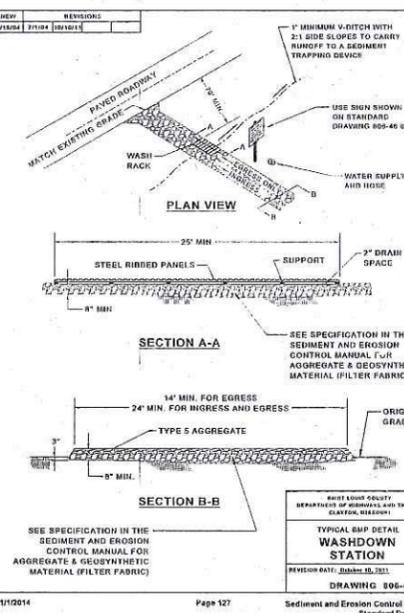
11/12/14 Page 125 Sediment and Erosion Control Manual Standard Drawings



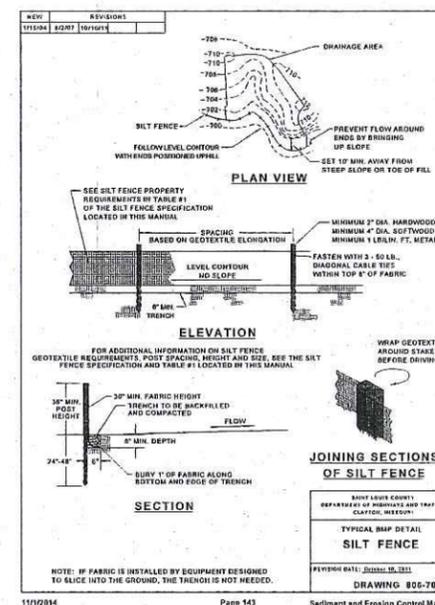
GENERAL MULCH RECOMMENDATIONS TO PROTECT FROM SPLASH AND SHEET FLOW

Material	Rate per Area	Installation	Notes
Straw	2 to 2.5 tons	Use weathered, straw bales	Straw by hand or machine; must be placed in 10' of water.
Wood Chip or Wood Culp	0.5 to 1 ton	Use with 1/2" mesh; may be used in 10' of water.	Use with 1/2" mesh; may be used in 10' of water.
Wood Chips	5 to 8 tons	Use with 1/2" mesh; may be used in 10' of water.	Use with 1/2" mesh; may be used in 10' of water.
Straw	20 cu. yds.	Use with 1/2" mesh; may be used in 10' of water.	Use with 1/2" mesh; may be used in 10' of water.

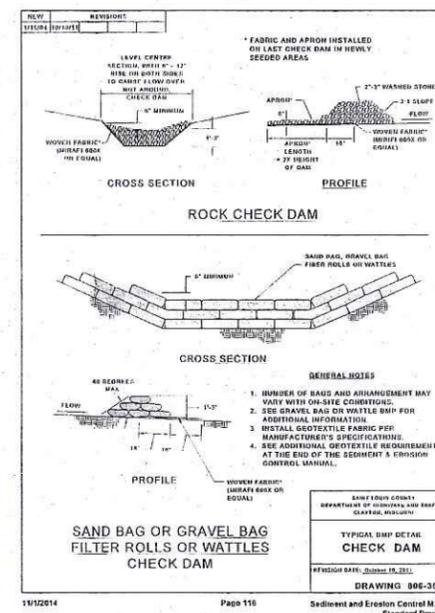
11/12/14 Page 66 Sediment and Erosion Control Manual



11/12/14 Page 127 Sediment and Erosion Control Manual Standard Drawings

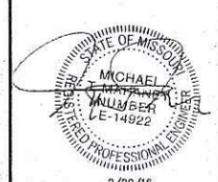


11/12/14 Page 143 Sediment and Erosion Control Manual Standard Drawings



11/12/14 Page 110 Sediment and Erosion Control Manual Standard Drawings

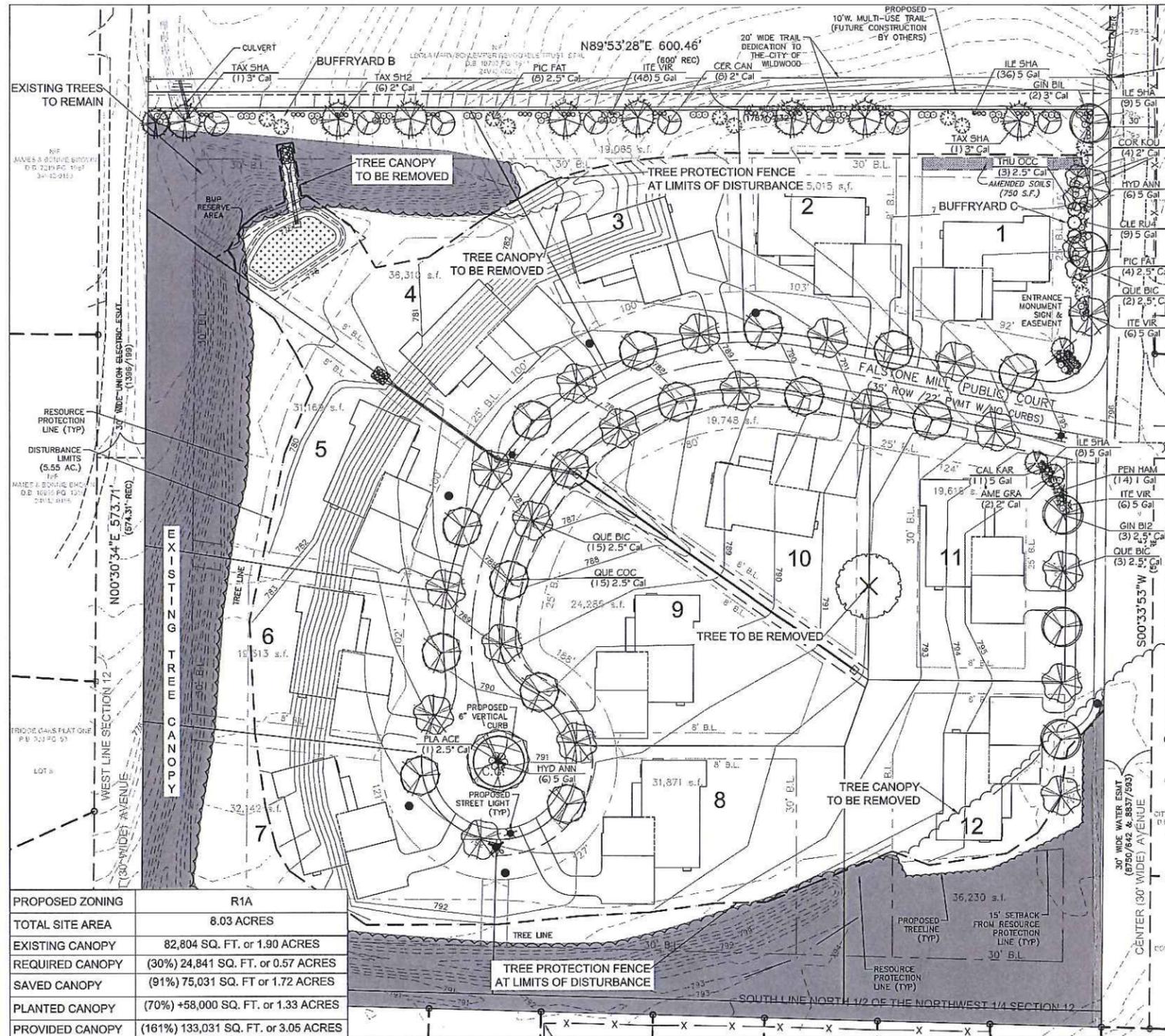
Special Inspections, LLC
16624 Old Chesterfield Rd.
St. Louis, MO 63017
(636)751-3161
SpecialInspectionsInfo



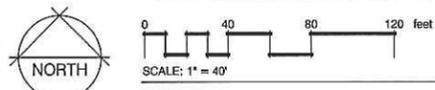
Whalen Custom Homes
338 S. Kirkwood Rd.
Kirkwood, MO 63122
314-575-7645

Stone Mill
2710 West Avenue
Wildwood, MO 63040

JOB NUMBER: 15-001
DATE: 9/10/2015
DRAWN BY: TBM
CHECKED BY: MTM
SHEET TITLE: Swpp Notes and Details
SHEET NUMBER: 7.1



PROPOSED ZONING	R1A
TOTAL SITE AREA	8.03 ACRES
EXISTING CANOPY	82,804 SQ. FT. or 1.90 ACRES
REQUIRED CANOPY	(30%) 24,841 SQ. FT. or 0.57 ACRES
SAVED CANOPY	(91%) 75,031 SQ. FT. or 1.72 ACRES
PLANTED CANOPY	(70%) +58,000 SQ. FT. or 1.33 ACRES
PROVIDED CANOPY	(161%) 133,031 SQ. FT. or 3.05 ACRES



TREE PRESERVATION AND LANDSCAPE PLAN

GENERAL NOTES:

- INDIVIDUAL HOMEOWNERS MUST BE NOTIFIED AT LEAST ONE WEEK PRIOR TO INSTALLATION OF PLANTS ON LOTS THAT HAVE AN OCCUPIED DWELLING;
- 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 61874-9902);
- ALL TREES ARE TO BE LOCATED A MINIMUM DISTANCE OF 5' FROM ALL UTILITY BOXES, 5' FROM A STORM 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;
- LOCATIONS OF F STREET TREES MAY BE SUBJECT TO CHANGE IN ORDER TO AVOID CONFLICT WITH STREET LIGHTING;
- 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;
- PLANT TYPE SUBSTITUTIONS ARE PERMITTED WITH VERBAL OR WRITTEN APPROVAL FROM THE CITY OF WILDWOOD PLANNING DEPARTMENT;
- ALL PLANT MATERIAL WILL BE REINSPECTED FOR SURVIVAL BY THE CITY OF WILDWOOD PLANNING DEPARTMENT ONE YEAR FOLLOWING

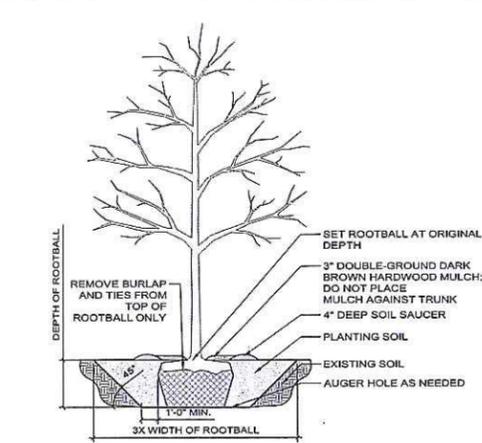
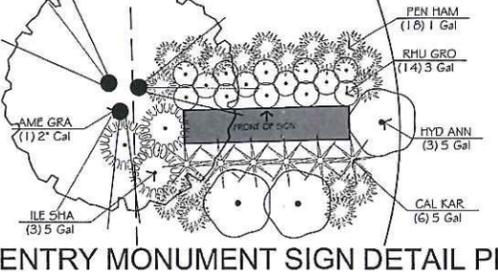
- INSTALLATION AND AGAIN TWO FULL GROWING SEASONS AFTER PLANTING;
- ALL PLANTS MUST MEET STANDARDS OF THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK SPONSORED BY THE ASSOCIATION OF AMERICAN NURSERYMEN;
- NO PLANT SHALL BE LOCATED IN AREAS OF OBVIOUS POOR DRAINAGE, IF SUCH CONDITIONS EXIST, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY TO RELOCATE AFFECTED PLANT MATERIAL; 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.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SURVEYED LOCATION AND VERIFICATION OF EXISTING VEGETATION.

SPECIFICATIONS:

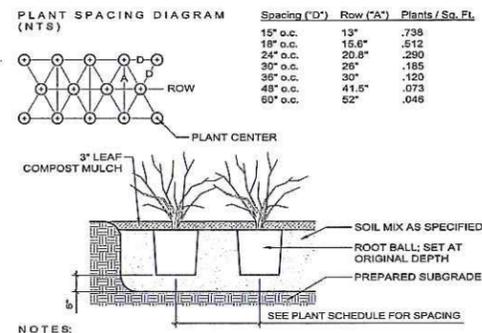
- PLANTING SOIL SHALL BE A PREPARED SOIL BY A REPUTABLE LOCAL NURSERY OR SIMILAR SOURCE.
- PLANTING SOIL SHALL BE FREE OF STONES, STUMPS, ROOTS OR OTHER WOODY MATERIAL OVER 1 INCH IN DIAMETER. FOR BEST RESULTS BRUSHOR SEEDS FROM NOXIOUS WEEDS, SUCH AS JOHNSON GRASS, MUGWORT, NUTSEDGE AND CANADIAN THISTLE SHOULD NOT BE PRESENT IN THE SOILS.
- pH RANGE: 5.0 - 7.0
- ORGANIC MATTER: UP TO 10%

CALCULATIONS:

- ALL STREET TREES ARE TO BE PLANTED APPROXIMATELY 30' APART, NO MORE THAN 45' APART.
- PROPOSED TREE CANOPY AREAS ARE: FROM WILDWOOD TREE LANDSCAPE MANUAL:
 - LARGE SHADE TREE: 1,000 SQ. FT. (X49)
 - MEDIUM SHADE TREE OR EVERGREEN: 700 SQ. FT. (0)
 - SMALL FLOWERING OR EVERGREEN: 300 SQ. FT. (X30)
- PROPOSED BUFFER YARD B (NORTH) = 570.33 LF
- PROPOSED BUFFER YARD C (EAST) = 148.3 LF



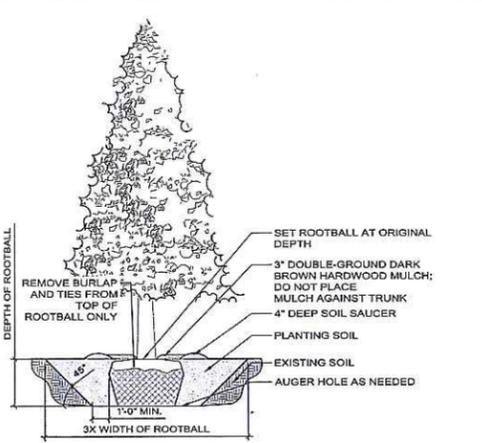
1 DECIDUOUS TREE PLANTING
NTS P-CO-DCS-DCST-05



2 CONIFEROUS TREE PLANTING
NTS P-RE-PPB-11



3 SHRUB + PERENNIAL PLANTING
NTS P-CO-DCS-DCST-03



4 TREE PROTECTION DETAIL
3/16\"/>

PLANT SPACING DIAGRAM (NTS)

Spacing (\"/>
15\"/>
18\"/>
24\"/>
30\"/>
36\"/>
48\"/>
60\"/>

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CAL	CONT	HGT	QTY
	AME GRA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / 'AUTUMN BRILLIANCE' SERVICEBERRY	2\"/>			
	CER CAN	CERCIS CANADENSIS / EASTERN REDBUD	2\"/>			
	COR KOU	CORNUS KOUSA / KOUSA DOGWOOD	2\"/>			
	GIN BI2	GINKGO BILOBA / MAIDENHAIR TREE	2.5\"/>			
	GIN BI1	GINKGO BILOBA / MAIDENHAIR TREE	3\"/>			
	PIC FAT	PICEA PUNGENS GLAUCA 'FAT ALBERT' / FAT ALBERT COLORADO BLUE SPRUCE	2.5\"/>			
	PLA ACE	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	2.5\"/>			
	QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	2.5\"/>			
	QUE COC	QUERCUS COCCINEA / SCARLET OAK	2.5\"/>			
	TAX SH2	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' TM / BALD CYPRESS	2\"/>			
	TAX SHA	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' TM / BALD CYPRESS	3\"/>			
	THU OCC	THUJA OCCIDENTALIS 'GREEN GIANT' / GREEN GIANT ARBORVITAE	2.5\"/>			
	CLE RU4	CLETHRA ALNIFOLIA 'RUBY SPICE' / RUBY SPICE CLETHRA	5 GAL	48\"/>		
	HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA	5 GAL	48\"/>		
	ILE SHA	ILEX GLABRA 'SHAMROCK' / INKBERRY	5 GAL	36\"/>		
	ITE VIR	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPICE	5 GAL	48\"/>		
	RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	3 GAL	18\"/>		
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL	36\"/>		
	PEN HAM	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL	24\"/>		

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125 S CENTRAL AVE. EUREKA, MO 63025
TEL: 636-349-8007
www.dg2design.com

DG2 DESIGN MISSOURI STATE CERTIFICATE OF AUTHORITY #CT-150925

CONSULTANT

STONE MILL WHALEN CUSTOM HOMES
WILDWOOD, MISSOURI 63040

NO.	ISSUED FOR	DATE
REV	REVISION	REV DATE
	CHECKED BY	DATE
	DATE	

STAMP: MISSOURI STATE CERTIFICATE OF AUTHORITY #CT-150925

Tree Preservation and Landscape Plan

PROJECT #: 15-215

SHEET NUMBER

L100

FOR OFFICIAL USE ONLY

Travis Newberry

From: Mike Whalen <mike@whalencustomhomes.com>
Sent: Thursday, February 25, 2016 8:25 AM
To: Travis Newberry; Joe Vujnich; Kathy Arnett
Subject: Fwd: Stone Mill

----- Forwarded message -----

From: Dave Phipps <daveph@metrowest-fire.org>
Date: Thu, Jan 21, 2016 at 9:12 AM
Subject: RE: Stone Mill
To: Mike Whalen <mike@whalencustomhomes.com>
Cc: Joe Vujnich <JVujnich@cityofwildwood.com>

Mike,

I have reviewed the attached site plan for Stone Mill. Your street is 22 feet wide, any street under 26 foot wide is required to restrict parking on one side, no parking signage is required and must be record on the plat. You will need a resolution from the fire district for the Missouri American Water Co to cover the water main extension and fire hydrant locations, when you start the project I will issue the resolution.

David E. Phipps

Fire Marshal

Metro West Fire Protection District

[\(636\) 821-5806](tel:6368215806)

From: Mike Whalen [mailto:mike@whalencustomhomes.com]
Sent: Wednesday, January 20, 2016 11:54 AM
To: Dave Phipps <daveph@metrowest-fire.org>
Subject: Fwd: Stone Mill

Fire Marshall Phipps:

Thank you for taking the time to review my plan. Attached, please find the site plan and utility plan. Please don't hesitate to call if you have any questions or concerns. You can reach me at [314-575-7645](tel:3145757645). Thanks for your service. My little brother is a Fireman in North St. Louis City. I loo forward to hearing from you.



WILDWOOD

February 24, 2016

Whalen Custom Homes
Attn: Mike Whalen
338 S. Kirkwood Road
Kirkwood, Missouri 63112

Re: Site Development Plan for Stone Mill Subdivision – R-1A District with Planned Residential Development Overlay District (Amended Ordinance #2088)

Dear Mr. Whalen,

The Department of Planning has completed its second review of the Site Development Plan that has been submitted for the 8.03 acre tract of land located on the west side of Center Avenue, south of Manchester Road. This review compared the compliance of this plan and related components to the approved site-specific ordinance for the project, and the Zoning Ordinance requirements for residential developments of this type. This review discovered a number of items that need to be addressed, before the plan can be submitted to the Planning and Zoning Commission for its review and action, beginning with its Site Plan Subcommittee. These items can be summarized as follows:

1. Please provide preliminary comments from Metropolitan St. Louis Sewer District (MSD) and Metro West Fire Protection District.
2. Please submit a Geotechnical Study to the Department of Public Works for its review.
3. Please correct the density calculations listed in Development Note #6. The following calculations are correct: $7.38 \text{ acres} \times 1.75 \text{ units/acre} = 12.915 \text{ units}$, 12 lots permitted
4. Please add to General Note #10 to read, "Street trees and site landscaping shall be as required by the City of Wildwood and comply with its Tree Manual and Sustainable Plantings Guide.
5. Please add the following sentence to General Note #15: "Design, engineering, and construction costs are to be shared between developer and the City of Wildwood."
6. Please include the Ordinance #2088 as part of the "Site Development Plan" title block.
7. Please provide tree preservation calculations that include existing canopy, canopy to be removed, and canopy retained. Please note, this site is required to retain at least 30% of the existing tree canopy.
8. Please provide more detailed Public Space calculations, as the calculation for the multiple-use trail appears to be inaccurate.
9. Please move the overflow area shown between Lot Four (4) and Lot Five (5) farther to the west, so it is not located between the two (2) planned homes.
10. Please provide the size of the areas to be vacated and dedicated to the City as Public Space, which are located on the site's southwest and southeast corners (formerly right-of-way of Center and West Avenues).

11. Please consider switching the configuration of the home and garage on Lot Ten (10), so as the drive aisle and garage are located on the west side of the lot. This request is to ensure the rear elevation and yard of the home on Lot Eleven (11) is not facing a garage entry.
12. Please add "(by developer)" to the note indicating the proposed ten foot (10') multi-use trail on Sheet 2.
13. Please remove any easement to MSD that is located within the fifty foot (50') non-disturbed buffer area and the Natural Resource Protection Line.
14. Please be aware, the Department is concerned about the outfall pipe from the BMP Reserve Area, which is located near the trail and its potential impact on it. It appears from the Grading Plan a grass swale is to transport the stormwater from the end of this pipe to another pipe placed under the trail. When Improvement Plans are submitted for this project, please ensure this design is functional and will not damage the trail.
15. Please provide a cross-section detail of the proposed trail and sidewalk.
16. Please indicate the accurate sheet number on the Natural Resource Protection Plan sheet.

This item is scheduled before the Site Plan Subcommittee of the Planning and Zoning Commission on March 7, 2016, at 5:45 p.m., in the City Hall Community Room, 16860 Main Street, Wildwood, Missouri 63040. Please submit fifteen (15) full-sized plan sets, with these changes, to the Department of Planning no later than Thursday, March 3rd.

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

Sincerely,
CITY OF WILDWOOD


Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Ryan S. Thomas, P.E., City Administrator
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner



WILDWOOD

January 19, 2016

Whalen Custom Homes
Attn: Mike Whalen
338 S. Kirkwood Road
Kirkwood, MO 63112

Re: Site Development Plan for Stone Mill Subdivision – R-1A District with Planned Residential Development Overlay District (Amended Ordinance #2088)

Dear Mr. Whalen,

The Department of Planning has completed its initial review of the Site Development Plan that has been submitted for the 8.3 acre tract of land located on the west side of Center Avenue, south of Manchester Road. This review compared the compliance of this plan and related components to the approved site-specific ordinance for the project, and the Zoning Ordinance requirements for residential developments of this type. This review discovered a number of items that need to be addressed, before the plan can be submitted to the Planning and Zoning Commission for its review and action. These items can be summarized as follows:

1. Please provide the correct site address in Development Note #1.
2. Please provide preliminary comments from Metropolitan St. Louis Sewer District and Metro West Fire Protection District.
3. Please submit a Geotechnical Study to the Department of Public Works for its review.
4. Please provide a Stormwater Pollution Protection Plan, as a component of this package.
5. Please provide the Natural Resource Protection analysis table and map.
6. Please note that the twenty foot (20') trail easement is not a required deduction under the PRD Regulations. Make this adjustment and please revise the associated density calculations.
7. Please add note: "Entrance, street intersection, cul-de-sac shall be constructed to City of Wildwood standards."
8. Please change the Flood Note to reflect revised Flood Insurance Rate Map adopted by FEMA effective February 4, 2015.
9. Provide the zoning of adjacent parcels of ground, if different than the site.
10. Please add the public space table to Sheet 2.0, given the trail constitutes much of the dedication.
11. Please delete "future construction by others" from the note about the proposed ten foot (10') wide multi-use trail and note the construction of such is required of the developer (see Ordinance #2088).
12. Please show the required fifty foot (50') non-disturbed buffer area of the existing woodlands along the property's entire southern boundary line, which is adjacent to Westridge Oaks Subdivision.
13. Please indicate the thirty foot (30') build-to line on the property's entire western boundary as also the thirty foot (30') non-disturbed buffer area.

14. The thirty foot (30') build-to line that is shown along the southern boundary of the site is incorrectly measured from the easement, not the property line. Please correct.
15. Please remove the ten foot (10') wide proposed easement to MSD along the property's western and southern boundaries. These areas are within the non-disturbed buffer protected by ordinance and, therefore, cannot be used as such.
16. Please note if MSD standards will require the proposed bioretention basin to be in an easement or common ground. If not, please note how the homeowners association will access the area for ongoing maintenance, whether through easement or common ground designation, since this feature is located in the rear yard areas of two (2) lots.
17. Please indicate the dimensions and material of the culvert located at the northwest corner of the property.
18. Please provide an easement for the 1,500 square foot amended soils BMP located at the northeast corner of the property.
19. Please indicate a stormwater easement along the south side of the public right-of-way, on the private lots, to cover the planned swale to be constructed across their respective frontages for maintenance purpose.
20. Please indicate the sight distance triangle at the intersection of Center Avenue and Falstone Mill Court.
21. Please show the required improvements on Center Avenue.
22. Please identify Center Avenue as a public street.
23. Please remove all driveway approaches/aprons from side yard setback areas.
24. Please show dimensions for the drive aisle that provides access to Lots 11 and 12.
25. Please restrict parking to one side of the street on Falstone Mill Court. Provide catalog cutsheet and locations of "No Parking" signs, per Metro West Fire Protection District requirements.
26. Please crown Falstone Mill Ct. This will require a ditch along both sides of the street. The Department would like curbs provided along the outside of Falstone Mill Ct. with curb breaks provided for storm water drainage into the adjacent ditch.

Once the modifications have been made to the plan, please return three (3) copies of it for further review and comment. The ordinance requires that the Site Development Plan (SDP) be approved by the Planning and Zoning Commission one (1) year after the ordinance is in effect. To meet the March 6, 2016 deadline for SDP approval, it will need to be ready for the February 16, 2016 meeting of the Site Plan Subcommittee of the Planning and Zoning Commission. If this deadline cannot be met, please send a letter requesting the Planning and Zoning Commission extend this deadline.

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

Sincerely,

CITY OF WILDWOOD



Joe Vujnich, Director

Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Ryan S. Thomas, P.E., City Administrator
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING A CHANGE IN ZONING FROM THE NU NON-URBAN RESIDENCE DISTRICT TO THE R-1A 22,000 SQUARE FOOT RESIDENCE DISTRICT, WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), TO ACCOMMODATE THE DEVELOPMENT OF AN 8.01 ACRE TRACT OF LAND THAT IS LOCATED ON THE WEST SIDE OF CENTER AVENUE, SOUTH OF MANCHESTER ROAD, WITH TWELVE (12) SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, WITH COMMON GROUND AND PUBLIC SPACE AREAS, PER THE ACTION OF THE PLANNING AND ZONING COMMISSION, WHICH IS DETAILED IN ITS LETTER OF RECOMMENDATION DATED FEBRUARY 2, 2015 – P.Z. 21, 22, and 23-14 Stone Mill. (Ward Eight)

WHEREAS, the Master Plan of the City of Wildwood, Missouri contains four (4), major conceptual land use categories that are applied for properties located within its boundaries and these classifications determine how they may be developed in terms of use and density/intensity; and

WHEREAS, one (1) of these categories is the “Suburban Residential Area” that is applied to properties that had been zoned by St. Louis County, prior to the City’s incorporation, for single family residential uses, at densities that varied from two (2) units per acre to five (5) units per acre, which included much of the Wildwood community east of State Route 109; and

WHEREAS, this pattern was recognized and the first City Council and Planning and Zoning Commission agreed to allow numerous surrounding properties that were vacant or undeveloped to be used for similar purposes, but at a density no greater than two (2) units per acre, which was substantially less than the past actions of St. Louis County; and

WHEREAS, in 2006, the density in the “Suburban Residential Area” was changed, as part of the Master Plan update process, to one (1) unit per acre from the earlier two (2) units per acre, which was due to the impact this density of units was causing on some of the remaining sites available for future development, particularly in the Strecker Road/Clayton Road Area; and

WHEREAS, long after this change in the text of the Master Plan, the petitioner purchased a site formerly owned by the State of Missouri and was advised of the limitations on its future density of residential units, but sought a change to the Master Plan definition of “Suburban Residential Area,” so as to be able to develop it with a comparable density to that of the surrounding subdivisions; and

WHEREAS, this Master Plan modification to the definition of “Suburban Residential Area” would allow for the development of twelve (12) lots on the 8.01 acre site, which also requires its rezoning and the application of a Planned Residential Development Overlay District (PRD), all of which were applied for by Lombardo Homes; and

WHEREAS, with the applications for these three (3) items, the Planning and Zoning Commission held a public hearing on December 1, 2014 upon them, where comments were provided in this regard; and

WHEREAS, the Planning and Zoning Commission reviewed these comments and discussed considerations, with finally granting a change to the Master Plan’s “Suburban Residential Area” definition to allow for this single property to have a density of up to 1.75 units per acre, given the

circumstances of its location, i.e. abutting Town Center, other surrounding development densities, and available utilities; and

WHEREAS, with this action, the associated rezoning and application of special procedures permit were also recommended for approval by the Planning and Zoning Commission, which was reflected in its Letter of Recommendation on this matter, being dated February 2, 2015; and

WHEREAS, in this Letter of Recommendation, the Planning and Zoning Commission noted the rezoning and associated special procedures permit were reasonable at this location, given the Master Plan amendment had been supported, and would address a difficult property with a comparable development proposal in terms of type and density of use; and

WHEREAS, this action was undertaken in accordance with the requirements of the City's Charter and the State Statute for the consideration of modifications to Master Plans, General Plans, and Comprehensive Plans of a similar nature.

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, amended to reflect the change in zoning from the NU Non-Urban Residence District to the R-1A 22,000 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 IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO LEOLA MARY SCHLEMPER REVOCABLE TRUST RECORDED IN DEED BOOK 18787 PAGE 1614 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING ON THE WEST LINE OF CENTER (30' WIDE) AVENUE; THENCE WITH THE WEST LINE OF CENTER AVENUE, BEING 15' WEST OF AND PARALLEL TO THE CENTERLINE THEREOF, SOUTH 00°33'53" WEST 591.57 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, SAID POINT ALSO BEING THE NORTH LINE OF WESTRIDGE OAKS PLAT ONE AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 338 PAGE 53 OF THE ST. LOUIS COUNTY RECORDS; THENCE DEPARTING THE WEST LINE OF CENTER AVENUE WITH THE NORTH LINE OF WESTRIDGE OAKS PLAT ONE, NORTH 88°24'12" WEST 599.97 FEET TO A POINT ON THE EAST LINE OF WEST (30' WIDE) AVENUE; THENCE WITH THE EAST LINE OF WEST AVENUE, BEING 15' EAST OF AND PARALLEL TO THE CENTERLINE THEREOF AND 30 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SECTION 12, NORTH 00°30'34" EAST 573.71 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID LEOLA MARY SCHLEMPER REVOCABLE TRUST TRACT; THENCE WITH THE SOUTH LINE OF SAID LEOLA MARY SCHLEMPER REVOCABLE TRUST TRACT, NORTH 89°53'28" EAST 600.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 349,670 (8.0273 ACRES), MORE OR LESS, ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING THE MONTH OF JANUARY 2013 UNDER ORDER NUMBER 12-11-311.

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 February 2, 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 **twelve (12)** 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 **15,000 square feet** in size. The minimum width of any lot within this P.R.D. Overlay District shall be **one hundred (100) feet** in distance, **excepting within the cul-de-sac area, which shall be as determined by the Planning and Zoning Commission, as part of its review and action on the Site Development Plan.** This width shall be measured at the front building line.
- b. 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.
- c. Direct residential drive access shall be allowed for up to **two (2)** of the single family detached units within this development from Center Avenue, while the other ten (10) lots shall only be served by the proposed public internal street. All garages on each of the units shall be **side-entry designs** only, and must use **carriage type designs**, 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.**
- d. The first story, interior clear height for all single family dwellings shall be not less than **eight (8) feet.**
- e. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Zoning Ordinance regulations for architectural review in all districts, **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.
- f. The maximum area of this site that can be disturbed for development purposes shall not exceed 5.3 acres in size and does not include the Director of Planning's variance, **but does preclude its allowable use.**

- g. The minimum area of this site that must be protected and cannot be used for development purposes is 2.7 acres in size and does not include the Director of Planning's variance, **but does not preclude its allowable use.**

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/Setbacks/Other - 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 setback lines:
 1. ~~Twenty-five (25)~~ feet from any right-of-way line.
 2. ~~Eight (8) 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.~~
 4. No foundation associated with any authorized dwelling, or any structural element attached therein to it, shall encroach within ~~fifteen (15) feet~~ of the Final Resource Protection Line, as shown on the Record Plat.

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-five (25) feet.~~

Access and Roadway Improvements

- c. Dedicate the necessary amount of right-of-way (~~a minimum of ten (10) feet~~), along with all easements and licenses for construction purposes, for Center Avenue to allow for the creation of a minimum forty (40) foot wide public right-of-way area and the construction of a ~~twenty-two (22) foot wide pavement section, with a six (6) foot wide sidewalk~~, on the west side of the street, which adheres to the City of Wildwood's Design Criteria Handbook and associated requirements, as directed by the Department of Public Works. All elements including, but not limited to, tree lawn area, street trees and lights, and other amenities, as set forth herein, shall be indicated on the Site Development Plan and reviewed and acted upon by the Planning and Zoning Commission.
- d. Provide a ~~twenty (20) foot wide trail dedication~~ along the entire length of the northern property line to the City of Wildwood for public use forever. This dedication shall be indicated on the Record Plat for this subdivision and contained within in it a ~~ten (10) foot wide multiple-use trail~~ that will connect to Center and West Avenue. This design shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan process. All standards, specifications, and requirements for the dedication, platting, and design shall be per the direction of the Department's of Public Works and Planning.

- e. Dedicate a ~~thirty-five (35) foot right-of-way area~~ for public use and within this area construct a minimum ~~twenty-two (22) foot wide street~~, with cul-de-sac, ~~and sidewalks on both sides of it~~, all designed in accordance with the City of Wildwood's Design Criteria Handbook, and 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 Center Avenue during the development of this site, not East 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 City of Wildwood's Design Criteria Handbook. 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 City of Wildwood's Design Criteria Handbook, 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 Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance, for the R-1-A 22,000 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 City's Tree Manual and Sustainable Plantings Guide 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 minimum **fifty (50) foot, non-disturbed buffer area of the existing woodlands** shall be maintained along the property's entire southern boundary line with the Westridge Oaks Subdivision. Non-disturbed shall be interpreted to include no utility extensions through this buffer area. A similar non-disturbed buffer area of no less than **thirty (30) feet** shall also be required along the entire western boundary line of the subject lot.
- 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 Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-1-A 22,000 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 indicated on the Site Development Plan, as part of its 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 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:

<i>Type of Development</i>	<i>Required Contribution</i>
Single Family Dwelling (detached)	\$1,085.70 /Parking Space

(Parking space is defined by Section 415.280 of the City of Wildwood Zoning Code.)

Credits to this required Traffic Generation Assessment Fee (TGA), which shall be at the discretion of the City Council, for off-site work, as defined in the enabling ordinance for this assessment, within the Center Avenue right-of-way, may be allowed. Design and engineering of these improvements to Center Avenue shall be reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan, all being in accordance with the direction of the Department of Public Works.

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.

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 Assessments – Phase One and Two

- e. The developer shall provide to the Planning and Zoning Commission, as part of the Site Development Plan submittal package, a Phase I and Phase II Environmental Assessment Reports of the property, which indicate 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.

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 Center 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 affect these twelve (12) lots. Verification of acceptable service to these twelve (12) 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.

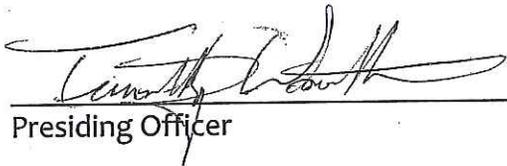
10. PUBLIC SPACE REQUIREMENTS

- 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 20,908.80 square feet in total area..

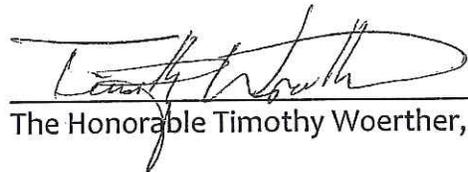
Editor's Note: Changes to the conditions, as directed by the Planning and Zoning Commission, are shown in bolded, blue type, while a single, strike-through line indicates deletions to them.

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 9 day of MARCH, 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

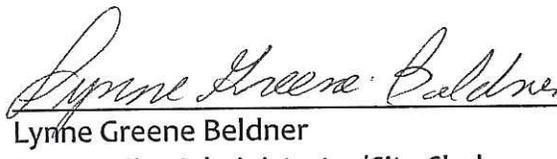


The Honorable Timothy Woerther, Mayor

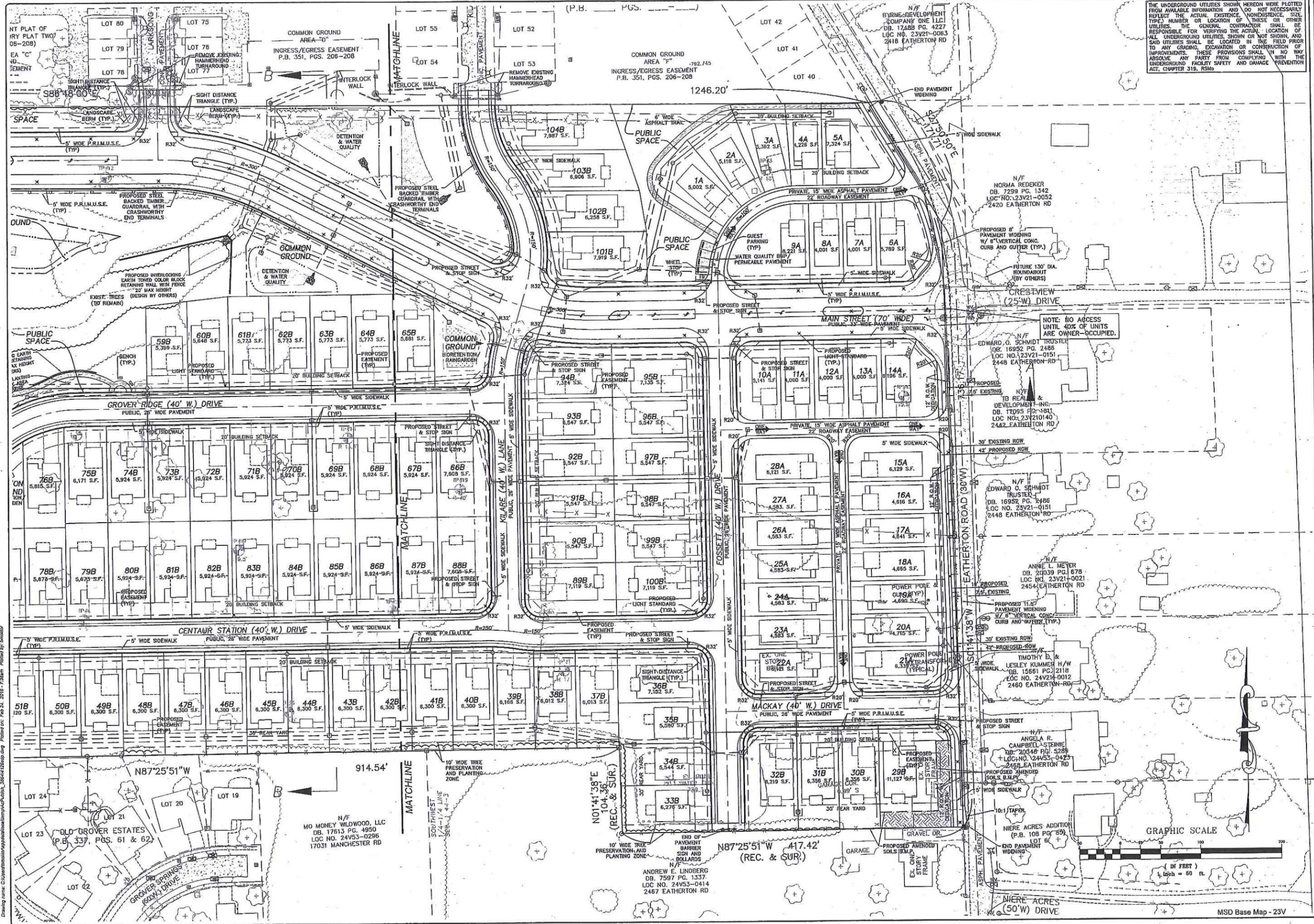
ATTEST:



City Clerk



Lynne Greene Beldner
Deputy City Administrator/City Clerk



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 UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

ISSUE	REMARKS/DATE
1	10-20-2015: INITIAL SUBMITTAL
2	11-19-2015: CLIENT REVISIONS
3	2-23-2016: CITY COMMENT REVISIONS

PAYNE FAMILY HOMES
 10407 BAUR BLVD., SUITE B
 ST. LOUIS, MO 63132
 Ph. 314-986-0341
 www.paynefamilyhomes.com

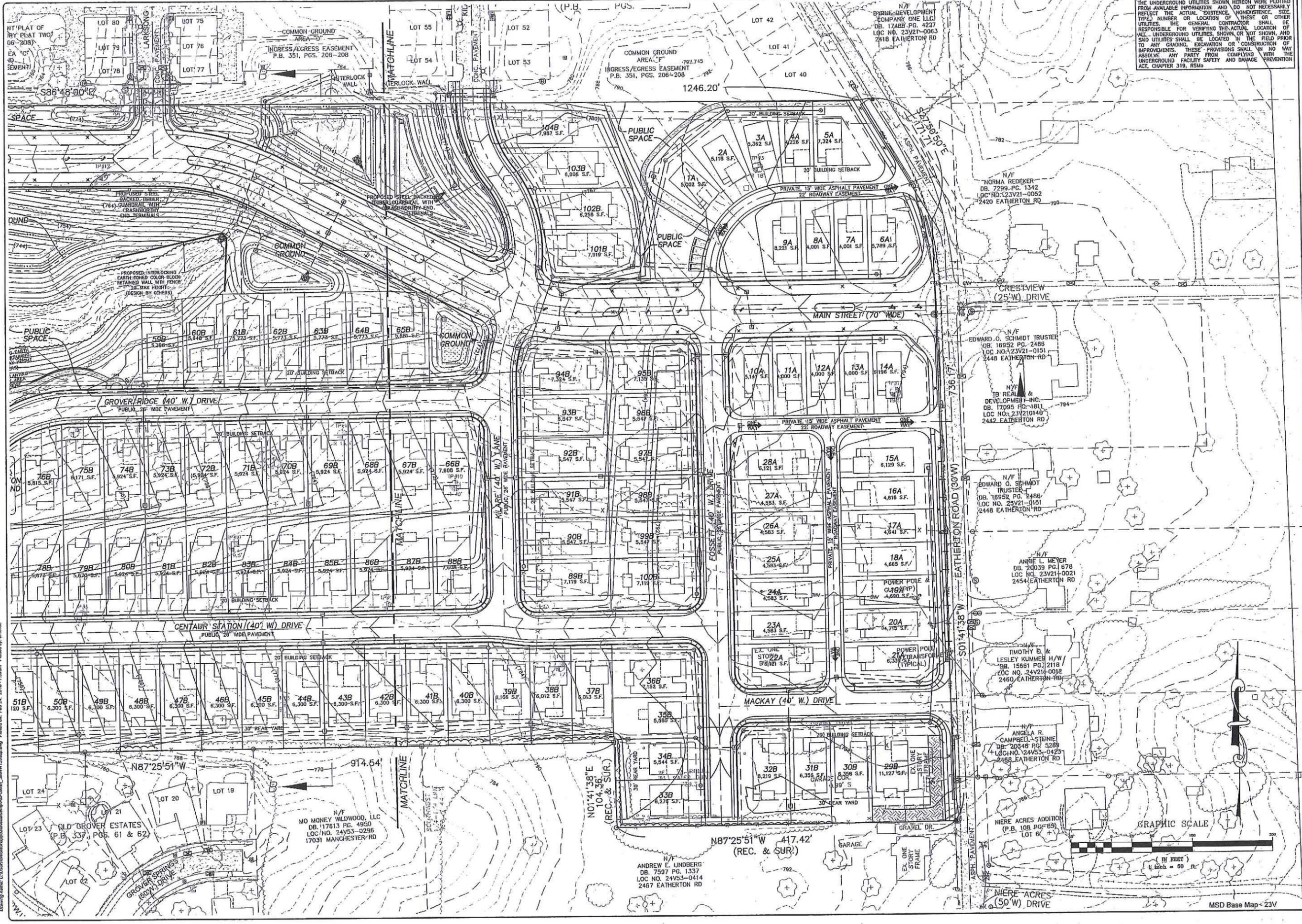
THE STERLING CO.
 ENGINEERS & SURVEYORS
 5955 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-487-0440 Fax 314-487-8844
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001-348

Main Street Crossing
 2461 EATHERTON RD., WILWOOD, MO
 SDP - SITE PLAN

STATE OF MISSOURI
 RODNEY ARNOLD
 PROFESSIONAL ENGINEER
 License No. PE-2002016612
 Civil Engineer

Date: 2-23-2016
 Rodney Arnold
 License No. PE-2002016612
 Civil Engineer
 Job Number
14-04-126
 Date
Feb. 23, 2016
 Designed: SL Sheet
 Drawn: SL **2.2**
 Checked: SDP

Drawing name: C:\Users\mccorcoran\Documents\Projects\14-04-126\14-04-126.sdp
 Printed on: Feb 24, 2016, 7:38am
 Plotted by: bmsbaker



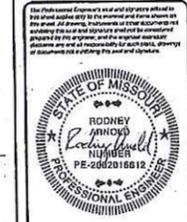
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ISSUE	REMARKS/DATE
1	10-30-2015: INITIAL SUBMITTAL
2	11-15-2015: CLIENT REVISIONS
3	2-23-2016: CITY COMMENT REVISIONS

PAYNE FAMILY HOMES
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 ST. LOUIS, MO 63132
 Ph. 314-995-0341
 www.paynefamilyhomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgardner Road
 St. Louis, Missouri 63129
 Ph. 314-487-0400 Fax 314-487-9544
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

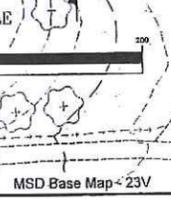
Main Street Crossing
 2461 EATHERTON RD., WILDWOOD, MO
 SDP - GRADING PLAN



Date: 2-23-2016
 Rodney Arnold
 License No. PE-2002016612
 Civil Engineer

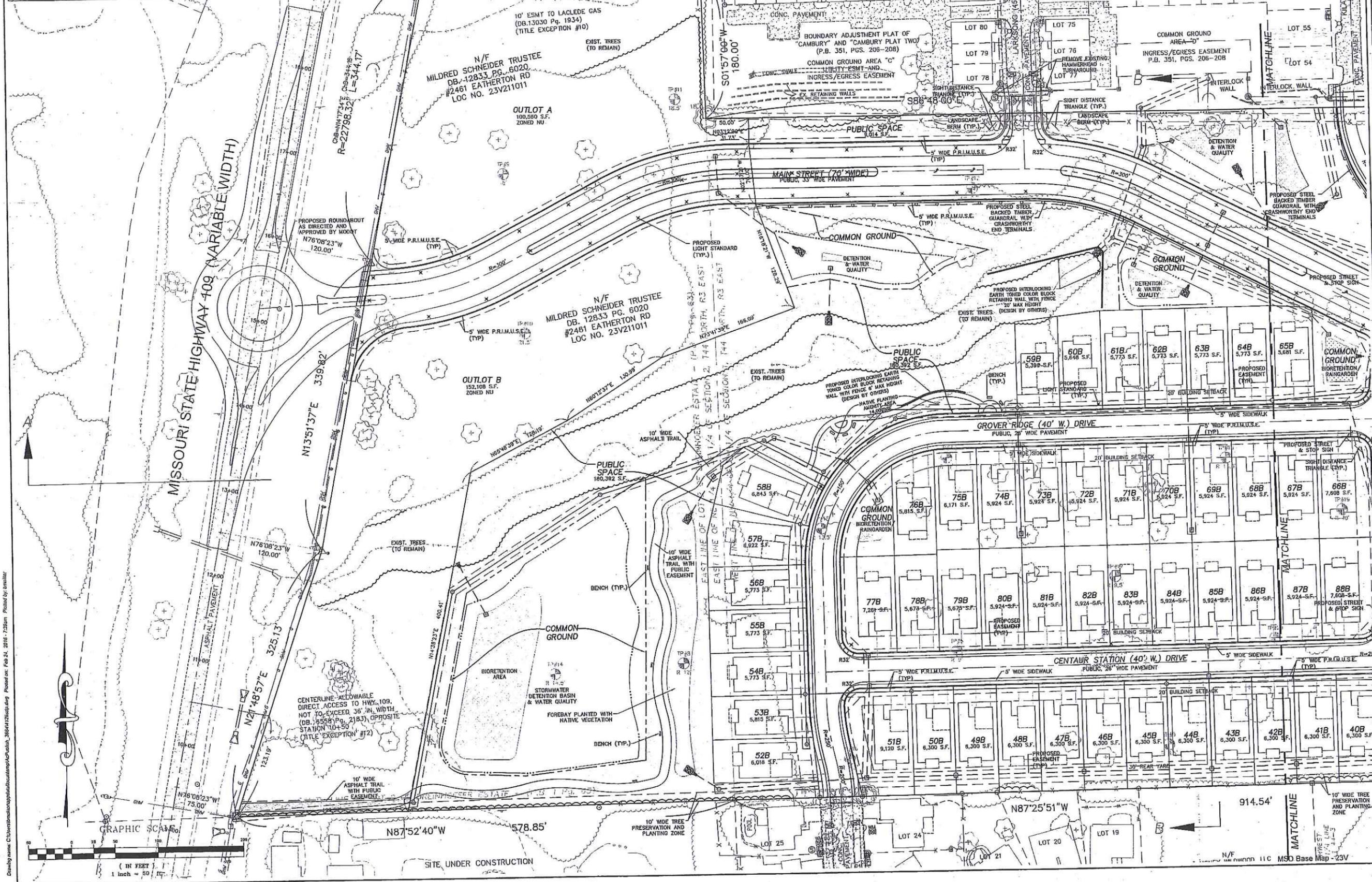
Job Number: 14-04-126
 Date: Feb. 23, 2016
 Designed: SL Sheet
 Drawn: SL 3.2
 Checked: SDP

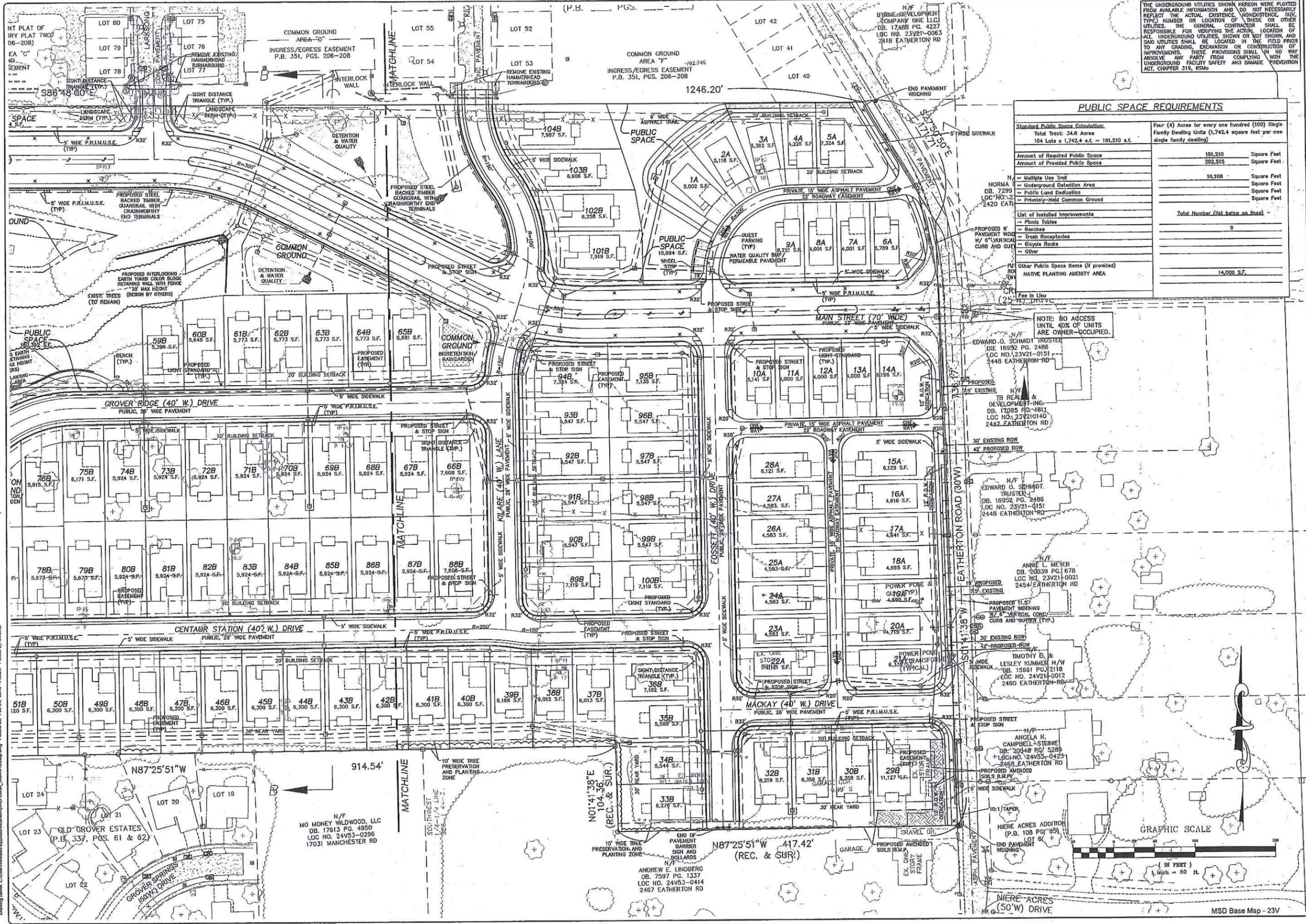
Drawing name: C:\Users\rodar\Documents\Projects\Main Street Crossing\Main Street Crossing.dwg Plot on: Feb 24, 2016 7:23am Plotted by: tmcclint



MSD Base Map - 23V

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.





PUBLIC SPACE REQUIREMENTS

Standard Public Space Calculation:	Four (4) Acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per new single family dwelling)
Total Tract: 34.6 Acres	181,210 Square Feet
104 Lots x 1,742.4 s.f. = 181,210 s.f.	202,515 Square Feet
Amount of Required Public Space	181,210 Square Feet
Amount of Provided Public Space	202,515 Square Feet
Amount of Excess Public Space	21,305 Square Feet
Amount of Required Public Space	181,210 Square Feet
Amount of Provided Public Space	202,515 Square Feet
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Amount of Required Public Space	181,210 Square Feet
Amount of Provided Public Space	202,515 Square Feet
Amount of Excess Public Space	21,305 Square Feet

NOTE: NO ACCESS UNTIL 40% OF UNITS ARE OWNER-OCCUPIED.

EDWARD O. SCHMIDT TRUSTEE
DB: 16952 PG. 2486
LOC NO. 23V21-0151
2448 EATHERTON RD

ANNE L. MEYER
DB: 20039 PG. 678
LOC NO. 23V21-0021
2454 EATHERTON RD

TIMOTHY B. & LESLEY KUMMER H/W
DB: 15861 PG. 2118
LOC NO. 24V24-0012
2450 EATHERTON RD

ANGELA R. CAMPBELL-STENIE
DB: 20048 PG. 5289
LOC NO. 24V53-0423
2463 EATHERTON RD

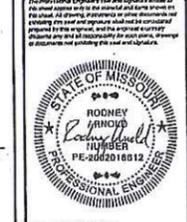
REMARKS/DATE

1	10-30-2015	INITIAL SUBMITTAL
2	11-19-2015	CLIENT REVISIONS
3	2-23-2016	CITY COMMENT REVISIONS

PAYNE FAMILY HOMES
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St. Louis, Missouri 63129
Ph. 314-487-0440 Fax. 314-487-4844
www.sterling-eng-sur.com
Corporate Certificate of Authority #001316

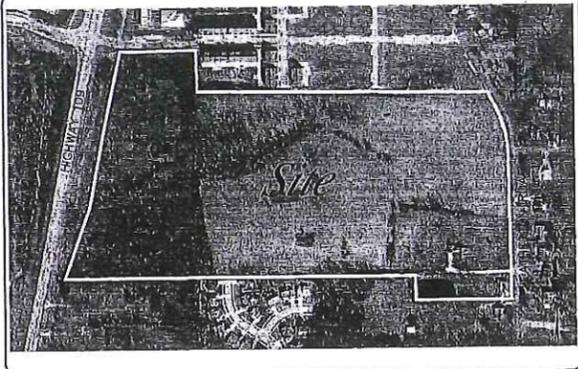
Main Street Crossing
2467 EATHERTON RD., WILWOOD, MO
SDP - PUBLIC SPACE PLAN



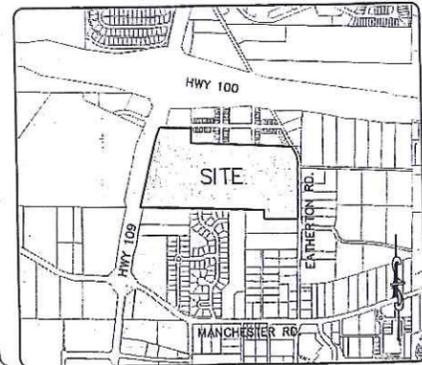
Date: 2-23-2016
RODNEY ARNOLD
License No. PE-2002016512
Civil Engineer

Job Number: 14-04-126
Date: Feb. 23, 2016
Designed: SL Sheet
Drawn: SL 4.2
Checked: SDP

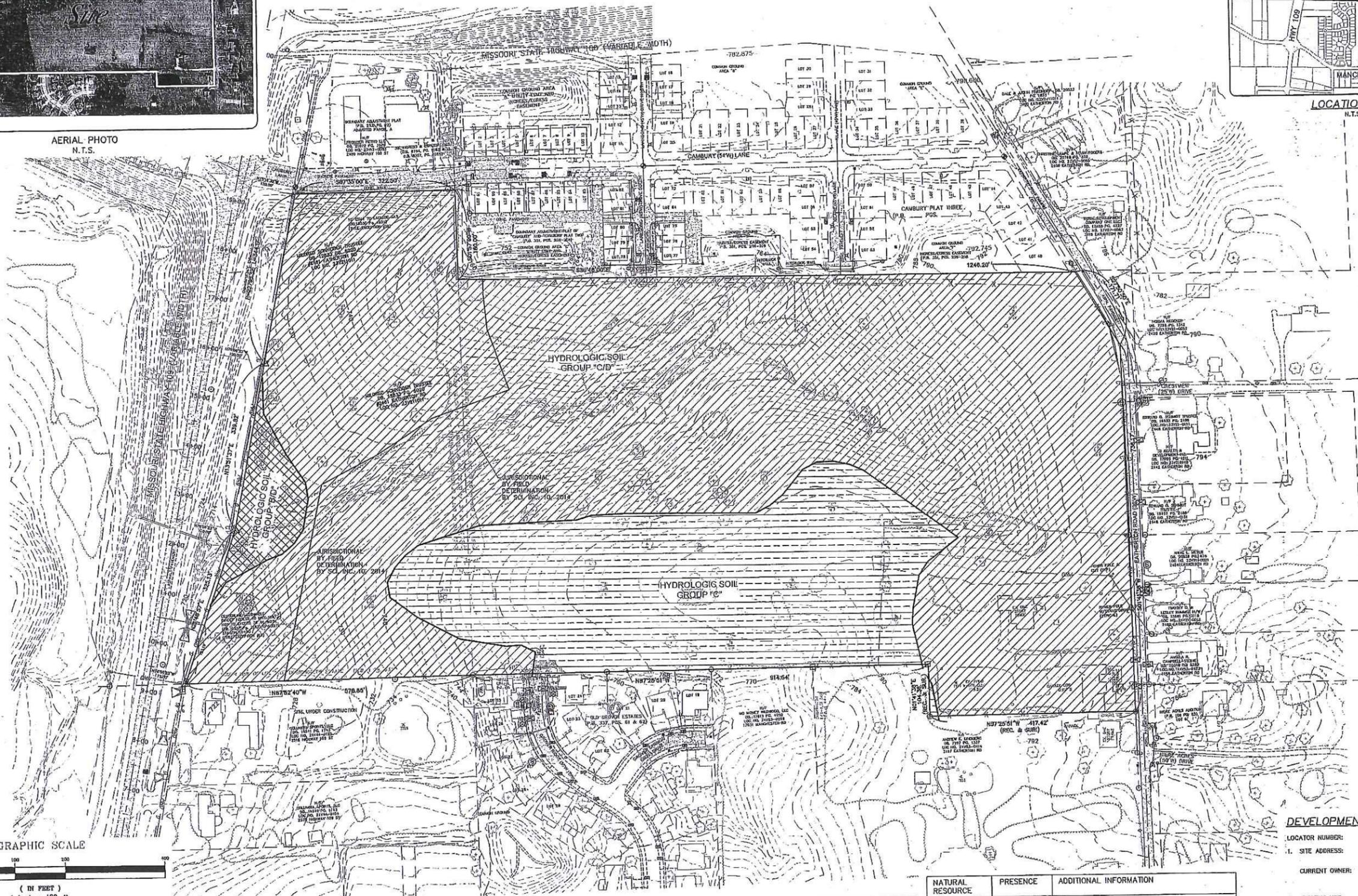
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AERIAL PHOTO
N.T.S.



LOCATION MAP
N.T.S.



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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SOIL SCIENTIST CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF NOVEMBER 2015, REVIEWED A REPORT REGARDING THE SOILS AND NATURAL RESOURCE EVALUATION OF THE SUBJECT PROPERTY. THE REPORT AND INFORMATION CONTAINED ON THIS PLAN RELATING TO SAME IS IN COMPLIANCE WITH SECTION 1005.200, "NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES" OF THE CITY OF WILDMOOD, MISSOURI.

SOIL SCIENTIST

DATE

	Existing Tree Mass
	Hydrologic Group "C" Soils
	Hydrologic Group "B/D" Soils
	Hydrologic Group "C/D" Soils
	Regulated Waters

NATURAL RESOURCE	PRESENCE	ADDITIONAL INFORMATION
Wetlands	No	None identified during site walk.
Streams and Floodplains	Yes	Two streams cross the site, both of which were determined to be jurisdictional.
Karst	No	None identified during site walk.
Ponds/Lakes	Yes	One stock/farm pond identified during site walk.

DEVELOPMENT NOTES:

- LOCATOR NUMBER: 23V120084
- SITE ADDRESS: 2461 EATHERTON RD, WILDMOOD, MO 63340
 - EXISTING USE: VACANT / UNDEVELOPED
 - GROSS AREA OF SITE: 34.60 ACRES
- CURRENT OWNER: WILFRED E. SCHNEIDER, TRUSTEE
15 WILDBERESS LN.
DEFIANCE, MO 63341

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 2916SC0280K DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

MSD Base Map - 23V

ISSUE REMARKS/DIAGRAM

1	10-30-2015, INITIAL SUBMITTAL
2	11-19-2015, CLIENT REVISIONS
3	2-23-2016, CITY COMMENT REVISIONS

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10407 BAUR BLVD, SUITE B
ST. LOUIS, MO 63132
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Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #01946

Main Street Crossing
2461 EATHERTON RD, WILDMOOD, MO
NATURAL RESOURCES MAP

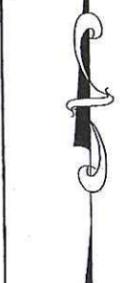
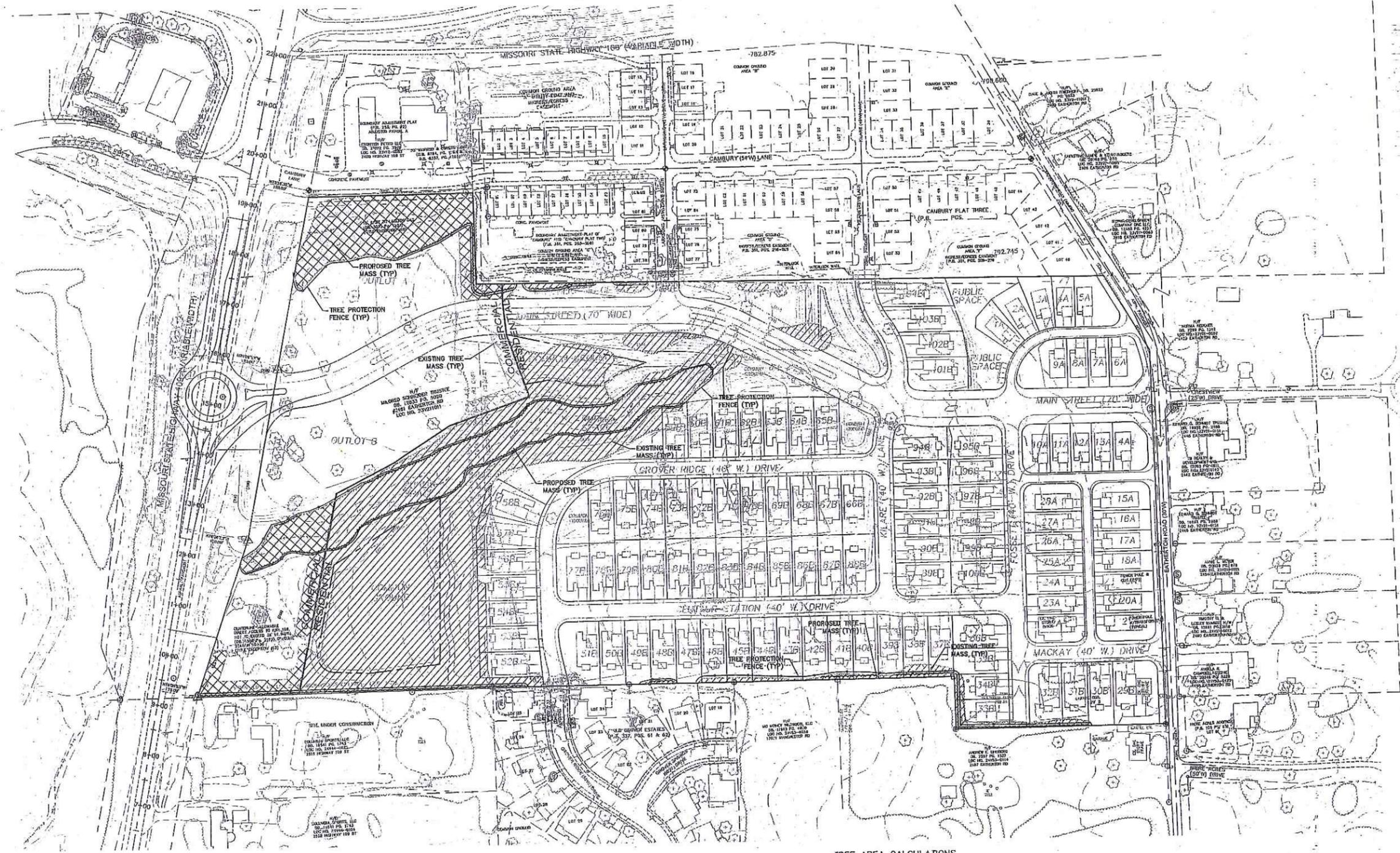
Professional Engineer's Seal and Signature of Rodney Arnold, License No. PE-2002016812, State of Missouri.

RODNEY ARNOLD
Professional Engineer
License No. PE-2002016812

Date: 2-23-2016
Rodney Arnold
License No. PE-2002016812
Civil Engineer

Job Number
14-04-126
Date
Feb. 23, 2016
Designed: SL Sheet
Drawn: SL **5.1**
Checked: SDP

Drawing Name: C:\Users\matt\appdata\local\temp\AutoCAD\38444128.dwg Plotted on: Feb 24, 2016 7:29am Plotted by: dmohr



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LEGEND	
	Existing Tree Mass
	Existing Tree Mass (Residential) (Located outside of right-of-way and building area)
	Existing Tree Mass (Commercial) (Located outside of right-of-way and building area)
	Proposed Tree Mass (Residential)
	Proposed Tree Mass (Commercial)

TREE AREA CALCULATIONS		
Residential:	Existing Tree Mass:	5.59 ac.
	Proposed Tree Mass:	1.33 ac.
Commercial:	Existing Tree Mass:	1.73 ac.
	Proposed Tree Mass:	1.15 ac.
Site Total:	Existing Tree Mass:	7.32 ac.
	Proposed Tree Mass:	2.48 ac.
	Percentage Retained (Provided):	34%
	Percentage Retained (Required):	30%

MSD Base Map - 23V

ISSUE	REMARKS/DATE
1	10-05-2015 INITIAL SUBMITTAL
2	11-19-2015 CLIENT REVISIONS
3	2-23-2016 CITY COMMENT REVISIONS

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 10407 BAUR BLVD., SUITE B
 ST. LOUIS, MO 63132
 Ph. 314-996-0341
 www.paynefamilyhomes.com

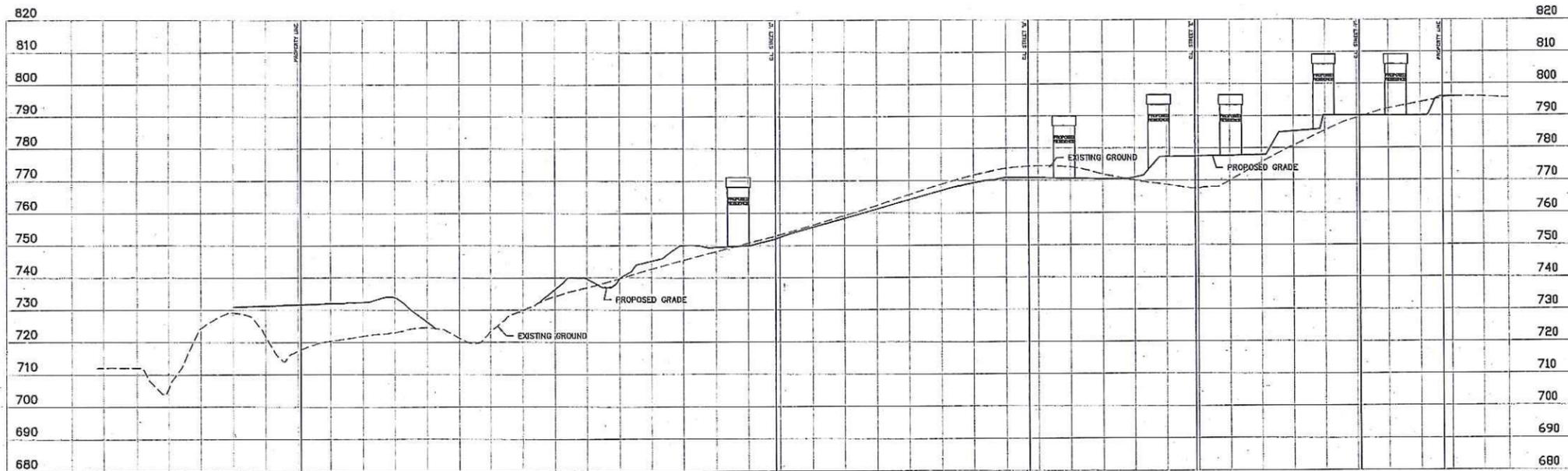
THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-8844
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001346

Main Street Crossing
 2461 BATHURTON RD., WILDWOOD, MO
 TREE PRESERVATION PLAN

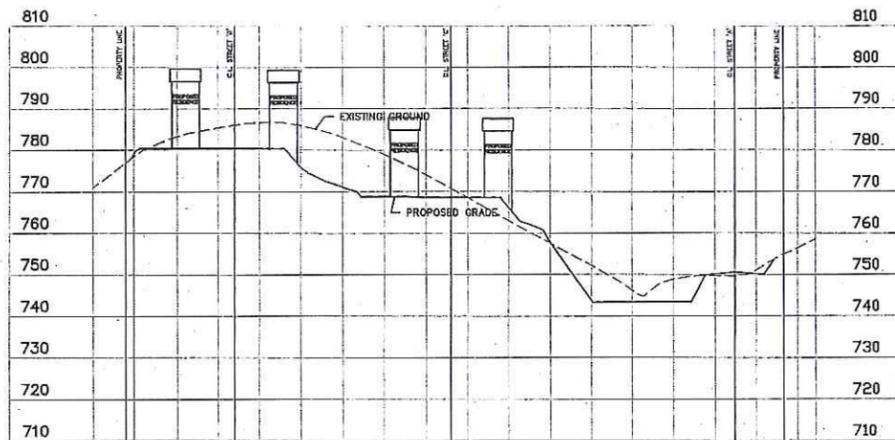


Date: 2-23-2016
RODNEY ARNOLD
 License No. PE-2002016612
 Civil Engineer

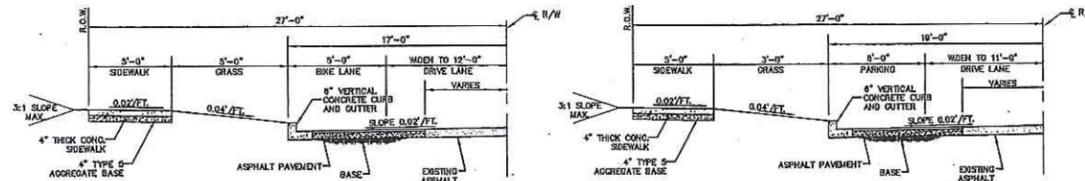
Job Number
14-04-126
 Date
Feb. 23, 2016
 Designed: SL Sheet
 Drawn: SL **5.2**
 Checked: SDP



SECTION A-A

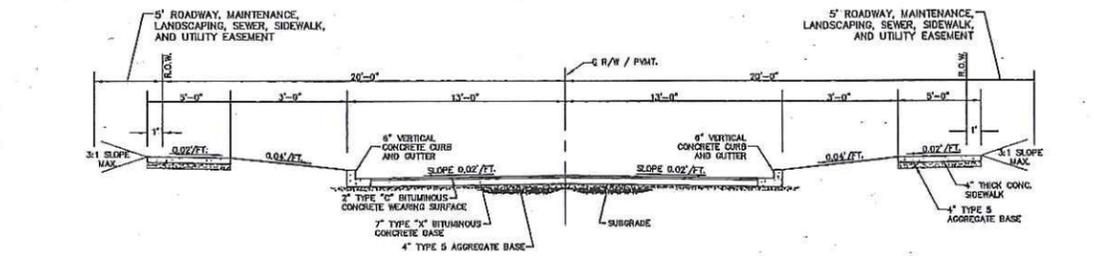


SECTION B-B

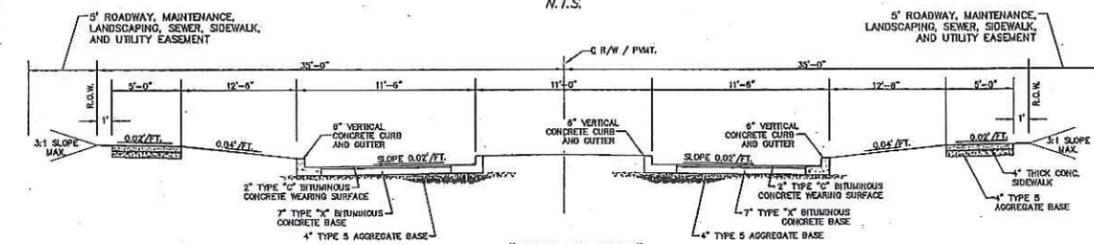


EATHERTON ROAD WITH BIKE LANE
TYPICAL PVMT. WIDENING
N.T.S.

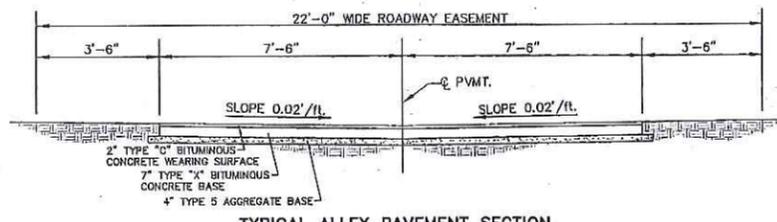
EATHERTON ROAD WITH PARALLEL PARKING
TYPICAL PVMT. WIDENING
N.T.S.



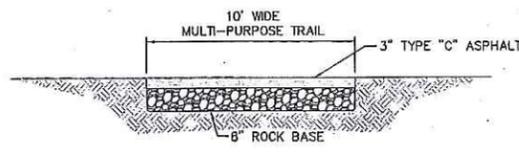
TYPICAL PVMT. SECTION
(26' PAVEMENT/40' R.O.W.)
N.T.S.



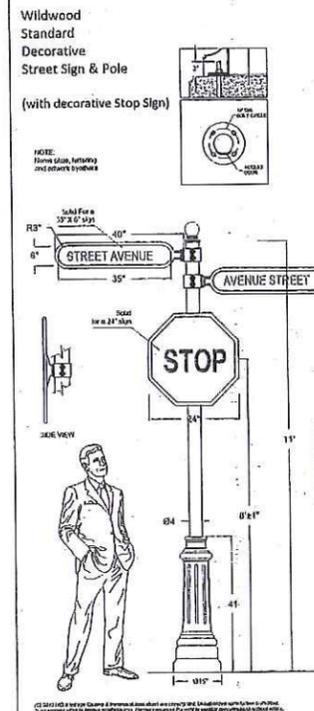
"MAIN STREET"
TYPICAL PVMT. SECTION
(70' R.O.W.)
N.T.S.



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



MULTI-PURPOSE TRAIL
N.T.S.



Approval Drawing
Pole Sid: P433-2-4PA-11

Street Sign: The street sign frame shall be a one-piece aluminum casting with a solid backing and a 1" thick border. The sign frame shall clamp around the pole secured with four 3/8" hex head bolts.

Traffic Sign: The traffic sign frame shall be a one-piece aluminum casting with a solid backing and a 1" thick border. The traffic sign shall be octagonal and clamp around the pole secured with four 3/8" hex head bolts.

Pole: Extruded aluminum, thickness 0.125".

Base Cover: Two-piece cast aluminum attached to shaft by 4 B.S. set screws.

Anchor bolts: 4 galvanized 1/2" (14") x 6 1/2" (24") long. A bolt circle template is supplied by HCI.

Anchor Circle: 17"

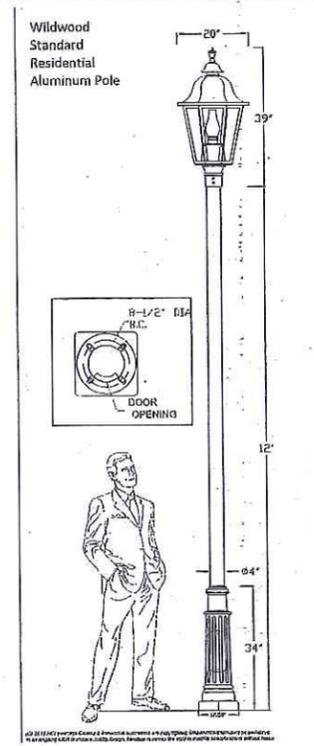
Finish: Electrocoat applied thermoset polyester powder coat finish.

Color: RAL 9011 (Black)

Lighting & Pole Supplier
Dolan Bredar
Simply Bright Ideas, Inc.
office: (314) 718-1688
hcn@simplybrightideas.com

Date: DEC 08 2013 Drawing No: 13103-V1
Model: P433-2-4PA-11-RAL9011-STREETSIGN
Project: WILDWOOD STREET
Rev: 01/13
Please Note: Fabrication not to begin until this drawing is approved, signed and returned to HCI.

HCI
1200 Fenwick Drive, Mississauga, Ontario, Canada L4V 1A1
www.hci-lighting.com



Approval Drawing
Light Sid: F144-L-P440-2-MOD-4PA-12

Diffuser Type: Clear
Diffuser Material: Acrylic U.V. stabilized.
Optical System: Segmented reflector type III.

Luminaire Housing: The whole luminaire is made of cast aluminum. Top is fully hinged for easy access to lamp and ballast.

Ballast: MH high power factor mounted on renewable plate. A quick disconnect wiring system allows for fast easy ballast maintenance.

Voltage - 120W (MH)
Voltage - 120V
Socket - Medium (E40)

Option: Decorative Chimney

Pole: Extruded 4" OD aluminum with 0.125" wall thickness.

Base Cover: Two-piece square cast aluminum.

Anchor Bolts: 4 galvanized 1/2" (14") x 6 1/2" (24") long. A bolt circle template is supplied by HCI.

Bolt Circle: 0-1/2"

Finish: Electrocoat applied, thermoset polyester powder-coat finish.

Colour: RAL 9011 (Black-Texture)

Lighting & Pole Supplier
Dolan Bredar
Simply Bright Ideas, Inc.
office: (314) 718-1688
hcn@simplybrightideas.com

Date: SEP 1 2015 Drawing No: 15692-V7
Model: F144-L-CAC-100/144-120V-SR-3-CHY
P440-2-MOD-4PA-12-01-151-TXT
Project: Wildwood Residential - 40
Rev: 01/15
Please Note: Fabrication not to begin until this drawing is approved, signed and returned to HCI.

HCI
1200 Fenwick Drive, Mississauga, Ontario, Canada L4V 1A1
www.hci-lighting.com

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St. Louis, Missouri 63123
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Corporate Certificate of Authority #001348

Main Street Crossing
2461 EATHERTON RD., WILDWOOD, MO
SITE SECTIONS

Professional Engineer and not responsible for the design of any structure or equipment not shown on this drawing. The Engineer's responsibility is limited to the design of the structure and equipment shown on this drawing. The Engineer's responsibility is limited to the design of the structure and equipment shown on this drawing.

RODNEY ARNOLD
Professional Engineer
No. 6-2002016612

Date: 2-23-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number
14-04-126

Date
Feb. 23, 2016

Designed: SL Sheet
Drawn: SL 6.1
Checked: SDP

Signs - Residential

x. 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-4 7,500 square foot Residence District.

y. 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

z. 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

aa. 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.

bb. 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.

cc. Hours of construction and grading activity shall be limited to 7:00 a.m. to 5:00 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.

dd. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate interlocking 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.

ee. 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.

ff. Access to Eatherton Road from this Planned Residential Development Overlay District, e.g. any street or alley, including Main Street, shall not be authorized, until such time forty (40) percent of

- 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.
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 mitigation 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

- 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.

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.

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 109 and Eatherton Road must be completed prior to the issuance of building permits in excess of twenty (20) percent of the units. These required improvements may be credited against the overall Traffic Generation Assessment Fee (TGA) charge associated with these allowable residential units, if authorized by the City Council. 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.

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.

- j. 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 or 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 5742.4 square feet per new single family dwelling.

Editor's Note: Modifications recommended by the Planning and Zoning Commission at its meeting on September 8, 2015 are indicated by bolded blue type.

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 ___ day of _____, 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 City Clerk

Table with 3 columns: ISSUE, 10-30-2015, INITIAL SUBMITTAL; 11-19-2015, CLIENT REVISIONS; 2-25-2016, CITY COMMENT REVISIONS

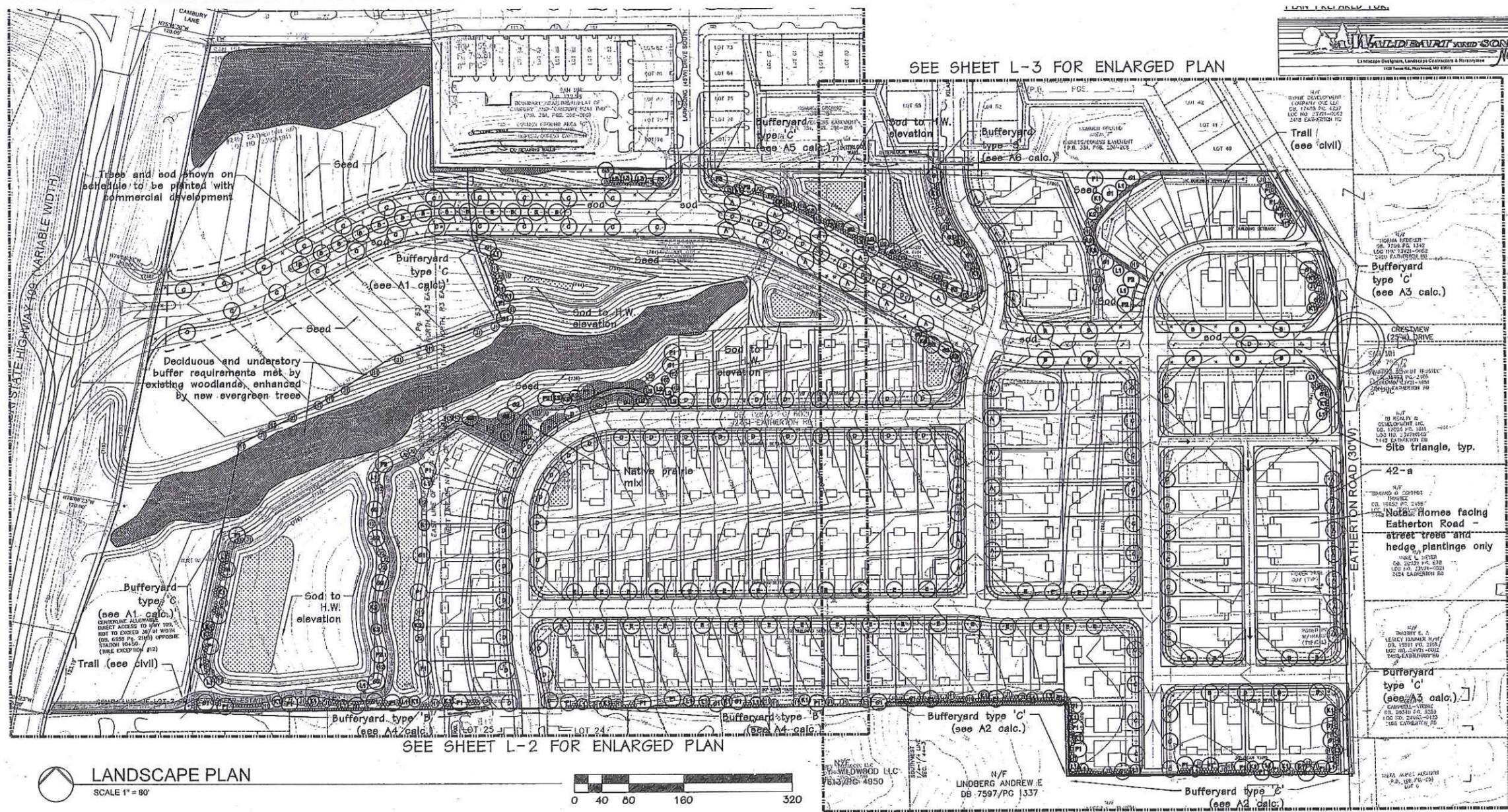
PAYNE FAMILY HOMES
10407 BAUR BLVD., SUITE B
ST. LOUIS, MO 63132
Ph. 314-996-0341
www.paynefamilyhomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-5440 Fax 314-487-8844
www.sterling-eng-sur.com
Corporate Certificate of Authority #001948

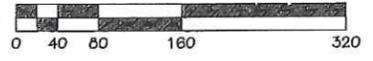
Main Street Crossing
2461 EATHERTON RD., WILDWOOD, MO
ORDINANCE #2115

STATE OF MISSOURI
RODNEY ARNOLD
Professional Engineer
PE-2002016612

Date: 2-23-2016
Job Number: 14-04-126
Date: Feb. 23, 2016
Designed: SL Sheet: 7.2
Drawn: SL
Checked: SDP



LANDSCAPE PLAN
SCALE 1" = 80'



- KEY**
- Existing woodland to remain
 - Native prairie mix
 - MSD bio plantings

LANDSCAPE CALCULATIONS:

- A) Bufferyards**
- Type "C" required along west property line as labeled on the plan
(3 canopy trees, 3 evergreen trees, 3 understory trees, and 10 shrubs required per 150 LF)
432 LF = 150 LF bufferyard unit measurement = 2.88
2.88 x 3 tree units = 8.64 = 9 canopy trees, 9 evergreen trees, and 9 understory trees
2.88 x 30 shrub units = 86.4 = 86 shrubs
 - Type "C" required along southeastern property line as labeled on the plan.
(3 canopy trees, 3 evergreen trees, 3 understory trees, and 30 shrubs required per 150 LF)
748 LF = 150 LF bufferyard unit measurement = 4.99
4.98 x 3 tree units = 14.94 = 15 canopy trees, 15 evergreen trees, and 15 understory trees
4.98 x 30 shrub units = 149.4 = 149 shrubs
 - Type "C" required along east property line as labeled on the plan
(3 canopy trees, 3 evergreen trees, 3 understory trees, and 10 shrubs required per 150 LF)
480 LF = 150 LF bufferyard unit measurement = 3.2
3.2 x 3 tree units = 9.6 = 10 canopy trees, 10 evergreen trees, and 10 understory trees
3.2 x 30 shrub units = 96 shrubs
 - Type "B" required along southern property line as labeled on the plan
(2 canopy trees, 2 evergreen trees, 2 understory trees, and 20 shrubs required per 150 LF)
1,042 LF = 150 LF bufferyard unit measurement = 6.94
6.94 x 2 tree units = 13.88 = 14 canopy trees, 14 evergreen trees, and 14 understory trees
6.94 x 20 shrub units = 138.8 = 139 shrubs
 - Type "C" required along collector roadway as labeled on the plan
(3 canopy trees, 3 evergreen trees, 3 understory trees, and 30 shrubs required per 150 LF)
1,413 LF = 150 LF bufferyard unit measurement = 9.42
9.42 x 3 tree units = 28.26 = 28 canopy trees, 28 evergreen trees, and 28 understory trees
9.42 x 30 shrub units = 282.6 = 283 shrubs
 - Type "S" required along access roadway as labeled on the plan
(2 canopy trees, 2 evergreen trees, 2 understory trees, and 20 shrubs required per 150 LF)
190 LF = 150 LF bufferyard unit measurement = 1.26
1.26 x 2 tree units = 2.52 = 3 canopy trees, 3 evergreen trees, and 3 understory trees
1.26 x 20 shrub units = 25.2 = 25 shrubs
- 7. 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 | |
- B) Street Trees**
- Street trees shall be installed a minimum of every 40 LF of proposed lot frontage.
7,800 LF ÷ 40 = 195 minimum street trees required
 - A maximum of forty percent (40%) of one (1) species may be utilized to meet planting requirements.
 - Street trees shall not be planted closer than three (3) feet to any curb.

PLANTING SCHEDULE						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	PERCENTAGE	
STREET TREES						
A	34	<i>Quercus rubra</i>	Red Oak	2.5"	Deciduous	17.7%
B	31	<i>Gleditsia triacanthos f. Inermis 'Skyoola'</i>	Skyline Honeylocust	2.5"	Deciduous	9.4%
C	44	<i>Ginkgo biloba 'Autumn Gold'</i>	Autumn Gold Ginkgo	2.5"	Deciduous	22.9%
D	50	<i>Acer rubrum 'Frankford'</i>	Red Sunbelt Maple	2.5"	Deciduous	20.6%
E	33	<i>Quercus bicolor</i>	Swamp White Oak	2.5"	Deciduous	17.2%
	192	TOTAL STREET TREES (additional trees added to buffer plantings to meet street tree requirement)				=100%

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	PERCENTAGE
BUFFERYARD TREES & SHRUBS						
F1	30	<i>Quercus bicolor</i>	Swamp White Oak	2"	Deciduous, Canopy	
F2	0	<i>Quercus bicolor</i>	Swamp White Oak	3"	Deciduous, Canopy	
F3	4	<i>Quercus bicolor</i>	Swamp White Oak	4"	Deciduous, Canopy	
G1	29	<i>Tilia cordata</i>	Littleleaf Linden	2"	Deciduous, Canopy	
G2	0	<i>Tilia cordata</i>	Littleleaf Linden	3"	Deciduous, Canopy	
G3	4	<i>Tilia cordata</i>	Littleleaf Linden	4"	Deciduous, Canopy	
H1	33	<i>Pinus strobus</i>	Eastern White Pine	6' Ht.	Evergreen	
H2	10	<i>Pinus strobus</i>	Eastern White Pine	6' Ht.	Evergreen	
H3	4	<i>Pinus strobus</i>	Eastern White Pine	10' Ht.	Evergreen	
J1	32	<i>Picea abies</i>	Norway Spruce	6' Ht.	Evergreen	
J2	10	<i>Picea abies</i>	Norway Spruce	6' Ht.	Evergreen	
J3	5	<i>Picea abies</i>	Norway Spruce	10' Ht.	Evergreen	
K1	26	<i>Cornus florida 'Cherokee Princess'</i>	Cherokee Princess Flowering Dogwood	1.5"	Deciduous, Understory	
K2	0	<i>Cornus florida 'Cherokee Princess'</i>	Cherokee Princess Flowering Dogwood	2"	Deciduous, Understory	
K3	4	<i>Cornus florida 'Cherokee Princess'</i>	Cherokee Princess Flowering Dogwood	2.5"	Deciduous, Understory	
L1	31	<i>Cercle canadensis 'Forest Pansy'</i>	Forest Pansy Redbud	1.5"	Deciduous, Understory	
L2	0	<i>Cercle canadensis 'Forest Pansy'</i>	Forest Pansy Redbud	2"	Deciduous, Understory	
L3	4	<i>Cercle canadensis 'Forest Pansy'</i>	Forest Pansy Redbud	2.5"	Deciduous, Understory	
a	42	<i>Buxus 'Green Velvet'</i>	Green Velvet Boxwood	24"	Evergreen	
	150	<i>Physocarpus opulifolius 'Mondo'</i>	Diablo Ninebark	24"	Deciduous	
	150	<i>Viburnum x burkwoodii</i>	Burkwood Viburnum	24"	Deciduous	
	120	<i>Juniperus chinensis 'Sea Green'</i>	Sea Green Juniper	24"	Evergreen	
	150	<i>Ilex verticillata 'Jim Dandy/Red Sprite'</i>	Jim Dandy/Red Sprite Winterberry Holly	24"	Deciduous (1:9 ratio M/F)	
	30,905	Water quality plantings per MSD requirements			plugs	space 12" o.c.
	0,054	Kentucky Bluegrass sod			sq. ft.	

Wildwood General Notes:

- Individual homeowners must be notified at least one week prior to the installation of plants on lots that have an occupied dwelling.
- 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).
- 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.
- Locations of street trees may be subject to change in order to avoid conflict with street lighting.
- 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.
- Plant substitutions are permitted with verbal or written approval from the City of Wildwood Planning Department.
- All plant material will be inspected for survival by the City of Wildwood Planning Department one year following installation and again two full growing seasons after planting.
- All plants must meet standards of the latest edition of the American Standards for Nursery Stock sponsored by the Association of American Nurserymen.
- 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.
- 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.
- All grading for landscaped areas will not exceed a slope greater than 3:1. All exposed slopes will be protected from erosion.
- The landscape of all undeveloped and developed property will be properly maintained in a slightly and well-kept manner.
- Replanting and replacement of existing plant materials will be executed on an annual basis as needed by the property owner.

Jerald Saunders, Landscape Architect
MO License # LA-007

22/16
Consultants:

Main Street Crossing

Wildwood, MO

lloomisAssociates

Landscape Architects/Planners
707 South 40 Park Drive, Suite 205
Chesterfield, Missouri 63005-1194
(636) 519-8800 • www.lloomis.com

Sheet Title: **Landscape Plan**

Sheet No: **L-1**

Date: **11/19/14**
Job #: **985.013**

Consultants:

Main Street Crossing

Wildwood, MO

Revisions:

Date	Description	No.
11/11/15	Base Revision	1
11/19/15	Base Revision	2
02/23/16	City Comments	3

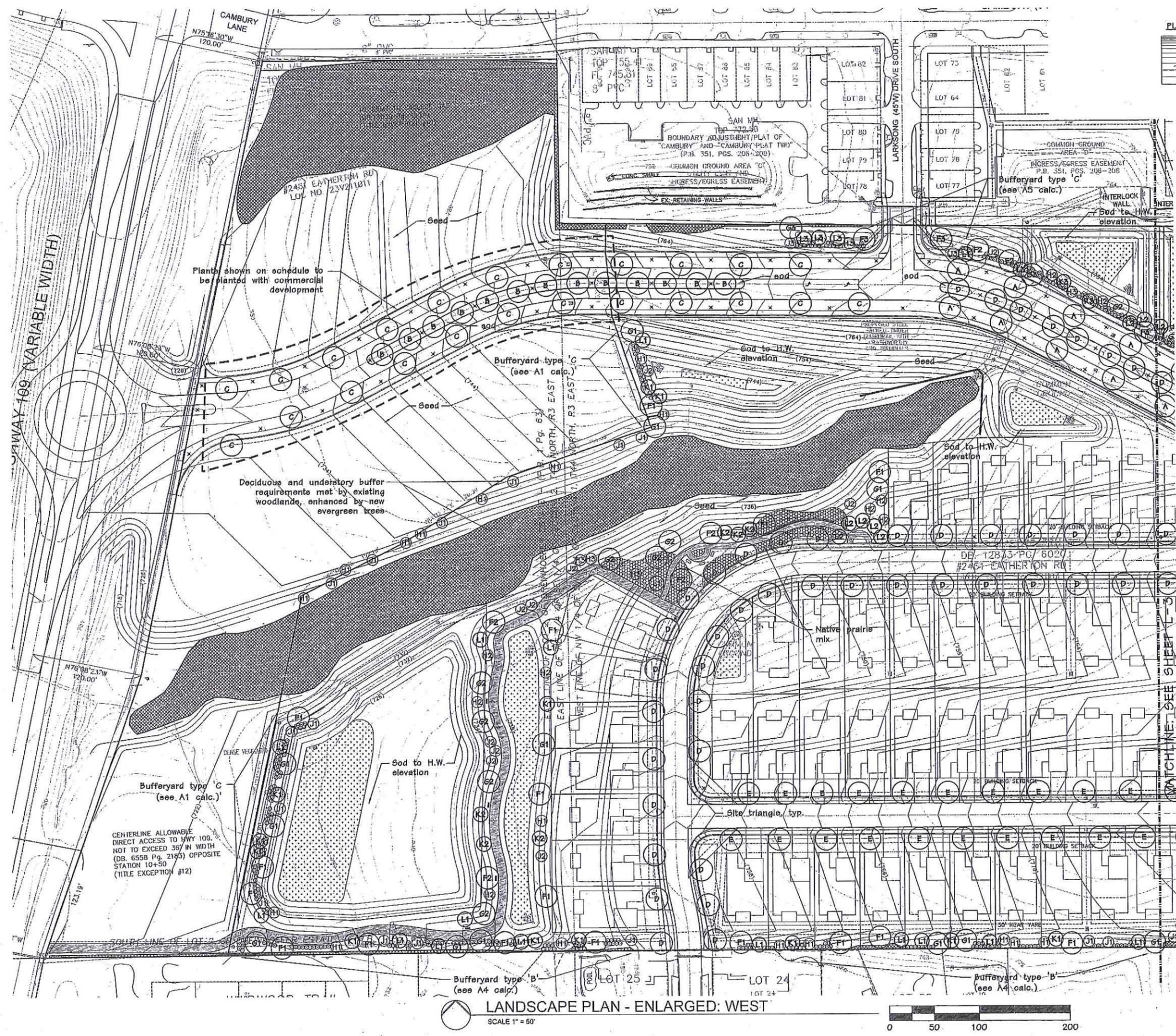
Drawn: LWH
 Checked: JAS

loomisAssociates

landscape architects/planners
 707 Swift-40 Park Drive, Suite 155
 Chesterfield, Missouri 63005-1154
 636.939.6688 Fax: 636.939.0797
 Email: info@loomisassociates.com

Loomis Associates, Inc.
 Missouri State Certificate of Authority # LAC #000019

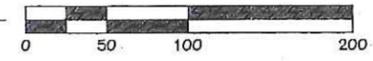
Sheet Title:	Landscape Plan Enlarged: West
Sheet No:	L-2
Date:	11/19/14
Job #:	905.013



KEY

-  Existing woodland to remain
-  Native prairie mix
-  MSD blo plantings

LANDSCAPE PLAN - ENLARGED: WEST
 SCALE 1" = 50'



HWY 109 (VARIABLE WIDTH)

MATCHLINE - SEE SHEET L-3

CENTERLINE ALLOWABLE DIRECT ACCESS TO HWY 109. NOT TO EXCEED 36' IN WIDTH (OB. 655B Pg. 2193) OPPOSITE STATION 10+50 (TITLE EXCEPTION #12)

Plants shown on schedule to be planted with commercial development

Deciduous and understory buffer requirements met by existing woodlands, enhanced by new evergreen trees

Bufferyard type 'C' (see A1 calc.)

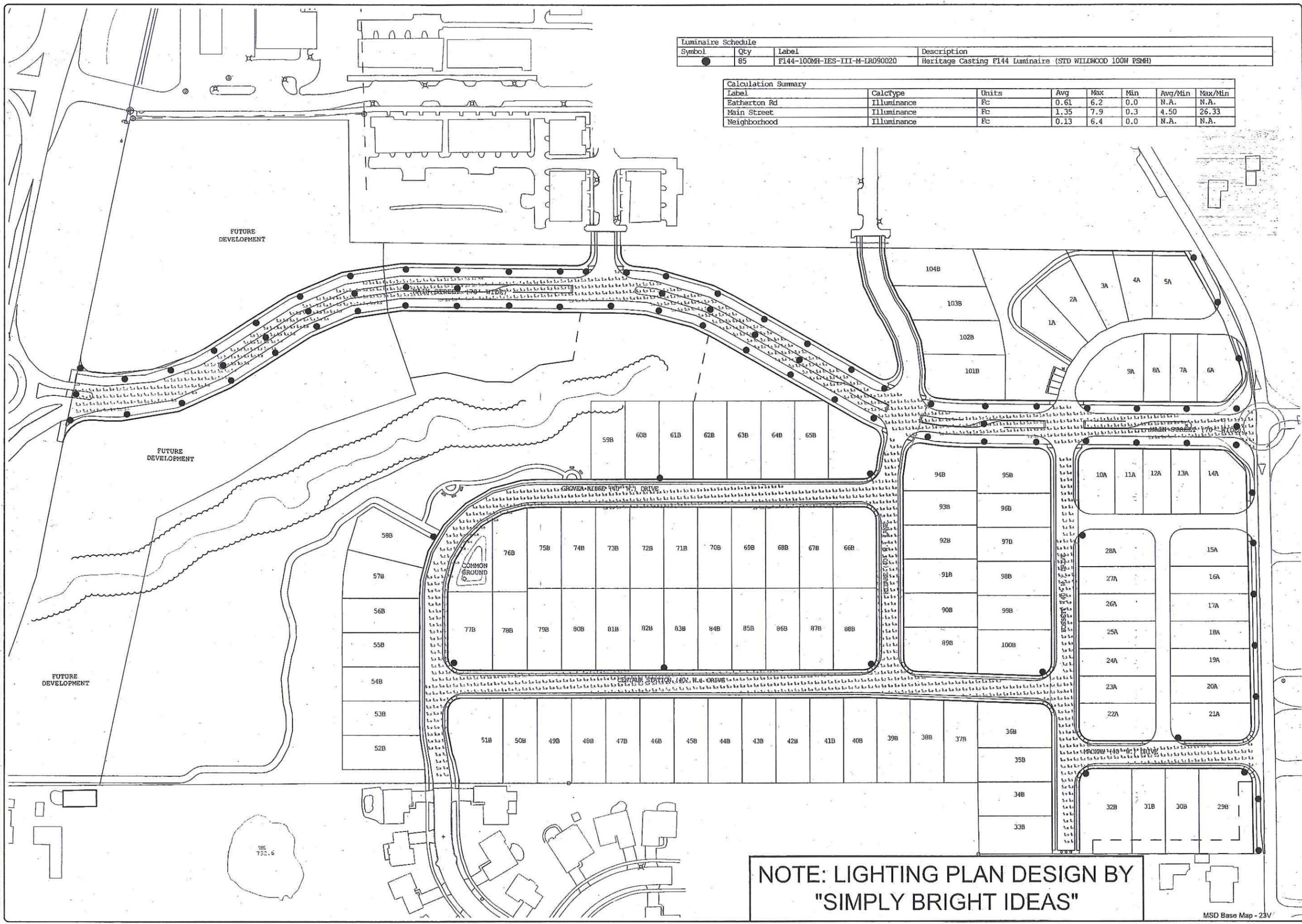
Bufferyard type 'C' (see A1 calc.)

Bufferyard type 'B' (see A4 calc.)

Bufferyard type 'B' (see A4 calc.)

Luminaire Schedule			
Symbol	Qty	Label	Description
●	85	F144-100MH-IES-III-M-IR090020	Heritage Casting F144 Luminaire (STD WILLOWOOD 100W PSMH)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Eatherton Rd	Illuminance	Fc	0.61	6.2	0.0	N.A.	N.A.
Main Street	Illuminance	Fc	1.35	7.9	0.3	4.50	26.33
Neighborhood	Illuminance	Fc	0.13	6.4	0.0	N.A.	N.A.



**NOTE: LIGHTING PLAN DESIGN BY
"SIMPLY BRIGHT IDEAS"**

ISSUE	REMARKS/DATE
1	10-30-2016, INITIAL SUBMITTAL
2	11-1-2016, CLIENT REVISIONS
3	2-23-2016, CITY COMMENT REVISIONS

PAYNE FAMILY HOMES
10407 BAUR BLVD., SUITE B
ST. LOUIS, MO 63132
Ph. 314-996-0341
www.paynefamilyhomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgardner Road
St. Louis, Missouri 63299
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Main Street Crossing
2461 EATHERTON RD., WILLOWOOD, MO
LIGHTING PLAN

Date: _____
License No. _____
Civil Engineer

Job Number: 14-04-126
Date: Feb. 23, 2016
Designed: SL Sheet
Drawn: SL P-1
Checked: SDP

Drawing name: Y:\1404126_Schubler\TheSterling\Engineering\Site Development\Plan\126_photomicro.dwg Plotted on: Feb 23, 2016 3:45pm Plotted by: amillar

MSD Base Map - 23V



WILDWOOD

December 23, 2015

Payne Family Homes
ATTN: Tom Cummings
10407 Baur Boulevard, Suite B
St. Louis, Missouri 63132

Re: P.Z. 25, 26, and 26a-14 Main Street Crossing; a Planned Residential Development Overlay District (PRD) in the R-4 7,500 square foot Residence District for a one hundred four (104) lot subdivision on the east side of State Route 109, south of State Route 100

Dear Mr. Cummings:

The Department of Planning, in conjunction with the Department of Public Works, has completed its initial review of the Site Development Plan being submitted in association with the approved Planned Residential Development Overlay District (PRD) in the R-4 7,500 square foot Residence District for a one hundred four (104) lot subdivision at the above-referenced location. This review centered on the plan's compliance with the applicable sections of the City's Zoning Ordinance, the Planned Residential Development Overlay District (PRD) for the tract of land, 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 Site Plan Subcommittee's review. These items are as follows:

General:

1. Please provide the required Geotechnical Report for this subject site. It is important to note that, within the northeast corner of the property, it exhibits the characteristics of Karst Topography, with a small sinkhole. This situation must be addressed to ensure that no homes or improvements are placed in an area of instability.
2. Please provide comments or conceptual approvals from the following agencies: Metropolitan St. Louis Sewer District, the Missouri Department of Transportation, the Metro West Fire Protection District, and the U.S. Army Corp of Engineers.
3. Please provide the required Lighting Plan for this project. The Lighting Plan must comply with the City's Outdoor Lighting Requirements of the Zoning Ordinance.
4. Please include, with the plan set's resubmittal, as required by the site-specific ordinance, two (2) options for reducing the prominence of the front of garages and the placement and design of units on the corner lots.

Sheet 1:

5. Please address the comments that are identified on the Title Sheet of the Site Development Plan packet (see attached copy).
6. Please better define the right-of-way dedications and net area identified on Sheet 1 in the Development Notes. The PRD requires the development size to be between twenty-eight (28) and twenty-eight and one-half (28.5) acres in area.

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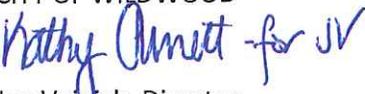
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Sincerely,
CITY OF WILDWOOD


Joe Vujnich, Director
Department of Planning and Parks

Sincerely,
CITY OF WILDWOOD


Rick Brown, P.E., P.T.O.E., Director
Department of Public Works

CC: The Honorable Timothy Woerther, Mayor
Council Members Larry Goodson and Joe Garritano, Ward Eight
Ryan Thomas, P.E., City Administrator

Rob Golterman, City Attorney
Kathy Arnett, Assistant Director of Planning
Terri Gaston, Senior Planner
Travis Newberry, Planner

Main Street Crossing

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-4 7,500 Square Foot Residence District, With A Planned
Residential Development Overlay District (PRD),
Town Center Neighborhood Edge District, Ordinance #2116



LOCATION MAP
N.T.S.

GENERAL NOTES:

- 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 6-8 SCHOOL DISTRICT
METROPOLITAN ST. LOUIS SEWER DISTRICT
AMEREN MISSOURI
AT&T
LACLEDE GAS COMPANY
MISSOURI AMERICAN WATER COMPANY
CHARTER CABLE SERVICES
- 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.
- 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.
- 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.
- ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS. SOURCE OF TOPOGRAPHY - MSD ORTHOTOPO.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF WILDWOOD.
- ALL UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
- NO PLANTS, TREES, SIGNS, ETC. GREATER THAN 36" IN HEIGHT SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE.
OUTDOOR LIGHTING
- MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 16 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF WILDWOOD 8686 REQUIREMENTS.
- STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD.
- BUILDING HEIGHT SHALL NOT EXCEED 2 STORIES OR 24 FEET.
- THE NEAREST MAJOR INTERSECTION IS MANCHESTER ROAD AND STATE ROUTE 109 APPROXIMATELY 1200 FEET TO THE NORTH.
- THE FRONT FACADES MUST BE 1.5 FEET ABOVE GRADE AT THE FRONTAGE LINES.
- ENTRANCES, STREET INTERSECTIONS, CUL-DE-SACS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD STANDARDS. *and MoDOT*
- NO PLANTS, TREES, SIGNS, ETC., SHALL BE PLACED WITHIN THE SIGHT TRIANGLE AT INTERSECTIONS/MEDIANS AS TO RESTRICT SIGHT DISTANCE.

see included Lighting and Landscape Plans.

DEVELOPMENT NOTES:

- LOCATOR NUMBER: 23V120094
- SITE ADDRESS: 2461 EARTHINGTON RD. WILDWOOD, MO 63840
Add owner under contract Payne Family Homes
 - CURRENT OWNER: MILDRED E. SCHNEIDER, TRUSTEE 15 WILDERNESS LN. DEFRANCE, MO 63341
 - EXISTING ZONING: R-4 WITH A PRD, TOWN CENTER NEIGHBORHOOD EDGE DISTRICT
 - PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 - GROSS AREA OF SITE: 40.200 ACRES
LESS RIGHT-OF-WAY DEDICATION: 20.175 ACRES
LESS RIGHT-OF-WAY: 16.111 ACRES
FUTURE DEVELOPMENT: 4.989 ACRES
NET AREA (RESIDENTIAL): 22.335 ACRES
 - DENSITY = 22.33 ACRES / 10,560 S.F./AC. = 129 LOTS ALLOWABLE
7,500 S.F.
 - NUMBER OF LOTS PROPOSED: 104
 - PARKING REQUIREMENTS:
2 EA. 7 1/4 LOTS = 208 SPACES PROVIDED
= 208 SPACES

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0235H DATED AUGUST 2, 1995), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.
update is 2015 Map Set.

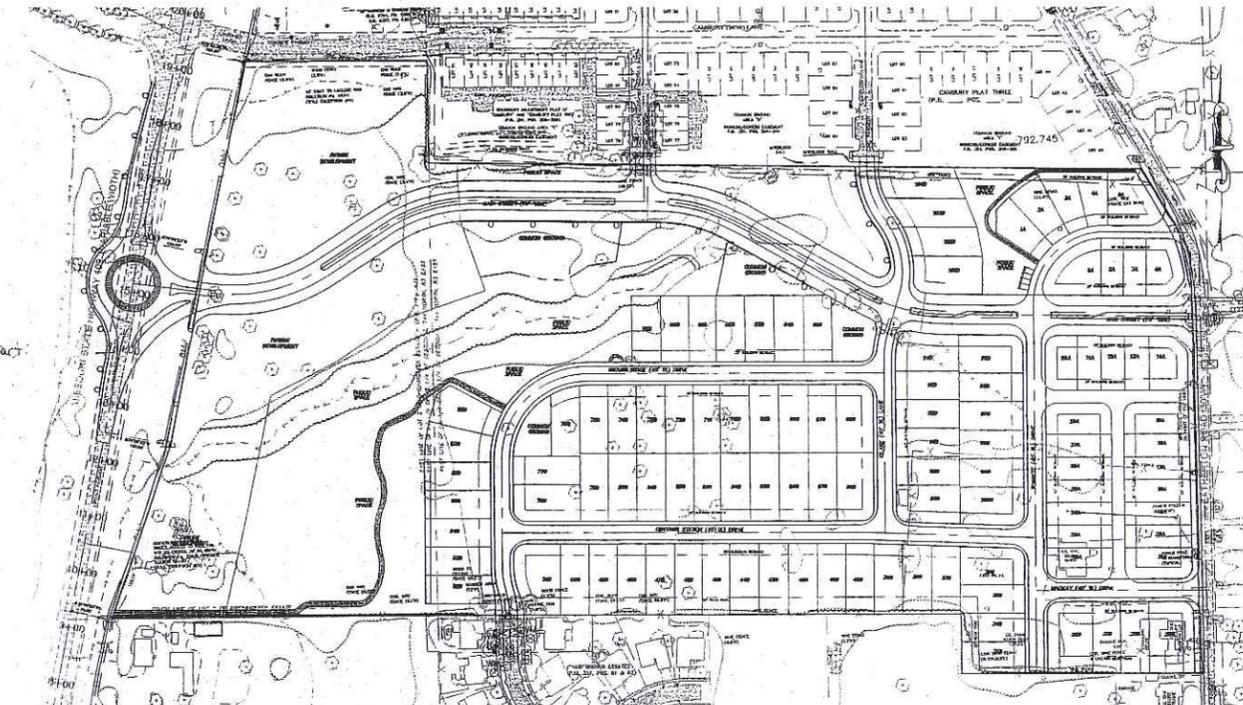
GEOTECHNICAL ENGINEER'S STATEMENT:

THESE PLANS HAVE BEEN REVIEWED BY SCI 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 SCI ENGINEERING, INC. DATED OCTOBER 2014.

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.

SCI 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.

SCI ENGINEERING, INC.

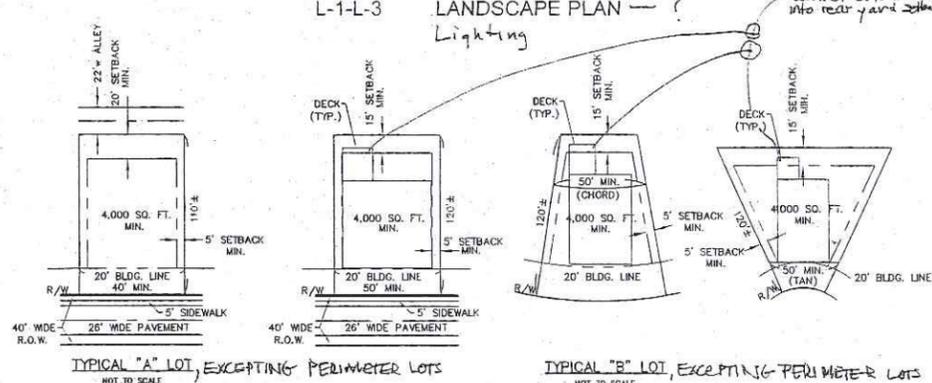


KEY MAP
N.T.S.

SHEET INDEX

- 1.1 COVER SHEET
- 2.1-2.2 SDP - SITE PLAN
- 3.1-3.2 SDP - GRADING PLAN
- 4.1-4.2 SDP - PUBLIC SPACE PLAN
- 5.1 NATURAL RESOURCES MAP
- 6.1 SITE SECTIONS
- 7.1-7.2 ORDINANCE #2116
- L-1-L-3 LANDSCAPE PLAN — ?

cannot extend into rear yard



PROPERTY DESCRIPTION:

A TRACT OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 1, AND A PART OF LOT 2 OF DREHNMEYER ESTATE, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, RECORDED IN PLAT BOOK 1, PAGE 63 OF THE LOUIS COUNTY RECORDS, ALL IN TOWNSHIP 44 NORTH, RANGE 3 EAST CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DEED TO MILDRED E. SCHNEIDER, TRUSTEE, RECORDED IN BOOK 12833, PAGE 620 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF AT TRACT OF LAND CONVEYED TO ANDREW E. LINDBERG BY DEED RECORDED IN BOOK 7597, PAGE 1337 OF SAID RECORDS, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF EARTHINGTON ROAD, 30 FEET WIDE, SAID POINT BEING 15 FEET PERPENDICULAR DISTANCE SOUTHWEST OF THE CENTERLINE OF SAID EARTHINGTON ROAD; THENCE ALONG THE NORTH LINE OF SAID LINDBERG TRACT, NORTH 87° 25' 51" WEST, 417.42 FEET, THENCE LEAVING SAID NORTH LINE, NORTH 01° 41' 38" EAST, 104.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF ABOVE SAID SECTION 1; THENCE ALONG SAID SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, SAID LINE ALSO BEING THE NORTH LINE OF OLD GROVER ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 337 PAGE 61 OF SAID RECORDS, NORTH 87° 25' 51" WEST, 814.54 FEET TO THE NORTHWEST CORNER OF LOT 25 OF SAID OLD GROVER ESTATES SUBDIVISION, SAID CORNER ALSO BEING THE INTERSECTION OF SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE WEST LINE OF SAID SECTION 1; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF ABOVE SAID SECTION 2, SAID LINE ALSO BEING THE NORTH LINE OF A TRACT OF LAND CONVEYED TO COLUMBIA SPORTS, LLC BY DEED RECORDED IN BOOK 16541, PAGE 1743 OF SAID RECORDS, NORTH 87° 52' 40" WEST, 578.85 FEET TO THE NORTHWEST CORNER OF SAID COLUMBIA SPORTS, LLC TRACT, SAID CORNER BEING THE INTERSECTION OF THE EAST LINE OF MISSOURI STATE HIGHWAY 109, WIDTH VARIES, AS WIDENED BY DOCUMENT RECORDED IN DEED BOOK 6558 PAGE 2183 OF SAID RECORDS, AND SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, SAID INTERSECTION BEING 75 FEET PERPENDICULAR DISTANCE EAST OF THE CENTERLINE OF SAID HIGHWAY 109; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST LINE OF HIGHWAY 109 THE FOLLOWING COURSES, DISTANCES AND CURVES: NORTH 21° 48' 57" EAST, 325.13 FEET TO A POINT BEING 120 FEET PERPENDICULAR DISTANCE EAST OF SAID CENTERLINE OF HIGHWAY 109; NORTH 13° 51' 37" EAST, 339.82 FEET TO A POINT OF CURVATURE, AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 22,796.32 FEET, WHOSE CHORD BEARS NORTH 14° 17' 34" EAST, 344.16 FEET, AN ARC DISTANCE OF 344.17 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CAMBURY LANE, 54 FEET WIDE, SAID POINT BEING 27 FEET PERPENDICULAR DISTANCE SOUTH OF THE CENTERLINE OF SAID CAMBURY LANE; THENCE LEAVING SAID SAID EAST LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF CAMBURY LANE, SOUTH 87° 35' 00" EAST, 322.50 FEET TO A POINT ON THE WEST LINE OF BOUNDARY ADJUSTMENT PLAT OF 'CAMBURY' AND 'CAMBURY PLAT TWO', ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351, PAGE 208 OF SAID RECORDS; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG SAID WEST LINE OF BOUNDARY ADJUSTMENT PLAT, SOUTH 01° 57' 00" WEST, 180.00 FEET TO THE SOUTHWEST CORNER OF SAID BOUNDARY ADJUSTMENT PLAT, THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID BOUNDARY ADJUSTMENT PLAT, SOUTH 86° 48' 00" EAST, 1246.20 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EARTHINGTON ROAD (30 FEET WIDE), SAID POINT BEING 15 FEET DISTANT PERPENDICULAR WEST OF THE CENTERLINE OF SAID ROAD; THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF EARTHINGTON ROAD (30 FEET WIDE) AND PARALLEL TO THE CENTERLINE OF SAID ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 27° 50' 50" EAST, 71.71 FEET TO AN ANGLE POINT; THENCE SOUTH 01° 41' 38" WEST, 736.17 FEET TO THE POINT OF BEGINNING, CONTAINING 1,508,659 SQUARE FEET OR 34,634 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF OCTOBER, 2015 UNDER ORDER NO. 11-19-126.

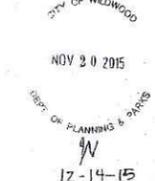
SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF NOVEMBER, 2015, AT THE REQUEST OF PAYNE FAMILY HOMES, PREPARED A SITE DEVELOPMENT PLAN OF "MAIN STREET CROSSING", 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



Check Cambury for Earthington Road.

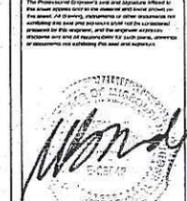


ISSUE	REMARKS/DATE
1	10-30-2015, INITIAL SUBMITTAL
2	11-19-2015, CLIENT REVISIONS

PAYNE FAMILY HOMES
10407 BAUER BLVD, SUITE B
ST. LOUIS, MO 63132
Ph. 314-998-0341
www.paynefamilyhomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-672-0140 Fax 314-672-8644
Corporate Certificate of Authority #0010348

Main Street Crossing
2461 EARTHINGTON RD., WILDWOOD, MO
COVER SHEET



Date: 11-19-2015
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	14-04-126
Date	Nov. 19, 2015
Designed: SL	Sheet 1.1
Drawn: SL	
Checked: SDP	



WILDWOOD

December 23, 2015

Payne Family Homes
ATTN: Tom Cummings
10407 Baur Boulevard, Suite B
St. Louis, Missouri 63132

Re: P.Z. 25, 26, and 26a-14 Main Street Crossing; a Planned Residential Development Overlay District (PRD) in the R-4 7,500 square foot Residence District for a one hundred four (104) lot subdivision on the east side of State Route 109, south of State Route 100

Dear Mr. Cummings:

The Department of Planning, in conjunction with the Department of Public Works, has completed its initial review of the Site Development Plan being submitted in association with the approved Planned Residential Development Overlay District (PRD) in the R-4 7,500 square foot Residence District for a one hundred four (104) lot subdivision at the above-referenced location. This review centered on the plan's compliance with the applicable sections of the City's Zoning Ordinance, the Planned Residential Development Overlay District (PRD) for the tract of land, 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 Site Plan Subcommittee's review. These items are as follows:

General:

1. Please provide the required Geotechnical Report for this subject site. It is important to note that, within the northeast corner of the property, it exhibits the characteristics of Karst Topography, with a small sinkhole. This situation must be addressed to ensure that no homes or improvements are placed in an area of instability.
2. Please provide comments or conceptual approvals from the following agencies: Metropolitan St. Louis Sewer District, the Missouri Department of Transportation, the Metro West Fire Protection District, and the U.S. Army Corp of Engineers.
3. Please provide the required Lighting Plan for this project. The Lighting Plan must comply with the City's Outdoor Lighting Requirements of the Zoning Ordinance.
4. Please include, with the plan set's resubmittal, as required by the site-specific ordinance, two (2) options for reducing the prominence of the front of garages and the placement and design of units on the corner lots.

Sheet 1:

5. Please address the comments that are identified on the Title Sheet of the Site Development Plan packet (see attached copy).
6. Please better define the right-of-way dedications and net area identified on Sheet 1 in the Development Notes. The PRD requires the development size to be between twenty-eight (28) and twenty-eight and one-half (28.5) acres in area.

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- removal. The extent of the preservation seems to be very limited. Please improve the preservation of tree masses on the site.
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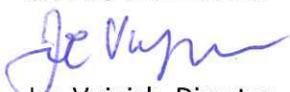
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37. Please provide information on the type and dimension of the asphalt pavement, aggregate base, and prepared subgrade to be used as part of the typical twenty-two (22) foot wide pavement section.
38. Please provide a four (4) inch aggregate base under all new sidewalks.

Sheet L-1:

39. Please address the items identified on the attached review letter from the City's Landscape Consultant.

Once the revisions are completed, please resubmit three (3) 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 and Parks

Sincerely,
CITY OF WILDWOOD



Rick Brown, P.E., P.T.O.E., Director
Department of Public Works

CC: The Honorable Timothy Woerther, Mayor
Council Members Larry Goodson and Joe Garritano, Ward Eight
Ryan Thomas, P.E., City Administrator

Rob Golterman, City Attorney
Kathy Arnett, Assistant Director of Planning
Terri Gaston, Senior Planner
Travis Newberry, Planner



Tuesday, December 8, 2015

Mr. Joe Vujnich
Director of Planning
City of Wildwood
16860 Main Street
Wildwood, Mo 63040

Re: Landscape Plan Review #1
Main Street Crossing
terraspec Job Number 02038-99

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 Waldbart and Sons, Inc. by Loomis Associates, dated REV 11/19/15 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 the following notes from the Landscape Applications Section of the City's Landscape Manual:
 - 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. Include a Tree Preservation Plan - Site Specific Ordinance, included in the SDP Design Criteria, under Landscape Requirements-Specific, paragraph (r) indicates that a Tree Preservation Plan is required. No Tree Preservation Plan was included with the submittal package received by this office.
 - C. Show Common Ground Landscape - Site Specific Ordinance, in paragraph (u) implies that the common ground areas are to be landscaped. It does not appear that any attempt to provide landscaping in the common ground areas or public space areas has been made.
2. To meet the minimum planting requirements for this residential application, the plan should include:
 - A. Street Trees
 1. Interior Streets - 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. Street Trees are indicated on the submitted plan, at the appropriate spacing, along most sections of the interior streets, however no street trees are indicated along common ground frontages or the western end frontages of the main boulevard within the future development area. Additional street trees should be located along the aforementioned frontages at the same 40' spacing.
 2. Missouri State Highway 109 - No street trees are indicated along the Rte. 109 frontage. It is assumed that, since the areas along Rte. 109 are labeled as Future Development, street tree and street bufferyard requirements will be addressed at a future date when development plans for these areas are submitted for review.

(Continued on page 2)

B. Street Bufferyards

1. Access roadway frontages require a Type 'S' Bufferyard, per the Tree Manual, at 2 PUs per 150 lf of frontage. No street bufferyard plantings are shown on the submitted plan. It is our recommendation that this requirement be waived for all access roadways that adjoin residential lots that front onto the street due to the limited space within the 40' wide frontyards. However, street bufferyards should be required for all other access roadway frontages including those that adjoin sides of residential structures, common grounds and public spaces.

2. Collector roadway frontages require a Type 'C' Bufferyard, at 3 PUs per 150 lf of frontage. No street bufferyard plantings are shown on the submitted plan. It is our recommendation that this requirement be waived for the extreme eastern end of the collector roadway, that runs east-west between Rte. 109 and Eatherton Road, where the fronts of residential structures face the roadway (Lots 6A-14A). Once again, this recommendation is prompted by the limited frontyard space. Street bufferyards should be required along the rest of the collector road frontage, including through the future development areas.

Note: The Standard Plant Unit (PU) requirements for Bufferyards are as follows:

1 PU = 1 Canopy Tree, 1 Understory Tree, 1 Evergreen Tree and 10 Shrubs.

The required plant materials for the aforementioned bufferyards shall be planted in the sizes and percentages as indicated in the Landscape Applications Section of the City's Tree Manual under Bufferyards Paragraph (E), Sub Paragraph (b).

3. Missouri State Highway 109 - Type 'D' is required per the City's Tree Manual. None Shown.

As previously stated, it is assumed that this requirement will be fulfilled at a future date when plans are submitted for the development of those areas.

C. Property Line Bufferyards

1. South Property Line - Type 'C' Bufferyard is required, per the Tree Manual, along the eastern 750'+/- of the southern property line of the development, to buffer this R4 zoned development from the NU zoning district to the south, at 3 PU's per 150 lf. This requirement has been met on the submitted landscape plan, however, the Site Specific Ordinance that pertains to this development indicates that a minimum 10' wide landscape buffer strip be installed along the entire southern boundary of the site, no such landscape strip is indicated. Since no specific landscape density is mentioned in the ordinance, it is our recommendation that a Type 'B' Bufferyard be instituted to fulfill this ordinance requirement.

2. North Property Line - Per the Tree Manual, no bufferyard is required between zoning districts of similar character, in this case both the existing development to the north of the subject tract and the subject tract itself are considered High Density Residential (HDR). The submitted plan includes a small area of bufferyard where the new street system ties into Larksong Dr. It is our recommendation that this small section of planting be maintained in order to help buffer the existing residential units from the new collector road.

3. West Property Line - A Type 'C' Bufferyard is indicated at the southern end of the west property line that divides the residential portion of this development from the future development areas. It is assumed that this future development will eventually be commercial in nature, thus the inclusion of this bufferyard on the plans. The proposed bufferyard plantings, at the south end of the western property line, would be much more effective in screening any type of development to the west if they were moved nearer to the top of the berm that contains the proposed detention basin, similar to that of the bufferyard plantings on the west side of the water quality / detention base that abuts the collector road.



3. Additional Comments:

A. Will there be any type of monument signage identifying this development, if so, indicate on plan and show associated landscape development.

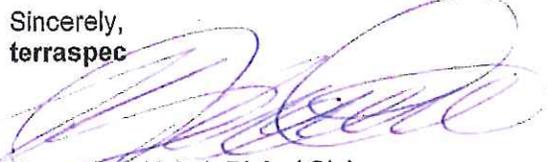
B. It appears that the islands within the collector roadway contain only trees and lawn (assumed lawn since there is no labeling to indicate otherwise). It is our recommendation that these islands be heavily landscaped with a variety of trees, shrubs, ornamental grasses, groundcovers and flowers.

C. Show landscaping for Common Grounds and Public Spaces including MSD required plantings for Detention/ Water Quality Basins. Common Ground and Public Space areas should be planted in a manner that will enhance the development as a whole, especially in locations where public amenities are included.

D. Large portions of the existing woodlands that currently cover approximately 20-25% of the site are proposed to be removed. There appears, at least on this submittal, to be no attempt at any reforestation. It is our recommendation that additional landscaping, at a rate of 15 PU's (Bufferyard Planting Units) per acre, be required in all disturbed areas within the designated common grounds and public spaces.

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





VIA ELECTRONIC MAIL

City of Wildwood
Attn.: Joe Vujnich
Director of Planning
16860 Main Street
Wildwood, Missouri 63040

RE: Main Street Crossing SDP Second Submittal

Dear Mr. Vujnich:

Please accept this letter as Petitioner's response to your letter dated 12/23/15 in relation to the proposed development on the above referenced site.

The following numbers correspond to those in your letter, and describe the action taken on behalf of Petitioner to incorporate changes, make revisions in response to the same.

1. The geotechnical report is attached.
2. The following agencies were consulted (and the responses are as follows):
 - a. MODOT
 - i. Petitioner and City held a meeting with MODOT, and have discussed the project extensively. MODOT has expressed support for the proposed roundabout at Main Street and Hwy 109, and has not expressed any additional comments or concerns.
 - b. MSD
 - i. MSD was consulted, and has not expressed any specific concerns about the project.
 - c. Metro West Fire District: Review letter is attached hereto.
 - d. U.S. Army Corps of Engineers: 404 Permit is attached hereto.
3. The lighting plan has been incorporated into the SDP document, and is attached hereto.
4. The two (2) options proposed by the petitioner are as follows:
 - a. Columns at the porches
 - b. Ornamental address plates to be mounted on front face of porch vertical element
5. The comments on the Title Sheet of the Site Development Plan packet have been addressed, and the revisions incorporated into the revised SDP.
6. The requested revision has been made.

7. The grading adjacent to the jurisdictional waterway has been revised to preserve additional trees (and exhibit is attached hereto for your reference).
8. The requested revision has been made.
9. The requested revision has been made.
10. The requested revision has been made.
11. The requested revision has been made.
12. The requested revision has been made.
13. The requested revision has been made.
14. The project has no frontage on Hwy 109. That property is owned by an entity not owned or controlled by Petitioner.
15. The project has no frontage on Hwy 109. That property is owned by an entity not owned or controlled by Petitioner.
16. The requested revision has been made.
17. While the design of the portion of the development formerly referred to as a “tot lot” has changed, the dimension has been added, per the Department’s request.
18. The requested revision has been made.
19. The requested revision has been made.
20. The requested revision has been made.
21. The requested revision has been made.
22. The permeable pavement formerly proposed for the Southeast portion of the site has been removed from the proposed plan. The grading on the site has placed a high point on the private lane in the neo-traditional portion of the Property that makes it infeasible to relocate it there, as requested by the Department, so Petitioner has provided that the runoff be piped underground to the detention basin in the Southwest corner of the Property with a resulting decrease in runoff to the surrounding area—even as compared with pre-construction conditions.
23. The requested revision has been made.
24. The requested revision has been made.
25. The requested revision has been made.
26. This condition has changed, as described in Petitioner’s response to #22 above.
27. The SDP provides for sufficient pavement, and a safe intersection prior to the installation of the roundabout.
28. The owner of the property west of Hwy 109 is aware of the proposed improvements to Hwy 109, and has indicated a general willingness to grant a Temporary Slope Construction License (TSCL) when the specific requirements for the project are determined. The TSCL was not added to the plan at this time because its final dimensions, details etc., are not yet available.
29. The area formerly designated as a “Tot Lot” has been redesigned as a “playground for all ages”. In lieu of the typical playset, petitioner proposes an interpretive area with added paths, benches, and educational plaques (illustrative exhibits are attached). The slope between this green space and the jurisdictional waterway will be planted with deep rooted, native prairie grasses, and the area itself will be characterized by mounding of earth, installation of boulders, and native plantings to encourage pollinators (a.k.a. “butterfly gardens”). Petitioner believes that this natural area will be a unique, value added amenity to the community, and one that connects with the natural elements on the site.
30. The requested revision has been made.

31. The requested revision has been made.
32. The area of the former "tot lot" has been dimensioned as requested by the Department.
33. The requested revision has been made.
- 34-37. The former 22 foot wide pavement section has been revised to a 15 foot wide symmetrical design with abutting easements, as detailed in the attached revised SDP.
38. The requested revision has been made.
39. The comments of the City's landscape consultant were incorporated into the revised SDP with the following exceptions:
- 3(a): No entry monument is currently planned
 - 3 (b) Additional landscaping on the islands was not added, as it would likely pose sight restrictions, and potential safety hazards
 - 3(d) In response to this comment, the buffer yards have been increased, and the grading adjusted to preserve additional trees onsite. The main grouping of trees on the property abuts the jurisdictional waterway. The waterway is in turn abutted by the commercial outlots to the West of the proposed development, and the residential development which is the subject of this SDP. It should be noted that the site as a whole (commercial & residential) will preserve roughly 30% of the existing trees on the site. Since the proposed development already encompasses street plantings, common ground plantings, and plantings on each lot, the total preservation required for the site is met by the proposed plan, and the additional PU's should not be required.

Thank you once again for your assistance, and review of this very important project. Please let me know if you have any questions, or require additional information.

Very truly yours,

Payne Family Homes, L.L.C.



By: Thomas E. Cummings
Vice President of Land Acquisition

Attachments

From: Dave Phipps [<mailto:daveph@metrowest-fire.org>]
Sent: Thursday, January 21, 2016 10:20 AM
To: Larry Green
Cc: Joe Vujnich
Subject: RE: Main Street - will serve letter

Larry,

The Bureau of Fire Prevention have reviewed site development plan for Main Street Crossing. The fire flow will be 1500 GPM at 20 PSI, fire hydrant spacing is 600 feet apart. Any street width less than 26 feet will be required to restrict parking on one side and be posted with no parking signage and the no parking must be record on the plat.

David E. Phipps
Fire Marshal
Metro West Fire Protection District
(636) 821-5806

From: Larry Green [<mailto:LGreen@sterling-eng-sur.com>]
Sent: Tuesday, December 22, 2015 8:05 AM
To: Dave Phipps <daveph@metrowest-fire.org>
Cc: Mike Falkner <mfalkner@sterling-eng-sur.com>; Mike Boerding <MBoerding@sterling-eng-sur.com>; George Gower <GGower@sterling-eng-sur.com>; Rodney Arnold <RArnold@sterling-eng-sur.com>; Ben Molitor <BMolitor@sterling-eng-sur.com>; Scott Loveless <SLoveless@sterling-eng-sur.com>; 'Thomas Cummings (tec@paynefamilyhomes.com)' <tec@paynefamilyhomes.com>; 'wra@paynefamilyhomes.com' <wra@paynefamilyhomes.com>
Subject: Main Street - will serve letter

Dear Chief Phipps,

This email is submitted to you on behalf of Payne Family Homes.

Attached please find a cover letter, Google Earth link, and a Site Development Plan for this project.

The Site Development Plan is for your review and comment.

If you have any questions or comments, please do not hesitate to call.

Thank you,



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
ST. LOUIS DISTRICT CORPS OF ENGINEERS
1222 SPRUCE STREET
ST. LOUIS, MISSOURI 63103-2833



October 7, 2014

Regulatory Branch
File Number: MVS-2014-549

Mr. Jerry Duepner
Payne Family Homes
10407 Baur Blvd., Ste. 3
St. Louis, Missouri 63132

Dear Mr. Duepner:

We have reviewed your permit application dated October 3, 2014, submitted on your behalf by SCI Engineering, Inc., regarding the project known as *Eatherton Road – Schneider Tract*. The proposed project consists of the construction of a 62-lot residential development, commercial storefronts, and associated infrastructure, including new roadways and stormwater detention/water quality basins, located in between Highway 109 (west boundary) and Eatherton Road (east boundary) in Wildwood, Missouri. The site exists as an approximate 35-acre tract and contains two unnamed ephemeral tributaries (tributary A&B), non-jurisdictional drainages and an isolated pond. The plans involve approximately 110 linear feet of tributary A to be encapsulated with a pipe for a road crossing and approximately 165 linear feet of tributary B to be encapsulated with a pipe for the development of an outlot. Erosion control measures will be taken during development to reduce the potential of unintentional sedimentation and sediment run-off. More specifically, the project is located in Section 2, Township 44 North, Range 3 East, St. Louis County, Missouri. The unnamed tributaries flow into Bonhomme Creek, a primary tributary of the Missouri River.

Based upon a review of the U.S. Geological Survey 7.5-minute topographical map, aerial imagery, National Wetland Inventory, and submittal provided by SCI Engineering, Inc., we have determined that the two unnamed tributaries would possess an ordinary high water mark at these locations and would be considered jurisdictional waters of the United States. Therefore, the placement of fill material below the ordinary high water elevation requires a permit from this office.

The Corps of Engineers has determined that this activity will have no affect on endangered species, and is authorized under Section 404 of the Clean Water Act by an existing Department of the Army nationwide permit for *Residential Developments*, as described in the February 21, 2012, Federal Register, Reissuance of Nationwide Permits; Notice (77 FR 10276), Appendix A (B)(29). **This verification is valid** until March 18, 2017, unless the district engineer modifies, suspends, or revokes the nationwide permit authorization in accordance with 33 CFR 330.5(d). If you commence, or are under contract to commence, this activity before the nationwide permit

expires, you will have 12 months after the date the nationwide permit expires or is modified, suspended, or revoked, to complete the activity under the present terms and conditions of this nationwide permit. **The district engineer has further conditioned this permit to include the following special conditions:**

1. The site exists as open fields on the eastern boundary and a mix of early successional riparian corridor with a few large trees scattered throughout the drainage on the western boundary. To avoid any impact to the potential presence of the federally endangered Indiana Bat (*Myotis sodalis*) habitat, tree clearing is NOT allowed between April 1 and October 31.
2. All bank areas disturbed during construction shall be stabilized by rip-rapping, seeding and mulching, or other appropriate erosion control methods.
3. Measures must be taken to maintain normal downstream flows and to minimize flooding.
4. The permittee shall notify the Corps should any change in size, location of methods to accomplish the work occur. Changes could potentially require additional authorizations from the Corps as well as other federal, state, or local agencies.

In accordance with General Condition number 30 of the Nationwide Permit, a compliance certification (Attachment A of this package) must be completed within 30 days of project completion or the permit issuance may be revoked and considered null and void.

The Missouri Department of Natural Resources Water Protection Program (MDNR/WPP) has conditionally issued general Section 401 Water Quality Certification for this nationwide permit, subject to special conditions (see enclosure). These conditions are part of the Corps permit. If you have any questions regarding the water quality certification conditions, you may call Ms. Stacia Bax, MDNR/WPP, at 573-526-4586.

This determination is applicable only to the permit program administered by the Corps of Engineers. It does not eliminate the need to obtain other federal, state or local approvals before beginning work. This permit verification does not convey property rights, nor authorize any injury to property or invasion of other rights.

You are reminded that the permit is based on submitted plans. Variations from these plans shall constitute a violation of Federal law and may result in the revocation of the permit. If this nationwide permit is modified, reissued, or revoked during this period, the provisions described at 33 CFR 330.6(b) will apply.

The jurisdictional determination for this project is considered a preliminary jurisdictional determination (PJD) in accordance with Corps regulations at 33 CFR Part 331. A PJD is an expedited determination that does not require interagency coordination, but is also not appealable. If you consent to the findings of this PJD, please sign and date the enclosed *Preliminary Jurisdictional Determination Form* and return it to this office at the letterhead address. If you do not agree with the PJD, you may request an Approved Jurisdictional Determination, which may be appealed, by contacting our office for further instruction.

If you have any questions, please contact David Meyer at (314) 331-8810. Please refer to file number **MVS-2014-549**. The St. Louis District Regulatory Branch is committed to providing quality and timely service to our customers. In an effort to improve customer service, go to our Customer Service Survey found on our web site at http://corpsinapu.usace.army.mil/cm_apex/f?p=regulatory_survey.

Sincerely,



Robert Gramke
Missouri Section Chief
Regulatory Branch

Enclosures

Mr. Rick Gundlach
SCI Engineering, Inc.
130 Point West Blvd.
St. Charles, Missouri 63301

Copy Furnished: (electronically w/o enclosures)

Ms. Stacia Bax, MDNR-Water Protection Program
Ms. Vicky Johnson, U.S. Environmental Protection Agency
Ms. Judith Deel, MDNR-State Historic Preservation Office
Mr. Bryan Simmons & Ms. Amy Salveter, U.S. Fish & Wildlife Service
Ms. Jennifer Campbell-Allison, Missouri Department of Conservation

ATTACHMENT A

COMPLETED WORK CERTIFICATION

Date of Issuance: October 8, 2014

File Number: MVS-2014-549

Name of Permittee: Payne Family Homes

Name of Project: Eatherton Road – Schneider Tract

River Basin/County/State: Missouri/St. Louis County/Missouri

Project Manager: David Meyer

Upon completion of this activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the following address:

U.S. Army Corps of Engineers
Attn: Regulatory Branch (OD-F)
1222 Spruce Street
St. Louis, Missouri 63103-2833

(Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit, you are subject to permit suspension, modification or revocation.)

I hereby certify that the work authorized by the above referenced permit has been completed in accordance with the terms and conditions of the said permit, and required mitigation was completed in accordance with the permit conditions.

Signature of Permittee

Date

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Payne Family Homes	File Number: 2014-549	Date: 10/7/2014
Attached is:		See Section below
<input type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
<input type="checkbox"/>	PERMIT DENIAL	C
<input type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	D
<input checked="" type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/cecw/pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:
David Meyer
U.S. Army Corps, Regulatory Branch
1222 Spruce St.
St. Louis, Missouri 63103

If you only have questions regarding the appeal process you may also contact: Mr. Thomas McCabe
Administrative Appeals Review Officer
Mississippi Valley Division
P.O. Box 80 (1400 Walnut Street)
Vicksburg, MS 39181-0080
601-634-5820 FAX: 601-634-5816

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:

PRELIMINARY JURISDICTIONAL DETERMINATION FORM

This preliminary JD finds that there "may be" waters of the United States on the subject project site, and identifies all aquatic features on the site that could be affected by the proposed activity, based on the following information:

District Office	St. Louis District	File/ORM #	2014-549	PJD Date:	10/7/2014
State	MO	City/County	St. Louis County	Name/Address of Person Requesting PJD	Mr. Jerry Duepner Payne Family Homes 10407 Baur Blvd., Ste. B St. Louis, Missouri 63132
Nearest Waterbody:	unnamed Trib. (A) to Bonhomme Creek				
Location: TRS, LatLong or UTM:	Section 2, Township 44 N, Range 3 East				
Identify (Estimate) Amount of Waters in the Review Area:	Name of Any Water Bodies on the Site Identified as Section 10 Waters:		Tidal:		
<u>Non-Wetland Waters:</u>	Stream Flow:		Non-Tidal:		
<input type="checkbox"/> 110 linear ft <input type="checkbox"/> width <input type="checkbox"/> acres <input type="checkbox"/> Ephemeral					
<u>Wetlands:</u> <input type="checkbox"/> acre(s) Cowardin Class: <input type="checkbox"/>	<input checked="" type="checkbox"/> Office (Desk) Determination <input type="checkbox"/> Field Determination:		Date of Field Trip:		

SUPPORTING DATA: Data reviewed for preliminary JD (check all that apply - checked items should be included in case file and, where checked and requested, appropriately reference sources below):

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: SCI Engineering, Inc.
- Data sheets prepared/submitted by or on behalf of the applicant/consultant.
 - Office concurs with data sheets/delineation report.
 - Office does not concur with data sheets/delineation report.
- 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 quad name: MO-Eureka
- USDA Natural Resources Conservation Service Soil Survey. Citation: _____
- National wetlands inventory map(s). Cite name: _____
- State/Local wetland inventory map(s): _____
- FEMA/FIRM maps: _____
- 100-year Floodplain Elevation is: _____
- Photographs: Aerial (Name & Date): ArcGIS
 - Other (Name & Date): Google Earth
- 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.

Day 10/7/14
Signature and Date of Regulatory Project Manager
(REQUIRED)

Signature and Date of Person Requesting Preliminary JD
(REQUIRED, unless obtaining the signature is impracticable)

EXPLANATION OF PRELIMINARY AND APPROVED JURISDICTIONAL DETERMINATIONS:

1. The Corps of Engineers believes that there may be jurisdictional waters of the United States on the subject site, and the permit applicant or other affected party who requested this preliminary JD is hereby advised of his or her option to request and obtain an approved jurisdictional determination (JD) for that site. Nevertheless, the permit applicant or other person who requested this preliminary JD has declined to exercise the option to obtain an approved JD in this instance and at this time.

2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "preconstruction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an approved JD for the activity, the permit applicant is hereby made aware of the following: (1) the permit applicant has elected to seek a permit authorization based on a preliminary JD, which does not make an official determination of jurisdictional waters; (2) that the applicant has the option to request an approved JD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an approved JD could possibly result in less compensatory mitigation being required or different special conditions; (3) that 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) that 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) that undertaking any activity in reliance upon the subject permit authorization without requesting an approved JD constitutes the applicant's acceptance of the use of the preliminary JD, but that either form of JD will be processed as soon as is practicable; (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 preliminary JD constitutes agreement that all wetlands and other water bodies on the site affected in any way by that activity are jurisdictional waters of the United States, and precludes 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 approved JD or a preliminary JD, that JD will be processed as soon as is practicable. Further, an approved JD, 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, and that in any administrative appeal, jurisdictional issues can be raised (see 33 C.F.R. 331.5(a)(2)). If, during that administrative appeal, it becomes necessary to make an official determination whether CWA jurisdiction exists over a site, or to provide an official delineation of jurisdictional waters on the site, the Corps will provide an approved JD to accomplish that result, as soon as is practicable.

PRELIMINARY JURISDICTIONAL DETERMINATION FORM

This preliminary JD finds that there "may be" waters of the United States on the subject project site, and identifies all aquatic features on the site that could be affected by the proposed activity, based on the following information:

District Office St. Louis District File/ORM # 2014-549 PJD Date: 10/7/2014

State MO City/County St. Louis County
 Nearest Waterbody: Unnamed Trib. (B)
 Location: TRS, LatLong or UTM: Section 2, Township 44 N, Range 3 East
 Name/Address of Person Requesting PJD: Mr. Jerry Duepner
Payne Family Homes
10407 Baur Blvd., Ste. B
St. Louis, Missouri 63132

Identify (Estimate) Amount of Waters in the Review Area:
 Non-Wetland Waters: 165 linear ft width acres Stream Flow: Ephemeral
 Wetlands: acre(s) Cowardin Class:
 Name of Any Water Bodies on the Site Identified as Section 10 Waters: Tidal: Non-Tidal:
 Office (Desk) Determination
 Field Determination: Date of Field Trip:

SUPPORTING DATA: Data reviewed for preliminary JD (check all that apply - checked items should be included in case file and, where checked and requested, appropriately reference sources below):

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: SCI Engineering, Inc.
- Data sheets prepared/submitted by or on behalf of the applicant/consultant.
 - Office concurs with data sheets/delineation report.
 - Office does not concur with data sheets/delineation report.
- 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 quad name: MO-Eureka
- USDA Natural Resources Conservation Service Soil Survey. Citation:
- National wetlands inventory map(s). Cite name:
- State/Local wetland inventory map(s):
- FEMA/FIRM maps:
- 100-year Floodplain Elevation is:
- Photographs: Aerial (Name & Date): ArcGIS
 Other (Name & Date): Google Earth
- 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.

Dey 10/7/14
 Signature and Date of Regulatory Project Manager (REQUIRED)
 Signature and Date of Person Requesting Preliminary JD (REQUIRED, unless obtaining the signature is impracticable)

EXPLANATION OF PRELIMINARY AND APPROVED JURISDICTIONAL DETERMINATIONS:
 1. The Corps of Engineers believes that there may be jurisdictional waters of the United States on the subject site, and the permit applicant or other affected party who requested this preliminary JD is hereby advised of his or her option to request and obtain an approved jurisdictional determination (JD) for that site. Nevertheless, the permit applicant or other person who requested this preliminary JD has declined to exercise the option to obtain an approved JD in this instance and at this time.
 2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "preconstruction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an approved JD for the activity, the permit applicant is hereby made aware of the following: (1) the permit applicant has elected to seek a permit authorization based on a preliminary JD, which does not make an official determination of jurisdictional waters; (2) that the applicant has the option to request an approved JD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an approved JD could possibly result in less compensatory mitigation being required or different special conditions; (3) that 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) that 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) that undertaking any activity in reliance upon the subject permit authorization without requesting an approved JD constitutes the applicant's acceptance of the use of the preliminary JD, but that either form of JD will be processed as soon as is practicable; (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 preliminary JD constitutes agreement that all wetlands and other water bodies on the site affected in any way by that activity are jurisdictional waters of the United States, and precludes 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 approved JD or a preliminary JD, that JD will be processed as soon as is practicable. Further, an approved JD, 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, and that in any administrative appeal, jurisdictional issues can be raised (see 33 C.F.R. 331.5(a)(2)). If, during that administrative appeal, it becomes necessary to make an official determination whether CWA jurisdiction exists over a site, or to provide an official delineation of jurisdictional waters on the site, the Corps will provide an approved JD to accomplish that result, as soon as is practicable.



U.S. Army Corps
Of Engineers
St. Louis District

Nationwide Permit Summary

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OCT 14 2014

No. 29, RESIDENTIAL DEVELOPMENTS (NWP Final Notice, 77 FR 10276)

Discharges of dredged or fill material into non-tidal waters of the United States for the construction or expansion of a single residence, a multiple unit residential development, or a residential subdivision. This NWP authorizes the construction of building foundations and building pads and attendant features that are necessary for the use of the residence or residential development. Attendant features may include but are not limited to roads, parking lots, garages, yards, utility lines, storm water management facilities, septic fields, and recreation facilities such as playgrounds, playing fields, and golf courses (provided the golf course is an integral part of the residential development).

The discharge must not cause the loss of greater than 1/2-acre of non-tidal waters of the United States, including the loss of no more than 300 linear feet of stream bed, unless for intermittent and ephemeral stream beds the district engineer waives the 300 linear foot limit by making a written determination concluding that the discharge will result in minimal adverse effects. This NWP does not authorize discharges into non-tidal wetlands adjacent to tidal waters.

Subdivisions: For residential subdivisions, the aggregate total loss of waters of United States authorized by this NWP cannot exceed 1/2 acre. This includes any loss of waters of the United States associated with development of individual subdivision lots.

Notification: The permittee must submit a pre-construction notification to the district engineer prior to commencing the activity. (See general condition 31.) (Sections 10 and 404)

NATIONWIDE PERMIT CONDITIONS

Note: To qualify for NWP authorization, the prospective permittee must comply with the following general conditions, as applicable, in addition to any regional or case-specific conditions imposed by the division engineer or district engineer. Prospective permittees should contact the appropriate Corps district office to determine if regional conditions have been imposed on an NWP. Prospective permittees should also contact the appropriate Corps district office to determine the status of Clean Water Act Section 401 water quality certification and/ or Coastal Zone Management Act consistency for an NWP. Every person who may wish to obtain permit authorization under one or more NWPs, or who is currently relying on an existing or prior permit authorization under one or more NWPs, has been and is on notice that all of the provisions of 33 CFR 330.1 through 330.6 apply to every NWP authorization. Note especially 33 CFR 330.5 relating to the modification, suspension, or revocation of any NWP authorization.

1. Navigation. (a) No activity may cause more than a minimal adverse effect on navigation.

(b) Any safety lights and signals prescribed by the U.S. Coast Guard, through regulations or otherwise, must be installed and maintained at the permittee's expense on authorized facilities in navigable waters of the United States.

(c) The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative,

said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

2. Aquatic Life Movements. No activity may substantially disrupt the necessary life cycle movements of those species of aquatic life indigenous to the waterbody, including those species that normally migrate through the area, unless the activity's primary purpose is to impound water. All permanent and temporary crossings of waterbodies shall be suitably culverted, bridged, or otherwise designed and constructed to maintain low flows to sustain the movement of those aquatic species.

3. Spawning Areas. Activities in spawning areas during spawning seasons must be avoided to the maximum extent practicable. Activities that result in the physical destruction (e.g., through excavation, fill, or downstream smothering by substantial turbidity) of an important spawning area are not authorized.

4. Migratory Bird Breeding Areas. Activities in waters of the United States that serve as breeding areas for migratory birds must be avoided to the maximum extent practicable.

5. Shellfish Beds. No activity may occur in areas of concentrated shellfish populations, unless the activity is directly related to a shellfish harvesting activity authorized by NWPs 4 and 48, or is a shellfish seeding or habitat restoration activity authorized by NWP 27.

6. Suitable Material. No activity may use unsuitable material (e.g., trash, debris, car bodies, asphalt, etc.). Material used for construction or discharged must be free from toxic pollutants in toxic amounts (see Section 307 of the Clean Water Act).

7. Water Supply Intakes. No activity may occur in the proximity of a public water supply intake, except where the activity is for the repair or improvement of public water supply intake structures or adjacent bank stabilization.

8. Adverse Effects From Impoundments. If the activity creates an impoundment of water, adverse effects to the aquatic system due to accelerating the passage of water, and/or restricting its flow must be minimized to the maximum extent practicable.

9. Management of Water Flows. To the maximum extent practicable, the pre-construction course, condition, capacity, and location of open waters must be maintained for each activity, including stream channelization and storm water management activities, except as provided below. The activity must be constructed to withstand expected high flows. The activity must not restrict or impede the passage of normal or high flows, unless the primary purpose of the activity is to impound water or manage high flows. The activity may alter the pre-construction course, condition, capacity, and location of open waters if it benefits the aquatic environment (e.g., stream restoration or relocation activities).

10. Fills Within 100-Year Floodplains. The activity must comply with applicable FEMA-approved state or local floodplain management requirements.

11. Equipment. Heavy equipment working in wetlands or mudflats must be placed on mats, or other measures must be taken to minimize soil disturbance.

12. Soil Erosion and Sediment Controls. Appropriate soil erosion and sediment controls must be used and maintained in effective operating condition during construction, and all exposed soil and other fills, as well as any work below the ordinary high water mark or high tide line, must be permanently stabilized at the earliest practicable date. Permittees are encouraged to perform work within waters of the United States during periods of low-flow or no-flow.

13. Removal of Temporary Fills. Temporary fills must be removed in their entirety and the affected areas returned to pre-construction elevations. The affected areas must be revegetated, as appropriate.

14. Proper Maintenance. Any authorized structure or fill shall be properly maintained, including maintenance to ensure public safety, and compliance with applicable NWP general conditions, as well as any activity-specific conditions added by the district engineer to an NWP authorization.

15. Single and Complete Project. The activity must be a single and complete project. The same NWP cannot be used more than once for the same single and complete project.

16. Wild and Scenic Rivers. No activity may occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, unless the appropriate Federal agency with direct management responsibility for such river, has determined in writing that the proposed activity will not adversely affect the Wild and Scenic River designation or study status. Information on Wild and Scenic Rivers may be obtained from the appropriate Federal land management agency responsible for the designated Wild and Scenic River or study river (e.g., National Park Service, U.S. Forest Service, Bureau of Land Management, U.S. Fish and Wildlife Service).

17. Tribal Rights. No activity or its operation may impair reserved tribal rights, including, but not limited to, reserved water rights and treaty fishing and hunting rights.

18. Endangered Species. (a) No activity is authorized under any NWP which is likely to directly or indirectly jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act (ESA), or which will directly or indirectly destroy or adversely modify the critical habitat of such species. No activity is authorized under any NWP which "may affect" a listed species or critical habitat, unless Section 7 consultation addressing the effects of the proposed activity has been completed.

(b) Federal agencies should follow their own procedures for complying with the requirements of the ESA. Federal permittees must provide the district engineer with the appropriate documentation to demonstrate compliance with those requirements. The district engineer will review the documentation and determine whether it is sufficient to address ESA compliance for the NWP activity, or whether additional ESA consultation is necessary.

(c) Non-federal permittees must submit a pre-construction notification to the district engineer if any listed species or designated critical habitat might be affected or is in the vicinity of the project, or if the project is located in designated critical habitat, and shall not begin work on the activity until notified by the district engineer that the requirements of the ESA have been satisfied and that the activity is

authorized. For activities that might affect Federally-listed endangered or threatened species or designated critical habitat, the pre-construction notification must include the name(s) of the endangered or threatened species that might be affected by the proposed work or that utilize the designated critical habitat that might be affected by the proposed work. The district engineer will determine whether the proposed activity "may affect" or will have "no effect" to listed species and designated critical habitat and will notify the non-Federal applicant of the Corps' determination within 45 days of receipt of a complete pre-construction notification. In cases where the non-Federal applicant has identified listed species or critical habitat that might be affected or is in the vicinity of the project, and has so notified the Corps, the applicant shall not begin work until the Corps has provided notification the proposed activities will have "no effect" on listed species or critical habitat, or until Section 7 consultation has been completed. If the non-Federal applicant has not heard back from the Corps within 45 days, the applicant must still wait for notification from the Corps.

(d) As a result of formal or informal consultation with the FWS or NMFS the district engineer may add species-specific regional endangered species conditions to the NWPs.

(e) Authorization of an activity by a NWP does not authorize the "take" of a threatened or endangered species as defined under the ESA. In the absence of separate authorization (e.g., an ESA Section 10 Permit, a Biological Opinion with "incidental take" provisions, etc.) from the U.S. FWS or the NMFS, The Endangered Species Act prohibits any person subject to the jurisdiction of the United States to take a listed species, where "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. The word "harm" in the definition of "take" means an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering.

(f) Information on the location of threatened and endangered species and their critical habitat can be obtained directly from the offices of the U.S. FWS and NMFS or their world web pages at <http://www.fws.gov/> or <http://www.fws.gov/ipac> and <http://www.noaa.gov/fisheries.html> respectively.

19. Migratory Birds and Bald and Golden Eagles. The permittee is responsible for obtaining any "take" permits required under the U.S. Fish and Wildlife Service's regulations governing compliance with the Migratory Bird Treaty Act or the Bald and Golden Eagle Protection Act. The permittee should contact the appropriate local office of the U.S. Fish and Wildlife Service to determine if such "take" permits are required for a particular activity.

20. Historic Properties. (a) In cases where the district engineer determines that the activity may affect properties listed, or eligible for listing, in the National Register of Historic Places, the activity is not authorized, until the requirements of Section 106 of the National Historic Preservation Act (NHPA) have been satisfied.

(b) Federal permittees should follow their own procedures for complying with the requirements of Section 106 of the National Historic Preservation Act. Federal permittees must provide the district engineer with the appropriate documentation to demonstrate compliance with those requirements. The district engineer will review the documentation and determine whether it is sufficient to address section 106 compliance for the NWP activity, or whether additional section 106 consultation is necessary.

(c) Non-federal permittees must submit a pre-construction notification to the district engineer if the authorized activity may have the potential to cause effects to any historic properties listed on, determined to be eligible for listing on, or potentially eligible for listing on the National Register of Historic Places, including previously unidentified properties. For such activities, the pre-construction notification must state which historic properties may be affected by the proposed work or include a vicinity map indicating the location of the historic properties or the potential for the presence of historic

properties. Assistance regarding information on the location of or potential for the presence of historic resources can be sought from the State Historic Preservation Officer or Tribal Historic Preservation Officer, as appropriate, and the National Register of Historic Places (see 33 CFR 330.4(g)). When reviewing pre-construction notifications, district engineers will comply with the current procedures for addressing the requirements of Section 106 of the National Historic Preservation Act. The district engineer shall make a reasonable and good faith effort to carry out appropriate identification efforts, which may include background research, consultation, oral history interviews, sample field investigation, and field survey. Based on the information submitted and these efforts, the district engineer shall determine whether the proposed activity has the potential to cause an effect on the historic properties. Where the non-Federal applicant has identified historic properties on which the activity may have the potential to cause effects and so notified the Corps, the non-Federal applicant shall not begin the activity until notified by the district engineer either that the activity has no potential to cause effects or that consultation under Section 106 of the NHPA has been completed.

(d) The district engineer will notify the prospective permittee within 45 days of receipt of a complete pre-construction notification whether NHPA Section 106 consultation is required. Section 106 consultation is not required when the Corps determines that the activity does not have the potential to cause effects on historic properties (see 36 CFR 800.3(a)). If NHPA section 106 consultation is required and will occur, the district engineer will notify the non-Federal applicant that he or she cannot begin work until Section 106 consultation is completed. If the non-Federal applicant has not heard back from the Corps within 45 days, the applicant must still wait for notification from the Corps.

(e) Prospective permittees should be aware that section 110k of the NHPA (16 U.S.C. 470h-2(k)) prevents the Corps from granting a permit or other assistance to an applicant who, with intent to avoid the requirements of Section 106 of the NHPA, has intentionally significantly adversely affected a historic property to which the permit would relate, or having legal power to prevent it, allowed such significant adverse effect to occur, unless the Corps, after consultation with the Advisory Council on Historic Preservation (ACHP), determines that circumstances justify granting such assistance despite the adverse effect created or permitted by the applicant. If circumstances justify granting the assistance, the Corps is required to notify the ACHP and provide documentation specifying the circumstances, the degree of damage to the integrity of any historic properties affected, and proposed mitigation. This documentation must include any views obtained from the applicant, SHPO/THPO, appropriate Indian tribes if the undertaking occurs on or affects historic properties on tribal lands or affects properties of interest to those tribes, and other parties known to have a legitimate interest in the impacts to the permitted activity on historic properties.

21. Discovery of Previously Unknown Remains and Artifacts. If you discover any previously unknown historic, cultural or archeological remains and artifacts while accomplishing the activity authorized by this permit, you must immediately notify the district engineer of what you have found, and to the maximum extent practicable, avoid construction activities that may affect the remains and artifacts until the required coordination has been completed. The district engineer will initiate the Federal, Tribal and state coordination required to determine if the items or remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

22. Designated Critical Resource Waters. Critical resource waters include, NOAA-managed marine sanctuaries and marine monuments, and National Estuarine Research Reserves. The district engineer may designate, after notice and opportunity for public comment, additional waters officially designated by a state as having particular environmental or ecological significance, such as outstanding

national resource waters or state natural heritage sites. The district engineer may also designate additional critical resource waters after notice and opportunity for public comment.

(a) Discharges of dredged or fill material into waters of the United States are not authorized by NHPs 7, 12, 14, 16, 17, 21, 29, 31, 35, 39, 40, 42, 43, 44, 49, 50, 51, and 52 for any activity within, or directly affecting, critical resource waters, including wetlands adjacent to such waters.

(b) For NHPs 3, 8, 10, 13, 15, 18, 19, 22, 23, 25, 27, 28, 30, 33, 34, 36, 37, and 38, notification is required in accordance with general condition 31, for any activity proposed in the designated critical resource waters including wetlands adjacent to those waters. The district engineer may authorize activities under these NHPs only after it is determined that the impacts to the critical resource waters will be no more than minimal.

23. Mitigation. The district engineer will consider the following factors when determining appropriate and practicable mitigation necessary to ensure that adverse effects on the aquatic environment are minimal:

(a) The activity must be designed and constructed to avoid and minimize adverse effects, both temporary and permanent, to waters of the United States to the maximum extent practicable at the project site (i.e., on site).

(b) Mitigation in all its forms (avoiding, minimizing, rectifying, reducing, or compensating for resource losses) will be required to the extent necessary to ensure that the adverse effects to the aquatic environment are minimal.

(c) Compensatory mitigation at a minimum one-for-one ratio will be required for all wetland losses that exceed 1/10 acre and require pre-construction notification, unless the district engineer determines in writing that either some other form of mitigation would be more environmentally appropriate or the adverse effects of the proposed activity are minimal, and provides a project-specific waiver of this requirement. For wetland losses of 1/10 acre or less that require pre-construction notification, the district engineer may determine on a case-by-case basis that compensatory mitigation is required to ensure that the activity results in minimal adverse effects on the aquatic environment. Compensatory mitigation projects provided to offset losses of aquatic resources must comply with the applicable provisions of 33 CFR part 332.

(1) The prospective permittee is responsible for proposing an appropriate compensatory mitigation option if compensatory mitigation is necessary to ensure that the activity results in minimal adverse effects on the aquatic environment.

(2) Since the likelihood of success is greater and the impacts to potentially valuable uplands are reduced, wetland restoration should be the first compensatory mitigation option considered.

(3) If permittee-responsible mitigation is the proposed option, the prospective permittee is responsible for submitting a mitigation plan. A conceptual or detailed mitigation plan may be used by the district engineer to make the decision on the NWP verification request, but a final mitigation plan that addresses the applicable requirements of 33 CFR 332.4(c)(2)-(14) must be approved by the district engineer before the permittee begins work in waters of the United States, unless the district engineer determines that prior approval of the final mitigation plan is not practicable or not necessary to ensure timely completion of the required compensatory mitigation (see 33 CFR 332.3(k)(3)).

(4) If mitigation bank or in-lieu fee program credits are the proposed option, the mitigation plan only needs to address the baseline conditions at the impact site and the number of credits to be provided.

(5) Compensatory mitigation requirements (e.g., resource type and amount to be provided as compensatory mitigation, site protection, ecological performance standards, monitoring requirements) may be addressed through conditions added to the NWP authorization, instead of components of a compensatory mitigation plan.

(d) For losses of streams or other open waters that require pre-construction notification, the district engineer may require compensatory mitigation, such as stream rehabilitation, enhancement, or preservation, to ensure that the activity results in minimal adverse effects on the aquatic environment.

(e) Compensatory mitigation will not be used to increase the acreage losses allowed by the acreage limits of the NWP. For example, if an NWP has an acreage limit of 1/2 acre, it cannot be used to authorize any project resulting in the loss of greater than 1/2 acre of waters of the United States, even if compensatory mitigation is provided that replaces or restores some of the lost waters. However, compensatory mitigation can and should be used, as necessary, to ensure that a project already meeting the established acreage limits also satisfies the minimal impact requirement associated with the NWP.

(f) Compensatory mitigation plans for projects in or near streams or other open waters will normally include a requirement for the restoration or establishment, maintenance, and legal protection (e.g., conservation easements) of riparian areas next to open waters. In some cases, riparian areas may be the only compensatory mitigation required. Riparian areas should consist of native species. The width of the required riparian area will address documented water quality or aquatic habitat loss concerns. Normally, the riparian area will be 25 to 50 feet wide on each side of the stream, but the district engineer may require slightly wider riparian areas to address documented water quality or habitat loss concerns. If it is not possible to establish a riparian area on both sides of a stream, or if the waterbody is a lake or coastal waters, then restoring or establishing a riparian area along a single bank or shoreline may be sufficient. Where both wetlands and open waters exist on the project site, the district engineer will determine the appropriate compensatory mitigation (e.g., riparian areas and/or wetlands compensation) based on what is best for the aquatic environment on a watershed basis. In cases where riparian areas are determined to be the most appropriate form of compensatory mitigation, the district engineer may waive or reduce the requirement to provide wetland compensatory mitigation for wetland losses.

(g) Permittees may propose the use of mitigation banks, in-lieu fee programs, or separate permittee-responsible mitigation. For activities resulting in the loss of marine or estuarine resources, permittee-responsible compensatory mitigation may be environmentally preferable if there are no mitigation banks or in-lieu fee programs in the area that have marine or estuarine credits available for sale or transfer to the permittee. For permittee-responsible mitigation, the special conditions of the NWP verification must clearly indicate the party or parties responsible for the implementation and performance of the compensatory mitigation project, and, if required, its long-term management.

(h) Where certain functions and services of waters of the United States are permanently adversely affected, such as the conversion of a forested or scrub-shrub wetland to a herbaceous wetland in a permanently maintained utility line right-of-way, mitigation may be required to reduce the adverse effects of the project to the minimal level.

24. Safety of Impoundment Structures. To ensure that all impoundment structures are safely designed, the district engineer may require non-Federal applicants to demonstrate that the structures comply with established state dam safety criteria or have been designed by qualified persons. The district engineer may also require documentation that the design has been independently reviewed by similarly qualified persons, and appropriate modifications made to ensure safety.

25. Water Quality. Where States and authorized Tribes, or EPA where applicable, have not previously certified compliance of an NWP with CWA Section 401, individual 401 Water Quality Certification must be obtained or waived (see 33 CFR 330.4(c)). The district engineer or

State or Tribe may require additional water quality management measures to ensure that the authorized activity does not result in more than minimal degradation of water quality.

26. Coastal Zone Management. In coastal states where an NWP has not previously received a state coastal zone management consistency concurrence, an individual state coastal zone management consistency concurrence must be obtained, or a presumption of concurrence must occur (see 33 CFR 330.4(d)). The district engineer or a State may require additional measures to ensure that the authorized activity is consistent with state coastal zone management requirements.

27. Regional and Case-By-Case Conditions. The activity must comply with any regional conditions that may have been added by the Division Engineer (see 33 CFR 330.4(e)) and with any case specific conditions added by the Corps or by the state, Indian Tribe, or U.S. EPA in its section 401 Water Quality Certification, or by the state in its Coastal Zone Management Act consistency determination.

28. Use of Multiple Nationwide Permits. The use of more than one NWP for a single and complete project is prohibited, except when the acreage loss of waters of the United States authorized by the NWP does not exceed the acreage limit of the NWP with the highest specified acreage limit. For example, if a road crossing over tidal waters is constructed under NWP 14, with associated bank stabilization authorized by NWP 13, the maximum acreage loss of waters of the United States for the total project cannot exceed 1/3-acre.

29. Transfer of Nationwide Permit Verifications. If the permittee sells the property associated with a nationwide permit verification, the permittee may transfer the nationwide permit verification to the new owner by submitting a letter to the appropriate Corps district office to validate the transfer. A copy of the nationwide permit verification must be attached to the letter, and the letter must contain the following statement and signature: "When the structures or work authorized by this nationwide permit are still in existence at the time the property is transferred, the terms and conditions of this nationwide permit, including any special conditions, will continue to be binding on the new owner(s) of the property. To validate the transfer of this nationwide permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below."

(Transferee)

(Date)

30. Compliance Certification. Each permittee who receives an NWP verification letter from the Corps must provide a signed certification documenting completion of the authorized activity and any required compensatory mitigation. The success of any required permittee-responsible mitigation, including the achievement of ecological performance standards, will be addressed separately by the district engineer. The Corps will provide the permittee the certification document with the NWP verification letter. The certification document will include:

(a) A statement that the authorized work was done in accordance with the NWP authorization, including any general, regional, or activity-specific conditions;

(b) A statement that the implementation of any required compensatory mitigation was completed in accordance with the permit conditions. If credits from a mitigation bank or in-lieu fee program are used to satisfy the compensatory mitigation requirements, the certification must include the documentation required by 33 CFR 332.3(l)(3) to confirm that the permittee secured the appropriate number and resource type of credits; and

(c) The signature of the permittee certifying the completion of the work and mitigation.

31. Pre-Construction Notification. (a) Timing. Where required by the terms of the NWP, the prospective permittee must notify the district engineer by submitting a pre-construction notification (PCN) as early as possible. The district engineer must determine if the PCN is complete within 30 calendar days of the date of receipt and, if the PCN is determined to be incomplete, notify the prospective permittee within that 30 day period to request the additional information necessary to make the PCN complete. The request must specify the information needed to make the PCN complete. As a general rule, district engineers will request additional information necessary to make the PCN complete only once. However, if the prospective permittee does not provide all of the requested information, then the district engineer will notify the prospective permittee that the PCN is still incomplete and the PCN review process will not commence until all of the requested information has been received by the district engineer. The prospective permittee shall not begin the activity until either:

(1) He or she is notified in writing by the district engineer that the activity may proceed under the NWP with any special conditions imposed by the district or division engineer; or

(2) 45 calendar days have passed from the district engineer's receipt of the complete PCN and the prospective permittee has not received written notice from the district or division engineer. However, if the permittee was required to notify the Corps pursuant to general condition 18 that listed species or critical habitat might be affected or in the vicinity of the project, or to notify the Corps pursuant to general condition 20 that the activity may have the potential to cause effects to historic properties, the permittee cannot begin the activity until receiving written notification from the Corps that there is "no effect" on listed species or "no potential to cause effects" on historic properties, or that any consultation required under Section 7 of the Endangered Species Act (see 33 CFR 330.4(f)) and/or Section 106 of the National Historic Preservation (see 33 CFR 330.4(g)) has been completed. Also, work cannot begin under NWPs 21, 49, or 50 until the permittee has received written approval from the Corps. If the proposed activity requires a written waiver to exceed specified limits of an NWP, the permittee may not begin the activity until the district engineer issues the waiver. If the district or division engineer notifies the permittee in writing that an individual permit is required within 45 calendar days of receipt of a complete PCN, the permittee cannot begin the activity until an individual permit has been obtained. Subsequently, the permittee's right to proceed under the NWP may be modified, suspended, or revoked only in accordance with the procedure set forth in 33 CFR 330.5(d)(2).

(b) Contents of Pre-Construction Notification: The PCN must be in writing and include the following information:

(1) Name, address and telephone numbers of the prospective permittee;

(2) Location of the proposed project;

(3) A description of the proposed project; the project's purpose; direct and indirect adverse environmental effects the project would cause, including the anticipated amount of loss of water of the United States expected to result from the NWP activity, in acres, linear feet, or other appropriate unit of measure; any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity. The description should be sufficiently detailed to allow the district engineer to determine that the adverse effects of the project will be minimal and to determine the need for compensatory mitigation. Sketches should be provided when necessary to show that the activity complies with the terms of the NWP. (Sketches usually clarify the project and when provided results in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed activity (e.g., a conceptual plan), but do not need to be detailed engineering plans);

(4) The PCN must include a delineation of wetlands, other special

aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site. Wetland delineations must be prepared in accordance with the current method required by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many waters of the United States. Furthermore, the 45 day period will not start until the delineation has been submitted to or completed by the Corps, as appropriate;

(5) If the proposed activity will result in the loss of greater than 1/10-acre of wetlands and a PCN is required, the prospective permittee must submit a statement describing how the mitigation requirement will be satisfied, or explaining why the adverse effects are minimal and why compensatory mitigation should not be required. As an alternative, the prospective permittee may submit a conceptual or detailed mitigation plan.

(6) If any listed species or designated critical habitat might be affected or is in the vicinity of the project, or if the project is located in designated critical habitat, for non-Federal applicants the PCN must include the name(s) of those endangered or threatened species that might be affected by the proposed work or utilize the designated critical habitat that may be affected by the proposed work. Federal applicants must provide documentation demonstrating compliance with the Endangered Species Act; and

(7) For an activity that may affect a historic property listed on, determined to be eligible for listing on, or potentially eligible for listing on, the National Register of Historic Places, for non-Federal applicants the PCN must state which historic property may be affected by the proposed work or include a vicinity map indicating the location of the historic property. Federal applicants must provide documentation demonstrating compliance with Section 106 of the National Historic Preservation Act.

(c) Form of Pre-Construction Notification: The standard individual permit application form (Form ENG 4345) may be used, but the completed application form must clearly indicate that it is a PCN and must include all of the information required in paragraphs (b)(1) through (7) of this general condition. A letter containing the required information may also be used.

(d) Agency Coordination: (1) The district engineer will consider any comments from Federal and state agencies concerning the proposed activity's compliance with the terms and conditions of the NWPs and the need for mitigation to reduce the project's adverse environmental effects to a minimal level.

(2) For all NWP activities that require pre-construction notification and result in the loss of greater than 1/2-acre of waters of the United States, for NWP 21, 29, 39, 40, 42, 43, 44, 50, 51, and 52 activities that require pre-construction notification and will result in the loss of greater than 300 linear feet of stream bed, and for all NWP 48 activities that require pre-construction notification, the district engineer will immediately provide (e.g., via email, facsimile transmission, overnight mail, or other expeditious manner) a copy of the complete PCN to the appropriate Federal or state offices (U.S. FWS, state natural resource or water quality agency, EPA, State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Office (THPO), and, if appropriate, the NMFS). With the exception of NWP 37, these agencies will have 10 calendar days from the date the material is transmitted to telephone or fax the district engineer notice that they intend to provide substantive, site-specific comments. The comments must explain why the agency believes the adverse effects will be more than minimal. If so contacted by an agency, the district engineer will wait an additional 15 calendar days before making a decision on the preconstruction notification. The district engineer will fully consider agency comments received within the specified time frame, concerning the proposed activity's compliance with the terms and conditions of the NWPs, including the need for mitigation to ensure the net adverse environmental effects to the aquatic environment of the proposed activity are minimal. The district engineer will provide no response to the resource agency, except as provided

below. The district engineer will indicate in the administrative record associated with each pre-construction notification that the resource agencies' concerns were considered. For NWP 37, the emergency watershed protection and rehabilitation activity may proceed immediately in cases where there is an unacceptable hazard to life or a significant loss of property or economic hardship will occur. The district engineer will consider any comments received to decide whether the NWP 37 authorization should be modified, suspended, or revoked in accordance with the procedures at 33 CFR 330.5.

(3) In cases of where the prospective permittee is not a Federal agency, the district engineer will provide a response to NMFS within 30 calendar days of receipt of any Essential Fish Habitat conservation recommendations, as required by Section 305(b)(4)(B) of the Magnuson-Stevens Fishery Conservation and Management Act.

(4) Applicants are encouraged to provide the Corps with either electronic files or multiple copies of pre-construction notifications to expedite agency coordination.

D. District Engineer's Decision:

1. In reviewing the PCN for the proposed activity, the district engineer will determine whether the activity authorized by the NWP will result in more than minimal individual or cumulative adverse environmental effects or may be contrary to the public interest. For a linear project, this determination will include an evaluation of the individual crossings to determine whether they individually satisfy the terms and conditions of the NWP(s), as well as the cumulative effects caused by all of the crossings authorized by NWP. If an applicant requests a waiver of the 300 linear foot limit on impacts to streams or of an otherwise applicable limit, as provided for in NWPs 13, 21, 29, 36, 39, 40, 42, 43, 44, 50, 51 or 52, the district engineer will only grant the waiver upon a written determination that the NWP activity will result in minimal adverse effects. When making minimal effects determinations the district engineer will consider the direct and indirect effects caused by the NWP activity. The district engineer will also consider site specific factors, such as the environmental setting in the vicinity of the NWP activity, the type of resource that will be affected by the NWP activity, the functions provided by the aquatic resources that will be affected by the NWP activity, the degree or magnitude to which the aquatic resources perform those functions, the extent that aquatic resource functions will be lost as a result of the NWP activity (e.g., partial or complete loss), the duration of the adverse effects (temporary or permanent), the importance of the aquatic resource functions to the region (e.g., watershed or ecoregion), and mitigation required by the district engineer. If an appropriate functional assessment method is available and practicable to use, that assessment method may be used by the district engineer to assist in the minimal adverse effects determination. The district engineer may add case-specific special conditions to the NWP authorization to address site-specific environmental concerns.

2. If the proposed activity requires a PCN and will result in a loss of greater than 1/10 acre of wetlands, the prospective permittee should submit a mitigation proposal with the PCN. Applicants may also propose compensatory mitigation for projects with smaller impacts. The district engineer will consider any proposed compensatory mitigation the applicant has included in the proposal in determining whether the net adverse environmental effects to the aquatic environment of the proposed activity are minimal. The compensatory mitigation proposal may be either conceptual or detailed. If the district engineer determines that the activity complies with the terms and conditions of the NWP and that the adverse effects on the aquatic environment are minimal, after considering mitigation, the district engineer will notify the permittee and include any activity-specific conditions in the NWP verification the district engineer deems necessary. Conditions for compensatory mitigation requirements must comply with the appropriate provisions at 33 CFR 332.3(k). The district engineer must approve the final mitigation plan before the permittee commences work in waters of the United States, unless the district engineer determines that prior approval of the final mitigation plan is

not practicable or not necessary to ensure timely completion of the required compensatory mitigation. If the prospective permittee elects to submit a compensatory mitigation plan with the PCN, the district engineer will expeditiously review the proposed compensatory mitigation plan. The district engineer must review the proposed compensatory mitigation plan within 45 calendar days of receiving a complete PCN and determine whether the proposed mitigation would ensure no more than minimal adverse effects on the aquatic environment. If the net adverse effects of the project on the aquatic environment (after consideration of the compensatory mitigation proposal) are determined by the district engineer to be minimal, the district engineer will provide a timely written response to the applicant. The response will state that the project can proceed under the terms and conditions of the NWP, including any activity specific conditions added to the NWP authorization by the district engineer.

3. If the district engineer determines that the adverse effects of the proposed work are more than minimal, then the district engineer will notify the applicant either: (a) That the project does not qualify for authorization under the NWP and instruct the applicant on the procedures to seek authorization under an individual permit; (b) that the project is authorized under the NWP subject to the applicant's submission of a mitigation plan that would reduce the adverse effects on the aquatic environment to the minimal level; or (c) that the project is authorized under the NWP with specific modifications or conditions. Where the district engineer determines that mitigation is required to ensure no more than minimal adverse effects occur to the aquatic environment, the activity will be authorized within the 45-day PCN period, with activity-specific conditions that state the mitigation requirements. The authorization will include the necessary conceptual or detailed mitigation or a requirement that the applicant submit a mitigation plan that would reduce the adverse effects on the aquatic environment to the minimal level. When mitigation is required, no work in waters of the United States may occur until the district engineer has approved a specific mitigation plan or has determined that prior approval of a final mitigation plan is not practicable or not necessary to ensure timely completion of the required compensatory mitigation.

E. Further Information

1. District Engineers have authority to determine if an activity complies with the terms and conditions of an NWP.
2. NWPs do not obviate the need to obtain other federal, state, or local permits, approvals, or authorizations required by law.
3. NWPs do not grant any property rights or exclusive privileges.
4. NWPs do not authorize any injury to the property or rights of others.
5. NWPs do not authorize interference with any existing or proposed Federal project.

F. Definitions

Best management practices (BMPs): Policies, practices, procedures, or structures implemented to mitigate the adverse environmental effects on surface water quality resulting from development. BMPs are categorized as structural or non-structural.

Compensatory mitigation: The restoration (re-establishment or rehabilitation), establishment (creation), enhancement, and/or in certain circumstances preservation of aquatic resources for the purposes of offsetting unavoidable adverse impacts which remain after all appropriate and practicable avoidance and minimization has been achieved.

Currently serviceable: Useable as is or with some maintenance, but not so degraded as to essentially require reconstruction.

Direct effects: Effects that are caused by the activity and occur at the same time and place.

Discharge: The term "discharge" means any discharge of dredged or fill material.

Enhancement: The manipulation of the physical, chemical, or biological characteristics of an aquatic resource to heighten, intensify, or improve a specific aquatic resource function(s). Enhancement results in the gain of selected aquatic resource function(s), but may also lead to a decline in other aquatic resource function(s).

Enhancement does not result in a gain in aquatic resource area.

Ephemeral stream: An ephemeral stream has flowing water only during, and for a short duration after, precipitation events in a typical year. Ephemeral stream beds are located above the water table year-round. Groundwater is not a source of water for the stream. Runoff from rainfall is the primary source of water for stream flow.

Establishment (creation): The manipulation of the physical, chemical, or biological characteristics present to develop an aquatic resource that did not previously exist at an upland site. Establishment results in a gain in aquatic resource area.

High Tide Line: The line of intersection of the land with the water's surface at the maximum height reached by a rising tide. The high tide line may be determined, in the absence of actual data, by a line of oil or scum along shore objects, a more or less continuous deposit of fine shell or debris on the foreshore or berm, other physical markings or characteristics, vegetation lines, tidal gages, or other suitable means that delineate the general height reached by a rising tide. The line encompasses spring high tides and other high tides that occur with periodic frequency but does not include storm surges in which there is a departure from the normal or predicted reach of the tide due to the piling up of water against a coast by strong winds such as those accompanying a hurricane or other intense storm.

Historic Property: Any prehistoric or historic district, site (including archaeological site), building, structure, or other object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria (36 CFR part 60).

Independent utility: A test to determine what constitutes a single and complete non-linear project in the Corps regulatory program. A project is considered to have independent utility if it would be constructed absent the construction of other projects in the project area. Portions of a multi-phase project that depend upon other phases of the project do not have independent utility. Phases of a project that would be constructed even if the other phases were not built can be considered as separate single and complete projects with independent utility.

Indirect effects: Effects that are caused by the activity and are later in time or farther removed in distance, but are still reasonably foreseeable.

Intermittent stream: An intermittent stream has flowing water during certain times of the year, when groundwater provides water for stream flow. During dry periods, intermittent streams may not have flowing water. Runoff from rainfall is a supplemental source of water for stream flow.

Loss of waters of the United States: Waters of the United States that are permanently adversely affected by filling, flooding, excavation, or drainage because of the regulated activity. Permanent adverse effects include permanent discharges of dredged or fill material that change an aquatic area to dry land, increase the bottom elevation of a waterbody, or change the use of a waterbody. The acreage of loss of waters of the United States is a threshold measurement of the impact to jurisdictional waters for determining whether a project may qualify for an NWP; it is not a net threshold that is calculated after considering compensatory mitigation that may be used to offset losses of aquatic functions and services. The loss of stream bed includes the linear feet of stream bed that is filled or excavated. Waters of the United States temporarily filled, flooded, excavated, or drained, but restored to pre-construction contours and elevations after construction, are not included in the measurement of loss of waters of the United States. Impacts resulting from activities eligible for exemptions under Section

404(f) of the Clean Water Act are not considered when calculating the loss of waters of the United States.

Non-tidal wetland: A non-tidal wetland is a wetland that is not subject to the ebb and flow of tidal waters. The definition of a wetland can be found at 33 CFR 328.3(b). Non-tidal wetlands contiguous to tidal waters are located landward of the high tide line (i.e., spring high tide line).

Open water: For purposes of the NWPs, an open water is any area that in a year with normal patterns of precipitation has water flowing or standing above ground to the extent that an ordinary high water mark can be determined. Aquatic vegetation within the area of standing or flowing water is either non-emergent, sparse, or absent. Vegetated shallows are considered to be open waters. Examples of "open waters" include rivers, streams, lakes, and ponds.

Ordinary High Water Mark: An ordinary high water mark is a line on the shore established by the fluctuations of water and indicated by physical characteristics, or by other appropriate means that consider the characteristics of the surrounding areas (see 33 CFR 328.3(e)).

Perennial stream: A perennial stream has flowing water year-round during a typical year. The water table is located above the stream bed for most of the year. Groundwater is the primary source of water for stream flow. Runoff from rainfall is a supplemental source of water for stream flow.

Practicable: Available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes.

Pre-construction notification: A request submitted by the project proponent to the Corps for confirmation that a particular activity is authorized by nationwide permit. The request may be a permit application, letter, or similar document that includes information about the proposed work and its anticipated environmental effects. Pre-construction notification may be required by the terms and conditions of a nationwide permit, or by regional conditions. A pre-construction notification may be voluntarily submitted in cases where pre-construction notification is not required and the project proponent wants confirmation that the activity is authorized by nationwide permit.

Preservation: The removal of a threat to, or preventing the decline of, aquatic resources by an action in or near those aquatic resources. This term includes activities commonly associated with the protection and maintenance of aquatic resources through the implementation of appropriate legal and physical mechanisms. Preservation does not result in a gain of aquatic resource area or functions.

Re-establishment: The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/historic functions to a former aquatic resource. Re-establishment results in rebuilding a former aquatic resource and results in a gain in aquatic resource area and functions.

Rehabilitation: The manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural/historic functions to a degraded aquatic resource. Rehabilitation results in a gain in aquatic resource function, but does not result in a gain in aquatic resource area.

Restoration: The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/historic functions to a former or degraded aquatic resource. For the purpose of tracking net gains in aquatic resource area, restoration is divided into two categories: re-establishment and rehabilitation.

Riffle and pool complex: Riffle and pool complexes are special aquatic sites under the 404(b)(1) Guidelines. Riffle and pool complexes sometimes characterize steep gradient sections of streams. Such stream sections are recognizable by their hydraulic characteristics. The rapid movement of water over a coarse substrate in riffles results in a rough flow, a turbulent surface, and high dissolved oxygen levels in the water. Pools are deeper areas associated with riffles. A slower stream velocity, a streaming flow, a smooth surface, and a finer substrate characterize pools.

Riparian areas: Riparian areas are lands adjacent to streams, lakes, and estuarine-marine shorelines. Riparian areas are transitional

between terrestrial and aquatic ecosystems, through which surface and subsurface hydrology connects riverine, lacustrine, estuarine, and marine waters with their adjacent wetlands, non-wetland waters, or uplands. Riparian areas provide a variety of ecological functions and services and help improve or maintain local water quality. (See general condition 23.)

Shellfish seeding: The placement of shellfish seed and/or suitable substrate to increase shellfish production. Shellfish seed consists of immature individual shellfish or individual shellfish attached to shells or shell fragments (i.e., spat on shell). Suitable substrate may consist of shellfish shells, shell fragments, or other appropriate materials placed into waters for shellfish habitat.

Single and complete linear project: A linear project is a project constructed for the purpose of getting people, goods, or services from a point of origin to a terminal point, which often involves multiple crossings of one or more waterbodies at separate and distant locations. The term "single and complete project" is defined as that portion of the total linear project proposed or accomplished by one owner/developer or partnership or other association of owners/developers that includes all crossings of a single water of the United States (i.e., a single waterbody) at a specific location. For linear projects crossing a single or multiple waterbodies several times at separate and distant locations, each crossing is considered a single and complete project for purposes of NWP authorization. However, individual channels in a braided stream or river, or individual arms of a large, irregularly shaped wetland or lake, etc., are not separate waterbodies, and crossings of such features cannot be considered separately.

Single and complete non-linear project: For non-linear projects, the term "single and complete project" is defined at 33 CFR 330.2(i) as the total project proposed or accomplished by one owner/developer or partnership or other association of owners/developers. A single and complete non-linear project must have independent utility (see definition of "independent utility"). Single and complete non-linear projects may not be "piecemealed" to avoid the limits in an NWP authorization.

Stormwater management: Stormwater management is the mechanism for controlling stormwater runoff for the purposes of reducing downstream erosion, water quality degradation, and flooding and mitigating the adverse effects of changes in land use on the aquatic environment.

Stormwater management facilities: Stormwater management facilities are those facilities, including but not limited to, stormwater retention and detention ponds and best management practices, which retain water for a period of time to control runoff and/or improve the quality (i.e., by reducing the concentration of nutrients, sediments, hazardous substances and other pollutants) of stormwater runoff.

Stream bed: The substrate of the stream channel between the ordinary high water marks. The substrate may be bedrock or inorganic particles that range in size from clay to boulders. Wetlands contiguous to the stream bed, but outside of the ordinary high water marks, are not considered part of the stream bed.

Stream channelization: The manipulation of a stream's course, condition, capacity, or location that causes more than minimal interruption of normal stream processes. A channelized stream remains a water of the United States.

Structure: An object that is arranged in a definite pattern of organization. Examples of structures include, without limitation, any pier, boat dock, boat ramp, wharf, dolphin, weir, boom, breakwater, bulkhead, revetment, riprap, jetty, artificial island, artificial reef, permanent mooring structure, power transmission line, permanently moored floating vessel, piling, aid to navigation, or any other manmade obstacle or obstruction.

Tidal wetland: A tidal wetland is a wetland (i.e., water of the United States) that is inundated by tidal waters. The definitions of a wetland and tidal waters can be found at 33 CFR 328.3(b) and 33 CFR 328.3(f), respectively. Tidal waters rise and fall in a predictable and measurable rhythm or cycle due to the gravitational pulls of the moon and sun. Tidal waters end where the rise and fall of the water surface

can no longer be practically measured in a predictable rhythm due to masking by other waters, wind, or other effects. Tidal wetlands are located channelward of the high tide line, which is defined at 33 CFR 328.3(d).

Vegetated shallows: Vegetated shallows are special aquatic sites under the 404(b)(1) Guidelines. They are areas that are permanently inundated and under normal circumstances have rooted aquatic vegetation, such as seagrasses in marine and estuarine systems and a variety of vascular rooted plants in freshwater systems.

Waterbody: For purposes of the NWPs, a waterbody is a jurisdictional water of the United States. If a jurisdictional wetland is adjacent—meaning bordering, contiguous, or neighboring—to a waterbody determined to be a water of the United States under 33 CFR 328.3(a)(1)–(6), that waterbody and its adjacent wetlands are considered together as a single aquatic unit (see 33 CFR 328.4(c)(2)). Examples of "waterbodies" include streams, rivers, lakes, ponds, and wetlands.

STATE OF MISSOURI
CLEAN WATER ACT SECTION 401 WATER QUALITY CERTIFICATION
2012 GENERAL AND SPECIFIC CONDITIONS
NWP 29 – RESIDENTIAL DEVELOPMENTS

These conditions ensure that activities carried out under Nationwide Permits (NWPs) do not violate the Water Quality Standards of the State of Missouri resulting in permanent damage to habitat, increased turbidity, reduced bank and channel stability, and/or impacts to the biological and chemical integrity of the waters. These conditions are in addition to, not a replacement for, those conditions included by the federal authorities. Proposed projects authorized by the NWPs listed above that cannot be conducted within the conditions listed below must apply for individual Clean Water Act Section 401 Water Quality Certification (certification).

Applications for certification should be sent to the Missouri Department of Natural Resources, Water Protection Program, P.O. Box 176, Jefferson City, MO 65102-0176, or electronically to wpsc401cert@dnr.mo.gov. A complete application consists of the application submitted to the U.S. Army Corps of Engineers (Corps) as well as additional information necessary for a complete review of the project. This may include but is not limited to topographical maps, locational maps, engineering plans, project diagrams and where applicable mitigation plans (10 CSR 20-6.060(5)).

An issued certification becomes part of the 404 Permit and; therefore, expires with the 404 Permit unless explicitly stated in the certification. Not all permit modifications require the certification to be modified and/or reissued. An example would be when a permit expiration date is extended or the permit is reissued and there are no changes to the original project, the certification may remain valid for that project.

The Department encourages, but does not require, the permittee to consider environmentally-friendly design techniques to include stormwater management strategies that maintain or restore the original site hydrology through infiltration, evaporation or reuse of stormwater. Designs might include creating vegetated swales or rain gardens, or using porous pavement. More information can be found at these websites: <http://www.epa.gov/owow/NPS/lid/> and www.lid-stormwater.net/lid_techniques.htm.

GENERAL CONDITIONS for ALL NWPs

1. NWPs shall not allow the filling of jurisdictional springs.
2. Acquisition of a NWP(s) and the attendant certification(s) shall not be construed or interpreted to imply the requirements for other permits are replaced or superseded, including Clean Water Act Section 402 National Pollutant Discharge Elimination System (NPDES) Permits for land disturbance or return water from material deposition. Permits or any other requirements shall remain in effect. Applicants with questions are encouraged to contact the Missouri Department of Natural Resources' Regional Office in the project area. A regional office map with contact information can be located at www.dnr.mo.gov/regions/regions.htm.
3. Care shall be taken to keep machinery out of the waterway as much as possible. Fuel, oil and other petroleum products, equipment, construction materials and any solid waste shall not be stored below the ordinary high water mark at any time or in the adjacent floodway beyond normal working hours. All precautions shall be taken to avoid the release of wastes or fuel to streams and other adjacent waters as a result of this operation.
4. Petroleum products spilled into any water or on the banks where the material may enter waters of the state shall be immediately cleaned up and disposed of properly. Any such spills of petroleum shall be reported as soon as possible, but no later than 24 hours after discovery to the Missouri Department of Natural Resources' Environmental Emergency Response number at (573) 634-2436.
5. Only clean, nonpolluting fill shall be used. The following materials are not suitable for bank stabilization and shall not be used due to their potential to cause violations of the general criteria of the Water Quality Standards (10 CSR 20-7.031 (3)(A)-(H)):
 - a. Earthen fill, gravel, broken concrete where the material does not meet the specifications stated in the Missouri NWP Regional Conditions (http://www.nwk.usace.army.mil/regulatory/NWP_2012/nwp.htm) and fragmented asphalt, since these materials are usually not substantial enough to withstand erosive flows;
 - b. Concrete with exposed rebar;
 - c. Tires, vehicles or vehicle bodies, construction or demolition debris are solid waste and are excluded from placement in the waters of the state;
 - d. Liquid concrete, including grouted riprap, if not placed as part of an engineered structure; and
 - e. Any material containing chemical pollutants (including but not limited to creosote or pentachlorophenol).
6. Clearing of vegetation/trees shall be the minimum necessary to accomplish the activity. A vegetated corridor shall be maintained from the high bank on either side of the jurisdictional channel to protect water quality and to provide for long-term stability of the stream channel, unless physical barriers prevent such a corridor. For purposes of this NWP, lack of ownership or control of any portion of this corridor may be considered a legitimate and discretionary cause to waive this requirement on that portion.

7. This certification is not valid for any Section 404 Permit issued on a water that is:
 - a. Listed as impaired by inorganic sediment, aquatic habitat alteration or unknown impairment as listed in the most current Water Quality Report (Section 305(b) Report). For convenience a table of these impaired waters is provided at the following website: www.nwk.usace.army.mil/regulatory/NWP_2012/MO/MOWQC_Con7.pdf;
 - b. Located in or occur within two miles upstream of a designated outstanding state or national resource water; or
 - c. Located in a designated metropolitan no-discharge stream.

The most current Water Quality Report can be found at <http://www.dnr.mo.gov/env/wpp/waterquality/305b/>. A listing of *Outstanding National and State Resource Waters and Metropolitan No-Discharge Streams* can be found in 10 CSR 20-7.031, Tables D, E and F or at <http://www.sos.mo.gov/adrules/csr/current/10csr/10c20-7.pdf>.

The Department's geospatial data is available upon request, and all published data is available on the Missouri Spatial Data Information Services website at <http://msdis.missouri.edu/>.

Additional information to identify the project location may be obtained from the program at (573) 751-1300.

8. Streambed gradient shall not be permanently altered during project construction.
9. NWP's issued by the Corps for which the 300 linear foot threshold for stream impacts is waived by the district engineer shall require individual certification by the state. This is applicable to all NWP's where the permit has a 300 linear foot threshold including NWP's 21, 29, 39, 40, 42, 43, 44, 50, 51 and 52.
10. No project under a NWP shall accelerate bed or bank erosion.
11. Representatives from the Department shall be allowed on the project property to inspect the authorized activity at any time deemed necessary to ensure compliance with permit conditions.
12. You must submit a copy of the signed "Compliance Certification" referenced in NWP General Condition No. 30 as proof of project completion when the original is submitted to the Corps. This document is to be sent to the Missouri Department of Natural Resources, Water Protection Program, P.O. Box 176, Jefferson City, MO 65102-0176 or electronically to wpsc401cert@dnr.mo.gov.
13. After avoidance and minimization for the project, unavoidable stream impacts shall be mitigated appropriately. Mitigation for loss of aquatic resources shall be in conformance with the currently approved "Missouri Stream Mitigation Method" and the "State of Missouri Wetland Assessment Method" as well as other mitigation guidance located on-line at <http://www.nwk.usace.army.mil/regulatory/CompMit/compmit.htm>.
14. Best Management Practices shall be used during all phases of the project to limit the amount of discharge of water contaminants to waters of the state. The project shall not involve more than normal stormwater or incidental loading of sediment caused by construction disturbances.
15. Pursuant to Chapter 644.038, RSMo, the Department certifies all NWP's for impacts in all waters of the state without the above-stated or any other conditions for the construction of highways and bridges approved by the Missouri Highway and Transportation Commission. The Memorandum of Understanding of 2009 and any subsequent modifications between the two agencies outline the requirements by which the Missouri Department of Transportation will design and construct projects in order to protect the water quality of waters of the state.



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**Wetland and Waterbody Delineation and
Section 404/401 Permit Application**

**EATHERON ROAD - SCHNEIDER TRACT
WILDWOOD, MISSOURI
October 2014**

Prepared for:

Payne Family Homes

SCI No. 2014-0272.32



SCI ENGINEERING, INC.

CONSULTANTS IN DEVELOPMENT,
DESIGN AND CONSTRUCTION
GEOTECHNICAL
ENVIRONMENTAL
NATURAL RESOURCES
CULTURAL RESOURCES
CONSTRUCTION SERVICES

October 3, 2014

Mr. Jerry Duepner
Payne Family Homes
Land Acquisition & Entitlement Manager
10407 Baur Boulevard, Suite B
St. Louis, Missouri 63132

RE: Wetland and Waterbody Delineation and Section 404/401 Permit Application
Eatherton Road –Schneider Tract
Wildwood, Missouri
SCI No. 2014-0372.32

Dear Mr. Duepner:

SCI Engineering, Inc. (SCI) is pleased to submit the attached report, dated October 2014. Our services consisted of a review of resource maps, a reconnaissance survey, impact assessment and applying for the Section 404 and 401 Permits from the regulatory agencies. Additionally, SCI identified one stock pond and three ephemeral drainages which lacked characteristics of a jurisdictional waterbody. Following a meeting with the U.S. Army Corps of Engineers (USACE) project manager Mr. David Meyer on July 31, 2014, it was determined that the stock pond and three drainages are not considered water of the United States and therefore would not be regulated.

- SCI conducted a wetland and waterbody delineation of the site on April 18, 2014.
- The site was found to contain two tributaries which are considered waters of the United States as identified under the definitions described in Section 328.3 of the Code of Federal Regulations.
- Based on our review of the preliminary development plan, it appears the project will impact waters of the United States and will require a Section 404 Permit from the USACE and a Section 401 Water Quality Certification from the Missouri Department of Natural Resources (MDNR).
- We anticipate the permit applications will be processed as a Section 404 Nationwide Permit from the USACE and a Section 401 Water Quality Certification from MDNR, based on our meeting with the USACE this summer.
- We are submitting this report and the attached Section 404/401 Permit Application Form (Engineering Form 4345) to initiate the permitting process with the USACE and MDNR.

The attached report should be read in its entirety. We appreciate the opportunity to provide you with our natural resource services.

Mr. Jerry Duepner
Payne Family Homes

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October 3, 2014
SCI No. 2014-0272.32

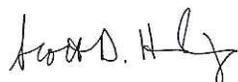
You may reach me at (636) 757-1017 or rgundlach@sciengineering.com if you have any questions or concerns.

Respectfully,

SCI ENGINEERING, INC.



Rick J. Gundlach
Senior Staff Scientist



Scott D. Harding, CPSS/SC
Vice President

RJG/SDH/tlw

Enclosure

C: Mr. David Meyer, U.S. Army Corps of Engineers

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**Wetland and Waterbody Delineation and
Section 404/401 Permit Application**

**EATHERON ROAD - SCHNEIDER TRACT
WILDWOOD, MISSOURI**

1.0 INTRODUCTION

SCI Engineering, Inc. (SCI) was retained by Payne Family Homes to conduct a wetland and waterbody delineation at the above-referenced site. The scope of the services included performing site reconnaissance to characterize the soils, vegetation, and hydrology for the delineation of wetlands and waterbodies. Our services were provided in general accordance with our proposal dated September 16, 2014.

The area delineated is approximately 22 acres and the proposed location of approximately 62 residential lots, commercial storefronts, and associated infrastructure including roadways and stormwater detention/water quality basins. The site was found to contain two tributaries and several non-jurisdictional features including drainages and an isolated pond. Creeks and tributaries, as well as most wetlands, are considered waters of the United States as identified under the definitions described in Section 328.3 of the Code of Federal Regulations (33 CFR). Any impact to a water of the United States, including filling, crossing, piping, relocating, or discharging into, will require a Section 404 Permit from the U.S. Army Corps of Engineers (USACE) and a Section 401 Water Quality Certification from the Missouri Department of Natural Resources (MDNR). Proposed impacts to the on-site tributaries will require both Section 404 and Section 401 permits. The permit application (Appendix B) is included with this report to initiate the permitting process.

2.0 SITE LOCATION

The site is located southeast of the intersection of Highways 100 and 109 in Wildwood, Missouri (Township 44 North, Range 3 East, Sections 1 and 2). The *Vicinity and Topographic Map* is enclosed as Figure 1.

3.0 SOIL SURVEY AND TOPOGRAPHIC RESEARCH

According to the Natural Resources Conservation Service (NRCS) Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov>), the site is mapped as Union silt loam, Winfield silt loam, Iva silt loam, Wilbur silt loam, and Menfro silt loam. Based on the map unit descriptions, these soils do not meet hydric soil criteria.

The United States Geological Survey (USGS) topographic map and National Wetlands Inventory (NWI) map were reviewed for information concerning the site. The USGS and NWI maps depict one pond (PUBGh) within the boundaries of the subject site. The subject site appeared, upon review of the USGS, NWI and aerial imagery, to be a mix of forested areas and in the western side, and fields on the eastern portion with a drainage flowing west through the property. An existing residence and small pond are present in the southeast corner. Copies of the USGS topographic and NWI maps are enclosed as Figures 1 and 2, respectively.

4.0 SITE RECONNAISSANCE

On April 18, 2014 SCI performed a field exploration of the subject site to delineate the extent of wetlands and waterbodies and to provide an inventory of wetland areas that exist within the site. The site primarily exists as open fields and forested property bound by Eatherton Drive to the east, residential property to the north and south, and Highway 109 to the west. Additionally, we met with Mr. David Meyer of the USACE and presented our preliminary findings. He indicated that he agreed with our conclusion that the drainageways did not exhibit characteristics that put them in the category of Waters of the U.S. Additionally, the man-made pond was isolated and also not considered a Waters of the U.S.

5.0 CONDITION SUMMARY

A photographic summary of the representative site conditions is included as Appendix A. The conditions summarized below are mapped on the *Wetland Delineation and Preliminary Site Plan* and enclosed as Figure 3.

Tributary A is an ephemeral tributary to Bonhomme Creek. Two non-jurisdictional drainages flow into the tributary in the northeast portion of the site, as well as Tributary B in the southwestern corner of the site. The tributary was observed to possess an OHWM of approximately 1 to 3 feet as evidenced by a wrack line, bent, matted, and missing vegetation, wrested vegetation, and debris. Stream banks were observed to be 6 to 10 feet in height in the wooded areas, and 1 foot in the open field. There was no water present at the time of the site visit, and the substrate consisted of gravel, cobble, rock, silt, and clay. Tributary A possessed a riparian corridor of approximately 10 feet in width extending from either bank in the wooded portion of the site. Dominant vegetation within the riparian corridor was observed to include Red oak (*Quercus rubra*), white oak (*Quercus alba*), box elder (*Acer negundo*), mayapple (*Podophyllum peltatum*), prickly gooseberry (*Ribes cynosbati*), bush honeysuckle (*Lonicera maackii*), and multiflora rose (*Rosa multiflora*).

Tributary B is an ephemeral tributary that drains into Tributary A near a culvert at State Highway 109. The tributary was observed to possess an OHWM of approximately 1 to 2 feet as evidenced by wrested vegetation, bent or missing vegetation, and litter and debris. Stream banks appeared to be 3 feet in height and 3 to 5 feet in width. There was no water present at the time of the site visit, and the substrate consisted of gravel, rock, silt, and clay. Tributary B possessed a riparian corridor of approximately 10 feet extending from either bank, with dominant vegetation including mulberry (*Morus rubra*), prickly gooseberry (*Ribes cynosbati*), bush honeysuckle (*Lonicera maackii*), and multiflora rose (*Rosa multiflora*).

As previously stated, three non-jurisdictional drainages were observed on the site, one in the northwestern corner and two leading to Tributary A in the northeast. These features lack qualities of a typical water of the United States such as a bed, bank, and OHWM, and are therefore not considered jurisdictional by the USACE. Additionally, an isolated stock pond exists in the southeastern corner of the site as part of the existing residence. Isolated and man-made features are not under the jurisdiction of the USACE, and therefore not regulated for impacts.

6.0 DEVELOPMENT PLAN

Based on our review of development plans provided by Sterling Engineering, SCI understands that the proposed project will feature construction of approximately 62 residential lots, commercial storefronts, and associated infrastructure. Approximately 110 lineal feet (LF) of Tributary A will be piped in a culvert for a road crossing. Approximately 165 LF of Tributary B will be piped to allow for the development of an outlet.

Table 6.1 – Impact Summary

Waterbody	LF/Acreage	Impact Amount
Tributary A	1090 LF	110 LF
Tributary B	165 LF	165 LF

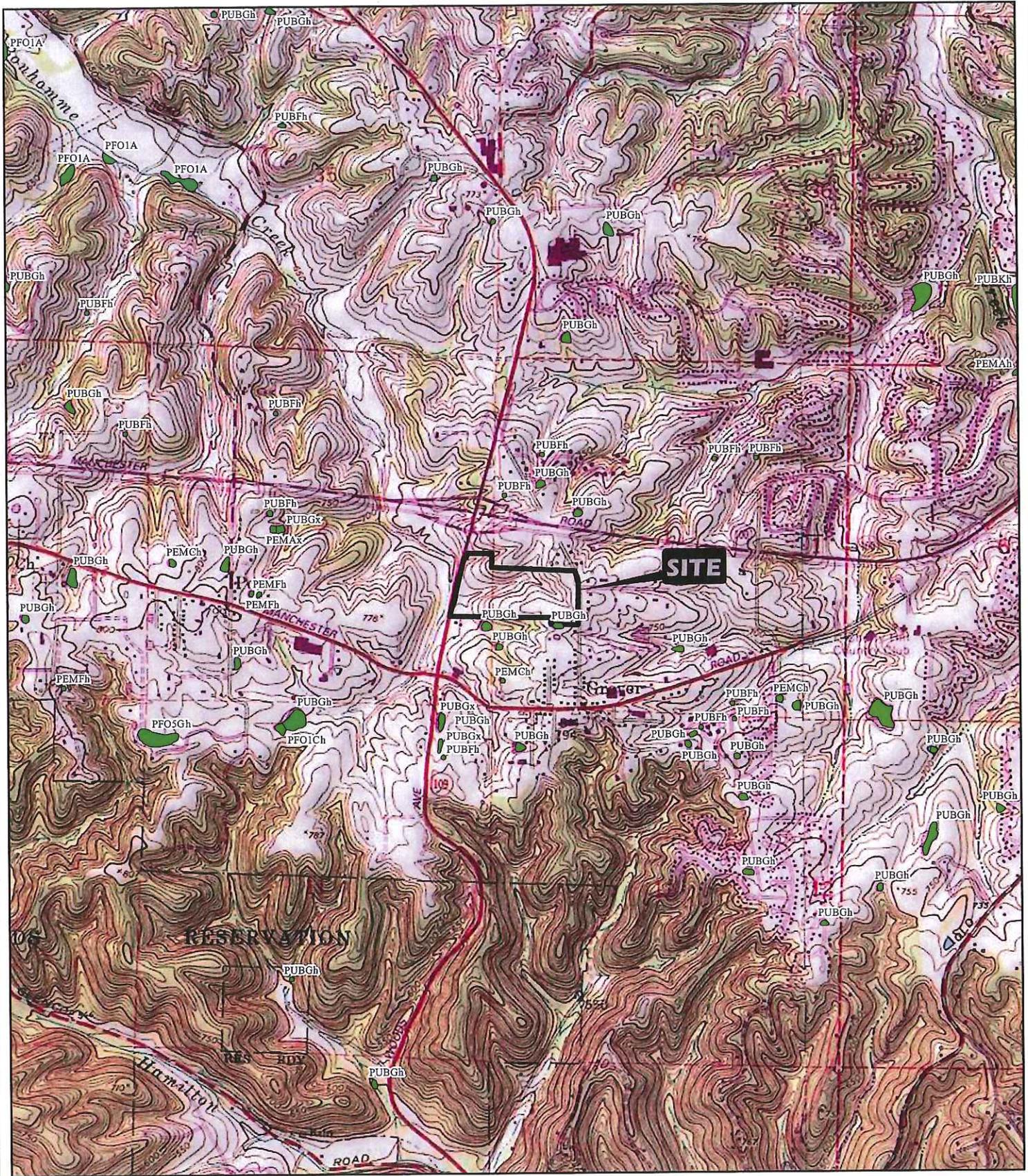
Appropriate erosion control measures will be taken during development to reduce the potential for unintentional sedimentation and sediment runoff into adjacent regulated waters. As the proposed wetland/tributary impacts fall below the threshold, SCI anticipates that the project will be processed as a Nationwide Permit since total tributary channel impacts are less than 300 LF. Engineering Form 4345 is included as Appendix B to apply for the Section 404 and Section 401 Permits from the USACE and MDNR, respectively.

7.0 LIMITATIONS

This report has been prepared for the exclusive use of Payne Family Homes, the USACE, and MDNR. SCI is not responsible for independent conclusions or recommendations made by others. Furthermore, written consent must be provided by SCI should anyone other than our client or the aforementioned agencies wish to excerpt, or rely on the contents of this report. The findings of this report are valid as of the present date of the delineation. SCI is not responsible for surveys, calculations, or plans that were prepared by others.

Changes in surface and subsurface conditions of a property can occur with the passage of time, whether due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation, the broadening of knowledge, or other reasons. Accordingly, the findings of this report may be invalidated in whole or in part by changes outside our control.

SCI in no way guarantees the acquisition of a permit from the USACE and/or MDNR. The decision to issue or deny a permit is the sole authority of the USACE and MDNR. The intent of this report is to provide the USACE and MDNR with the information they typically require during their initial review of the permit application.



PROJECT NAME
 EATHERTON ROAD - SCHNEIDER TRACT
 WILDWOOD, MISSOURI

NATIONAL WETLAND INVENTORY MAP

DRAWN BY	RCV	DATE	JOB NUMBER
CHECKED BY	RJG	10/2014	2014-0272.32

GENERAL NOTES/LEGEND

NATIONAL WETLAND INVENTORY DATA
 OBTAINED FROM www.fws.gov.

USGS TOPOGRAPHIC MAP
 EUREKA, MISSOURI QUADRANGLE
 DATED 1954, PHOTO REVISED 1993
 MANCHESTER, MISSOURI QUADRANGLE
 DATED 1954, PHOTO REVISED 1993
 10' CONTOURS



SCALE 1" = 2000'

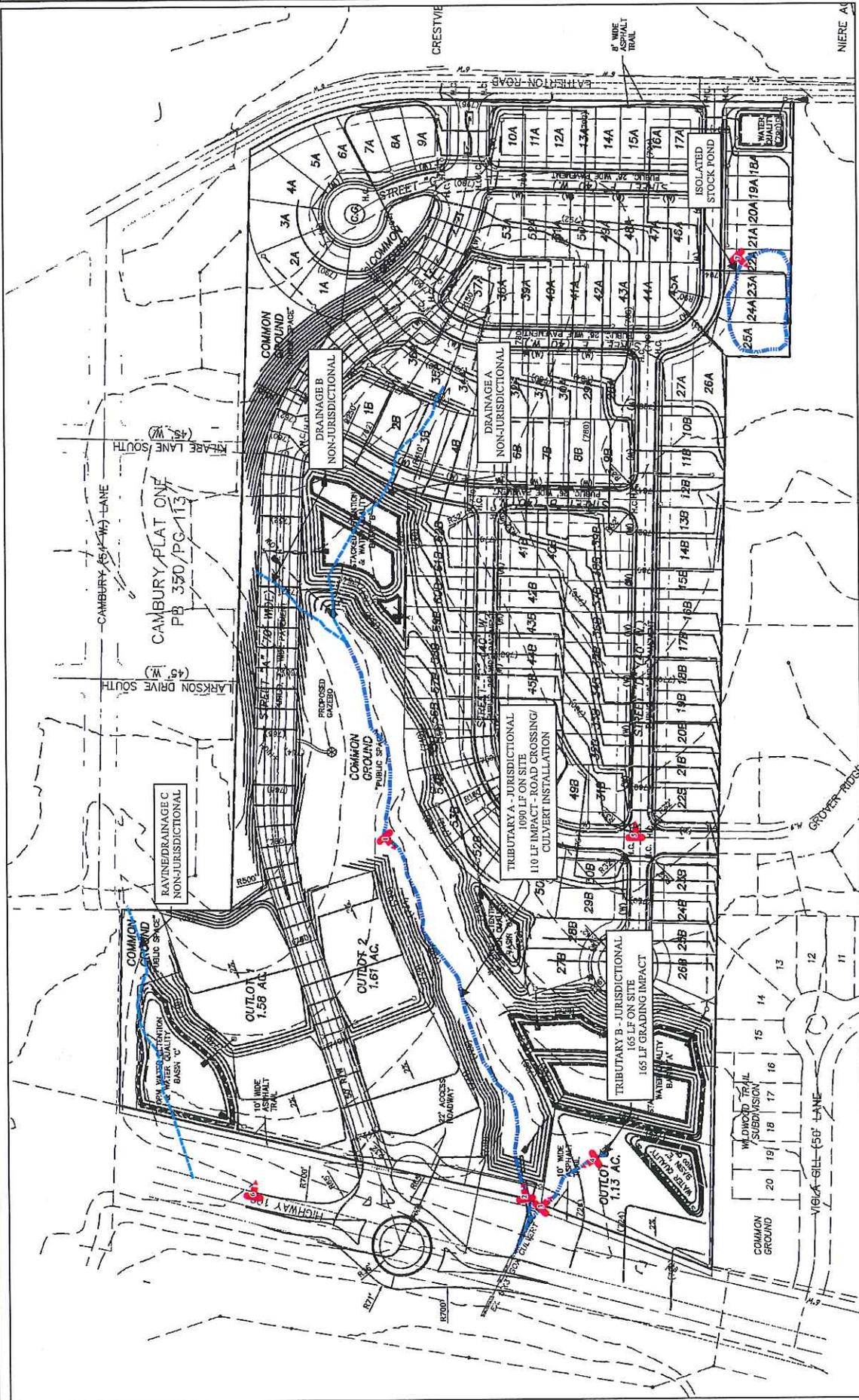
FIGURE 2



GENERAL NOTES/LEGEND
 1 INDICATES APPROXIMATE SOIL BORING LOCATION.
 2 INDICATES APPROXIMATE LOCATION AND DIRECTION OF PHOTOGRAPHY.
 3 INDICATES APPROXIMATE LOCATION AND DIRECTION OF PHOTOGRAPHY.
 4 PLATES 10/100M BY THE STEERING COMPANY.
 DIMENSIONS AND LOCATIONS ARE APPROXIMATE, ACTUAL MAY VARY. DRAWING SHALL NOT BE USED OUTSIDE THE CONTEXT OF THE REPORT FOR WHICH IT WAS GENERATED.

PROJECT NAME
 EATHERTON ROAD - SCHNEIDER TRACT
 WILDWOOD, MISSOURI
 PRELIMINARY SITE PLAN

SCALE 1" = 150'
 JOB NUMBER 2014-0272.32
 DATE 10/20/14
 DRAWN BY RCV
 CHECKED BY RGI
 FIGURE 3



Appendix A

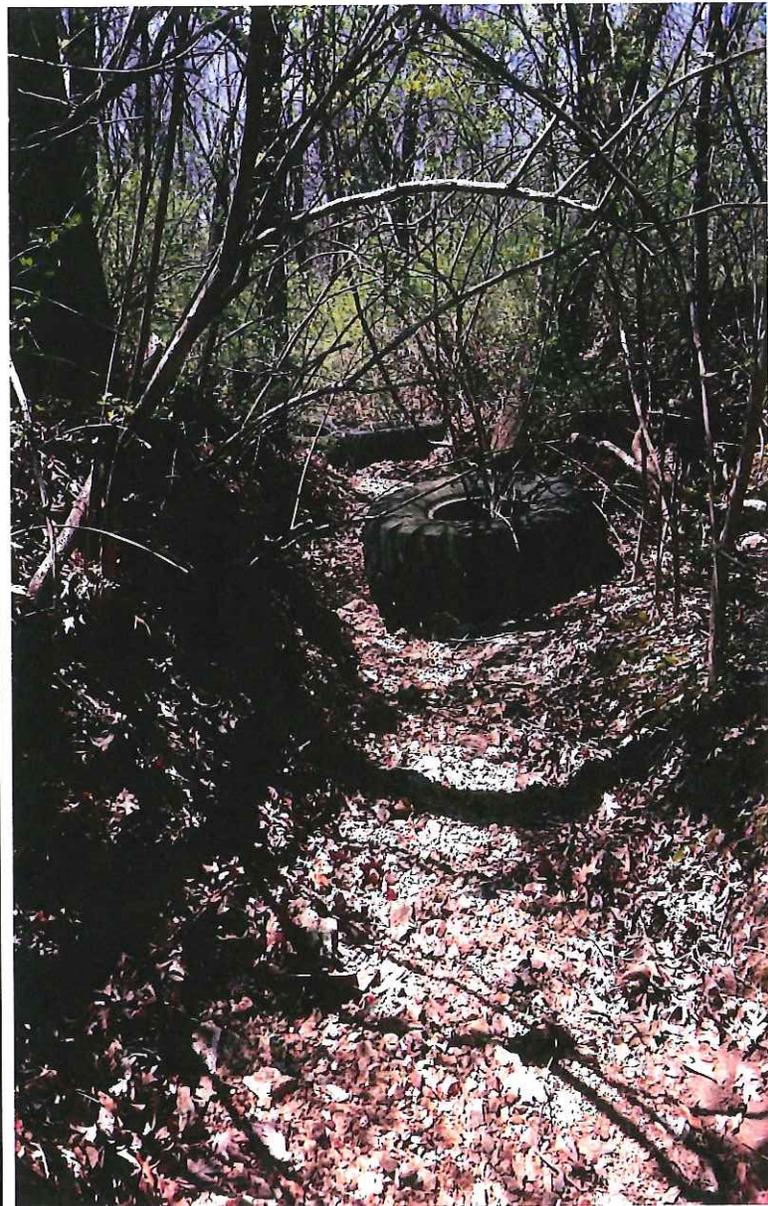


Photo 1. Tributary A looking west, downstream

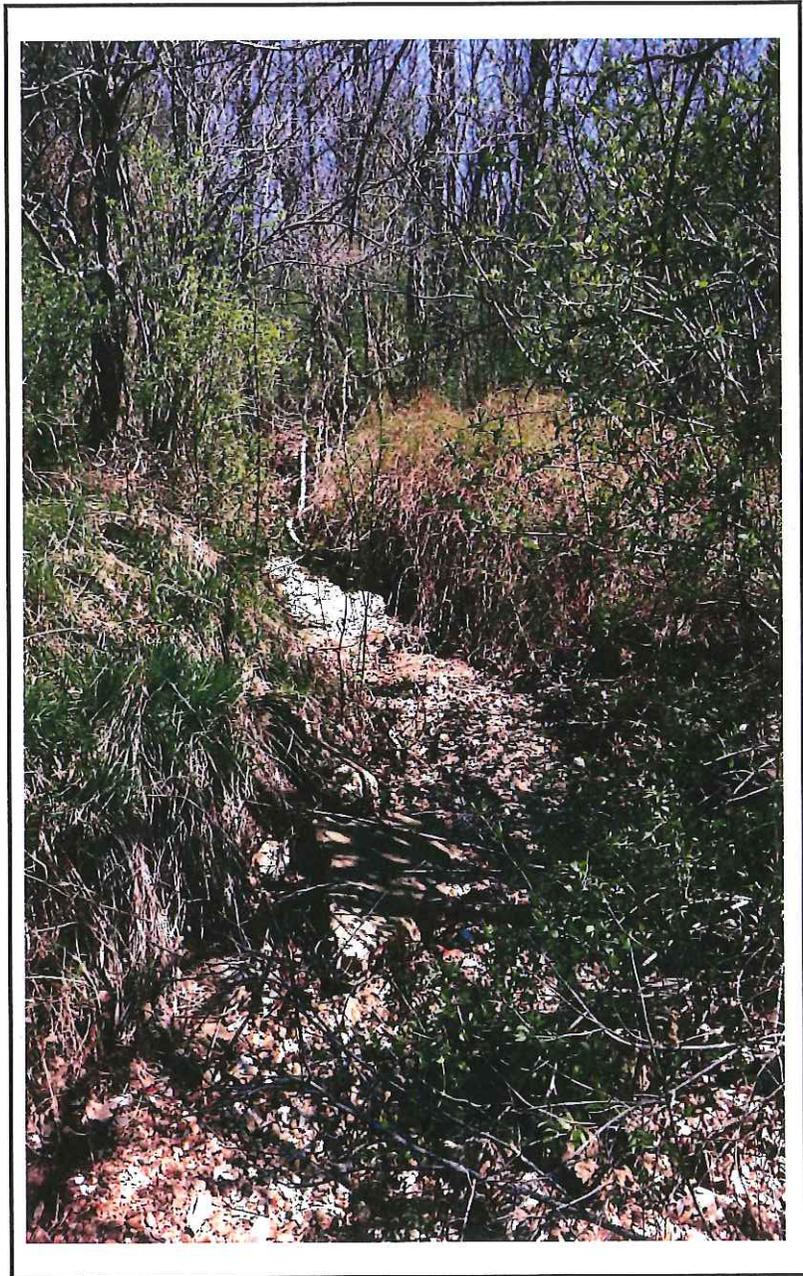


Photo 2. Tributary A looking east, upstream

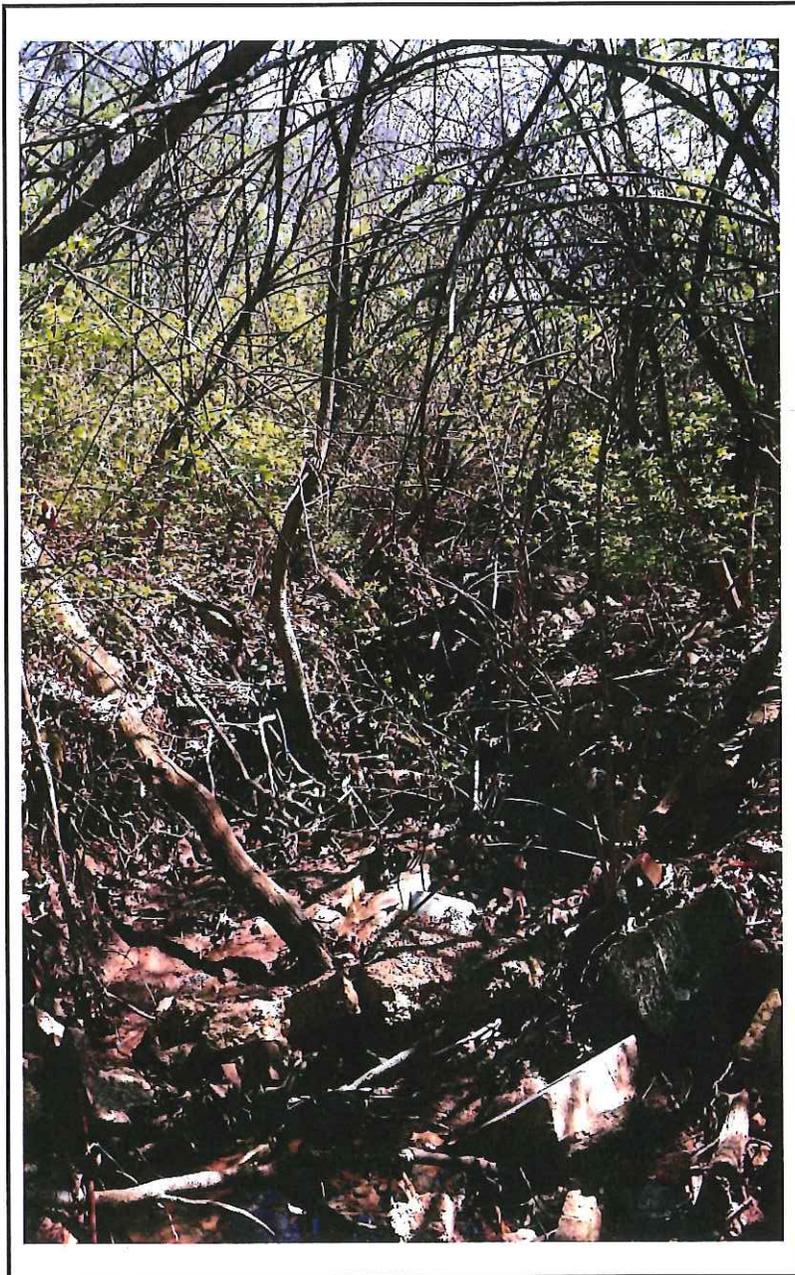


Photo 3. Tributary B looking southeast, upstream



Photo 4. Tributary B looking northwest, downstream

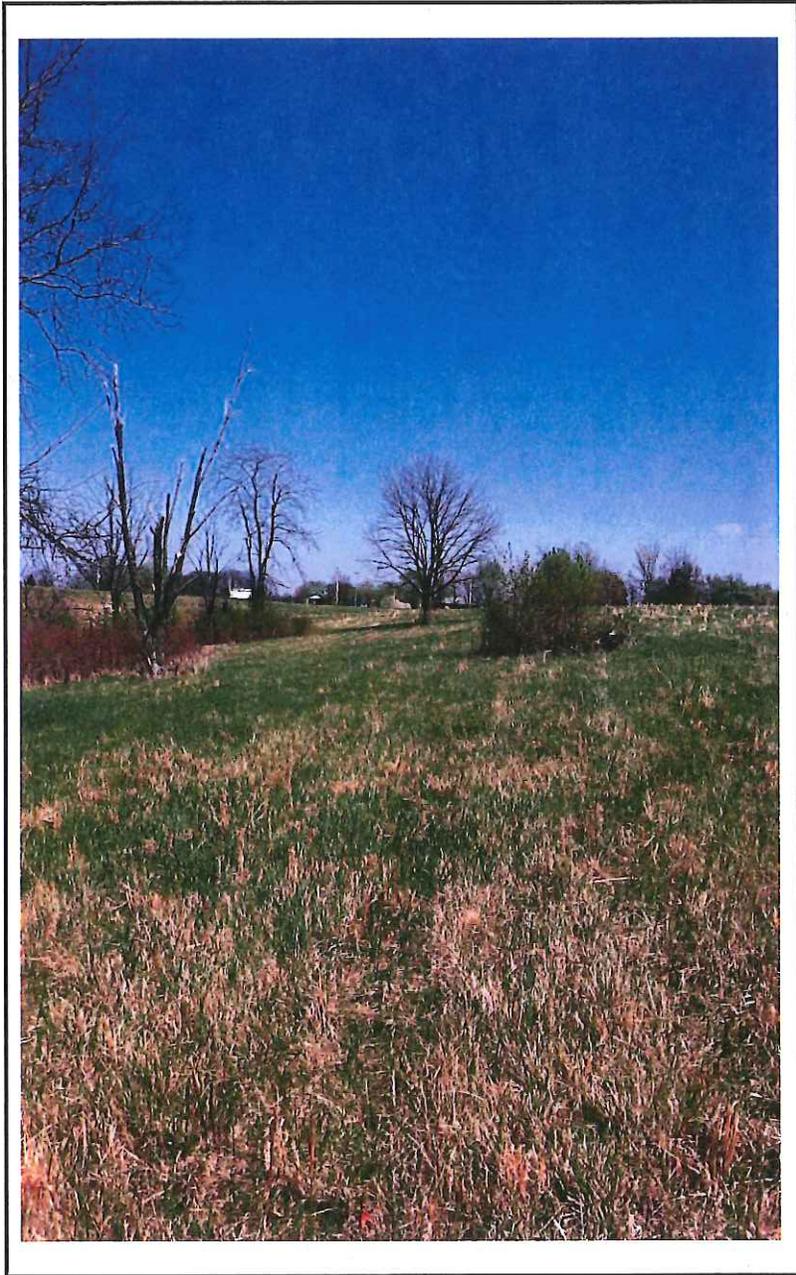


Photo 5. General site conditions, looking east

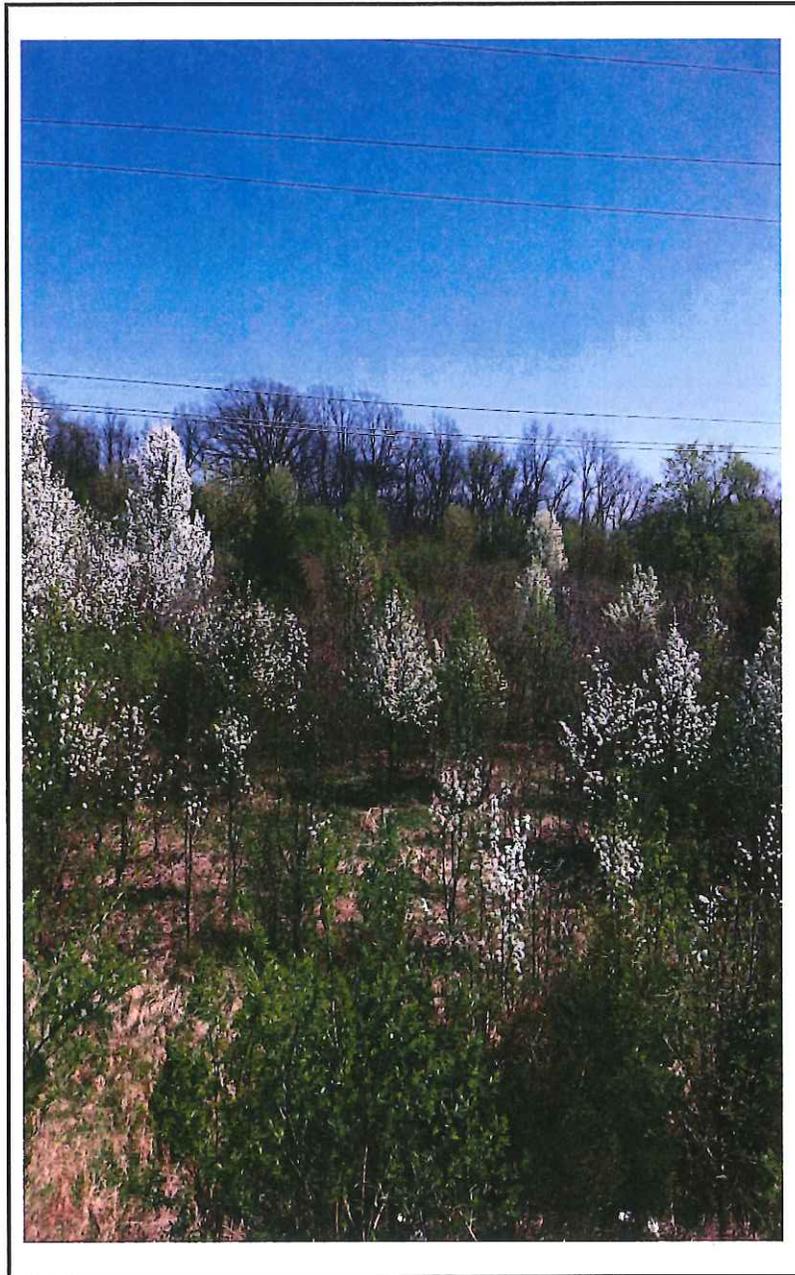


Photo 6. Northwest corner of the site, looking east



Photo 7. Looking southwest toward isolated stock pond

Appendix B

17. DIRECTIONS TO THE SITE

The project site is located on the intersection of Highways 100 and 109 in Wildwood, Missouri (See Vicinity Map, Figure 1).

18. Nature of Activity (Description of project, include all features)

The proposed project will feature construction of approximately 62 residential lots, commercial storefronts, and associated infrastructure. Approximately 110 LF of Tributary A will be piped in a culvert for a road crossing. Approximately 165 LF of Tributary B will be piped to allow for the development of an outlet.

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

The purpose of the project is the creation of a residential subdivision with commercial lots along Eatherton Road.

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge

Approximately 110 LF of Tributary A will be piped in a culvert for a road crossing. Approximately 165 LF of Tributary B will be piped to allow for the development of an outlet.

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type	Type	Type
Amount in Cubic Yards	Amount in Cubic Yards	Amount in Cubic Yards

NA- culvert pipe

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres
or

Linear Feet 110 LF of Tributary A will be culverted for a road crossing, 165 LF of Tributary B will be piped for an outlet.

23. Description of Avoidance, Minimization, and Compensation (see instructions)

The construction of the subdivision avoids the majority of the main tributary on site (Tributary A). Minimization has also been accomplished by having stormwater detention provided off channel.

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT AUTHORIZES A CHANGE IN ZONING FOR A TWENTY-EIGHT (28) ACRE TRACT OF LAND THAT IS LOCATED ON THE EAST SIDE OF STATE ROUTE 109, SOUTH OF STATE ROUTE 100, FROM THE NU NON-URBAN RESIDENCE DISTRICT TO THE R-4 7,500 SQUARE FOOT RESIDENCE DISTRICT, ALONG WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), THEREBY AUTHORIZING ONE HUNDRED FOUR (104) SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, COMMON GROUND, PUBLIC SPACE, AND THE PLANNED STREET NETWORK TO BE DEVELOPED THERE, ALL SUCH BEING CONSISTENT WITH THE LETTER OF RECOMMENDATION THAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON JULY 6, 2015. (Ward Eight)

WHEREAS, the development of single family units in the Town Center has been a priority to the City of Wildwood, since the Town Center Plan Update was adopted by the Planning and Zoning Commission in March 2010; and

WHEREAS, this priority was developed over this update process, as the City became aware of the need to provide greater areas of Town Center for housing, increase potential rooftops for economic development purposes, and address the desired market in the City of Wildwood; and

WHEREAS, the petitioned site has a number of different land use designations under the Regulating Plan of the Town Center Plan, two (2) of which are intended to allow for its development with "Downtown" District activities and "Neighborhood General" District uses, neither of which allow the traditional "home," as set forth in the plan's housing components; and

WHEREAS, much of the interest in residential housing in the Town Center Area has been for single family detached units on individual lots, developed in accordance with the plan, which is the primary land use activity set forth in the "Neighborhood Edge" District designation, which a portion of this site is so established; and

WHEREAS, the petitioner is seeking the entire twenty-eight (28) acres of the subject site be designated for "Neighborhood Edge" District uses, along with its rezoning and the application of the Planned Residential Development Overlay District (PRD), thereby accommodating its use for up to one hundred seventeen (117) single family detached dwellings on individual lots, including common ground, public space, and an extensive roadway and pedestrian network; and

WHEREAS, this matter was scheduled for a public hearing by the Planning and Zoning Commission in December 2014, where testimony was heard about the change in the Regulating Plan of the Town Center Plan, the rezoning of the property, and the application of the special procedures permit, which led to a number of other meetings and discussions about the merit of its design and units associated with this proposal; and

WHEREAS, the Planning and Zoning Commission, concerned about the location of Main Street and the lack of New Urbanism lots and homes, and the lack of stub street extensions, denied the Regulating Plan change and the associated zoning and special procedures permit requests on April 20, 2015 and forwarded that recommendation to the City Council, which received it and returned it back to the members for more study; and

WHEREAS, after several more months of discussion, the Planning and Zoning Commission granted approval of the Regulating Plan change to the Town Center Plan and the associated rezoning and special procedures permit, based upon a reduction of overall units to one hundred four (104), connection of all stub streets, improved design of units, and more functional public space (the vote of the Commission was 6 to 3); and

WHEREAS, the Planning and Zoning Commission's Letter of Recommendation, dated July 6, 2015, was forwarded to the City Council for its review and a public hearing was held on the matter on July 13, 2015, where additional public comments were provided at that time; and

WHEREAS, at the conclusion of this hearing, the City Council authorized the preparation of the necessary legislations for the purpose of authorizing these requests in the Town Center Area of Wildwood; and

WHEREAS, the City Council, in allowing the preparation of the needed legislations noted, in support of the project, the changes that had been incorporated into, since its initial submittal and hearing in December 2014, the addition of New Urbanism lots, as part of the housing mix, the extension of stub streets, the improved stormwater management design, and the inclusion of useable public space, all leading to this action; and

WHEREAS, the City Council of the City of Wildwood, via its Charter, State Statute, and local codes, is empowered to adopt laws, ordinances, and regulations regarding the development and use of land to the benefit and protection of the public's health, safety, and general welfare, of which this action is consistent with such.

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 amended by the action of changing the zoning district designation of the subject tract of land from its current NU Non-Urban Residence District to the R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), Town Center Neighborhood Edge District, which are set forth therein for the following described tract of land:

A tract of land situated in Sections 1 and 2, Township 44 North, Range 3 East in St. Louis County, Missouri, more particularly described as follows: Commencing at an old stone in the South line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 1, set at a point where the said South line is intersected by the West line of Eatherton Road; thence along the Western line of Eatherton Road South 1 degree 53 minutes West, a distance of 104.36 feet to a point being the Southeast corner of property described in deed to Bert C. Grimm and wife, recorded in Book 1848 page 335, also being the point of beginning; thence North 87 degrees 17 minutes West along a line parallel with the South line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 1, 417.42 feet to an old stone at the Southwest corner of property described in said deed to Grimm and wife; thence North 1 degree 53 minutes East of 104.36 feet to an old stone in said South line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ Section 1; thence North 87 degrees 17 minutes West along the South line of Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section, 914.42 feet to an old iron rod at the Southwest corner of said $\frac{1}{4}$ section; thence North 87 degrees 47 minutes West along the South line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, 578.52 feet to an iron pipe at its intersection with the Eastern line of Missouri Route 109; thence along the Eastern line of said Route 109, north 22 degrees 10 minutes 53 seconds East, 324.27 feet; Thence continuing along said eastern line North 14 degrees 6 minutes 29 seconds East; Thence North 14 degrees 32 minutes 43 seconds East, 346.18 feet to a point on the South line of tract conveyed to Alexander J. Coyle and wife by deed recorded in Book 1567 page 27; thence departing said Eastern line of Missouri Route 109 South 87 degrees 35 minutes East along the South line of the property conveyed to Coyle and wife as aforesaid; 319.52 feet to an iron pipe at the Southeast corner thereof being at a point in the line between said Sections 1 and 2; thence along the line between Sections 1 and 2, South 1 degree 57 minutes West 180 feet to corner of property conveyed to Albert Anderson and wife by deed recorded in Book 2909 page 26, thence along the South line of said property conveyed to Anderson and wife as aforesaid, South 86 degrees 48 minutes East 1,246.2 feet to the West line of Eatherton Road, thence Southeastwardly and Southwardly along the Western line of Eatherton Road along a curve to the right having a radius of 458.00 feet a distance of 251.66 feet; Thence continuing along said West line South 1 degree 53 minutes West, 512.47 feet to the point of beginning and containing 34.80 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 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 forwarded to the City Council by the Planning and Zoning

Commission within the communication dated July 6, 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 four (104), 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.

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 4,000 square feet in size. The minimum width of any lot within this P.R.D. Overlay District shall be forty (40) feet in distance, except for those properties located within a cul-de-sac, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. 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 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 seventy-six (76) 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 six (6) five-(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. 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 twenty-eight (28) of the allowable one hundred four (104) 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. 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 twenty-eight (28) acres and no greater than 28.5 acres.

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 Regulating Plan changes, 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.
 - (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.

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. Dedicate the required amount of right-of-way and/or easements along this property's State Route 109 frontage to the Missouri Department of Transportation (MoDOT) for public roadway purposes and construct a roundabout and related channelization islands and other improvements required therein. Improvements to State Route 109 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 109 and directed by the Department of Public Works.

- d. Establish a minimum seventy (70) foot wide public right-of-way for the construction of Main Street within the site, for a total of thirty-four (34) feet of pavement area (inclusive of the concrete vertical curb and gutter and grass median) and five (5) foot sidewalks on both sides of this internal roadway, 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. 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 Main Street and directed by the Department of Public Works.
- e. 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. 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. Dedicate the required amount of right-of-way and/or easements along this property's Eatherton Road frontage to the City of Wildwood, Missouri for public roadway purposes and for the construction of required roadway improvements, which include a widening of a minimum of five (5) feet in width, a five (5) foot wide sidewalk, and street trees and lights, including a minimum three (3) foot wide tree lawn area for these improvements. A future roundabout, and related channelization islands and other improvements required therein, shall not be required, but the dedication of right-of-way for such shall be made at the time of the Record Plat. 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. Extend all existing stub streets abutting the subject site into it and these extensions shall 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. These stub street extensions shall include Larksong Drive South, Kilare Lane, and Grover Ridge Drive. Safety components determined necessary for any stub street extension shall be indicated on the Site Development Plan and reviewed and acted upon by the Planning and Zoning Commission.
- h. Dedicate a minimum forty (40) foot wide strip of land on the subject site for a future street connection to the south, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. The location of this planned stub street shall be generally in the southeast corner of the subject site, approximately 370 feet to the west of existing Eatherton Road. Within this dedication of public right-of-way, construct a roadway that shall 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. 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.
- j. 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

- k. 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.
- l. 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.
- m. Construction access shall be from State Route 109 during the development of this site, not via the Cambury Subdivision or Eatherton Road.
- n. 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.

- o. 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.
- p. 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

- q. 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-4 7,500 square foot Residence District.

Landscape Requirements - Specific

- r. 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.
- s. 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.
- t. 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.
- u. 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 four (104) dwelling units.
- v. The developer shall provide a minimum ten (10) foot wide, landscape buffer strip, within a perpetual easement dedicated to the Homeowners Association for its maintenance and care, along the entire southern boundary of the site, and upon individual rear lot areas, for plantings, as reviewed and acted upon by the Planning and Zoning Commission.
- w. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

- x. 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-4 7,500 square foot Residence District.
- y. 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

- z. 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

- aa. 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.
- bb. 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.
- cc. 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.
- dd. 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.
- ee. 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.
- ff. **Access to Eatherton Road from this Planned Residential Development Overlay District, e.g. any street or alley, including Main Street, shall not be authorized, until such time forty (40) percent of**

the authorized units within its boundaries are owner-occupied. Until this threshold is reached, access shall be restricted/blocked to Eatherton Road, as shown on the Site Development Plan and reviewed and acted upon by the Department of Public Works and the Planning and Zoning Commission. Specifications for the manner in which access shall be controlled to Eatherton Road shall be at the discretion of the City of Wildwood, but all costs associated with such are the responsibility of the developer.

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:

<i>Type of Development</i>	<i>Required Contribution</i>
Single Family Dwelling (detached)	\$1,055.10/Parking Space

(Parking space is defined by Section 415.280 of the City of Wildwood Zoning Code.)

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 use for the purposes of assisting with completion of required improvements within the right-of-way of State Route 109 and the off-site portion of the Main Street right-of-way. 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.
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.
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 remediation 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

- 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 109 and Eatherton Road must be completed prior to the issuance of building permits in excess of twenty (20) percent of the units. These required improvements may be credited against the overall Traffic Generation Assessment Fee (TGA) charge associated with these allowable residential units, if authorized by the City Council. 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 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.

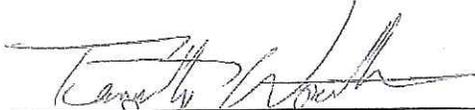
10. PUBLIC SPACE REQUIREMENTS

- 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.**

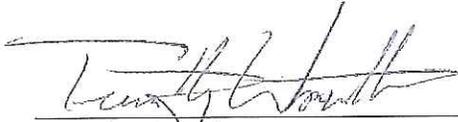
Editor's Note: Modifications recommended by the Planning and Zoning Commission at its meeting on September 8, 2015 are indicated by **bolded blue type**.

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 14 day of SEPTEMBER, 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



City Clerk