WILDWOOD

CITY COUNCIL

COUNCIL CHAMBERS

MONDAY, JANUARY 9, 2017

7:30 P.M.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. MAYOR PRO TEMPORE ANNOUNCEMENTS

A. Mayor Pro Tempore Role

B. Public Participation And Hearing Procedures

V. APPROVAL OF MINUTES – December 12, 2016 Work Session & Regular Agenda Minutes

Documents:

12-12-16 DRAFT CITY COUNCIL MINUTES.PDF

VI. PUBLIC PARTICIPATION

VII. PUBLIC HEARING(S)/HEARING(S)

A. P.Z. 6-16 Auburn Ridge, Fischer And Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005

A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 81.4 acre tract of land that is located on the southwest side of Ridge Road, south of Lack Ridge Road (Locator Number: 25U330010 and 25U310023/Street Addresses: 1115 Ridge Road and 1513 Windwood Hills Drive). **Proposed Use: A total of twenty-two (22) individual lots, with required public space areas. (Ward – Six)**

Documents:

PUBLIC HEARING PZ 6-16 AUBURN RIDGE BACKGROUND INFORMATION.PDF
PUBLIC HEARING PZ 6-16 AUBURN RIDGE PLANNING AND PARK COMMITTEE RECOMMENDATION REPORT.PDF

VIII. LEGISLATION

A. UNFINISHED BUSINESS

1. BILL #2234

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CONSULTANT/SERVICES AGREEMENT WITH GERARD MARKETING GROUP FOR MARKETING AND PUBLIC RELATIONS SERVICES FOR THE CITY OF WILDWOOD. *Recommended by the Economic Development Committee* (Second Reading) (Wards – All)

Direct Budgetary Impact: $80,530.00

Documents:

BILL 2234.PDF

2. BILL #2236

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING CHAPTER 390, TRAFFIC SCHEDULE VI, OF THE MUNICIPAL CODE OF THE CITY OF WILDWOOD, BY ADDING AN ALL-WAY STOP AT THE INTERSECTION OF POND-GROVER LOOP ROAD WITH HICKORY MANOR DRIVE AND PARADISE PEAK CIRCLE. *Recommend by the Board of Public Safety* (Second Reading) (Ward – Five)

Direct Budgetary Impact: $600.00

Documents:

BILL 2236.PDF

3. BILL #2237

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING CHAPTER 390, TRAFFIC SCHEDULE XII, OF THE MUNICIPAL CODE OF THE CITY OF WILDWOOD, BY ADDING A REGULATION OF THE KINDS AND CLASSES OF TRAFFIC PERMITTED ON OLD FAIRWAY DRIVE. *Recommend by the Board of Public Safety* (Second Reading) (Wards – Seven and Eight)

Direct Budgetary Impact: $400.00

Documents:

BILL 2237.PDF

B. NEW BUSINESS

1. BILL #2238

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A CONTRACT WITH THE ST. LOUIS COUNTY, MISSOURI DEPARTMENT OF TRANSPORTATION FOR THE MAINTENANCE OF A PEDESTRIAN CONNECTION (AN ASPHALT SIDEWALK) THAT WILL BE LOCATED WITHIN THE RIGHT-OF-WAY OF OLD STATE ROAD, A ST. LOUIS COUNTY ARTERIAL ROADWAY. *Recommended by the Department of Planning and Parks* (First Reading) (Ward – Seven)

Direct Budgetary Impact: Estimated Annual Maintenance Cost of $100.00

Documents:

BILL 2238.PDF

2. BILL #2239

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A NEW IDENTIFICATION LOGO FOR ALL FUTURE PUBLIC SIGNAGE AND OTHER MATERIALS OF THE CITY, AND APPROVING A SYMBOL FOR PROMOTION OF ECONOMIC DEVELOPMENT INITIATIVES OF THE CITY OF WILDWOOD, MISSOURI. *Recommended by the Economic Development Committee* (First Reading) (Wards – All)

Direct Budgetary Impact: No upfront cost (transition use, as new materials are ordered/developed)

Documents:

BILL 2239 WILDWOOD IDENTIFICATION LOGO CHANGE.PDF

IX. RESOLUTIONS

A. RESOLUTION 2017-01

A RESOLUTION AUTHORIZING A CONTRACT WITH NEIL HEWITT, A COUNTRY WESTERN ARTIST, FOR HIS UPCOMING PERFORMANCE, AS PART OF THE 2017 WILDWOOD CONCERT /MUSIC ON MAIN SERIES. (Wards – All)

Documents:

RESOLUTION 2017-01.PDF

X. OTHER

A. Appeal Request

P.Z. 27, 28, and 29-15 Valley Road Subdivision, Pulte Homes of St. Louis, L.L.C., 16305 Swingley Road, Suite 350, Chesterfield, Missouri 63017 (Ward – Two)

Documents:

APPEAL REQUEST PZ 27, 28, AND 29-15 VALLEY ROAD SUBDIVISION - PULTE HOMES.PDF

B. Receive And File

Fieser Report from Planning and Zoning Commission on Outdoor Game Court Action (Ward – Six)

Documents:

RECEIVE AND FILE PZ 4-16 SCOTT FIESER OUTDOOR GAME COURT.PDF

C. Receive And File

Pond Athletic Association Report from Planning and Zoning Commission on Slatting and Lighting Amendment Requests to Existing Conditional Use Permit (CUP) (Ward – One)

Documents:

RECEIVE AND FILE PZ 23-15 POND ATHLETIC ASSOCIATION.PDF

XI. ADJOURNMENT

City Council Will Consider and Act Upon the Matters Listed Above, and Such Others as May Be Presented at the Meeting and Determined to Be Appropriate for Discussion at That Time.

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: Legal Actions, Causes of Action, Litigation or Privileged Communications Between the City's Representatives and its Attorneys [RSMO 610.021(1) 1994]; Lease, Purchase or Sale of Real Estate [RSMO 610.021 (2) 1994]; hiring, firing, disciplining or promoting employees by a public governmental body [RSMO 610.021 (3) 1994]; bidding specification [RSMO 610.021 (11) 1994]; sealed bids and related documents, until the bids are opened' and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected [RSMO 610.021 (12) 1994]; and/or individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment [RSMO 610.021 (13) 1994.]

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

CITY OF WILDWOOD

DECEMBER 12, 2016 RECORD OF PROCEEDINGS

CITY OF WILDWOOD
MEETING OF CITY COUNCIL
WILDWOOD CITY HALL
16860 MAIN STREET
WILDWOOD, MO 63040

The meeting was called to order at 7:30 P.M.

A roll call was taken, with the following results:

Present at Roll Call:	Mayor Jim Bowlin Council Member Larry McGowen Council Member Glen DeHart Council Member Raymond Manton Council Member Ed Marshall Council Member Jim Baugus Council Member Sue Cullinane Council Member Katie Dodwell Council Member Marc Cox Council Member Debra Smith McCutchen Council Member David Bertolino Council Member Jerry Porter Council Member Alexander Council Member Greg Stine Council Member Jeff Levitt Council Member Larry Goodson Council Member Joe Garritano
Absent: **A quorum was present**	None
Also present:	Mr. Ryan Thomas, City Administrator Mr. John Young, City Attorney Mr. Joe Vujnich, Director of Planning and Parks Mr. Rick Brown, Director of Public Works Mr. Julian M.D. Jacquin, Economic Development Manager Ms. Liz Weiss, City Clerk

DRAFT

PLEDGE OF ALLEGIANCE

A flag ceremony was performed by the Boy Scouts and they led the Pledge of Allegiance.

APPROVAL OF MINUTES

The minutes of the November 28, 2016 City Council meeting were submitted for approval. A motion was made by Council Member McGowen, seconded by Council Member Stine, to approve the minutes. A voice vote was taken with an affirmative result and the motion was declared passed. Council Member Alexander abstained.

MAYOR APPOINTMENTS/ANNOUNCEMENTS

Appointments to Charter Review Commission 2017 (Wards – All)

A motion was made by Council Member Baugus, seconded by Council Member Levitt, to postpone action on the approval of the slate of candidates until the second meeting in January 2017 for the Charter Review Commission, due to the fact their background information was not provided until this evening. A vote was taken by a raise of hands with an affirmative result and the motion was declared passed (10 in favor, 6 opposed).

A proclamation was presented to Liz Weiss, City Clerk, due to her resignation for her thirteen years of service to the City.

PUBLIC PARTICIPATION

Matt Segal, 16305 Swingley Ridge Road, representative for Pulte Homes, questioned why the public hearing relating to Valley Road Subdivision on the agenda had been cancelled.

Jean Vedvig, 16709 Clayton Road, stated her concern with the City's consideration of a new logo and the costs it is incurring with its focus on economic development.

PUBLIC HEARING(S)/HEARING(S)

CANCELLED *REVISED* – P.Z. 27, 28, and 29-15 Valley Road Subdivision, Pulte Homes of St. Louis, L.L.C., 16305 Swingley Road, Suite 350, Chesterfield, Missouri 63017 – A request for a change to the Master Plan's Conceptual Land Use Categories Map from the Non-Urban Residential Area to the Sub-Urban Residential Area. Accompanying this Master Plan change would also be an amendment to the City's Comprehensive Zoning Plan of the Charter, which is the Master Plan's Conceptual Land Use Categories Map. These amendments apply only to eighty-seven (87) acres of the overall one hundred twenty-four (124) acre site, with the remaining thirty-seven (37) acres not effected by this requested action. Additionally, requests for a change in zoning from the NU Non-Urban Residence District to the R-1 One Acre Residence District, with an application of a Planned Residential Development Overlay District (PRD), have been submitted for this same eighty-seven (87) acre area that is located west side of Valley Road, north of Peppermill Drive (Locator Numbers: 21U5202874, 21U610242, and 20U210014/Street Addresses: 2443 and 2485 Valley Road and 2121 Quaethem Drive). Proposed Use: A total of eighty-one (81) individual lots, with common ground, and required public space areas. (Ward Two)

Mayor Bowlin stated the public hearing regarding this request is not required due to the Planning and Zoning Commission's action of denial. He added the petitioner can file an appeal, if desired.

UNFINISHED BUSINESS

BILL #2226 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, WHICH AMENDS THE MUNICIPAL CODE OF THE CITY OF WILDWOOD, MISSOURI, BY ENACTING A NEW SECTION 210.275; PROHIBITING CONSTRUCTIVE INVASION OF PRIVACY IN THE CITY; AMENDING THE MUNICIPAL CODE OF THE CITY OF WILDWOOD, MISSOURI, BY ENACTING A NEW CHAPTER 236; AND PROVIDING FOR THE REGULATION OF UNMANNED AIRCRAFT SYSTEMS (UAS). *Recommended by the Planning and Zoning Commission*. (Second Reading) (Wards – All)

A motion was made by Council Member McGowen, seconded by Council Member Alexander, for the second reading of Bill #2226. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2226 was read for the second time by title only.

A roll call vote was taken for approval of the Bill #2226 with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, Goodson, and Garritano
Nays – None
Absent – None
Abstain – None
Whereupon Mayor Bowlin declared the motion passed and it became **ORDINANCE #2226**.

BILL #2227 AN ORDINANCE ADOPTING THE MUNICIPAL BUDGET AND CAPITAL IMPROVEMENT PROGRAMS FOR THE CITY OF WILDWOOD FOR FISCAL YEAR 2017. *Recommended by the City Council*. (Second Reading) (Wards – All) Direct Budgetary Impact: $22,991,870.00

A motion was made by Council Member Baugus, seconded by Council Member Cullinane, for the second reading of Bill #2227. A voice vote was taken with an affirmative result and the motion was declared passed. Council Member McCutchen voted Nay. Bill #2227was read for the second time by title only.

A motion was made by Council Member Stine, seconded by Council Member Levitt, to amend the 2017 budget to increase the Parks and Recreation Budget by $125,000.00 from the Capital Improvement Sales Tax Fund for purposes to be defined by the City Council at a later date.

A roll call vote was taken with the following results:
Ayes – DeHart, McCutchen, Bertolino, Porter, Alexander, Stine, and Levitt
Nays – McGowen, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, Goodson, and Garritano
Absent – None
Abstain – None
Whereupon Mayor Bowlin declared the motion failed.

A roll call vote was taken for approval of the Bill #2227 with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, Porter, Alexander, Stine, Goodson, and Garritano
Nays – McCutchen, Bertolino, and Levitt
Absent – None
Abstain – None
Whereupon Mayor Bowlin declared the motion passed and it became **ORDINANCE #2227**.

BILL #2228 **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE AN AGREEMENT WITH THE PROPERTY OWNERS OF 18320 WOODLAND MEADOWS DRIVE (WILLIAM C. AND CYNTHIA L. DAVIS) FOR THE PURPOSES OF PLACING A PUBLIC UTILITY POLE ON THEIR RESPECTIVE LOT THAT WILL PROVIDE FOR HIGH-SPEED INTERNET SERVICE TO THE SURROUNDING NEIGHBORHOOD. *Recommended by the Rural Internet Access Committee* (Second Reading) (Ward – One) Direct Budgetary Impact: $4,000.00 (cost for internet pole and installation)**

A motion was made by Council Member McGowen, seconded by Council Member DeHart, for the second reading of Bill #2228. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2228 was read for the second time by title only.

A roll call vote was taken for approval of the Bill #2228 with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, Goodson, and Garritano
Nays – None
Absent – None
Abstain – None
Whereupon Mayor Bowlin declared the motion passed and it became **ORDINANCE #2228**.

BILL #2229 **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI APPROVING A NAME CHANGE TO AN EXISTING RESIDENTIAL SUBDIVISION FROM WILD TURKEY LANE TO THE TIMBERS AT FOX MOUNTAIN, WHICH HAS BEEN ENDORSED BY ALL SEVEN (7) OWNERS OF LOTS, AND CERTIFIED BY ST. LOUIS COUNTY, MISSOURI. *Recommended by the Department of Planning* (Second Reading) (Ward – Six) Direct Budgetary Impact: Revenue Neutral**

A motion was made by Council Member Alexander, seconded by Council Member Porter, for the second reading of Bill #2229. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2229 was read for the second time by title only.

A roll call vote was taken for approval of the Bill #2229 with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, Goodson, and Garritano
Nays – None
Absent – None
Abstain – None
Whereupon Mayor Bowlin declared the motion passed and it became **ORDINANCE #2229**

BILL #2230 **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A CONTRACT ON BEHALF OF IT WITH OATES ASSOCIATES FOR THE DEVELOPMENT OF ENGINEERED DRAWINGS/PLANS, ALONG WITH CONSTRUCTION MANAGEMENT AND ADMINISTRATION SERVICES, FOR THE *GREAT MEADOW AREA*, IN ASSOCIATION WITH THE COMMUNITY PARK PROJECT – PHASE 2, CONSISTENT WITH THE ATTACHED CONTRACT AND EXHIBITS, WHICH ARE BEING RECOMMENDED BY THE PLANNING AND PARKS COMMITTEE OF CITY COUNCIL. *Recommended by the Planning/Parks Committee*. (Second Reading) (Wards – All) Direct Budgetary Impact: $53,300.00**

A motion was made by Council Member Levitt, seconded by Council Member Bertolino, for the second reading of Bill #2230. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2230

was read for the second time by title only.

A roll call vote was taken for approval of the Bill #2229 with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, Goodson, and Garritano
Nays – None
Absent – None
Abstain – None
Whereupon Mayor Bowlin declared the motion passed and it became **ORDINANCE #2230**

BILL #2231 **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO ENTER INTO A PURCHASE AGREEMENT WITH A CERTAIN LANDOWNER CONTROLLING A TOTAL OF TWO (2) PROPERTIES LOCATED AT 205 WOOLSEY LANE AND 201 KEYS AVENUE/ST. LOUIS COUNTY LOCATOR NUMBERS 26V341197 AND 26V341395, FOR THE TOTAL AMOUNT OF FIFTY-TWO THOUSAND FIVE HUNDRED DOLLARS ($52,500.00), WHICH WILL PROVIDE FURTHER LAND AREA FOR THE LINEAR PARK SYSTEM BEING DEVELOPED IN THE GLENCOE AREA AND ADDRESS FLOODPLAIN MANAGEMENT GOALS AS WELL. *Recommend by the Planning/Parks Committee*. (Second Reading) (Ward - Six) Direct Budgetary Impact: $52,500.00**

A motion was made by Council Member Alexander, seconded by Council Member Porter, for the second reading of Bill #2231. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2231 was read for the second time by title only.

A roll call vote was taken for approval of the Bill #2231 with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, Goodson, and Garritano
Nays – None
Absent – None
Abstain – None
Whereupon Mayor Bowlin declared the motion passed and it became **ORDINANCE #2231**.

NEW BUSINESS

BILL #2232 **AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, REVISING THE BUDGET FOR THE CITY OF WILDWOOD, MISSOURI, FOR THE FISCAL YEAR COMMENCING ON JANUARY 1, 2016, AND ENDING ON DECEMBER 31, 2016. *Recommended by the Department of Administration* (First and Second Reading) (Wards – All) Direct Budgetary Impact: $253,290.00**

A motion was made by Council Member Cullinane, seconded by Council Member Dodwell, for the first reading of Bill #2232. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2232 was read for the first time by title only.

A motion was made by Council Member Baugus, seconded by Council Member Goodson, for the second reading of Bill #2232. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2232 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2232, with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, Goodson, and Garritano

Nays – None
Absent – None
Abstain – None
Whereupon Mayor Bowlin declared Bill #2232 approved, passed and it became **ORDINANCE #2232**.

BILL #2233 **AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A RENEWAL OF THE POLICE SERVICES AGREEMENT WITH ST. LOUIS COUNTY FOR THE YEAR 2017. *Recommended by the Board of Public Safety* (First Reading) (Wards – All) Direct Budgetary Impact: $3,179,181.00**

A motion was made by Council Member Alexander, seconded by Council Member McGowen, for the first reading of Bill #2233. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2233 was read for the first time by title only.

A motion was made by Council Member Marshall, seconded by Council Member Dodwell, for the second reading of Bill #2233. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2233 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2233, with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, Goodson, and Garritano
Nays – None
Absent – None
Abstain – None
Whereupon Mayor Bowlin declared Bill #2233 approved, passed and it became **ORDINANCE #2233**

BILL #2234 **AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CONSULTANT/SERVICES AGREEMENT WITH GERARD MARKETING GROUP FOR MARKETING AND PUBLIC RELATIONS SERVICES FOR THE CITY OF WILDWOOD. *Recommended by the Economic Development Committee* (First Reading) (Wards – All) Direct Budgetary Impact: $80,530.00**

A motion was made by Council Member Cullinane, seconded by Council Member Bertolino, for the first reading of Bill #2234. A voice vote was taken with an affirmative result and the motion was declared passed. Council Member McCutchen voted Nay. Bill #2234 was read for the first time by title only.

BILL #2235 **AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CONTRACT WITH COCHRAN ENGINEERING, INC. FOR CONSTRUCION INSPECTION AND MATERIALS TESTING SERVICES WITHIN THE CITY OF WILDWOOD. *Recommended by the Administration/Public Works Committee* (First Reading) (Wards – All) Direct Budgetary Impact: $100,000.00 or less**

A motion was made by Council Member Garritano, seconded by Council Member Levitt, for the first reading of Bill #2235. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2235 was read for the first time by title only.

A motion was made by Council Member Cullinane, seconded by Council Member Dodwell, for the second reading of Bill #2235. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2235 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2235, with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, Goodson, and Garritano
Nays – None
Absent – None
Abstain – None
Whereupon Mayor Bowlin declared Bill #2235 approved, passed and it became **ORDINANCE #2235**

BILL #2236 **AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING CHAPTER 390, TRAFFIC SCHEDULE VI, OF THE MUNICIPAL CODE OF THE CITY OF WILDWOOD, BY ADDING AN ALL-WAY STOP AT THE INTERSECTION OF POND-GROVER LOOP ROAD WITH HICKORY MANOR DRIVE AND PARADISE PEAK CIRCLE.** ***Recommend by the Board of Public Safety*** **(First Reading) (Ward – Five) Direct Budgetary Impact: $600.00**

A motion was made by Council Member Bertolino, seconded by Council Member McCutchen, for the first reading of Bill #2236. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2236 was read for the first time by title only.

BILL #2237 **AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING CHAPTER 390, TRAFFIC SCHEDULE XII, OF THE MUNICIPAL CODE OF THE CITY OF WILDWOOD, BY ADDING A REGULATION OF THE KINDS AND CLASSES OF TRAFFIC PERMITTED ON OLD FAIRWAY DRIVE.** ***Recommend by the Board of Public Safety*** **(First Reading) (Wards – Seven and Eight) Direct Budgetary Impact: $400.00**

A motion was made by Council Member Garritano, seconded by Council Member Stine, for the first reading of Bill #2237. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2237 was read for the first time by title only.

RESOLUTION(S)

RESOLUTION #2016-35 **A RESOLUTION AUTHORIZING AN INCREASE IN THE MAXIMUM AMOUNT PAYABLE UNDER THE CONTRACT WITH GAEHLE CONTRACTING, FOR PUBLIC ROADS AND RIGHTS-OF-WAY AND PARKS MAINTENANCE WITHIN THE CITY OF WILDWOOD OR OTHER INCIDENTAL ITEMS AS REQUIRED IN THE CONTRACT SPECIFICATIONS.** ***Recommended by the Department of Public Works*** **Direct Budgetary Impact: $0 (current contract amount not exceeded)**

A motion was made by Council Member Cullinane, for the adoption of Resolution #2016-35, which motion was seconded by Council Member McGowen. Resolution #2016-35 was read into the record. A voice vote was taken for the approval of Resolution #2016-35 with a unanimous affirmative result.

OTHER

Receive & File - A request for the ongoing operation of an existing telecommunications tower and facility authorized by P.Z. 4-98 AT&T Wireless Services, Inc.; Conditional Use Permit (CUP) in the NU Non-Urban Residence District; east side of Joe's Way, north of Valley Road; under a one (1) year renewal allowed by the existing conditions of this site-specific permit. (Ward - Two)

Director of Planning Vujnich stated the Planning and Zoning Commission approved the renewal of the Conditional Use Permit for the telecommunications facility on Joe's Way and he is available for any questions the City Council may have.

Receive & File - A request for the on-going operation of an existing telecommunications tower and facility authorized by P.Z. 25-97 Sprint Spectrum, L.P. (Marianist Retreat Center); Conditional Use Permit (CUP) in the NU Non-Urban Residence District; east side of State Route 109, south of Old State Road; under a one (1) year renewal allowed by the existing conditions of this site-specific permit. (Ward - Six)

Director of Planning Vujnich stated the Planning and Zoning Commission approved the renewal of the Conditional Use Permit for the telecommunications facility at the Marianist Retreat Center and he is available for any questions the City Council may have.

Receive & File - Review and action by the Planning and Zoning Commission upon the City's Five (5) Year Capital Improvement Plan, as required by Chapter 89 of the Missouri Revised Statutes, which states this administrative body must review and act on this planning program, so as to ensure consistency with the City's Master Plan. (Ward – All)

Director of Planning Vujnich stated the Planning and Zoning Commission approved the City's Five (5) Year Capital Improvement Plan, and he is available for any questions the City Council may have.

Receive & File - A report, with recommendation, regarding P.Z. 5 and 5(a)-16 Stonecrest at Wildwood, C/o NorthPoint Development; Amended C-8 Planned Commercial District; south side of State Route 100, north of Plaza Drive, and west of Fountain Place (Locator Numbers 23V220242 and 23V220233/Street Addresses 251 and 261 Plaza Drive); thereby recommending the approval of the Site Development Plan (SDP) and associated materials and documents to allow for the parcel of ground's use for a three (3) story senior housing facility, which would allow a maximum of ninety-five (95) beds/units, along with parking and required public space. (Ward - Eight)

Director of Planning Vujnich stated the Planning and Zoning Commission approved the Site Development Plan for P.Z. 5 and 5(a)-16 Stonecrest at Wildwood and he is available for any questions the City Council may have.

APPROVAL OF EXPENDITURES - Motion to Grant the Mayor Authority to Approve December 2016 Expenditures. (Wards – All)

A motion was made by Council Member Marshall, seconded by Council Member Cullinane, to grant the Mayor authority to approve December 2016 Expenditures. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

EXECUTIVE [CLOSED] SESSION Legal Actions, Causes of Action, Litigation or Privileged Communications Between the City's Representatives and its Attorneys [RSMO 610.021(1).

A motion was made by Council Member Stine, seconded by Council Member Goodson, to go into Executive Session at 8:54 p.m. with regards to Legal Actions, Causes of Action, Litigation or Privileged Communications Between the City's Representatives and its Attorneys [RSMO 610.021(1).

A roll call vote was taken with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, Goodson, and Garritano
Nays – None

Absent – None
Whereupon Mayor Bowlin declared the motion passed.

A motion was made by Council Member Marshall, seconded by Council Member Cox, to go out of Executive Session at 9:15 p.m. with regards to Legal Actions, Causes of Action, Litigation or Privileged Communications Between the City's Representatives and its Attorneys [RSMO 610.021(1)].

A roll call vote was taken with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, Goodson, and Garritano
Nays – None
Absent – None
Whereupon Mayor Bowlin declared the motion passed.

A motion was made by Council Member Baugus, seconded by Council Member Cox, to adjourn. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. There being no further business; the meeting was adjourned at 9:18 p.m.

Approved this _____ day of _____, 2017.

_____
James R. Bowlin, Mayor

ATTEST:

_____
Deputy City Clerk

DRAFT

COUNCIL WORK SESSION MINUTES
COUNCIL CHAMBERS

WILDWOOD CITY HALL
16860 Main Street
City of Wildwood, Missouri 63040

MONDAY, DECEMBER 12, 2016
6:00 P.M.

Present	Absent
Bowlin	
McGowen	
DeHart	
Marshall	
Manton	
Baugus	
Cullinane	
Dodwell	
Cox	
McCutchen	
Bertolino	
Porter	
Alexander	
Stine	
Levitt	
Goodson	
Bertolino	

DRAFT

MAYOR'S COMMENTS/ANNOUNCEMENTS/APPOINTMENTS

Presentation on the City's Ethics Ordinance by City Attorney John Young (Wards – All)

City Attorney John Young provided a PowerPoint presentation of the City's Ethics Ordinance.

A motion was made by Council Member Dodwell, seconded by Council Member Manton, that a presentation on the City's Ethics Ordinance is provided annually by City Attorney John Young to all of the City's Boards and Commission Members for training purposes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

A motion was made by Council Member Cullinane, seconded by Council Member Marshall, that members of the City's Boards and Commissions are required to provide a signature indicating they have received the City's Ethics Ordinances. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

A motion was made by Council Member McGowen, seconded by Council Member Levitt that a provision be added to the City's Ethics Ordinance relating to nepotism. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

FOR INFORMATION

Rural Internet Access Committee Update (Wards – All)

Mayor Bowlin stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

Planning/Parks Committee

Parks and Recreation 2017 Event Schedule

Mayor Bowlin stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

Economic Development Committee

Economic Development Manager's Report (Wards – All)

Mayor Bowlin stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

Proposed Hidden Valley Event in 2018 – Tough Mudder Competition (Ward – Six)

Mayor Bowlin stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

Proposed Agreement with Gerard Marketing Group for 2017 (Wards – All)

Mayor Bowlin stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

Administration/Public Works Committee

Construction Inspection Services Contract for Fiscal Year 2017 (Wards – All)

Mayor Bowlin stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

Board of Public Safety

Four-way Stop Sign at Pond-Grover Loop Road (Ward – Five)

Mayor Bowlin stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

Traffic Restrictions at Old Fairway Drive (Wards – Seven and Eight)

Mayor Bowlin stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

Construction Project Update (Wards – All)

Update Report on Community Park – Phase 2 Project – Report #4 (Wards – All)

Mayor Bowlin stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

FOR ACTION

Administration/Public Works Committee

Shared Maintenance Agreement with Windsor Crest Homeowners Association (Ward – One)
Direct Budgetary Impact: Average annual cost reduction of $1,654.00

City Administrator Thomas stated Windsor Crest Subdivision is a Town Center residential development with public streets and private alleys. The City handles the snow plowing and salting on the public streets, and the Homeowners Association (HOA) handles the same on the private alleys. He noted, given the much smaller scope of work for the alleys, the HOA pays a much higher cost than the City would be able to through its Citywide maintenance contracts. Thus, the HOA is requesting the City to take on the snow plowing and salting of their alleys. In exchange for this service from the City, the HOA is proposing to fund landscape maintenance, irrigation, and mowing along the City's public trails and pedestrian bridge located adjacent to the neighborhood. The HOA is better-equipped to complete this work, as they already have contractors mobilized to maintain common ground areas within the neighborhood. He concluded by noting at the December 6, 2016 meeting, the Administration/Public Works Committee recommended that the City enter into a cooperative agreement with the Windsor Crest HOA to exchange maintenance responsibilities.

A motion was made by Council Member Levitt, seconded by Council Member DeHart, for the City Council to amend the agreement in order for it to be for the period of time for one (1) year. By a show of Council Members' hands, Mayor Bowlin declared the motion failed.

A motion was made by Council Member Levitt, seconded by Council Member DeHart, for the agreement to be for the period of time for one (1) year. By a show of Council Members' hands, Mayor Bowlin declared the motion failed.

A motion was made by Council Member DeHart, seconded by Council Member McGowen, for the agreement to be reviewed after one (1) year, if it is approved. By a show of Council Members' hands, Mayor Bowlin declared the motion failed.

A motion was made by Council Member Baugus, seconded by Council Member Goodson, for City Team Members to prepare the necessary legislation for review at the City Council's next meeting, as recommended by the Administration/Public Works Committee. A voice vote was taken with an affirmative result and the motion was declared passed. Council Member McCutchen voted Nay.

Economic Development Committee

Consideration of New City Logo and Economic Development Initiative Logo (Wards – All)
Direct Budgetary Impact: No upfront cost (transition use, as new materials are ordered/developed)

Susan Gerard, Gerard Marketing Group, gave a presentation of the evolution of the proposed new city logo and economic development initiative logo that came from discussions and review at the Economic Development Committee Meetings.

A motion was made by Council Member Dodwell, seconded by Council Member Bertolino, for City Team Members to prepare an Ordinance to move forward with adopting the new Economic Development Initiative Logo on economic development materials and the refreshed City logo on new materials.

A motion was made by Council Member Baugus, seconded by Council Member Marshall, to call the question. A voice vote was taken with an affirmative result and the motion was declared passed. Council Member McCutchen voted Nay.

A voice vote/hand vote was taken on the original motion with an affirmative result and the motion was declared passed. Council Members McCutchen and Alexander voted Nay.

OTHER - NONE

Mayor Bowlin stated that the Executive Closed Session would reconvene following the regular session agenda. There being nothing further, Work Session stood adjourned.

DRAFT

Preliminary Home Price Structure

- 1 Story Homes – 2600 Sq. Ft. to 3400 Sq. Ft. - $650k - $750k
- 1 ½ and 2 Story Homes – 3700 Sq. Ft. to 4200 Sq. Ft. $750k - $900k

  - Estate Collection Exterior Features: Fully customized plans and elevations per purchaser. All include Side Entry Garages, Concrete Driveways, Brick and Stone front Exteriors with James Hardie Fiber Cement Siding sides and rear, 9 ft ceilings, Arch Shingles, Decorative Iron Mailboxes, Decorative Street Signage, Fully sodded and landscaped lots to disturbed area

Rural Road Way Standards – F&F Examples

fischer & frichtel
common sense, uncommon value

Auburn Ridge

Rural Road Way Standards – F&F Examples

fischer & frichtel
common sense, uncommon value

Auburn Ridge

Rural Road Way Standards – F&F Examples

fischer & frichtel
common sense, uncommon value

Auburn Ridge

Wooded Lot Building – F&F Examples

fischer & frichtel
common sense, uncommon value

Auburn Ridge

Wooded Lot Building – F&F Examples

fischer & frichtel
common sense, uncommon value

Auburn Ridge

BB&D Blitz, Bardgett & Deutsch, LC
Attorneys & Counselors at Law

St. Louis • Jefferson City

RECEIVED
CITY CLERK'S OFFICE
DATE 12/9/16 TIME 12:53pm
SIGNED E.M. Weiss

Traci Dale Pupillo
120 South Central Avenue, Suite 1500
St. Louis, Missouri 63105
www.bbdlc.com

Email: tpupillo@bbdlc.com
Telephone: (314) 863-1500
Facsimile: (314) 863-1877

December 9, 2016

VIA HAND DELIVERY

Ms. Elizabeth Weiss
City Clerk
City of Wildwood
16860 Main Street
Wildwood, MO 63040

Re: Supplemental Documents in Support of Protest Against Recommendation of PRD Application Approval – P.Z. 6-16 Auburn Ridge Filed on November 23, 2016 ("Protest")

Dear Ms. Weiss:

Pursuant to the City of Wildwood Municipal Code § 415.530 and Missouri Revised Statutes § 89.060, this letter and the attached documents supplement the above-referenced Protest. For your convenience, a copy of the previously filed Protest (excluding its exhibits) is attached hereto and incorporated herein as **Exhibit A**. I hereby reincorporate the arguments and statements set forth in that Protest; provided, however, that the first sentence therein shall be amended to reflect that P.Z. 6-16 Auburn Ridge was not recommended for approval until November 21, 2016. Also attached for your convenience is a chart listing the owners of the area of the land within 185 feet of the property to be rezoned under the proposed Planned Residential Development Overlay District. See **Exhibit B**.

Finally, **Exhibit C** hereto contains the acknowledged and notarized signatures of at least thirty percent (30%) of the surrounding property owners within 185 feet of the property in question, as well as the notarized signatures of the collectors of the protestants' signatures. Included in calculating the 30% is the previously submitted acknowledgment of Thomas and Jeanette Huge, a copy of which has been included herein.

Please docket this protest for consideration at your earliest opportunity.

Very truly yours,

Traci Dale Pupillo

Traci Dale Pupillo

Enclosures

EXHIBIT A

PROTEST LETTER

[See attached.]

BB&D Blitz, Bardgett & Deutsch, LC
Attorneys & Counselors at Law

St. Louis • Jefferson City

Traci Pupillo
120 South Central Avenue, Suite 1500
St. Louis, Missouri 63105
www.bbdlc.com

Email: tpupillo@bbdlc.com
Telephone: (314) 863-1500
Facsimile: (314) 863-1877

November 23, 2016

VIA HAND DELIVERY

Ms. Elizabeth Weiss
City Clerk
City of Wildwood
16860 Main Street
Wildwood, MO 63040

Re: Protest against Recommendation of PRD Application Approval – P.Z. 6-16 Auburn Ridge

Dear Ms. Weiss:

Pursuant to the City of Wildwood Municipal Code § 415.530 and Missouri Revised Statutes § 89.060, please allow this writing to serve as an official protest to the following application, which, on November 7, 2016, the Planning and Zoning Commission recommended for approval: P.Z. 6-16 Auburn Ridge (the "***Application***"). The filed Application fails to meet the criteria set forth in the City of Wildwood zoning regulations respecting Planned Residential Development ("***PRD***") Overlay Districts.

Specifically, the Application fails to meet the requirements set forth in City of Wildwood Municipal Code § 415.510.H.2 in that the preliminary development plan fails to "provide sufficient detail to evaluate the features of the proposed development required by this Section." Pursuant to that section, the preliminary development plan "shall indicate or contain, insofar as applicable, the general location, arrangement, extent and character" of certain information, including: (1) the site and location of proposed uses (§ 415.510.H.2.b); (2) the location and sizes of all existing and proposed buildings, structures and improvements (§ 415.510.H.2.c); (3) structures or building envelopes by type of use, maximum height of structures, maximum gross floor area for each land use and land coverage of buildings and impervious areas or surfaces (§ 415.510.H.2.d); (4) buffer areas and proposed fencing, including purpose and timing of construction (§ 415.510.H.2.m); (5) proposed dimensions of separation and/or setback distances between buildings, streets and other features (§ 415.510.H.2.p); and (6) proposed architectural

concepts, building elevations, façade treatments, exterior building materials as necessary to establish how the proposed PRD uses and structures relate to the neighboring properties (§ 415.510.H.2.q). All of the foregoing requirements of the preliminary development plan are not included and are to be determined in large part on a case by case basis at a later date, thereby making it impossible to determine if the preliminary development plan as a whole satisfies the requirements set forth in § 415.510.K.

Nevertheless, the information contained in the preliminary development plan, the Information Report prepared by the Department of Planning dated November 7, 2016, and the information presented at the public hearing and in subsequent comments, establishes that at least the following requirements of a PRD have not been met:

Standard One – Compliance with the Objectives and Policies of the City's Master Plan:

The Application does not meet standard one ((§ 415.510.K.1) regarding the City's Master Plan in that the purpose of the Master Plan is to, among other things, conserve, preserve and protect the natural environment. *See, e.g.* p. 11 of the Master Plan. The Master Plan recognizes the conflict between development and the ecology of Wildwood, "where the vast majority of the land are is not suitable for traditional development densities." *See* p. 10-11 of the Master Plan. In particular, the Master Plan identifies the difficulties in developing the steep slopes that comprise certain areas of the Wildwood. *See, e.g.* pp. 21, 26, 33, 34. It also identifies "accountability to the people of the area" as one of the objectives of the Master Plan. *See* pp. 11, 22 of the Master Plan. In short, one of the main objectives of the Master Plan is to preserve the rugged terrain and natural beauty of Wildwood. *See, e.g.* p. 65 of the Master Plan. The Application is not consistent with the goals of the Master Plan in that the property at issue is comprised of the very sort of terrain that the Master Plan seeks to protect. It consists of rugged and steep terrain that is heavily wooded and difficult to develop. Thus, the Application seeks variances for front and side setbacks, meaning the homes will be closer together than those on surrounding properties. The lots are long and narrow and there is a substantial likelihood that the lots will have to be clear cut of trees towards the front of the lot. There is nothing in the preliminary development plan or the proposed recommendations that prohibits this. Instead, each lot is to be dealt with on a case-by-case basis, which provides no guarantees to surrounding residents.

Standard Two – Open Space Requirements:

The Application does not meet standard two (§ 415.510.K.2) regarding open space, which includes consideration as to whether (1) open space is accessible, functional, and useable; (2) open space is provided on all private lots; and (3) the PRD preserves the site's natural features. Open space is not guaranteed, there are no limitations on unnecessary tree removal and there is no identification as to where structures will be placed as part of the preliminary development plan. Instead, the foregoing will be determined on a case-by-case basis, making it impossible for there to be any determination that this requirement has been met for the PRD as a

whole. Moreover, the creation of a public casement for pedestrians and bicyclists is not accessible, functional and useable in that the roadway is estimated to be in excess of a 10% grade in certain locations.

Standard Three – Landscaping, Screening, and Buffering Requirements:

The Application does not meet standard three (§ 415.510.K.3) regarding landscaping, buffering, and screening, which includes consideration of (1) the use of a variety of plants, colors, and hard surfaces for the character of the development; (2) the use of appropriate sized plantings; (3) the inclusion of attractive streetscapes; (4) the use of buffering between activities by the landscaping; and (5) the creation of continual maintenance provisions as part of the PRD. In particular, the Application requests variances from the front and side yard setbacks and there are no limitations on tree removal contained in the preliminary development plan. Thus, the Application does not provide any guarantees or assurances that there will be suitable buffering between the houses, which pursuant to the terms of the proposed Application and recommendation of the Plan Commission may be situated more closely together than the structures on surrounding properties.

Standard Four – Traffic Requirements:

The Application does not meet standard four (§ 415.510.K.4) regarding internal circulation and appropriate linkages, which includes consideration of (1) reductions in speed of vehicular movements; (2) reductions in pedestrian-vehicle conflicts; (3) encouragement of connections between the new streets and the existing network; (4) reductions in land area devoted to streets; and (5) institution of appropriate design and construction standards. In particular, the Application calls for the addition of 22 new homes in an area that is served by narrow rural roadways which are already overtaxed. This has created traffic hazards identified by residents at the public hearing, including congestion and dangerous conditions due to cyclists. Furthermore, St. Paul Road, a rural roadway that consists of a single-lane in some areas, provides the only access from the east. Also, as previously noted, segments of the internal roadway exceed a ten percent grade.

Standard Six – Livability Requirements:

The Application does not meet standard six ((§ 415.510.K.6) which pertains to livability, which includes consideration of (1) noise reduction; (2) visual separation; (3) lighting limits; and (4) amount of cut and fill. As noted above, because of the reduced setback requirements and the absence of any criteria with respect to tree removal, noise is not minimized between the homes and there is not adequate visual separation between the homes.

Standard Seven – Building Design and Relationship to Surrounding Neighborhoods:

The Application does not meet standard seven (§ 415.510.K.7), which pertains to building and neighborhood design and includes consideration of (1) variety and quality of design; (2) compatibility; (3) orientation; (4) density; and (5) view. Here, it is impossible for the applicant to satisfy this criterion given that it has not provided any information regarding the design of the structures or the size and the configuration of the homes. Moreover, given that the setbacks have been reduced and there are no limitations or guidance on tree removal for the project as a whole, the view of neighboring landowners is likely to be significantly impacted, a concern that was raised by numerous residents at the public hearing and during subsequent public comments.

Standard Eight – Proposed PRD Shall be in Best Interest of the Community:

Finally, the Application does not meet standard eight (§ 415.510.K.8), which requires the PRD to be in the best interests of the community. Numerous residents of the community have spoken out against the development on the basis that it is inconsistent with the character of the surrounding neighborhoods, it will alter the view, it fails to preserve the natural beauty and resources of the property, and it poses significant safety concerns because of already overtaxed rural roadways.

This protest is duly signed and acknowledged by the owners of over thirty percent (30%) of the area of the land within 185 feet of the property in question. All of the owners of the area of the land within 185 feet of the property in question are set forth in **Exhibit A** attached hereto. Applicable signatures and acknowledgements, along with notarized signatures of those individuals responsible for collecting such signatures and acknowledgements, are set forth in **Exhibit B** attached hereto.

Please docket this case for consideration by the City Council at your earliest opportunity.

Very truly yours,

Traci Dale Pupillo

EXHIBIT B

Address	Owner[1]	Locator Number	Acreage
985 Quail Hollow Estates Drive	St. Louis County	25U220102	58.16
1104 Quail Hollow Estates Drive	St. Louis County	26U520146	16.27
1529 Lack Ridge Drive	Thomas & Jeanette Huge Joint Living Trust	25U330054	5.57
1515 Lack Ridge Drive	Dennis & Myongi Callier, H/W	25U330043	3.01
1501 Lack Ridge Drive	David J. & Carol E. Bergmann Revocable Living Trust	25U330032	3.04
1120 Ridge Road	Carl E. & Judith A. Henke, H/W	25U340042	13.86
1133 Ridge Road	Ralph C. & Gina A. Bicknese, H/W	25U340011	4.00
1503 Windwood Hills Drive	Steve and Jolene Garcia, H/W[2]	25U340174	3.90
1511 Windwood Hills Drive	Richard E. & Noel C. Schneider, H/W	25U320099	5.23
1516 Windwood Hills Drive	Kirk & Tia Wiley, H/W	25U320088	4.52
1525 Wolf Trail Road	Lawrence J. & A. Lynette Milles, T/E	25U320033	3.08
1537 Wolf Trail Road	Greg J. & Cheryl R. Kiger, H/W	25U320044	3.46
1549 Wolf Trail Road	Robert E. & Thelma J. Jones, H/W	26U630014	3.75
1561 Wolf Trail Road	John M. LaClair, et al.	26U630025	3.85
1573 Wolf Trail Road	Mark D. Thomley	26U630036	3.97
1605 Wolf Trail Road	William McQuillen	26U630047	5.31
1617 Wolf Trail Road	Paul J. & Celeste A. Banta, H/W	26U630058	5.16
1629 Wolf Trail Road	David E. & Tammy Y. Dowell, H/W	26U610016	6.38
1661 Wolf Trail Road	David J. & Renee R. Brubach, H/W	26U610038	4.90

[1] As listed on the St. Louis County GIS website.

[2] As of the date hereof, the St. Louis County GIS website lists the current owners as Alan G. & Sandra L. Mawhinney, H/W as Trustees, but upon information and belief, ownership in the property was conveyed to Steve and Jolene Garcia, as husband and wife, on or about September 26, 2016.

EXHIBIT C

SIGNATURES & ACKNOWLEDGEMENTS

[See attached.]

Thomas Huge, Trustee

Jeanette Huge, Trustee

On this 17th day of November 2016, before me personally appeared Thomas and Jeanette Huge, trustees of the Thomas and Jeannette Huge Joint Living Trust, known to me to be the persons described in and who executed the foregoing protest letter, and acknowledged that they executed the same as their free act and deed.

CHARRAY WILLIAMS
Notary Public - Notary Seal
State of Missouri, St Louis County
Commission # 14888696
My Commission Expires Apr 9, 2018

Name(print): Charray Williams

Ralph Bicknese

Gina Bicknese

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 8 day of DEC, 2016, before me, LINDA HAYES a Notary Public in and for said state, personally appeared Ralph and Gina Bicknese, husband and wife, known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Name(print): LINDA HAYES
Notary Public in and for said State MISSOURI
Commission Expires: 5-16-17

Please affix seal firmly and clearly in this box

LINDA HAYES
Notary Public - Notary Seal
State of Missouri, St Louis County
Commission # 13404395
My Commission Expires May 16, 2017

Steve Garcia

Jolene Garcia

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 7th day of Dec., 2016, before me, Dianne E. Scheetz a Notary Public in and for said state, personally appeared Steve and Jolene Garcia, husband and wife, known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Name(print): Dianne E. Scheetz
Notary Public in and for said State
Commission Expires:

Please affix seal firmly and clearly in this box

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

DIANNE E. SCHEETZ
My Commission Expires
October 15, 2017
St. Louis County
Commission #13540457

Richard Schneider

Noel Schneider

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 7th day of December, 2016, before me, Dianne E. Scheetz a Notary Public in and for said state, personally appeared Richard and Noel Schneider, husband and wife, known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Name(print): Dianne E. Scheetz
Notary Public in and for said State
Commission Expires:

Please affix seal firmly and clearly in this box

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

DIANNE E. SCHEETZ
My Commission Expires
October 15, 2017
St. Louis County
Commission #13540457

Lawrence Milles

Lynette Milles

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 8th day of Dec., 2016, before me, Dianne E. Scheetz, a Notary Public in and for said state, personally appeared Lawrence and Lynette Milles, husband and wife, tenants by entirety, known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Name(print): Dianne E. Scheetz
Notary Public in and for said State
Commission Expires:

Please affix seal firmly and clearly in this box

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

DIANNE E. SCHEETZ
My Commission Expires
October 15, 2017
St. Louis County
Commission #13540457

Robert Jones

Thelma Jones

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 8th day of Dec., 2016, before me, Dianne E. Scheetz a Notary Public in and for said state, personally appeared Robert and Thelma Jones, husband and wife, known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Name(print): Dianne E. Scheetz
Notary Public in and for said State
Commission Expires:

Please affix seal firmly and clearly in this box

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

DIANNE E. SCHEETZ
My Commission Expires
October 15, 2017
St. Louis County
Commission #13540457

John LaClair

Cynthia LaClair

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 7th day of Dec., 2016, before me, Dianne E. Scheetz a Notary Public in and for said state, personally appeared John and Cynthia LaClair, husband and wife, known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Name(print): Dianne E. Scheetz
Notary Public in and for said State
Commission Expires:

Please affix seal firmly and clearly in this box

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

DIANNE E. SCHEETZ
My Commission Expires
October 15, 2017
St. Louis County
Commission #13540457

Mark Thomley

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 7th day of Dec., 2016, before me, Dianne E. Scheetz, a Notary Public in and for said state, personally appeared Mark Thomley, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Name(print): Dianne E. Scheetz
Notary Public in and for said State
Commission Expires:

Please affix seal firmly and clearly in this box

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

DIANNE E. SCHEETZ
My Commission Expires
October 15, 2017
St. Louis County
Commission #13540457

William McQuillen

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 8th day of Dec, 2016, before me, Dianne E. Scheetz a Notary Public in and for said state, personally appeared William McQuillen, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Name(print): Dianne E. Scheetz
Notary Public in and for said State
Commission Expires:

Please affix seal firmly and clearly in this box

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

DIANNE E. SCHEETZ
My Commission Expires
October 15, 2017
St. Louis County
Commission #13540457

Paul Banta

Celeste Banta

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 7th day of December, 2016, before me, Dianne E. Scheetz, a Notary Public in and for said state, personally appeared Paul and Celeste Banta, husband and wife, known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Name(print): Dianne E. Scheetz
Notary Public in and for said State
Commission Expires:

Please affix seal firmly and clearly in this box

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

DIANNE E. SCHEETZ
My Commission Expires
October 15, 2017
St. Louis County
Commission #13540457

David Brubach

Renee Brubach

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 8th day of Dec, 2016, before me, Dianne E. Scheetz, a Notary Public in and for said state, personally appeared David and Renee Brubach, husband and wife, known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Name(print): Dianne E. Scheetz
Notary Public in and for said State
Commission Expires:

Please affix seal firmly and clearly in this box

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

DIANNE E. SCHEETZ
My Commission Expires
October 15, 2017
St. Louis County
Commission #13540457

I collected protestant's signatures and hereby swear and affirm that the foregoing signatures and acknowledgements are correct and real.

By: _____
Name: Richard Schneider

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 7th day of December, 2016, before me, Dianne E Scheetz a Notary Public in and for said state, personally appeared Richard Schneider, an individual, known to me to be the person who executed the within instrument and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

_____
Name(print): Dianne E. Scheetz
Notary Public in and for said State
Commission Expires:

Please affix seal firmly and clearly in this box

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

DIANNE E. SCHEETZ
My Commission Expires
October 15, 2017
St. Louis County
Commission #13540457

I collected protestant's signatures and hereby swear and affirm that the foregoing signatures and acknowledgements are correct and real.

By: Dianne E. Scheetz
Name: Dianne E. Scheetz

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 8th day of Dec., 2016, before me, Andrea L. Schaeffer, a Notary Public in and for said state, personally appeared Dianne Scheetz, an individual, known to me to be the person who executed the within instrument and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Andrea L Schaeffer
Name(print): ANDREA L. SCHAEFFER
Notary Public in and for said State
Commission Expires: 5/14/17

Please affix seal firmly and clearly in this box

ANDREA L. SCHAEFFER
My Commission Expires
May 14, 2017
St. Charles County
Commission #13404421

WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD NOTICE OF
PUBLIC HEARING
before the Council Planning and Parks Committee
Tuesday, December 20, 2016, at 6:00 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

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

Street Addresses of Subject Site:
1115 Ridge Road and 1513 Windwood Hills Drive

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

The City Council Planning and Parks Committee of the City of Wildwood will conduct a public hearing on **Tuesday, December 20, 2016, at 6:00 p.m., in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purpose of accepting testimony regarding a review and action of the Planning and Zoning Commission relative to a request for a Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District, which it supported. At least 30% of the adjacent property owners have filed a protest to this action, which requires a hearing that will include the Department of Planning's report on the protest petition. The hearing will be open to all interested parties to comment upon the recommendation of the Planning and Zoning Commission, whether in favor or opposition, or provide additional input for the Committee's consideration, as part of its recommendation on the same. The following request will be considered at this time:

P.Z. 6-16 Auburn Ridge, Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005 – A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 81.4 acre tract of land that is located on the southwest side of Ridge Road, south of Lack Ridge Road (Locator Number: 25U330010 and 25U310023/Street Addresses: 1115 Ridge Road and 1513 Windwood Hills Drive). **Proposed Use: A total of twenty-two (22) individual lots, with required public space areas. (Ward Six)**

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

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

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

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, December 20, 2016 5:00 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Kathy Arnett
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 6-16 Auburn Ridge - Planning and Parks Committee
Item Description	Protest of development
Position on Request	Do Not Support
General Comments	I am concerned that Ridge road supporting the Auburn ridge development is not able to support the construction traffic to develop 22 new houses. I am concerned that the added traffic for 22 new homes would also stress the road's safety. There are already enough cars on the road, as well as weekend bicyclists and occasional pedestrians. Adding 22-60 new motorists would be much more than the road can handle. Safety for traffic, wildlife, bicyclists, and pedestrians would be jeopardized. Not to mention that the additional wear and tear would mean that the road would become a hazard with pot holes and fractures at an accelerated timeline.
Suggestions	There needs to be support planned for ridge road to make it safer before adding 22 new homes. A bike lane would help add to safety. Large construction traffic should be minimized and should not be during typical commuting hours for homeowners to be affected on their commutes to/from work.

(Section Break)

Name	Michael Duff
Address	1451 Ridgetree Trails Dr

City	Wildwood
State	MISSOURI
Zip	63021
Phone Number	9142555395
Email	duffmanco@gmail.com

Email not displaying correctly? View it in your browser.

Section 415.530. Appeal and Protest Procedure For Change of Zoning and Special Procedures. [Ord. No. 1324 App. A §1003.193, 8-14-2006]

A. *Scope Of Provisions.* This Section contains the regulations governing the filing and review of an appeal or protest from a Planning Commission decision or recommendation regarding a change of zoning or special procedure authorized under Sections 415.500 "Conditional Use Permits" and 415.520 "Landmark and Preservation Area".

B. *Statement Of Intent.* The purpose of this Section is to provide a formal method by which a petitioner may request further consideration by the City Council of a Planning Commission denial or recommendation of denial of a change of zoning or certain special procedures as specified herein; and to provide a formal method by which the owners of property located within a specified proximity to a petitioned tract of land may present to the City Council a petition and statement of their opposition to a Planning Commission decision or recommendation of approval of a change of zoning or certain special procedures as specified herein.

C. *Filing Of Appeal Or Protest.* The following regulations shall govern the filing of an appeal or protest:

1. *Appeal by petitioner to decision or recommendation of denial.* Upon the denial or recommendation of denial by the Planning Commission of an application for a change of zoning or certain special procedure as specified herein, the applicant may file an appeal with the City Council requesting a determination from that body. The appeal shall be filed within thirty (30) days after the Planning Commission decision (or if the filing date falls on a weekend or holiday, the next regular business day). The appeal shall be submitted in writing to the City Council and shall be filed in duplicate with the City Clerk accompanied by a fee of two hundred dollars ($200.00). In the case of a special procedure, the applicant shall state in the appeal how the application, as initially filed or subsequently modified, meets the criteria set forth in the regulations of the special procedure in question.

2. *Protest by nearby property owners to recommendation of approval.* Owners of thirty percent (30%) (by area exclusive of streets and alleys) of the property within one hundred eighty-five (185) feet of the property in question may file a protest with the City Council against the Planning Commission's decision or recommendation of approval of a change of zoning or special procedure as specified herein. The protest shall be filed within eighteen (18) days after the Planning Commission decision (or if the filing date falls on a weekend or holiday, the next regular business day). The protest shall be in writing and shall be filed in duplicate with the City Clerk accompanied by the signatures of property owners in opposition, each signature being individually acknowledged. In the case of a special procedure, the protest shall include notarized verification from the person(s) collecting protestants' signatures that

all signatures are correct and real. The protest shall specifically state how the application, as initially filed or subsequently modified, fails to meet the criteria set forth in the regulations of the special procedure in question.

D. *Review Of Appeal Or Protest.* The following regulations shall govern the review of an appeal or protest:

1. *Referral of appeal or protest to Planning and Zoning Committee.* Upon receipt of an appeal or a protest, the City Council shall refer it to the Planning and Zoning Committee.

2. *Public hearing by the City Council.* Before acting on any appeal or protest the City Council or its Committee on Planning and Zoning shall set the matter for hearing. The City Council shall give written notice of such hearing to the applicant and all other persons who appeared and spoke in opposition to the application at the public hearing before the Planning Commission or to the protestants in the case of a protest. The applicant and the protestants in the case of a protest shall be heard at the hearing. In addition, any other person or persons who, in the discretion of the City Council, will be aggrieved by any decision or action with respect to an appeal or protest may also be heard at the hearing.

3. *City Council decision.* Following the hearing by the City Council or its Committee on Planning and Zoning on an appealed or protested application, the City Council may affirm, reverse or modify, in whole or in part, any determination of the Planning Commission. No ordinance relating to a protested zoning or a zoning or special procedure which is contrary to a recommendation of a majority of the Planning Commission shall be adopted by the City Council only upon an affirmative vote of two-thirds (2/3) of the members of the whole City Council. In all other instances, a majority vote of the whole City Council shall be required to approve, deny or modify any recommendation of the Planning Commission with respect to a change of zoning or special procedure. A valid protest petition shall have the effect of extending the time for introduction of a bill beyond the ninety (90) day period established in Section 415.560 of this Chapter.

WILDWOOD

November 21, 2016

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

The Planning and Zoning Commission has completed its review of the requested application of a Planned Residential Development Overlay District (PRD) on an undeveloped eighty-one (81) acre property located in the City's Non-Urban Residential Area, and prepared the following recommendation report in this regard. This recommendation report reflects the Planning and Zoning Commission's vote to recommend the associated special procedure permit be supported and granted, which is now being forwarded for consideration by the City Council. This recommendation and action were completed in accordance with the requirements of Chapter 89 of Missouri Revised Statutes, the City's Charter, and those regulations of the City relating to public notice and publications (Chapter 415.560 of the City of Wildwood Zoning Ordinance). This recommendation and action are as follows:

Petition No.:	**P.Z. 6-16 Auburn Ridge**
Petitioner:	**Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005**
Request:	A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District. **Proposed Use: A total of twenty-two (22) ~~twenty-four (24) twenty-five (25)~~ individual lots, with common ground, and required public space areas.**
Location:	Southwest side of Ridge Road, south of Lack Ridge Road
Tract Size:	81.4 acres
Locator Numbers:	25U330010 and 25U310023
Street Addresses:	1115 Ridge Road and 1513 Windwood Hills Drive
Public Hearing Date:	August 1, 2016
Information Report Decision Date and Vote:	November 7, 2016 – Approval of a Planned Residential Development Overlay District (PRD) by a vote of 9 to 0 (Voting Aye – Renner, Lee, Archeski, Gragnani, Bartoni, Kohn, Manton, Bowling, and Bopp)
Letter of Recommendation Decision Date and Vote:	November 21, 2016 - Approval of a Planned Residential Development Overlay District (PRD) by a vote of 8 to 0 (Voting Aye –Archeski, Gragnani, Bartoni, Beattie, Kohn, Manton, Bowling, and Bopp)

Report:	Attachment A
Conditions:	Attachment B
Preliminary Development Plan:	Attachment C
Background Information:	Attachment D
School District:	Rockwood
Fire District:	Metro West
Ward:	Six

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

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

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

ATTACHMENT A - REPORT

Area Synopsis (includes land use and zoning information) >>>

The site of petitioner's request is an 81.36 acre tract of land located at the west side of Ridge Road, south of Old State Road (in Ward Six). The tract of land consists of two (2) lots of record and somewhat irregular in shape. These lots are 61.50 and 19.84 acres in size respectively. The subject site's frontage along Ridge Road exceeds 558 feet.

Ridge Road is a City-maintained roadway, which is rural in nature. This roadway is considered rural due to its width and limited stormwater improvements, shoulders, and sidewalks. The width of this roadway is approximately twenty-six (26) feet in size, striped for two (2) full lanes of traffic, and has a limited system of earthen swales for stormwater drainage. Traffic volumes are moderate, along with a low-density residential land use pattern. Ridge Road, from its southern terminus at St. Paul Road, to its northern terminus at Old State Road, has a north-south orientation.

The site is one (1) of the last parcels of ground of this size that has had limited use over the last twenty (20) years. Parts of the site were used for residential purposes, which appears to have ended about a decade or more ago. The site is almost entirely wooded and these trees are large in caliper size and mature. The site has a major drainageway, which trends through it, from east to west. A number of small tributaries intersect this larger feature, giving the site a varied topography. Slopes range between relatively flat and narrow ridgelines to greater than thirty (30) percent, with an overall relief of the tract of land being almost over three hundred (300) feet. Soils are typical of this area of the City and very rocky at some locations. This site has a natural beauty associated with its vegetative cover, topography, and views, making it a natural landmark in this area of Wildwood.

The site also has no structures located upon it and this circumstance reflects past activities associated with it. These structures were removed several years ago by the current owner and included a residence and two (2) outbuildings. The City, including the historic residence that was located there, authorized the removal of these structures. These structures were located in the center portion of the property, closer to Ridge Road, its eastern boundary, than its western side, given the slope in that area.

The site is zoned NU Non-Urban Residence District and has been since 1995. Prior to 1995, the site was zoned NU Non-Urban District by St. Louis County. This designation was applied in 1965 and this date is important due to the St. Louis County Council's adoption of a comprehensive Zoning Ordinance and Map for all properties located in the unincorporated areas. The NU District designation was chosen to act as a holding category for future development, since no clear land use pattern had been established in these urban fringe areas at that time. Subsequently, as development proceeded, the land use pattern would be set. The City of Wildwood changed this holding pattern designation with the incorporation of this community and gave it true standing as a residential district. Surrounding properties have generally retained this 1965 zoning district designation. This pattern can be witnessed by a review of zoning and land use in the vicinity of the site.

To the North: Bounding the northern portion of the site is a small, large-lot subdivision of three (3) single family dwellings (Lack Ridge Estates). These lots exceed three (3) acres in size and are zoned NU Non-Urban Residence District. Abutting this subdivision is the Estates at Quail Ridge Subdivision, which is thirteen (13) lots on thirty-nine (39) acres, with single family residences located upon them, which is zoned NU Non-Urban Residence District, with a Planned Residential Development Overlay District (PRD). Lots range from a minimum of one (1) acre to approximately two (2) acres in size. Further north is the Antler Ridge Subdivision, another large-lot subdivision in the NU Non-Urban Residence District. These lots are three (3) acres or greater in size and used for residential purposes.

To the East: Abutting to the east is Ridge Road. Crossing Ridge Road is a series of large lots zoned NU Non-Urban Residence District, which are utilized for single family dwellings. Included in this direction is Ridgetree Estates, a Density Development Procedure (DDP) approved by St. Louis County, which maintained three (3) acre minimum lot sizes, but allowed for dedication of common ground and flexibility in lot widths.

To the West: Adjoining to the west are properties owned by St. Louis County, Missouri, but leased to the City of Wildwood for the Rock Hollow Trail. These properties generally exceed one hundred (100) acres in size and are zoned PS Park and Scenic District. Beyond these public holdings of properties is the Old State Farms Subdivision, which is zoned NU Non-Urban Residence District and utilized for single family detached dwellings on three (3) acre or greater lots.

To the South: Located in this direction are the Windwood Hills and Ridge Road Farms Subdivisions, which are zoned NU Non-Urban Residence District. These lots are three (3) acres or greater in size and used for residential purposes.

Petitioner's 3rd ~~2nd~~-REVISED Request >>>

The petitioner, Fischer and Frichtel Custom Homes, is requesting the authorization of a Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District for the development of ***twenty-two (22)*** ~~(24)~~ ~~twenty-five (25)~~ ~~twenty-seven (27)~~ single family residences on individual lots. The lots would range in size from approximately ***three (3)*** ~~two (2)~~ **acres** ~~one (1) acre~~ to over **eight (8)** ~~seven (7)~~ ~~three (3)~~ acres in area. The development does **not** include an area of land dedicated as common ground, while under petitioner's proposal, approximately **sixty-seven (67)** ~~seventy-four (74)~~ acres of the site will be **one hundred percent (100%)** protected due to the analysis required by the Natural Resource Protection Standards of the City's Subdivision and Development Regulations. The site is to be served by the Metropolitan St. Louis Sewer District (MSD) for sanitary or storm sewers, while all other utilities are in proximity to the site or the general area.

At a public hearing, petitioner's representative noted the dwellings would be a mix of one (1), one and one-half (1½), and two (2) story type units and would be consistent, if not greater, than the size of dwellings in the immediate area. Price information and sizes was not provided at that time, but will be very similar to

the residences underway or just completed in the Wakefield Forest Subdivision (State Route 100) or the Estates at Deer Hollow Subdivision (State Route 100).

Other design elements of this proposal, as reflected either in the petitioner's presentation or indicated on the Preliminary Development Plan, are as follows:

1. This residential subdivision will dedicate a thirty-four (34) foot private roadway dedication for access purposes, and be constructed according to the City of Wildwood's 'Rural Roadway Standards,' to serve the proposed lots. No sidewalks are proposed. No stub streets are planned to the properties located immediately in its vicinity.
2. The development will be served from Ridge Road. Access is provided by a single curb cut onto Ridge Road, which is located in the middle of the property's frontage thereon. An allocation of twenty (20) feet of the property's Ridge Road frontage is being indicated to the City of Wildwood for public roadway dedication purposes.
3. The design of the site incorporates **a public space dedication to the City of Wildwood to provide access through the site to the Rock Hollow Valley**. ~~the dedication of a short, variable width trail easement to the west, from a proposed cul-de-sac area~~.
4. The clustering of lots is ***no longer being requested, given all of the proposed building sites are now three (3) acres or greater in size.*** ~~intended~~ ~~**to locate the proposed two (2) acre parcels of ground in the center of site, surrounded by the three (3) acre or greater tracts of land.**~~ ~~address the soil and slope characteristics of the site~~.
5. The development's design concept indicates the use of **twenty (20)** ~~thirty (30)~~ foot front yard setback areas, ~~**ten (10) foot**~~ **fifteen (15)** foot for all side yard areas, **with a minimum of forty (40) feet between any structures**, and thirty (30) foot for all rear yard areas on the individual lots. Along with these requirements, the petitioner's plan indicates a **fifteen (15)** ~~twenty-five (25)~~ foot foundation setback from the proposed 'Final Resource Protection Line.'
6. This development utilizes lot widths and depths that vary, but comply with City standards in this regard. The proposed minimum lot width is ~~**one hundred sixty to**~~ **two hundred** ~~**(160 to**~~ **200)** feet at the front building line, except for the two (2) cul-de-sac areas.
7. The development will preserve approximately sixty-seven (67) acres of the eighty-one (81) acres of existing tree cover on the subject site.
8. The development's design concept includes the provision of a minimum of two (2) parking spaces for each single family dwelling.
9. The Metropolitan St. Louis Sewer District will serve the site and related residences for both sanitary and storm sewer designs and permitting.
10. The petitioner plans on providing public potable water to the residences that will be included as part of this subdivision.
11. The proposed design of this subdivision indicates compliance to the City's Lighting Code and no standard is to exceed sixteen (16) feet in height.
12. The site will be served by underground utilities, according to the City's Subdivision and Development Regulations.

Major concerns and considerations identified by comments that were provided at the Planning and Zoning Commission's public hearing included the following:

1. The traffic added to Ridge Road and other rural roadways in the area.
2. The use of the Planned Residential Development Overly District (PRD) procedure and the need for only three (3) acre or greater lots being developed upon this site.
3. The impact of stormwater runoff onto surrounding properties caused by the development of the subject site.
4. The view of other residences and the noise, light, and activity they produce impacting current residents of the area.
5. The extent of clearing to accommodate the proposed roadway and homesites on the development site.

Analysis >>>

The Planning and Zoning Commission has considered petitioner's proposal for the use of the Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District by comparing it to certain components necessary to determine its appropriateness relative to the City's planning documents and land use codes. These components are: (1.) compliance to the Master Plan; (2.) consistency with the City's Zoning Ordinance and related land use codes; and (3.) the compatibility of the proposed design of the subdivision to the general area where it is to be located. If these components are determined to meet the requirements of the City, then the Planned Residential Development Overlay District (PRD) can be applied at the subject location, particularly if its application preserves the sensitive physical characteristics of the site.

Master Plan

The Commission would first note the importance of the City's Master Plan in guiding its decisions on development requests. The City's Master Plan was intended to provide fundamental principles to be followed by future development decisions with a substantial amount of the detail provided for implementing such principles to ensure the tenets of this document were not circumvented. Accordingly, the City has been able to apply its plan with greater certainty and consistency than was the case with development decisions utilizing St. Louis County plans.

Formulation of Plan

Within the framework of the Master Plan, the community set forth to create specific land use classifications for the entire City. These classifications were to reflect the input from the community, the environmental assessment completed by a consultant to the City, and the existing level of development and zoning patterns within Wildwood. To this end, the City created and retains four (4) general land use classifications for the entire sixty-eight (68) square miles comprising this community. These classifications include the **Industrial Category, the Town Center Category, the Sub-Urban Category, and the Non-Urban Category**. Each of these categories includes a list of requirements for the future development of properties. The categories are clearly designated on a map of the City, as dictated by the planning principles noted above and in the Master Plan. It is important to note, that in 2002, the City Council approved the creation of the **5th Land Use Category** for historic assets. This category is intended to provide

the needed incentives to encourage property owners of historic assets to consider their protection, preservation, and adaptive reuse. With this category, the density of residential uses, or the type of activities, can be modified relative to the other land use categories in the Master Plan, to provide the needed incentives or capital to accomplish the City's goal of historic preservation.

The Non-Urban Residential Area description is as follows:

> **NON-URBAN RESIDENTIAL** - This category contains the areas of the City currently zoned NU Non-Urban Residence District, including one (1) commercially zoned property (Amended C-8 Planned Commercial District). Principally located west of the State Route 109 corridor, but additional properties of similar zoning and nature are found in all quadrants of the City. The Non-Urban Residential Area is generally not served by public sewer or water and is dependent upon individual systems for these services. Characteristically, the land area is steeply sloping, heavily vegetated, and relatively undeveloped in terms of traditional urban densities. The adjoining land use pattern is principally low density residential or parkland and access is limited to a network of rural roadways characterized by narrow widths, one-lane bridges, no shoulders, steep hills, and poor alignments. These characteristics are aesthetically desirable, but also at the same time dictate a low-density residential pattern (generally three (3) acre lots or greater in size) for the future. Additionally, existing developments on lots of three (3) acres or more in these areas strongly weigh against any new development of higher densities in this land use designation. Regarding the one (1) commercially zoned property located at the southeast corner of State Route 109/Wild Horse Creek Road, its designation should be retained, as part of an Amended C-8 Planned Commercial District classification within this land use area, but for the sale of beer and wine only. However, no further commercial designations of properties located beyond this site should be considered, thereby acknowledging this previous zoning was part of St. Louis County's rejected land use policy and not the City of Wildwood.

Previous Applications

The City has been applying the City's Master Plan for over twenty (20) years, since its adoption in February 1996. In this twenty (20) year period, the Commission has always advised potential developers of properties within this community of the requirements of the Master Plan in terms of its land use classifications. In these pre-development conferences, the requirements of the Master Plan are explained in terms of the allowable uses and related densities. Ultimately, developers submitting proposals not complying are encouraged to modify them, since inconsistencies with the plan would not justify the Commission's support in many cases and would not comply with the ordinances of the City, which have further reinforced the Master Plan.

With the application of the Master Plan, the City has been able to obtain development concepts that comply with it. In these instances, development densities and designs were in compliance with the Master Plan, or comparable enough to be addressed, as part of the overall zoning process through discussion. The City has yet to approve a rezoning which is not compliant to the Master Plan in terms of the Land Use Classifications of the Master Plan. Residential development has occurred throughout the City, with many in

the Non-Urban Residential Areas of it. Major examples of all of these three (3) acre projects that utilized the Planned Residential Development Overlay District (PRD) process, in conjunction with its NU Non-Urban Residence District zoning, include the following:

Subdivision Name (PRD[1] is referenced)	Master Plan Designation	Characteristics	Density
Meridien (PRD)	Non-Urban Area	Thirty (30) lots on ninety-nine (99) acres	3 lots less than allowed by NU District
Bartizan Pointe Estates (PRD)	Non-Urban Area	Twelve (12) lots on forty (40) acres	1 lot less than allowed by NU District
Shepard Oaks Estates (PRD)	Non-Urban Area	Thirteen (13) lots on forty-two (42) acres	1 lot less than allowed by NU District
Radcliffe Place (PRD)	Non-Urban Area	Sixteen (16) lots on forty-nine (49) acres	Meets 3 acre density
Wills Trace (PRD)	Non-Urban Area	Twenty-one (21) lots on sixty-six (66) acres	1 lot less than allowed by NU District
Woodland Hills (PRD)	Non-Urban Area	Five (5) lots on sixteen (16) acres	Meets 3 acre density
Quail Ridge (PRD)	Non-Urban Area	Thirteen (13) lots on thirty-nine (39) acres	Meets 3 acre density
Homestead Estates (PRD)	Non-Urban Area	Sixty (60) lots on two hundred (200) acres	6 lots less than allowed by NU District
Breton Woods (PRD)	Non-Urban Area	Twelve (12) lots on forty (40) acres	1 lot less than allowed by NU District
Arbor Trace (PRD)	Non-Urban Area	Seven (7) lots on twenty-five (25) acres	1 lot less than allowed by NU District
Saddlebrook (PRD)	Non-Urban Area	Eight (8) lots on twenty-seven (27) acres	1 lot less than allowed by NU District
Auburn Ridge	***Non-Urban Areas***	***Twenty-two (22) lots on eighty-one (81) acres***	***5 lots less than allowed by the NU District***

[1] PRD – Planned Residential Development Overlay District

Compliance of the Request to the Master Plan – P.R.D. in the NU District

With this submittal of the request for the development of this site, it is apparent to the Planning and Zoning Commission that petitioner's proposal does comply with the Master Plan and can be supported in its current form. Accordingly, the Commission would support the approval of the Planned Residential Development Overlay District (PRD) for the subject site to allow no more than twenty-two (22) lots. The reduction in the proposed lots reflects a desire to have a lot width standard (at the front building line) that is no less than one hundred sixty (160) feet in length and preserve a three (3) acre minimum area for all future homesites. This two hundred (200) foot standard is required on any three (3) acre lot created in the City of Wildwood and now matches the surrounding minimum frontages of other properties in its general vicinity, of which were approved by St. Louis County many years ago.

A comparison of the requirements of the Master Plan to the components of the petitioner's proposal clearly indicates a number of consistencies with it and meeting the intended purpose of this designation, i.e. maintain rural land use pattern. This comparison is provided below.

Master Plan Component – Non-Urban Residential Area	Petitioner's Proposal	Compliance/Non-Compliance Issues
Low density residential development – one (1) dwelling per every three (3) acres. No range in districts provided, only NU Non-Urban Residence District with the use of a Planned Residential Development Overlay District (PRD) on a majority of the site.	NU Non-Urban Residence District with a Planned Residential Development Overlay District (PRD) – ~~twenty-four (24)~~ ***twenty-two (22)*** units in total	The allowable density of future residential units on this 81 acre site is based upon the gross acreage of the property. In this case, the net acreage of the site is the same as its gross acreage, since no public rights-of-way dedications are planned, nor is their any designated floodplain located on the site. This net acreage would allow a yield of twenty-seven (27) lots under the NU Non-Urban Residence District zoning regulation requirements. Since the petitioner is requesting ***twenty-two (22)*** ~~twenty-four (24) lots~~, the density is consistent with the Master Plan requirements in this regard, as well as with the regulations of the NU Non-Urban Residence District.
Type of use limited to single family dwellings on individual lots.	Single family detached dwellings.	The permissible zoning districts identified in the Master Plan only allow single family detached uses, which are planned on this site.
Lot size cannot be less than one (1) acre in area.	Minimum lot sizes are ***three (3)*** ~~one (1)~~ acres in area.	All lots meet or exceed the minimum size requirement of the 'Non-Urban Area' of the Master Plan and the requirements of the City's Zoning Code in this regard.

Of the three (3) major requirements of the 'Non-Urban Residential Area' of the Master Plan, petitioner's proposal does comply with each of them.

Goals, Objectives, and Policies of the Master Plan via its Elements

A comparison of the requirements of the Master Plan to the components of the petitioner's proposal clearly indicates a number of consistencies with it and meeting the intended purpose of this designation, i.e. maintain rural land use pattern. This comparison is provided below.

In the case of petitioner's proposal, a number of the policies within the different elements of the Master Plan are adhered to by its design and the use of the City's Planned Residential Development Overlay District (PRD). This adherence is critical in the analysis of this request by the Planning and Zoning Commission. In summary, the consistencies between the request and the key elements of the Master Plan are as follows:

Environmental Element -

Policy 1. Implement the conservation principles put forward in the St. Louis County General Plan Update (see Attachment D).
Petitioner's Proposal: request adheres to eight (8) of the applicable list of eight (8) items noted as policies to limit the amount of stormwater runoff generated by a development and control its erosional tendencies downstream.

Policy 2. Recognize that terrain in the City varies and the more environmentally sensitive areas are located in the west and southern portions of the community.
Petitioner's Proposal: request is for Planned Residential Development Overlay District (PRD) in the NU District, which minimizes developed area of the site and maintains three (3) acre density in this area as well.

Policy 4. Require that natural drainageways remain undisturbed.
Petitioner's Request: very limited disturbance in the area of this site's watercourses.

Policy 5. Require that areas of steep slopes and highly erodible soils remain in their natural state.
Petitioner's Request: slopes greater than 30% are completely preserved, while others between 7% to 29% are partially protected from development. Overall, over eighty-three (83) percent of the entire 81 acre tract of land is preserved and will remain undeveloped forever. This preservation amount is based upon the soil and slope characteristics of the site.

Policy 7. Continue to employ the current procedure, as part of the City's development regulations, for the mapping of landforms and soil conditions and evaluate their suitability for development.
Petitioner's Request: Natural Resource Protection Maps A and B have been completed.

Policy 8. Maintain the current flexible procedure within the development regulations that allows an owner of land to better utilize the site's natural characteristics through the application of innovative design and construction practices and the clustering of units, while offering community amenities and open spaces. The application of this procedure should be consistent with the environmental parameters of the site.
Petitioner's Request: the use of the Planned Residential Development Overlay District (PRD) is proposed and necessary to assist with lot dimensions, setbacks, and grading designs. The intent in allowing NU District zoned properties to use the Planned Residential Development Overlay District (PRD) was primarily to limit the amount of site disturbance on any property.

Policy 9. Require all developments to submit a plan that includes the delineation of the site's natural drainageways.
Petitioner's Request: both the Preliminary Development Plan and the Natural Resource Protection Attribute Maps define the property's natural drainageways.

Policy 16. Require tertiary treatment of sewage effluent.
Petitioner's Request: A connection to the Metropolitan St. Louis Sewer District (MSD) system is planned by the developer for this essential service

Policy 17. Encourage the extension of public potable water to all areas of the City to prevent future safety and health problems relating to fire protection and sewage effluent from non-public systems contaminating area waterways and aquifers.
Petitioner's Request: The Commission is recommending this developer extend public potable water to the site. Water service is available to the subdivision from a line located along Ridge Road to the north.

Planning Element -

Policy 3. Continue the Non-Urban Residence District zoning as the major land use designation in the City of Wildwood. In addition, maintaining an existing NU District designation is especially appropriate in areas of steep topography and highly erodible soil profiles.
Petitioner's Request: underlying zoning designation of NU District remains unchanged in this proposal.

Community Services -

Policy 2. Follow a policy of fiscal prudence in considering major new development initiatives.
Petitioner's Request: The petitioner is attempting to introduce a major residential development into this area, where infrastructure is limited in some regards. The Commission is seeking the extension of public potable water to the site to meet the demands of this development upon the utility network in this area. This request for public potable water is prudent in this regard. Additionally, the Commission is recommending the petitioner's participation in required roadway improvements along the subject site's frontage of Ridge Road.

Transportation Element -

Policy 1. Promote a policy that supports the creation of a street network, which includes safe and ecologically responsible two (2) lane arterial roadways. Make only improvements required for traffic safety.
Petitioner's Proposal: request will provide for improvements to a portion of Ridge Road, which will include the dedication of right-of-way and the installation of an access point.

Policy 5. Require local access streets within individual subdivisions to be built to City standards, but consider having them remain private.
Petitioner's Request: streets are to be built to the City's minimum requirements and will be private.

Policy 8. Preserve and enhance the scenic environmental qualities that exist along many of the City's roadways through the application of appropriate design standards reflecting sensitivity toward the area's unique environmental

characteristics.

Petitioner's Proposal: the use of the Planned Residential Development Overlay District (PRD) allows for the more difficult portions of the site, where topography is prohibitive, to be protected, while utilizing the ridgetops for development purposes.

It is the opinion of the Planning and Zoning Commission the requested Planned Residential Development Overlay District (PRD) is consistent with, and adheres to, the City's Master Plan. In fact, the comparison completed above indicates the proposal is in full compliance with the applicable policies of this plan.

Clustering of Lots as a Land Use Tool

The discussion of Planned Residential Development Overlay Districts (PRD) has recently focused on the impact of the clustered sized lots on the nearby community located around the proposed site and the tax impacts of the common ground that is formed, when the overlay district is applied. These considerations also include statements regarding the commitment of the City, from its inception, to provide only three (3) acre lots in the Non-Urban Residence District zoned areas of Wildwood, particularly west of State Route 109. These considerations are appropriate questions to ask in regards to the application of any Planned Residential Development Overlay District (PRD) and need to be answered, regardless of the outcome of this application at this current site.

In the City's Master Plan, the document contains a description of the land use considerations and allowances in the Non-Urban Residential Area, which references the NU Non-Urban Residence District as the only and principal zoning district designation for application in it. With this singular reference, no other zoning district designation can be considered in the Non-Urban Residential Areas of the City from a land use perspective for permitted and conditional uses. This prohibition guarantees that all residential development in the Non-Urban Residential Areas of the City will be at a density of one (1) unit per every three (3) acres of a site. However, the above-referenced description notes that "generally all lots will be a minimum of three (3) acres in size," but that statement is not written as 'only, singularly, or solely.' Therefore, those first City Councils and Planning and Zoning Commissions understood the desire to maintain a rural land use pattern in much of Wildwood, but understood that physical characteristics of these areas dictated a potentially different approach to the organization of the lots and improvements.

The approach that was chosen after much discussion was to improve the County's old application for clustering in the rural areas, the Density Development Procedure (DDP), and create a better mechanism for use by the City for environmental protection and creating a tool to complement the Grading Code, the Tree Preservation and Restoration Code, and the Natural Resource Protection Standards of the Subdivision and Development Regulations. In combination, these land use codes, taken into account with the reduced zoning densities across the City, except in Town Center, the outcome would be site-sensitive development, more contiguous open space, environmental fragile landscapes in common ownership, and improved wildlife habitat. These outcomes from the appropriate application of the regulations of the City's Planned Residential Development Overlay District (PRD) are the reasons that ten (10) of these applications have been authorized in the rural areas of the City. These applications have been situated across the City, with

the majority of them located on the east side of State Route 109. Each of these applications were scrutinized and determined to be appropriate. At an average rate of one (1) approved application of the Planned Residential Development Overlay District (PRD) every two (2) years, since the City's incorporation, this Department, past Planning and Zoning Commissions, and previous City Councils have exercised careful consideration in this regard.

Planned Residential Development Overlay District

When the City Council approved a new Zoning Code for the City, it deleted the St. Louis County's former Planned Environment Unit (PEU) and replaced it with a new procedure called the Planned Residential Development Overlay District (PRD). This new procedure was intended to address the shortcomings of the previous special procedure and set clear and precise requirements for its use in the future. A list of standards was compiled to create these requirements. These standards include the following:

- Conformity with the land use objectives and policies of the City of Wildwood's Master Plan (Standard One);
- Open Space, including without limitation, parks, recreation areas, playgrounds, and natural areas (Standard Two);
- Adequate landscaping, screening, and buffering (Standard Three);
- Adequate internal traffic circulation and the provision of an appropriate transportation system that serves the property (Standard Four);
- Adequate parking (Standard Five);
- Livability (Standard Six);
- Building design and relationship to surrounding neighborhoods (Standard Seven); and
- The Planned Residential Development Overlay District (PRD) is in the best interest of the community (Standard Eight).

These standards analyzed on an individual basis provide the following information relative to the petitioner's request:

Standard One: The first of these standards is compliance with the objectives and policies of the City's Master Plan. This standard is detailed earlier in this report (Master Plan subtitle).

One (1) of the more discussed aspects of this plan is its use of clustering of the units upon smaller lots to create larger, more contiguous, areas of open space. The Commission is aware the majority of lots in this area of Wildwood were platted at a three (3) acre or greater size and this proposal was originally submitted with lots being one (1) acre plus parcels of ground. Now, with revisions, all of the lots are three (3) acres or greater in size. This design eliminates all common ground from the project, which places all site-sensitive areas on private lots, but with certain City protections from its land use codes.

With these changes, the Commission does believe the concerns of the residents of the area are better addressed from a transitioning standpoint, while placing portions of the private lots in protected zones. Such an action is consistent with the *Environmental Element's* goals and objectives to "minimize environmental disturbance and damage within the existing developed areas, restore watersheds where erosion has negatively impacted the natural equilibrium, and prevent future disturbance or damage to both non-impacted and impacted areas. This protection and restoration is to be encouraged through the implementation of appropriate zoning densities and the clustering of lots to limit disturbance[i]."

Additionally, this same element emphasizes "improving standards and development practices to address the sensitive nature of the City's environment. The overall direction of these policies is to better manage the development process through the continued implementation of the City's environmental regulations, including the tree preservation and restoration and grading and excavation codes, while exerting greater control over activities, which could potentially degrade the environment, such as, unmaintained stormwater control and sewage facilities[ii]."

Standard Two:

The second of these standards is open space. This standard is further defined by three (3) subcategories, which include (1.) open space is accessible, functional, and useable; (2.) open space is provided on all private lots; and (3.) the Planned Residential Development Overlay District (PRD) ensures the preservation of the site's natural features.

Under the proposed design, the first and second subcategories regarding useable open space is easily met by the larger lot sizes. The Commission, as part of its recommendation, is guaranteeing this protection of open space areas of the site, specifically where slopes exceed thirty (30) percent, which defines much of the planned properties. Within the conditions associated with this recommendation, the Commission is limiting initial grading to the roadway itself, with future individual lot disturbances to be based upon the selected house types and their individual footprints. This approach allows the developer, homebuyer, and the City to minimize unnecessary tree removal, while placing the improvements on the most suitable areas of the lots.

The petitioner has submitted an analysis from a professional soil scientist indicating 74.34 acres of the development tract of land must be preserved from use or disturbance. Included in this protected area are the site's ephemeral drainageways, steep slopes, and poor conditions caused by soil content or restrictive layers. Accordingly, some seven (7) acres of the subject site can be disturbed by development activity related to the preparation of the parcel of ground for building pads and infrastructure and utility installation. Petitioner's analysis indicates the protection of approximately 67 acres of the site, with disturbance of approximately 14 acres of the property for the construction of these proposed homesites.

Such an arrangement means the petitioner is utilizing more area of the site for development purposes than allowed by the Natural Resource Protection Standards Analysis. Such a development design is reflective of the difficult site characteristics, which supports the allowance for a variance to the amount of protected area on the overall site. This variance will be limited to the five (5) percent allowed by the regulations to the discretion of the Director of Planning and any additional amounts to be on a lot-by lot basis consistent with the placement of the dwellings and improvements. Collectively, the extent of variance in this regard cannot extend beyond nine (9) percent variance to the allowable disturbance limits.

With the application of the City's Public Space Ordinance, this development is now required to provide qualifying amounts consistent with its requirements. The petitioner is planning on providing the required 38,332.8 square feet of qualifying public space in the following manner: a public space dedication and the creation of a public easement for pedestrians and bicyclists on a portion of the private street system to access the planned public space, which adjoins the Rock Hollow Valley and Trail. The amount of these dedications and improvements would equate to full compliance for the purposes of the Public Space Ordinance.

Two (2) major components must be discussed in regards to the Public Space Ordinance requirements, as it relates to this design. The first component, which is alluded to in the above paragraph, seeks to allow the public pedestrian-bicycle easement upon a portion of the private street dedication to be used for qualifying public space, which acceptable and needed to provide access to the public space area. This area provides the route to the Rock Hollow Trail. In combination, these two (2) areas of the public space do meet the requirements of the City's Public Space Requirements. To ensure sufficient area for the installation of this natural surface trail, variable width easements shall be provided on either side of the dedication strip, thereby allowing its construction to address potential grade issues.

Standard Three:

The third of these standards is landscaping, buffering, and screening. This standard is further defined by five (5) subcategories, which include (1.) the use of a variety of plants, colors, and hard surfaces for character in the development; (2.) the use of appropriate sized plantings; (3.) the inclusion of attractive streetscapes; (4.) the use of buffering between activities by landscaping; and (5.) the creation of continual maintenance provisions as part of the Planned Residential Development Overlay District (PRD).

With regards to the variety of plants, colors, and surfaces and sizing and maintenance, the City's Tree Manual requires that all developments comply with these requirements. The conditions of the Planned Residential Development Overlay District (PRD) allow the City to impose requirements consistent with the intent of this standard, and specifically in the area of the development's entry area. This area is visible from adjoining roadways or properties or need softening for the residents

who will reside near them or pass by when entering or leaving the development. In the instance of this request, the standards of the Tree Manual will be applied.

The need for buffering throughout the site is lessened, given the size of lots and their proposed layout. Additionally, the preservation of existing tree masses at the proposed percentages by the petitioner provides an excellent buffer as well. This amount of tree preservation is well over sixty-five (65) acres of the site and meets the City's requirements in this regard.

The petitioner is proposing to create a Homeowners Association, which will be responsible for maintenance and upkeep of the planned improvements, including the private roadway. This association will be created at the time of the platting of this development and the City requires certain considerations be placed in the indentures to provide for this continual maintenance responsibility for improvements. Therefore, this subcategory will be met under the current requirements of the City's Zoning Ordinance and Subdivision and Development Regulations.

Standard Four:

The fourth of these standards is internal circulation and appropriate linkages. This standard is further defined by five (5) subcategories, which include (1.) reductions in the speed of vehicular movements; (2.) reductions in pedestrian-vehicle conflicts; (3.) encouragement of connections between the new streets and the existing network; (4.) reductions in land area devoted to streets; and (5.) institution of appropriate design and construction standards.

With regards to the petitioner's request, the Commission would note a two (2) cul-de-sac street design is to be built, which will serve the twenty-two (22) recommended lots. This street will be placed in a standard right-of-way dimension (thirty-four (34) feet), with a twenty (20) foot pavement area. Given the nature of this development and the width of the ridgelines, where this development is planned, no sidewalks are proposed. Eliminating sidewalks will reduce site grading to a degree. Conversely, an easement is being requested on one (1) area of the proposed right-of-ways to allow for its use by the public for access to the Rock Hollow Valley.

The location of the proposed access point onto Ridge Road for this development was discussed by many parties at the public hearing, all noting their concerns about safety of it at this proposed location. This location has been reviewed by the City's Department of Public Works and it has determined that minimum sight distance is provided for such and its location there can be accommodated, based upon compliance to Wildwood design criteria. Therefore, the Commission is supporting the location of the development's access point.

Given certain segments of the internal roadway do exceed a ten (10) percent grade, it is important to note such and identify if acceptable or not, as part of this subdivision's design. This grade is not normally acceptable to many developers or

buyers in new residential communities, but, given the characteristics of this site, the need for this grade is premised on limiting site disturbance and following a cleared area already existing on the site. With these roadways intended to be private, the City's 'Rural Roadway Standards' allow for this grade to be considered favorably and, in the Commission's opinion, is acceptable.

The Commission is recommending the dedication of right-of-way along Ridge Road to the City for further widening of the pavement area and other future improvements to the roadway. The petitioner has indicated this dedication on the submitted Preliminary Development Plan, but does not indicate any improvements therein.

Standard Five: The fifth of these standards is parking. This standard is further defined by three (3) subcategories, which include (1.) the utilization of appropriate design considerations to reduce the impact on the development's character; (2.) the reduction in land area used for parking; and (3.) the adherence to City standards.

The design of this development is typical of most rural subdivisions. Parking is provided in an enclosed structure, which supports a minimum of two (2) spaces per household. The Zoning Ordinance requires two (2) spaces for each residence.

Standard Six: The sixth of these standards is livability. This standard is further defined by four (4) subcategories, which include (1.) noise reduction; (2.) visual separation; (3.) lighting limits; and (4.) amount of cut and fill.

The petitioner's design, with the larger lots and their placement addresses many of the issues relative to noise reduction and visual separation between the individual lots and residences themselves. In most instances, the minimum distance between dwellings is well over sixty (60) feet. Additional tree preservation within the side yard setback areas between the respective dwellings is anticipated by the Planning and Zoning Commission to further improve the character of this subdivision in that specific regard. All street lighting will meet the City's requirement for reducing trespass and pollution. The issue of cut and fill is minimized by the petitioner's use of the Planned Residential Development Overlay District (PRD) and compliance to the Natural Resource Protection Standards.

Standard Seven: The seventh of these standards is building and neighborhood design. This standard is further defined by five (5) subcategories, which include (1.) variety and quality of design; (2.) compatibility; (3.) orientation; (4.) density; and (5.) view.

The petitioner's proposal appears to address many of these considerations. Although single family dwellings are proposed, in an area of similar uses, the type and design will be different than what currently exists there. The Commission has, by its earlier recommendation, determined the density of this development adheres to the appropriate underlying zoning district classification that supports the Master Plan.

The building orientation in this proposed development is a reflection of topography and the ridgelines formed by them. These site factors generally create an east/west street with homesites facing north and south. Heating considerations are a factor, given the direction of movement of the morning and evening sun in the winter months.

Standard Eight: The eighth standard is community interest. The development of this site for residential uses is consistent with the Master Plan's recommendation for conceptual land use in this area of the City. The use of the Planned Residential Development Overlay District (PRD) would appear to be in the overall, and best, interest of the City, since it allows better protection of the site's natural characteristics, while allowing for the utilization of the property for its permitted use – single family dwellings.

Compatibility of the Use

The Commission, in reviewing this request, would note its compatibility with the area land use and zoning pattern, which also supports the recommendation for its approval. Principally, the issues of compatibility are reflected as follows:

1) The development is at a three (3) acre density, which is already part of the area's pattern with the Estates at Quail Ridge and Ridge Tree Trail subdivisions.
2) This pattern is no more than one (1) dwelling unit for every three (3) acres of property involved in the proposed development.
3) The development is for single family uses on individual lots, which is the predominant pattern of land use in this area, as defined by those neighboring subdivisions, such as Windwood Hills, Lack Ridge Estates, and Ridge Road Farms Subdivisions, and other properties along Ridge Road.
4) The design the petitioner has employed will preserve much of the picturesque hillside areas that define this property.
5) The development's other design qualities and components can be addressed through the application of conditions as part of the site-specific ordinance to protect the quality of life in this area.

These other issues further support the recommendation for approval.

Summary and Recommendation

The Commission has determined, based upon the review and analysis of the petitioner's proposal, the requested Planned Residential Development Overlay District (PRD) is consistent with the City's Master Plan; complies with the Planned Residential Development Overlay District (PRD) requirements of the Zoning Code, and is compatible with the surrounding land use pattern. Therefore, it is the recommendation of the Planning and Zoning Commission the requested Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District (the current zoning district designation of

this property and not changing under this proposal) be supported by the City Council and such action be contingent upon the petitioner adhering to all the requirements of Attachment B of this Information Report.

Editor's Note: Changes reflecting the revised 22-lot plan are indicated by bolded, black, and italicized type.

ATTACHMENT B - CONDITIONS

1. PERMITTED USES

This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of **twenty-two (22)** ~~twenty-five (25)~~, detached single family dwellings on individual lots and all permitted accessory structures. The minimum area of this Planned Residential Development Overlay District shall be eighty-one (81) acres.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each dwelling unit shall be located on an individual lot of record, which shall not be less than three (3) acres in overall size.

b. The minimum width of any lot within this P.R.D. Overlay District shall be **two hundred (200)** ~~one hundred fifty (150)~~ feet in distance at the front building line, except for parcels of ground located within any cul-de-sacs. These lot frontages (within the cul-de-sacs) shall be as approved on the Site Development Plan by the Planning and Zoning Commission, **but be no less than one hundred (100) feet, as set forth in the City's *Subdivision and Development Regulations*, unless designated as flag lot types, thereby having a minimum distance of forty (40) feet.**

c. The depth of all lots within this residential subdivision shall be a minimum two hundred (200) feet in size.

d. 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 at street elevation.

e. The maximum area of this 81.2 acre tract of land, which can be used for development and related land disturbance for the permitted and accessory uses, shall not exceed **13.7** ~~fourteen (14)~~ acres, including the Director of Planning's five (5) percent variance. Other allowances, thereby increasing the useable area of the overall property shall be granted on a lot-by-lot basis, based on the individual house plan and associated improvements, but shall not exceed a total of a **nine (9)** percent ~~ten (10)~~ total variance (13.7 acres).

f. The minimum amount of this 81.2 acre tract of land, which must be preserved as part of this development, shall be 67.5 acres in overall size, including the Director of Planning's five (5) percent variance. Other allowances, thereby increasing the useable area of the overall property shall be granted on a lot-by-lot basis, based on the individual house plan and associated improvements, but shall not exceed a total of a **nine (9)** percent total variance (13.7 acres).

g. Lot sizes, configurations, and locations shall comply with the City's general lot design standards set forth in its *Subdivision and Development Regulations*. Variations to these lot design standards referenced therein must be submitted and acted upon by the Planning and Zoning Commission,

as part of its current review process. Any requested modifications to these lots shall be based upon locations that are most suitable for disturbance and consistent with the Natural Resource Protection Standards of the City's *Subdivision and Development Regulations*.

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, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Chapter 415.510 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 configuration for a lot indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement, along with minimum and maximum sizes.
c. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within one hundred (100) feet of this site's boundaries, i.e. curb cut and access locations, stormwater facilities, and utility installations.
d. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening, with existing and proposed improvements and sidewalks, and general location, size, right-of-way, and pavement width of all interior drives.
e. The location and size of all freestanding signs, lighting, fences, and other above ground structures, except retaining walls less than two (2) feet in height per section.
f. Existing and proposed contours at vertical intervals of not more than two (2) feet.
g. General location of sanitary sewer and stormwater facilities.
h. Parking and density calculations.
i. Conceptual location and size of common ground areas, if provided.
j. 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 Chapter 410 and accompanying Tree Manual.
k. An inventory of the percent of tree canopy or individual trees to be retained on the site indicated on a Tree Preservation Plan completed in accordance with the City of Wildwood Chapter 410 Tree Preservation and Restoration Code and accompanying Tree Manual.
l. Location of all existing and proposed easements.
m. All other information not mentioned above, but required on a Preliminary Plat in accord with Chapter 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:

Building Setbacks – Residential

a. All buildings or structures, other than boundary and/or retaining walls, approved fences, detention/retention facilities, and/or light standards, shall adhere to the following setbacks, as specified in Chapter 415.090 NU Non-Urban Residence District of the City of Wildwood's Zoning Ordinance, except as noted below:

1.) Twenty (20) feet from any roadway right-of-way, whether public or private.
2.) **Fifteen (15)** ~~ten (10)~~ feet from any side yard property line of any individual lot, but a minimum of forty (40) feet shall be maintained between buildings/structures on adjoining lots
3.) Thirty (30) feet from any rear yard property line of any individual lot.

Parking Setbacks - Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress and streets and roads, shall comply with the requirements of Chapter 415.090 NU Non-Urban Residence District of the City of Wildwood's Zoning Ordinance, excepting enclosed spaces may be within twenty (20) feet of the edge of the private roadway dedication.

Miscellaneous Setbacks - Right-of-Way and Other Locations

c. No portion of any residential building foundation shall encroach within fifteen (15) feet of the 'Final Resource Protection Line.' However, no land disturbance, as defined by the City's Grading Code, shall be authorized upon a slope of greater than thirty (30) percent in measurement, **unless otherwise reviewed and acted upon by the Planning and Zoning Commission.**

Access and Roadway Improvements

d. Access to Ridge Road shall be limited to one (1) residential street approach located to provide required sight distance access to all lots and constructed by the developer to conform to the requirements of the Department of Public Works in this regard. All work within the right-of-way shall be as directed by the Department of Public Works and no work in the same shall commence until authorized by the Department of Public Works.

e. The developer shall dedicate land area along the property's entire frontage that abuts Ridge Road to the City of Wildwood, at a minimum width of fifteen (15) feet, as directed by the City of Wildwood Department of Public Works for the widening of the existing shoulder by a minimum of distance of five (5) feet. This required infrastructure work of the developer of the project shall include all stormwater improvements, as directed by the Metropolitan St. Louis Sewer District and the City of Wildwood.

f. The developer shall construct an internal private roadway system, within a thirty-four (34) foot right-of-way dedication, for vehicles and pedestrians/bicyclists to serve the residential lots within

this development that complies with the requirements of the City of Wildwood's 'Rural Roadway Standards' and as approved by the Department of Public Works. Street widths shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Along with this thirty-four (34) foot right-of-way area, provide eight (8) foot wide roadway maintenance and utility easements on either side of this roadway dedication.

i. As part of this dedication, the developer shall establish as part of the private roadway dedication the rights for the City of Wildwood, and its successors and assignees, to utilize a portion of this area for a pedestrian and bicycle easement for public purposes. This easement area shall be indicated on the required Site Development Plan and reviewed and acted upon by the Planning and Zoning Commission. The City Attorney shall also review the wording and rights associated with said easement as part of the site's platting process to ensure its comprehensiveness and use.

Miscellaneous Roadway Requirements

g. 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. Monument signs shall be located in an easement on a private lot or common ground.

h. 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.

Parking Requirements

i. Parking spaces shall be provided as required by Chapter 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the NU Non-Urban Residence District. Minimally, two (2) parking spaces for each single family dwelling shall be provided.

Landscape Requirements - Specific

j. Landscaping shall adhere to all requirements of Chapter 410 of the City's Tree Preservation and Restoration Code and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

k. All streets and roads shall be appropriately landscaped as required by Chapter 410 Tree Preservation and Restoration Code and be approved by the Planning and Zoning Commission on the Site Development Plan.

l. 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 Chapter 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 Chapter 410 Tree Preservation and Restoration Code. Initial clearing and grubbing of the site shall be limited to the installation of the internal roadway system.

m. Landscaping within the defined access area along Ridge Road shall comply with Chapter 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. Those areas of common ground to be used for stormwater detention/retention shall comply with the City of Wildwood requirements in this regard. The Planning and Zoning Commission on the Site Development Plan shall approve the planting pattern.

n. A registered Landscape Architect shall prepare, submit, and sign all plan(s).

Signs

o. Signs for this P.R.D. Overlay District shall be erected in accordance with Chapter 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the NU Non-Urban Residence District.

p. 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

q. 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. Minimally, lighting levels and their design specifications shall be approved by the Planning and Zoning Commission, as part of a Lighting Plan submitted in conjunction with the Site Development Plan, and comply with City of Wildwood's Lighting Code – Chapter 415.450 of the Zoning Ordinance.

Miscellaneous Conditions

r. Parking, circulation, and other applicable site design features shall comply with Chapter 1101, Section 512.4 "Physically Handicapped and Aged" of the S.L.C.R.O. 1974, as amended.

s. 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.

t. 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 or boulders. Walls crossing property lines shall be located in a maintenance easement. The Planning and Zoning

Commission, as part of the Site Development Plan review process, shall approve said materials and design.

u. The generalized location of all utility easements for proposed service to this development shall be shown on a Typical Lot Diagram, as approved by the Planning and Zoning Commission on the Site Development Plan. Installation of utilities within the respective easements shall adhere to the requirements of the Natural Resource Protection Standards Analysis and, whenever practical, be placed in areas of existing or proposed disturbance relating to previous site activity, the construction of streets, or the layout of building lots.

v. All utilities serving this site shall be installed underground in accord with the requirements of the City of Wildwood's Subdivision and Development Regulations. Any existing easements located on the subject site, which are not being utilized, shall be vacated under the standard procedures of the City of Wildwood Subdivision and Development Regulations.

w. Grading associated with the site shall occur in a minimum of two (2) phases. The first phase shall be limited to the installation of entry/exit area onto Ridge Road and the internal street network, including utilities. Thereafter, grading shall only be authorized on a lot-by-lot basis, when a particular house model has been chosen for it.

5. PUBLIC SPACE REQUIREMENTS

Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 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 ordinance, but shall be completed prior to issuance of any zoning authorizations for building permits in excess of fifty (50) percent of the total dwellings 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 permitted lots, shall be 38,332.8 square feet or its equivalent. Qualifying public space shall be deemed to include, in this instance only, the public space dedication and the public easement areas and designed in accordance with the recommendations contained therein. The design and construction shall conform to the City of Wildwood requirements and be as directed by the Department of Public Works.

6. 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 may be paid in full at the time of the first Zoning Authorization for any building or structure, or at the time of each Zoning Authorization for the individual dwellings. This contribution shall not exceed the

amount established by multiplying the ordinance-required number of parking spaces by the following rate:

Type of Development	*Required Contribution*
Single Family Dwelling	$1,212.72 /Parking Space

(Parking space, as defined by Chapter 415.340 of the City of Wildwood Zoning Ordinance.)

Credits to this fee are at the sole discretion of the City Council of the City of Wildwood. If the type of proposed development differs from that listed, rates shall be provided by the Department of Public Works.

The amount of this required contribution, if not submitted by January 1, 2017, 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.

7. 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 Metropolitan St. Louis Sewer District and the Department of Public Works 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 Metropolitan St. Louis Sewer District and City of Wildwood 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 right-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 that 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.

Natural Resource Protection Standard Plan

c. 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.

Archeological Inventory

d. The archeological assets of this subject site, such as remnants of buildings, structures, or other improvements, shall be cataloged, photographed, and preserved, if possible, by a professional/firm with expertise in this field. This survey shall meet generally accepted industry practices and procedures for the delineation of areas, assets, and other considerations to guarantee that these features are catalogued, recorded, and addressed before any land disturbance can occur on the site. The City of Wildwood's Historic Preservation Commission shall approve the professional/firm chosen by the developer of this project to conduct this assessment and survey, before any of this related activity occurs on the site.

Stormwater Pollution Prevention Plan

e. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to Federal, State, and local requirements regarding the management

of stormwater runoff to prevent siltation and erosion, both on-site and upon downstream properties.

Environmental Assessment – Phase One

f. The developer shall provide to the Planning and Zoning Commission, as part of the Site Development Plan submittal package, a Phase I Environmental Assessment Report of the property, which indicates its current condition relative to its past utilization by other owners. Determination regarding any required mediation shall be identified and completed, prior to the approval of the Record Plat and before the occupancy of any residential unit, all being in accordance with State and federal standards and guidelines, as set forth by the United States Environmental Protection Agency (EPA) and the Missouri Department of Natural Resources (MDNR), for any determined contaminant exceeding a residential cleanup standard/guideline, with the cost borne for such by the developer and not the City of Wildwood.

7. RECORDING

Within sixty (60) 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 Metro West Fire Protection District, the U.S. Army Corp of Engineers, the Metropolitan St. Louis Sewer District, and the Missouri Department of Natural Resources must be received by the Department of Planning.

b. Prior to issuance of foundation or building permits for any lot adjoining a common area or detention facility, written certification from a professional engineer, which verifies these areas are graded in accordance with approved plans, must be received by the Department of Public Works.

Land Subdivision

c. 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

d. 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

the provisions of Chapters 415.470 and 415.510 of the City of Wildwood Zoning Ordinance.

Public Potable Water

e. The developer shall be required to provide public potable water from the Missouri American Water Company to the property, and related homesites. Verification of this service shall be in a form acceptable to the City of Wildwood. Additionally, the design and location of this water system shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan submittal process.

Escrow Requirements

f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Traffic Generation Assessment

g. Traffic Generation Assessment contributions shall be deposited with the City of Wildwood in the form of a cash escrow prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment Contribution prior to the issuance of building permits for each phase of the development.

Roadway Improvements

h. Based upon the preliminary development plan, improvements to the Ridge Road right-of-way must be completed prior to issuance of the building permits in excess of twenty (20) percent of the total.

9. GENERAL DEVELOPMENT CONDITIONS

a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of siltation control measures is required and must comply with the Stormwater Pollution Prevention Plan for this development (SWPPP). The developer shall be solely responsible for obtaining any temporary slope and construction licenses needed to address the installation of public and private improvements on this site that require the use of adjoining parcels of ground that are not under their ownership or control.

c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District subdivision shall be prominently displayed at all times in all sales offices of this project.

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. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public right-of-way. 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 infrastructure improvements.

f. 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. This restoration must occur within thirty (30) days of the conclusion of preliminary grading as determined by the Director of Public Works.

g. 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.

h. 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.

i. 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.

j. This zoning approval is conditioned on compliance with the Zoning Ordinance, Subdivision and Development Regulations, 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, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

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[i] * - Excerpted from City of Wildwood Master Plan (2016), Page 80.

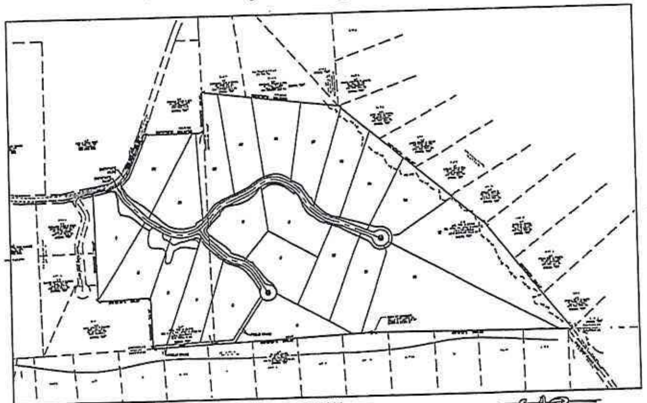
[ii] * - Excerpted from City of Wildwood Master Plan (2016), Page 80.

ATTACHMENT C
Preliminary Development Plan

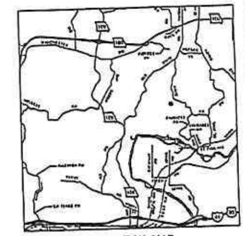
Auburn Ridge

A Tract of Land Being Part of Section 17, Township 44 North, Range 4 East of The Fifth Principal Meridian, City Of Wildwood, St. Louis County, Missouri

Preliminary Development Plan



KEY MAP
N.T.S.



LOCATION MAP
N.T.S.

GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:
   WARD SIX
   METRO WEST FIRE PROTECTION DISTRICT
   ST. LOUIS COUNTY POLICE DEPARTMENT – CITY OF WILDWOOD (6TH) PRECINCT
   ROCKWOOD R-6 SCHOOL DISTRICT
   AMEREN MISSOURI
   AT&T
   LACLEDE GAS COMPANY
   MISSOURI AMERICAN WATER COMPANY
   CHARTER CABLE SERVICES
   METROPOLITAN ST. LOUIS SEWER DISTRICT
2. SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
3. STORMWATER SYSTEM DESIGN SHALL BE PURSUANT TO THE CITY OF WILDWOOD AND MSD REQUIREMENTS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
5. ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) STANDARDS. SOURCE OF TOPOGRAPHY– LIDAR.
6. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD).
7. ALL PROPOSED UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
8. NO PLANTS, TREES, SIGNS, ETC. GREATER THAN 36" IN HEIGHT SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE AT INTERSECTIONS AND MEDIANS AS TO RESTRICT SIGHT DISTANCE.
9. MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 16 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF WILDWOOD CODE REQUIREMENTS – SECTION 415.430 OUTDOOR LIGHTING REQUIREMENTS – ZONING ORDINANCE.
10. STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD.
11. BUILDING HEIGHT SHALL NOT EXCEED 60 FEET.
12. THE NEAREST MAJOR INTERSECTION IS MANCHESTER RD AND OLD STATE RD APPROXIMATELY 2.3 MILES TO THE NORTH NORTHEAST.
13. ENTRANCES, STREET INTERSECTIONS, CUL-DE-SACS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD STANDARDS.

DEVELOPMENT NOTES:

LOCATOR NUMBER: 23U330018, 23U310023

1. SITE ADDRESS: 1115 RIDGE RD, WILDWOOD, MO 63021 — 1513 WINDWOOD HILLS DR, WILDWOOD, MO 63021

   CURRENT OWNER: TOM & DENISE REID, 4073 MONTGOMERY LN, PACIFIC, MO 63021 — TOM & DENISE REID, 4073 MONTGOMERY LN, PACIFIC, MO 63021

2. EXISTING ZONING: NU – NON-URBAN RESIDENCE DISTRICT
3. PROPOSED USE: PLANNED RESIDENTIAL DEVELOPMENT ("PRD") OVERLAY DISTRICT
4. GROSS AREA OF SITE: 81.36 ACRES
5. DENSITY = 81.36 AC. x 43,560 S.F./AC. / 130,680 SQ.FT. = 27 LOTS ALLOWABLE
6. NUMBER OF LOTS PROPOSED: 22
7. PARKING REQUIREMENTS: 2 EA. X 22 LOTS = 44 SPACES; PROVIDED = 44 SPACES
8. EXISTING TREE AREA = 80.7 AC. TREES TO REMAIN = 75.5 AC. (93.65%)
9. COMMON GROUND = 1,881 SQ.FT. (0.03 AC.)

LOT SPECIFICATIONS:

MINIMUM AREA – 3 AC.
FRONT SETBACK – 20'
SIDE YARD SETBACK – 15'
REAR YARD SETBACK – 30'

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0290L DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

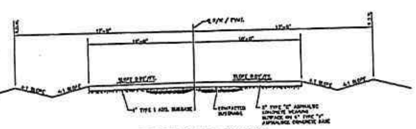
PUBLIC SPACE REQUIREMENTS

Standard Public Space Calculation: Total Tract: 81.36 Acres; 22 Lots x 1,742.4 s.f. = 38,332.8 s.f.	Four (4) Acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per new single family dwelling)
Amount of Required Public Space	38,333 Square Feet
Amount of Provided Public Space	180,484 Square Feet
– Multiple Use Trail	Square Feet
– Underground Detention Area	Square Feet
– Public Land Dedication	63,180 Square Feet
– Privately-Held Common Ground	0.000 Square Feet
List of Installed Improvements	Total Number (list below on lines)
– Picnic Tables	
– Benches	
– Trash Receptacles	
– Bicycle Racks	
– Other Street Right-of-Way	117,304
Other Public Space Items (if provided)	
Fee in Lieu	

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING PART OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 17, SAID POINT ALSO BEING ON THE EAST LINE OF QUAIL HOLLOW, A SUBDIVISION RECORDED IN PLAT BOOK 197, PAGE 48 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE WEST LINE OF SAID SECTION 17, NORTH 02° 04' 24" WEST, 1470.49 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF LACK RIDGE ESTATES, A SUBDIVISION RECORDED IN PLAT BOOK 280, PAGE 43 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE DEPARTING LAST SAID WEST LINE, AND ALONG THE SOUTH LINE OF LOTS 3, 2 AND 1 OF SAID LACK RIDGE ESTATES THE FOLLOWING COURSES AND DISTANCES: NORTH 89° 15' 26" EAST, 348.75 FEET; NORTH 01° 50' 40" WEST, 351.89 FEET AND NORTH 89° 12' 05" EAST, 720.87 FEET TO THE SOUTHEAST CORNER OF SAID LACK RIDGE ESTATES, SAID POINT ALSO BEING ON THE WEST LINE OF RIDGE ROAD, 40 FEET WIDE; THENCE DEPARTING LAST SAID SOUTH LINE, AND ALONG THE WEST LINE OF SAID RIDGE ROAD, THE FOLLOWING COURSES AND DISTANCES: SOUTH 10° 51' 55" EAST, 130.47 FEET; SOUTH 28° 57' 55" EAST, 64.00 FEET; SOUTH 45° 17' 55" EAST, 88.74 FEET AND SOUTH 65° 13' 49" EAST, 294.92 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RALPH & GINA BICKIESE BY INSTRUMENT RECORDED IN DEED BOOK 19493, PAGE 2380 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE DEPARTING LAST SAID WEST LINE, AND ALONG THE WEST AND SOUTH LINES OF SAID BICKIESE TRACT, SOUTH 00° 21' 23" WEST, 397.88 FEET AND NORTH 89° 11' 28" EAST, 269.05 FEET TO THE NORTHWEST CORNER OF LOT 5 OF WINDWOOD HILLS, A SUBDIVISION RECORDED IN PLAT BOOK 245, PAGE 7 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE WEST LINE OF LOTS 5 AND 4 OF SAID WINDWOOD HILLS, SOUTH 07° 37' 00" WEST, 918.70 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID WINDWOOD HILLS, SAID POINT ALSO BEING THE NORTHERNMOST CORNER OF LOT 6 OF RIDGE ROAD FARMS, A SUBDIVISION RECORDED IN PLAT BOOK 179, PAGE 48 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE NORTHWEST LINE OF LOTS 6 THROUGH 9 OF SAID RIDGE ROAD FARMS, SOUTH 40° 43' 54" WEST, 1250.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9 OF RIDGE ROAD FARMS; THENCE ALONG THE NORTHWEST LINE OF LOTS 10, 11 AND 12 OF SAID RIDGE ROAD FARMS, SOUTH 52° 52' 03" WEST, 910.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12 OF RIDGE ROAD FARMS, SAID POINT ALSO BEING ON SAID WEST LINE OF SECTION 17; THENCE DEPARTING LAST SAID NORTHWEST LINE, AND ALONG SAID WEST LINE OF SECTION 17, SAID LINE ALSO BEING THE EAST LINE OF QUAIL HOLLOW, NORTH 01° 18' 07" EAST, 1320.24 FEET TO THE POINT OF BEGINNING, CONTAINING 3,543,933 SQUARE FEET OR 81.3575 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING FEBRUARY, 2016 UNDER ORDER NO. 15-10-329.



TYPICAL PVMT. SECTION
(20' PAVEMENT/34' R.O.W.)
N.T.S.

LEGEND

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

SHEET INDEX

1.1	COVER SHEET
2.1-2.4	PRELIMINARY DEVELOPMENT PLAN
3.1	NATURAL RESOURCE PROTECTION PLAN
4.1	SIGHT DISTANCE STUDY

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH, 2016, AT THE REQUEST OF FISCHER & FRICHTEL CUSTOM HOMES, PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "AUBURN RIDGE".

A TRACT OF LAND BEING PART OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, 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

11/3/16

JAMEY A. HENSON — State of Missouri Professional Land Surveyor

MSD Base Map - 25U, 26U

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 ...

CITY OF WILDWOOD
NOV 03 2016
DEPT OF PLANNING & PARKS

REVISED PLAN 11/3/2016

ISSUE	REMARKS/DATE
1	3-25-2016, INITIAL SUBMITTAL
2	6-10-2016, CITY COMMENTS
3	6-20-2016, CITY COMMENTS
4	7-25-2016, RESUBMITTAL
5	8-16-2016, REVISED PLAN
6	9-29-2016, CITY COMMENTS
7	11-2-2016, CITY & CLIENT COMMENTS

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5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
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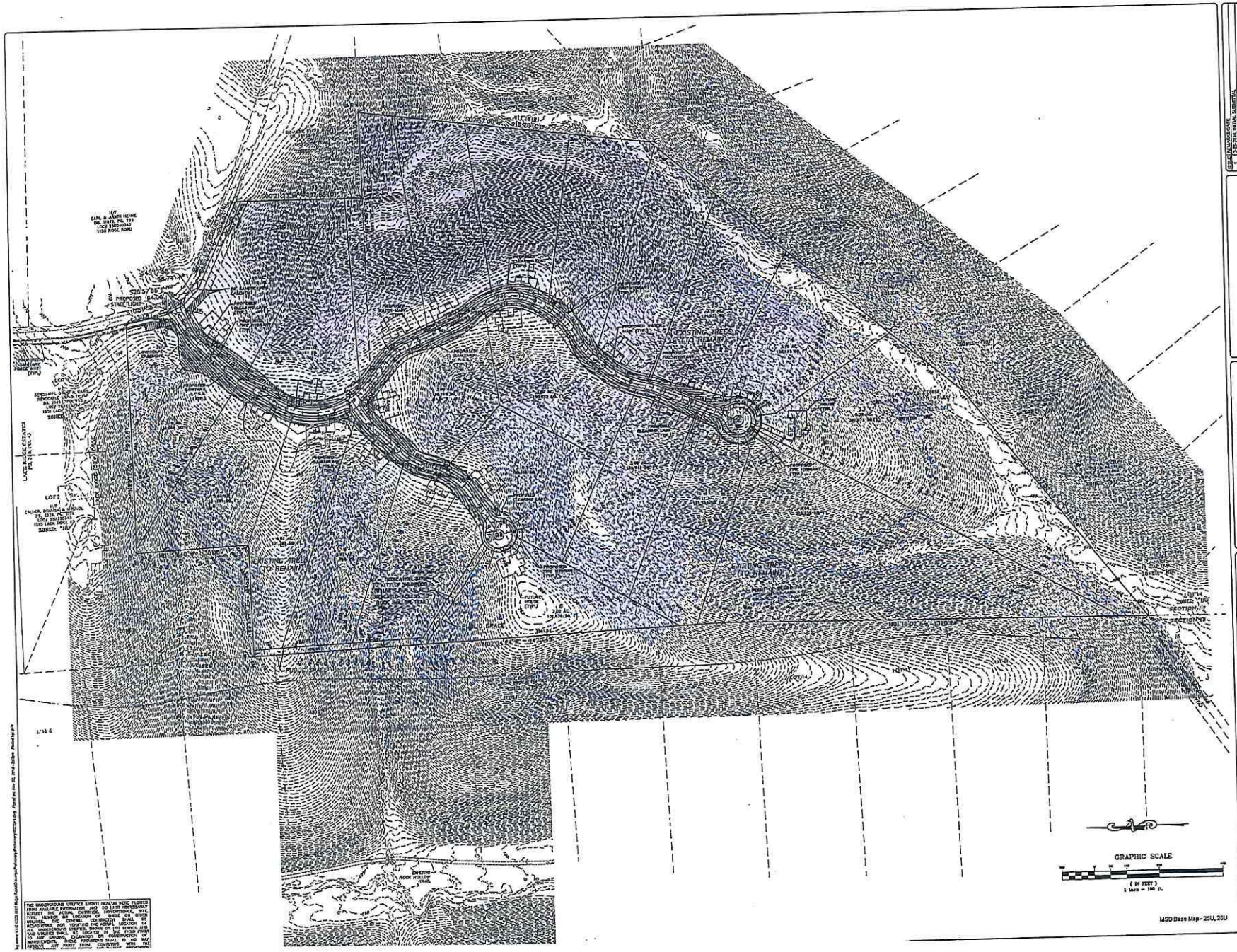
Corporate Certificate of Authority #001348

Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan
Cover Sheet

Date: 11-2-2016
MICHAEL G. BOERDING
License No. MO E-28043
Civil Engineer

Job Number	15-10-329
Date	Nov. 2, 2016
Designed: MF / Drawn: LO / Checked:	Sheet 1.1 PRE

REVISED PLAN 11/3/2016



REV	DATE	REMARKS
1	10-28-16	INITIAL SUBMITTAL
2	8-23-16	CITY COMMENTS
3	8-23-16	REVISED PLAN
4	10-28-16	RESUBMITTAL
5	8-23-16	REVISED PLAN
6	10-28-16	CITY COMMENTS
7	11-3-16	CITY & COUNTY COMMENTS

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Corporate Certificate of Authority #001318

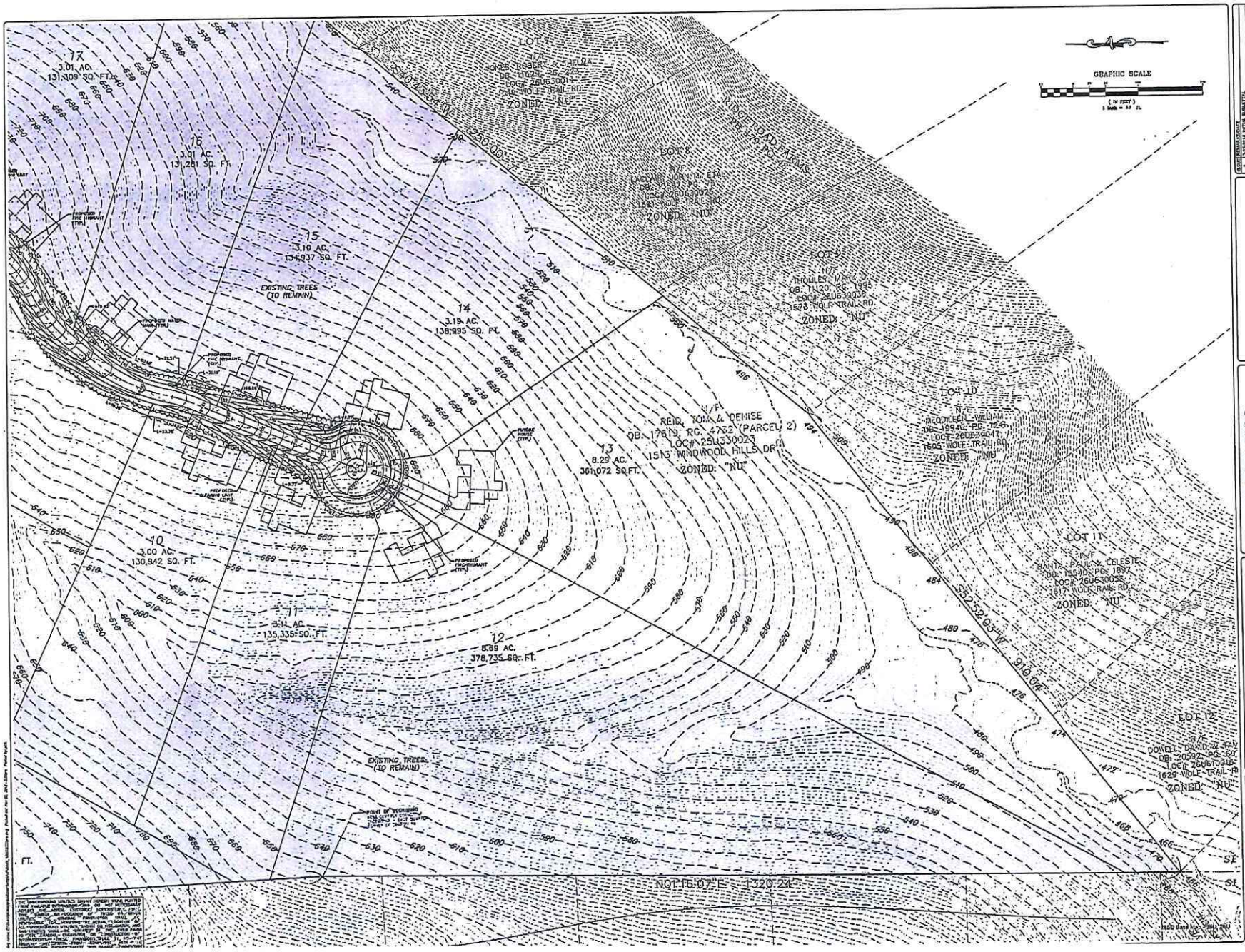
Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan

Date: 11-2-2016
MICHAEL G. BUERDING
License No. MO E-26843
Civil Engineer

Job Number 15-10-329
Date Nov. 2, 2016
Designed: MP
Drawn: BL
Checked: PRE
Sheet 2.1

REVISED PLAN 11/3/2016

REVISED PLAN 11/3/2016


GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
LOT 7
N/F
JONES, ROBERT & THELMA
DB: 11024, PG: 225
LOC# 26U630014
1545 WOLF TRAIL RD.
ZONED: "NU"
LOT 8
N/F
LACKMAN, JOHN W. ET AL
DB: 11687, PG: 1
LOC# 26U630027
1551 WOLF TRAIL RD.
ZONED: "NU"
LOT 9
N/F
MOULEY, MARK D.
DB: 11120, PG: 1955
LOC# 26U630039
1573 WOLF TRAIL RD.
ZONED: "NU"
LOT 10
N/F
MCCULLEGH, WILLIAM
DB: 19946, PG: 126
LOC# 26U630047
1605 WOLF TRAIL RD.
ZONED: "NU"
LOT 11
N/F
BAINTA, PAUL & CELESTE
DB: 15040, PG: 1917
LOC# 26U630055
1612 WOLF TRAIL RD.
ZONED: "NU"
LOT 12
N/F
DOWELL, DAVID & JAN
DB: 20592, PG: 169
LOC# 26U510046
1629 WOLF TRAIL RD.
ZONED: "NU"
REID, TOM & DENISE
DB: 17619, PG: 4732 (PARCEL 2)
LOC# 25U330023
1513 WINDWOOL HILLS DR.
ZONED: "NU"
17
3.01 AC.
131,109 SQ. FT.
16
3.01 AC.
131,251 SQ. FT.
15
3.19 AC.
134,937 SQ. FT.
14
3.19 AC.
138,995 SQ. FT.
13
8.29 AC.
361,072 SQ.FT.
12
8.69 AC.
378,735 SQ. FT.
11
3.11 AC.
135,335 SQ. FT.
10
3.00 AC.
130,942 SQ. FT.
EXISTING TREES (TO REMAIN)
EXISTING TREES (TO REMAIN)
PROPOSED FIRE HYDRANT (TYP.)
PROPOSED WATER TANK (TYP.)
PROPOSED DRIVE FIRE HYDRANT (TYP.)
PROPOSED STEAMER LINE (TYP.)
FUTURE HOUSE (TYP.)
POINT OF BEGINNING
S55°52'03"W - 910.02'
N01°16'07"E - 1320.24'
S1
S2
S3
S4
S5
S6
S7
S8
S9
S10
S11
S12
S13
S14
S15
S16
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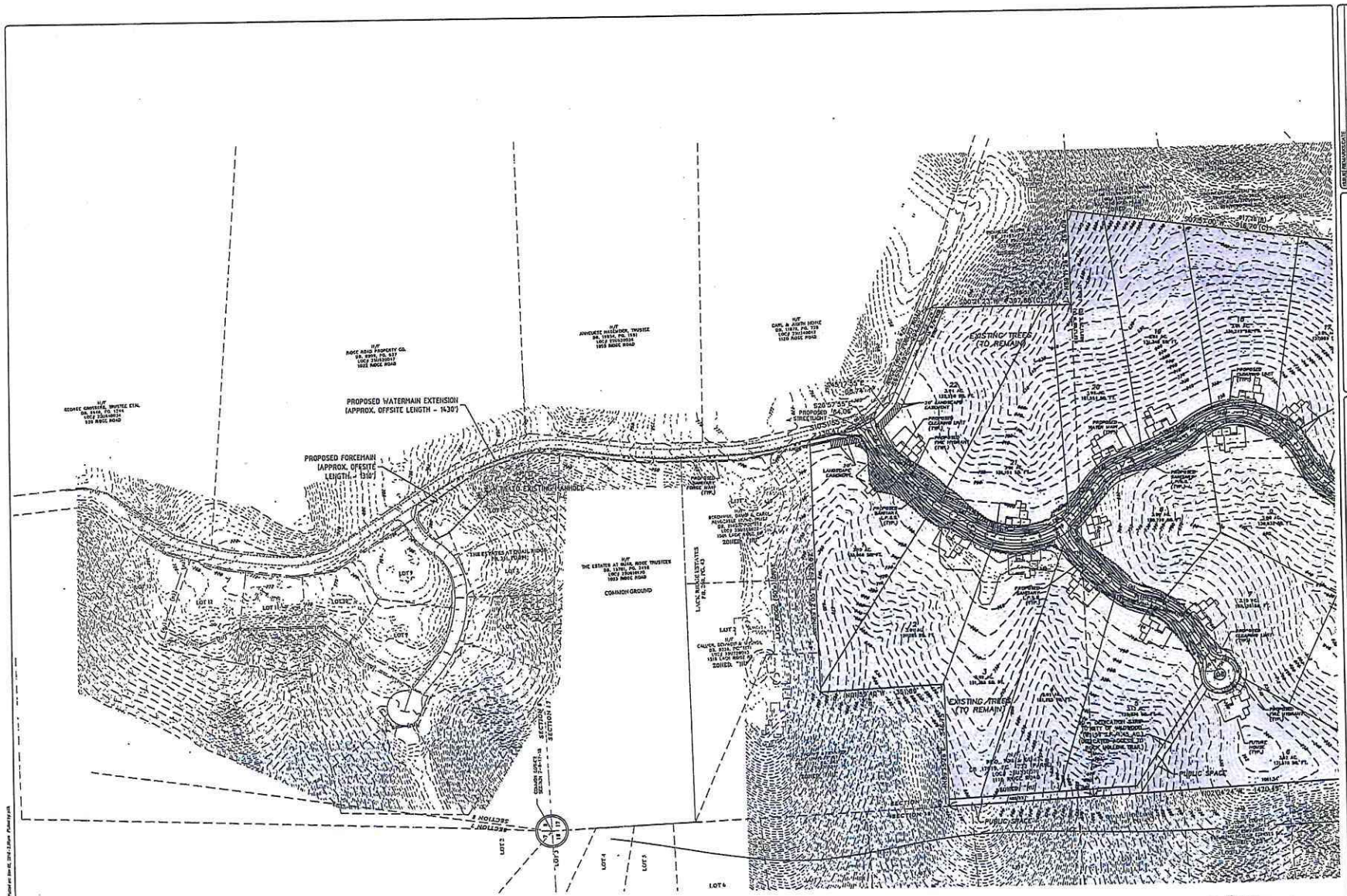
S38
S39
S40

REVISED PLAN 11/3/2016



MSD Base Map - 25U, 26U

ISSUE	REVISIONS/UPDATE
1	1-30-2014, APWA 5 PER MTG.
2	2-26-2014, CITY COMMENTS
3	4-28-2014, CITY COMMENTS
4	7-28-2014, SEE SHEET 17A
5	8-28-2014, CITY COMMENTS
6	9-29-2014, CITY COMMENTS
7	11-3-2016, CITY & COUNTY COMMENTS

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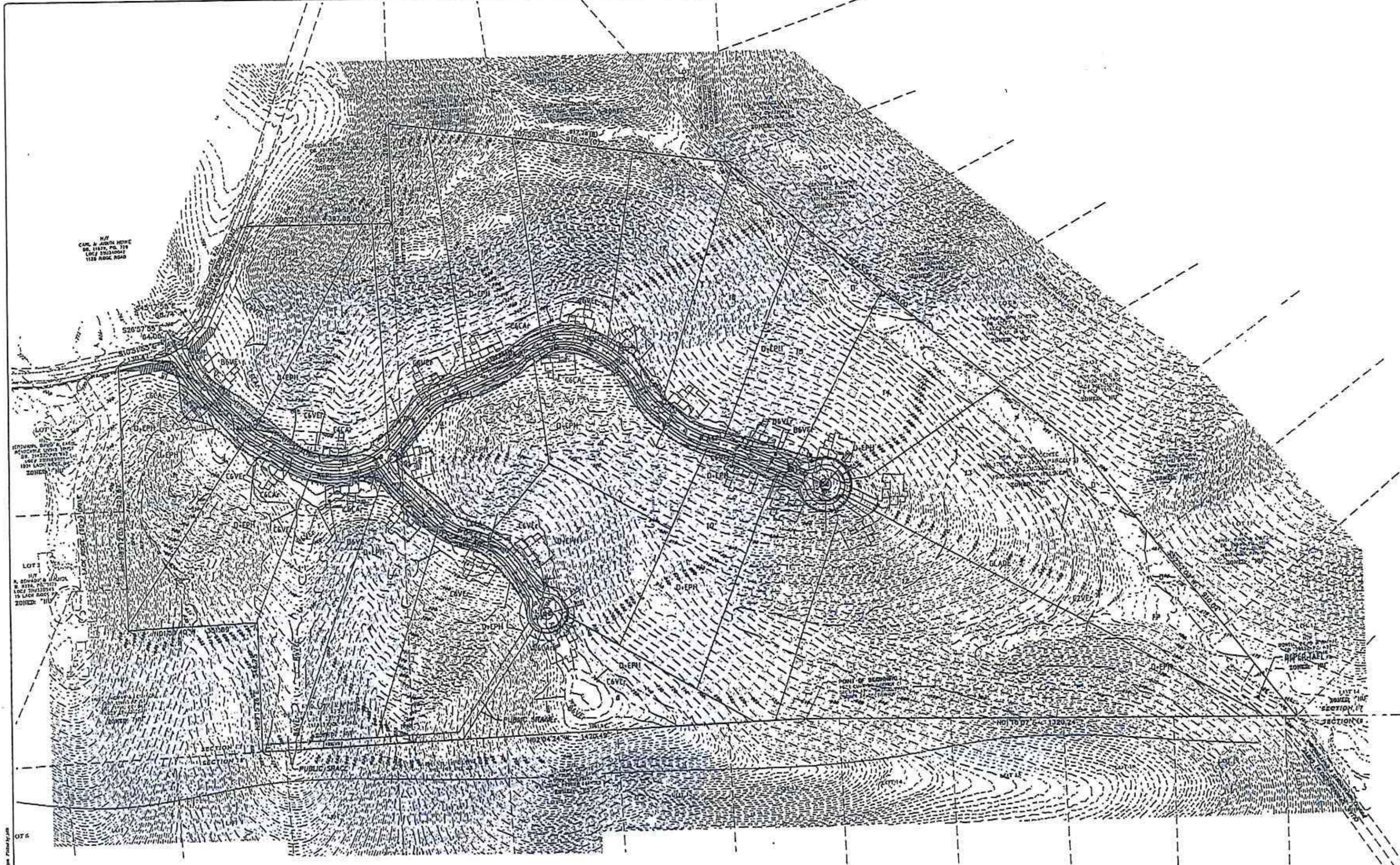
www.sterlingco.com
Corporate Office of Authority 7001343

Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan
Offsite Sanitary Sewer

Date: 11-2-2016
MICHAEL G. MOEHLENKAMP
License No. MO E-32543
Civil Engineer

Job Number	15-10-329
Date	Nov. 2, 2016
Designed SJF	Sheet 24
Drawn LG	
Checked	PRE

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF UTILITIES. THE UTILITIES WERE PLOTTED WITH DEPTHS OF COVER NOT TO BE ASSUMED. FOR SURVEYING THE ACTUAL LOCATION OF UNDERGROUND UTILITIES, DIGGING OF POT SIGNAL AND GAS STRUCTURES SHALL BE LOCATED BY THE FIELD PARTY TO AVOID DAMAGES, INJURIES OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL BE NO THE LIABILITY ANY PARTY FROM ASSUMING THE UNDERGROUND FACILITY INVEST AND DAMAGE PREVENTION



NATURAL RESOURCE PROTECTION STANDARD ANALYSIS – PREPARED BY ON-SITE SOILS, INC.								
MAP UNIT	AREA (ACRES)	% REQUIRED TO BE PRESERVED	AREA REQUIRED TO BE PRESERVED (SQ. FT./AC)	ACRES PRESERVED	% PRESERVED	ACRES DISTURBED	% DISTURBED	ACRES USABLE
A6PL	2.14	0	0	0.13	6	1.41	66	2.14
B6VE	1.50	30	20,647/0.47	0.64	41	0.50	33	1.11
B6VEr	3.80	50	82,764/1.90	1.00	26	1.78	47	1.80
C6VEr	6.09	70	185,686/4.26	4.67	77	0.52	9	1.83
C6CAr	5.39	100	234,788/5.39	3.31	61	0.63	12	0.00
C2VEr	0.59	100	25,700/0.59	0.59	100	0.00	0	0.00
D+EPH	48.67	100	2,120,065/48.67	48.28	99	0.15	0.3	0.00
D	1.48	100	63,597/1.46	1.46	100	0.00	0	0.00
B6PLr(AF)	0.23	80	8015/0.18	0.23	100	0.00	0	0.05
GLADE	6.97	100	303,613/6.97	6.97	100	0.00	0	0.00
FP	4.44	100	193,406/4.44	4.44	100	0.00	0	0.00
TOTAL	81.36	----	3,238,291/74.34	71.70	88	5.05	6	7.02

NOTES:

TOTAL AREA OF	81.36 AC.
AREA REQUIRED TO BE PRESERVED	74.34 AC.
TOTAL USABLE AREA	7.02 AC.
TOTAL AREA DISTURBED	5.05 AC.
VARIANCE REQUIRED FOR GRADING	0.78 AC.
DIRECTOR OF PLANNING VARIANCE 5%	3.72 AC.
TOTAL	4.50 AC.

5% VARIANCE BY PLANNING COMMISSION TO BE ADMINISTERED BY THE DIRECTOR OF PLANNING ON A LOT-BY-LOT BASIS. = 3.72 AC.

SOIL LANDFORM	MAP SYMBOL
SLOPE CLASSES (PERCENT)	SYMBOL
0-6	A
7-15	B
16-30	C
>30	D

SOIL SCIENTIST CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH 2016, 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 420.300, "NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES" OF THE CITY OF WILDWOOD, MISSOURI.

SOIL SCIENTIST ______________ DATE ______________

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

MSD Base Map - 25U, 26U

ISSUE	REMARKS/DATE
1	3-25-2016, INITIAL SUBMITTAL
2	6-15-2016, CITY COMMENTS
3	6-29-2016, CITY COMMENTS
4	7-28-2016, RESUBMITTAL
5	9-16-2016, REVISED PLAN
6	9-29-2016, CITY COMMENTS
7	11-2-2016, CITY & CLIENT COMMENTS

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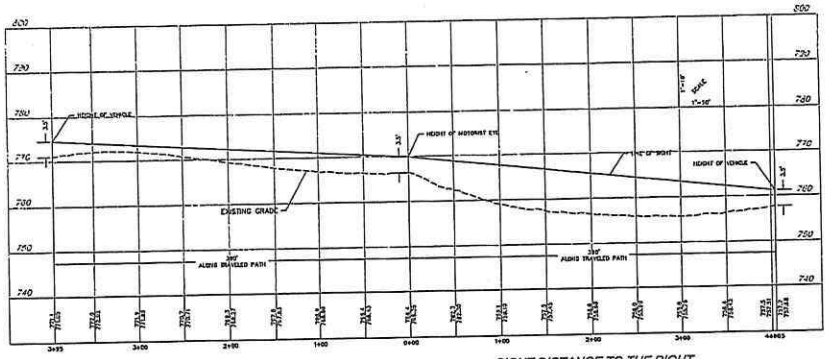
THE STERLING CO.
ENGINEERS & SURVEYORS

Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan
Natural Resource Protection Plan

Date 11-2-2016
MICHAEL G. BOERDING
License No. MO E-28543
Civil Engineer

Job Number 15-10-329
Date Nov. 2, 2016
Designed MF
Drawn LG
Sheet 3.1
PRE

REVISED PLAN 11/3/2016



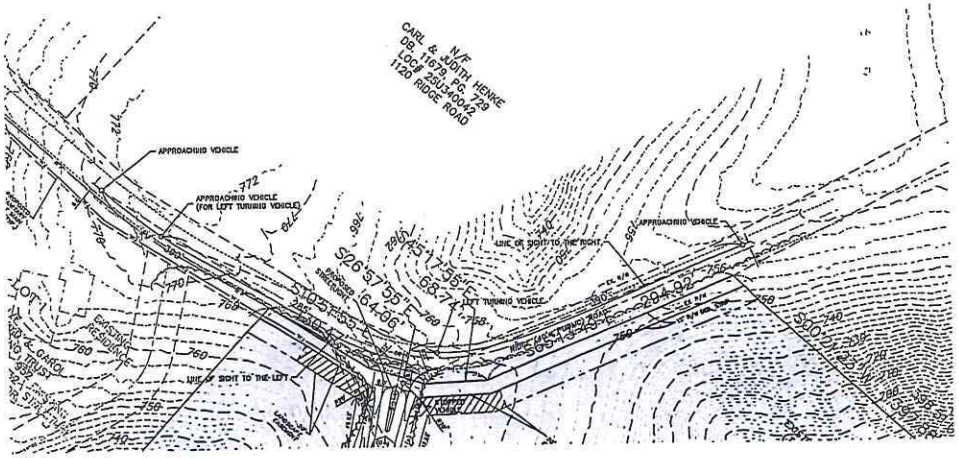
SIGHT DISTANCE TO THE LEFT

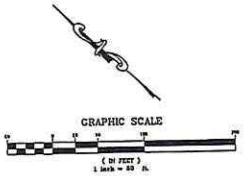
SIGHT DISTANCE TO THE RIGHT

POSTED SPEED LIMIT: 30 MPH
DESIGN SPEED: 35

SIGHT DISTANCE FOR LEFT TURN FROM MINOR ROAD (X & Z) - 390'

PER ST. LOUIS COUNTY 'SIGHT DISTANCE AT INTERSECTIONS' DWG. 40.25-1





REV	ISSUE/DATE
6	3-3-2016, INITIAL SUBMITTAL
7	6-8-2016, CITY COMMENTS
8	7-14-2016, REVISED PLAN
9	7-21-2016, RESUBMITTAL
10	8-15-2016, REVISED PLAN
11	9-19-2016, REVISED PLAN
12	11-3-2016, CITY & CLIENT COMMENTS

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Corporate Certificate of Authority #001343

Auburn Ridge

Wildwood, Missouri

Preliminary Development Plan
Sight Distance Study

Date 11-3-2016
MICHAEL D. BORDRIGHI
License No. MO E-26843
Civil Engineer

Job Number	15-10-329
Date	Nov. 2, 2016
Designed BJP	Sheet 4.1
Drawn LG	
Checked	PRE

MSD Base Map - 25U, 26U

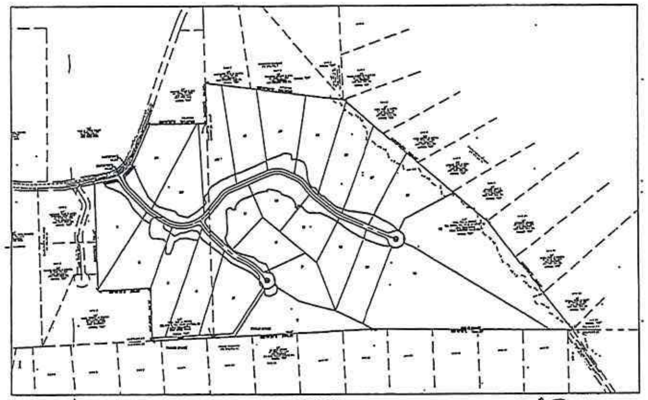
REVISED PLAN 11/3/2016

THE WORKGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION, AND MAY NOT BEEN FIELD EXPOSED (NOTHALED), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, MANNER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY WORK, AND ANY UTILITIES SHALL BE LOCATED IN THE FIELD BY THE CONTRACTOR, DAMAGED OR DISTURBED BY HIMSELF OR ANY OTHER CONTRACTOR, DEPARTMENT OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABROGATE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION

Auburn Ridge

A Tract of Land Being Part of Section 17, Township 44 North, Range 4 East of The Fifth Principal Meridian; City Of Wildwood, St. Louis County, Missouri

Preliminary Development Plan



KEY MAP
N.T.S.

GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:
   WARD SIX
   METRO WEST FIRE PROTECTION DISTRICT
   ST. LOUIS COUNTY POLICE DEPARTMENT – CITY OF WILDWOOD (6TH) PRECINCT
   ROCKWOOD R-6 SCHOOL DISTRICT
   AMEREN MISSOURI
   AT&T
   LACLEDE GAS COMPANY
   MISSOURI AMERICAN WATER COMPANY
   CHARTER CABLE SERVICES
   METROPOLITAN ST. LOUIS SEWER DISTRICT
2. SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
3. STORMWATER SYSTEM DESIGN SHALL BE PURSUANT TO THE CITY OF WILDWOOD AND MSD REQUIREMENTS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
5. ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) STANDARDS. SOURCE OF TOPOGRAPHY– USGS.
6. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD).
7. ALL PROPOSED UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
8. NO PLANTS, TREES, SIGNS, ETC. GREATER THAN 36" IN HEIGHT SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE AT INTERSECTIONS AND MEDIANS AS TO RESTRICT SIGHT DISTANCE.
9. MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 18 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF WILDWOOD CODE REQUIREMENTS – SECTION 415.430 OUTDOOR LIGHTING REQUIREMENTS – ZONING ORDINANCE.
10. STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD.
11. BUILDING HEIGHT SHALL NOT EXCEED 60 FEET.
12. THE NEAREST MAJOR INTERSECTION IS MANCHESTER RD AND OLD STATE RD APPROXIMATELY 2.3 MILES TO THE NORTH NORTHEAST.
13. ENTRANCES, STREET INTERSECTIONS, CUL-DE-SACS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD STANDARDS.

DEVELOPMENT NOTES:

LOCATOR NUMBER: 23U330010, 23U310023

1. SITE ADDRESS: 1115 RIDGE RD., WILDWOOD, MO 63021 — 1513 WINDWOOD HILLS DR, WILDWOOD, MO 63021

   CURRENT OWNER: TOM & DENISE REID, 4073 MONTGOMERY LN, PACIFIC, MO 63021 — TOM & DENISE REID, 4073 MONTGOMERY LN, PACIFIC, MO 63021
2. EXISTING ZONING: NU – NON-URBAN RESIDENCE DISTRICT
3. PROPOSED USE: PLANNED RESIDENTIAL DEVELOPMENT ("PRD") OVERLAY DISTRICT
4. GROSS AREA OF SITE: 81.36 ACRES
5. DENSITY = 81.36 AC. × 43,560 S.F./AC. / 130,680 SQ.F. = 27 LOTS ALLOWABLE
6. NUMBER OF LOTS PROPOSED: 24
7. PARKING REQUIREMENTS:
   2 EA. X 24 LOTS = 48 SPACES
   PROVIDED = 48 SPACES
8. EXISTING TREE AREA = 30.7 AC.
   TREES TO REMAIN = 21.2 AC. (69%)
9. COMMON GROUND = 1,851 SQ.FT. (0.03 AC.)

LOT SPECIFICATIONS:

MINIMUM AREA	– 2 AC.
FRONT SETBACK	– 20'
SIDE YARD SETBACK	– 15'
REAR YARD SETBACK	– 30'

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0280K DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

PUBLIC SPACE REQUIREMENTS

Standard Public Space Calculation: Total Tract: 81.36 Acres; 24 Lots x 1,742.4 s.f. = 41,818 s.f.	Four (4) Acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per one single family dwelling)	
Amount of Required Public Space	41,818	Square Feet
Amount of Provided Public Space	53,160	Square Feet
– Multiple Use Trail		Square Feet
– Underground Detention Area		Square Feet
– Public Land Dedication	18,185	Square Feet
– Privately-Held Common Ground		Square Feet
List of Installed Improvements	Total Number (Put below on lines)	
– Picnic Tables		
– Benches		
– Trash Receptacles		
– Bicycle Racks		
– Other: Street Right-of-Way	117,139	
Other Public Space Items (If provided)		
Fee in Lieu		

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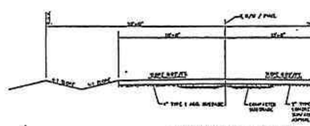
PROPERTY DESCRIPTION:

A TRACT OF LAND BEING PART OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

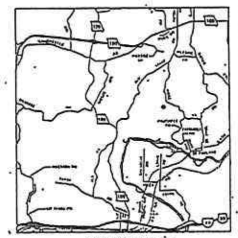
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 17, SAID POINT ALSO BEING ON THE EAST LINE OF QUAIL HOLLOW, A SUBDIVISION RECORDED IN PLAT BOOK 197, PAGE 48 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE WEST LINE OF SAID SECTION 17, NORTH 02° 04' 24" WEST, 1470.49 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF LACK RIDGE ESTATES, A SUBDIVISION RECORDED IN PLAT BOOK 280, PAGE 43 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE DEPARTING LAST SAID WEST LINE, AND ALONG THE SOUTH LINE OF LOTS 3, 2 AND 1 OF SAID LACK RIDGE ESTATES THE FOLLOWING COURSES AND DISTANCES: NORTH 89° 15' 20" EAST, 348.75 FEET; NORTH 01° 59' 40" WEST, 351.89 FEET AND NORTH 89° 12' 05" EAST, 720.67 FEET TO THE SOUTHEAST CORNER OF SAID LACK RIDGE ESTATES, SAID POINT ALSO BEING ON THE WEST LINE OF RIDGE ROAD, 40 FEET WIDE; THENCE DEPARTING LAST SAID SOUTH LINE, AND ALONG THE WEST LINE OF SAID RIDGE ROAD, THE FOLLOWING COURSES AND DISTANCES: SOUTH 10° 51' 55" EAST, 130.47 FEET; SOUTH 28° 57' 55" EAST, 64.08 FEET; SOUTH 45° 17' 55" EAST, 88.74 FEET AND SOUTH 65° 13' 49" EAST, 284.92 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RALPH & GINA BICKNESE BY INSTRUMENT RECORDED IN DEED BOOK 19495, PAGE 2380 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE DEPARTING LAST SAID WEST LINE, AND ALONG THE WEST AND SOUTH LINES OF SAID BICKNESE TRACT, SOUTH 00° 21' 23" WEST, 397.88 FEET AND NORTH 89° 11' 26" EAST, 289.09 FEET TO THE NORTHWEST CORNER OF LOT 5 OF WINDWOOD HILLS, A SUBDIVISION RECORDED IN PLAT BOOK 245, PAGE 7 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE WEST LINE OF LOTS 5 AND 4 OF SAID WINDWOOD HILLS, SOUTH 07° 57' 00" WEST, 916.70 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID WINDWOOD HILLS, SAID POINT ALSO BEING THE NORTHERNMOST CORNER OF LOT 6 OF RIDGE ROAD FARMS, A SUBDIVISION RECORDED IN PLAT BOOK 170, PAGE 48 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE NORTHWEST LINE OF LOTS 6 THROUGH 9 OF SAID RIDGE ROAD FARMS, SOUTH 40° 43' 54" WEST, 1250.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9 OF RIDGE ROAD FARMS; THENCE ALONG THE NORTHWEST LINE OF LOTS 10, 11 AND 12 OF SAID RIDGE ROAD FARMS, SOUTH 52° 52' 03" WEST, 910.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12 OF RIDGE ROAD FARMS, SAID POINT ALSO BEING ON SAID WEST LINE OF SECTION 17; THENCE DEPARTING LAST SAID NORTHWEST LINE, AND ALONG SAID WEST LINE OF SECTION 17, SAID LINE ALSO BEING THE EAST LINE OF QUAIL HOLLOW, NORTH 01° 16' 07" EAST, 1320.24 FEET TO THE POINT OF BEGINNING, CONTAINING 3,543,833 SQUARE FEET OR 81.3575 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING FEBRUARY, 2016 UNDER ORDER NO. 15-10-329.



TYPICAL PVMT. SECTION
(20' PAVEMENT - 40' R.O.W.)
N.T.S.

SHEET INDEX

1.1	COVER SHEET
2.1-2.4	PRELIMINARY DEVELOPMENT PLAN
3.1	NATURAL RESOURCE PROTECTION PLAN
4.1	SIGHT DISTANCE STUDY



LOCATION MAP
N.T.S.

LEGEND

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

Revised Plan 9/28/2016

CITY OF WILDWOOD
SEP 28 2016
DEPT OF PLANNING & PARKS

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH, 2016, AT THE REQUEST OF FISCHER & FRICHTEL CUSTOM HOMES, PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "AUBURN RIDGE".

A TRACT OF LAND BEING PART OF SECTION 17, TOWNSHIP 44 NORTH RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, 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

9/28/16

STATE OF MISSOURI — JAMES A. HENRON — NUMBER LS-2003015969

ISSUE	REMARKS/DATE
1	3-25-2016, INITIAL SUBMITTAL
2	6-15-2016, CITY COMMENTS
3	6-29-2016, CITY COMMENTS
4	7-28-2016, RESUBMITTAL
5	8-15-2016, REVISED PLAN
6	9-28-2016, CITY COMMENTS

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Fax (314) 576-0502
www.fandfhomes.com

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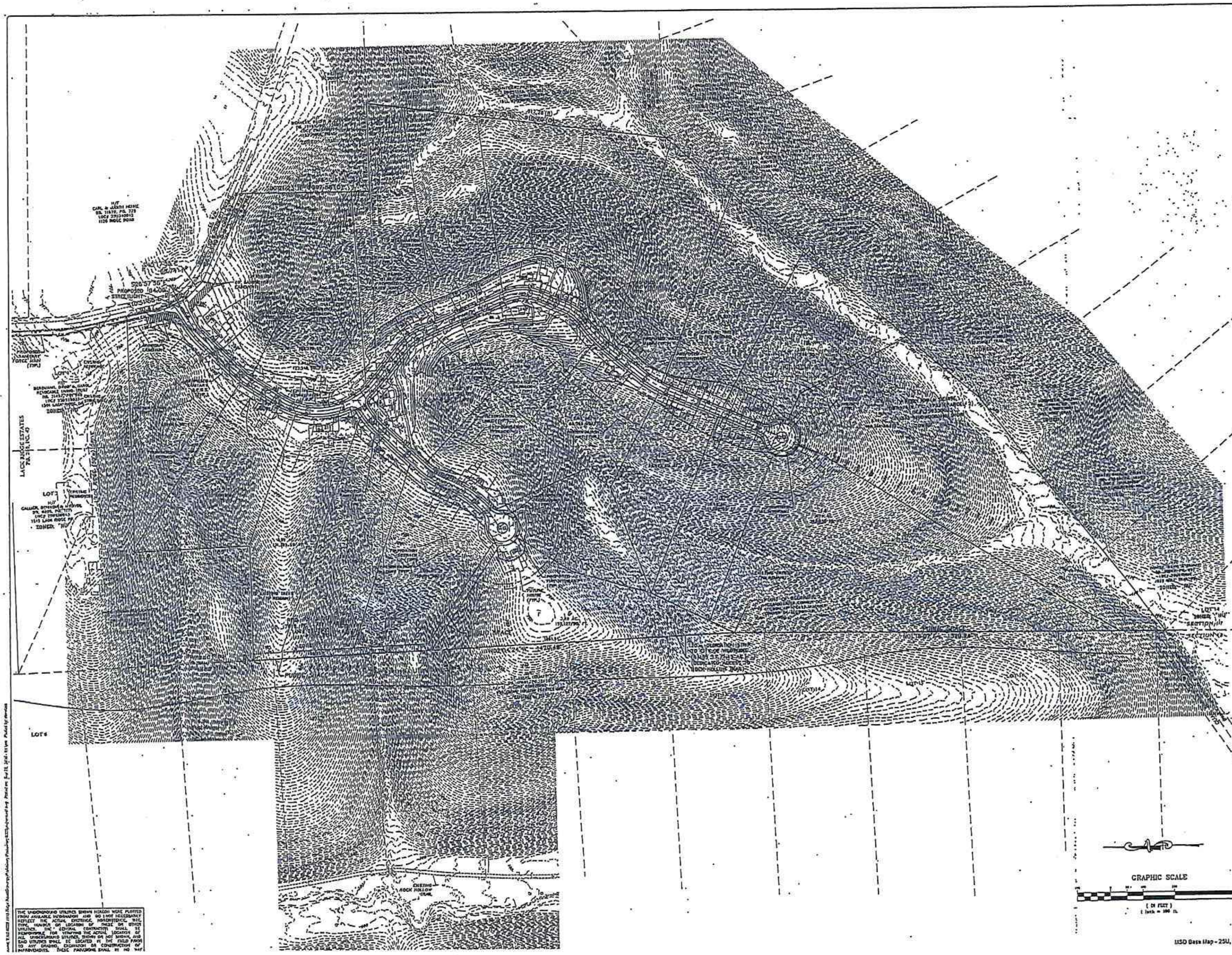
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001346

Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan
Cover Sheet

Date 9-28-2016
MICHAEL G. BOERDING
License No. MO E-26543
Civil Engineer

Job Number 15-10-329
Date Sept. 28, 2016



ISSUE	REMARKS/DATE
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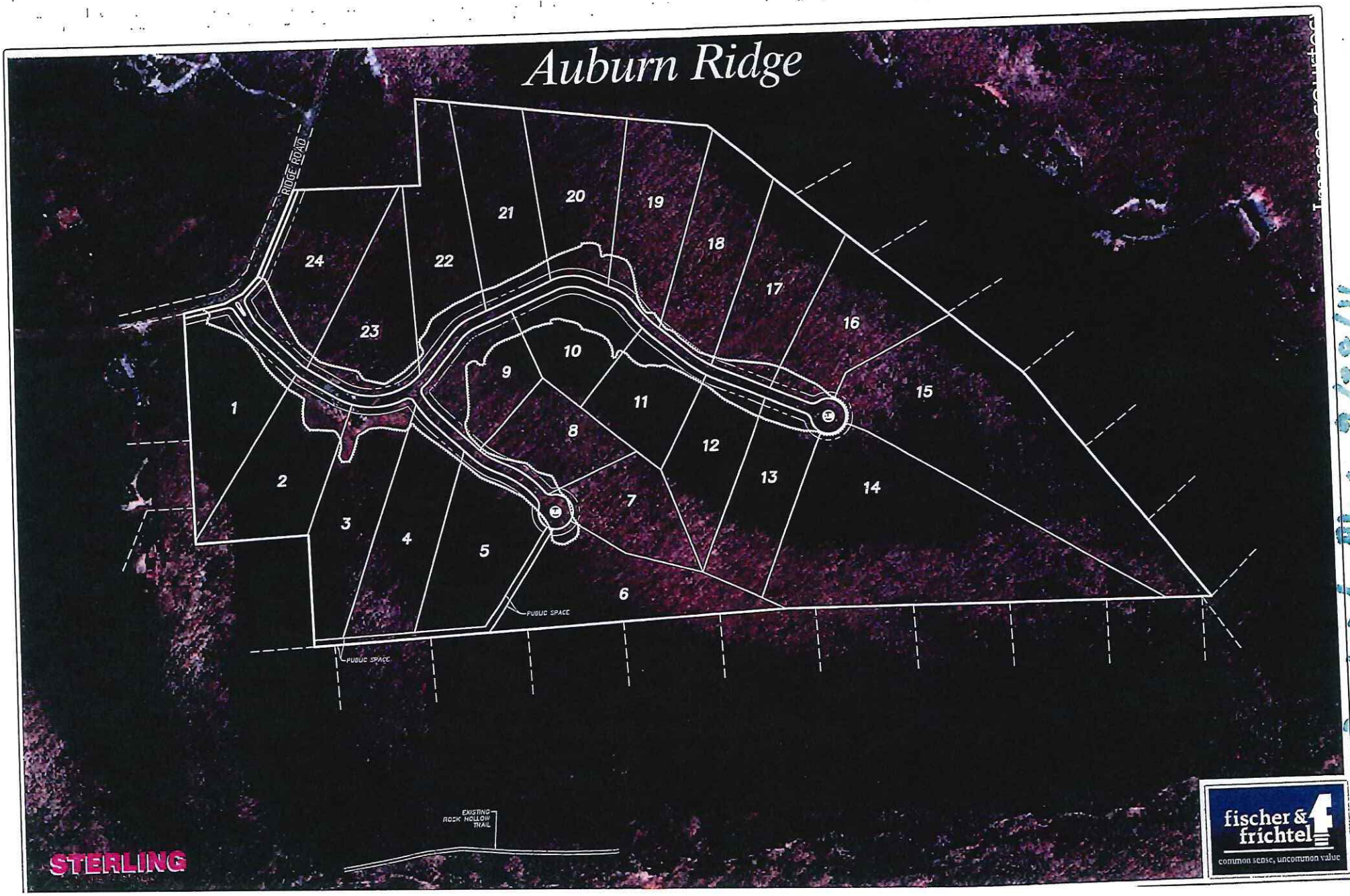
Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan

Date 9-28-2016
MICHAEL G. BOERDING
License No. MO E-26643
Civil Engineer

Job Number 15-10-329
Date Sept. 28, 2016
Designed MP
Drawn SL
Sheet 2.1

Auburn Ridge



Revised Plan 7/28/16

Auburn Ridge

A Tract of Land Being Part of Section 17, Township 44 North, Range 4 East of The Fifth Principal Meridian, City Of Wildwood, St. Louis County, Missouri

Preliminary Development Plan

Revised Submittal 9/16/16

GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:
   WARD 8N
   METRO WEST FIRE PROTECTION DISTRICT
   ST. LOUIS COUNTY POLICE DEPARTMENT – CITY OF WILDWOOD (8TH) PRECINCT
   ROCKWOOD R-6 SCHOOL DISTRICT
   AMEREN MISSOURI
   AT&T
   LACLEDE GAS COMPANY
   MISSOURI AMERICAN WATER COMPANY
   CHARTER CABLE SERVICES
   METROPOLITAN ST. LOUIS SEWER DISTRICT
2. SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
3. STORMWATER SYSTEM DESIGN SHALL BE PURSUANT TO THE CITY OF WILDWOOD AND MSD REQUIREMENTS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
5. ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) STANDARDS. SOURCE OF TOPOGRAPHY– LIDAR.
6. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD).
7. ALL PROPOSED UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
8. NO PLANTS, TREES, SIGNS, ETC. GREATER THAN 30" IN HEIGHT SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE AT INTERSECTIONS AND MEDIANS AS TO RESTRICT SIGHT DISTANCE.
9. MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 18 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF WILDWOOD CODE REQUIREMENTS – SECTION 415.190 OUTDOOR LIGHTING REQUIREMENTS – ZONING ORDINANCE.
10. STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD.
11. BUILDING HEIGHT SHALL NOT EXCEED 40 FEET.
12. THE NEAREST MAJOR INTERSECTION IS MANCHESTER RD AND OLD STATE RD APPROXIMATELY 2.3 MILES TO THE NORTH NORTHEAST.
13. ENTRANCES, STREET INTERSECTIONS, CUL-DE-SACS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD STANDARDS.

DEVELOPMENT NOTES:

LOCATOR NUMBER: – 23U530010, 23U310023

1. SITE ADDRESS: 1115 RIDGE RD. WILDWOOD, MO 63021 — 1513 WINDWOOD HILLS DR WILDWOOD, MO 63021

   CURRENT OWNER: TOM & DENISE REID 4073 MONTGOMERY LN PACIFIC, MO 63031 — TOM & DENISE REID 4073 MONTGOMERY LN PACIFIC, MO 63031
2. EXISTING ZONING: NU – NON-URBAN RESIDENCE DISTRICT
3. PROPOSED USE: PLANNED RESIDENTIAL DEVELOPMENT ("PRD") OVERLAY DISTRICT
4. GROSS AREA OF SITE: 81.36 ACRES
5. DENSITY = 81.36 AC. x 43,560 S.F./AC. / 130,680 SQ.FT. = 27 LOTS ALLOWABLE
6. NUMBER OF LOTS PROPOSED: 25
7. PARKING REQUIREMENTS:
   2 EA. X 25 LOTS = 50 SPACES
   PROVIDED = 50 SPACES
8. EXISTING TREE AREA = 80.7 AC.
   TREES TO REMAIN = 71.3 AC. (88%)
9. COMMON GROUND = 4,881 SQ.FT. (0.03 AC.)

LOT SPECIFICATIONS:

MINIMUM AREA – 2 AC.
FRONT SETBACK – 20'
SIDE YARD SETBACK – 15'
REAR YARD SETBACK – 30'

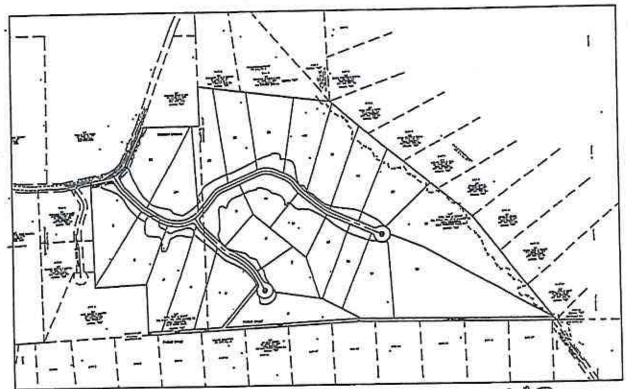
FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0230K DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

PUBLIC SPACE REQUIREMENTS

Standard Public Space Calculation: Total Tract: 81.36 Acres; 25 Lots x 1,742.4 s.f. = 43,560 s.f.	Four (4) Acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per one single family dwelling)
Amount of Required Public Space	43,560 Square Feet
Amount of Provided Public Space	43,560 Square Feet
– Multiple Use Trail	Square Feet
– Undeveloped Retention Area	Square Feet
– Public Land Dedication	Square Feet
– Private/private Common Ground	43,560 Square Feet
List of Included Improvements	Total Number (list below on form)
– Picnic Tables	
– Benches	
– Trash Receptacles	
– Bicycle Racks	
– Other	
Other Public Space items (if provided)	
Fee in Lieu	

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 ...

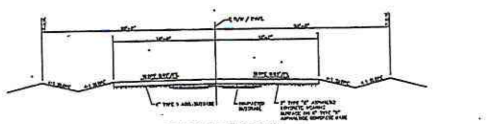


KEY MAP
N.T.S.

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING PART OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

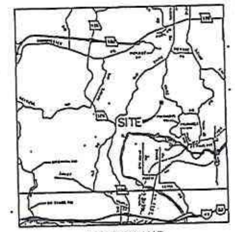
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 17, SAID POINT ALSO BEING ON THE EAST LINE OF QUAIL HOLLOW, A SUBDIVISION RECORDED IN PLAT BOOK 187, PAGE 48 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE WEST LINE OF SAID SECTION 17, NORTH 02° 06' 24" WEST, 1470.49 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF LACK RIDGE ESTATES, A SUBDIVISION RECORDED IN PLAT BOOK 280, PAGE 43 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE DEPARTING LAST SAID WEST LINE, AND ALONG THE SOUTH LINE OF LOTS 3, 2 AND 1 OF SAID LACK RIDGE ESTATES THE FOLLOWING COURSES AND DISTANCES: NORTH 89° 15' 20" EAST, 348.75 FEET; NORTH 01° 58' 40" WEST, 351.89 FEET AND NORTH 89° 12' 05" EAST, 720.87 FEET TO THE SOUTHEAST CORNER OF SAID LACK RIDGE ESTATES, SAID POINT ALSO BEING ON THE WEST LINE OF RIDGE ROAD, 40 FEET WIDE; THENCE DEPARTING LAST SAID SOUTH LINE, AND ALONG THE WEST LINE OF SAID RIDGE ROAD, THE FOLLOWING COURSES AND DISTANCES: SOUTH 10° 51' 55" EAST, 130.47 FEET; SOUTH 28° 57' 55" EAST, 84.05 FEET; SOUTH 45° 17' 55" EAST, 88.74 FEET AND SOUTH 65° 13' 49" EAST, 394.93 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RALPH & GINA BICKNESE BY INSTRUMENT RECORDED IN DEED BOOK 18493, PAGE 2360 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE DEPARTING LAST SAID WEST LINE, AND ALONG THE WEST AND SOUTH LINES OF SAID BICKNESE TRACT, SOUTH 00° 21' 23" WEST, 397.88 FEET AND NORTH 89° 11' 29" EAST, 289.09 FEET TO THE NORTHWEST CORNER OF LOT 5 OF WINDWOOD HILLS, A SUBDIVISION RECORDED IN PLAT BOOK 245, PAGE 7 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE WEST LINE OF LOTS 5 AND 4 OF SAID WINDWOOD HILLS, SOUTH 07° 57' 00" WEST, 916.70 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID WINDWOOD HILLS, SAID POINT ALSO BEING THE NORTHERNMOST CORNER OF LOT 8 OF RIDGE ROAD FARMS, A SUBDIVISION RECORDED IN PLAT BOOK 179, PAGE 48 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE NORTHWEST LINE OF LOTS 8 THROUGH 9 OF SAID RIDGE ROAD FARMS, SOUTH 40° 43' 34" WEST, 1250.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9 OF RIDGE ROAD FARMS; THENCE ALONG THE NORTHWEST LINE OF LOTS 10, 11 AND 12 OF SAID RIDGE ROAD FARMS, SOUTH 52° 52' 03" WEST, 910.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12 OF RIDGE ROAD FARMS, SAID POINT ALSO BEING ON SAID WEST LINE OF SECTION 17; THENCE DEPARTING LAST SAID NORTHWEST LINE, AND ALONG SAID WEST LINE OF SECTION 17, SAID LINE ALSO BEING THE EAST LINE OF QUAIL HOLLOW, NORTH 01° 16' 07" EAST, 1320.24 FEET TO THE POINT OF BEGINNING, CONTAINING 3,543,933 SQUARE FEET OR 81.3575 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING FEBRUARY, 2016 UNDER ORDER NO. 15-10-329.



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

SHEET INDEX

1.1	COVER SHEET
2.1-2.4	PRELIMINARY DEVELOPMENT PLAN
3.1	NATURAL RESOURCE PROTECTION PLAN
4.1	SIGHT DISTANCE STUDY



LOCATION MAP
N.T.S.

LEGEND

EXISTING		PROPOSED
	CONTOURS	
	SPOT ELEVATION	
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
	FENCE	
	SILTATION CONTROL FENCE	
	STORM SEWERS	
	SANITARY SEWERS	
	CURB INLET	
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	LIGHT STANDARD	
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	PARKING STALLS	
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THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH, 2016, AT THE REQUEST OF FISCHER & FRICHTEL CUSTOM HOMES, PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "AUBURN RIDGE".

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THE STERLING COMPANY

GEORGE J. GOWER – VICE PRESIDENT
MO. P.L.S. No. 2336

STATE OF MISSOURI — GEORGE J. GOWER — NO. 2336

CITY OF WILDWOOD — SEP 16 2016 — DEPT. OF PLANNING & PARKS

MSD Base Map - 25U, 26U

Fischer & Frichtel Custom Homes, LLC
695 Trade Center Blvd.
Chesterfield, Missouri 63005

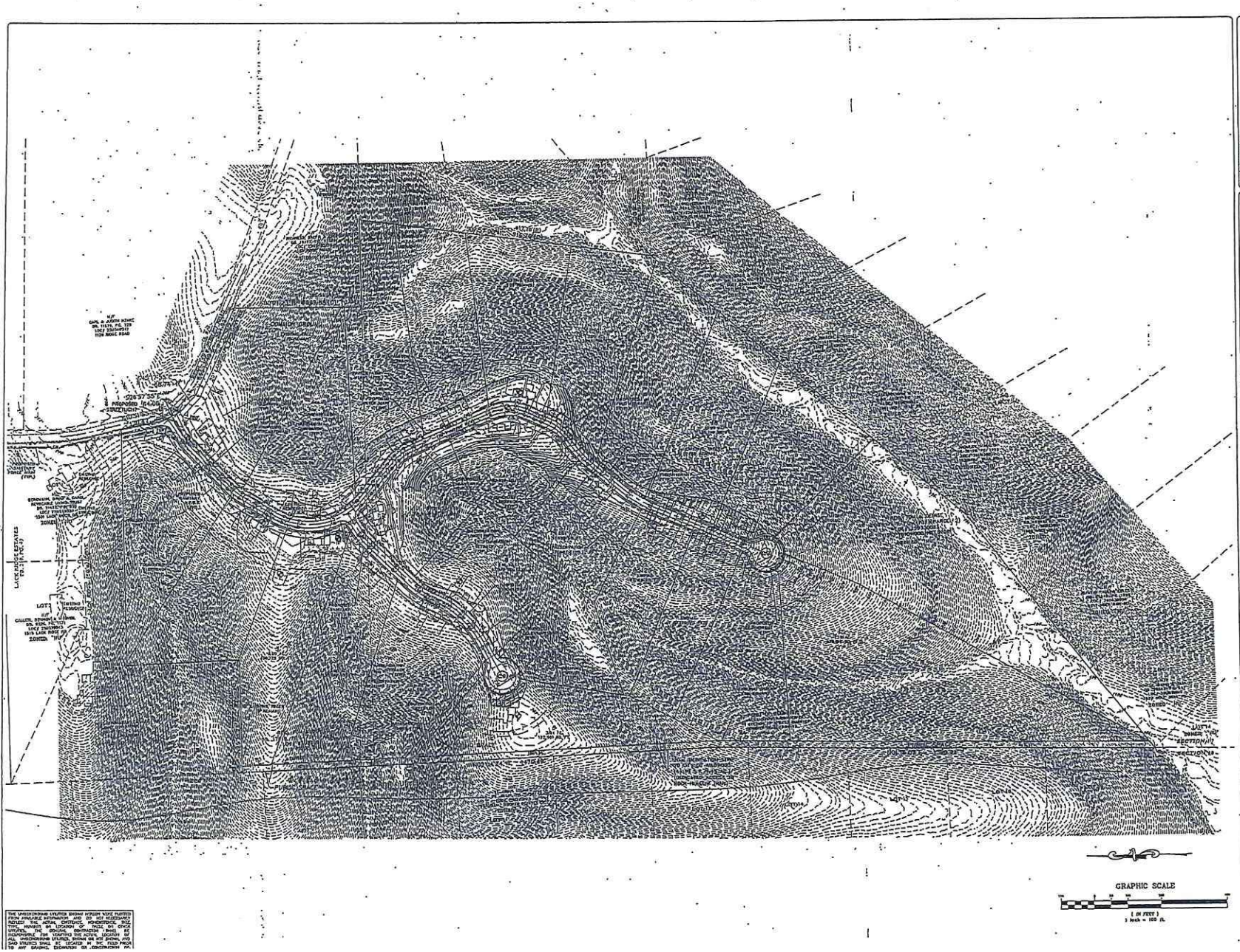
THE STERLING CO.
ENGINEERS & SURVEYORS

Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan
Cover Sheet

Date: 9-16-2016
MICHAEL G. BOURGOIS
License No. MO E-28643
Civil Engineer

Job Number	15-10-329
Date	Sept. 16, 2016
Designed: MF / Drawn: LG	Sheet 1.1
Checked:	PRE

Revised Submittal 9/16/16



REVISIONS	
1	7-15-16, APPL. SUBMITTAL
2	8-4-16, CITY COMMENTS
3	8-12-16, CITY COMMENTS
4	9-7-16, REDESIGN
5	9-8-16, REVISED PLAN

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Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan

Date: 9-16-2016
MICHAEL G. BOERDING
License No. MO E-26848
Civil Engineer

Job Number
15-10-329
Date
Sept. 16, 2016

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM FIELD MARKINGS AND/OR OTHER OBSERVATIONS AND RECORDS OBTAINED FROM OWNERS OR UNDERGROUND PUBLIC OR PRIVATE UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON SITE PLANS, AND SAID UTILITIES SHALL BE LOCATED BY THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR UNDERGROUND WK.

Revised Submittal 9/16/16

Revised Submittal 9/16/16

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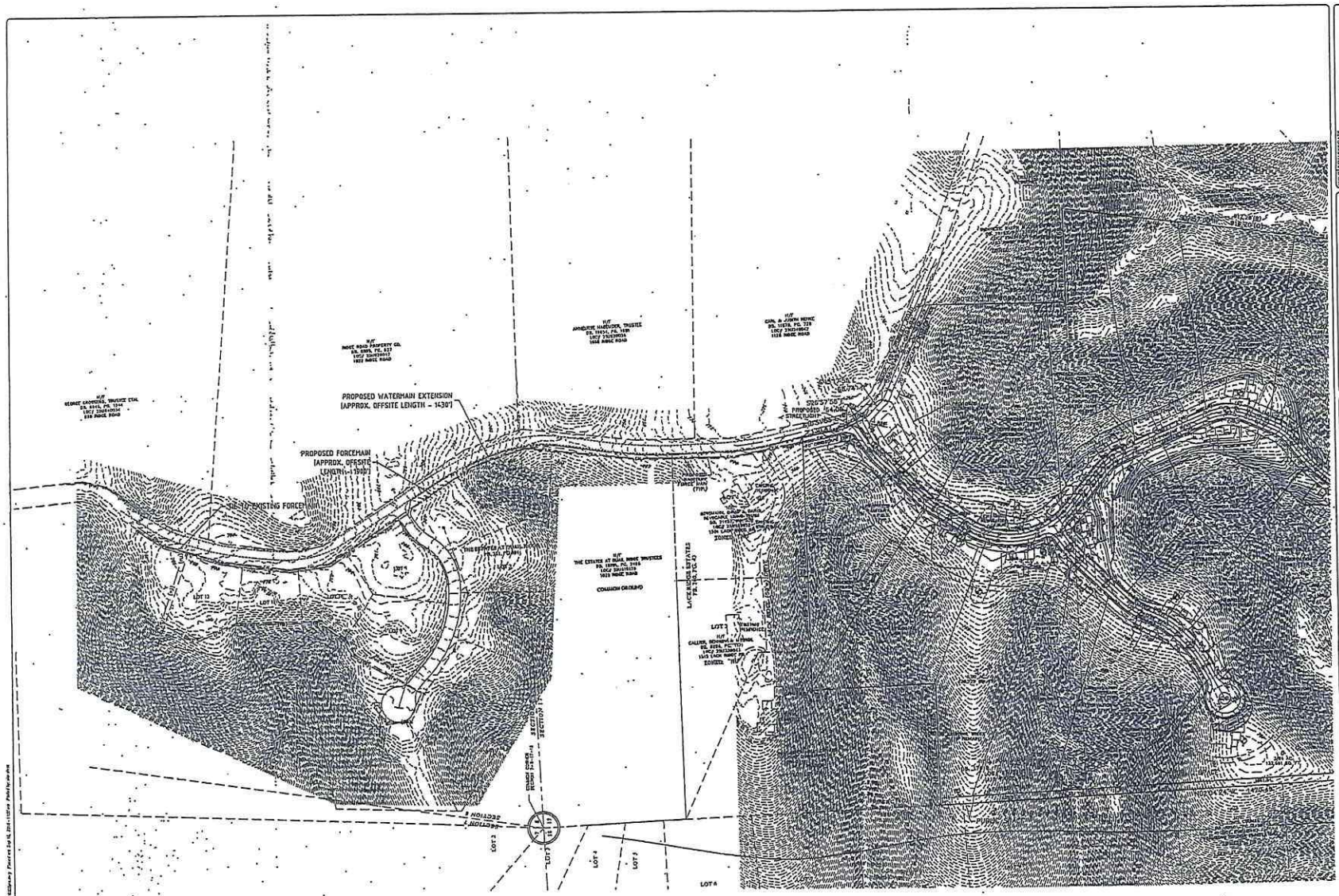

REV	DESCRIPTION	DATE
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2	1-25-2016, CITY COMMENTS	
3	1-27-2016, MSD COMMENTS	
4	1-27-2016, MSD COMMENTS	
5	1-27-2016, MSD COMMENTS	
6	1-25-2016, REVISED PLAN	

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8600 Ladue Road
St. Louis, Missouri 63124
Ph. (314) 997-4042 Fax (314) 997-4044
www.sterlingco.com
Corporate Contact: Jeffrey Smith

Auburn Ridge

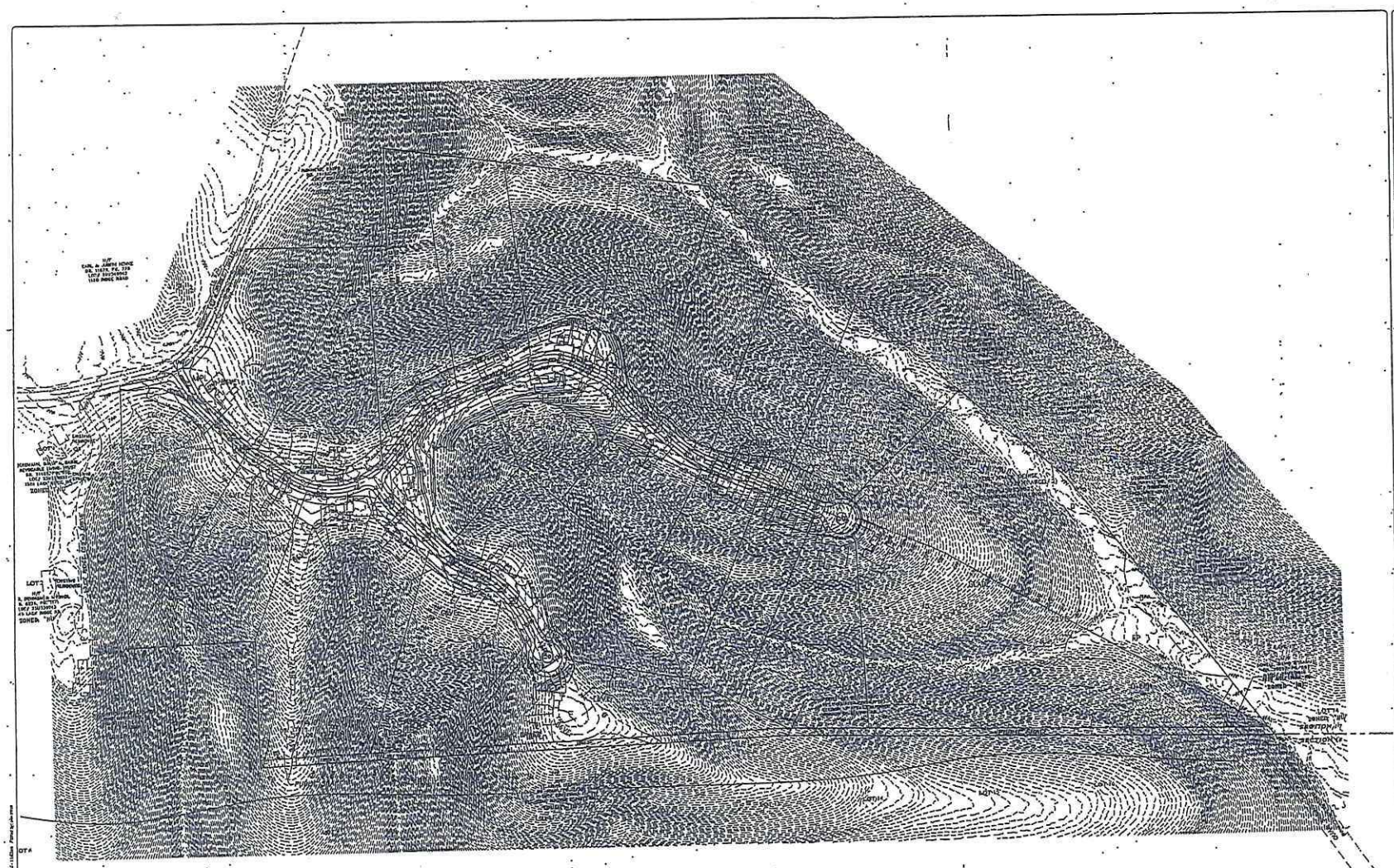
Wildwood, Missouri

Preliminary Development Plan
Offsite Sanitary Sewer

Date: 9-16-2015
MICHAEL D. WUERDING
License No. MO-E-28843
Civil Engineer

Job Number: 15-10-329
Date: Sept. 16, 2016
Designed: MJF
Sheet: 2.4
Drawn: MJ

Revised Submittal 9/16/16



NATURAL RESOURCE PROTECTION STANDARD ANALYSIS – PREPARED BY ON-SITE SOILS, INC.								
MAP UNIT	AREA (ACRES)	% REQUIRED TO BE PRESERVED	AREA REQUIRED TO BE PRESERVED (SQ. FT./AC)	ACRES PRESERVED	% PRESERVED	ACRES DISTURBED	% DISTURBED	ACRES USABLE
ASPL	2.14	0	0	0.13	6	2.01	94	2.14
BRVC	1.55	30	20,647/0.47	0.04	41	0.91	59	1.11
BRVD	3.89	50	62,784/1.90	1.09	28	2.80	74	1.90
CEVD	6.09	70	185,986/4.26	4.67	77	1.42	23	1.83
CECA	5.39	100	234,788/5.39	3.31	61	2.08	39	0.00
CZVD	0.59	100	25,700/0.59	0.59	100	0.00	0	0.00
DYEPH	48.67	100	2,120,095/48.67	48.26	99	0.41	1	0.00
D	1.48	100	63,597/1.46	1.48	100	0.00	0	0.00
DAPU(AF)	0.23	80	8015/0.18	0.23	100	0.00	0	0.05
GLAC	6.97	100	303,613/6.97	6.97	100	0.00	0	0.02
FP	4.44	100	193,408/4.44	4.44	100	0.00	0	0.00
TOTAL	81.35	----	3,238,291/74.34	71.20	89	9.68	12	7.02

NOTES:

TOTAL AREA OF	81.35 AC
AREA REQUIRED TO BE PRESERVED	74.34 AC
TOTAL USABLE AREA	7.02 AC
TOTAL AREA DISTURBED	9.68 AC
VARIANCE REQUIRED FOR GRADING	2.67 AC
DIRECTION OF PLANNING VARIANCE AS	3.32 AC
TOTAL	1.03 AC

AS VARIANCE BY PLANNING COMMISSION TO BE ADMINISTERED BY THE DIRECTOR OF PLANNING ON A LOT-BY-LOT BASIS. = 3.73 AC

SOIL LANDFORM	MAP SYMBOL
SLOPE CLASSES (PERCENT)	SYMBOL
0–6	A
7–15	B
16–30	C
>30	D

SOIL SCIENTIST CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE DURING THE MONTH OF MARCH 2016, PREPARED A REPORT REGARDING THE SOILS AND NATURAL RESOURCE CHARACTER OF THE SUBJECT PROPERTY. THE REPORT AND INFORMATION CONTAINED ON THIS PLAN RELATING TO SAME IS IN COMPLIANCE WITH SECTION 470.020, "NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES" OF THE CITY OF WILDWOOD, MISSOURI.

SOIL SCIENTIST _____ DATE _____

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

REVISIONS

REV	DESCRIPTION
1	1-15-2016, SUBMITTAL
2	1-15-2016, CITY COMMENTS
3	2-25-2016, CITY COMMENTS
4	3-15-2016, CITY COMMENTS
5	3-15-2016, REVISED PLAN

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THE STERLING CO.
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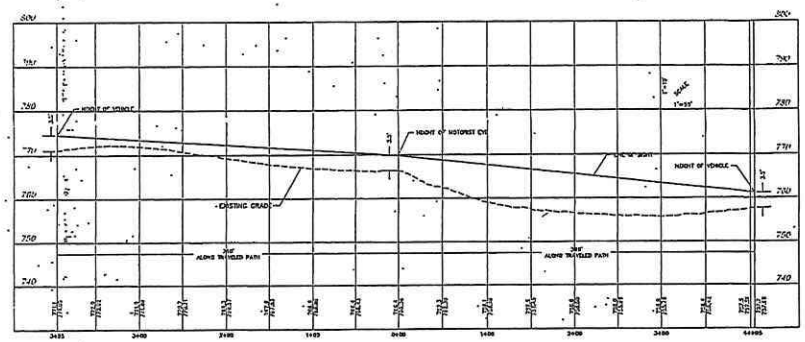
2000 Hoff Industrial Park
St. Louis, Missouri 63146
Phone: (314) 878-6644 Fax: (314) 878-6814
www.sterlingcompanies.com
Expires December 31, 2016

Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan
Natural Resource Protection Plan

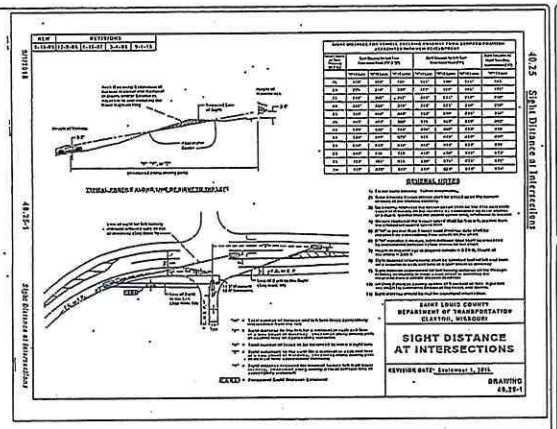
Date: 9-16-2016
MICHAEL W. BORDING
License No. MO E-26943
Civil Engineer

Job Number 15-10-329
Date Sept. 16, 2016
Drawn LG
Sheet 3.1



SIGHT DISTANCE TO THE LEFT

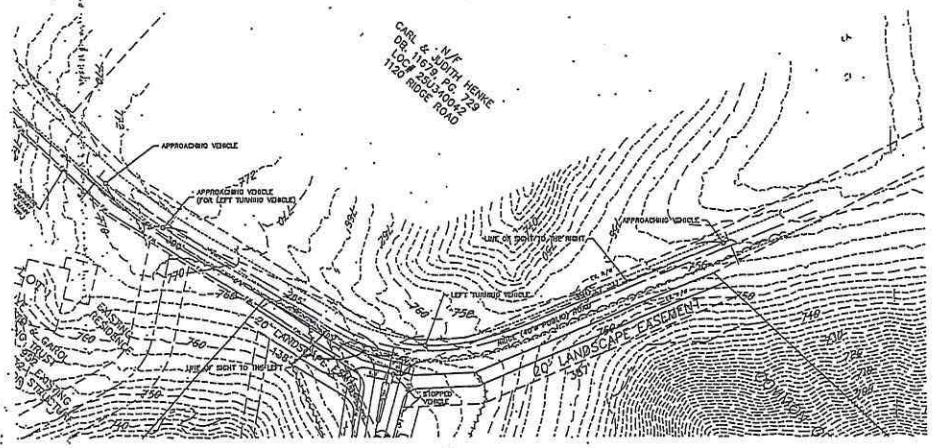
SIGHT DISTANCE TO THE RIGHT

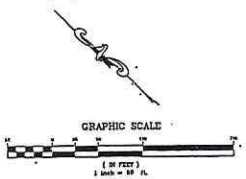


POSTED SPEED LIMIT: 30 MPH
DESIGN SPEED: 35

SIGHT DISTANCE FOR LEFT TURN FROM MINOR ROAD (X & Z) - 390'

PER ST. LOUIS COUNTY 'SIGHT DISTANCE AT INTERSECTIONS' DWG. 40.25-1





REV	DESCRIPTION
1	9-30-16, INITIAL SUBMITTAL
2	10-26-16, CITY COMMENTS
3	2-28-18, CITY COMMENTS
4	3-29-18, MSD COMMENTS
5	5-29-18, MSD COMMENTS

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Auburn Ridge
Williamson, Missouri

Preliminary Development Plan
Sight Distance Study

Date 9-16-2016
MICHAEL D. BOEHNING
License No. MO E-28843
Civil Engineer

Job Number
15-10-329

Date
Sept. 16, 2016

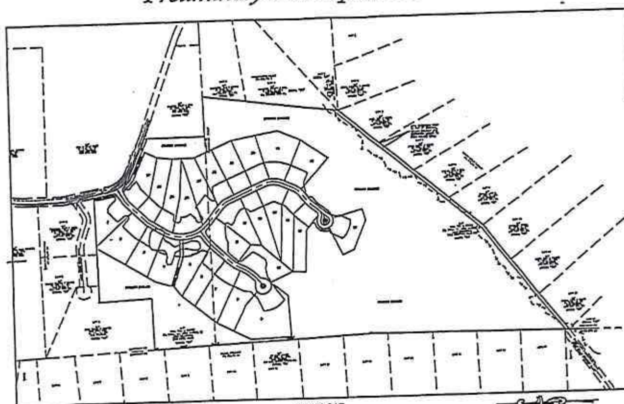
Designed MJF | Sheet

Revised Submittal 9/16/16

Auburn Ridge

A Tract of Land Being Part of Section 17, Township 44 North, Range 4 East of The Fifth Principal Meridian, City Of Wildwood, St. Louis County, Missouri

Preliminary Development Plan



KEY MAP
N.T.S.

GENERAL NOTES:

1. THE SITE IS IN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:
   WARD SIX
   METRO WEST FIRE PROTECTION DISTRICT
   ST. LOUIS COUNTY POLICE DEPARTMENT – CITY OF WILDWOOD (6TH) PRECINCT
   ROCKWOOD R-6 SCHOOL DISTRICT
   AMEREN MISSOURI
   AT&T
   LACLEDE GAS COMPANY
   MISSOURI AMERICAN WATER COMPANY
   CHARTER CABLE SERVICES
   METROPOLITAN ST. LOUIS SEWER DISTRICT
2. SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
3. STORMWATER SYSTEM DESIGN SHALL BE PURSUANT TO THE CITY OF WILDWOOD AND MSD REQUIREMENTS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
5. ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) STANDARDS. SOURCE OF TOPOGRAPHY– LIDAR.
6. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD).
7. ALL PROPOSED UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
8. NO PLANTS, TREES, SIGNS, ETC. GREATER THAN 36" IN HEIGHT SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE AT INTERSECTIONS AND MEDIANS AS TO RESTRICT SIGHT DISTANCE.
9. MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 16 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF WILDWOOD CODE REQUIREMENTS – SECTION 415.430 OUTDOOR LIGHTING REQUIREMENTS – ZONING ORDINANCE.
10. STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD.
11. BUILDING HEIGHT SHALL NOT EXCEED 60 FEET.
12. THE NEAREST MAJOR INTERSECTION IS MANCHESTER RD AND OLD STATE RD APPROXIMATELY 3.3 MILES TO THE NORTH NORTHEAST.
13. ENTRANCES, STREET INTERSECTIONS, CUL-DE-SACS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD STANDARDS.

DEVELOPMENT NOTES:

LOCATOR NUMBERS: 25U330018, 25U310053

1. SITE ADDRESS: 1119 RIDGE RD., WILDWOOD, MO 63021 — 1513 WINDWOOD HILLS DR, WILDWOOD, MO 63021

   CURRENT OWNER: TOM & DENISE RIDD, 4073 MONTGOMERY LN, PACIFIC, MO 63069 — TOM & DENISE RIDD, 4073 MONTGOMERY LN, PACIFIC, MO 63069
2. EXISTING ZONING: NU – NON-URBAN RESIDENCE DISTRICT
3. PROPOSED USE: PLANNED RESIDENTIAL DEVELOPMENT ("PRD") OVERLAY DISTRICT
4. GROSS AREA OF SITE: 81.36 ACRES
5. DENSITY = 81.36 AC. x 43,560 S.F./AC. / 130,680 SQ.FT. = 27 LOTS ALLOWABLE
6. NUMBER OF LOTS PROPOSED: 27
7. PARKING REQUIREMENTS: 2 EA. X 27 LOTS = 54 SPACES; PROVIDED = 54 SPACES
8. EXISTING TREE AREA = 80.7 AC.; TREES TO REMAIN = 66.6 AC. (83.3%)
9. COMMON GROUND = 42.09 AC.

LOT SPECIFICATIONS:

MINIMUM AREA – 1 AC.
MINIMUM FRONTAGE – 125'
FRONT SETBACK – 20'
SIDE YARD SETBACK – 15'
REAR YARD SETBACK – 30'

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0160K DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

PUBLIC SPACE REQUIREMENTS

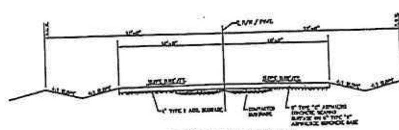
Standard Public Space Calculation: Total Tract: 81.36 Acres; 27 Lots x 1,742.4 s.f. = 47,045 s.f.	Four (4) Acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per one single family dwelling)	
Amount of Required Public Space	47,045	Square Feet
Amount of Provided Public Space	84,833	Square Feet
– Multiple Use Trail	0.000	Square Feet
– Underground Detention Area	0.000	Square Feet
– Public Land Dedication	43,310	Square Feet
– Private/public Common Ground	33,623	Square Feet
List of Installed Improvements	Total Number (list below on lines)	
– Picnic Tables		
– Benches		
– Trash Receptacles		
– Bicycle Racks		
– Other		
Other Public Space Items (if provided)		
Fee in Lieu		

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 ...

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING PART OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

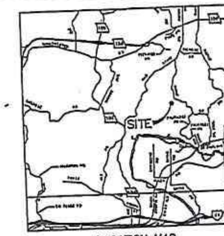
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 17, SAID POINT ALSO BEING ON THE EAST LINE OF QUAIL HOLLOW, A SUBDIVISION RECORDED IN PLAT BOOK 197, PAGE 49 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE WEST LINE OF SAID SECTION 17, NORTH 02° 04' 24" WEST, 1470.49 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF LACK RIDGE ESTATES, A SUBDIVISION RECORDED IN PLAT BOOK 280, PAGE 43 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE DEPARTING LAST SAID WEST LINE, AND ALONG THE SOUTH LINE OF LOTS 3, 2 AND 1 OF SAID LACK RIDGE ESTATES THE FOLLOWING COURSES AND DISTANCES: NORTH 89° 18' 26" EAST, 348.75 FEET; NORTH 01° 39' 40" WEST, 351.89 FEET AND NORTH 89° 12' 05" EAST, 720.67 FEET TO THE SOUTHEAST CORNER OF SAID LACK RIDGE ESTATES, SAID POINT ALSO BEING ON THE WEST LINE OF RIDGE ROAD, 40 FEET WIDE; THENCE DEPARTING LAST SAID SOUTH LINE, AND ALONG THE WEST LINE OF SAID RIDGE ROAD, THE FOLLOWING COURSES AND DISTANCES: SOUTH 10° 51' 55" EAST, 130.47 FEET; SOUTH 28° 57' 55" EAST, 54.08 FEET; SOUTH 45° 17' 55" EAST, 58.74 FEET AND SOUTH 85° 13' 48" EAST, 294.92 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RALPH & GINA BICKNESE BY INSTRUMENT RECORDED IN DEED BOOK 18495, PAGE 2350 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE DEPARTING LAST SAID WEST LINE, AND ALONG THE WEST AND SOUTH LINES OF SAID BICKNESE TRACT, SOUTH 00° 21' 23" WEST, 397.88 FEET AND NORTH 89° 11' 20" EAST, 289.09 FEET TO THE NORTHWEST CORNER OF LOT 5 OF WINDWOOD HILLS, A SUBDIVISION RECORDED IN PLAT BOOK 245, PAGE 7 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE WEST LINE OF LOTS 5 AND 4 OF SAID WINDWOOD HILLS, SOUTH 07° 57' 00" WEST, 810.70 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID WINDWOOD HILLS, SAID POINT ALSO BEING THE NORTHERNMOST CORNER OF LOT 8 OF RIDGE ROAD FARMS, A SUBDIVISION RECORDED IN PLAT BOOK 178, PAGE 45 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE NORTHWEST LINE OF LOTS 8 THROUGH 9 OF SAID RIDGE ROAD FARMS, SOUTH 40° 43' 54" WEST, 1250.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9 OF RIDGE ROAD FARMS; THENCE ALONG THE NORTHWEST LINE OF LOTS 10, 11 AND 12 OF SAID RIDGE ROAD FARMS, SOUTH 52° 52' 03" WEST, 910.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12 OF RIDGE ROAD FARMS, SAID POINT ALSO BEING ON SAID WEST LINE OF SECTION 17; THENCE DEPARTING LAST SAID NORTHWEST LINE, AND ALONG SAID WEST LINE OF SECTION 17, SAID LINE ALSO BEING THE EAST LINE OF QUAIL HOLLOW, NORTH 01° 16' 07" EAST, 1320.24 FEET TO THE POINT OF BEGINNING, CONTAINING 3,543,933 SQUARE FEET OR 81.3575 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING FEBRUARY, 2016 UNDER ORDER NO. 15-10-329.



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

SHEET INDEX

1.1	COVER SHEET
2.1-2.3	PRELIMINARY DEVELOPMENT PLAN
3.1	NATURAL RESOURCE PROTECTION PLAN
4.1	SIGHT DISTANCE STUDY



LOCATION MAP
N.T.S.

LEGEND

EXISTING / PROPOSED

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

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH, 2016, AT THE REQUEST OF FISCHER & FRICHTEL CUSTOM HOMES, PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "AUBURN RIDGE".

A TRACT OF LAND BEING PART OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, 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

[signature] — STATE OF MISSOURI, GEORGE ... NO. LS-2335

CITY OF WILDWOOD — JUL 28 2016 — DEPT. OF PLANNING & PARKS

USGS Base Map - 25U, 25U

REV.	REMARKS/DATE
1	3-25-2016, INITIAL SUBMITTAL
2	CITY COMMENTS/06-15-16
3	CITY COMMENTS/06-28-16
4	RESUBMITTAL/07-28-16

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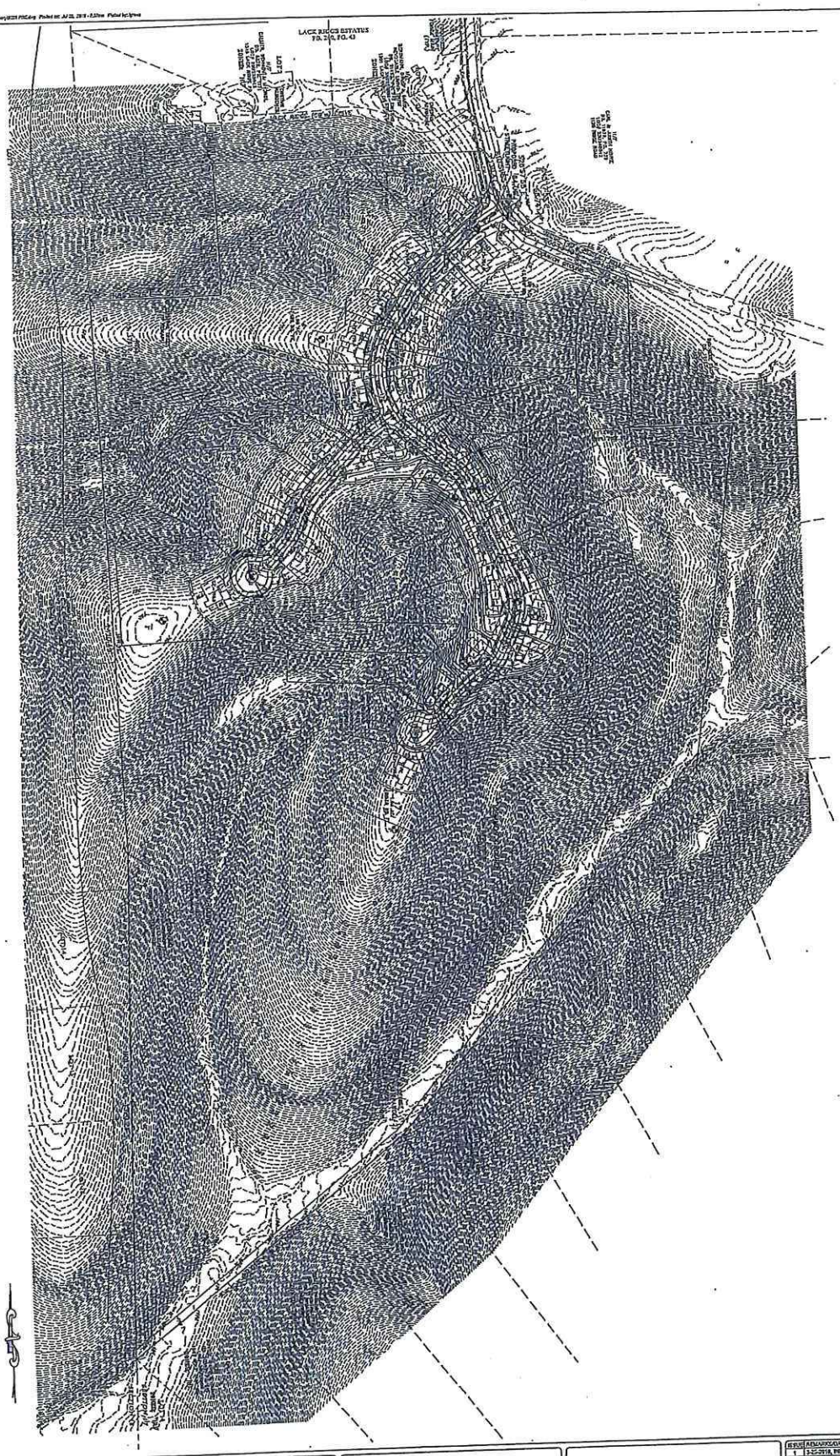
Corporate Certificate of Authority #001345

Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan
Cover Sheet

Date 07-28-16
MICHAEL G. BOERDING
License No. MO E-26942
Civil Engineer

Job Number: 15-10-329
Date: 07-28-16
Designed: ... Sheet: 1.1

Original Submittal 7/20/16



Auburn Ridge

Wildwood, Missouri

Preliminary Development Plan

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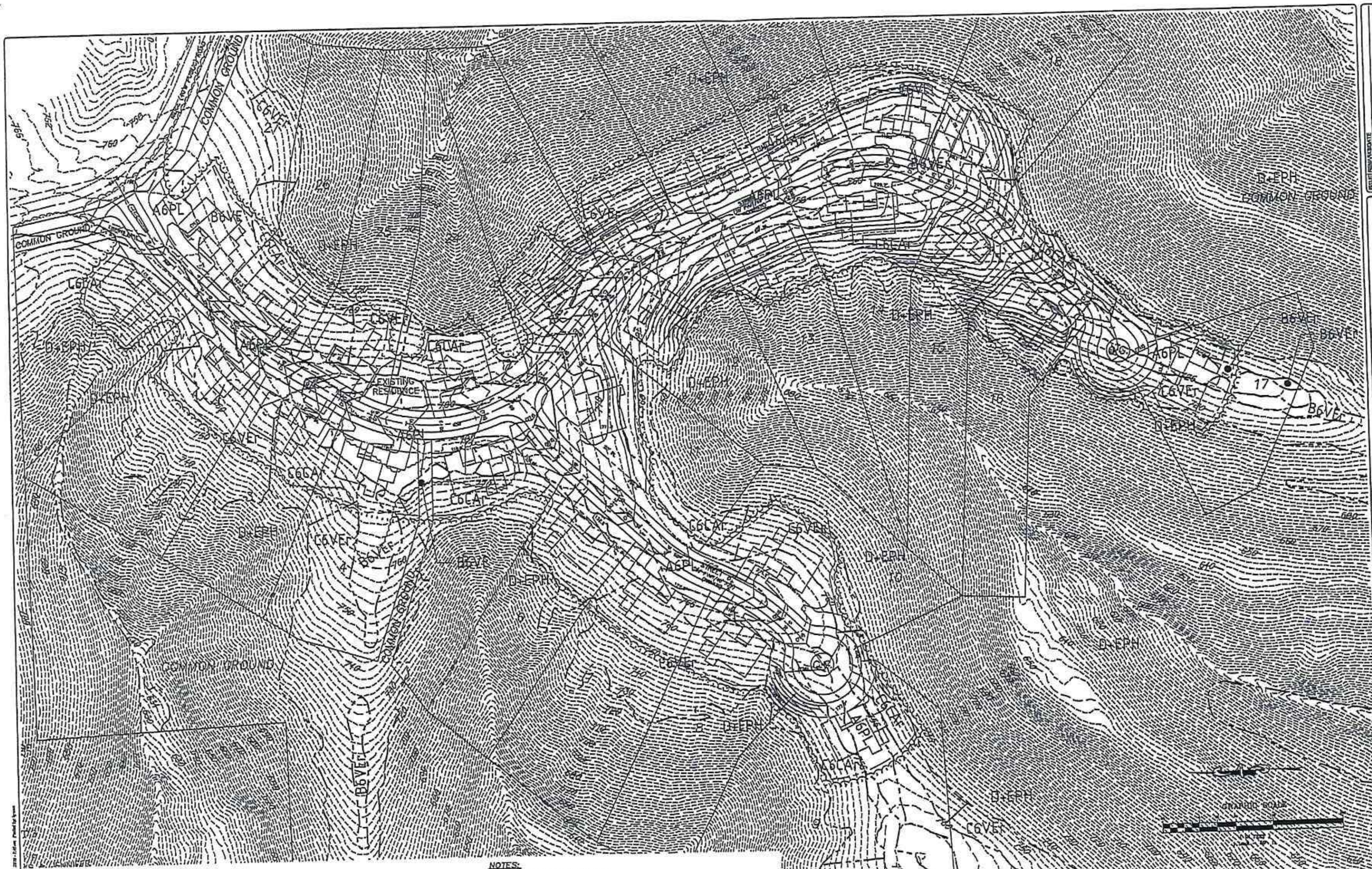
Fax (314) 576-0502
www.fandfhomes.com

REVISIONS	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
2	CITY COMMENTS 05-16-16
3	CITY COMMENTS 05-26-16
4	RESUBMITTAL 07-20-16

DATE 07-28-16
Drawn by | Date
15-10-329

Original Submittal 7/20/16

Original submittal 7/20/16



NOTES:

1) AREA REQUIRED TO BE PRESERVED: 74.34 ACRES
2) TOTAL USABLE AREA REMAINING: 7.03 ACRES
3) TOTAL AREA REQUIRED FOR DEVELOPMENT OF THIS PLAN: 11.89 AC. (13% OF TOTAL SITE AREA)
4) REQUESTED INCREASE IN USABLE AREA AS PERMITTED BY THE DIRECTOR OF PLANNING: 3.72 AC. (5% OF 74.34 AC.)
5) AREA INCREASE REQUESTED OF THE PLANNING COMMISSION IN EXCESS OF ITEM (4): 1.89 AC. (2.2% OF TOTAL SITE AREA)
6) TOTAL REQUESTED DEVELOPMENT AREA FOR THIS PROJECT: 11.89 AC. 7.03 AC. (NOW PERMITTED) 3.72 AC. (DIRECTOR OF PLANNING VARIANCE, 5%) 1.14 AC. (PLANNING COMMISSION VARIANCE, 1.5%) 11.89 AC.

NATURAL RESOURCE PROTECTION STANDARD ANALYSIS – PREPARED BY ON-SITE SOILS, INC.								
MAP UNIT	AREA (ACRES)	% REQUIRED TO BE PRESERVED	AREA REQUIRED TO BE PRESERVED (SQ. FT./AC)	ACRES PRESERVED	% PRESERVED	ACRES DISTURBED	% DISTURBED	ACRES USABLE
A6PL	2.14	0	0	0.29	12	1.85	85	2.14
B6VE	1.59	30	20,647/0.47	0.51	32	1.07	68	1.11
B6VEr	3.80	50	82,764/1.90	0.95	25	2.85	75	1.90
C6VEr	6.09	70	185,698/4.28	4.11	67	1.98	33	1.83
C6CAr	5.39	100	234,788/5.39	1.83	35	3.60	65	0.00
C2VEr	0.59	100	25,700/0.59	0.59	100	0.00	0	0.00
D+EPH	48.67	100	2,120,063/48.67	48.06	99	0.61	1	0.00
D	1.48	100	63,597/1.46	1.48	100	0.00	0	0.00
B5PLr(AF)	0.23	80	8016/0.18	0.23	100	0.00	0	0.05
GLADE	6.97	100	303,613/6.97	6.97	100	0.00	0	0.00

SOIL LANDFORM	MAP SYMBOL
SLOPE CLASSES (PERCENT)	SYMBOL
0–6	A
7–15	B
16–30	C
>30	D

SOIL SCIENTIST CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH 2016, 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 420.300, "NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES" OF THE CITY OF WILDWOOD, MISSOURI.

SOIL SCIENTIST DATE

Fischer & Frichtel Custom Homes, LLC

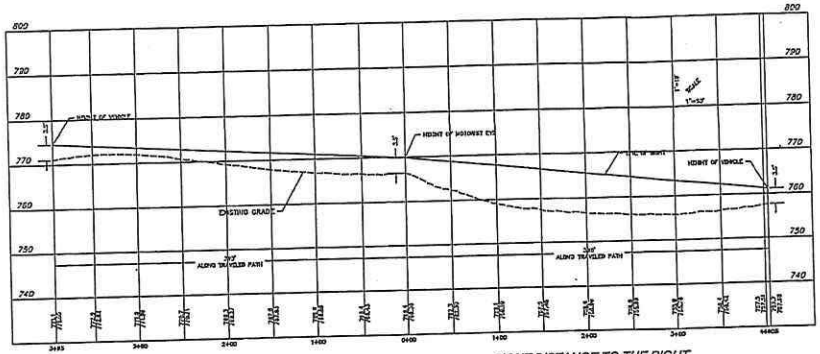
THE STERLING CO.
ENGINEERS & SURVEYORS

Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan
Natural Resource Protection Plan

Date: 07-28-16
MICHAEL G. BOLAND
License No. MO E-23943
Civil Engineer

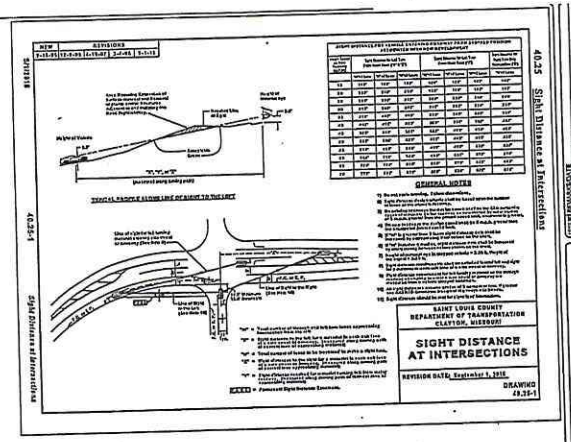
Job Number 15-10-329
Date 07-28-16
Designed: MF
Drawn: LG
Sheet 3.1

Original Submittal 7/20/16



SIGHT DISTANCE TO THE LEFT

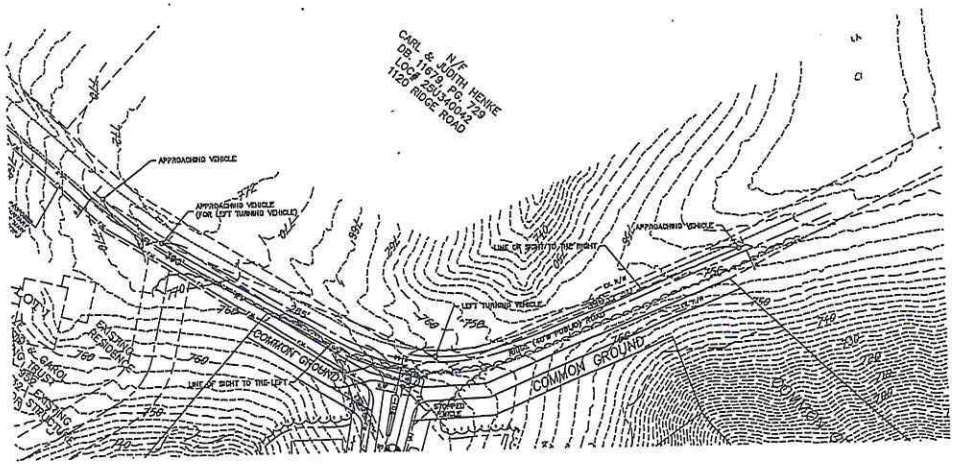
SIGHT DISTANCE TO THE RIGHT

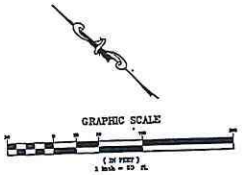


POSTED SPEED LIMIT: 30 MPH
DESIGN SPEED: 35

SIGHT DISTANCE FOR LEFT TURN FROM MINOR ROAD (X & Z) - 390'

PER ST. LOUIS COUNTY 'SIGHT DISTANCE AT INTERSECTIONS' DWG. 40.25-1





Original Submittal 7/20/16

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Kirkwood, Missouri 63122
Ph 314-822-0440 Fax 314-822-0441
Corporate Certificate of Authority 001348

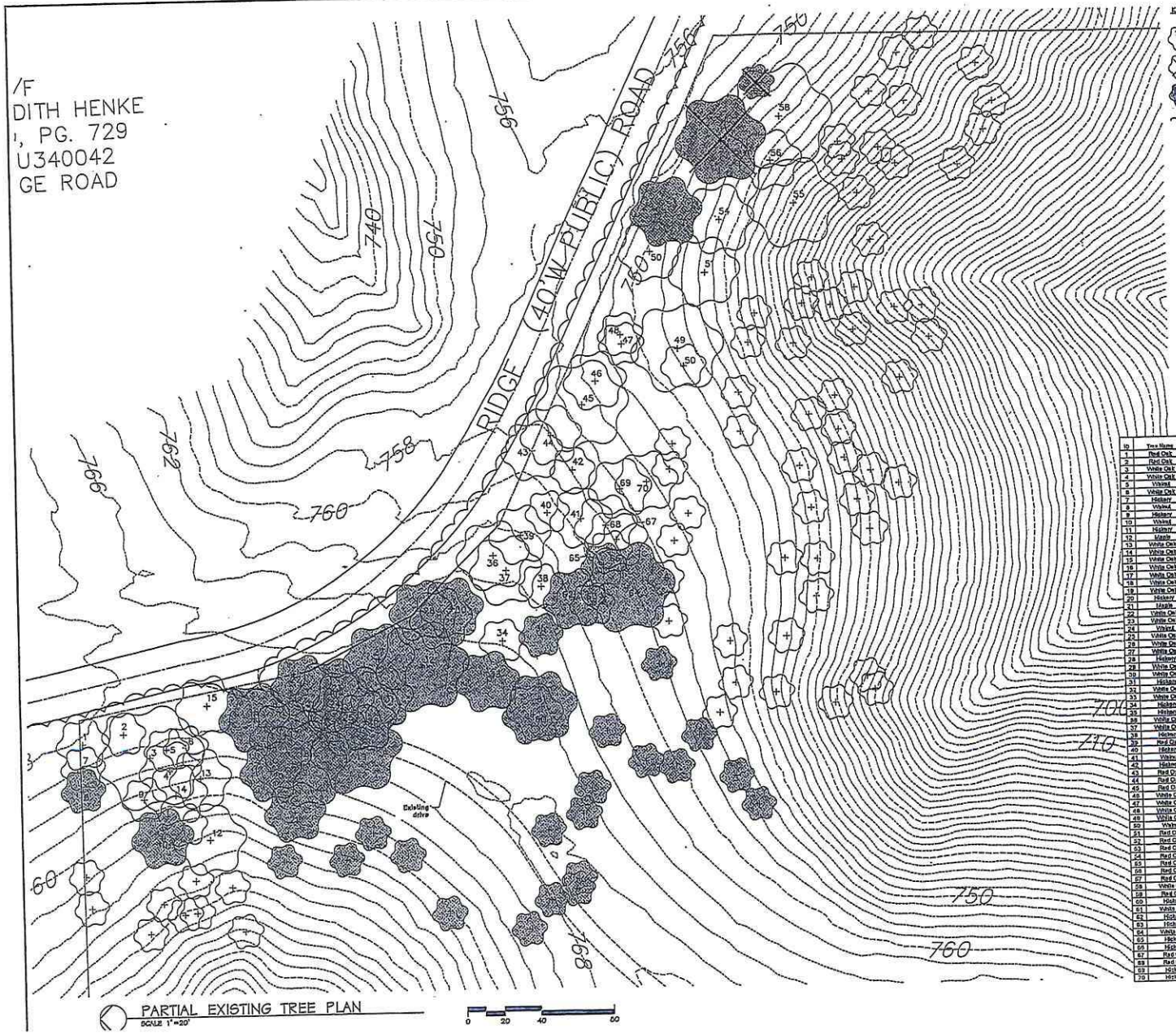
Auburn Ridge
Villa Ridge, Missouri
Preliminary Development Plan
Sight Distance Study

Date: 07-28-16
MICHAEL G. MOSANDRIS
License No. MO E-24843
Civil Engineer

Job Number 15-10-329
Date 07-28-16
Designed MJF
Drawn LG
Sheet 4.1

USGS Base Map - 23U, 25U

/F
DITH HENKE
', PG. 729
U340042
GE ROAD



ID	Tree Name	DBH	Crown Diam.	Condition Rating	Comment
1	Red Oak	24	30	2	UTIL
2	Red Oak	24	25	2	UTIL
3	White Oak	24	60	3	some deadwood
4	White Oak	14	30	3	
5	Walnut	10	25	2	
6	White Oak	10	20	3	
7	Hickory	8	20	3	
8	Walnut	10	25	1	
9	Hickory	14	25	2	
10	Walnut	14	35	1	
11	Hickory	10	25	2	
12	Maple	14	40	2	
13	White Oak	14	35	3	
14	White Oak	14	35	3	
15	White Oak	18	35	3	UTIL
16	White Oak	20	40	2	
17	White Oak	12	40	3	
18	White Oak	14	50	3	
19	White Oak	20	60	3	
20	Hickory	10	35	3	
21	Maple	12	35	3	
22	White Oak	14	30	2	
23	White Oak	24	40	2	
24	Walnut	10	30	3	
25	White Oak	24	50	2	
26	White Oak	10	30	2	
27	White Oak	8	40	3	clump
28	Hickory	10	35	3	
29	White Oak	8	30	2	
30	White Oak	12	35	2	
31	Hickory	12	30	3	
32	White Oak	24	50	1	
33	White Oak	14	35	2	
34	Hickory	8	20	4	
35	Hickory	8	20	3	
36	White Oak	18	40	2	
37	White Oak	14	40	2	
38	Hickory	8	20	3	
39	Red Oak	18	35	3	
40	Hickory	8	20	3	
41	Walnut	10	30	2	
42	Hickory	8	20	3	
43	Red Oak	18	30	3	UTIL
44	Red Oak	18	30	3	UTIL, split trunk
45	Red Oak	28	50	1	UTIL, bark damage
46	White Oak	12	30	2	UTIL
47	White Oak	12	30	2	UTIL
48	White Oak	12	30	2	
49	White Oak	24	50	3	
50	Walnut	10	24	2	
51	Red Oak	24	45	3	
52	Red Oak	20	40	2	
53	Red Oak	20	30	1	
54	Red Oak	14	35	2	multistem
55	Red Oak	24	40	3	
56	Red Oak	12	-	1	
57	Red Oak	14	-	0	dead
58	White Oak	26	50	2	
59	Red Oak	8	-	0	dead
60	Hickory	12	30	3	
61	White Oak	18	45	2	
62	Hickory	8	30	4	
63	Hickory	6	20	3	
64	White Oak	24	50	2	
65	Hickory	8	23	2	
66	Hickory	6	23	3	
67	Red Oak	18	45	2	
68	Red Oak	14	35	2	
69	Hickory	8	29	2	
70	Hickory	6	25	3	

PARTIAL EXISTING TREE PLAN
SCALE 1" =20'

0 20 40 60

JUL 29 2016
City of Wildwood

Jerald Sanders - Landscape Architect
MO License #LA-007
7/28/16

Consultants:

Auburn Ridge

Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: BS
Checked: RD

loomisAssociates

landscape architecture
6244 Manchester Avenue
St. Louis, Missouri 63139
(314) 781-1010 (314) 781-1011 fax
www.loomisassociates.com

Loomis Associates Inc.
Missouri State Co. Division of Authority # LAC-1999-0019

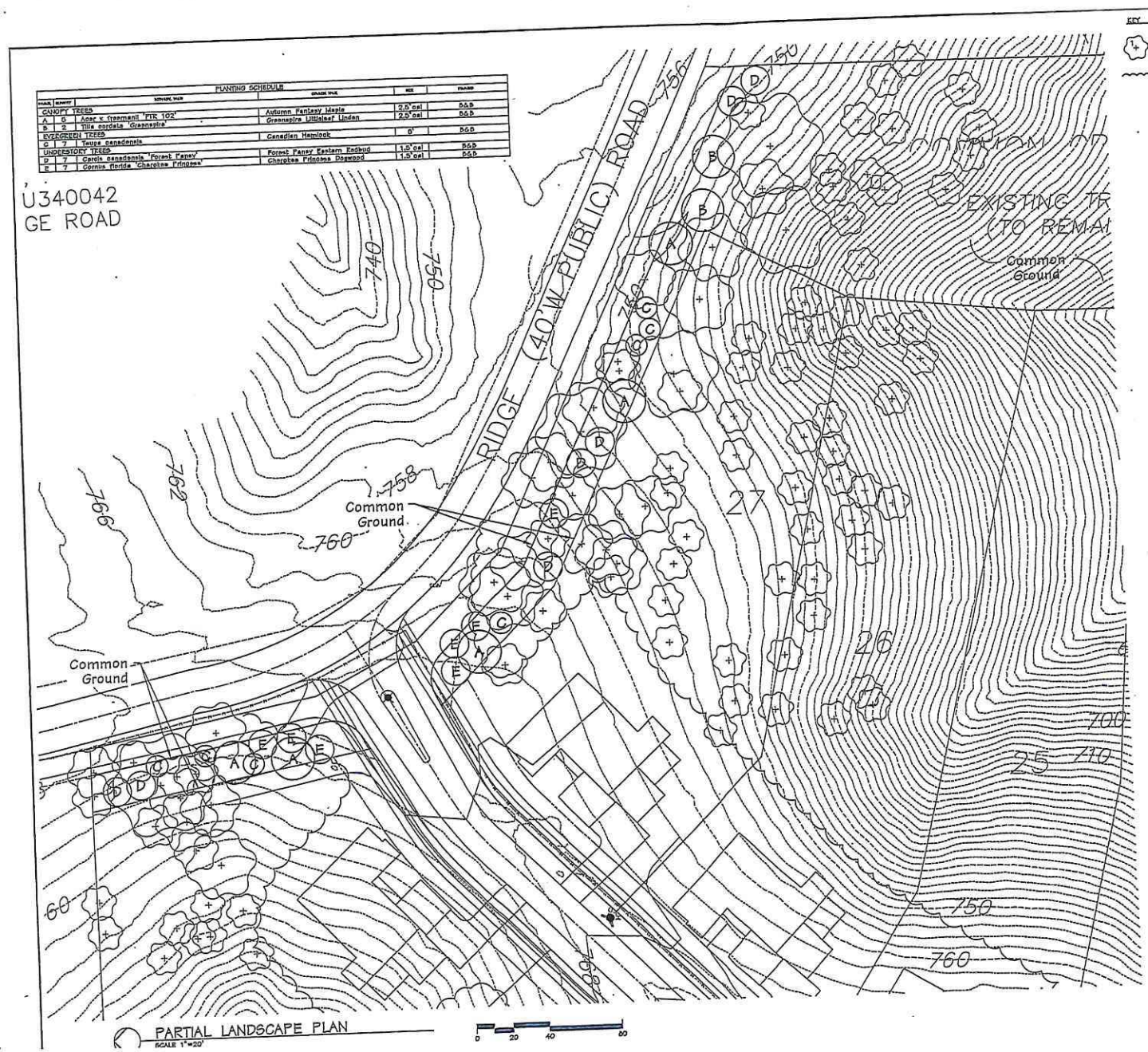
Sheet Title: Partial Existing Tree Plan

Sheet No: L-1

Date: 07/28/16

Original Submittal 7/20/16

Original Submittal 7/20/16



PARTIAL LANDSCAPE PLAN
SCALE 1"=20'

0 20 40 80

KEY

Existing tree to remain

Existing canopy to remain

PLANTING SCHEDULE

PLANT	QUANTITY	SCHEDULE NAME	GRADE VALUE	SIZE	FOUND
CANOPY TREES					
A	6	Acer x freemanii 'FTR 102'	Autumn Fantasy Maple	2.5" cal	B&B
B	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" cal	B&B
EVERGREEN TREES					
C	7	Tsuga canadensis	Canadian Hemlock	6'	B&B
UNDERSTORY TREES					
D	7	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	1.5" cal	B&B
E	7	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	1.5" cal	B&B

Jerald Saunders - Landscape Architect
MO License # LA-007

7/20/16

Consultants:

Auburn Ridge

Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: BS
Checked: RS

IoomisAssociates

Landscape Architecture
Urban Design
Land Development
Land Planning
Land Surveying
Land Development Consultants
Land Surveying Services

Sheet Title: Landscape Plan

Sheet No: L-2

Date: 07/25/16
Job #: 955.004

ATTACHMENT D
Background Information

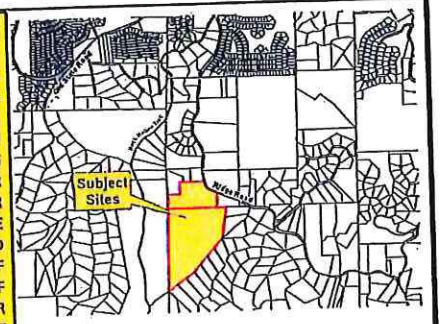
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Monday, November 7, 2016, at 6:30 p.m

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

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



Street Addresses of Subject Site:
1115 Ridge Road and 1513 Windwood Hills Drive

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

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing that was held on August 1, 2016. You and many of your neighbors may have expressed interest in the outcome of this matter and the Commission is scheduled to hear/act upon the Department of Planning's report upon this item at its upcoming meeting. If inclined, the Commission encourages you to attend this meeting and participate in its discussion. The meeting will be held on **Monday, November 7, 2016, at 6:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

P.Z. 6-16 Auburn Ridge, Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005 – A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 81.4 acre tract of land that is located on the southwest side of Ridge Road, south of Lack Ridge Road (Locator Number: 25U330010 and 25U310023/Street Addresses: 1115 Ridge Road and 1513 Windwood Hills Drive). **The petitioner has made additional revisions to the Preliminary Development Plan and the subdivision's overall design, based on comments expressed at the October 3, 2016 Planning and Zoning Commission meeting. The revisions will be discussed at this meeting. (Ward Six)**

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

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

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

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, October 30, 2016 4:16 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	Allowing another developement like Quail Hollow of high density housing lookng subdivision
Position on Request	Do Not Support
General Comments	As a Wildwood resident since 1988, and having lived off Ridge Rd on Palisades Rd for those 28 years, I've had to endure various mayors and councils with varying views. I moved to Wildwood to get away from tightly built subdivisions. Developements like Quail Hollow were allowed because the council was loaded with developers and a stoneless mayor. I say "HELL NO" to allowing any more of these types of developments. Where will it all end? I believe city hall has to take a stand and see that our town will be ruined if it keeps allowing builders to push into areas that have to this point been out of bounds. Keep Wildwood wild!
Suggestions	Keep the high density housing in the areas where there are existing utilities. Pushing the utilities further and further down Ridge Rd will only bring more developers to breach our unfettered surroundings.

(Section Break)

Name	Jim Armbruster
Address	1449 Palisades Rd

City	Wildwood
State	Missouri
Zip	63021
Phone Number	3142671697
Email	armbldgco@gmail.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Thursday, October 13, 2016 8:31 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	Terrible idea to build tract homes
Suggestions	Build less homes with at least 100 feet between homes and insist on a tree preservation plan
	(Section Break)
Name	Phil dario
Address	1500
City	Wildwood
State	MO
Zip	63021
Phone Number	3149545720
Email	Phil@showcaseremodelingstl.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: Dennis Church <denochu@gmail.com>
Sent: Thursday, October 13, 2016 1:32 PM
To: Travis Newberry
Subject: Re: P.Z. 6-16 Auburn Ridge

Thank you Travis. Those of us who live close to this proposed development feel very strongly that a 3 acre minimum lot size should be required. We also hope that the Dept will request clarification from F&F about home styles/price points as they've been rather vague in prior meetings ....saying only that they'd be similar to other subdivisions (i.e. Wakefield Forest) being built. We do not want cookie cutter tract homes in this special part of Wildwood.
Respectfully,
Dennis Church

On Thursday, October 13, 2016, Travis Newberry <travis@cityofwildwood.com> wrote:

Good Afternoon,

Over the course of the last several months, you have participated in many of the meetings relating to **P.Z. 6-16 Auburn Ridge c/o Fischer and Frichtel.** This petition was scheduled for further discussion at the Commission's upcoming meeting on October 17, 2016. The petitioner has requested more time and is seeking a postponement of the matter from this upcoming Monday night. Given this request for postponement was received prior to the end of business day on the Thursday, before the scheduled meeting date, Commission policy is to grant the request. Therefore, this matter will be discussed at the October 17, 2016, but only to consider continuing the postponement to November 7, 2016. Please forward this e-mail on to any other neighbors who might have been planning on attending this meeting. The Department would appreciate it very much.

If you should have any questions regarding this postponement, please contact the Department of Planning at (636) 458-0440. Thank you again.

Travis Newberry

From:	noreply@cityofwildwood.com
Sent:	Friday, October 07, 2016 8:28 PM
To:	Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject:	Online Form Submittal: Public Hearing Comment Form
Categories:	Red Category

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	3 acre minimum means 3 acre minimum per lot period. Clustet homes are out of character for the area. The 3 acre minimum lot size assumes that in addition to the minimum lot size there will also be undeveloped land as an additional buffer. If the parcel of land is 40% unbuildable that is the builders issue not the surrounding resident's concern.
Suggestions	Reject all higher density housing requests And cluster home projects
	(Section Break)
Name	Bart collida
Address	828 st paul rd
City	Wildwood
State	Mo
Zip	63021
Phone Number	636 391 0220

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Friday, October 07, 2016 10:48 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	*Field not completed.*
Suggestions	3 acre home sites only. Preserve the values & principles upon which our city was conceived.

(Section Break)

Name	Theresa Strong
Address	1412 Mayapple Trail
City	Glencoe
State	MO
Zip	63038
Phone Number	314-496-1104
Email	theresa.a.strong@gmail.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Thursday, October 06, 2016 5:11 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	Do not allow less than three acre lots outside of Town Center. We moved to Wildwood for the larger acreages and elbow room. Do not allow this development.
Suggestions	Make sure lots are 3 acres or more.
	(Section Break)
Name	Dan Daugherty
Address	1448 Palisades Rd.
City	Wildwood
State	Missouri
Zip	63021
Phone Number	6365273456
Email	daughertydj@yahoo.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: Church, Dennis O. <Dennis.Church3@va.gov>
Sent: Tuesday, October 04, 2016 3:15 PM
To: Joe Vujnich
Cc: Travis Newberry
Subject: RE: auburn ridge

Thanks much for the prompt response. Those of us who live in the area feel very strongly that lots should be a minimum of 3 acres in this proposed development.
Dennis

From: Joe Vujnich [mailto:JVujnich@cityofwildwood.com]
Sent: Tuesday, October 04, 2016 1:04 PM
To: Church, Dennis O.
Cc: Travis Newberry
Subject: [EXTERNAL] Re: auburn ridge

Mr. Church:

The matter was postponed to the October 17, 2016 meeting, after significant discussion upon it.

It is important to note a motion was made and seconded to approved the PRD for 24 lots, but the postponement request ensued, which closed discussion.

Thank you for your inquiry.

Joe Vujnich

On Oct 4, 2016, at 3:01 PM, Church, Dennis O. <Dennis.Church3@va.gov> wrote:

HI Joe and Travis--
I'm wondering if you have any information on the status of the Auburn Ridge proposal. I believe the P&Z committee was voting on it last night but I wasn't able to attend the meeting.
Regards-
Dennis Church
1453 Ridge Rd
636-399-2500

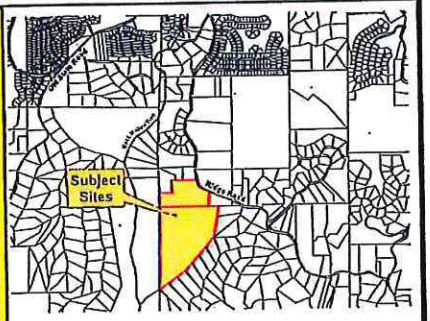
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Monday, October 3, 2016, at 6:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

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



Street Addresses of Subject Site:
1115 Ridge Road and 1513 Windwood Hills Drive

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

PLEASE NOTE, STARTING
TUESDAY, SEPTEMBER 6, 2016,
THE PLANNING AND ZONING COMMISSION
MEETINGS WILL BEGIN AT
6:30 P.M.

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing that was held on August 1, 2016. You and many of your neighbors may have expressed interest in the outcome of this matter and the Commission is scheduled to hear/act upon the Department of Planning's report upon this item at its upcoming meeting. If inclined, the Commission encourages you to attend this meeting and participate in its discussion. The meeting will be held on **Monday, October 3, 2016, at 6:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

P.Z. 6-16 Auburn Ridge, Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005 – A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 81.4 acre tract of land that is located on the southwest side of Ridge Road, south of Lack Ridge Road (Locator Number: 25U330010 and 25U310023/Street Addresses: 1115 Ridge Road and 1513 Windwood Hills Drive). **Proposed Use: A revised total of twenty-four (24) individual lots, with common ground, and required public space areas. The proposed number of lots had previously been reduced from twenty-seven (27) to twenty-five (25) in total. (Ward Six)**

PLEASE NOTE, STARTING **SEPTEMBER 6, 2016**, THE PLANNING AND ZONING COMMISSION MEETINGS WILL BEGIN AT **6:30 P.M.**

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

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

Travis Newberry

From: Larry Miner <bubbaqminer@yahoo.com>
Sent: Friday, September 30, 2016 9:25 AM
To: Travis Newberry
Cc: Jim Bowlin; Joe Vujnich; 'R. Jon Bopp'; 'Becker, Bob & Carol'; 'Bill & Karin Stawiarski'; 'Bob & Marilyn Snyders'; 'Brubach, Dave & Renee'; 'David E & Tammy Y Dowell'; 'Early, Don & Linda'; 'Eric J & Lisa M LaBarge'; 'Gerald & Linda Halbrook Sexauer'; 'Gray, Wendy'; 'Halley, Geoffrey & Sylvia'; 'Hockenbury, Don & Barb'; 'James A & Paulette R Winkelmann'; 'Jones, Robert & Thelma'; 'Kiger, Greg & Cheryl'; Travis Newberry; 'Kris & Patricia Sachtleben'; 'LaClair, John & Cynthia'; 'Majeski, Deanna'; 'Mark & Bonnie Stevenson Duitsman'; 'Mark & Mary Gebhart'; 'Michael J Gudeman'; 'Milles, Larry & Lynette'; 'Moll, Jane Klein'; 'Mutrux, Max & Jill Wagenknecht'; 'Nuetzel, Bill & Judy'; 'Paul & Celeste Banta'; 'Price, Larry & Joan'; 'Reuben Rigel'; 'Sites, Randy & Jane'; 'Smith, Jerry & Lois'; 'Stapf, Julia A'; 'Thomley, Mark'; 'Veth, John & Jackie'; 'William & Ann Stremme McQullen'; 'Ashley Krueger'; 'Dave Helfrich'; 'Susan Prosperi'; 'Ben Bracken'; 'Berryl F. Bader Sr.'; 'Charles T. Koenig'; 'Dennis Church'; Greg Alexander; 'Harry Billiot'; Jerry Porter; 'John P. Miller'; 'Pat McManemy'; 'Richard Schneider'; 'Sarah Bracken'; 'Nedra Klohr, I. C. E.'; Larry Goodson; dself@earthlink.net; 'Dean Klohr'; sbowess@aol.com
Subject: Auburn Ridge P.Z. 6- 16 Proposal

Travis,
As a resident before Wildwood existed, I wrote previously about my objections with going forward with the Auburn Ridge Proposal. Unfortunately, I will be on vacation and unable to attend Monday's meeting where this proposal will again be discussed.
I have one question that I would like discussed in my absence:
"Given that none of the surrounding neighbors want this proposal to be approved, what inspires you to irresponsibly ignore the community's rejection of this proposal, ignore the City of Wildwood's Master Plan, and arbitrarily override the Planning and Zoning Ordinances? Is this the New and Improved Wildwood where you bend or ignore the rules anytime you choose to despite what the residents want?
Larry Miner
1556 Wolf Trail Road

From: Don Self [mailto:dself@earthlink.net]
Sent: Saturday, September 24, 2016 6:11 AM
To: Dean Klohr; Travis Newberry

Travis, et al.

As a fairly new Wildwood homeowner, I agree with the comments of my neighbors. I would also like to add that the
P&Z Committee is messing with the foundation that has made Wildwood such a great place to live. I am sure you are
aware of the city's national stature, but for anyone that does not realize what we have here, visit this link:

http://www.missouripartnership.com/Sites-Incentives-Data/Data-Center/Industry-Insight-
[illegible]/sid/717/eight-missouri-cities-rank-among-the-best-small-cities-in-america

I have not seen any comments in support of the proposal to violate the 3 acre rule, except from those that stand to gain
financially from the variance. If you ask for input, and all of the affected residents are against the proposed action, how
can you justify going forward? You are treading on a slippery slope that will set a troubling precedent for future activity.
Put me down for a solid "no" vote.

Don Self
1362 Bear Canyon Rd

On 9/23/2016 12:38 PM, Dean Klohr wrote:

Travis,
Please pass my email on to the Planning and Zoning Committee Members.and Joe Vujunic in particular.
Thank you.

As a retired business person, my question to the P&Z Committee is, what is the **objective** of Wildwood and the Planned Residential Development Overlay District, is it to increase the population of Wildwood, to increase the tax revenue, to keep developers happy or what?

Maybe, if I understood what the **objective** is, it would make sense to me why we want to cram housing into the Non-Urban Residence District in what seems to me is a violation of the the basic founding idea behind the incorporation of Wildwood. Why not just require 3 acre lots?

I struggle with why those of us who built out here, followed the 3 acre rule, spent extra monies to build retaining walls and to maintain the trees on our slopped lots, did it. Ed Holthaus could have just bulldozed down the ridge tops and cleared the trees to make it less expensive for us to build..

I don't see the Quail Hollow PRD development as being a justification to do more of the "same." I believe at least one Quail Ridge resident has even come out against Auburn Ridge. What will be next, the property on the east side of Ridge Road?

At the second meeting on September 19, there was included "a public space dedication to the City of Wildwood to provide access through the site to the Rock Hollow Valley." Will parking spaces be provided for automobiles and bicycles?, Being a little facetious maybe a pavilion and BBQ pits for city dwellers?

Joe Vujunic,
I was personally taken back by your presentation as an employee of Wildwood and we citizens, at the September 19 meeting.
Your eloquent presentation sounded like you were an employee of Fischer and Frichtel instead of Wildwood. A retired cardiac surgeon neighbor sitting next to me, who missed the initial meeting and did not who you are or your position, leaned over to me and asked if you were the Fischer and Frichtel representative. Since then one other neighbor and an email contact, who was present asked, why you wanted to favor Fischer and Frichtel instead of Wildwood or at least make a neutral presentation.
Maybe if I understand the **objective** I will understand your presentation.

--
Dean H. Klohr, P.E.

Virus-free. www.avast.com

Travis Newberry

From: Greg Kiger <greg@oncefilms.com>
Sent: Friday, September 30, 2016 7:42 AM
To: John P. Miller
Cc: Jim Bowlin; Travis Newberry; Joe Vujnich; Richard Schneider; Larry Goodson; Phil Dario; Tom Eisenbies; Jerry Porter; Miller Bari; Joe Garritano; Greg Alexander
Subject: Re: Auburn Ridge

Excellent points John.

Wildwood is at a crossroads and rules or lack thereof regarding PRDs in NU areas need to be reexamined and codified. Allowing each developer to cut their best deal with Dept of Planning is a recipe for losing the Wildwood we love.

Can we put a hold on PRDs and have that discussion / process? Maybe spearheaded by a citizens committee? I know so many residents are who like John are reasonable and interested in the fate of our community…

Long may you run,

Greg Kiger

636-207-8000

Our Emmy Award winning Spotlight series...
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For those who seek wellness...
www.what2eat.TV

On Sep 29, 2016, at 8:20 PM, John P. Miller <John.Miller@kpff.com> wrote:

Hi Jim:

I just received a notice in the mail this evening about another public meeting for Monday Oct 3 regarding the subject proposed development. Due to short notice I cannot attend, so I thought I'd share a few of my additional comments with you via email.

I urge the commission to insist on the following before approving this development:

1. Limit the minimum lot size to 3 acres. No exceptions.

2. Obtain a clear explanation and understanding of the clearing limits, set backs, and preservation line, especially as it pertains to the roadway construction. The fear is that a large swath of the ridge tops will be plowed flat and giant homes will be constructed, ruining the views of all of the homes on the surrounding ridges whose homes blend in rather than stick out.

3. Require a tree clearing plan for each lot to be submitted with every individual building permit application. This plan should establish up front tree clearing limits around the home, grading restrictions such as a maximum height of a retaining wall, maximum height of the ridge line, etc. See #2 above.

4. Require a minimum distance between houses of say 100 feet or more.

5. Require a clear plan on how storm water will be handled and how water quality will be maintained per MSD requirements.

6. Require a traffic study to be performed for Ridge Road, Old State Road, and the intersection of Ridge and Old State. Safety and traffic congestion is already a big problem.

7. Require a legacy tree inventory and preservation plan.

8. Require a tasteful landscape treatment of the entry to blend in with the character of the surrounding area.

I'm sure I can think of a couple more, but we residents have probably already mentioned them.

I really appreciate your support of the residents who are opposed to this development, and the other council persons who are also in our camp. I know this site will be developed some day, by some developer, but let's make sure it is done is a way that enhances Wildwood's image and brand, rather than creating something out of character. This holds true for the many large tracts ripe for similar developments.

Going forward, I believe the PRD should be overhauled completely, and it should not be so ambiguous or developer-friendly, or subject to interpretation. This is probably easier said than done, as evidenced by the controversy over whether this particular development meets the PRD or not.

It seems very obvious to me that essentially everyone who lives around this development who cares about Wildwood opposes it, and I hope you and the City Council will reject it in its current state and require the above stipulations as a minimum.

Thank you for listening.

John P. Miller, PE, SE
KPFF
16202 Thornberry Ridge Lane

On Sep 25, 2016, at 1:07 PM, Jerry Porter <JPorter@cityofwildwood.com> wrote:

[illegible] coming out verbally with your comments to the "powers to

at city hall. Hopefully, it will make my job as Ward 6 councilman more understanding as I try to convince the majority of the 75 percent of my peers that those 8000 to 10, 000 of us residents living west of 109 don't want to live on top of each other. That we didn't move out here, before and after Wildwood was born, to live in another Webster Groves, Kirkwood, Manchester, etc.

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Jerry W Porter
Ward 6 Councilman

Sent from my iPad

On Sep 24, 2016, at 6:14 AM, Don Self <dself@earthlink.net>. wrote:

> Travis, et al.
>
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> http://www.missouripartnership.com/Sites-Incentives-Data/Data-Center/Industry-Insight-Blog/itemid/2508/amid/717/eight-missouri-cities-rank-among-the-best-small-cities-in-america
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> 1362 Bear Canyon Rd
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I struggle with why those of us who built out here, followed the 3 acre rule, spent extra monies to build retaining walls and to maintain the trees on our slopped lots, did it. Ed Holthaus could have just bulldozed down the ridge tops and cleared the trees to make it less expensive for us to build..

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Maybe if I understand the **objective** I will understand your presentation.

--
Dean H. Klohr, P.E.

Virus-free. www.avast.com

Travis Newberry

From:	Jim Bowlin
Sent:	Thursday, September 29, 2016 8:28 PM
To:	John P. Miller
Cc:	Travis Newberry; Joe Vujnich; Kiger, Greg & Cheryl; Richard Schneider; Larry Goodson; Phil Dario; Tom Eisenbeis; Jerry Porter; Bari Miller; Joe Garritano; Greg Alexander
Subject:	Re: Auburn Ridge

John:

Thank you for your email and thoughts. You make many good points.

Jim

James R. Bowlin
Mayor
City of Wildwood
636-458-0440, ext. 300
www.cityofwildwood.com

On Sep 29, 2016, at 8:20 PM, John P. Miller <John.Miller@kpff.com> wrote:

Hi Jim:

I just received a notice in the mail this evening about another public meeting for Monday Oct 3 regarding the subject proposed development. Due to short notice I cannot attend, so I thought I'd share a few of my additional comments with you via email.

I urge the commission to insist on the following before approving this development:

1. Limit the minimum lot size to 3 acres. No exceptions.

2. Obtain a clear explanation and understanding of the clearing limits, set backs, and preservation line, especially as it pertains to the roadway construction. The fear is that a large swath of the ridge tops will be plowed flat and giant homes will be constructed, ruining the views of all of the homes on the surrounding ridges whose homes blend in rather than stick out.

3. Require a tree clearing plan for each lot to be submitted with every individual building permit application. This plan should establish up front tree clearing limits around the home, grading restrictions such as a maximum height of a retaining wall, maximum height of the ridge line, etc. See #2 above.

4. Require a minimum distance between houses of say 100 feet or more.

5. Require a clear plan on how storm water will be handled and how water quality will be maintained per MSD requirements.

6. Require a traffic study to be performed for Ridge Road, Old State Road, and the intersection of Ridge and Old State. Safety and traffic congestion is already a big problem.

7. Require a legacy tree inventory and preservation plan.

8. Require a tasteful landscape treatment of the entry to blend in with the character of the surrounding area.

I'm sure I can think of a couple more, but we residents have probably already mentioned them.

I really appreciate your support of the residents who are opposed to this development, and the other council persons who are also in our camp. I know this site will be developed some day, by some developer, but let's make sure it is done is a way that enhances Wildwood's image and brand, rather than creating something out of character. This holds true for the many large tracts ripe for similar developments.

Going forward, I believe the PRD should be overhauled completely, and it should not be so ambiguous or developer-friendly, or subject to interpretation. This is probably easier said than done, as evidenced by the controversy over whether this particular development meets the PRD or not.

It seems very obvious to me that essentially everyone who lives around this development who cares about Wildwood opposes it, and I hope you and the City Council will reject it in its current state and require the above stipulations as a minimum.

Thank you for listening.

John P. Miller, PE, SE
KPFF
16202 Thornberry Ridge Lane

On Sep 25, 2016, at 1:07 PM, Jerry Porter <JPorter@cityofwildwood.com> wrote:

> Don, thanks for your coming out verbally with your comments to the "powers to be"
> at city hall. Hopefully, it will make my job as Ward 6 councilman more understanding as I try to convince the majority of the 75 percent of my peers that those 8000 to 10, 000 of us residents living west of 109 don't want to live on top of each other. That we didn't move out here, before and after Wildwood was born, to live in another Webster Groves, Kirkwood, Manchester, etc.
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http://www.missouripartnership.com/Sites-Incentives-Data/Data-Center/Industry-Insight-Blog/itemid/2508/amid/717/eight-missouri-cities-rank-among-the-best-small-cities-in-america

I have not seen any comments in support of the proposal to violate the 3 acre rule, except from those that stand to gain financially from the variance. If you ask for input, and all of the affected residents are against the proposed action, how can you justify going forward? You are treading on a slippery slope that will set a troubling precedent for future activity. Put me down for a solid "no" vote.

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Virus-free. www.avast.com

Travis Newberry

From: Jerry Porter
Sent: Sunday, September 25, 2016 1:08 PM
To: dself@earthlink.net
Cc: Dean Klohr; Travis Newberry; Jim Bowlin; Joe Vujnich; R. Jon Bopp; Becker, Bob & Carol; Bill & Karin Stawiarski; Bob & Marilyn Snyders; Brubach, Dave & Renee; David E & Tammy Y Dowell; Early, Don & Linda; Eric J & Lisa M LaBarge; Gerald & Linda Halbrook Sexauer; Gray, Wendy; Halley, Geoffrey & Sylvia; Hockenbury, Don & Barb; James A & Paulette R Winkelmann; Jones, Robert & Thelma; Kiger, Greg & Cheryl; Kris & Patricia Sachtleben; LaClair, John & Cynthia; Majeski, Deanna; Mark & Bonnie Stevenson Duitsman; Mark & Mary Gebhart; Michael J Gudeman; Milles, Larry & Lynette; Miner, Larry & Debbie; Moll, Jane Klein; Mutrux, Max & Jill Wagenknecht; Nuetzel, Bill & Judy; Paul & Celeste Banta; Price, Larry & Joan; Reuben Rigel; Sites, Randy & Jane; Smith, Jerry & Lois; Stapf, Julia A; Thomley, Mark; Veth, John & Jackie; William & Ann Stremme McQullen; Ashley Krueger; Dave Helfrich; Susan Prosperi; Ben Bracken; Berryl F. Bader Sr.; Charles T. Koenig; Dennis Church; Greg Alexander; Harry Billiot; John P. Miller; Pat McManemy; Richard Schneider; Sarah Bracken; Nedra Klohr, I. C. E.; Larry Goodson
Subject: Re: Auburn Ridge P.Z. 6- 16 Proposal

Don, thanks for your coming out verbally with your comments to the "powers to be" at city hall. Hopefully, it will make my job as Ward 6 councilman more understanding as I try to convince the majority of the 75 percent of my peers that those 8000 to 10, 000 of us residents living west of 109 don't want to live on top of each other. That we didn't move out here, before and after Wildwood was born, to live in another Webster Groves, Kirkwood, Manchester, etc.

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Dean H. Klohr, P.E.

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Travis Newberry

From: Phil Dario <phil@showcaseremodelingstl.com>
Sent: Tuesday, September 27, 2016 7:14 PM
To: sbowess@aol.com; Jerry Porter; Joe Vujnich; Travis Newberry; Jim Bowlin; rbopp@cityofwildwood.com
Subject: RE: P.Z. 6-16 Proposal

As a resident of Wildwood as well, I also concur with Ms Bowess assessment. If for no other reason this "subdivision" does NOT follow the plan for Wildwood, period! This PRD stuff is getting out of control and is being abused

While no one is really expecting the site to go undeveloped, the collective voice you are hearing is build with strong limitations for all the reasons detailed in this email.

It is my understanding that a PRD on Pond and Manchester was rejected and access to that site, etc is far more favorable than Auburn Ridge

Auburn Ridge should have a maximum of 12-15 homes located on this land

If you want to see how a development in Wildwood should and needs to look, go two block over and observe the Windwood Hills " subdivision". Plenty of setback, abundant amount of timber left. It's very apparent the developer(and the city council) had respect for the residents and the land

Phil and Ivy Dario

From: sbowess@aol.com [mailto:sbowess@aol.com]
Sent: Tuesday, September 27, 2016 6:41 PM
To: JPorter@cityofwildwood.com; JVujnich@cityofwildwood.com; travis@cityofwildwood.com; JBowlin@cityofwildwood.com; rbopp@cityofwildwood.com
Subject: P.Z. 6-16 Proposal

As a resident of Wildwood for close to 17 years now, I am writing to strongly voice my OPPOSITION to the proposed subdivision Auburn Ridge Rd. P.Z. 6-16 proposal. From my understanding the proposal does NOT follow the footprint planned for Wildwood. I have been getting emails all week from neighbors and fellow Wildwood residents contacting me with their concerns about this. I believe Wildwood has bymade a principle of listening to its residents when it comes to changing any part of the master plan and I believe residents are loudly declaring displeasure with this plan. The plan to clear cut the lot does NOT fit in with Wildwood's policy of conservation and preservation. Neither does the plan to allow ANY lots sizes below the 3 acres required by zoning code. How many residents are you waiting for to come forward? Is there a magic number?

I have concerns about the houses being close to the road. I think they need to follow the rule of being 50 feet back from the road.

I also have concerns about the increase in traffic on Old State. In the years I have lived here, traffic has increased a great deal. I often have to wait quite a while now to turn onto Old State. Has anyone done studies of what the increase in traffic? I regularly see more accidents on Old State than I used to and I have grave concerns about the safety of that road with more traffic being added.

My own home is across the ridge from the site. My husband and I have invested a great deal in our property in the last three years because we love the area and our neighborhood. We bought our home here knowing it needed work because we loved the beauty of the area and towns commitment to conservation. I come from a town in Ohio that committed to a

two acre minimum and in spite of my parents buying their home there in the 1950's, property values had remained high and the area had maintained its low crime rates because of that commitment. I, in turn, bought my first house there in mid 1990's. I believed our investment here in Wildwood to be prudent because of your stated commitment. Why would you consider making such a big change to that plan? If you do so, not only are you setting a precedent that I believe will, in the long run, devalue all the homes in Wildwood, but it will more quickly affect my own property value by marring my beautiful view.

Currently I look on a lovely wooded ridge. I can see for miles. All the homes are nestled in the trees and DO NOT affect the view. Clearcutting will ruin the view for many many residents all up and down the valley. With all the work my husband and I have done here we HAVE maintained our own setback of over 50 feet. We have LIMITED the number of trees we have removed and have made sure the work we have done on our home is NOT unsightly to homes across the valley. Our house remains nestled in the trees. We have FOLLOWED THE RULES AND ASK OTHERS BE HELD TO THOSE SAME RULES!

As a mother with new drivers, a resident whose view will be decimated, and a resident who is very concerned about maintaining our property value and the values on which Wildwood itself was founded, I ask you to restrict this subdivision. Please UPHOLD the three acre rule. Please UPHOLD the 50 foot setback. Please STUDY traffic as Ridge Road already gets congested and backs up onto Old State at times due to the traffic from Ridge Meadows and rush hour traffic multiple times a day.

Travis Newberry

From: sbowess@aol.com
Sent: Tuesday, September 27, 2016 9:13 PM
To: Jerry Porter; Joe Vujnich; Travis Newberry; Jim Bowlin; rbopp@cityofwildwood.com
Subject: Re: P.Z. 6-16 Proposal

Sorry. I forgot to sign my email.

Sarah and Ben Bracken
Old State Farms

Sent from my iPhone

On Sep 27, 2016, at 6:40 PM, "sbowess@aol.com" <sbowess@aol.com> wrote:

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ATTACHMENT C
Background Information

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Travis Newberry

From: John LaClair <john@bavarianstl.com>
Sent: Tuesday, September 27, 2016 9:45 AM
To: Travis Newberry; Jim Bowlin; Joe Vujnich; Jerry Porter; deanklohr@gmail.com; Greg Alexander; Terri Gaston
Subject: Another Auburn Ridge note

Good day'

Just another plea and view into the result of approving Auburn Ridge as it is.
I bought my lot on Wolf trail 12 years ago with the intent of building my retirement home in the woods.
I am/was about to submit plans to the city for a custom home designed by a noted architect.

The plan you have before you puts no less than 5 homes directly across from my lot.
I bought this thinking maybe 1 or 2 homes would be there someday but this is the worst thing I can think of happening to my dream of getting away to the "protected" Wildwood environment.
What is proposed may nearly conform to the 3 acre rule but it does so at the expense of bringing in a tightly packed subdivision to stain the view of tens of long term residents and 1 newcomer at least.

I would propose/request, if this must happen, decreasing the number of sites and increasing space between them.
The present plan shows 2 or 3 lots at 2 acres. That shouldn't happen. It also shows homes squeezed together ala Ellisville or any of a number of municipalities. That also should be modified.

Please protect the promise of Wildwood and give us all a view we can enjoy in peace.

Thanks for listening
John LaClair
1561 Wolf Trail
(Look at my lot and what I'll be forced to see in the plans. You'll see my very valid complaint)

CITY OF WILDWOOD
SEP 27 2016
DEPT OF PLANNING & PARKS

Travis Newberry

From:	noreply@cityofwildwood.com
Sent:	Friday, September 16, 2016 2:43 PM
To:	Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject:	Online Form Submittal: Public Hearing Comment Form
Categories:	Red Category

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	*Field not completed.*
Suggestions	why not restrict these lots to 3 acres as zoned? 25 homes are still too many. What will do to my fabulous view Why not restrict the lots to 3 acres as zoned? 25 homes are still too many. What is going to happen to my fabulous view?

(Section Break)

Name	Rose Dawson
Address	1136 Ridge Rd.
City	WILD WOOD
State	MO
Zip	63021
Phone Number	636 256 3773
Email	dawsonroseu@gmail.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From:	noreply@cityofwildwood.com
Sent:	Saturday, September 17, 2016 4:53 PM
To:	Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject:	Online Form Submittal: Public Hearing Comment Form
Categories:	Red Category

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	Value of Zoning?
Position on Request	Do Not Support
General Comments	What use is zoning if it can be easily modified? Those of us who built and own homes based on the belief 3 acre lots were the minimum have been duped. What is the next change, change the zoning for High Meadows Farm, then what was the wildlife preserve at about 1025 Ridge Road, then at 1058 Ridge Road, then Ridgefield Stables/Arena? Somewhere a line must be drawn. What is Wildwood's objective, more population, more tax revenue, to be like Ellisville or Ballwin or what Wildwood was founded on two decades ago?
Suggestions	Require 3 minimum acre lots as stated in the Wildwood Master Plan for non-urban areas without non taxed common ground.

(Section Break)

Name	Dean H. Klohr, PE and Nedra Klohr
Address	1614 Wolf Trail Road
City	Wildwood
State	MO

Zip	63021- 5929
Phone Number	636 227 8202
Email	Deanklohr@gmail.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, September 18, 2016 7:44 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	*Field not completed.*
Suggestions	Clear-cut should never be allowed! It's one reason we all choose Wildwood. Leave that to Ellisville. Also min 3 acres should be enforced - again, build/buy somewhere else if you can't meet Wilwood standards. We should never have to lower our standards, rather let's have them raise their's in order to be a part of Wildwood!

(Section Break)

Name	TJ Lindhorst
Address	1407 Bald Eagle Ed
City	Wildwood
State	Mo
Zip	63038
Phone Number	636-230-8158
Email	Tjlindhorst@hotmail.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, September 18, 2016 7:03 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	We bought our home because we value the privacy and the beautiful woods that the valley behind our home overlooks. We do not want to look on a subdivision that is a scar on the hill and will lower our property value by both marring our view and also increasing the already busy traffic on Old State.
Suggestions	My wife previously owned property in an Ohio town that ensured property values stayed high and that the town stayed a high end one by restricting lot sixes to three acres per home. I suggest you do the same here. Protect the beauty and home values of Wildwood by not allowing another quickly built low quality housing development to change the flavor of the area.

(Section Break)

Name	Ben Bracken
Address	1430 Bald Eagle Rd.
City	Wildwood
State	MO
Zip	63038

Phone Number	636-527-3320
Email	cayhab@aol.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, September 18, 2016 6:58 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	I have grave concerns about what this development would mean or traffic on Old State Rd and on Ridge Rd. Both of those roads get very congested and backed up during rush hours and frankly we moved out here close to 17 years ago now to get away from traffic and hectic nature. We loved Wildwood because it was heavily wooded and so close to conveniences but yet remote and private. We want to remain private and we do not want to lose value in our home. We have recently added on and taken pains to make sure we did not create an unsightly view from across the valley.
Suggestions	We feel that restrictions of how many trees can be cut down should be placed on these houses and that for the benefit of traffic and property values from those of us across the valley, that homes should be built on no smaller that 3 acres per house sites so that the houses will not be too close together and the neighborhood won't be clearcut.There is a development that was allowed that is clearcut and it remains a scar on the hillside. When it was built the noise of them banging out the foundations really was noie pollution that echoed through the valley for more than a year. I am concerned that will happen again. Whatever building is allowed here needs to reflect the flavor of the homes in the area. It should be left wooded and the homes should be spaced out.

(Sector, Street)

Name	Sarah Bracken
Address	1430 Bald Eagle Rd.
City	Wildwood
State	MO
Zip	63038
Phone Number	636-527-3320
Email	sbowess@aol.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, September 18, 2016 11:16 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	The proposed development is not consistent with the city's Master Plan or the intent of the zoning codes. It would represent a negative change to the character of the area. It would also negatively impact the unique topography and viewscape of the area, would introduce traffic safety and congestion problems, and would cause noise and light pollution that is highly inconsistent with the character of the area.
Suggestions	Amend the city's Zoning Regulations, Section 415.090 "NU" Non-Urban Residence District Regulations, to more explicitly prohibit the creation of new individual residential lots of less than 3 acres. Specifically prohibit the application of "averaging" methods when determining lot size.

(Section Break)

Name	Rick and Christy Hoppe
Address	1469 Ridgetree Trails Dr
City	Wildwood
State	Missouri (MO)

Phone Number	314-795-7738
Email	rrick571@hotmail.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Friday, September 16, 2016 5:54 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	With the reduction in lots from 27 to 25 there is still the potential for 50 to 75 additional vehicles using Ridge Rd. on a daily basis. I would like to know who would be responsible for infrastructure improvements to Ridge Rd. that would include road maintenance, the addition of a 3 way traffic signal at the intersection of Ridge Rd. and Old State Rd., and the installation of barriers in front of at least 3 utility poles along Ridge Rd.hat have been hit and have caused 7 hour power outages twice within the last 2 years. I would also like to know if feasibility studies have been completed by MSD and Missouri American Water to determine if they can provide the necessary sewer and water services for the proposed lots without causing problems for these services to the existing homes and subdivision in this area. I would like to know who is responsible for the above infrastructure improvements and when would they be done.
Suggestions	The number of lots should be reduced substantially to a maximum of 10 in order to reduce additional traffic on Ridge Rd.,and only on the condition that the above infrastructure improvements and feasibility studies by MSD and Missouri American Water for sewer and water services will be acceptable for the existing homes and subdivision in this area.

'Section Break'

Name	Charles T. Koenig
Address	1530 Quail Hollow Ct.
City	Wildwood
State	MO
Zip	63021
Phone Number	636-227-5390
Email	c.koenig@sbcglobal.net

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 10:21 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	Reducing the number of homes by 2 and slightly increasing the size of the lots to still be under 3 acres does not conform to the Wildwood Master Plan.
Suggestions	Follow the master plan. If not now, when? There is no reason for the master plan if no on ever follows it.

(Section Break)

Name	Mark Thomley
Address	1573 Wolf Trail Road
City	Wildwood
State	MO
Zip	63021
Phone Number	6362273860
Email	MarkThomley@computrollc.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 10:43 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	Disapproval of Zoning
Position on Request	Do Not Support
General Comments	Proposed subdivision Auburn Ridge off of Ridge Road needs to comply with the already established 3 acre zoning law that we have had to abide by for over 30 years. Each lot in Wildwood needs to have at least 3 acres in order to build a home on it. This is what has made Wildwood so desirable over the years. Keep the lots to a minimum of 3 acres.
Suggestions	Require 3 minimum acre lots as stated in the Wildwood Master Plan for non-urban areas without non taxed common ground.

(Section Break)

Name	Karin Stawiarski
Address	1626 Wolf Trail Road
City	Wildwood
State	MO
Zip	63021
Phone Number	314-307-0670
Email	chskarin@yahoo.com

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 10:59 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	I have lived in Wildwood (Bear Canyon Rd.) for 25 years and do not support the development of Auburn Ridge as proposed. Wildwood was formed specifically to prevent the development of subdivisions such as this and so please do not go back on what you promised.... and what we voted on! The master plan was written for a reason and we live (and built) where we are specifically because we wanted the natural beauty as it is. This is an opportunity to hold true to that plan and we are depending on you (the p&z committee) to represent the people of wildwood and not those who want to profit from a vacant piece of land. I appreciate that the builder was willing to submit a revised plan, but please hold true to our charter and make them revise further to get closer to what the area is supposed to have. Lots should not be less than 3 ac each. Thank you.
Suggestions	*Field not completed.*

(Section Break)

Name	Julie Stapf
Address	1350 Bear Canyon Road
City	Wildwood

State	MO
Zip	63021
Phone Number	314-704-7441
Email	jstapf@armstrongteasdale.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 11:43 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	development
Position on Request	Do Not Support
General Comments	Rules are rules. NO clear cutting allowed in Wildwood. We all moved out here for the serenity. This development would severely alter our serenity and home values if taken away. Clear restrictions and penalties on tree removal should be enforced and each house should sit on 3 acres. Tell them that failing to follow those restrictions will affect the views and property values of homes in this subdivision.
Suggestions	DENY this project in full. Have officials stop by my home to see for them selves what this would do to our views.You cannot tell or make a proper assessment unless you do. Paperwork and maps don't tell the story. Please call me for an appointment.

(Section Break)

Name	Dave Helfrich
Address	1438 Bald Eagle Rd
City	Wildwood
State	MO
Zip	63038

Phone Number	3146237883
Email	davestuff1@gmail.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 4:08 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	I am not in favor of site development with lot sizes of less than three acres. The recent (several years ago) development on Ridge Road is an eyesore. If the parcels could be developed into minimum three acre lots like those adjacent then there is no good reason to change. These were built 30 years ago so I am sure a motivated builder could do the same today. I am not opposed to developing this land, but the proposed plan with the smaller lots is in direct conflict with the original intent of Wildwood non urban areas. Ridge Road also already backs up to Old State Road during the school year. Is the developer going to support all the additional infrastructure required on Ridge Road and Old State Road or will that be picked up by Wildwood?
Suggestions	Consider development that maintains a minimum of three acres per lot like adjoining developments.
	(Section Break)
Name	Ben Young
Address	1403 Bald Eagle Road
City	Wildwood

State	MO
Zip	63038
Phone Number	314-406-2612
Email	byoung@youngsolutions.net

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 2:57 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	Spot zoning and non conforming to the non urban master plan. Too many mature trees will be removed to allow the density as proposed. Does the P&Z committee really believe that a reduction of only two homes a significant change and improvement to the original proposal?!
Suggestions	Less dwellings....3 acer minimum lots as per the masterplan
	(Section Break)
Name	Mark Duitsman
Address	1602 Wolf Trail Road
City	Wildwood
State	Missouri
Zip	63021-5929
Phone Number	314-712-0655
Email	mdduitsman9@gmail .com

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 3:03 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	No clear cut development should be allowed.
Suggestions	Clearing restrictions and penalties on tree removal should be enforced and each house should sit on 3 acres. Failure to follow those restrictions will affect the views and property values of homes in the Old State Farms subdivision at Old State and Eagle Ridge roads. A clear cut development in this location diminishes the Wildwood mission statement promoting a quality of life based upon careful stewardship of the magnificent natural environment, and ensuring that this legacy is passed on to future generations as a result of planned, responsible, sustainable growth.

(Section Break)

Name	Vince Prosperi
Address	1428 Bald Eagle Rd
City	Wildwood
State	MO
Zip	63038

Phone Number	6362369666
Email	vprosperi@gmail.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 12:36 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	25 home revised plan for large acreage between Bear Canyon/Ridge and Whittsetts Fk
Position on Request	Do Not Support
General Comments	We lived in Wildwood for 17 years, loving the idea of a planned community which would protect the areas zoned 3-5 acres. We eventually down sized and in the year we rented a home in Chesterfield while home searching, we were miserable. Just riding on Old State Rd. could get me choked up that year, missing Wildwood. Now we love our woodsy home on Wolf Trail Rd. and are very saddened to see Ridge Rd. moving towards looking like Ballwin. Please stick with the excellent ideas behind this planned community. Do not clear cut any area and please do not put homes on less than 3 acres in the places designated for more rural feel development.
Suggestions	Larger lots and developments that attempt to preserve as much of the natural landscape as possible.

(Section Break)

Name	James and Paulette Winkelmann
Address	1504 Wolf Trail Rd.
City	Wildwood

State	MO
Zip	63021
Phone Number	636 220 8484
Email	winkwoods@charter.net

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 12:49 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	Allowing this development to move forward sends a clear message to developers that "anything goes" in the City of Wildwood. I should have saved myself some money and just moved to Chesterfield, because Wildwood is going to look like all of the cookie cutter subdivisions in Chesterfield, Ballwin and the rest of St. Louis County. Next the developers are going to want all of the unused property condemned so that they can take it by eminent domain. Where does it stop? I urge you to please not allow this subdivision to go through.
Suggestions	Force the lot sizes to be at least 3 acres just like most of the subdivisions around this suggested development

(Section Break)

Name	Mary Gebhart
Address	1645 Wolf Trail Road
City	Wildwood
State	Missouri
Zip	63021

Phone Number	3147992921
Email	Gebhart5629@gmail.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 9:23 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	Value of Zoning?
Position on Request	Do Not Support
General Comments	What use is zoning if it can be easily modified? Those of us who built our homes on the belief that 3 acre lots were the minimum have been duped. What changes are in store, zoning of High Meadows Farm, the Wildlife Preserve o Ridge Rd., Ridgefield Stables, etc.... until we are like Ellisville and Ballwin????This needs to stop now. What is Wildwood's objective? (more population, more taxes? What about the concept Wildwood was founded on two decades ago?
Suggestions	require 3 minimum acre lots as stated in Wildwood Master Plan for non-urban areas without not-taxed common ground.
	(Section Break)
Name	Gerald Sexauer
Address	1343 Bear Canyon Rd.
City	Wildwood
State	Mo.
Zip	63021
Phone Number	636-386-0051

Email gerald2527@sbcglobal.net

Email not displaying correctly? View it in your browser.

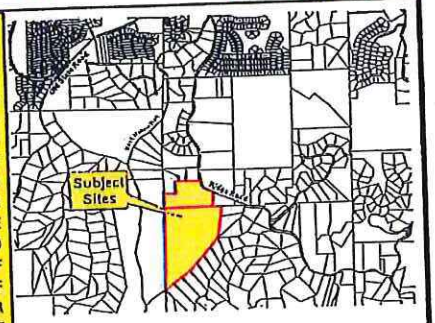
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Monday, September 19, 2016, at 6:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

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



Street Addresses of Subject Site:
1115 Ridge Road and 1513 Windwood Hills Drive

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

TUESDAY, SEPTEMBER 6, 2016
6:30 P.M.

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing that was held on August 1, 2016. You and many of your neighbors may have expressed interest in the outcome of this matter and the Commission is scheduled to hear/act upon the Department of Planning's report upon this item at its upcoming meeting. If inclined, the Commission encourages you to attend this meeting and participate in its discussion. The meeting will be held on **Monday, September 19, 2016, at 6:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

P.Z. 6-16 Auburn Ridge, Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005 – A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 81.4 acre tract of land that is located on the southwest side of Ridge Road, south of Lack Ridge Road (Locator Number: 25U330010 and 25U310023/Street Addresses: 1115 Ridge Road and 1513 Windwood Hills Drive). **Proposed Use: A total of twenty-five (25) individual lots, with common ground, and required public space areas. The proposed number of lots was previously twenty-seven (27) in total. (Ward Six)**

PLEASE NOTE: STARTING SEPTEMBER 6, 2016, THE PLANNING AND ZONING COMMISSION MEETINGS WILL BEGIN AT 6:30 P.M.

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

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

[illegible] any questions regarding this information, please feel free to contact the Department of Planning at [illegible] this matter.

WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Tuesday, September 6, 2016, at 6:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

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

Street Addresses of Subject Site:
1115 Ridge Road and 1513 Windwood Hills Drive

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

TUESDAY, SEPTEMBER 6, 2016,
6:30 P.M.

POSTPONED

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing held on August 1, 2016. You and many of your neighbors may have expressed interest in the outcome of this matter and the Commission was scheduled to take action upon this item at its upcoming meeting. The meeting was to be held on **Tuesday, September 6, 2016, at 6:30 p.m.**, in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration was as follows:

P.Z. 6-16 Auburn Ridge, Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005 – A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 81.4 acre tract of land that is located on the southwest side of Ridge Road, south of Lack Ridge Road (Locator Number: 25U330010 and 25U310023/Street Addresses: 1115 Ridge Road and 1513 Windwood Hills Drive). **Proposed Use: A total of twenty-seven (27) individual lots, with common ground, and required public space areas. (Ward Six) - THE PETITIONER IS POSTPONING THIS ITEM IN ORDER TO CONDUCT FURTHER SITE ANALYSIS AND ADDRESS COMMENTS HEARD AT THE AUGUST 1, 2016, PUBLIC HEARING.**

*PLEASE NOTE: STARTING SEPTEMBER 6, 2016, THE PLANNING AND ZONING COMMISSION MEETINGS WILL BEGIN AT 6:30 P.M.

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

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

[illegible] information, please feel free to contact the Department of Planning at

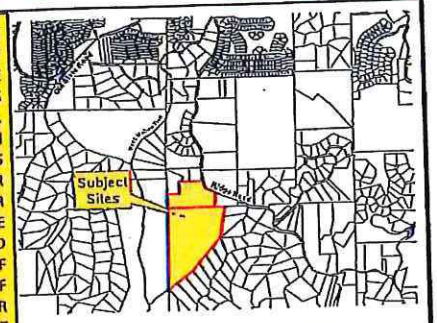
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Tuesday, September 6, 2016, at 6:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

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



Street Addresses of Subject Site:
1115 Ridge Road and 1513 Windwood Hills Drive

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

TUESDAY, SEPTEMBER 6, 2016
6:30 P.M.

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing held on August 1, 2016. You and many of your neighbors may have expressed interest in the outcome of this matter and the Commission is scheduled to take action upon this item at its upcoming meeting. If inclined, the Commission encourages you to attend this meeting and hear the Department of Planning's recommendation on this matter and participate in its discussion. The meeting will be held on **Tuesday, September 6, 2016, at 6:30 p.m.**, in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

P.Z. 6-16 Auburn Ridge, Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005 – A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 81.4 acre tract of land that is located on the southwest side of Ridge Road, south of Lack Ridge Road (Locator Number: 25U330010 and 25U310023/Street Addresses: 1115 Ridge Road and 1513 Windwood Hills Drive). **Proposed Use: A total of twenty-seven (27) individual lots, with common ground, and required public space areas. (Ward Six)**

PLEASE NOTE: STARTING SEPTEMBER 6, 2016, THE PLANNING AND ZONING COMMISSION MEETINGS WILL BEGIN AT 6:30 P.M.

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

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

[illegible] contact the Department of Planning at

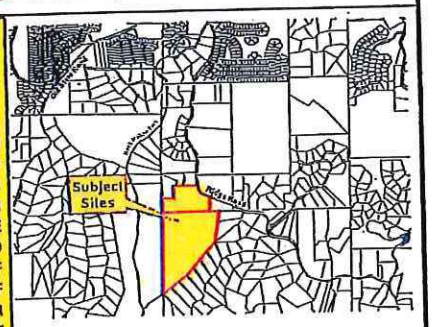
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Planning and Zoning Commission
Monday, August 1, 2016, at 7:00 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

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



Street Addresses of Subject Site:
1115 Ridge Road and 1513 Windwood Hills Drive

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

The Planning and Zoning Commission of the City of Wildwood will conduct a public hearing on **Monday, August 1, 2016, at 7:00 p.m., in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to this hearing and should be addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at www.cityofwildwood.com/comment. The following request will be considered at this time:

P.Z. 6-16 Auburn Ridge, Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005 – A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 81.4 acre tract of land that is located on the southwest side of Ridge Road, south of Lack Ridge Road (Locator Number: 25U330010 and 25U310023/Street Addresses: 1115 Ridge Road and 1513 Windwood Hills Drive). Proposed Use: A total of twenty-seven (27) individual lots, with common ground, and required public space areas. (Ward Six)

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

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

If you should have any questions regarding this information, please feel free to contact the Department of Planning at

CITY OF WILDWOOD

MAR 28 2016

DEPT OF PLANNING & PARKS

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

PETITION

before the

CITY OF WILDWOOD'S
PLANNING AND ZONING COMMISSION

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

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

APPLICANT/OWNER INFORMATION

Applicant's Name: Fischer & Frichtel Custom Homes
Mailing Address: 695 Trade Center Blvd
Chesterfield, Mo. 63005
Telephone Number, with Area Code: 314-576-0500
Fax Number, with Area Code: 314-576-0502
E-Mail Address: CDeGuentz@fandfhomes.com
Interest in Property (Owner or Owner Under Contract):
Owner under contract

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

Owner's Name (if different than applicant):
Tom & Denise Reid
Address: 4073 Montgomery Lane
Pacific, Mo. 63021
Telephone Number, with Area Code: _____

SITE INFORMATION

Postal Address of the Petitioned Property(ies):
1115 Ridge Road
Ballwin, Mo. 63021

Locator Number(s) of the petitioned Property(ies):
25U330010 & 25U310023

Total Acreage of the Site to the Nearest Tenth of an Acre:
81.4

Current Zoning District Designation: NU - Non-Urban

Proposed Zoning District Designation:

Proposed Planned District or Special Procedure: Planned Residential Development (PRD) Overlay District

USE INFORMATION

Current Use of Petitioned Site: Vacant

Proposed Use of Site: 27 Single family lots

Proposed Title of Project: Auburn Ridge

Proposed Development Schedule (include approximate date of start and completion of the project):
Fall 2016 - Summer 2017

CONSULTANT INFORMATION

Engineer's/Architect's Name: Sterling Engr & Surv. Co.
Address: 5055 New Baumgartner Road
St. Louis, Mo. 63129
Telephone Number, with area code: 314-487-0440
Fax Number, with area code: 314-487-8944
E-Mail Address: mfalkner@sterling-eng-surv.com
Soil Scientist/Forester's Name: Home and Farm Soil Consulting
Address: 835 Gerling Lane
New Haven, Mo. 63068
Telephone Number, with area code: (573) 237-5081
Fax Number, with area code:
E-Mail Address:

CITY OF WILDWOOD
MAR 28

ACKNOWLEDGEMENT INFORMATION

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

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

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

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

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

SIGNATURE: Christopher T. DeGuentz

NAME (PRINTED): CHRISTOPHER T. DE GUENTZ

ADDRESS: FISCHER & FRICHTEL CUSTOM HOMES LLC
695 TRADE CENTER BLVD. SUITE 200
CHESTERFIELD MO. 63005

TELEPHONE NUMBER: 314.576.0500

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

SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY OF MARCH, 2016.

SEAL: MARIA C. MADDEN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: May 18, 2018
Commission # 14434713

SIGNED: Maria C. Madden
(NOTARY PUBLIC)

NOTARY PUBLIC MARIA C. MADDEN
STATE OF MISSOURI.

MY COMMISSION EXPIRES May 18, 2018

FOR OFFICE USE ONLY

1ST SUBMITTAL DATE: _____

FEE: _____; RECEIVED BY: _____

PRELIMINARY DEVELOPMENT PLAN: YES NO

PACKET COMPLETE: YES NO

2ND SUBMITTAL DATE: _____

PACKET COMPLETE: YES NO

3RD SUBMITTAL DATE: _____

PACKET COMPLETE: YES NO

4TH SUBMITTAL DATE: _____

PACKET COMPLETE: YES NO

CITY OF WILDWOOD
MAR 28 2016

WILDWOOD

May 18, 2016

Chris DeGuentz
Fischer and Frichtel
695 Trade Center Boulevard, Suite #200,
Chesterfield, Missouri 63005

Re: Comment letter from first review of the submittal package for **Auburn Ridge**; a Planned Residential Development Overlay District in the NU Non-Urban Residence District

Dear Mr. DeGuentz:

The Departments of Planning and Public Works has completed their respective reviews of the submitted packet of information for the requested Planned Residential Development Overlay District (PRD) on the subject site. This application packet consisted of the plan, application, and associated fee. These items were compared to the applicable codes of the City, the design criteria for these types and extent of improvements, and the Zoning Ordinance/Subdivision and Development Regulations of the City. The outcome of this review was the identification of a number for items that must be addressed before the matter can be presented to the Planning and Zoning Commission at an upcoming meeting for the required public hearing. These items identified by the aforementioned review include the following:

Sheet 1.1

1. Please change "Preliminary Plat" to "Preliminary Development Plan" in the Title Block.
2. Please change General Note #5 to read: "All grading and drainage shall be per City of Wildwood and Metropolitan St. Louis Sewer District (MSD) standards."
3. Please change General Note #6 to include the Metropolitan St. Louis Sewer District as a review authority in this regard.
4. Please include in General Note #9, at the end of the current sentence, the following phrase: "- Section 415.450 Outdoor Lighting Requirements – Zoning Ordinance.
5. Please be advised the Public Space Table does not provide the extent of information needed in this regard. The common ground area, despite its size, can only be used to constitute one-half of the required amount of public space, which means there is a shortfall of 23,522.4 square feet. This amount must be provided in some other fashion. Additionally, are any improvements, as required by the Public Space Regulations, planned for these areas?
6. Please be advised the cross section detail for the proposed roadway does not indicate the City's required Rural Roadway Standards in terms of material type and associated construction specification. Please revise or provide an explanation for a concrete driving surface and no reference relative to the depth of the base material.

Sheet 2.1

7. Please provide dimensions for the proposed cul-de-sacs and roundings at the project's intersecting streets.
8. Please provide details on the proposed sewage treatment pump station relative to its size, etc.

9. Please be aware the grading design on Lots 12 through 16 and Lots 22 and 23 appear to be very different than the depictions of the other remaining lots in this project. Please provide a detailed explanation of such.
10. Please be advised the Department will recommend that areas between dwellings, where feasible, should not be blankly graded and trees preserved to the greatest extent possible. Additionally, this approach to tree preservation shall also be applied at the entry/exit of the project to Ridge Road.
11. Please show the approximate location of existing structures on all adjacent lots.
12. Please show the width of all lots at their front building lines.
13. Please provide dimensions and typical cross section for the access road to the proposed sanitary pump station, as well as details of any screening that is proposed.
14. The Department of Public Works has expressed a concern about the sight distance at Ridge Road and its intersection with the planned private street. Please provide more data regarding the sight distance analysis that is shown on Sheet 4.1 of the submittal package.
15. Please indicate Ridge Road as "Public."
16. Please advise if the development plans a dedicated access through the site to the City's Rock Hollow Trail.

Sheet 3.1:

16. Please be advised the plan for the protection of sensitive areas of the site (Natural Resource Protection Standards) identifies a variance of almost of one hundred (100) percent, which far exceeds any type of allowance ever considered before by the City. The Department can grant the requested five (5) percent variance, but the remainder will be at the discretion of the Planning and Zoning Commission. Please be prepared to describe why the variance is needed versus reducing the lot count and preserving more of the sensitive lands.

Other:

17. Please provide conceptual approval of this Preliminary Development Plan from the Metropolitan St. Louis Sewer District (MSD).
18. Please provide conceptual approval of this Preliminary Development Plan from the Metro West Fire Protection District.
19. Please provide a lighting plan. Please note, only one (1) street light is required by the City of Wildwood's Subdivision and Development Regulations, which is at the intersection of a private street and, in this case, Ridge Road.
20. Please provide a landscaping plan for this proposed development. Of particular interest is the landscaping design that is planned for the entrance to the subdivision off Ridge Road.

If you should have any questions or comments regarding this review process, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your patience during this review and your anticipated cooperation in this regard.

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich

Joe Vujnich, Director
Department of Planning

cc: The Honorable James R. Bowlin, Mayor

Rick Brown, P.E. and P.T.O.E., Director of Public Works
Rob Golterman, City Attorney
Kathy Arnett, Assistance Director of Planning and Parks
Travis Newberry, Planner

Travis Newberry

From:	noreply@cityofwildwood.com
Sent:	Thursday, September 15, 2016 5:58 PM
To:	Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject:	Online Form Submittal: Public Hearing Comment Form
Categories:	Red Category

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	As I said at the last meeting, I am really upset that you are even considering this proposal. The subdivision that was put in just southeast of this one is horribly loud and has ruined our quit area and lives. We were told this would not happen and we said it would and now you want to do it again. If this goes through we are going to form our own committee and hire a lawyer. Our lives are being totally assaulted so Wildwood can have some more revenue. Really, What a travesty. Follow the guidelines we have now and do not warp them into something that was not intended. I cannot make the meeting because I have to work and earn a living. Just do what is right.
Suggestions	Follow the guidelines we now have and make the developer put one house per three acres. Not a bunch of houses all together on the same amount of land. I really do not wish to pursue a legal avenue, however what we worked hard for is being destroyed. My wife and I have already contacted our lawyer and discussed our recourses. We are asking that you do the right thing. Thank you

(Section Break)

Name	Berryl F. Bader Sr.
Address	16113 Canyon Ridge Court
City	Wildwood
State	Missouri
Zip	63021
Phone Number	314-258-2881
Email	redab1102@sbcglobal.net

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, August 30, 2016 12:14 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	*Field not completed.*
Suggestions	Keep to the Wildwood promise of 3 acre homesites and not put an eysore on Ridge Road viewable by long term residents all around the site.

(Section Break)

Name	Cynthia LaClair
Address	1561 Wolf Trail
City	Wildwood
State	Mo
Zip	63021
Phone Number	314-960-2507
Email	cyn@bavarianstl.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Thursday, August 25, 2016 11:39 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	I spoke my opposition to this PRD on AUG1. I will be on vacation SEP 6, and will not be able to attend, so I would like to amplify here my concerns about this proposed development on Ridge Road. The main reasons I am adamantly opposed to this development are: This development will cluster homes much much too close together. This development will NOT look like it belongs in Wildwood. This development will look more like Quail Ridge down the road, which is not well received by anyone that I know of, and could have the same environmental mudslide potential during construction due to the nature of the bulldoze mentality. This development will mar the views of all other Wildwood residents on all the surrounding ridges since the plan is to bulldoze off the top of the ridges in a 200-foot wide swath exposing all proposed big-box homes for all to see. The use of PRD for this development stretches all intentions of the PRD concept in favor of the developer and to the detriment of all surrounding residents. This development does not work with the existing view corridors, solar orientations, land forms, environmental responsibility, or monarch trees. This development indiscriminately places the importance of packing in as many houses as possible above all other criteria.
Suggestions	Reject this development outright and immediately and wait for a responsible plan to come forward. This piece of property is so

important and special, there will be another plan brought forward that fits the aesthetic of Wildwood.

(Section Break)

Name	John Miller
Address	16202 Thornberry Ridge Lane
City	Wildwood
State	MO
Zip	63038
Phone Number	6362562596
Email	john.miller@kpff.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: Jim Bowlin
Sent: Wednesday, August 17, 2016 4:49 PM
To: Dean Klohr
Cc: Greg Alexander; Jerry Porter; Becker, Bob & Carol; Bill & Karin Stawiarski; Bob & Marilyn Snyders; Brubach, Dave & Renee; David E & Tammy Y Dowell; Eric J & Lisa M LaBarge; Gerald & Linda Halbrook Sexauer; Gray, Wendy; Halley, Geoffrey & Sylvia; Hockenbury, Don & Barb; James A & Paulette R Winkelmann; Jones, Robert & Thelma; Kiger, Greg & Cheryl; Kris & Patricia Sachtleben; LaClair, John & Cynthia; Majeski, Deanna; Mark & Bonnie Stevenson Duitsman; Mark & Mary Gebhart; Michael J Gudeman; Milles, Larry & Lynette; Miner, Larry & Debbie; Moll, Jane Klein; Mutrux, Max & Jill Wagenknecht; Nuetzel, Bill & Judy; Paul & Celeste Banta; Reuben Rigel; Sites, Randy & Jane; Smith, Jerry & Lois; Stapf, Julia A; Thomley, Mark; Veth, John & Jackie; William & Ann Stremme McQullen; Price, Larry & Joan; rbopp@cityofwildwood.com; Nedra Klohr, I. C. E.; Joe Vujnich; Travis Newberry
Subject: RE: Auburn Ridge PRD Ward Six

Mr. Klohr:

Thank you for your email and excellent input, and I'm glad you liked my Mayor's Message.

There is another point I would like to mention. We have three types of residential areas (non-urban, suburban, and Town Center). Auburn Ridge is designated non-urban. The *Master Plan* specifically references PRD's as an option in both suburban and Town Center areas. However, there is no such reference as to non-urban areas, and in fact, the *Plan* states that less than three-acre lots in the non-urban areas is "strongly weighed against."

Thanks again, and thanks for being part of Wildwood.

Jim

James R. Bowlin
Mayor
City of Wildwood
636-458-0440, ext. 300
www.cityofwildwood.com

From: Dean Klohr [deanklohr@gmail.com]
Sent: Wednesday, August 17, 2016 4:28 PM
To: Jim Bowlin
Cc: Greg Alexander; Jerry Porter; Becker, Bob & Carol; Bill & Karin Stawiarski; Bob & Marilyn Snyders; Brubach, Dave & Renee; David E & Tammy Y Dowell; Eric J & Lisa M LaBarge; Gerald & Linda Halbrook Sexauer; Gray, Wendy; Halley, Geoffrey & Sylvia; Hockenbury, Don & Barb; James A & Paulette R Winkelmann; Jones, Robert & Thelma; Kiger, Greg & Cheryl; Kris & Patricia Sachtleben; LaClair, John & Cynthia; Majeski, Deanna; Mark & Bonnie Stevenson Duitsman; Mark & Mary Gebhart; Michael J Gudeman; Milles, Larry & Lynette; Miner, Larry & Debbie; Moll, Jane Klein; Mutrux, Max & Jill Wagenknecht; Nuetzel, Bill & Judy; Paul & Celeste Banta; Reuben Rigel; Sites, Randy & Jane; Smith, Jerry & Lois; Stapf, Julia A; Thomley, Mark; Veth, John & Jackie; William & Ann Stremme McQullen; Price, Larry & Joan; rbopp@cityofwildwood.com; Nedra Klohr, I. C. E.; Joe Vujnich; Travis Newberry
Subject: Auburn Ridge PRD Ward Six

Jim,

I was pleased to read in the current issue of the "Wildwood Gazette" in your "Mayor's Message" about your commitment to "preserving our surroundings and responsible development" among other items and your top priorities of, "1. Adherence to the Master Plan, particularly in the area of rules relating to minimum lot sizes."

As I stated at the August 1, 2016 Planning and Zoning Commission meeting, my wife and I have lived in our home on Wolf Trail Road in the Ridge Road Farms subdivision for 37 years since we built it in 1978-1979.

At that time our area was in unincorporated St. Louis County with some pretty loose zoning rules, but we felt Ed Holthaus Realty had put together a sound "Restriction Agreement For Ridge Road Farms" dated 1 February,1978 in Book 7829 page 290 of the St. Louis County Recorder of Deeds for our development. We had to have a minimum of 3 acres, a minimum of 1,500 square feet of living space. A 75 foot set back from our roads amendment was added in 1987.

Again as I stated on August 1, 2016 my wife and I had to have a 90 foot long, 20 foot high poured concrete retaining wall constructed along the back of our home to meet the requirements of Ridge Road Farms Restriction Agreement. Most of our neighbors had to do the same to build homes on our heavily sloped lots. We incurred the extra expense to be able to live in our private wooded surroundings.

After Wildwood was incorporated our Ridge Road Farms subdivision president partitioned Wildwood to include our subdivision in the Wildwood City limits to obtain what we believed to be stronger Zoning restrictions than those of St. Louis County.
We had just earlier successfully fought the plan of a developer to locate a financial institution's commercial satellite dish farm on the acreage that is now the Ridge Tree subdivision on Ridge Road.

I feel at some point a line has to be drawn to stop developments like Quail Ridge or this whole area will look like Ellisville or Ballwin.

I also feel Greg Kiger's statement on August 1 about "brands" or "city brands or images" was right on. Do we want Wildwood to remain as the founders of it wanted, a City to be admired like Kirkwood or Webster Groves or should we just become another Ellisville or Ballwin?

--
Dean H. Klohr, P.E.

cc Greg Alexander and Jerry Porter, Ward 6,
Jon Bopp P&Z Chair,
Joe Vujnich, Travis Newberry City of Wildwood

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, August 09, 2016 10:38 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	Do not take away the charm of this area of Wildwood by allowing homes on less than 3 acre lots. By clustering homes and using common ground, it still looks like a subdivision. This practice is opening up a lot of other possible cluster home sites, as there are several large tracts of property along Ridge and Saint Paul. Everyone who has built out here followed the rules, don't change them now.
Suggestions	Build on lots of 3 acres or more.
	(Section Break)
Name	Pat McManemy
Address	1314 Forest Splendor Trail
City	Wildwood
State	MO
Zip	63021
Phone Number	314-606-2881

Email patmcmanemy@gmail.com

Email not displaying correctly? View it in your browser.

1508 Windwood Hills Drive
RAY Amann

First of All I would Like to thank the Board of Wildwood, the land owners, & concerned citizens for A few minutes of your time.

Some of us property owners would like to voice our concerns for the Development & Re-zoning of 81 acres off of Ridge Road.

None of us are naive enough to think the 81 Acre tract will Alway Remain (Mature Forest) Virgin Wood on the other hand, How it is developed is our utmost concern.

I Know of no-one in the Vicinity of the proposed 81 Acre tract, who is in favor of A typical suburbia like subdivision.

Most, if not All, people who invest in wildwood for their Residence do it for several Reasons

People build in wildwood for the natural aesthitic beauty of the "WILDWOOD" way of life.

Most folks have had to & in the future need to follow all the guide lines set up by Wildwood.

The zoning of this property is a minimum of 3 acres per residence.

There are many good! Rules & Reqs. We who have built & invested have had to adhere to!

There are set back Rules. There are tree preservation Rules. All of which we have had to follow.

It is quite expensive for any of us, who have built, to conform to all the rules

Again we do it for the beauty, "the wild wood" experience & the investment.

We all love where we live or we would have moved into a condo or a typical subdivision. After all that would be cheaper & certainly easier.

We have all had to follow the wildwood guide lines

Following the Wildwood zone restrictions is expensive but to most of us, is worth it.

We just ask the board to respect all of the present homeowners & wildwood property taxpayers in the Ridge Road area.

This is our front yard, our backyard

Travis Newberry

From:	noreply@cityofwildwood.com
Sent:	Tuesday, August 02, 2016 10:24 AM
To:	Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject:	Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	I attended the August 1 meeting. There was a lot of opposition to Auburn Ridge and for good reason. I have lived in this area for nine years, so I can relate to this opposition 100%, even though I don't live all that close to the proposed Auburn Ridge. My biggest opposition comes from two areas: 1) Ridge Road was not designed for a lot of traffic and has no shoulders. It already has a lot of traffic from residents, commercial vehicles of all kinds, frequent EMS vehicles and during warmer weather a number of cyclists, sometimes in large groups. The other route out of this area is St. Paul, which is much worse than Ridge Road. Also, it is currently very difficult and somewhat dangerous to turn left from Ridge Road to Old State Road. Another problem affecting Ridge Road is high speed traffic from reckless young drivers of cars and motorcycles. The speed limit is 30 MPH but they drive way, way beyond this. I believe that in the past nine years, three or four light poles have been hit, knocking out power for about seven or more hours. Also, there have been at least a couple of vehicles that have hit trees instead of poles. 2) At the August 1 meeting, no one mentioned the impact of Auburn Ridge on wildlife. In this area, we have a lot of wildlife (turkey, deer, raccoons, owls, hawks, Eagles, Pileated woodpeckers, etc. etc.) that depend on sufficient habitat and food for survival. Clear cutting for

twenty-seven homes on these two ridge tops (and other similar developments in the future) will only hurt wildlife. With the 3 acre minimum, it gives wildlife room to thrive. Nine years ago my wife and I moved from Chesterfield to Wildwood to escape the noise, heavy traffic and development. I lived in Chesterfield for ten years and witnessed continual destruction of large stands of trees in the name of progress; all the while, city hall was telling us to grow trees and wildlife habitat in our yards. What a joke. I love the peace and quiet that our area provides due to the spacious lots. I see Auburn Ridge as a turning point for the area of south Ridge Road and for Wildwood. You can go down the path of Chesterfield with their "progress" or stay true to "wild wood." Thank you for taking the time to listen to my opinion.

Suggestions	Stay true to the three acre minimum lot size. Improve Ridge Road with shoulders and sight lines near curves Control excessive speeding. Work with Ellisville and St. Louis County/State: Add street side parking near Ridge Meadows Elementary school, since cars routinely block one lane of Ridge Road. Add round-about or traffic light at Old State and Ridge Road.

(Section Break)

Name	Jerry Q. Smith
Address	1514 Hawk Forest Rd
City	Wildwood
State	Missouri
Zip	63021-8607
Phone Number	636-346-4796
Email	jerry.q.smith@charter.net

Email not displaying correctly? View it in your browser.

Travis Newberry

From:	noreply@cityofwildwood.com
Sent:	Monday, August 01, 2016 2:06 PM
To:	Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject:	Online Form Submittal: Public Hearing Comment Form
Categories:	Red Category

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	new home developments
Position on Request	Do Not Support
General Comments	My wife and I are adamantly opposed to this development for too many reasons to state here.
Suggestions	Have Fischer and Frichtel look elsewhere. Not in my back yard.
	(Section Break)
Name	Dave Helfrich
Address	1438 Bald Eagle Rd
City	Wildwood
State	MO
Zip	63038
Phone Number	3146237883
Email	davestuff1@gmail.com

Travis Newberry

From:	noreply@cityofwildwood.com
Sent:	Monday, August 01, 2016 3:37 PM
To:	Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject:	Online Form Submittal: Public Hearing Comment Form
Categories:	Red Category

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	I live on Bald Eagle Road and my house backs to the proposed development on Ridge Rd. I am very concerned about the development for several reasons, firstly I do not want to view an ugly new subdivision. One was allowed on Ridge Rd. a while back that I feel affected my view and therefore the value of our property here. I grew up in Ohio in a small town called Moreland Hills that very strictly held to its rule of allowing only homes on 2 acres or more of land, and only homes that fit into the landscape. The community stayed high in value and stayed safe relative to crime. I ended up buying a home there as a result. Thus I ask you to please consider making sure that the proposed development does not end up as a scar on the hill with ugly McMansions. Right now the homes I can see for more than a mile from my property are mostly brown and nestled on big tracts of land with an abundance. They are not noticeable and I do not feel affect my property value. But if you allow that development to clear cut the lots it will be a scar on the hill like the one closer to Old State is. When it was put in our neighborhood was in an uproar just horrified at the noise ringing through the valley as they banged out foundations and the ugliness of the clear cutting that really does not fit into the

	community as a whole. Please consider limiting the size of the lots to at least 3 acres and strictly controlling the number of trees that can be removed. My husband and I bought in Wildwood and recently put a very large amount of money into our home putting in a pool and adding on to our home. We were very judicious about the trees that were removed and were very considerate of what the people across the valley would be looking at. We did not want to affect anyones property values adversely and ask the same respect for our. I also am concerned about the increase in traffic on Old State Rd. That stop at Ridge and Old State is already extremely congested With Ridge Meadows traffic and people leaving for work. It can and has already backed up Old State Rd. My last request with making the lots large is also a concern I have relative to crime. I know often when subdivisions are allowed that are crammed together the population can end up having more likelihood of robbery and I have not been pleased to see several smaller lot developments allowed in Wildwood. It was very tempting to sell our home and move out of Wildwood rather than invest in our addition, but we stayed hoping our vision of this area is shared by our representatives in the City of Wildwood. Thank you for your time.
Suggestions	I would like to suggest the development be very clearly and strictly limited in how many trees they can remove in addition to placing a limit on the number of homes allowed on the land. I would suggest no less than three acres per lot.
	(Section Break)
Name	Sarah Bracken
Address	1430 Bald Eagle Rd.
City	Wildwood
State	MO
Zip	63038
Phone Number	636-527-3320
Email	sbowess@aol.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From:	noreply@cityofwildwood.com
Sent:	Monday, August 01, 2016 4:20 PM
To:	Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject:	Online Form Submittal: Public Hearing Comment Form
Categories:	Red Category

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	My fear with a project of this magnitude is the destruction of trees and the possibility of ruining the beauty and integrity of the area. Please limit the size of the lots to no less than 3 acres and greatly limit the destruction of trees to preserve the whole area.
Suggestions	*Field not completed.*
	(Section Break)
Name	Susan Prosperi
Address	1428 bald eagle road
City	Wildwood
State	MO
Zip	63038
Phone Number	636-236-8155

Email Svprosperi@gmail.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From:	noreply@cityofwildwood.com
Sent:	Monday, August 01, 2016 4:44 PM
To:	Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject:	Online Form Submittal: Public Hearing Comment Form
Categories:	Red Category

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	I would like to know the acreage per lot, as well as the cost and square footage of each model home. Also the acreage of the common ground. I have a real concern about the additional traffic expected on Ridge Rd., as well as the the long duration power outages caused when vehicles hit the utility poles in close proximity to the curved sections along Ridge Road
Suggestions	Less dwellings would be helpful. At least three of the utility poles in close proximity to the curved sections of Ridge Road should have a greater setback or crash barriers installed in front of them to avoid long duration power outages. In addition, a three way traffic light should be installed at the intersection of Ridge Road and Old State Road. It would also be helpful to have arrows marked in the outside lane of southbound Old State Road to encourage drivers to move to the inside lane well before it reduces from 4 lanes to 2.

(Section Break)

Name	Charles T. Koenig

Address	1530 Quail Hollow Ct.
City	Wildwood
State	MO
Zip	63021
Phone Number	636-227-5390
Email	c.koenig@sbcglobal.net

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, August 01, 2016 6:59 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	My wife and I have lived in Wildwood for over 16 years. We ought our home because of the woods and trees and the lovely view of the valley. We feel the views are what make some of the homes in this area exceptional and that is what we have felt our home has been. As we have lived here Old State road has become more and more busy and we have been very disappointed to see some subdivisions allowed that didn't reflect the character of the area like the ones across from Larry's Tavern on Old Manchester and the ones currently being built behind the BP station off 109 between 100 and Old Manchester. We believe the best way yo keep value to homes in Wildwood is to limit traffic problems, create acreage rules, and be much more strict when it comes to the removal of trees from properties. We have a heavily wooded property and have spent hundred to replace trees killed by lightening because we care about our property values and they views of our neighbors.
Suggestions	Limit number of traffic being added to Old State Rd., have acreage be at least 3 acres per lot and do not allow the removal of many trees

(Section Break)

Name	Ben Bracken
Address	1430 Bald Eagle Rd.
City	Wildwood
State	MO
Zip	63038
Phone Number	636-527-3320
Email	cayhab@aol.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From:	noreply@cityofwildwood.com
Sent:	Monday, August 01, 2016 12:59 PM
To:	Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject:	Online Form Submittal: Public Hearing Comment Form
Categories:	Red Category

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	I request that the Planning and Zoning Commission support the current zoning of this area as Non-Urban by rejecting the "Auburn Ridge" planned development.
Suggestions	Find a more suitable area that doesn't require zoning law changes.
	(Section Break)
Name	Harry Billiot
Address	1529 Lookout Mountain Drive
City	Wildwood
State	Missouri
Zip	63021
Phone Number	6365272424

Email not displaying correctly? View it in your browser.

Travis Newberry

From:	noreply@cityofwildwood.com
Sent:	Sunday, July 31, 2016 11:16 AM
To:	Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject:	Online Form Submittal: Public Hearing Comment Form
Categories:	Red Category

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	planned distruction of forest between our house above subdivision
Position on Request	Do Not Support
General Comments	We bought and built our house on two tracks of land in 1995 for the purpose of having a quit place to live and reitire in. We were under the impression that the land surrounding us was to belong to the conservation department or for park purposes. Sound from the existing subdivisions carries down the valley already. A new subdivision this close would defeat the purpose that we built our home for in the first place.
Suggestions	Do not really have a suggestion other than not to put in new subdivision. If they have to put it in than the only two pieces of property that it affects will be mine and our neighbor Kaleb Krueger. We would like for Fischer and Frichtel to connect both our homes to the existing county septic and water lines. This way I can sell our home and move to a more quiet area.

(Section Break)

Name	Berryl F. Bader Sr.
Address	16113 Canyon Ridge Court

City	Wildwood
State	Missouri
Zip	63021
Phone Number	314-258-2881
Email	redab1102@sbcglobal.net

Email not displaying correctly? View it in your browser.

Travis Newberry

From:	noreply@cityofwildwood.com
Sent:	Sunday, July 31, 2016 4:24 PM
To:	Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject:	Online Form Submittal: Public Hearing Comment Form
Categories:	Red Category

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	We are a young couple who recently purchased a home off Ridge Ridge to start our family. What drew us to the area is the privacy and seclusion, so we are very disappointed to hear of the possibility of this development. We share the concerns of our neighbors about impact to roads, cutting down trees, etc. and wonder steps can be taken moving forward.
Suggestions	Fewer dwellings
	(Section Break)
Name	Kaleb and Ashley Krueger
Address	16102 Canyon Ridge Court
City	Wildwood
State	MO
Zip	63021
Phone Number	3144797259

Email ashley.krueger50@gmail.com

Email not displaying correctly? View it in your browser.

1400 Ridgetree Trails Dr
Wildwood, Mo 63021
July 23, 2016

Planning and Zoning,

I am writing in regards to the proposed development at 1115 Ridge Rd and 1513 Windwood Hills Dr.

We feel the planned number of homes for this area would be too many, due to the traffic increase on Ridge Rd and also the increase in traffic at the intersection of Old State and Ridge Rd. The road is windy and hilly without any shoulders or side walks. Plus bicyclist frequent this road which leads to an increase risk of accidents.

hence: more homes more traffic
possible fatalities.

Another concern is the development would remove trees and take away from the beauty of this area. This is not what Wildwood stands

If this development do go thru it needs to be less and the road would need to have sidewalks and possibly widened

My husband and I have lived here for 23 years and we feel strongly about making this development so populous. We will be out of town for the meeting but please consider this proposal very carefully.

Thanks
Don & Kathy S Julian

Travis Newberry

From:	noreply@cityofwildwood.com
Sent:	Sunday, July 17, 2016 12:52 PM
To:	Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject:	Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Other
General Comments	This is a very special property...Ridge Road has some of the best views in West County. I would hope that the price point would reflect that. I would like to see the developer offer their Signature series style of home ..quality should be at least as high as the Miceli development (Quail Run) up the road. Unlike that development, I would like to see the homes spaced out to preserve the rural nature of this part of Wildwood.
Suggestions	*Field not completed.*

(Section Break)

Name	Dennis Church
Address	1453 Ridge Road
City	Wildwood
State	MO
Zip	63021
Phone Number	636-399-2500

Email denochu@gmail.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, July 20, 2016 2:37 PM
To: Ryan Thomas; Elizabeth.Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	In keeping with City Charter's "... to preserve adequate open space, protect public parks and green space, conserve soil and reduce erosion, protect water quality, preserve trees and natural areas, and conserve and protect natural resources..." no residential development should be allowed to substantively modify the natural pre-existing grade or elevation, other than that in the immediate footprint of the dwelling which is required to construct basements or foundations. Area-wide elevation changes must NOT be permitted just to allow higher dwelling density or higher developer revenues. This area of Wildwood is a naturally steep, hilly terrain that should NOT be compromised for the sake of a subdivision.
Suggestions	Require the developer to modify the plan proposal so as to not change any of the existing terrain's elevation by more than 10 feet, and not in any areas more than 40 feet of any proposed dwelling. Wildwood does not need another 'stripped-flat' subdivision.

(Section Break)

Name	Robert E Jones

Address	1549 Wolf Trail Rd
City	Wildwood
State	MO
Zip	63021
Phone Number	6362309223
Email	robertejones@juno.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, July 25, 2016 5:59 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	I do not support the zoning change as requested by the builder. The zoning change does not conform to the original intent of the zoning codes and should not be allowed.
Suggestions	Build on the land the same way others have. 200-300 feet road frontage per home and each home residing on no less than 3 acres. Just like the original zone ordnances define it.

(Section Break)

Name	Mark Thomley
Address	1573 Wolf Trail Road
City	Wildwood
State	MO
Zip	63021
Phone Number	314-401-4902
Email	MarkThomley@computrolllc.com

Email not displaying correctly? **View it in your browser.**

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, July 27, 2016 6:52 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	Less dwellings and more landscaping.
Suggestions	*Field not completed.*

(Section Break)

Name	Paulette Winkelmann
Address	1504 Wolf Trail Road
City	Wildwood
State	MO
Zip	63021
Phone Number	314-503-4805
Email	winkwoods@charter.net

Email not displaying correctly? View it in your browser.

Travis Newberry

From:	noreply@cityofwildwood.com
Sent:	Wednesday, July 27, 2016 7:02 PM
To:	Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject:	Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	As a resident of Wildwood before it was incorporated, one of the key principles was the establishment of minimum 3 acre lot size to preserve the winderness, the wildlife and "country-like" settings for each home. I do not support the request for variance for the following reasons: a) the average lot size is 1.44 acres, less than half of code requirements. b) it would appear from the building plans that the entire building site would be clear-cut of all trees to facilitate construction. c) the result will be homes tightly grouped like a typical maximum build subdivision. Averaging the acreage does not meet code, nor does it meet the spirit and principle of why the code was adopted in the first place - to keep Wildwood country-like. I strongly urge the Planning Committee to reject this variance request.
Suggestions	Bulid less dwelling in order to meet the 3 acre/per home building code.

(Section Break)

Name	Larry Miner

City	Wildwood
State	MO
Zip	63021
Phone Number	636-346-3321
Email	bubbaqminer@yahoo.com

Email not displaying correctly? View it in your browser.

Laura Rechtin

From: noreply@cityofwildwood.com
Sent: Friday, December 30, 2016 3:14 PM
To: Ryan Thomas; Laura Rechtin; Kathy Arnett; Travis Newberry; Kathy Arnett
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	Opposition
Position on Request	Do Not Support
General Comments	We STRONGLY oppose the development plan for Auburn Ridge. We live off of Ridge Road past the construction point for the planned Auburn Ridge development would be and we are deeply concerned about the short term and long term consequences of this development. We agree with many of our neighbors that have expressed concerns about the impact on the traffic on Ridge Road which is already stressed to its limit with the current amount of daily traffic, downed power lines causing outages, not to mention numerous bicyclists and limited sight distances which make driving Ridge Road challenging. The development would drastically change the view of the Ridge Road landscape and would undermine the very essence that is WILDWOOD, as the name of the city suggests. City council members, we beg you to please uphold the Widlwood master plan, don't make any exceptions for this development, and don't let this area get developed with a new scar that will overload the limited infrastructure. The council is supposed to represent the interests of the Wildwood residents, YOUR CONSTITUENTS, not outside businesses. We question why this proposal has moved forward this far despite all the concerns and oppositions raised by your Wildwood residents through months of planning commission reviews and changes. If we did not mind living near large developments, we would have chosen to live in Chesterfield. We simply do not want

	large developments taking down trees and drastically changing the environment of Ridge Road. Please make the right choice and do not let Auburn Ridge pass. Listen to the Wildwood residents that you are elected to represent. I am truly saddened that I will not be able to physically attend the meeting due to my work schedule and discuss my family's strong concerns with the elected officials in person. However, please treat comments such as equally important as those physically present at the meeting. Again, please vote as your residents would vote if they had the chance, and continue to block the Auburn Ridge development. Represent the citizens, not development companies who will incur such damage to our lovely community and leave once the project is completed pocketing profits, leaving your Wildwood residents to deal with the impacts and damages for years and years to come on a daily basis. Keep Wildwood wild, Ridge Road is already at it's maximum, and construction traffic plus 40-70 new cars per day would be too much for it to handle. Thank you.
Suggestions	DO NOT APPROVE AUBURN RIDGE
	(Section Break)
Name	Michael Duff
Address	1451 Ridgetree Trails Drive
City	Wildwood
State	MO
Zip	63021
Phone Number	91452555395
Email	michaelpduff77@gmail.com

Email not displaying correctly? View it in your browser.

Laura Rechtin

From: noreply@cityofwildwood.com
Sent: Friday, December 30, 2016 5:02 PM
To: Ryan Thomas; Laura Rechtin; Kathy Arnett; Travis Newberry; Kathy Arnett
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	Why does Wildwood even have laws if they allow Developer with Big Money to bend the rules clearly stated in Planning and Zoning laws. Or are the laws just for us tax paying citizens?
Suggestions	Please uphold the laws for Lot size, Distance between homes, and distance from the road to be equal for citizens and for Developers. I hear a similar situation is happening with the Pond Grover Loop.
	(Section Break)
Name	Carol Kern
Address	16350 Lakeshore Terrace ct
City	Wildwood
State	Missouri
Zip	63038
Phone Number	6363467664
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WILDWOOD®

PLANNING AND PARK COMMITTEE'S RECOMMENDATION REPORT
on the
MATTERS RELATING TO THE PROTEST PETITION
Filed by Residents in the Vicinity of P.Z. 6-16 - Auburn Ridge c/o Fischer and Frichtel Custom Homes

City of Wildwood, Missouri
December 20, 2016 Public Meeting

Petition No.:	**P.Z. 6-16 Auburn Ridge**
Petitioner:	**Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005**
Request:	A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District. **Proposed Use: A total of twenty-two (22) individual lots and required public space areas.**
Location:	Southwest side of Ridge Road, south of Lack Ridge Road
Tract Size:	81.4 acres
Locator Numbers:	25U330010 and 25U310023
Street Addresses:	1115 Ridge Road and 1513 Windwood Hills Drive
Original Public Hearing Date:	August 1, 2016
Committee Meeting Date:	December 20, 2016
Vote of the Committee:	Approval of the Planned Residential Development Overlay District's (PRD) Application on this Subject Site – 6 to 0 (Voting Aye – Cox, De Hart, Bertolino, Levitt, Manton, and Baugus)
School District:	Rockwood
Fire District:	Metro West
Ward:	Six

Description of Proposal - As Recommended by the Planning and Zoning Commission -

The petitioner, Fischer and Frichtel Custom Homes, requested in its final submittal to the Planning and Zoning Commission the authorization of a Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District for the development of twenty-two (22) single family residences on individual lots. The lots would range in size from approximately three (3) acres to over eight (8) acres in area. The development, after two (2) major modifications, eliminated any area planned for common ground purposes, while retaining approximately seventy-one (71) acres of the site as one hundred percent (100%) protected due to the analysis required by the Natural Resource Protection Standards of the City's Subdivision and Development Regulations. The site is to be served by the Metropolitan St. Louis Sewer District (MSD) for sanitary or storm sewers, while all other utilities are in proximity to the site.

At a public hearing on this request in August 2016, petitioner's representative noted the dwellings would be a mix of one (1), one and one-half (1½), and two (2) story type units and would be consistent, if not greater, in size to the dwellings in the immediate area. Price information and sizes for proposed dwellings were provided at a subsequent meeting of the Planning and Zoning Commission and identified as ranging from $500,000.00 to more than one million dollars ($1,000,000.00), with units being up to 5,000 square feet in overall floor area. These units are planned to be very similar to the residences underway or just completed in the Wakefield Forest Subdivision (State Route 100) and the Estates at Deer Hollow Subdivision (State Route 100). Other design elements of this proposal, as reflected either in the petitioner's presentation or indicated on the revised Preliminary Development Plan, are as follows:

1. The proposed development will result in a thirty-four (34) foot private roadway area for access purposes, and the streets will be constructed according to the City of Wildwood's 'Rural Roadway Standards,' to serve the proposed lots. No sidewalks are proposed. No stub streets are planned to the properties located immediately in its vicinity.
2. The development is to be served from Ridge Road. Access is provided by a single curb cut onto Ridge Road, which is located in the middle of the property's frontage thereon. An allocation of twenty (20) feet of the property's Ridge Road frontage will be dedicated to the City of Wildwood for public roadway purposes.
3. The design of the site incorporates a public space dedication to the City of Wildwood to provide access from Ridge Road, through the site, to the Rock Hollow Valley, and trail. This dedication must include 38,333 square feet of qualifying public space.
4. The development's design concept seeks to utilize twenty (20) foot front yard setback distances, fifteen (15) foot for all side yard distances, with a minimum of forty (40) feet between any structures, and thirty (30) foot for all rear yard distances on the individual lots. Along with these requirements, the petitioner's plan indicates a fifteen (15) foot foundation setback from the proposed 'Final Resource Protection Line.'
5. This development utilizes lot widths and depths that vary, but comply with City standards in this regard. The proposed minimum lot width is two hundred (200) feet at the front building line, except for the two (2) cul-de-sac areas, which vary.
6. The development will preserve approximately seventy-five (75) acres of the eighty (80) acres of existing tree cover on the subject site.
7. The development's design concept includes the provision of a minimum of two (2) parking spaces for each single family dwelling.
8. The Metropolitan St. Louis Sewer District will serve the site and related residences for both sanitary and storm sewer designs and permitting.
9. The petitioner is providing public potable water to the residences that are part of this subdivision.
10. The design of this subdivision will comply with the City's Outdoor Lighting Requirements and no proposed light standard will exceed sixteen (16) feet in height.
11. The site is to be served by underground utilities, as required by the City's Subdivision and Development Regulations.

Summary of Planning and Zoning Commission's Recommendation -

With the revisions that have been made to the original design of this subdivision on this site, petitioner's proposal was noted by the Planning and Zoning Commission as meeting the three (3) main components of compliance to the Master Plan and was supported in that form. In this form, the Commission supported the application of the Planned Residential Development Overlay District (PRD) for the subject site to allow no more than twenty-two (22) lots. The reduction in the proposed lots reflects a desire to have a lot width

standard (at the front building line) that is no less than two hundred (200) feet in length and preserve a three (3) acre minimum area for all future homesites. This two hundred (200) foot standard is required on any three (3) acre lot created in the City of Wildwood and now matches the surrounding minimum frontages of other properties in its general vicinity that were approved by St. Louis County many years ago.

The Planning and Zoning Commission's comparison of the requirements of the Master Plan to the components of the petitioner's proposal clearly indicated to its membership that a number of consistencies existed and met the intended purpose of this designation, i.e. maintain rural land use pattern. This comparison is provided below.

Master Plan Component – Non-Urban Residential Area	Petitioner's Proposal	Compliance/Non-Compliance Issues
Low density residential development – one (1) dwelling per every three (3) acres. No range in districts provided, only NU Non-Urban Residence District with the use of a Planned Residential Development Overlay District (PRD) on a majority of the site.	NU Non-Urban Residence District with a Planned Residential Development Overlay District (PRD) twenty-two (22) units in total.	The allowable density of future residential units on this 81 acre site is based upon the gross acreage of the property. In this case, the net acreage of the site is the same as its gross acreage, since no public rights-of-way dedications are planned, nor is their any designated floodplain located on the site. This net acreage would allow a yield of twenty-seven (27) lots under the NU Non-Urban Residence District zoning regulation requirements. Since the petitioner is requesting twenty-two (22) lots - the density is consistent with the Master Plan requirements in this regard, as well as with the regulations of the NU Non-Urban Residence District.
Type of use limited to single family dwellings on individual lots.	Single family detached dwellings.	The permissible zoning districts identified in the Master Plan only allow single family detached uses, which are planned on this site.
Lot size cannot be less than one (1) acre in area.	Minimum lot sizes are three (3) acres in area.	All lots meet or exceed the minimum size requirement of the 'Non-Urban Area' of the Master Plan and the requirements of the City's Zoning Code in this regard.

Of the three (3) major requirements of the 'Non-Urban Residential Area' of the Master Plan for the use of land for a residential subdivision, the Planning and Zoning Commission determined petitioner's proposal does comply with each of them. With this determination by the Planning and Zoning Commission, it recommended the Planned Residential Development Overlay District (PRD) be approved by a unanimous vote.

The Planning and Zoning Commission also noted the following, when completing its recommendation in this regard: (1.) The development maintains a three (3) acre density, which is consistent with the area's pattern – actual density calculation is one (1) unit for every 3.7 acres of area; (2.) This pattern is no more than one (1) dwelling unit for every three (3) acres of property involved in the proposed development; (3.) The development is for single family uses on individual lots, which is the predominant pattern of land use in this area, as defined by those neighboring subdivisions, such as Windwood Hills, Lack Ridge Estates, and Ridge Road Farms Subdivisions, and other properties along Ridge Road; (4.) The design the petitioner has employed will preserve much of the picturesque hillside areas that define this property; and (5.) The

development's other design qualities and components can be addressed through the application of conditions, as part of the site-specific ordinance, to protect the quality of life in this area, including setback distances to ensure development occurs on the preferred ridge top locations.

Important to the Commission's action on this matter, it identified fourteen (14) polices of the Master Plan's Elements that were applicable to this proposal from the Environmental, Planning, Community Service, and Transportation components. In conjunction with these policies, the Planned Residential Development Overlay District (PRD) regulations of the Zoning Ordinance contains a set of eight (8) standards that must all be met for the Planning and Zoning Commission to recommend its approval to the City Council. These standards address all design aspects of a proposal including: conformity with the land use objectives and policies of the City of Wildwood's Master Plan (Standard One); open space, including without limitation, parks, recreation areas, playgrounds, and natural areas (Standard Two); adequate landscaping, screening, and buffering (Standard Three); adequate internal traffic circulation and the provision of an appropriate transportation system that serves the property (Standard Four); adequate parking (Standard Five); livability (Standard Six); building design and relationship to surrounding neighborhoods (Standard Seven); and the Planned Residential Development Overlay District (PRD) is in the best interest of the community (Standard Eight). Again, in the Commission's action and report, it agreed all eight (8) of these standards were appropriately addressed.

Sufficiency of the Protest Petition –

Section 415.530.C.2 of the Municipal Code provides, in pertinent part, as follows:

> "Owners of thirty percent (30%) (by area exclusive of streets and alleys) of the property within one hundred eighty-five (185) feet of the property in question may file a protest with the City Council against the Planning Commission's decision or recommendation of approval of a change of zoning or special procedure as specified herein. The protest shall be filed within eighteen (18) days after the Planning Commission decision (or if the filing date falls on a weekend or holiday, the next regular business day). The protest shall be in writing and shall be filed in duplicate with the City Clerk accompanied by the signatures of property owners in opposition, each signature being individually acknowledged."

The Planning and Zoning Commission's decision on the subject application was made at the meeting of the Planning and Zoning Commission on November 21, 2016. The protest petition was initially submitted to the City Clerk, in duplicate, on November 23, 2016. The protest purports to include "signed and acknowledged by the owners of over thirty percent (30%) of the area of the land within 185 feet of the property in question," as well as the "notarized signatures of those individuals responsible for collecting such signatures and acknowledgements."

On December 9, 2016, the protestants, by and through their legal counsel, purportedly submitted "acknowledged and notarized signatures of at least thirty percent (30%) of the surrounding property owners within 185 feet of the property in question, as well as the notarized signatures of the collectors of the protestants' signatures."

The Planning and Parks Committee has no reason to dispute the protestants' assertion that the protest petition meets the requirements of 415.530.C.2 of the Municipal Code or Section 89.060, RSMo. And, therefore, by a vote of 6 to 0, at its meeting on December 20, 2016, certified to the same.

Points of the Protest Petition -

The representative for the property owners that have filed the protest note first the submitted Preliminary Development Plan is deficient in that it does not meet the requirements of the Zoning Ordinance for such. The protest petition alleges that the application fails to meet the requirements of Section 415.510.H.2 of the Municipal Code in that the preliminary development plan fails to "provide sufficient detail to evaluate the features of the proposed development required by this Section" and fails to "indicate or contain, insofar as applicable, the general location, arrangement, extent and character of" the following: (1.) the site and location of proposed uses; (2.) the location and sizes of all existing and proposed buildings, structures; structures and improvements and the general location of existing adjacent streets, alleys, structures and properties, including three (3) section profiles through the site showing building form, existing grade and proposed final grade at a scale no less than fifty (50) feet; (3.) structures or building envelopes by type of use, maximum height of structures, maximum gross floor area for each land use and land coverage of buildings and impervious areas or surfaces; (4.) buffer areas and proposed fencing, including purpose and timing of construction; (5.) proposed dimensions of separation and/or setback distances between buildings, streets and other features; and (6.) proposed architectural concepts, building elevations, facade treatments, exterior building materials as necessary to establish how the proposed "PRD" uses and structures relate to the neighboring properties.

Along with this representation regarding the Preliminary Development Plan, the representative for the property owners filing the protest petition, also noted that seven (7) of the required eight (8) standards the Planning and Zoning Commission must consider in recommending a Planned Residential Development Overlay District (PRD) are not met by the current redesign. The subject standards identified in the protest petition as being deficient are as follows: conformity with the land use objectives and policies of the City of Wildwood's Master Plan (Standard One); open space, including without limitation, parks, recreation areas, playgrounds, and natural areas (Standard Two); adequate landscaping, screening, and buffering (Standard Three); adequate internal traffic circulation and the provision of an appropriate transportation system that serves the property (Standard Four); livability (Standard Six); building design and relationship to surrounding neighborhoods (Standard Seven); and the Planned Residential Development Overlay District (PRD) is in the best interest of the community (Standard Eight).

Responses to Points of the Protest Petition -

The Planning and Parks Committee has reviewed the protest petition and does not agree with the context of it, given the changes the Planning and Zoning Commission required to the design of this large-lot subdivision to address its concerns and public input. To support this position, the Committee has considered each of the points relating to the Preliminary Development Plan and the seven (7) standards that have been identified in the protest petition and created a response to each of them. These responses are provided below for the City Council's consideration and discussion:

Preliminary Development Plan Compliance: The protest petition cites the current Preliminary Development Plan lacks sufficient detail, as required under its description in the regulations of the Planned Residential Development Overlay District (PRD) that are contained in the City's Zoning Ordinance, to address several of the required items of information. The Committee would note this list of omissions include (1.) the site and location of proposed uses; (2.) the location and sizes of all existing and proposed buildings, structures and improvements and the general location of existing adjacent streets, alleys, structures and properties, including three (3) section profiles through the site showing building form, existing grade and proposed final grade at a scale no less than fifty (50) feet; (3.) structures or building envelopes by type of use, maximum

height of structures, maximum gross floor area for each land use and land coverage of buildings and impervious areas or surfaces; (4.) buffer areas and proposed fencing, including purpose and timing of construction; (5.) proposed dimensions of separation and/or setback distances between buildings, streets and other features; and (6.) proposed architectural concepts, building elevations, facade treatments, exterior building materials as necessary to establish how the proposed "PRD" uses and structures relate to the neighboring properties. The Committee would note the list of requirements that are citied in the protest petition are not the entirety of them contained in the regulations for this preliminary plan submittal.

The Committee would note in regards to these six (6) items the following responses to each of them:

(1.) The site and location of proposed uses - the current plan includes a general location map of the site, along with the entire boundary of the site defined by a metes and bounds survey from best available information. Included with this information are the surrounding properties, with ownership, size, and zoning district designations provided as well. The plan also indicates the proposed twenty-two (22) lot design, along with their widths at the building frontages, parameters for setback distances and boundaries, Natural Resource Protection Standard information, and topography. ***Collectively, these items provide a clear description of the proposed use of the site.***

(2.) The location and sizes of all existing and proposed buildings, structures and improvements and the general location of existing adjacent streets, alleys, structures and properties, including three (3) section profiles through the site showing building form, existing grade and proposed final grade at a scale no less than fifty (50) feet - the current plan indicates that no existing buildings, structures, and improvements exist on the lot, which is an accurate description of such, while providing the locations of all planned roadways that are to serve the proposed twenty-two (22) lots, along with the surrounding network of roadways, including Ridge Road and private streets serving the properties in the subject site's vicinity. ***This information allows the determination of the property's existing conditions and the associated circumstances on other properties within its vicinity.***

(3.) Structures or building envelopes by type of use, maximum height of structures, maximum gross floor area for each land use and land coverage of buildings and impervious areas or surfaces - the current plan indicates the setback areas on each of the proposed residential lots, which creates the building envelopes for each, along with reflecting the results of the application of the Natural Resource Protection Standards that are based upon five (5) soil and slope characteristics that define the protected areas of each of the lots and the collective protection of 71 acres of the 81 acre site from any disturbance for perpetuity. ***This information allows the determination of these factors, as set forth in this requirement of the plan submittal process.***

(4.) Buffer areas and proposed fencing, including purpose and timing of construction - the application of the Natural Resource Protection Standards developed by the analysis of five (5) soil and slope characteristics creates protected areas on each of the lots and the collective protection of 71 acres of the 81 acre site from any disturbance for perpetuity, i.e. buffer areas. ***This information allows the determination of these factors, as set forth in this item of the code, excepting fencing, which is not planned at this time.***

(5.) Proposed dimensions of separation and/or setback distances between buildings, streets and other features - the current plan does indicate the list of setbacks that each lot will be subject to for the placement of any structures, buildings, and certain improvements. These include the setbacks for the front, side, and rear yard areas of the proposed lots, including the resource protection requirements as well. ***This information allows the determination of these factors, in this requirement of the plan submittal process.***

(6.) Proposed architectural concepts, building elevations, facade treatments, exterior building materials as necessary to establish how the proposed "PRD" uses and structures relate to the neighboring

properties - the plan does not contain this information, given each of the lots will be developed with custom homes built to suit each of the buyers. The City does not control the architecture of single family dwellings outside the Town Center Area, with this prohibition set forth in the Zoning Ordinance's regulations. Therefore, the development of this residential subdivision will allow for single family dwellings, which is the identical use type as other lots in the subject site's vicinity. However, the petitioner, as part of the public hearing process, did note the dwellings would be a mix of one (1), one and one-half (1½), and two (2) story type units and would be consistent, if not greater, in the size of dwellings in the immediate area. Price information and sizes were provided at another subsequent meeting and identified as ranging from six hundred fifty thousand dollars ($650,000.00) to more than nine hundred thousand dollars ($900,000.00), with units being up to 4,200 square feet in overall floor area. These units that are being planned would be very similar to the residences underway or just completed in the Wakefield Forest Subdivision (State Route 100) and the Estates at Deer Hollow Subdivision (State Route 100).

It is also important to identify the Preliminary Development Plan is only part of the items of information that are required and developed relative to any zoning application in the City. The other components in this process include the public hearing testimony from all parties, the petitioner's other depictions of the project, and the research developed by the City in creating its recommendation in this regard. Therefore, this collection of information is used to either support a request or not, and, if supported, provide a list of conditions for the development of the property consistent with the land use codes of Wildwood and its Master Plan. ***This information allows the determination of these factors, in this requirement of the plan submittal process.***

Standards of Planned Residential Development Overlay District (PRD):

→ Conformity with the land use objectives and policies of the City of Wildwood's Master Plan (**Standard One**) - The protest petition notes non-compliance to the Master Plan of this proposal due to the site's topography will not be protected, while allowing reduced front and side yard setback distances will lead to a clear cutting of the lots for the selected dwellings to be constructed on each of them.

The Committee would note the explanation that has been prepared and provided as part of this report, and as explained in the heading "***Summary of Planning and Zoning Commission's Recommendation,***" provides the Commission's direction in regard to the proposal's compliance to the City's Master Plan. Additionally, as now provided to the City Council and previously to the Committee, as part of the discussion of this request, the City has approved ten (10) developments in the NU Non-Urban Residence District that have utilized a Planned Residential Development Overlay District (PRD), with all meeting the minimum requirements of the Master Plan and the City's land use codes (see attached table for reference). If compliance had not been met, as in this subject case, the City would not have authorized the developments.

→ Open space, including without limitation, parks, recreation areas, playgrounds, and natural areas (**Standard Two**) - The protest petition notes non-compliance relative to no guarantees for open space and no limitations on tree clearing, given the case-by-case approach to the removal of canopy on individual lots at the time of their submittal for zoning authorization and building permits.

The Committee would note the application of the Natural Resource Protection Standards ensures, at this site, that 71 acres of the overall property will be preserved for perpetuity. This preservation is

one hundred percent (100%) and does not allow any activities other than removal of dead or diseased trees, and, then, only under a special permit issued by the City. This overall preservation area is a part of all of the twenty-two (22) lots, thereby ensuring each of them will have over two (2) acres of open space available to it and such being heavily treed and the canopy associated with them preserved.

The Natural Resource Protection Standards are based upon the application of five (5) soil and slope characteristics and are intended to define the site into attribute groups. These attribute groups have varying degrees of preservation associated with them, from zero (0) percent to one hundred (100) percent and intended to direct land disturbance to ridgelines, where slope percentages are less, soil depths greater, convex shapes are prevalent, no restrictive layers are found, and the soil horizon is more favorable, based on the presence of an A or B Horizon. Once an authorized soil scientist, from testing done at the site itself, maps these attributes they are then defined, with the retention of the most highly protected areas in contiguous locations, so as to create large undisturbed expanses of the site that are free of use and land disturbance.

The Committee believes the functionality of open space is based upon any community's characteristics and, in the instance of Wildwood's topography, ten (10) percent grades are considered manageable and have even been allowed for public streets in certain instances. Additionally, many of the City's single track, natural surface trails have equal or greater slopes than the identified ten (10) percent standard and most are extremely popular with off-road cyclists, runners, walkers, and equestrians. Therefore, the City has many miles of these types of trails and a range of users extensively walk, run, and ride them all year long. The intent of the roadway easement and dedicated public space in this proposed development is to provide a connection from Ridge Road to the natural surface trail system that has been developed in the Rock Hollow Valley, where many of its stretches again exceed a ten (10) percent grade (and were designed in this fashion to provide users a challenge).

→ Adequate landscaping, screening, and buffering (**Standard Three**) - The protest petition notes non-compliance relative to no limitations on tree clearing, given the case-by-case approach to the removal of canopy on individual lots at the time of their submittal for zoning authorization and building permits, and complicated by the reduced setback distances for front and side yard areas of the lots.

The Committee would note that over 71 acres of the site is to be preserved, with the majority of that area being heavily treed. Additionally, the future Record Plat for the subdivision, its associated indentures of the development, and the City of Wildwood will all protect the preservation of this area. It is important to add that, with the use of the Planned Residential Development Overlay District (PRD), tree preservation requirements can be more restrictive than the underlying regulations of the Tree Preservation and Restoration Code, which allows up to seventy (70) percent of the buildable area of the lot to be disturbed. The buildable area of the lot is defined as that portion of it not encumbered by setbacks. Therefore, this current plan preserves more of the trees located upon the proposed lots than the amount required by the City's code, if not used in conjunction with a Planned Residential Development Overlay District (PRD).

In this case, the reduction in the setback distances for the front and side yard areas is premised on the site's intrinsic characteristics, which are defined by very visible, but narrow ridgelines, with steep slopes on either side of them. The intent of reductions in the setback area distances, which is approved elsewhere in the NU Non-Urban Residence District zoned areas of the City by the

application of the aforementioned ten (10) Planned Residential Development Overlay Districts (PRD), is to avoid placing improvements further off the ridgeline, thereby causing the grading and land disturbance to reach further down the slope, where impacts are much greater on stormwater runoff. The allowance on the side yard setback area distances is intended to grant flexibility in house placement, thereby preserving more trees, rather than less. The distance of twenty (20) feet was the standard for side yard setback areas until the City of Wildwood incorporated. Many of the surrounding dwellings built before 1995 have the identical required side yard setback distance of twenty (20) feet, which was the requirement of St. Louis County for its NU Non-Urban District designation. The Committee does not believe these reduced setback distances will cause unsuitable buffering, unless the assumption is the additional ten (10) foot of setback distance, i.e. thirty (30) total feet for each side boundary line, would be easily detectable on a minimum two hundred (200) foot wide lot, which again is the minimum distance required in this subdivision.

→ Adequate internal traffic circulation and the provision of an appropriate transportation system that serves the property (**Standard Four**) - The protest petition notes non-compliance relative to questions the use of Ridge Road for additional traffic and calls it over-capacity at this time. Additionally, the petition notes that bicyclists add to safety concerns on Ridge Road, along with St. Paul Road's character.

The Committee would note the City's Department of Public Works has reviewed this request for access and impacts on surrounding roadways and did not identify any potential issues with the addition of a total of 220 trips per day (24 hour period of time), or less than ten (10) trips per hour on Ridge Road. Ridge Road, although rural, is striped with a centerline, and also has each lane edge marked. Stormwater ditches exist along the edges of pavement as well. It is also important to note the number of permitted lots is less than allowed by the underlying NU Non-Urban Residence District designation, which equates to an immediate reduction of fifty (50) trips per day. St. Louis County determined St. Paul Road to be able to accommodate additional traffic associated with a low-density residential subdivision utilizing a clustering overlay when it authorized the Sheffield Forest Subdivision to access it. Given the distance travelled from this subject site to access St. Paul Road, the City had anticipated the majority of trips from Auburn Ridge would use Ridge Road for convenience. Furthermore, the Commission recommended a condition of approval that property be dedicated to the City for public roadway along Ridge Road in anticipation of potential future improvement to Ridge Road.

→ Livability (**Standard Six**) - The protest petition notes non-compliance relative to noise and visual separation caused by the reduced setbacks and no limits on tree clearing.

The Committee would note that sound would not be materially effected by a difference in distance of ten (10) feet relative to the side yard setback areas, or thirty (30) feet for the proposed front yard setback areas of the lots, unless some major physical features existed to block it, such as a wall, a rock outcropping, etc. The Committee would also state the conditions of this Planned Residential Development Overlay District (PRD) require the petitioner, and subsequent property owners, to adhere to the requirements of the City's Performance Standard Regulations, which includes the Noise Code. Regardless of the regulatory requirements, the City, in approving ten (10) clustered developments in past, has not experienced noise levels greater from them than associated with surrounding properties.

The Committee does not agree with the statement regarding visual separation, since, again, the lots will have a minimum two hundred (200) feet of frontage and maintain a minimum of forty (40) feet of distance between units. In most instances, the minimum distance between dwelling units is well over sixty (60) feet. These areas will be protected from disturbance. Given the depth of these proposed lots, the greatest degree of separation exists in the rear yard areas, which abut many of the existing homesites in the vicinity. These rear yard areas are heavily treed and protected from land disturbance.

→ Building design and relationship to surrounding neighborhoods (**Standard Seven**) - The protest petition notes non-compliance by restating many of the previous considerations regarding design of dwellings, tree clearing, and reduced setback distances.

The Committee would again state the proposed lot sizes are a minimum three (3) acres in size, which is consistent with the area's existing pattern and will accommodate dwellings within a defined buildable area by the application of structure and building setbacks, along with the Natural Resource Protection Line and foundation setback associated with it. Additionally, the proposed lot-by-lot authorization of homesites, and extent of land disturbance, were intended to ensure a maximum number of existing trees would be retained on each of them, not less. Each of the lot's proposed grading must be presented to the Planning and Zoning Commission to ensure adherence to the allowable, and total, level of site disturbance associated with this development of 13.9 acres. The Planning and Zoning Commission noted the following in this regard: "within the conditions associated with this recommendation, the Commission is limiting initial grading to the roadway itself, with future individual lot disturbances to be based upon the selected house types and their individual footprints. This approach allows the developer, homebuyer, and the City to minimize unnecessary tree removal, while placing the improvements on the most suitable areas of the lots."

→ The Planned Residential Development Overlay District (PRD) is in the best interest of the community (**Standard Eight**) - The protest petition notes non-compliance by summarizing the previous components of the protest petition.

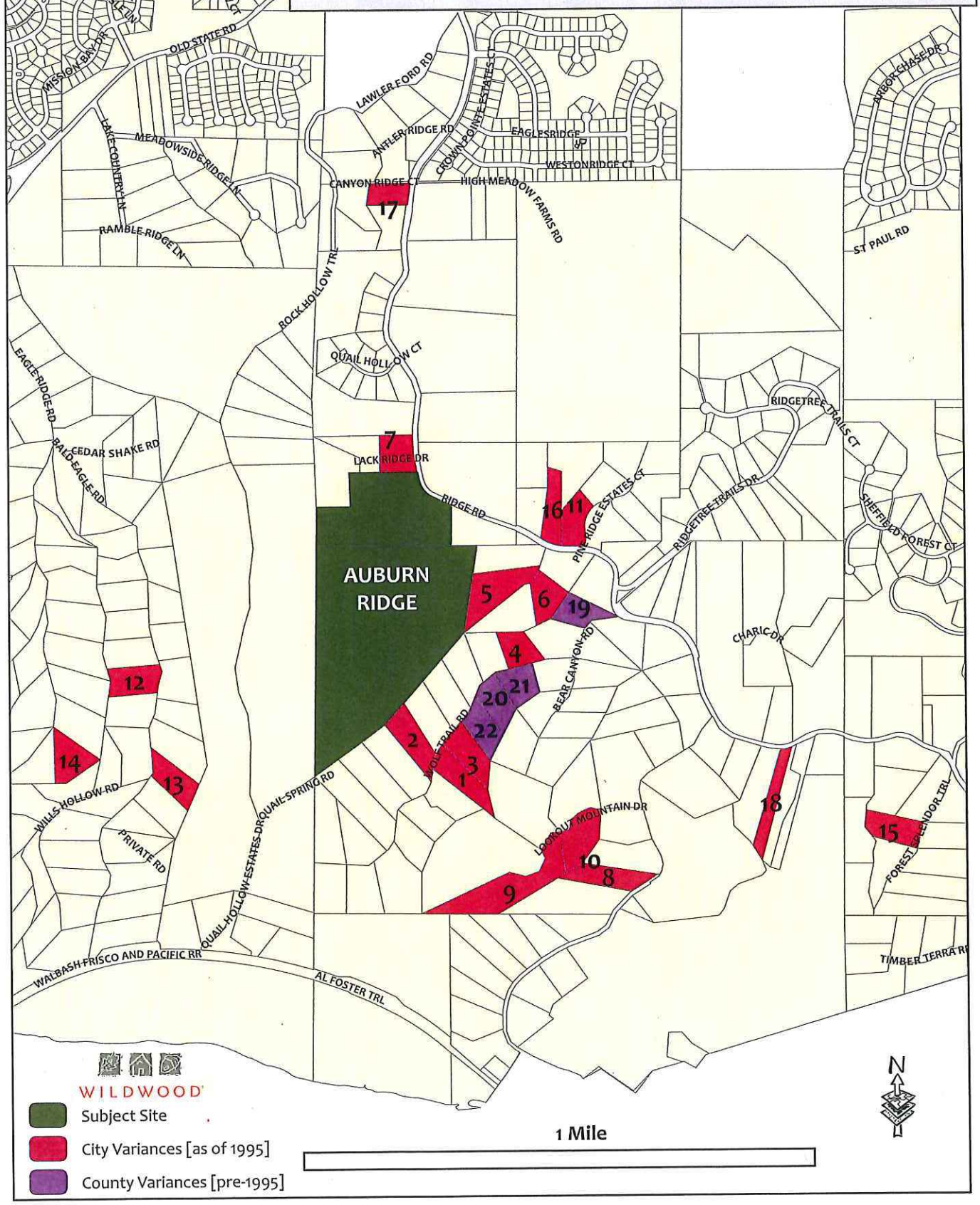
The Committee would note the Commission stated the following in its Letter of Recommendation on this community benefit standard and is still applicable in response to the protestants' claim: "the development of this site for residential uses is consistent with the Master Plan's recommendation for conceptual land use in this area of the City. The use of the Planned Residential Development Overlay District (PRD) would appear to be in the overall, and best, interest of the City, since it allows better protection of the site's natural characteristics, while allowing for the utilization of the property for its permitted use – single family dwellings."

Summary and Recommendation -

The Planning and Parks Committee is recommending the City Council support the application of the Planned Residential Development Overlay District (PRD) on this eighty-one (81) acre site for the reasons identified by the Planning and Zoning Commission in its Letter of Recommendation on this matter and authorize the preparation of the necessary legislation for it to proceed to first reading as a bill. These reasons are identified in this report and include compliance to the Master Plan and the eight (8) standards of the Planned Residential Development Overlay District's (PRD) regulations. The protestants' points on the Master Plan and standards have been reviewed and addressed in this report to indicate that, in fact, they are met by the current design and the development meets the expectations of the City's Master Plan and land use

ordinances for this location on Ridge Road. This recommendation of the Committee is premised on the petitioner meeting all the conditions that have been set forth in the Planning and Zoning Commission's Letter of Recommendation.

Variance Requests Near Auburn Ridge
CITY OF WILDWOOD, MISSOURI



Variance Requests to the City of Wildwood near Auburn Ridge

Map Number	House Number	Street Name	Locator Number	Subdivision Name	BA #	Applicant First Name	Applicant Last Name	Requested Setback	Code Requirement	Improvement	Board Decision
1	1570	Wolf Trail Road	26U640013	Ridge Road Farms	6-97	Dennis and Linda	Whaley	30' front yard	50'	New home	Denied
2	1573	Wolf Trail Road	26U630036	Ridge Road Farms	32-97	Mark	Thomley	20' side yard	30'	Detached garage	Approved
3	1556	Wolf Trail Road	26U640024	Ridge Road Farms	1-98	John and Margie	Martin	46' front yard	50'	Reconstructing fire damaged home	Approved
4	1513	Wolf Trail Road	25U320022	Ridge Road Farms	5-05	Steve and Heidi	Heine	15' front yard	50'	New home	Denied
5	1511	Windwood Hills Drive	25U320099	Windwood Hills	8-98	Richard	Schneider	25' front yard	50'	New home	Approved
6	1508	Windwood Hills Drive	25U320077	Windwood Hills	7-05	Raymond and JoAnn	Amann	30' front yard *	50'	New home	Approved
7	1501	Lack Ridge Drive	25U330032	Lack Ridge Estates	8-10	David	Bergmann	27' front yard	50'	Pole Barn	Approved
8	1461	Palisades Road	26T410037	Lookout Mountain	10-96	Edward and Mary	Burwell	45' front yard	60'	Satellite Dish	Approved
9	1530	Lookout Mountain Drive	26U620082	Lookout Mountain	16-07	Keith	Fernau	20' side yard	30'	Maintain home	Approved
10	1516	Lookout Mountain Drive	26T410048	Lookout Mountain	18-14	Steve and Gayle	Randa	20' front yard	50'	Detached garage	Approved
11	1240	Ridge Road	25T130112	Pine Ridge Estates	2-97	David and Nancy	Craig	40' front yard	50'	Maintain home	Approved
12 **	1433	Bald Eagle Drive	25U210088	Old State Farms	16-98	Richard and Linda	Brunk	13' side yard	30'	Garage addition	Approved
13	1422	Bald Eagle Drive	26U530046	Old State Farms	4-08	Dennis and Nancy	Bryant	13' side yard	30'	Maintain home	Approved
12 **	1433	Bald Eagle Drive	25U210088	Old State Farms	51-08	Richard	Brunk	30' front yard	50'	Wall over 6'	Approved
14 **	1418	Eagle Ridge Road	26U440077	Old State Farms	7-07	John and Kathleen	Lang	25' front yard & 27' side yard	50' front & 30' side	Maintain home and construct garage	Approved
14 **	1418	Eagle Ridge Road	26U440077	Old State Farms	1-08	John and Kathleen	Lang	20' front yard	50'	Garage addition	Approved
15	1315	Forest Splendor Trail	26T510061	Sunny Ridge Acres	6-98	Richard	Lewis	23' side yard	30'	Detached garage	Approved
16	1150	Ridge Road	25U340163	Mall Ridge	10-06	Joseph and Karen	Friedhoff	18' side yard	30'	Detached garage	Approved
17	939	Ridge Road	24U310022		4-14	JoJo	Tolod	40' front yard	50'	Covered front porch	Approved
18	1451	Ridge Road	26T440012	Destrehan Estates	14-14	Casey and Michelle	McBride	15' side yard	30'	Front porch addition	Approved

** Two (2) variances requested at same address.

* Originally submitted as 20' front yard request, then revised to 30'.

Variance Requests to St. Louis County near Auburn Ridge - Prior to September 1, 1995

Map Number	House Number	Street Name	Locator Number	Subdivision Name	BA #	Applicant First Name	Applicant Last Name	Requested Setback	Code Requirement	Improvement	Board Decision
19	1305	Bear Canyon Road	25T110044	Ridge Road Farms	85-147	Kent and Sally	Moore	41' front yard	50'	New home	Approved
20	1532	Wolf Trail Road	26U640046	Ridge Road Farms	84-017	Peter	Moll	20' front yard	50'	New home	Approved
21	1516	Wolf Trail Road	26U640057	Ridge Road Farms	92-206	John and Wendy	Gray	48' front yard	50'	Retaining Wall	Approved
22	1544	Wolf Trail Road	26U640035	Ridge Road Farms	90-231	Wolf Trail Partnership		0' front yard	50'	8' high Retaining Wall	Approved
6 ***	1508	Windwood Drive	25U320077	Windwood Hills	88-108	Robert	Watson	50' front yard	75'	New home	Approved

*** Numbered with City of Wildwood requests.

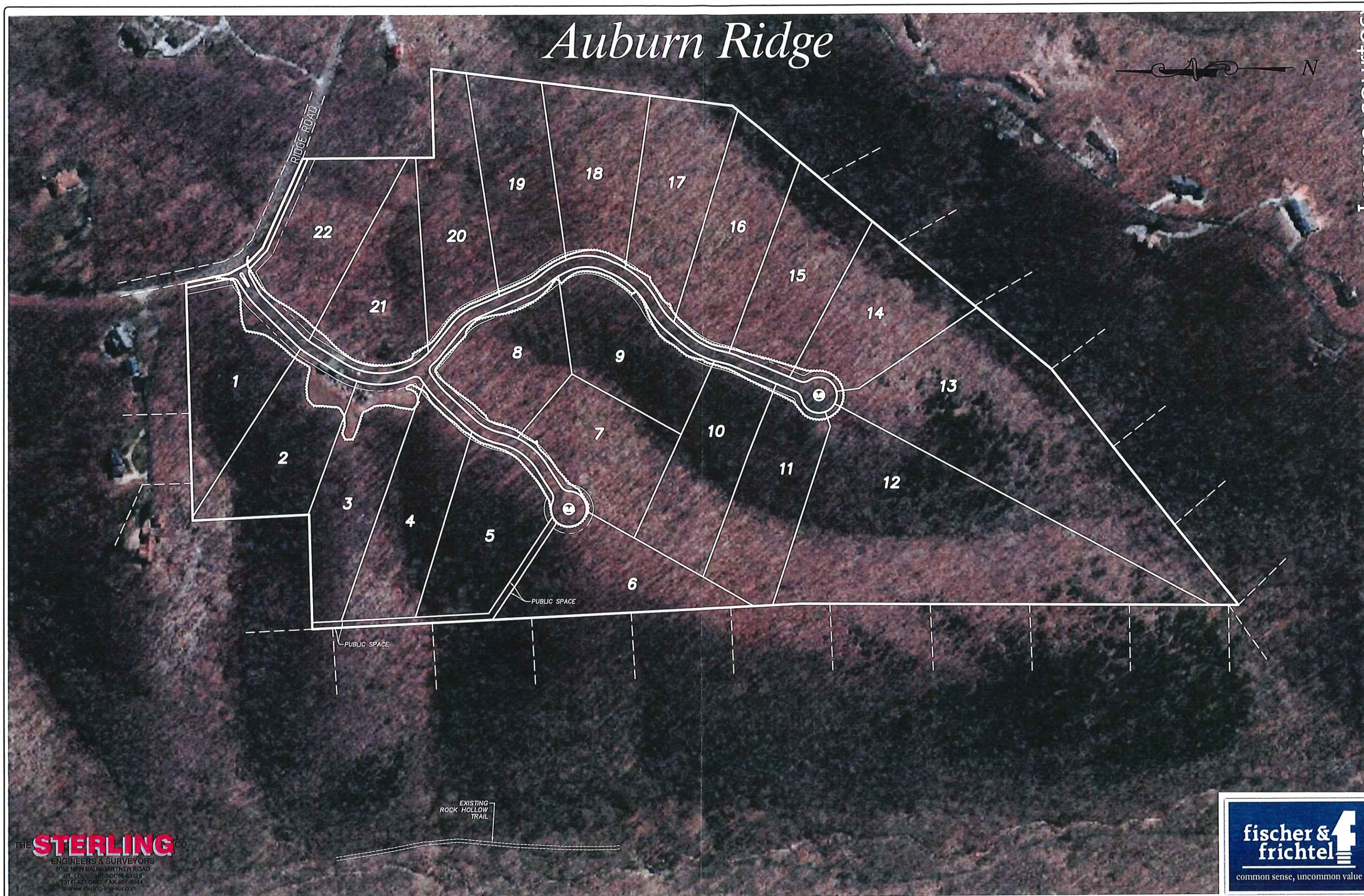
PRDs in NU Non-Urban Residence District

P.Z. #	Subdivision Name	Ordinance #	Size of Development (in acres)	Number of Lots	Density (homes per acre)	Maximum Number of Units (based on 1 home per 3 acres)	Minimum Lot Size	Maximum Lot Size	Average Lot Size	Acreage preserved by NRPS	% of Subdivision Preserved by NRPS	Common Ground (in acres)	% of Site Dedicated to Common Ground	Minimum Lot Width (in feet)	Unique Characteristics
6-03	Arbor Trace	978	25	7	3.57	8	2.27	4.45	3.26	18.2	72.8%	2	8%	175	
24-97	Bartizan Point Estates	393	40	12	3.33	13	3	5.63	3.26	34	85%	0.39	1%		
9-03	Breton Woods	1025 (1317)	40	12	3.33	13	1.57	5.78	2.9	26	65%	2.16	5%	150	
18-01	Estates at Quail Ridge	884	39	13	3	13	1	1.63	1.19	30.21	77.5%	22.38	57%	125	
13-03	Homestead Estates	1078	200	60	3.33	66	1	10.6	2.17	140	70%	>50 acres + 11.48 acres for trail	62%	125	City required 20' wide streets, but Monarch Fire Protection District increased roadway pavement width to 32 feet.
2-00	Meridien	631	99	30	3.3	33	1.21	8.48	2.71	70.78	71.5%	31.68	32%	175 **	
11-96	Radcliffe Place	285	49	16	3.06	16	1.6	4	2.27	30	61.2%	10.11	20%	120 **	
15-05	Saddlebrook	1273	27	8	3.375	9	1.5	5.01	2.44	16.4	60.7%	8.35	30%	200	Never Platted
13-97	Shepard Oaks Estates	389	42	13	3.23	14	2	6.4	2.75	28	66.6%	2.9	7%	200	
3-98	Wills Trace	445	66	21	3.14	22	1.2	5.39	1.81	36	54.5%	25	38%	175	
15-01	Woodland Hills	842	16	5	3.2	5	1.52	4.09	2.66	12.2	76.2%	2	13%	200	aka - Will's Trace Addition
6-16	Auburn Ridge		81	22	3.68	27	3	8.69	3.54	71	87.6%	0	0%		
Subdivisions with PRDs in NU					Average Density 3.26		Smallest Lot Size 1	Largest Lot Size 10.6	Average Lot Size 2.49		Average % Preserved 69.2%		Average % of Site CG 25%		
12-98	Three Sisters Farm	512 (RP)	72	20	3.60	24	3	6.569	3.31	54	75.0%	0.485	0.6%	200	
STLCO	Windwood Hills		19.81	5	3.96	6	3.02	5.23	3.96	0	0.0%	0	0%	127	
NU Subdivisions without PRDs					Average Density 3.78		Smallest Lot Size 3	Largest Lot Size 6.569	Average Lot Size 3.64		Average % Preserved 37.5%		Average % of Site CG 0.3%		

Issuance of a Planned Residential Development Overlay District (PRD) provides an additional level of protection for the future residents of that subdivision. For example, currently in the Homestead Estates subdivision someone is attempting to purchase the three (3) large lots on the southern portion of the development to use for raising cattle, and several of the adjacent property owners, within the development, are adamantly opposed. This use is currently not allowed within this development, because of the PRD. However, if this subdivision was a straight NU Non-Urban Zoning this would be a permitted activity.

** Exept at cul-de-sacs, as approved by the Planning and Zoning Commission, as part of the Site Development Plan review process, with no lot located on a cul-de-sac being less than 100 feet in width.

Auburn Ridge



BILL NO.#2234 **ORDINANCE NO. #2234**

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CONSULTANT/SERVICES AGREEMENT WITH GERARD MARKETING GROUP FOR MARKETING AND PUBLIC RELATIONS SERVICES FOR THE CITY OF WILDWOOD. (Wards – All)

WHEREAS, City Council Strategic Goal #4 is to develop marketing strategies for the City as a regional destination; and

WHEREAS, City Council Strategic Goal # 5 is to enhance citizen communications and input; and

WHEREAS, to assist in meeting the Objectives identified for City Council Strategic Goals #4 and #5, the Economic Development Committee of the City Council has worked with Gerard Marketing Group to assemble a list of economic development, marketing, and tourism projects and priorities for 2017; and

WHEREAS, the Economic Development Committee of the City Council recommends that the City Council approve a Consultant/Services Agreement with Gerard Marketing Group for marketing and public relations services to be performed during 2017 for the City of Wildwood.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. That the form, terms, and provisions of the Consultant/Services Agreement between the City of Wildwood, Missouri, and Gerard Marketing Group, attached hereto, marked as **Exhibit A**, and incorporated by reference herein (the "Agreement"), be and they hereby are approved and the Mayor of the City of Wildwood, Missouri, is hereby authorized, empowered and directed to further negotiate, execute, acknowledge, deliver and administer on behalf of the City such Agreement in substantially the form attached hereto. The City Clerk is hereby authorized and directed to attest to the Agreement and other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of the Agreement and this Ordinance.

Section Two. The total aggregate costs, expenses and liability of the City under the Agreement authorized herein with Gerard Marketing Group shall not exceed the sum of $81,500.00.

Section Three. Savings Clause: Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Four. Severability Clause: If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Section Five. This Ordinance shall be in full force and effect from and after its passage and approval.

This Bill was passed and approved this ___day of _____, ____, by the Council of the City of Wildwood, Missouri, after having been read by title, or in full, two (2) times prior to passage.

_____	_____
Presiding Officer	James R. Bowlin, Mayor
ATTEST:	**ATTEST:**
_____	_____
Elizabeth Weiss, City Clerk	Elizabeth Weiss, City Clerk

EXHIBIT A

City of Wildwood
CONSULTANT / SERVICES AGREEMENT

DEPARTMENT: Administration DATE: December 12, 2016

THIS AGREEMENT, made and effective this 12th day of December, 2016, by and between the City of Wildwood, Missouri, a municipal corporation hereinafter referred to as "City", and Gerard Marketing Group, hereinafter referred to as "Consultant", with a business address of: 618 Oakwood Ave., St. Louis, MO 63119.

WITNESSETH: That the parties hereto, for the considerations hereinafter set forth, agree as follows:

I. SCOPE OF SERVICES

Except as expressly specified herein, Consultant hereby agrees to provide all of the supervision, labor, technical services, facilities, materials, tools, equipment, and apparatus, and to perform all the services and do all the things necessary for the proper completion of the Consultant services which are particularly described in any attachments incorporated herein and additionally as follows:
Marketing and public relations services, as further described in Attachment B.

The above services (hereinafter referred to as the "Work") shall be provided by the Consultant in accordance with all the provisions of this Agreement, including the General Conditions attached hereto as Attachment A, for the project which are incorporated herein by reference, and which terms shall prevail over any conflicting terms that may otherwise be adopted herein as part of any attachment, or any other documents submitted by Consultant.

II. COMPENSATION

A. Basic Compensation. The City hereby agrees to pay the Consultant, as full compensation for the complete and satisfactory performance of the Work, and all expenses and costs related thereto:

a sum not to exceed eighty-one thousand five hundred and 00/100 dollars ($81,500.00), as set forth on an Attachment B attached hereto and incorporated herein.

B. Additional Compensation. Any cost not specifically allowed the Consultant pursuant to Paragraph A, Basic Compensation, shall be considered Additional Compensation and must first be authorized by a written Change Order approved by the City and Consultant. If City directs or authorizes additional services not included in this Agreement to be performed, the City and Consultant shall first agree by written Change Order as to how the Consultant is to be paid. Any services provided in addition to the Work shall not entitle Consultant to additional compensation unless approved in advance and by written Change Order executed by the City and the Consultant.

III. TIME AND MANNER OF PAYMENTS

All invoices, complete with necessary support documentation, shall be submitted to the City and payment shall be made by City in a lump sum within thirty (30) days of receipt of an invoice received after satisfactory performance of the Work for the fees, prices, rates or schedule of values set forth above. When appropriate due to the nature of the Work of the Agreement, progress payments may be authorized to be made based upon completion of quantifiable/identifiable phases of the Work. If authorized by the City, a schedule of progress payments based on phases of Work completed and in such corresponding amounts as determined to be appropriate shall be set forth in Attachment C attached hereto.

IV. SCHEDULE OF WORK

Time is of the essence. The Work to be performed under the Agreement shall be commenced on or before January 1, 2017, shall be completed on or before December 31, 2017, and shall be performed so as not to delay or hinder City's schedule for the project, if applicable.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the effective date of Contract first above written.

_____	_____
Consultant	City of Wildwood
By _____	By _____
Title _____	Title _____
	ATTEST:
	_____
	DATE: _____

ATTACHMENT A – Consultant/Services Agreement General Conditions
ATTACHMENT B – Consultant Proposal
ATTACHMENT C – Progress Payment Schedule (Optional)
ATTACHMENT D – Consultant Liability Insurance Requirements

Attachment A

City of Wildwood
CONSULTANT/SERVICES AGREEMENT
GENERAL CONDITIONS

1. Independent Consultant. The Consultant shall be and operate as an independent Consultant in the performance of this Agreement. The Consultant shall have complete charge of the personnel engaged in the performance of the Work, and all persons employed by the Consultant shall be employees of said Consultant and not employees of the City in any respect.

2. Assignment; Subcontracts. This Agreement shall not be assigned to any other parties by the Consultant without the express written consent of the City. In addition, the Consultant shall not subcontract or assign any of the Work to be performed by it hereunder without the express written consent of the City except as may be set forth in Attachment B.

3. Proposals for the Work. If the City issued a request for proposals in connection with the Work, such request for proposals and the proposal of the Consultant in response thereto, are incorporated herein by reference and made a part of this Agreement. In case of any conflicts between the request for proposals and the proposal of the Consultant, the requirements of the executed Consultant/Services Agreement shall control unless a change thereto is specifically stated in this Agreement.

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4. Changes to Work and/or Compensation. No change in the Scope of Work, Compensation or terms contained in this Agreement shall be made except as authorized in advance in writing by Change Order approved by the City and Consultant. The Consultant shall make any and all changes in the Work without invalidating this Agreement when specifically ordered to do so by written Change Order approved by the City and Consultant in advance of the Work being performed. Consultant, prior to the commencement of such changed or revised Work or request for compensation in excess of the Basic Compensation, shall promptly submit to the City a written cost or credit proposal for such changed or revised Work or additional compensation. If the City and Consultant shall not be able to agree as to the amount, either in consideration of time or compensation to be allowed or deducted, it shall nevertheless be the duty of Consultant, upon written notice from the City, to immediately proceed with such alteration or change, and Consultant shall be compensated the reasonable value of such Work. The City reserves the right to suspend Work of the Consultant upon written notification from the City if the City and Consultant are not able to agree as to matters of scope and compensation for changes to the Work.

5. Indemnification. To the fullest extent permitted by law, the Consultant agrees to defend, indemnify and hold harmless the City, its officers, engineers, representatives, agents and employees from and against any and all liabilities, damages, losses, claims or suits, including costs and attorneys' fees, for or on account of any kind of injury to person, bodily or otherwise, or death, or damage to or destruction of property, or any other circumstances, sustained by the City or others, in any way arising from consultant's breach of the Agreement or out of services and/or operations negligently performed hereunder by the Consultant, including the City's reliance on or use of the services or products provided by the Consultant under the terms of this Agreement. The Consultant shall not be liable for any loss or damage attributable solely to the negligence of the City. Consultant’s sole remedy against the City for any claimed breach shall be limited to specific performance of the Agreement, including payment not to exceed the lawfully due compensation, but in no event shall the City be liable for or subject to any claim for damages, costs or attorneys’ fees arising from this Agreement.

6. Insurance. Consultant shall furnish the City the certificates of insurance for workers' compensation, public liability, and property damage, including automobile coverage in the amounts specified by the City in the request for proposals, if any, otherwise in the amounts stated on Attachment D. The policies of insurance shall be in such form and shall be issued by such company or companies as may be reasonably satisfactory to the City. The City and such additional persons and entities as may be

deemed to have an exposure to liability as a result of the performance of the Consultant's Work, as determined by the City, shall be named as additional insured.

In addition to the foregoing, the Consultant shall maintain Professional Liability "errors and omissions" insurance in the form for the coverages satisfactory to City as indicated in the request for proposals, if any, otherwise as stated on attached Attachment D, but in no event less than the City's sovereign immunity limits as established by RSMo. §537.610, as adjusted from time to time. The City and Consultant waive all rights against each other for damages caused by fire or other perils to the extent covered by Builder's Risk or any other property insurance, except such rights as they may have to the proceeds of such insurance. Nothing in this Agreement, or the provision of insurance, shall be deemed a waiver of sovereign immunity by the City.

7. Multi-year contracts; Non-appropriation. Notwithstanding any provision herein to the contrary, the City is obligated only to make the payments set forth in this Agreement as may lawfully be made from funds budgeted and appropriated for that purpose during the City's then current fiscal year at the discretion of the City. If no funds are appropriated or otherwise made legally available to make the required payments for this Agreement during the next occurring fiscal year (an "Event of Non-appropriation"), this Agreement will terminate at the end of the then current fiscal year as if terminated expressly . The failure or inability of the City to appropriate funds for this Agreement in any subsequent fiscal year shall not be deemed a breach of this Agreement by any party. If applicable, this Agreement may be annually renewed at each fiscal year by inclusion of specific appropriation for this Agreement, from year to year not to exceed the maximum renewal period or term as set forth in the Agreement.

8. Accounting. During the period of this Agreement, the Consultant shall maintain books of accounts of its expenses and charges in connection with this Agreement in accordance with generally accepted accounting principles and practices. The City shall at reasonable times have access to these books and accounts to the extent required to verify all invoices submitted hereunder by the Consultant.

9. Reimbursable Expenses. Expenses of the Consultant that are directly attributable to the performance of the Agreement that are in addition to the Basic Compensation, such as reproduction charges, travel expenses, long distance phone calls, mileage, and sub-contractors, are to be set forth in a schedule of reimbursable fees and rates as part of the Agreement. Consultant personnel labor rate expenses for time while traveling in performance of the Agreement do not qualify as reimbursable expenses.

10. Personnel. The Work shall be performed exclusively by the personnel of the Consultant identified in the Consultant's proposal and no other personnel of the Consultant shall perform any of the Work without the express written approval of the City.

11. Other Consultants. The City reserves the right to employ other consultants in connection with the Work.

12. Project Records and Work Product. The Consultant shall provide the City with copies of all documents pertinent to the Work which shall include, without limitation, reports, correspondence, meeting minutes, and any deliverables. The City shall own all right, title and interest, including without limitations, all copyrights and intellectual property rights, to all documents and work product of the Consultant created in performance of or relating to this Agreement. Consultant agrees to take all steps reasonably requested by the City to evidence, maintain, and defend the City's ownership rights in the work product.

13. Site Operations. Where appropriate, the City will arrange for right of entry to any property at the request of the Consultant for the purpose of performing studies, tests and evaluations in connection with the Work.

14. **Termination**. The City shall have the right to terminate the Agreement at any time for any reason by giving the Consultant written notice to such effect. The City shall pay to the Consultant in full satisfaction and discharge of all amounts owing to the Consultant under the Agreement an amount equal to the cost of all Work performed by the Consultant up to such termination date, less all amounts previously paid to the Consultant on account of the Work performed and accepted. The Consultant shall submit to the City its statement for the aforesaid amount, in such reasonable detail as the City shall request, within thirty (30) days after such date of termination. The City shall not be liable to the Consultant for any damages on account of such termination for loss of anticipated future profits with respect to the remainder of the Work.

15. Compliance with Laws. The Consultant shall comply with all applicable City ordinances and other laws and regulations, Federal, State, and any political subdivision thereof, including but not limited to, unemployment and workers' compensation, occupational safety, worker eligibility, equal employment and affirmative action and wage and price laws insofar as applicable to the performance of the Agreement.

16. Nondisclosure. The Consultant agrees that it will not divulge to third parties without the written consent of the City any information obtained from or through the City in connection with the performance of this Agreement.

17. Representations. Consultant agrees that it has not relied on any representations or warranties of the City, oral or written, other than expressly identified in this Agreement. The parties agree the Agreement represents the entire agreement between the parties.

18. Amendments. This Agreement may be amended only by written agreement signed by the parties.

19. Governing Law. The interpretation of and performance under this Agreement shall be governed by the laws of the state of Missouri, without regard to choice of law principles.

20. Severability. If any provisions of this Agreement shall be found to be illegal, invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall remain in full force and effect and be construed to effectuate the intent of the parties.

21. Notice. Any notice or written communication required or permitted hereunder shall be sent to the parties via United States mail, certified return receipt requested, or via facsimile, to the respective addresses and numbers on file. Any notice so given shall be deemed effective on the date shown on the receipt thereof.

22. Good Faith. The parties shall act in good faith in the performance of their obligations hereunder.

23. Prevailing Party. If either party to this Agreement defaults in the performance of its obligation(s) hereunder, the prevailing party in any action to enforce its rights and remedies shall be entitled to obtain its costs and reasonable attorney’s fees from the non-prevailing party.

24. Non-Waiver. The failure of either party to enforce any of its rights hereunder shall not act as a waiver of that or any other right possessed by such party under this Agreement.

25. Authorization to Enter into Agreement. Each party hereunder represents to the other that it is duly organized, validly existing and in good standing under the laws of its state of incorporation or formation; the execution, delivery and performance of this Agreement by such party has been duly authorized by all necessary and appropriate action; and, this Agreement constitutes a valid and binding obligation of such party, enforceable against such party in accordance with the terms hereof.

26. Execution. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which shall constitute one agreement that is binding upon both parties hereto, notwithstanding that all parties are not signatories to the same counterpart. This Agreement may be delivered by facsimile or electronic mail transmission. This Agreement shall be considered to have been executed by a party, if there exists a photocopy, facsimile copy, electronic copy, or a photocopy of a facsimile or electronic copy of an original hereof or of a counterpart hereof which has been signed by such party. Any photocopy, facsimile copy, electronic copy or photocopy of a facsimile copy of this Agreement or any counterpart hereof shall be admissible into evidence in any proceeding as though the same was an original.

27. Other Special Provisions. The special provisions set forth on Attachments C and D are incorporated herein by reference, and made a part hereof.

Attachment B

WILDWOOD®

MEMORANDUM

To: Mayor Bowlin and City Council Members

From: Ryan S. Thomas, City Administrator

Date: December 12, 2016

Re: Gerard Marketing Group Scope of Work for 2017

Background
The City's proposed 2017 budget for Marketing/PR Consulting costs is **$81,500**. The City has worked with its consultant (Gerard Marketing Group) to assemble a list of economic development, marketing and tourism projects and priorities for 2017. Most of the projects identified are one-time investments needed to create the City's economic development program, and will not reoccur in subsequent years. Some of these projects are ongoing and will be completed each year as part of the City's agreement with Gerard Marketing Group.

One-Time Investments

$15,000	New standalone Wildwood Tourism sub-website
$12,300	New standalone Wildwood Economic Development website (gowildwoodmo.com)
$10,000	10' x 10' exhibit booth design and production for space at trade shows
$5,500	"How to Open a Business in Wildwood" informational sales piece
$5,205	Residential and Tourism Brochure for the City
$4,200	Property Information Brochures for key properties for new development
$3,700	Designer's Toolbox, Marketing material templates and brand guidelines
$3,200	Redesign eBlast template and convert system to Constant Contact
$1,300	Social Media message outline and set up targeting developers, retailers and business owners

Ongoing Services

$12,000	Public Relations – Proactive Support (12 months)
$8,125	eBlast – Edit, upload and distribute content every other week (6 months)

Recommendation
The Economic Development Committee recommends approving a contract with Gerard Marketing Group for services to be performed during 2017, for a not-to-exceed sum of $81,500.

Reason for Recommendation
1. The expense is identified within the proposed 2017 budget.
2. These costs will assist in establishing the City's economic development program, and will provide the Economic Development Manager with materials necessary to implement that program.

I will be available for any comments or questions at the December 12, 2016 City Council Work Session.

RST

Attachment C

(Optional)

Consultant/Services Agreement

Progress Payment Schedule

Consultant: Gerard Marketing Group Date: December 12, 2016

Project: City of Wildwood Marketing and Public Relations Basic Compensation: $81,500.00

Monthly progress billing

Total Basic Compensation: $81,500.00

Attachment D

Consultant Liability Insurance Requirements

The Consultant shall purchase and maintain in full force and effect the following insurance coverages with an insurance carrier acceptable to the City:

The policy(ies) shall be endorsed to cover the contractual liability of the Consultant under the General Conditions.

The Consultant and its Sub-consultants shall procure and maintain during the life of this Agreement insurance of the types and minimum amounts as follows:

(a) Workers' Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employers' Liability coverage in the amount of $1,000,000*.

(b) Comprehensive General Liability and Bodily Injury

Including Death:	$500,000 each person*
	$3,000,000 each occurrence*
Property Damage:	$3,000,000 each occurrence*
	$3,000,000 aggregate*

(c) Comprehensive Automobile Liability, Bodily Injury

Including Death:	$500,000 each person*
	$3,000,000 each occurrence*
Property Damage:	$3,000,000 each accident*

(d) Professional Liability

Including Death:	$500,000 each person*
	$1,000,000 each occurrence*
Property Damage:	$1,000,000 each occurrence*
	$1,000,000 aggregate*

The City's Protective policy shall name the City as the Insured. Certificates evidencing such insurance shall be furnished the City prior to Consultant commencing the Work on this project. The certificates must state “The City of Wildwood is an additional insured.”

* but not less than the sovereign immunity limits established by RSMo. 537.610 et seq.

BILL NO. 2236 **ORDINANCE NO. 2236**

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING CHAPTER 390, TRAFFIC SCHEDULE VI, OF THE MUNICIPAL CODE OF THE CITY OF WILDWOOD, BY ADDING AN ALL-WAY STOP AT THE INTERSECTION OF POND-GROVER LOOP ROAD WITH HICKORY MANOR DRIVE AND PARADISE PEAK CIRCLE.

BE IT ORDAINED, BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. That Chapter 390, Traffic Schedule VI. Intersection Stops, of the Municipal Code of the City of Wildwood, be and is hereby amended by adding the following:

SCHEDULE VI. INTERSECTION STOPS

In accordance with Section 315.030 of this Title, and when signs are erected giving notice thereof, traffic at the intersections listed in this Schedule shall be required to stop as specified in this Schedule.

Intersection	**Traffic on Highway, Road, Street or Alley Listed Below Shall Stop**
Pond-Grover Loop Road with Hickory Manor Drive and Paradise Peak Circle	Pond-Grover Loop Road Hickory Manor Drive Paradise Peak Circle

Section Two. The Director of Public Works is authorized to erect appropriate signage reflecting any regulation in the Traffic Schedules existing or as may be amended herein or from time to time.

Section Three. Savings Clause: Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Four. Severability Clause: If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Section Five. This Ordinance shall be in full force and effect from and after its passage and approval.

This Bill was passed and approved this ____ day of _____, 2017, by the Council of the City of Wildwood, Missouri, after having been read by title or in full two times prior to passage.

_____	_____
Presiding Officer	James R. Bowlin, Mayor
ATTEST:	ATTEST:
_____	_____
City Clerk	City Clerk

BILL #2237 **ORDINANCE #2237**

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING CHAPTER 390, TRAFFIC SCHEDULE XII, OF THE MUNICIPAL CODE OF THE CITY OF WILDWOOD, BY ADDING A REGULATION OF THE KINDS AND CLASSES OF TRAFFIC PERMITTED ON OLD FAIRWAY DRIVE.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. That Chapter 390, Traffic Schedule XII, Regulation of the Kinds and Classes of Traffic on Certain Roads, of the Municipal Code of the City of Wildwood, be and is hereby amended by adding the following:

Schedule XII. REGULATION OF THE KINDS AND CLASSES OF TRAFFIC ON CERTAIN ROADS

	Part of Road or Street	***Regulation***
Add:	Old Fairway Drive, between Manchester Road and Old State Road	No Through Trucks Greater than 6 Tons (see Code Section 365.070)

Section Two. The Director of Public Works is authorized to erect appropriate signage reflecting any regulation in the Traffic Schedules existing or as may be amended herein or from time to time.

Section Three. Savings Clause: Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Four. Severability Clause: If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Section Five. This Ordinance shall be in full force and effect from and after its passage and approval.

This Bill was passed and approved this ____ day of _____, 2017, by the Council of the City of Wildwood, Missouri, after having been read by title or in full two times prior to passage.

_____	_____
Presiding Officer	James R. Bowlin, Mayor
ATTEST:	ATTEST:
_____	_____
City Clerk	City Clerk

BILL NO.: 2238 **ORDINANCE NO.: 2238**

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A CONTRACT WITH THE ST. LOUIS COUNTY, MISSOURI DEPARTMENT OF TRANSPORTATION FOR THE MAINTENANCE OF A PEDESTRIAN CONNECTION (AN ASPHALT SIDEWALK) THAT WILL BE LOCATED WITHIN THE RIGHT-OF-WAY OF OLD STATE ROAD, A ST. LOUIS COUNTY ARTERIAL ROADWAY. (Ward – Seven)

WHEREAS, the City of Wildwood initiated a project to provide a pedestrian connection from Harbour Pointe Drive, in the Landings at Lake Chesterfield Subdivision, to Ridge Road, and then south on the same to the Rock Hollow Trail, since none exists at this time, despite significant residential development in the vicinity; and

WHEREAS, certain improvements constructed within St. Louis County, Missouri's right-of-way shall require maintenance by the City of Wildwood, Missouri; and

WHEREAS, St. Louis County, Missouri is requesting the City of Wildwood, Missouri to enter into a Contract to address the maintenance of this approximately 2,200 foot long pedestrian connection within its arterial roadway right-of-way, which is typical for projects by municipal governments in public lands not under their control or ownership.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI:

SECTION ONE.

The Mayor of the City of Wildwood, Missouri is hereby authorized to execute a Contract with St. Louis County, Missouri (Department of Transportation and Pubic Works) for the maintenance of a pedestrian connection between the Landings at Lake Chesterfield Subdivision and the City's Rock Hollow Trail, located on Ridge Road.

SECTION TWO.

The terms of this Contract are hereby set forth and accepted in the attached document by the two (2) parties and incorporated herein as Exhibit A.

SECTION THREE.

This ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved the_____day of _____2017 by the Council of the City of Wildwood after having been read by the title, or in its entirety, two (2) times prior to passage.

PRESIDING OFFICER

ATTEST:

Deputy City Clerk

THE HONORABLE JAMES R. BOWLIN, MAYOR

ATTEST:

Deputy City Clerk

EXHIBIT A

CONTRACT BETWEEN

ST. LOUIS COUNTY AND

THE CITY OF WILDWOOD
(Pedestrian Connection)

This Contract is entered into between the City of Wildwood ("CITY") and St. Louis County ("COUNTY").

WITNESSETH:

WHEREAS, CITY has initiated a temporary asphalt sidewalk plan within the Cities of Wildwood and Ellisville, along Old State Road, a COUNTY arterial roadway, in conjunction with the Pedestrian Connection Project, hereinafter referred to as "PROJECT"; and

WHEREAS, CITY and COUNTY wish to enter into a contract reflecting their respective rights, obligations, and liabilities as they relate to the PROJECT, which will consist of installation, maintenance, repair, and replacement costs of the temporary asphalt sidewalk (including two detectable warning surfaces) and three 12" to 15" diameter HDPE culverts, including maintaining ADA compliance of said improvements, along Old State Road in conjunction with the Pedestrian Connection project and more fully described herein; and

WHEREAS, CITY is authorized to enter into this Contract by Ordinance No._____ and COUNTY is authorized to enter into this Contract by Ordinance No. _____;

NOW THEREFORE, in consideration of the premises and the mutual promises, covenants and representations herein, CITY and COUNTY agree as follows:

(1) SCOPE OF WORK — The PROJECT consists of temporary asphalt sidewalk (including two detectable warning surfaces) and three 12" to 15" diameter HDPE culverts, including maintaining ADA compliance of said improvements, in conjunction with the Pedestrian Connection project ("PROJECT Improvements"). CITY shall install, maintain, repair and replace PROJECT in accordance with Section 40.70-4 Item 8 and other applicable sections of the COUNTY Department of Transportation ("Department") Design Criteria for the Preparation of Improvement Plans, as revised on January 1, 2016 (Design Criteria) and other COUNTY Standard Specifications found in Department's Permit Requirements and Conditions Book dated December 1, 2015 and Department's Standard Drawings, as revised on September 1, 2015 (collectively "COUNTY Standards").

(2) DESIGN/CONSTRUCTION — CITY represents that the PROJECT has been designed in accordance with all applicable governmental requirements and regulations. CITY shall construct or have constructed the PROJECT

Improvements in accordance with all applicable governmental requirements and regulations. CITY shall install or have installed the PROJECT Improvements and shall pay or cause to be paid all costs associated with such installation. CITY shall install or have installed the PROJECT Improvements in accordance with the COUNTY Standards and the COUNTY approved plans for the PROJECT.

(3) REVIEW/PERMITS — CITY shall submit or cause to be submitted plans to the COUNTY for review regarding PROJECT Improvements that are located within COUNTY'S right-of-way. CITY shall secure or cause to be secured all necessary approvals and permits from COUNTY for such PROJECT Improvements prior to installation. COUNTY's approval of such plans and issuance of such permits shall be reflective of this Contract and shall not be unreasonably withheld.

(4) MAINTENANCE — CITY shall be responsible for all aspects of the installation, maintenance, repair, and replacement costs of the PROJECT Improvements, including maintaining ADA compliance of said improvements. As between the CITY and COUNTY, the City shall be solely liable for the safety of the PROJECT.

CITY will pay all costs associated with installation, repair, maintenance, and replacement costs of the PROJECT Improvements, even if affected by COUNTY or other third parties, including but not limited to any roadway or sidewalk repair, maintenance and/or improvement, and any utility maintenance, repair and/or improvement.

CITY shall repair or correct or cause to be repaired /or corrected any damage to COUNTY right-of-way or property that may result from the PROJECT Improvements within one week after COUNTY provides CITY written notice. After this time, COUNTY may make these necessary repairs and/or corrections to the PROJECT Improvement areas using materials in accordance with COUNTY Standards. CITY will reimburse COUNTY for such necessary repairs and/or corrections within 30 days after demand is made by COUNTY.

CITY shall be responsible for dealing directly with all utility companies, all utility accounts shall be in the CITY's name and CITY shall be responsible for all related utility maintenance and operation costs.

(5) LIABILITY — With respect to all PROJECT Improvements, as between the CITY and COUNTY only, CITY assumes all liability for damage, accident or injury resulting from the installation, construction, maintenance, repair, presence or removal of the PROJECT Improvements. CITY shall defend, indemnify and hold harmless COUNTY, its agents, officers and employees, from any and all demands, claims, lawsuits and/or expenses, including attorneys' fees and court costs, arising from the installation, construction, maintenance, repair, presence or removal of the PROJECT Improvements.

(6) FEDERAL. STATE AND COUNTY LAWS — This Contract shall not be construed so as to conflict with or supersede or otherwise limit any applicable law,

rule, or regulation of the government of the United States, State of Missouri or COUNTY.

(7) CAPTIONS/SEVERABILITY — The captions included in this Contract are used for the purposes of convenience only and shall not be construed as limiting or otherwise affecting the Contract itself. In the event any portion of this Contract shall for any reason be declared invalid or unenforceable, such invalidity or unenforceability shall not affect the remaining provisions hereof.

(8) TERMINATION. If CITY desires to terminate this Contract, CITY must at its own cost and expense remove the PROJECT improvements and restore the entirety of the PROJECT to COUNTY Standards after 90 days written notice to COUNTY. CITY'S obligations will only be terminated once COUNTY has accepted the PROJECT as restored to COUNTY Standards for maintenance. If COUNTY desires to terminate this Contract, COUNTY agrees to remove the PROJECT improvements and restore the entirety of the PROJECT including its streetscape at COUNTY'S cost and expense after 90 days written notice to CITY. COUNTY will make such improvements available to CITY at CITY'S cost.

IN WITNESS WHEREOF, this Contract has been executed by the duly authorized representatives of each party and shall be operative and in effect as to each party as of the date written below.

ST. LOUIS COUNTY, MISSOURI

By: _____
County Executive

Attest: _____
Administrative Director

Approved:

_____
Director, Department of
Transportation and Public Works

Approved as to Legal Form:

_____
County Counselor

CITY OF WILDWOOD

By: _____
Mayor

Attest: _____

Approved as to Legal Form:

_____
City Attorney

WILDWOOD®

January 9, 2017

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

Re: Maintenance Contract between the City of Wildwood and St. Louis County – Old State Road Pedestrian Connection

Council Members:

The Department of Planning has been providing St. Louis County information it has requested for a proposed pedestrian connection the City is seeking to construct between the Landings at Lake Chesterfield Subdivision and the Rock Hollow Trail, which would be located within the right-of-way area of Old State Road. One (1) of the items that has been requested in this regard is a maintenance contract for the proposed pedestrian connection, with the principals being City of Wildwood and St. Louis County. This type of agreement is typical between governments and the City has participated in many of these with the Missouri Department of Transportation (MoDOT).

This pedestrian path has been designed to provide a critical connection between an existing large population area and the very popular Rock Hollow Trail. This connection is approximately 2,200 feet in length and will be constructed to provide accessibility for any user. One (1) other major feature of this proposed pedestrian connection is a designated crosswalk at the intersection of Old State Road and Ridge Road, which does not exist now and is certainly a needed safety feature for anyone wanting to walk in this general area of the City. This pedestrian connection was also part of the package of projects the City Council endorsed, when potential grant monies were being considered on the State's MOVES Cost Share Program. Governor Nixon ultimately eliminated the funding associated with this program, after the advertisement had occurred for it.

On tonight's agenda, a bill has been prepared to approve this maintenance contract for this pedestrian connection. The Department has estimated the cost to maintain this feature at approximately one hundred dollars ($100.00) per year, which would include time for inspections and minor upkeep, such as any other pedestrian improvement in the City is provided over the course of a typical year. Eventually, this pedestrian connection will be incorporated or replaced, when improvements are made to this length of Old State Road, with a study currently underway that will provide a series of options for this roadway's change from its current condition. Given

these factors and benefits, the Department is respectfully requesting the City Council's favorable action on this maintenance contract with St. Louis County for the specified improvement.

If the City Council should have any questions or require additional information on this pedestrian improvement, please feel free to contact the Department of Planning and Parks at (636) 458-0440. The Department has provided the detailed engineering plans for this project, with the bill and this background letter. Thank you for your consideration of this information and action on the same.

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation
Ken Keitel, terraspec

OLD STATE ROAD & RIDGE ROAD

WILDWOOD & ELLISVILLE, MO

(SIDEWALK IMPROVEMENT PLANS)

GENERAL NOTES:
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF IMPROVEMENTS.

CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO 2009 METROPOLITAN ST. LOUIS SEWER DISTRICT "STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES", ELLISVILLE AND ST. LOUIS COUNTRY STANDARDS.

ALL CONSTRUCTION SHALL BE PER MOST CURRENT DETAILS LOCATED IN THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL AND/OR THE SEDIMENT AND EROSION CONTROL MANUAL.

SIDEWALKS AND CURB RAMPS SHALL BE CONSTRUCTED TO ADA STANDARDS AND SPECIFICATIONS.

ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.

EXISTING ABOVE & BELOW GROUND UTILITIES TO BE PROTECTED AND USED IN PLACE, UNLESS OTHERWISE SPECIFIED.

MANHOLES AND INLET TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

EXISTING UTILITIES AND/OR STRUCTURES AFFECTED BY CONSTRUCTION, EITHER SHOWN OR NOT SHOWN ON THE PLANS, SHALL BE ADJUSTED TO GRADE

STORM SEWERS SHALL BE R.C.P. (REINFORCED CONCRETE PIPE) A.S.T.M. C-76, CLASS III MINIMUM, UNLESS OTHERWISE SPECIFIED.

ALL P.V.C. SEWER PIPE SHALL BE A.S.T.M. D-3034, S.D.R.-35.

TRENCH SUPPORT TO BE TO APPLICABLE SPECIFICATIONS IN ORDER FOR SAFE PLACEMENT OF PIPES. IT IS THE SEWER CONTRACTOR'S RESPONSIBILITY TO INSURE SAFETY OF THE SEWER CONSTRUCTION ON THE PROJECT.

CONTRACTOR TO INSTALL STORM SEWERS, SANITARY SEWERS, WATER LINES, METERS, METER BOXES, AND VALVES AS REQUIRED AND IN ACCORDANCE WITH THE LOCAL UTILITIES AND MUNICIPALITIES.

LOCATION AND ELEVATION OF EXISTING INLETS, MANHOLES AND PIPES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

ALL FILLS PLACED UNDER PROPOSED STORM SEWER LINES, SANITARY SEWER LINES, BUILDINGS AND PAVED AREAS, INCLUDING TRENCH BACKFILLS WITHIN AND OFF ROAD RIGHT-OF-WAY, SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557) FOR THE ENTIRE DEPTH OF THE FILL. COMPACTED GRANULAR BACKFILL IS REQUIRED IN ALL TRENCH EXCAVATION WITHIN THE STREET RIGHT-OF-WAY AND UNDER ALL PAVED AREAS. ALL TESTS SHALL BE PERFORMED UNDER THE DIRECTION OF AND VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.

NEW CONTOURS ARE SHOWN TO FINISHED TOPSOIL AND FINISHED PAVEMENT GRADES. CONTRACTOR SHALL GRADE PAVEMENT AND BUILDING PAD AREAS TO SUBGRADE.

NEW GRADES SHALL BE WITHIN 0.1 FEET, MORE OR LESS, OF THOSE SHOWN ON THE GRADING PLAN.

ALL EXCAVATIONS, GRADING OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%), UNLESS SUPPORTED BY A GEOTECHNICAL REPORT THAT HAS BEEN ACCEPTED AND APPROVED.

CONTRACTOR SHALL GRADE AND CONSTRUCT IMPROVEMENTS TO PROVIDE POSITIVE DRAINAGE TO STORM STRUCTURES, SWALES OR OFF SITE. PONDING OF STORM WATER WILL NOT BE PERMITTED DURING OR AFTER CONSTRUCTION.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY CONCERNING ANY DISCREPANCIES IN THE PLANS.

ALL TRASH AND DEBRIS ON SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF SITE.

DEBRIS AND FOUNDATION MATERIAL FROM ANY EXISTING ON SITE BUILDING OR STRUCTURE WHICH IS SCHEDULED TO BE RAZED FOR THIS DEVELOPMENT MUST BE PROPERLY BE DISPOSED OF OFF SITE.

A LEVEL AREA OF 60" X 60" (FRONT APPROACH) OR 48" X 60" (SIDE APPROACH) IS REQUIRED OUTSIDE OF THE ENTRANCE DOORS FOR WHEELCHAIR MANEUVERABILITY.

M.S.D. NOTES:
ALL STORM AND SANITARY SEWER STRUCTURES AND APPURTENANCES TO BE DEDICATED TO MSD, OR TO BE PRIVATE UNDER MSD INSPECTION, SHALL CONFORM TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2009. THAT WILL INCLUDE STANDARD CONSTRUCTION DETAILS SHOWN THEREIN, AND SHALL INCLUDE ALL SUBSEQUENT CHANGES MADE THERETO.

SOME RECENT CHANGES CONCERN PIPE FIELD TESTING AND PERFORMANCE, AND INCLUDE THE FOLLOWING:

PART 4 – PIPE SEWER CONSTRUCTION

SECTION B, PIPE FIELD TESTS, PARAGRAPH 2, REACH INTEGRITY – DELETE THE FIRST SENTENCE AND THE FOLLOWING APPLIES:

ALL SANITARY AND COMBINED SEWERS SHALL SUSTAIN A MAXIMUM LEAKAGE LIMIT OF 100 GALLONS /INCH OF PIPE DIAMETER/ MILE OF LINE/DAY, AS REQUIRED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS.

SECTION B, PIPE FIELD TESTS, PARAGRAPH 2, REACH INTEGRITY TESTING, SUBPARAGRAPH C, INFILTRATION/ EXFILTRATION TESTING – DELETE THE SIXTH SENTENCE, CONCERNING LEAKAGE LIMITS, AND THE FOLLOWING REPLACEMENT APPLIES:

THE MEASUREMENT OF LEAKAGE SHALL NOT EXCEED 100 GALLONS/INCH OF PIPE DIAMETER/MILE OF LINE/DAY, AS REQUIRED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS.

SECTION B, PIPE FIELD TESTS, PARAGRAPH 4, MANHOLE TESTING, SUBPARAGRAPH A, VACUUM TESTING – AFTER THE FIRST SENTENCE, THE FOLLOWING ADDITION APPLIES:

THE VACUUM TEST MUST BE PERFORMED PRIOR TO BACKFILLING AROUND THE MANHOLE UNLESS THE CONTRACTOR PROVIDES DOCUMENTATION FROM THE PRECAST MANHOLE MANUFACTURE STATING THAT THE MANHOLE MAY BE VACUUM TESTED AFTER BACKFILLING HAS TAKEN PLACE. THE CONTRACTOR MUST SUBMIT THIS DOCUMENTATION PRIOR TO BACKFILLING AROUND ANY MANHOLE.

SECTION B, PIPE FIELD TESTS, PARAGRAPH 4, MANHOLE TESTING, SUBPARAGRAPH B, EXFILTRATION TESTING – DELETE THE SECOND SENTENCE, CONCERNING LEAKAGE LIMITS, AND THE FOLLOWING ADDITION APPLIES:

FOR EXFILTRATION TESTING, THE ALLOWABLE LEAKAGE LIMIT IS 100 GALLONS/INCH OF PIPE DIAMETER/MILE OF LINE/DAY WHEN THE AVERAGE HEAD ON THE TEST SECTION IS THREE FEET (3') OR LESS.

SOILS ENGINEER WILL VERIFY THAT ALL COMPRESSIBLE MATERIAL HAS BEEN REMOVED PRIOR TO FILL PLACEMENT AND THAT ALL FILL, UNDER SANITARY AND STORM SEWER LINES CONSTRUCTED ABOVE ORIGINAL GRADE, HAS BEEN COMPACTED TO 90% OF "MODIFIED PROCTOR". FILL IS TO BE PLACED IN A MAXIMUM OF 9-INCH LIFTS. TEST SHALL BE TAKEN AT A MAXIMUM OF 50-FOOT INTERVALS ALONG THE ROUTE OF THE PIPE; AT A MAXIMUM OF 2-FOOT VERTICALLY; AND LATERALLY ON EACH SIDE OF THE PIPE, AT A DISTANCE EQUAL TO THE DEPTH OF FILL OVER THE PIPE. A COPY OF THESE RESULTS WILL BE SUBMITTED TO M.S.D. PRIOR TO CONSTRUCTION APPROVAL.

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

EXISTING WATER AND SANITARY CONNECTIONS WILL NOT BE MODIFIED WITH THIS WORK.

SILTATION CONTROL NOTES:
IF CUT & FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF A PERMANENT GROUND COVER, A FAST-GERMINATING ANNUAL SUCH AS RYE GRASSES OR SUDAN GRASSES SHALL BE UTILIZED TO RETARD EROSION.

EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF THE SOIL.

TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.

WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION.

WHEN CLEARING AND/OR GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 30 DAYS, ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO RETAIN SOIL MATERIALS ON SITE. PROTECTIVE MEASURES MAY BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS / CITY ENGINEER SUCH AS PERMANENT SEEDING, PERIODIC WETTING, MULCHING, OR OTHER SUITABLE MEANS.

STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIERS AND KEPT FREE OF WASTE AND SILT AT ALL TIMES PRIOR TO FINAL SURFACE STABILIZATION AND/OR PAVING.

SILTATION FENCES SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND FOR THE AMOUNT OF SEDIMENT WHICH HAS ACCUMULATED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 THE HEIGHT OF THE SILTATION FENCE.

NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OF ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING OR OTHER DAMAGE.

PROVIDE ADEQUATE 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.

THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED THROUGHOUT THE DAY.

SOFT SOILS IN THE BOTTOM OF BANKS OF ANY EXISTING OR FORMER POND SITES OR TRIBUTARIES OR ANY SEDIMENT BASINS OR TRAPS SHOULD BE REMOVED, SPREAD OUT AND PERMITTED TO DRY SUFFICIENTLY TO BE USED AS FILL. NONE OF THIS MATERIAL SHOULD BE PLACED IN PROPOSED PUBLIC RIGHT-OF-WAY LOCATIONS OR IN ANY STORM SEWER LOCATION.

ADDITIONAL GENERAL NOTES:
ALL CONSTRUCTION SHALL BE PER THE MOST CURRENT DETAILS LOCATED IN ELLISVILLE AND ST. LOUIS COUNTY'S DESIGN CRITERIA BOOK AND THE SEDIMENT AND EROSION CONTROL MANUAL.

THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION TO THEIR FACILITIES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL BE CONSIDERED THE DEVELOPER'S RESPONSIBILITY. 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 PRIOR TO COMPLETION OF ROAD IMPROVEMENTS. ST. LOUIS COUNTY SHALL BEAR NO RESPONSIBILITY FOR UTILITY RELOCATION OR ADJUSTMENT COSTS OR ASSOCIATED DELAYS.

ALL DISTURBED EARTH AREAS IN THE ROW TO BE SODDED ALL OTHER AREAS TO BE SEEDED.

INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.

THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH ELLISVILLE, ST. LOUIS COUNTY AND M.S.D. STANDARDS.

ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY ELLISVILLE AND ST. LOUIS COUNTY.

ALL OFFSITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK.

ANY DISTURBED OFFSITE PROPERTY (IE. BUSHES, FENCES, MAILBOXES, ETC.) SHALL BE REPLACED, IN KIND, AT THE DEVELOPER'S EXPENSE.

TRUCKS SHALL NOT EXCEED POSTED WEIGHT LIMITS OF ANY BRIDGES DURING HAUL OPERATIONS.

ALL SEDIMENT SHALL BE WASHED FROM ALL VEHICLES AT WASHDOWN STATION PRIOR TO LEAVING SITE. NO TRACKING OF SEDIMENT ONTO ANY ROADS SHALL BE ALLOWED.

ESTIMATE OF EARTHWORK:

CUT	FILL
ST LOUIS COUNTY 208.80 C.Y.	45.30 C.Y.
ELLISVILLE 120.70 C.Y.	15.90 C.Y.

268.3 C.Y. TO BE HAULED OFF

10 C.Y. PER TRUCK = 27 TRUCKS

15 TRUCKS A DAY = 2 DAYS

TRUCKS SHALL NOT EXCEED POSTED WEIGHT LIMITS FOR ST. LOUIS COUNTY BRIDGES DURING HAUL OPERATIONS.

ANY SOFT SOIL REMOVAL WILL ALTER THESE NUMBERS

ANY MATERIAL REMOVAL FROM SITE INCLUDING TOP SOILS WILL ALTER THESE NUMBERS. NO SHRINKAGE OR SWELLING FACTOR USED. SEE ADDITIONAL GEOTECH REPORT.

THE ESTIMATED EARTHWORK QUALITIES ARE CALCULATED FOR PERMIT AND INSPECTION. THESE QUANTITIES ARE NOT INTENDED TO BE USED FOR BID.

THE ENGINEER HAS CALCULATED THE ABOVE QUANTITIES OF EARTHWORK TO BE REGARDED AS AN ESTIMATE OF THE BULK MOVEMENT OR REDISTRIBUTION OF SOILS ON THIS PROJECT. AS AN ESTIMATE, THESE QUANTITIES ARE INTENDED FOR GENERAL USE, AND THE ENGINEER ASSUMES NO LIABILITY FOR COST OVERRUNS DUE TO EXCAVATED MATERIALS OR SHORTAGES OF FILL.

THE QUANTITIES ESTIMATED ARE BASED UPON THE HORIZONTAL AND VERTICAL LOCATION OF THE IMPROVEMENTS AS PROPOSED ON THE SITE ENGINEERING PLANS PREPARED BY DOERING ENGINEERING INC.

EARTHWORK THAT MAY BE NECESSARY FOR COMPLETION OF THE PROJECT INCLUDE, BUT ARE NOT LIMITED TO, MISCELLANEOUS UNDERGROUND CONDUITS INCLUDING SEWER LINES AND WATER MAINS; STANDARD MANHOLES, PROCESS OR TRANSFER PIPING, ELECTRICAL OR TELEPHONE CONDUITS, BASES FOR LIGHT STANDARDS, BUILDINGS FOOTINGS AND FOUNDATIONS, ETC.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL SIZE OF THE FIELD EXCAVATIONS MADE FOR THE INSTALLATION OF UNDERGROUND STRUCTURES, AND AS SUCH, THE ACTUAL QUANTITIES OF EARTHWORK FROM SUCH ITEMS MAY VARY FROM THE ESTIMATE SHOWN ABOVE.

EARTHWORK CONTRACTOR TO PROVIDE HAUL ROUTE AND SITE INFORMATION TO ST. LOUIS COUNTY HIGHWAYS AND TRAFFIC PRIOR TO COMMENCEMENT OF EARTHWORK OPERATION.

TRUCKS SHALL NOT EXCEED POSTED WEIGHT LIMITS FOR ST. LOUIS COUNTY BRIDGES DURING HAUL OPERATIONS.

ALL WORK WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO COUNTY STANDARDS.

ROAD IMPROVEMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT.

A PERMIT SHALL BE OBTAINED FROM THE ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS FOR CONSTRUCTION OF RETAINING WALLS.

APPLICANT SHALL USE EXTREME CAUTION IN AREAS WHERE TRAFFIC SIGNALS FACILITIES ARE EXISTING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/ DEVELOPER TO CONTACT THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AT (314) 615-0215 A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION WORK FOR LOCATING AND SPOTTING EXISTING TRAFFIC CONDUIT. IN THE EVENT THE CONTRACTOR DAMAGES ANY TRAFFIC SIGNAL FACILITIES, REPAIRS SHALL BE MADE AT THE CONTRACTORS EXPENSE BY AN ELECTRICAL CONTRACTOR AS DIRECTED BY ST. LOUIS COUNTY.

ALL HYDRANTS, POWER POLES OR OTHER OBSTRUCTIONS WITHIN SAINT LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO FOOT SETBACK FROM FACE OF CURB OR EDGE OF SHOULDER OF THE ULTIMATE PAVEMENT SECTION AS DIRECTED BY ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.

ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATES SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.

ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN ST. LOUIS COUNTY R.O.W. SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.

WITHIN ST LOUIS COUNTY R.O.W. PROVIDE SIDEWALK TERMINATION'S IN COMPLIANCE WITH ST. LOUIS COUNTY ADA STANDARDS.

NO SLOPE SHALL EXCEED 3:1 MAXIMUM, UNLESS SUPPORTED BY A GEOTECHNICAL REPORT APPROVED BY ST. LOUIS COUNTY TRANSPORTATION DEPT.

UTILITY WORK IN ST. LOUIS COUNTY R-O-W REQUIRES SEPARATE SPECIAL USE PERMITS. CONTACT MR. JAMES HAYES @ 314-615-8515.

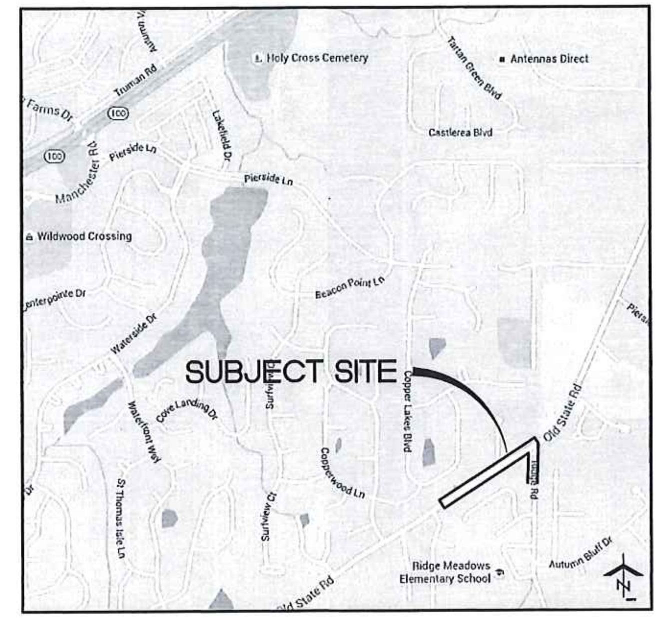
THE CONTRACTOR SHALL MAINTAIN EXISTING TRAFFIC CONTROL SIGNS (STREET NAME, STOP, NO PARKING, ONE-WAY, TURN, ETC.) UNTIL SUCH TIME AS THEY NEED TO BE REMOVED/ RELOCATED FOR CONSTRUCTION OPERATIONS. TEMPORARY SIGNING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF MUTCD CHAPTER 6F (TEMPORARY TRAFFIC CONTROL ZONE DEVICES). EXISTING SIGNS SHALL NOT LAY ON THE GROUND FOR ANY PERIOD OF TIME. PORTABLE SUPPORTS SHALL NOT BE LOCATED ON SIDEWALKS OR AREAS DESIGNATED FOR PEDESTRIAN TRAFFIC. SIGNS SHALL BE CRASH WORTHY AND PROPERLY MAINTAINED FOR CLEANLINESS, VISIBILITY, AND PROPER POSITIONING, AND SHALL BE COORDINATED WITH THE ST. LOUIS COUNTY SIGN SHOP AT (314) 615-0242.

THE CONTRACTOR SHALL NOTIFY THE ST. LOUIS COUNTY DIVISION OF OPERATIONS STRIPING PERSONNEL AT (314) 615-0233, 24 HOURS IN ADVANCE OD ANY STRIPING RELATED WORK. ALL GRINDING OF EXISTING STRIPING AND INSTALLATION OF TEMPORARY STRIPING AS REQUIRED BY ST. LOUIS COUNTY SHALL BE PREFORMED BY THE CONTRACTOR. ALL PERMANENT STRIPING WILL BE INSTALLED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION.

PRIOR TO ISSUANCE OF A MAJOR LAND DISTURBANCE PERMIT, A LAND DISTURBANCE ESCROW SHALL BE APPROVED BY ST. LOUIS COUNTY DEPARTMENT OF PLANNING.

THE SWPPP SHALL HAVE SUFFICIENT INFORMATION TO BE OF PRACTICAL USE TO CONTRACTORS AND SITE CONSTRUCTION WORKERS TO GUIDE THE INSTALLATION AND MAINTENANCE OF BMP'S. TEMPORARY STABILIZATION IS TO TAKE PLACE WHERE SOIL DISTURBING ACTIVITIES WILL CEASE ON ANY PORTION OF THE SITE AND ARE NOT PLANNED TO RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. TEMPORARY STABILIZATION MUST BE INITIATED IMMEDIATELY UPON KNOWING THE DURATION IS MORE THAN 14 DAYS. TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS. SLOPES FOR DISTURBED AREAS MUST BE DEFINED IN THE SWPPP. A SITE MAP OR MAPS, DEFINING THE SLOPED AREAS FOR ALL PHASES OF THE PROJECT, MUST BE INCLUDED IN THE SWPPP. THE TYPES OF BMP'S USED MUST BE SUITED TO THE AREA DISTURBED, TAKING INTO ACCOUNT THE NUMBER OF ACRES EXPOSED AND THE STEEPNESS OF THE SLOPES. IF THE SLOPE OF THE AREA IS GREATER THAN 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) OR IF THE SLOPE IS GREATER THAN 3% AND GREATER THAN 150 FEET IN LENGTH, THAN THE PERMITEE MUST ESTABLISH TEMPORARY STABILIZATION WITHIN 7 DAYS OF CEASING OPERATION ON THAT PART OF THE SITE. FINAL STABILIZATION OF DISTURBING AREAS MUST BE INITIATED IMMEDIATELY AND COMPLETED WITHIN 7 CALENDAR DAYS WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE. ALLOWANCES TO THE 7 DAY COMPLETION PERIOD FOR TEMPORARY AND FINAL STABILIZATION MAY BE MADE DUE TO WEATHER OR EQUIPMENT MALFUNCTIONS. THE USE OF ALLOWANCES SHALL BE DOCUMENTED IN THE SWPPP. A SITE MAP SHOWING THE OUTLINES OF THE TOTAL PROJECT AREA, THE AREAS TO BE DISTURBED, ARES THAT WILL NOT BE DISTURBED, EXISTING LAND USES, LOCATIONS OF OFF-SITE MATERIALS, WASTE, BORROW, AND EQUIPMENT STORAGE AREAS, LOCATIONS AND NAMES OF SURFACE WATER BODIES THE SITE DRAINS TO, AREAS OF FINAL STABILIZATION, LOCATIONS OF FLOOD PLAINS, LOCATIONS OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES (BMP), LOCATIONS OF OUTFALLS, LOCATION(S) OF PORTA-POTTIES, GAS TANKS, DUMPSTERS, ETC. WITH UPDATES AND LOCATION CHANGES AND SUCH OTHER INFORMATION AS MAY BE REQUIRED BY THE COUNTY DEPARTMENT(S) HAVING ENFORCEMENT AUTHORITY AND RESPONSIBILITIES DESCRIBED IN SECTION 103.0 OF THE CODE. THE PERMITEE SHALL ENSURE THE BMP'S ARE PROPERLY INSTALLED AT THE LOCATIONS AND RELATIVE TIMES SPECIFIED IN THE SWPPP. PERIPHERAL OR BORDER BMP'S TO CONTROL RUNOFF FROM DISTURBED AREAS SHALL BE INSTALLED OR MARKED FOR PRESERVATION BEFORE GENERAL SITE CLEARING IS STARTED. NOTE THAT THIS REQUIREMENT DOES NOT APPLY TO EARTH DISTURBANCES RELATED TO INITIAL SITE CLEARING AND ENTRY ESTABLISHMENT, EXIT AND ACCESS OF THE SITE, WHICH MAY REQUIRE THAT STORMWATER CONTROLS BE INSTALLED IMMEDIATELY AFTER THE EARTH DISTURBANCE. STORM WATER DISCHARGES FROM DISTURBED AREAS WHICH LEAVE THE SITE, SHALL PASS THROUGH AN APPROPRIATE IMPEDIMENT TO SEDIMENT MOVEMENT, SUCH AS A SEDIMENTATION BASIN, SEDIMENT TRAPS, SILT FENCES, ETC., PRIOR TO LEAVING THE AND DISTURBANCE SITE. A DRAINAGE COURSE CHANGE SHALL BE CLEARLY MARKED ON A SITE MAP AND DESCRIBED IN THE SWPPP.

THE CONTRACTOR SHALL PROVIDE, INSTALL, MAINTAIN, AND REMOVE A PUBLIC NOTIFICATION SIGN, PER PAGES 42-43 OF THE ST. LOUIS COUNTY SEDIMENT AND EROSION CONTROL MANUAL.



LOCATION MAP
(NOT TO SCALE)

WUNNENBURG'S: GG26-43
ADDRESS: INTERSECTION OF OLD STATE ROAD & RIDGE ROAD

SHEET INDEX

C1	COVER SHEET
C2-C3	EXISTING CONDITIONS
C4-C5	SITE/GRADING/ SWPPP PLAN
C6-C7-C8	SWPPP DETAILS
C9-C10	DAM MAP
C11	OVERALL DAM MAP
C12	PROFILES/HYDRAULICS/DETAILS

LEGEND

CONTOUR	--ELEV--
SPOT ELEVATION	+ELEV
GRATE INLET	
AREA / CURB INLET	
MANHOLE	
LIGHT STANDARD	
SIGN	
CLEAN OUT	CO
GUY WIRE	
POWER POLE	
WATER VALVE	
WATER METER	WM
GAS VALVE	GV
GAS METER	GM
FIRE HYDRANT	
WATER LINE	— W —
GAS LINE	— G —
OVERHEAD ELECTRIC	— OE —
UNDERGROUND TELEPHONE	— UT —

LEGEND NEW IMPROVEMENTS

CONTOUR	— ELEV —
SPOT ELEVATION	+ELEV
STORM SEWER	
SANITARY SEWER	
MANHOLE	
CURB INLET	
GRATE INLET	
CLEANOUT	
FIRE HYDRANT	
LIGHT STANDARD	
SIGN	
HANDICAPPED SYMBOL	
WATER LINE	— W —
GAS SERVICE	— G —
ELECTRIC SERVICE	— E —
TELEPHONE SERVICE	— T —
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	
TO BE REMOVED	T.B.R.
USE IN PLACE	U.I.P.
ADJUST TO GRADE	A.T.G.
TO BE ABANDONED	T.B.A.
TOP OF CURB	TC
YARD DRAIN	YD
FINISH GRADE	FG
LOW POINT	LP
HIGH POINT	HP
TOP OF WALL	TW
BOTTOM OF WALL	BW
TO BE REMOVED	TBR
TO REMAIN	TR
TO BE REMOVED & RELOCATED	T.B.R.&R.

PERTINENT INFORMATION:

1.	SEWER DISTRICT:	M.S.D.
2.	ELECTRIC:	AMERENUE
3.	GAS:	LACLEDE GAS
4.	PHONE:	ATT
5.	WATER:	MISSOURI-AMERICAN WATER COMPANY
6.	SCHOOL DISTRICT:	ROCKWOOD R-VI
7.	FIRE DISTRICT:	METRO WEST FIRE PROTECTION DISTRICT
8.	WATER SHED:	MERAMEC RIVIERA

FLOOD MAP

FEMA MAP # 29189C0278 K, EFFECTIVE DATE FEBRUARY 4. 2015
SUBJECT PROPERTY NOT WITHIN ANY FLOOD ZONES

BENCHMARK

BENCHMARK:
ELEVATIONS WERE DETERMINED USING THE MODOT VRS NETWORK OF CONTINUOUSLY OPERATING REFERENCE STATIONS FOR 1983 EAST ZONE.
SITE BENCHMARK O.I. PIPE AT THE SOUTHWEST CORNER OF LOT 1 OF VINTAGE GROVE RECORDED IN PLAT BOOK 362 PG. 305.
ELEV. – 720.88

THIS PROJECT IS TIED INTO ST. LOUIS COUNTY BENCHMARK #17185. TO CONVERT THIS TO THE COUNTY SYSTEM ADD 0.06' TO SITE ELEVATIONS TO MATCH NAVD88 AS REPORTED.

NAVD88 (SLC2011a) ELEV = 739.84 FIUS (OR) 225.505 METER
NGVD29 ELEV = 740.01 FIUS
CUT "L" ON THE SOUTHWEST CORNER OF THE 9'x8' CONCRETE PAD BASE FOR ATT CABLE BOX SITUATED IN A CLUSTER OF UTILITY BOXES WEST OF A GRAVEL DRIVEWAY FOR COMMERCIAL PROPERTY ADDRESSED AS #541 OLD STATE ROAD, AND NORTH OF THE INTERSECTION OF OLD STATE ROAD WITH RIDGE ROAD FROM THE SOUTH; ROUGHLY 43 FEET NORTHWEST OF THE CENTERLINE OF THE OLD STATE ROAD. 6 FEET EAST OF THE NORTHERLY PROJECTION OF THE CENTERLINE OF RIDGE ROAD, AND 17 FEET NORTHEAST OF UTILITY POLE #301019, WHICH HAS AN OVERHEAD STREET LIGHT ATTACHED AND IS SUPPORTED BY A SEPARATE GUY POLE.
SP MO EAST N=304316± E=241263± METER – ESTIMATED
ROUGH NAD83 LAT=38.575515'±(N/+) LONG=90.600269'±(W/-)

WATER QUALITY DATA

SITE LOCATION: CITY OF WILDWOOD & CITY OF ELLISVILLE

INTERSECTION OF OLD STATE ROAD & RIDGE ROAD

STORMWATER MANAGEMENT NOTE:
LAND AREA DISTURBED= 0.70 ACRES
ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME. (INCLUDING TOTAL LAND DISTURBANCE AND /OR IMPERVIOUSNESS ADDED ON THIS PLAN, P-30949-00)

DIFFERENTIAL RUNOFF CALCS:
PER APPROVED THIS PLAN

EXISTING:
EXISTING IMPERVIOUS AREAS:
PAVEMENT 0.0. SF OR 0.00 AC.

EXISTING IMPERVIOUS: 0.003 AC. X 3.54 = 0.01 CFS
EXISTING PERVIOUS: 0.667 AC. X 1.70 = 1.13 CFS
TOTAL: 1.14 CFS

PROPOSED:
PROPOSED IMPERVIOUS AREAS:
PAVEMENT 8443 SF OR 0.19 AC.

PROPOSED IMPERVIOUS: 0.19 AC. X 3.54 = 0.67 CFS
PROPOSED PERVIOUS: 0.51 AC X 1.70 = 0.87 CFS
TOTAL: 1.54 CFS

EX. = 1.14 CFS
PROP. =1.54 CFS

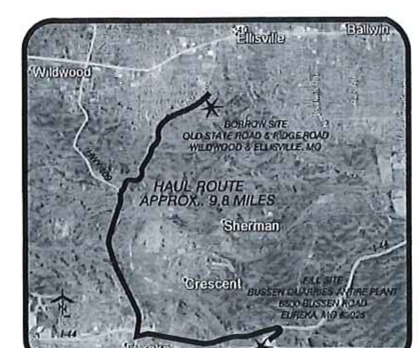
1.54 CFS – 1.14 CFS = 0.40 CFS MORE

0.40 IS LESS THAN 2.00 CFS
THEREFORE NO DETENTION REQUIRED

CALCULATED WITHIN DISTURBED LIMITS

THIS IS TO CERTIFY THAT THE UNIMPROVED EXISTING SIDEWALK ALONG THE PROJECT FRONTAGE TO COUNTY ROADS MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.

MARK A. DOERING
CIVIL ENGINEER E-23059



HAUL ROUTE MAP
(NOT TO SCALE)

NOTE:
AMOUNT OF MATERIAL TO BE HAULED WILL BE DETERMINED IN FIELD. ALL TRUCKING OPERATIONS TO OCCUR BETWEEN THE HOURS OF 9 A.M. TO 3 P.M.
TRUCKS NOT EXCEED POSTED WEIGHT LIMIT ON BRIDGES.

PREPARED BY:

terraspec
LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
5030 GRIFFIN ROAD
ST. LOUIS, MO 63128
(314)984-8211 FAX(314)843-1718

CONSULTANT:

DOERING ENGINEERING Inc.
Missouri Office
5030 Griffin Rd.
St. Louis, Missouri 63128
Telephone: (314) 487-6913
Fax: (314) 843-1718
CIVIL ENGINEERING • PLANNING • SURVEYING ©

STATE OF MISSOURI
MARK A. DOERING
NUMBER PE-23059
PROFESSIONAL ENGINEER

MARK A. DOERING
CIVIL ENGINEER E-23059
MO. EXPIRATION DATE: DECEMBER 31 2016
IL. EXPIRATION DATE: APRIL 30, 2017
MO. CORPORATE LICENSE NO. 001347
IL. CORPORATE LICENSE NO. 184.003035

Call Before you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM INC.

MAINTENANCE OF THE SEWERS DESIGNATED AS "PUBLIC" SHALL BE THE RESPONSIBILITY OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT UPON DEDICATION OF THE SEWERS TO THE DISTRICT.

SHEET TITLE
COVER SHEET

JOB NUMBER
15019

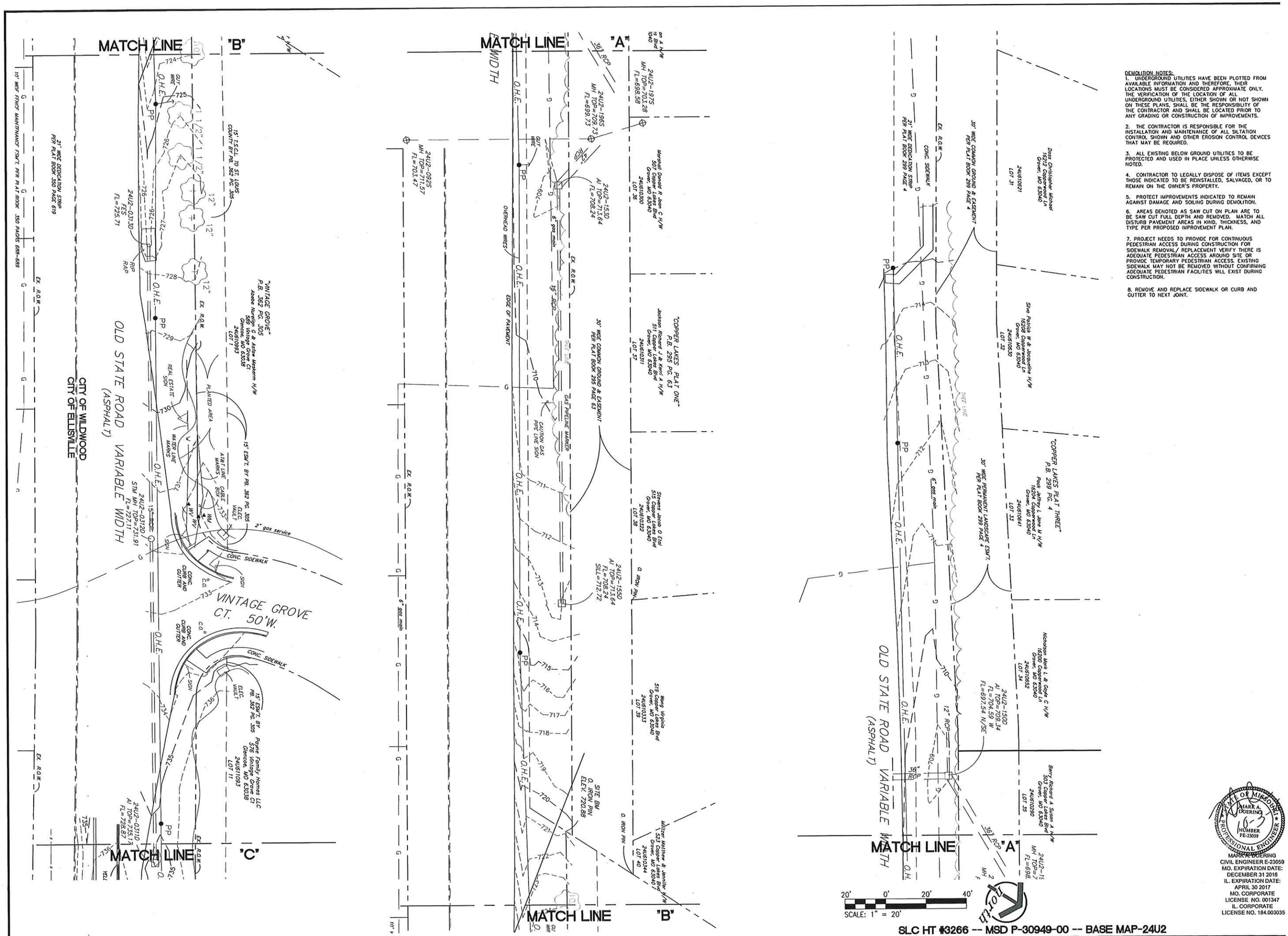
DATE	DRAWN BY
07/26/16	DWD

REVISION
09/10/16 rev. per SLCT & MSD
10/03/16 rev. per SLCT & MSD

SHEET NUMBER
C1

SLC HT #3266 -- MSD P-30949-00 -- BASE MAP-24U2

OFI#



DEMOLITION NOTES:

1. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF IMPROVEMENTS.

2. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SILTATION CONTROL SHOWN AND OTHER EROSION CONTROL DEVICES THAT MAY BE REQUIRED.

3. ALL EXISTING BELOW GROUND UTILITIES TO BE PROTECTED AND USED IN PLACE UNLESS OTHERWISE NOTED.

4. CONTRACTOR TO LEGALLY DISPOSE OF ITEMS EXCEPT THOSE INDICATED TO BE REINSTALLED, SALVAGED, OR TO REMAIN ON THE OWNER'S PROPERTY.

5. PROTECT IMPROVEMENTS INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING DEMOLITION.

6. AREAS DENOTED AS SAW CUT ON PLAN ARE TO BE SAW CUT FULL DEPTH AND REMOVED. MATCH ALL DISTURB PAVEMENT AREAS IN WIND, THICKNESS, AND TYPE PER PROPOSED IMPROVEMENT PLAN.

7. PROJECT NEEDS TO PROVIDE FOR CONTINUOUS PEDESTRIAN ACCESS DURING CONSTRUCTION FOR SIDEWALK REMOVAL/ REPLACEMENT VERIFY THERE IS ADEQUATE PEDESTRIAN ACCESS AROUND SITE OR PROVIDE TEMPORARY PEDESTRIAN ACCESS. EXISTING SIDEWALK MAY NOT BE REMOVED WITHOUT CONFIRMING ADEQUATE PEDESTRIAN FACILITIES WILL EXIST DURING CONSTRUCTION.

8. REMOVE AND REPLACE SIDEWALK OR CURB AND GUTTER TO NEXT JOINT.

SLC HT #3266 -- MSD P-30949-00 -- BASE MAP-24U2

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
terraspec
5030 GRIFFIN ROAD
ST. LOUIS, MO 63128
(314)984-8211 FAX(314)843-1718

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Old State Road & Ridge Rd Walkway

WILDWOOD, MISSOURI

OWNER
City of Wildwood
16860 Main Street
Wildwood, MO 63040
Ph: 636-458-0440
Fax: 636-458-6969
www.cityofwildwood.com

SHEET TITLE
Existing Conditions

JOB NUMBER
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DATE 07/26/16 DRAWN BY DWD

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10/03/16 rev. per SLCT/MSD

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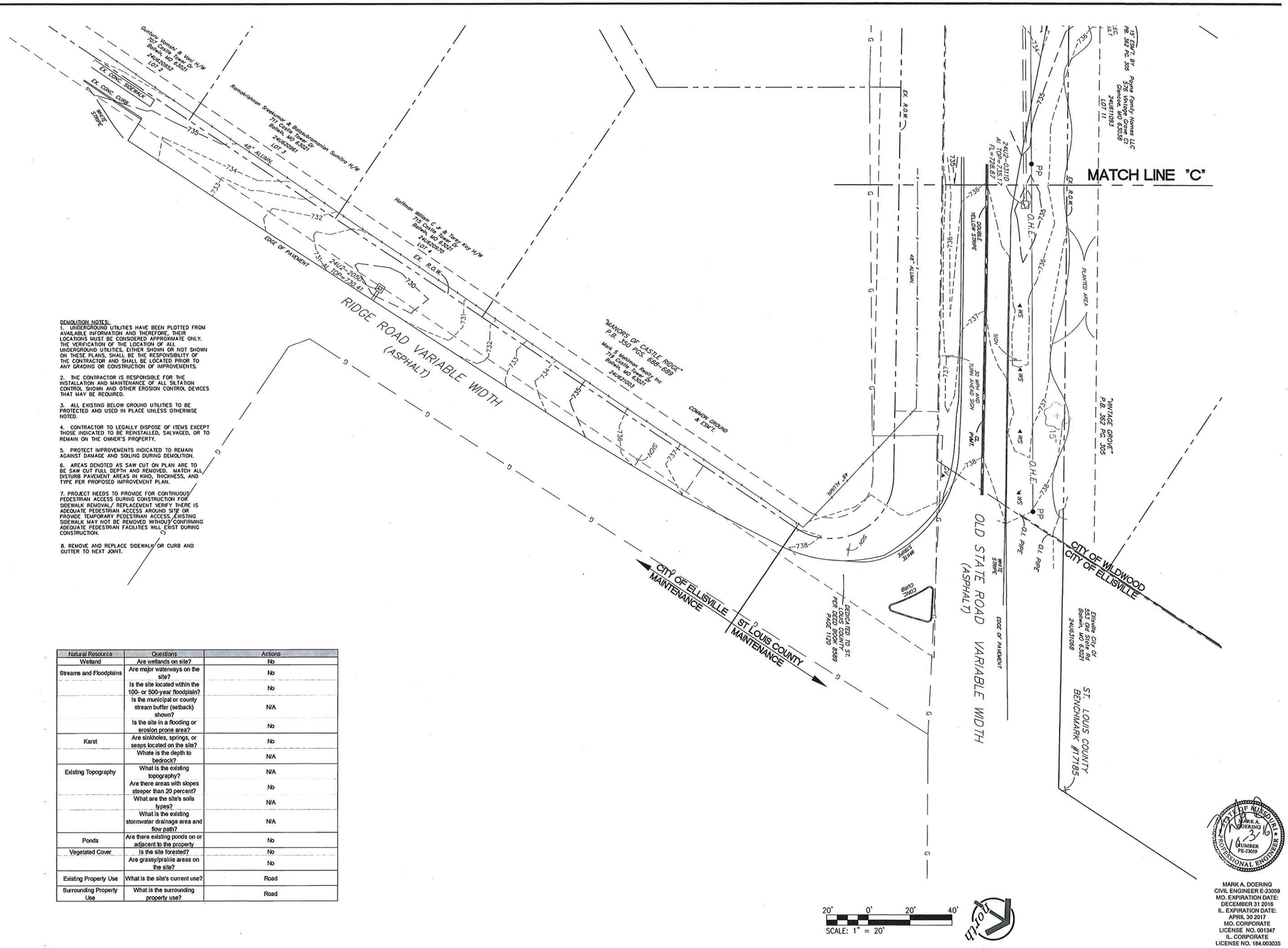

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8. REMOVE AND REPLACE SIDEWALK OR CURB AND GUTTER TO NEXT JOINT.

Natural Resource	Questions	Actions
Wetland	Are wetlands on site?	No
Streams and Floodplains	Are major waterways on the site?	No
	Is the site located within the 100- or 500-year floodplain?	No
	Is the municipal or county stream buffer (setback) shown?	N/A
	Is the site in a flooding or erosion prone area?	No
Karst	Are sinkholes, springs, or seeps located on the site?	No
	Whate is the depth to bedrock?	N/A
Existing Topography	What is the existing topography?	N/A
	Are there areas with slopes steeper than 20 percent?	No
	What are the site's soils types?	N/A
	What is the existing stormwater drainage area and flow path?	N/A
Ponds	Are there existing ponds on or adjacent to the property	No
Vegetated Cover	Is the site forested?	No
	Are grassy/prairie areas on the site?	No
Existing Property Use	What is the site's current use?	Road
Surrounding Property Use	What is the surrounding property use?	Road

SLC HT #3266 -- MSD P-30949-00 -- BASE MAP-24U2

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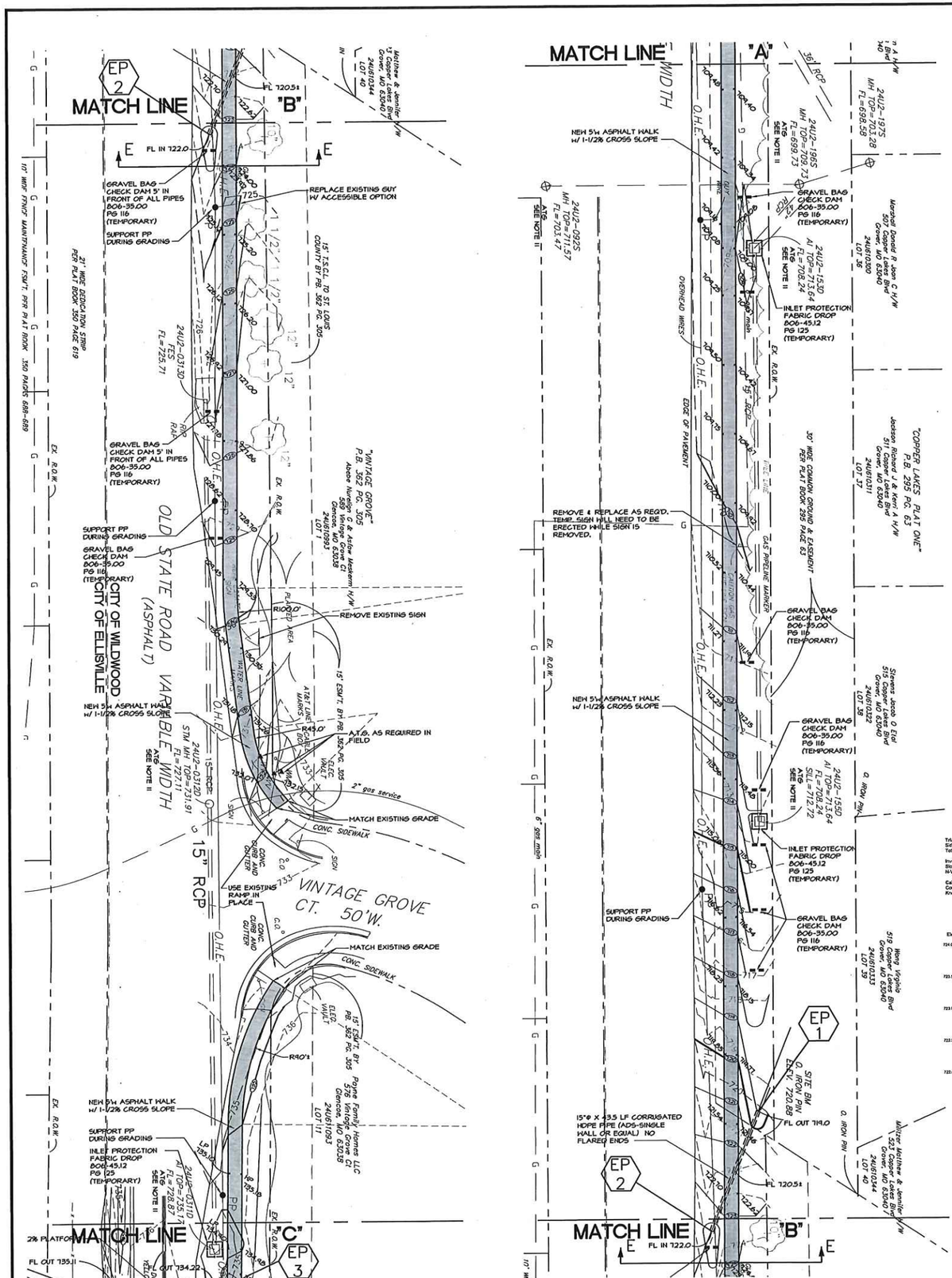

SITE PLAN NOTES:

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2. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SILTATION CONTROL SHOWN AND OTHER EROSION CONTROL DEVICES THAT MAY BE REQUIRED.

3. THE REMOVAL AND REPLACEMENT, OR REHABILITATION OF THE EXISTING STRUCTURE(S) WILL BE DETERMINED BY THE MSD FIELD INSPECTOR. IF THE STRUCTURE IS DETERMINED TO REMAIN IN PLACE THE TOP SHALL BE ADJUSTED TO GRADE IF NEEDED.

4. ALL CONSTRUCTION SHALL BE PER THE MOST CURRENT DETAILS LOCATED IN THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL AND/OR THE SEDIMENT AND EROSION CONTROL MANUAL AND CITY OF ELLISVILLE DETAILS.

5. ALL SPOTS ARE TO BACK OF CURB, EDGE OF PAVEMENT AND EDGE OF WALK UNLESS OTHERWISE SPECIFIED.

6. ALL SEWER REACHES TO BE CONSTRUCTED FROM DOWNSTREAM END FIRST.

7. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.

8. REMOVE AND REPLACE SIDEWALK OR CURB TO NEXT JOINT.

9. ALL DISTURBED AREAS IN ROW TO BE SODDED.

10. ADJUST ALL UTILITIES TO GRADE AS REQUIRED. CONTRACTOR TO VERIFY IN FIELD.

11. (ATG) ADJUST TO GRADE. IF STRUCTURE IS DETERMINED TO REMAIN IN PLACE THEN THE TOP SHALL BE ADJUSTED TO GRADE PER MSD INSPECTOR'S DISCRETION.

EROSION CONTROL LEGEND

INLET PROTECTION (TO BE INSTALLED PRIOR TO ANY SITE GRADING)

NOTES:

1. ALL DISTURBED AREAS TO BE SODDED PER. ST.LOUIS COUNTY STANDARDS
2. SEE ST.LOUIS COUNTY SWPPP DETAILS.
3. SEDIMENT SHALL BE WASHED FROM ALL VEHICLES AT WASHDOWN STATION PRIOR TO LEAVING SITE. NO TRACKING OF MUD ONTO COUNTY ROADS SHALL BE ALLOWED.
4. CONSTRUCTION PARKING, MAINTENANCE AND WASH DOWN AREA TO BE ON WILDWOOD STREETS AS PERMITTED AND DIRECTED BY THE CITY OF WILDWOOD.

LIST OF REQUIRED ST. LOUIS COUNTY SWPPP DETAILS:

42-42
54-55
66-67
68, 69, 130, B06-55.10
70-73, 114
77-80
81, 116, B06-35.00
92, 125, B06-45.12
97-99, 143
104, 105, 128, B06-45.01
106, 127, B06-46.00
107-110, 123, B06-46.03

LIST OF REQUIRED ST. LOUIS COUNTY DETAILS:

C608.51
C608.40

LIST OF REQUIRED ST. LOUIS COUNTY DESIGN CRITERIA MANUAL:

94.00-2

STATE OF MISSOURI
MARK A. DOERING
NUMBER PE-23059
PROFESSIONAL ENGINEER

MARK A. DOERING
CIVIL ENGINEER E-23059
MO. EXPIRATION DATE: DECEMBER 31 2016
IL. EXPIRATION DATE: APRIL 30 2017
MO. CORPORATE LICENSE NO. 001347
IL. CORPORATE LICENSE NO. 184.003035

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
5030 GRIFFIN ROAD
ST. LOUIS, MO 63128
(314)984-8211 FAX(314)843-1718

terraspec

Engineered By:
DOERING ENGINEERING INC.
CIVIL ENGINEERING • PLANNING • SURVEYING
Missouri Office
5030 Griffin Rd.
St. Louis, Missouri 63128
Telephone: (314) 487-8813
Fax: (314) 843-1718

Old State Road & Ridge Rd Walkway

WILDWOOD, MISSOURI

OWNER
City of Wildwood
16860 Main Street
Wildwood, MO 63040
Ph: 636-458-0440
Fax: 636-458-6969
www.cityofwildwood.com

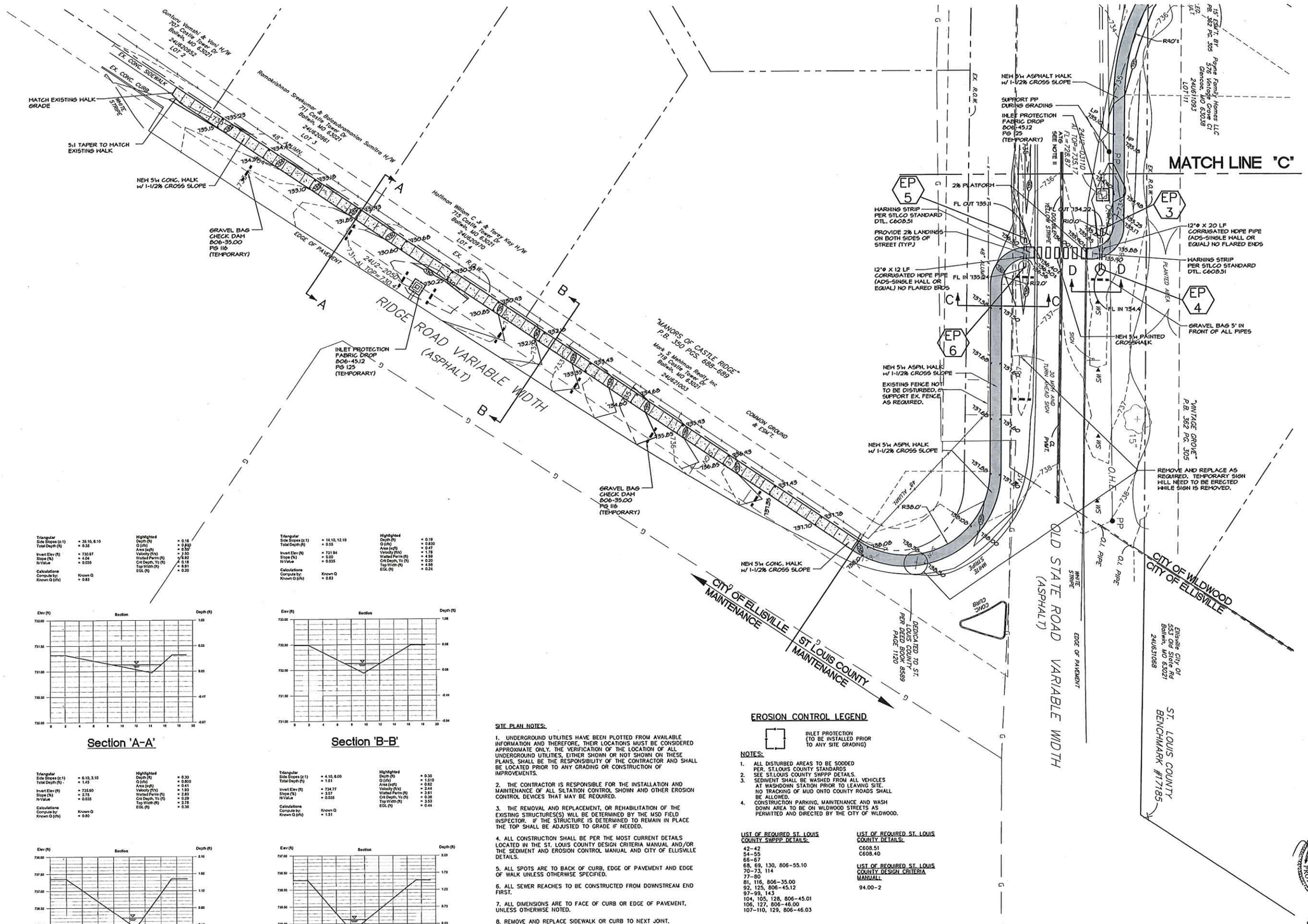
SHEET TITLE
Site/Grading & SWPP Plans

JOB NUMBER
15019

DATE 07/26/16 DRAWN BY DWD

REVISION
09/10/16 rev. per SLCT/MSD
10/03/16 rev. per SLCT/MSD

SHEET NUMBER
C4



EROSION CONTROL LEGEND

INLET PROTECTION (TO BE INSTALLED PRIOR TO ANY SITE GRADING)

NOTES:

1. ALL DISTURBED AREAS TO BE SODDED PER. ST.LOUIS COUNTY STANDARDS
2. SEE ST.LOUIS COUNTY SWPPP DETAILS.
3. SEDIMENT SHALL BE WASHED FROM ALL VEHICLES AT WASHDOWN STATION PRIOR TO LEAWNG SITE. NO TRACKING OF MUD ONTO COUNTY ROADS SHALL BE ALLOWED.
4. CONSTRUCTION PARKING, MAINTENANCE AND WASH DOWN AREA TO BE ON WILDWOOD STREETS AS PERMITTED AND DIRECTED BY THE CITY OF WILDWOOD.

LIST OF REQUIRED ST. LOUIS COUNTY SWPPP DETAILS:

42-42
54-55
66-67
68, 69, 130, 806-55.10
70-73, 114
77-80
81, 116, 806-35.00
92, 125, 806-45.12
97-99, 143
104, 105, 128, 806-45.01
106, 127, 806-46.00
107-110, 129, 806-46.03

LIST OF REQUIRED ST. LOUIS COUNTY DETAILS:

C608.51
C608.40

LIST OF REQUIRED ST. LOUIS COUNTY DESIGN CRITERIA MANUAL:

94.00-2

SITE PLAN NOTES:

1. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF IMPROVEMENTS.

2. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SILTATION CONTROL SHOWN AND OTHER EROSION CONTROL DEVICES THAT MAY BE REQUIRED.

3. THE REMOVAL AND REPLACEMENT, OR REHABILITATION OF THE EXISTING STRUCTURES(S) WILL BE DETERMINED BY THE MSD FIELD INSPECTOR. IF THE STRUCTURE IS DETERMINED TO REMAIN IN PLACE THE TOP SHALL BE ADJUSTED TO GRADE IF NEEDED.

4. ALL CONSTRUCTION SHALL BE PER THE MOST CURRENT DETAILS LOCATED IN THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL AND/OR THE SEDIMENT AND EROSION CONTROL MANUAL AND CITY OF ELLISVILLE DETAILS.

5. ALL SPOTS ARE TO BACK OF CURB, EDGE OF PAVEMENT AND EDGE OF WALK UNLESS OTHERWISE SPECIFIED.

6. ALL SEWER REACHES TO BE CONSTRUCTED FROM DOWNSTREAM END FIRST.

7. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.

8. REMOVE AND REPLACE SIDEWALK OR CURB TO NEXT JOINT.

9. ALL DISTURBED AREAS IN ROW TO BE SODDED.

10. ADJUST ALL UTILITIES TO GRADE AS REQUIRED. CONTRACTOR TO VERIFY IN FIELD.

11. (ATG) ADJUST TO GRADE. IF STRUCTURE IS DETERMINED TO REMAIN IN PLACE THEN THE TOP SHALL BE ADJUSTED TO GRADE PER MSD INSPECTOR'S DISCRETION.

MARK A. DOERING
CIVIL ENGINEER E-23059
MO. EXPIRATION DATE: DECEMBER 31 2016
IL. EXPIRATION DATE: APRIL 30 2017
MO. CORPORATE LICENSE NO. 001347
IL. CORPORATE LICENSE NO. 184.003035

SLC HT #3266 -- MSD P-30949-00 -- BASE MAP-24U2

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
terraspec
5030 GRIFFIN ROAD
ST. LOUIS, MO 63128
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SHEET TITLE
Site/Grading & SWPP Plan

JOB NUMBER
15019

DATE 07/26/16 DRAWN BY DWD

REVISION
09/10/16 rev. per SLCT/MSD
10/03/16 rev. per SLCT/MSD

SHEET NUMBER
C5

SWPPP NOTES

1. SITE OWNER:
OLD STATE ROAD R.O.W. (SLC)
RIDGE ROAD R.O.W. (CITY OF ELLISVILLE)

SWPPP AND ALL LAND DISTURBANCE PERMITS WILL BE VIEWABLE ONSITE AT THE CONSTRUCTION TRAILER.

24 HOUR EMERGENCY CONTACT- APPROVED MLD S.I.
(CONSTRUCTION): MARK DOERING (314-487-6913)
DOERING ENGINEERING

2. SITE ADDRESS:
OLD STATE ROAD & RIDGE ROAD
CITY OF WILDWOOD & CITY OF ELLISVILLE

3. SITE INFORMATION:
ST. LOUIS COUNTY R.O.W. &
CITY OF ELLISVILLE R.O.W.

4. NO FLOODPLAIN ON SITE PER FERM# 29189C0278 K

5. TOTAL DISTURBED AREA 30,439 S.F. 0.70 ACRES

6. PERMIT HOLDER
A. PERMIT HOLDER SHALL NOTIFY ALL CONTRACTORS AND OTHER ENTITIES (INCLUDING UTILITY CREWS, CITY/COUNTY EMPLOYEES, OR THEIR AGENTS) THAT WILL PERFORM WORK AT THE SITE, OF THE EXISTENCE OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND WHAT ACTIONS OR PRECAUTIONS SHALL BE TAKEN WHILE ON SITE TO MINIMIZE THE POTENTIAL FOR EROSION AND THE POTENTIAL FOR DAMAGING ANY BEST MANAGEMENT PRACTICES (BMP'S).
B. PERMIT HOLDER SHALL DETERMINE THE NEED FOR AND ESTABLISH TRAINING PROGRAMS TO ENSURE THAT ALL SITE WORKERS HAVE BEEN TRAINED, AT A MINIMUM, IN EROSION CONTROL, MATERIAL HANDLING AND STORAGE, AND HOUSEKEEPING.
C. PERMIT HOLDER SHALL PROVIDE COPIES OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TO ALL PARTIES WHO ARE RESPONSIBLE FOR INSTALLATION, OPERATION OR MAINTENANCE OF ANY BEST MANAGEMENT PRACTICES (BMP'S). D. PERMIT HOLDER SHALL MAINTAIN A CURRENT COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ON THE SITE AT ALL TIMES.

7. PRIOR TO ANY MAJOR LAND DISTURBANCE ACTIVITY, A LAND DISTURBANCE PERMIT FROM THE STATE OF MISSOURI DEPARTMENT OF NATURAL RESOURCES IS REQUIRED.

8. CONSTRUCTION SCHEDULE (TENTATIVE) - (STARTING DATE SEPT. 1ST 2016 - END SEPT. 30TH 2016)

SEPT. 1 — SEPT. 30
SEDIMENT/ EROSION CONTROL INSTALL (3 DAYS)
SITE GRADING (DURATION)
SEDIMENT/ EROSION CONTROL MAINTAIN (DURATION OF PROJECT)
SEEDING/ SODDING (3 DAY)
REMOVAL OF BMP'S (0.5 DAY)

NOTE: SCHEDULE DURATION'S ARE SUBJECT TO CHANGE DUE TO WEATHER CONDITIONS. SOME OPERATIONS WILL HAVE OVERLAP TIME FRAMES.

9. CLEARING TECHNIQUES THAT RETAIN EXISTING VEGETATION TO THE MAX EXTENT PRACTICABLE SHALL BE USED AND THE TIME PERIOD FOR DISTURBED AREAS TO BE WITHOUT VEGETATIVE COVER SHALL BE MINIMIZED TO THE EXTENT PRACTICAL. ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS AND/OR HIGHWAYS AND TRAFFIC.

10. AREAS SHALL BE SEEDED AFTER CLEARING AND GRUBBING WHEN NO ACTIVITY WILL OCCUR WITHIN THIRTY DAYS. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND A MAJOR LAND DISTURBANCE (MLD) PERMIT WILL BE REQUIRED PRIOR TO ANY GRADING ON THE SITE, BEYOND WHAT IS APPROVED ON THIS PLAN.

DESCRIPTION OF B.M.P.'S (INTERIM & PERMANENT STABILIZATION PRACTICES/SCHEDULE)

A. 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.
B. EXISTING VINTAGE GROVE COURT TO BE USED AS TEMPORARY CONSTRUCTION PARKING WITH PUBLIC ACCESS WAYS. DURING MUDDY CONDITIONS, DRIVERS OF VEHICLES WILL BE REQUIRED TO WASH THEIR WHEELS BEFORE ENTERING THE ROADWAY.
C. WASH DOWN AREA, ALONG OLD STATE ROAD, SHALL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE. SLOPES SHALL NOT EXCEED 10 PERCENT SLOPE.
D. 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.
E. ALL PROPOSED TURF AREAS, ONCE CONSTRUCTED TO FINAL GRADE, SHALL BE SODDED WITHIN 5 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.
F. ANY DISTURBED AREAS WHICH WILL REMAIN UNWORKED FOR 5 DAYS OR MORE SHALL BE STABILIZED WITH SEEDING AND/OR MULCHING PER SPECIFICATIONS WITHIN 5 DAYS. IF SEASONAL CONDITIONS PROHIBIT SEEDING, MULCHING OR MATTING SHALL BE USED.
G. INSPECTION OF SILTATION CONTROL DEVICES SHALL TAKE PLACE ONCE EVERY SEVEN DAYS AND WITHIN 48 HOURS AFTER A RAINFALL THAT CAUSES STORM WATER RUNOFF TO OCCUR ONSITE. ANY SILTATION CONTROL IN NEED OF REPAIR SHALL OCCUR IMMEDIATELY.
H. ALL GRADING OPERATIONS ARE SUBJECT TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT.
I. SEDIMENTATION CONTROLS SHALL ONLY BE REMOVED AFTER THE SITE IS COMPLETELY STABILIZED, VEGETATION IS WELL ESTABLISHED, AND ALL PAVEMENT AREAS ARE INSTALLED.

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 REVIEWED 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. PERMIT HOLDER SHALL ALSO BE REQUIRED TO CONTACT THE ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS AND REPORT ALL INCIDENTS OF FAILURE AND PROVIDE DOCUMENTATION OF ACTIONS AND B.M.P. MEASURES. DESCRIPTION OF PERMANENT B.M.P.'S TO REMAIN AFTER CONSTRUCTION
A. TURF AREAS - TURF AREAS SHALL BE MAINTAINED TO INSURE SITE AREAS REMAIN STABILIZED UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
B. PAVED AREAS AND WALKWAYS - AREAS SUBJECT TO FOOT AND VEHICLE TRAFFIC SHALL BE PAVED AND KEPT IN GOOD REPAIR FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES. MAINTENANCE SHALL BE THE OWNER'S RESPONSIBILITY.

11. TABLE OF BEST MANAGEMENT PRACTICES (BMP'S) QUANTITIES

TABLE 1- LIST OF BEST MANAGEMENT PRACTICES

PARKING & WASH DOWN AREA (TC-4)	= 1 EA. (TEMPORARY)
SOD	= 0.55 AC. (PERMANENT)
INLET PROTECTION FABRIC DROP	= 4 EA. (TEMPORARY)
CHECK DAMS	= (17 @ 5' L.) 85 L.F. (TEMPORARY)

12. ANY LAND CLEARING, CONSTRUCTION, OR DEVELOPMENT INVOLVING THE MOVEMENT OF EARTH SHALL BE IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN, AND THE PERSON ISSUED A LAND DISTURBANCE PERMIT ASSUMES AND ACKNOWLEDGES RESPONSIBILITY FOR COMPLIANCE WITH THE ST. LOUIS COUNTY LAND DISTURBANCE CODE AND THE APPROVED STORM WATER POLLUTION PLAN AT THE SITE OF THE PERMITTED ACTIVITY.

13. 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.)
A. 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 PROPERLY DISPOSED OF OFF-SITE ON A REGULAR BASIS.
B. HAZARDOUS WASTE - HAZARDOUS WASTE SHALL BE SEGREGATED FROM NON-HAZARDOUS CONSTRUCTION SITE 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.
C. HAZARDOUS WASTE SHALL BE PROPERLY DISPOSED OF OFF-SITE ON A REGULAR BASIS BY A REPUTABLE, LICENSED HAZARDOUS WASTE HAULER. D. 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.
E. ON-SITE FUELING FACILITIES ARE REQUIRED TO ADHERE TO ALL APPLICABLE FEDERAL AND STATE REGULATIONS CONCERNING STORAGE AND DISPENSERS.
F. PROVISIONS SHALL BE MADE SO THAT A SUFFICIENT NUMBER OF TEMPORARY TOILET FACILITIES ARE AVAILABLE TO SERVE THE NUMBER OF WORKERS ON-SITE.

14. PRIOR TO ISSUANCE OF A MAJOR LAND DISTURBANCE PERMIT, A LAND DISTURBANCE ESCROW SHALL BE APPROVED BY ST. LOUIS COUNTY DEPARTMENT OF PLANNING.

15. THE SWPPP SHALL HAVE SUFFICIENT INFORMATION TO BE OF PRACTICAL USE TO CONTRACTORS AND SITE CONSTRUCTION WORKERS TO GUIDE THE INSTALLATION AND MAINTENANCE OF BMP'S. TEMPORARY STABILIZATION IS TO TAKE PLACE WHERE SOIL DISTURBING ACTIVITIES WILL CEASE ON ANY PORTION OF THE SITE AND ARE NOT PLANNED TO RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. TEMPORARY STABILIZATION MUST BE INITIATED IMMEDIATELY UPON KNOWING THE DURATION IS MORE THAN 14 DAYS. TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS. SLOPES FOR DISTURBED AREAS MUST BE DEFINED IN THE SWPPP. A SITE MAP OR MAPS, DEFINING THE SLOPED AREAS FOR ALL PHASES OF THE PROJECT, MUST BE INCLUDED IN THE SWPPP. THE TYPES OF BMP'S USED MUST BE SUITED TO THE AREA DISTURBED, TAKING INTO ACCOUNT THE NUMBER OF ACRES EXPOSED AND THE STEEPNESS OF THE SLOPES. IF THE SLOPE OF THE AREA IS GREATER THAN 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) OR IF THE SLOPE IS GREATER THAN 3% AND GREATER THAN 150 FEET IN LENGTH, THAN THE PERMITEE MUST ESTABLISH TEMPORARY STABILIZATION WITHIN 7 DAYS OF CEASING OPERATION ON THAT PART OF THE SITE. FINAL STABILIZATION OF DISTURBING AREAS MUST BE INITIATED IMMEDIATELY AND COMPLETED WITHIN 7 CALENDAR DAYS WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE. ALLOWANCES TO THE 7 DAY COMPLETION PERIOD FOR TEMPORARY AND FINAL STABILIZATION MAY BE MADE DUE TO WEATHER OR EQUIPMENT MALFUNCTIONS. THE USE OF ALLOWANCES SHALL BE DOCUMENTED IN THE SWPPP. A SITE MAP SHOWING THE OUTLINES OF THE TOTAL PROJECT AREA, THE AREAS TO BE DISTURBED, AREAS THAT WILL NOT BE DISTURBED, EXISTING LAND USES, LOCATIONS OF OFF-SITE MATERIALS, WASTE, BORROW, AND EQUIPMENT STORAGE AREAS, LOCATIONS AND NAMES OF SURFACE WATER BODIES THE SITE DRAINS TO, AREAS OF FINAL STABILIZATION, LOCATIONS OF FLOOD PLAINS, LOCATIONS OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES (BMP), LOCATIONS OF OUTFALLS, LOCATION(S) OF PORTA-POTTIES , GAS TANKS, DUMPSTERS, ETC. WITH UPDATES AND LOCATION CHANGES AND SUCH OTHER INFORMATION AS MAY BE REQUIRED BY THE COUNTY DEPARTMENT(S) HAVING ENFORCEMENT AUTHORITY AND RESPONSIBILITIES DESCRIBED IN SECTION 103.0 OF THE CODE. THE PERMITEE SHALL ENSURE THE BMP'S ARE PROPERLY INSTALLED AT THE LOCATIONS AND RELATIVE TIMES SPECIFIED IN THE SWPPP. PERIPHERAL OR BORDER BMP'S TO CONTROL RUNOFF FROM DISTURBED AREAS SHALL BE INSTALLED OR MARKED FOR PRESERVATION BEFORE GENERAL SITE CLEARING IS STARTED. NOTE THAT THIS REQUIREMENT DOES NOT APPLY TO EARTH DISTURBANCES RELATED TO INITIAL SITE CLEARING AND ENTRY ESTABLISHMENT, EXIT AND ACCESS OF THE SITE, WHICH MAY REQUIRE THAT STORMWATER CONTROLS BE INSTALLED IMMEDIATELY AFTER THE EARTH DISTURBANCE. STORM WATER DISCHARGES FROM DISTURBED AREAS WHICH LEAVE THE SITE, SHALL PASS THROUGH AN APPROPRIATE IMPEDIMENT TO SEDIMENT MOVEMENT, SUCH AS A SEDIMENTATION BASIN, SEDIMENT TRAPS, SILT FENCES, ETC., PRIOR TO LEAVING THE AND DISTURBANCE SITE. A DRAINAGE COURSE CHANGE SHALL BE CLEARLY MARKED ON A SITE MAP AND DESCRIBED IN THE SWPPP.

16. LOCATE STATE AND COUNTY LAND DISTURBANCE PERMITS, BMP INSPECTION REPORTS, ETC. WITH THE SWPPP.

17. 404/401 PERMIT NOT REQUIRED FOR THE SITE. NO DISCHARGE TO GOVERNED WATERS PROPOSED.

18. NO VISABLE EVIDENCE OF SINKHOLES, SPRINGS, SEEPS OR KRAST FEATURES ON SITE.

19. SWPPP SPECIAL INSPECTOR (MARK A. DOERING) CAN BE CONTACTED AT 314-487-6913 WHEN STORMWATER RUNOFF OCCURS ON THE SITE.

20. NO HISTORIC PROPERTIES ON SITE.

21. ENDANGERED SPECIES:
BASED ON CATALOGED INFORMATION FROM THE UNITED STATES FISH & WILDLIFE SERVICE FEDERALLY LISTED ENDANGERED OR THREATENED SPECIES ARE PRESENT NEAR OR WITHIN THE PROJECT AREA. THE FOLLOWING IS A LIST OF THE ENDANGERED OR THREATENED SPECIES NEAR OR WITHIN THE PROJECT AREA: GRAY BAT, INDIANA BAT, MEAD'S MILKWEED, DECURRENT FALSE ASTER, RUNNING BUFFALO CLOVER, PINK MUCKET, SCALESHELL MUSSEL, SPECTACLECASE, SNUFFBOX MUSSEL, SHEEPNOSE MUSSEL, PALID STURGEON.

22. NO NON-STORM WATER DISCHARGES PROPOSED.

23. NO DEWATERING METHODS PROPOSED.

PUBLIC NOTIFICATION SIGNS

Provide, install, maintain and remove a public notification sign on a major land disturbance project (one acre and above). The following (minimum) requirements for the sign shall apply:

1) The contractor / permitee shall provide the post(s), mounting hardware, sign, etc.

2) The sign(s) shall be posted at the main entrance to the site, plainly visible to the traveling public and / or at other locations as may be directed by St. Louis County, prior to the commencement of construction / land disturbance operations.

3) The sign shall be mounted on a standard signpost at a 7-foot minimum height to the bottom of the sign. Other methods for displaying the sign may be used as approved by St. Louis County.

4) The sign shall remain in place and maintained until land disturbance activities are completed as determined by St. Louis County, and immediately removed thereafter.

5) Sign blank shall be 2.5 feet wide by 3 feet long. Signs shall be made from 5052-H38 aluminum alloy, which has been anodized, degreased, de-burred and etched.

6) Sign legend should be Helvetica Font sized to utilize as much of the blank as possible, centered horizontal and vertical. Background shall be white, high intensity retro-reflective sheeting (ASTM 4956 Type IV). Border and sign legend shall be black, non-reflective 2-mil vinyl.

Additional information relating to fabrication, connectors and posts is on file at the St. Louis County Department of Transportation, Traffic Operations Building. 2688 Adie Road, Maryland Heights, Missouri 63043.

Only one of the three example signs shown on the next page (Page 43) need be posted at the land disturbance site. If unsure of which sign to post, please contact the St. Louis County Department(s) of Transportation or Public Works for clarification.

PUBLIC NOTIFICATION SIGNS

STORM WATER DISCHARGES FROM THIS LAND DISTURBANCE SITE ARE AUTHORIZED BY A MAJOR LAND DISTURBANCE PERMIT IF YOU HAVE QUESTIONS OR COMMENTS ABOUT STORM WATER DISCHARGES FROM THIS SITE, PLEASE CONTACT ST. LOUIS COUNTY AT 314-615-1150

FOR RESIDENTIAL LAND DISTURBANCE SITES

2.5 ft — 3.0 ft

STORM WATER DISCHARGES FROM THIS LAND DISTURBANCE SITE ARE AUTHORIZED BY A MAJOR LAND DISTURBANCE PERMIT IF YOU HAVE QUESTIONS OR COMMENTS ABOUT STORM WATER DISCHARGES FROM THIS SITE, PLEASE CONTACT ST. LOUIS COUNTY AT 314-615-7130

FOR COMMERCIAL AND MULTI-FAMILY LAND DISTURBANCE SITES

STORM WATER DISCHARGES FROM THIS LAND DISTURBANCE SITE ARE AUTHORIZED BY THE MISSOURI STATE OPERATING PERMIT NUMBER MO-R100000 IF YOU HAVE QUESTIONS OR CONCERNS ABOUT STORM WATER DISCHARGES FROM THIS SITE, PLEASE CONTACT ST. LOUIS COUNTY AT 314-615-1150 AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AT 1-800-361-4827

FOR COUNTY GOVERNMENT LAND DISTURBANCE SITES

DUST CONTROL

PHYSICAL DESCRIPTION - Control measures designed to reduce the transport of dust, thereby preventing pollutants from infiltrating into stormwater. Examples for construction activities include vegetative cover, wind barriers, minimization of soil disturbance, spray on adhesives, tilling, chemical treatment and water sprays.

In St. Louis County the contractor / permitee is required by Missouri State Law (10 CSR 10-6.170) and County Ordinance (612.340) to control fugitive dust blown from the construction site, land disturbance site, signal installation, etc. Dust control, including saw-cut material etc., on the construction site shall be monitored for safety purposes and to prevent nuisances. The contractor / permitee shall apply reasonable measures to control dust and particulate matter (of any size or source) due to roadway / construction traffic, grading, clearing and grubbing, building demolition, wind erosion, saw-cutting etc. from migrating off the site of origin.

WHERE BMP IS TO BE INSTALLED - Critical in areas of exposed soil.

CONDITIONS FOR EFFECTIVE USE OF BMPs - A combination of the following actions should be used to help reduce the dust and air pollution at a construction site.

Minimize Concurrent Areas of Soil Disturbance - Phase work to the extent practical.

Vegetative Cover - For areas not subjected to traffic, vegetation provides the most practical method of dust control and should be established as early as possible. Temporary vegetation should also be used. See Seeding and Sodding BMPs for additional information.

Sprinkling - The site can be sprinkled with water until the surface is moist. This practice is effective for dust control on large areas, haul routes or other traffic routes, but constant repetition is required for effective control.

Tilling - Roughen the surface and bring clods to the surface. This is an emergency measure that should be used before soil blowing starts. Begin tillage on windward side of the site. Chisel plows with shanks spaced about 12 inches to 18 inches apart and spring toothed harrows are examples of equipment that may produce the desired effect. See Surface Roughening BMPs for additional information.

Wind Barriers - Solid board fences, snow fences, burlap fences, crate walls and similar materials can be used to control air currents and blowing soil. Barriers placed at right angles to prevailing wind currents at intervals of about 10 times their height are effective in controlling soil blowing.

Street Cleaning - Paved areas that have soil on them from construction sites should be cleaned continuously, at least daily, utilizing a street sweeper or bucket type end loader or scraper.

Mulching - This practice offers a fast and effective means of controlling dust when properly applied. Binders and tackifiers should be used on organic mulches. Mulching is not recommended for areas with heavy traffic. See Mulching BMP for additional information.

Note: If calcium chloride or spray-on adhesives are used for dust control, a permit may be required from the Missouri Department of Natural Resources.

WHEN BMP IS TO BE INSTALLED - Routinely, especially in advance of and during periods of dry weather.

INSTALLATION / CONSTRUCTION PROCEDURES - See conditions for effective use above.

O&M PROCEDURES - Inspect daily and renew as needed.

SITE CONDITIONS FOR REMOVAL - Maintain practices until all disturbed areas are vegetated or paved and blowing soil is no longer a concern.

TYPICAL DETAILS - Not applicable.

ROCK OUTLET / EMBANKMENT PROTECTION / PAVED DITCH

PHYSICAL DESCRIPTION - A rock apron installed over a geotextile fabric at a point of concentrated discharge, designed to slow the velocity of flow and protect the receiving area from erosion.

Follow guidelines shown in the St. Louis County Standard Specifications for Road and Bridge Construction concerning use of related BMP's such as:

- Light Stone Revetment;
- Heavy Stone Revetment;
- Articulating Cellular Concrete Erosion Control System;
- Concrete Slope Protection;
- Gabions;
- Reno Mattresses;
- Type 2 Rock Blanket;
- Ditch Liner;
- Rock Lining.

WHERE BMP IS TO BE INSTALLED - Installed at BMP outlets, for example, at the end of pipe slope drains, the emergency overflow or outlet pipe of a sediment basin.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Type of Flow: Concentrated flow

Flow at Outlet: Maximum velocity of 10 fps

WHEN BMP IS TO BE INSTALLED - With the construction of the upstream BMP that creates the concentrated discharge.

INSTALLATION / CONSTRUCTION PROCEDURES

✓ Grade subgrade of rock blanket to required section.
✓ Place filter fabric, providing enough slack to assure that rock will not tear the fabric when it is placed.
✓ Install rock with uniform profile and cross section.

O&M PROCEDURES:

✓ Inspect every week and after every storm during construction.
✓ Remove sediment and trash accumulation.
✓ Replace displaced rock - larger rock may be required.
✓ Stabilize eroded areas - extend if necessary.

MULCH

PHYSICAL DESCRIPTION - A layer of organic material designed to protect exposed soil or freshly seeded areas from erosion by eliminating direct impact of precipitation and slowing overland flow rates. Mulch materials may include, but are not limited to, such things as grass, hay, straw, wood chips, wood fibers, hydro mulch and shredded bark. Type 1 mulch is prohibited in the flood plain.

- Type I Mulch-Vegetative (includes grass, hay, and straw).
- Type II Mulch-Vegetative with asphalt emulsion (includes grass, hay, and straw).
- Type III Mulch-Vegetative with overspray (includes grass, hay, and straw).
- Type V Mulch-Hydro mulch (includes wood fiber, wood cellulose).
- Shredded Hardwood Bark Mulch.
- Wood Chips, (not recycled lumber).

WHERE BMP IS TO BE INSTALLED - Typically installed on seeded areas for temporary use, and in landscaped areas for permanent use.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Type of Flow: Sheet flow only

Slopes: See attached chart for types of mulch acceptable as a function of slope length and steepness

Mulching Rates: See attached table

WHEN BMP IS TO BE INSTALLED - Immediately after grading landscaped areas or seeding other areas.

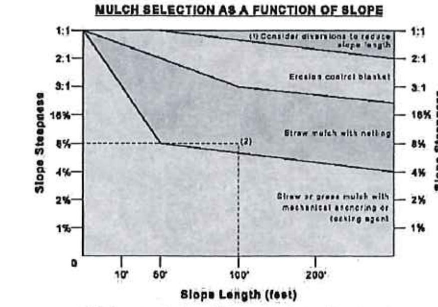
INSTALLATION / CONSTRUCTION PROCEDURES
✓ Install upstream BMPs to protect area to be mulched
✓ Rough grade area and remove all debris larger than 1 inch if area is to be vegetated and mowed in the future, larger than 2 inches if area is to be permanently mulched
✓ If area is to be seeded, follow requirements of Seeding BMP
✓ Spread mulch and anchor by punching it into the ground, using netting, peg and twine, or tacking with liquid binder
✓ For additional information see Section 802 of St. Louis County's Standard Specifications for Road and Bridge Construction.

O&M PROCEDURES
✓ Inspect every week and after every storm until adequate vegetation is established; annually for permanent mulch.
✓ Protect from vehicular and foot traffic.
✓ Repair damaged, degraded or eroded areas - reseed as needed and replace mulch.

SITE CONDITIONS FOR REMOVAL - Temporary mulch should be removed when adequate vegetation is established.

TYPICAL DETAILS - Type of mulch required for various slopes and application rates attached.

MULCH SELECTION AS A FUNCTION OF SLOPE



(1) For slopes steeper than 1:1, consider building a diversion above slope to divert water.
(2) Example: An 8% slope, 100 feet long, requires straw mulch with netting

GENERAL MULCH RECOMMENDATIONS TO PROTECT FROM SPLASH AND SHEET FLOW

Material	Rate Per Acre	Requirements	Notes
Straw	2 to 2.5 tons	Dry, unchopped, unweathered; avoid weeds	Spread by hand or machine; must be tacked or tied down
Wood Fiber or Wood Cellulose	0.5 to 1 ton		Use with hydro seeder; may be used to tack straw. Do not use in hot, dry weather.
Wood Chips	5 to 6 tons	Air dry. Add nitrogen fertilizer at 12 lb per ton	Apply with blower, chip handler, or by hand. Not for fine turf areas.
Bark	35 cu. yds.	Air dry, shredded, or hammermilled; or chips	Apply with mulch blower, chip handler or by hand. Do not use asphalt tack.

SITE CONDITIONS FOR REMOVAL - Removed concurrently with upstream BMPs. Some may be left as a permanent post construction BMP as shown on approved plans or in the permit.

TYPICAL DETAIL

The Design Criteria Manual includes standard drawing numbers:

- C609.15 - Paved Ditches and Gutters
- C611.50 - Heavy Stone Revetment Ditch Liner
- C611.60 - Concrete Slope Protection
- C611.70 - Gabion Walls

TEMPORARY STABILIZATION IS TO TAKE PLACE WHERE SOIL DISTURBING ACTIVITIES WILL CEASE ON ANY PORTION OF THE SITE AND ARE NOT PLANNED TO RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. TEMPORARY STABILIZATION MUST BE INITIATED IMMEDIATELY UPON KNOWING THE DURATION IS MORE THAN 14 DAYS. TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS. IF THE SLOPE OF THE AREA IS GRATER THAN 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) OR IF THE SLOPE IS GREATER THAN 3% AND GREATER THAN 150 FEET IN LENGTH, THEN THE PERMITEE MUST ESTABLISH TEMPORARY STABILIZATION WITHIN 7 DAYS OF CEASING OPERATION ON THAT PART OF THE SITE. FINAL STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY AND COMPLETED WITHIN 7 CALENDAR DAYS WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE. ALLOWANCES TO THE 7 DAY COMPLETION PERIOD FOR TEMPORARY AND FINAL STABILIZATION MAY BE MADE DUE TO WEATHER OR EQUIPMENT MALFUNCTIONS. THE USE OF ALLOWANCES SHALL BE DOCUMENTED.

PRIOR TO THE ISSUANCE OF A MAJOR LAND DISTURBANCE PERMIT, A LAND DISTURBANCE ESCROW MUST BE APPROVED BY ST. LOUIS COUNTY DEPARTMENT OF PLANNING.

SEDIMENT SHALL BE WASHED FROM ALL VEHICLES AT WASH DOWN STATION PRIOR TO LEAVING THE SITE. NO TRACKING OF MUD ONTO ANY ROADS SHALL BE ALLOWED.

THE CONTRACTOR SHALL PROVIDE, INSTALL, MAINTAIN AND REMOVE A PUBLIC NOTIFICATION SIGN, PER 42-43 OF THE ST. LOUIS SEDIMENT AND EROSION CONTROL MANUAL.

THE U.S. EPA "NATURAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)" WEBSITE IS LOCATED AT :
HTTP: //CFPUB.EPA.GOV/NPDES OR
WWW.EPA.GOV/NE/NPDES/PERMITS/PERMIT_FINAL_MS4.PDF

THE FOLLOWING NON-STORM WATER DISCHARGES ARE AUTHORIZED BY THE EPA PROVIDED IT HAS BEEN DETERMINED BY THE PERMITTEE THAT THEY ARE NOT SIGNIFICANT CONTRIBUTORS OF POLLUTANTS TO THE MS4. IMPLEMENTATION OF POLLUTION PREVENTION MEASURES FOR NON STORM WATER DISCHARGES IS REQUIRED FOR SIGNIFICANT CONTRIBUTORS.

A) WATER LINE FLUSHING.
B) LANDSCAPE IRRIGATION
C) DIVERTED STREAM FLOWS
D) RISING GROUND WATER
E) UNCONTAMINATED GROUND WATER INFILTRATION (AS DEFINED AT 40 CFR 35.2005(20))
F) UNCONTAMINATED PUMPED GROUND WATER
G) DISCHARGE FROM POTABLE WATER SOURCES
H) FOUNDATION DRAINS
I) AIR CONDITIONING CONDENSATION
J) IRRIGATION WATER, SPRINGS
K) WATER FROM CRAWL SPACE PUMPS
I) FOOTING DRAINS
M) LAWN WATERING
N) INDIVIDUAL RESIDENT CAR WASHING
O) FLOWS FROM RIPARIAN HABITATS AND WETLANDS
P) DE-CHLORINATED SWIMMING POOL DISCHARGES
O) STREET WASH WATER
R) RESIDENTIAL BUILDING WAS WATERS, WITHOUT DETERGENTS

DISCHARGES OR FLOWS FROM FIRE FIGHTING ACTIVITIES OCCUR DURING EMERGENCY SITUATIONS. THE PERMITTEE IS NOT EXPECTED TO EVALUATE FIRE FIGHTING DISCHARGES WITH REGARD TO POLLUTANT CONTRIBUTIONS. THEREFORE, THESE DISCHARGES ARE AUTHORIZED AS ALLOWABLE NON-STORM WATER DISCHARGES, UNLESS IDENTIFIED, BY EPA, AS SIGNIFICANT SOURCES OF POLLUTANTS TO WATERS OF THE U.S.

SIGNED CERTIFICATION STATEMENT:

SWPPP CERTIFICATION
I CERTIFY UNDER PENALTY OF LAW THAT THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF ST. LOUIS COUNTY AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED IN THIS PLAN IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWN VIOLATIONS.

SIGNATURE________________________________

DATE:______________________

SLC HT #3266 -- MSD P-30949-00 -- BASE MAP-24U2

MARK A. DOERING
CIVIL ENGINEER E-23059
MO. EXPIRATION DATE: DECEMBER 31 2016
IL. EXPIRATION DATE: APRIL 30 2017
MO. CORPORATE LICENSE NO. 001347
IL. CORPORATE LICENSE NO. 184.003035

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Old State Road & Ridge Rd Walkway

WILDWOOD, MISSOURI

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SHEET TITLE
SWPP Details

JOB NUMBER
15019

DATE 07/26/16 DRAWN BY DWD

REVISION
09/10/16 rev. per SLCT/MSD
10/03/16 rev. per SLCT/MSD

SHEET NUMBER
C6

SEEDING

PHYSICAL DESCRIPTION - Establishment of vegetation by spreading grass seed designed to protect exposed soil from erosion by eliminating direct impact of precipitation and slowing overland flow rates. Once established, the vegetative cover will also filter pollutants from the runoff. Use only perennial vegetation for final stabilization.

WHERE BMP IS TO BE INSTALLED - To exposed soil after a phase of rough or finish grading has been completed, or areas where no activity will occur for 30 days.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Type of Flow:	Sheet flow
Contributing Slope Length:	30 foot maximum for 3:1 slopes 50 foot maximum for slope between 3:1 and 10:1 100 foot maximum for slopes under 10%
Minimum Rates:	See attached chart(s)
Acceptable Dates:	See attached chart

WHEN BMP IS TO BE INSTALLED - Immediately after rough or finished grading is completed.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Install upstream BMPs to protect area to be seeded.
- ✓ Rough grade area and remove all debris larger than 1-inch in diameter and concentrated areas of smaller debris.
- ✓ Install stabilization grids, if needed.
- ✓ Mix soil amendments (lime, fertilizer, etc.) into top 3 to 6 inches of soil as needed.
- ✓ Plant seed ¼ to ½ inch deep.
- ✓ Roll lightly to firm surface.
- ✓ Cover seeded area with mulch unless seeding completed during optimum spring and summer dates.
- ✓ Install additional stabilization (netting, bonded fiber matrix, etc.) as required.
- ✓ Water immediately - enough to soak 4 inches into soil without causing runoff.
- ✓ If contract / permit allows seeding to be used for final stabilization, only perennial vegetation seeds shall be used.
- ✓ For additional information see Sections 805 and 806.50 of St. Louis County's Standard Specification for Road and Bridge Construction.

O&M PROCEDURES:

- ✓ Inspect every week and after every storm
- ✓ Protect area from vehicular and foot traffic
- ✓ Reseed areas that have not sprouted within 21 days of planting.
- ✓ Repair damaged or eroded areas and reseed and stabilize as needed
- ✓ Do not mow until 4 inches of growth occurs
- ✓ During the first 4 months, mow no more than ½ the grass height
- ✓ Re-fertilize during 2nd growing season

SITE CONDITIONS FOR REMOVAL - Does not require removal, but temporary seeding can be removed immediately prior to work returning to an area

SEEDING REQUIREMENTS

Dates for Seeding

Permanent Seeding	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Tall Fescue			O	O	O			O	O			
Smooth Brome			O	O	O			O	O			
Fescue & Brome			O	O	O	O		O	O			
Fescue Hay & Ryegrass	A	A	O	O	O	P	P	O	O	P	P	A

Temporary Seeding	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Rye or Sudan	A	A	O	O	O	O	O	O	O	O	A	A
Oats		A	O	O	O	O	O	O	O			

O = Optimum seeding dates
A = Acceptable seeding dates
P = Permanent seeding dates with mowing 2 months later - Initially use 50% of seed and 75% of fertilizer. Reseed with additional 25% seed and remaining fertilizer.

Minimum Fertilizer and Seeding Rates

Permanent Seeding*	Pounds per acre	Pounds Per 1000 sq. ft.
Tall Fescue	300	7.0
Smooth Brome	200	4.6
Mixture #1	250	5.7
Mixture #2	213	4.8

Mixture # 1 = Tall Fescue @ 150 pounds per acre and Brome @ 100 pounds per acre.
Mixture # 2 = Tall Fescue @ 100 pounds per acre, Perennial Rye grass @ 100 pounds per acre, and Kentucky Blue grass @ 13 pounds per acre.
* = Seeding rate for slopes in excess of 26% (3:1), shall be 83 pounds per 1000 sq. ft.

Temporary Seeding	Pounds per acre	Pounds Per 1000 sq. ft.
Rye or Sudan	150	3.5
Oats	150	3.5

Fertilizer	Permanent Seeding (pounds per acre)	Temporary Seeding (pounds per acre)
Nitrogen	45	30
Phosphate	65	30
Potassium	65	30
Lime - ENM	690	690

ENM = Effective neutralizing material per State evaluation if quantities vary.

TYPICAL DETAILS - Minimum seeding rates and acceptable dates for work attached.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Excavate diversion area except for area of upstream connection.
- ✓ Compact as required to place diversion properly.
- ✓ Install pipe bedding or channel lining as required.

SODDING

PHYSICAL DESCRIPTION - A ¾ inch to 1-inch thick mat of vigorous turf, free of diseases, insects and weeds. Sod prevents raindrops from disrupting the soil structure and causing erosion. Sod slows water runoff and acts as a filter when sediment-laden runoff crosses over the sodded area.

WHERE BMP IS TO BE INSTALLED - Typically installed in areas requiring immediate erosion protection, such as swales or detention ponds and as filter strips, around inlets, and adjacent to curbs. Also installed in areas requiring immediate aesthetic appearance or function such as entrances to new subdivision and off site construction areas.

CONDITIONS FOR EFFECTIVE USE OF BMPs - Type of Flow: Sheet flow and low concentrated flows with velocities less than 5 fps.

WHEN BMP IS TO BE INSTALLED - Immediately after finish grading, installation of area inlets, and installation of underground services and foundations of new homes.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Finish grade area and remove all debris larger than ½ inch in diameter and concentrated areas of smaller debris.
- ✓ Soil preparation of area to be sodded shall be determined by tests to determine lime and fertilizer requirements. Soil amendments shall be mixed into top 3 to 6 inches of soil by disking or other means.
- ✓ Level and roll soil lightly to provide an even grade and firm the surface. Soil should not be excessively wet or dry.
- ✓ Lay first row of sod perpendicular to the slope or direction of flow. Butt subsequent rows tight against previous rows with strips staggered in brick-like pattern. Fill minor gaps with good soil and roll entire surface to ensure contact.
- ✓ Stake, staple and / or net corners and centers of sod strips as required.
- ✓ Water immediately after installation enough to soak 4 inches into soil without causing runoff.
- ✓ For additional information see Section 803 of St. Louis County's Standard Specification for Road and Bridge Construction.
- ✓ Type of sod shall be as specified in the contract or on the approved plans.

O&M PROCEDURES:

- ✓ Water sod daily for 3 weeks - enough to soak 4-inches into soil without causing runoff.
- ✓ Reposition areas of sod that has moved along the slope.
- ✓ Remove sediment accumulations - replace sod if necessary.
- ✓ Repair any eroded areas, replace sod, and stabilize as needed.
- ✓ Do not mow until 3-inches of new growth occur. During the first 4 months, mow no more than ½ the grass height.

SITE CONDITIONS FOR REMOVAL - Not applicable.

TYPICAL DETAIL - 803-10.00

NON-SEDIMENT POLLUTION CONTROL

PHYSICAL DESCRIPTION - Control measures designed to prohibit chemicals, hazardous materials, solid waste and construction debris from polluting stormwater. Pollutants carried in solution or as surface films on runoff will be carried through most erosion control and sediment capture BMPs. Keeping substances like fuel, oil, asphalt, paint, solvents, fertilizer, soil additives, concrete wash water, solid waste and construction debris from polluting runoff can be accomplished to a large extent through good housekeeping on the site and following the manufacturer's recommendations for disposal.

WHERE BMP IS TO BE INSTALLED - Collection, storage and fueling areas should be located onsite in an area that does not receive a substantial amount of runoff from upland areas and does not drain directly to lakes, creeks, streams, rivers, sewers, groundwater, wetlands, or road ditches.

CONDITIONS FOR EFFECTIVE USE OF BMPs

- ✓ Reduction in pollutants depends heavily on how construction personnel perform their duties. An effective management system requires training and signage to promote proper storage, handling and disposal of materials. Follow up observations of actions and inspection of storage areas by management personnel is also required.
- ✓ Plans should contain notes clearly stating requirements for addressing potential pollutants.
- ✓ Fueling areas and storage areas for hazardous materials should be protected by berms or other means of catching leaks or spills. Do not store hazardous chemicals, drums, or bagged materials directly on the ground. Place these items on a pallet and under cover in secondary containment.

WHEN BMP IS TO BE INSTALLED - Immediately following installation of construction entrance and wash station.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Place waste receptacles near area of work.
- ✓ Construct protective berm or other devices around fueling and hazardous materials storage areas.
- ✓ Install appropriate signage.
- ✓ Post guidelines for proper handling, storage and disposal of materials, and emergency spill cleanup on site.

O&M PROCEDURES:

- ✓ Inspect activities on regular basis.
- ✓ Inspect storage areas and control devices at least every two weeks and after every storm.
- ✓ Make necessary corrections and repairs.

SITE CONDITIONS FOR REMOVAL - Maintain practices until all construction on the site has been completed.

TYPICAL DETAILS - General pollution prevention notes attached.

POLLUTION PREVENTION PROCEDURES

DESCRIPTION - Pollution prevention includes best management practices that need to be set up at the beginning of the project. Pollution prevention practices consist of site management considerations that do not fit into the other categories of erosion or sediment controls, such as materials inventory, good housekeeping, spill prevention and clean up, solid waste management and concrete washout. Building materials and other construction site wastes must be properly managed and disposed of to reduce the risk of pollution from materials such as surplus or refuse building materials or hazardous wastes. Practices such as trash disposal, recycling, proper material handling, and spill prevention and cleanup measures can reduce the potential for storm water runoff to mobilize construction site wastes and contaminate surface or ground water.

APPROPRIATE APPLICATION OF BMPs - The proper management and disposal of wastes should be practiced at every construction site to reduce contaminated storm water runoff. Use waste management practices to properly locate refuse piles, to cover materials that might be displaced by rainfall or storm water runoff, and to prevent spills and leaks from hazardous materials that were improperly stored.

Solid Wastes

- Designate a waste collection area on the site that does not receive a substantial amount of runoff from upland areas and does not drain directly to a water body.
- Dumpsters or other collection containers should be provided as needed and ensure that containers have lids so they can be covered before periods of rain, and keep containers in a covered area whenever possible.
- Schedule waste collection to prevent the containers from overfilling.
- Clean up spills immediately. For hazardous materials, follow cleanup instructions on the package.
- During the demolition phase of construction, provide extra containers and schedule more frequent pickups.
- Collect, remove, and dispose of all construction site wastes at authorized disposal areas in accordance with state and local laws and regulations. Contact a local environmental agency to identify these disposal sites.
- Solid waste may not be buried or burned on the site.
- Good Housekeeping on a construction site is very important. Keep the site clean.

Pesticides and Fertilizers

- Follow all federal, state, and local regulations that apply to the use, handling, or disposal of pesticides and fertilizers.
- Do not handle the materials any more than necessary.
- Store pesticides and fertilizers in a dry, covered area.

- Construct berms or dikes to contain stored pesticides and fertilizers in case of spillage.
- Follow the recommended application rates and methods.
- Have equipment and absorbent materials available in storage and application areas to immediately contain and clean up any spills that occur.

Detergents - Phosphorous and nitrogen containing detergents are used in wash water for cleaning vehicles. Excesses of these nutrients can be a major source of water pollution. Use detergents only as recommended, and limit their use on the site. Do not dump wash water containing detergents into the storm drain system; direct it to a sanitary sewer or contain it so that it can be treated at a wastewater treatment plant.

1) **HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS**

DO

- Prevent spills
- Use products up
- Follow label directions for disposal
- Remove lids from empty bottles and cans when disposing in trash
- Recycle wastes wherever possible

DONT

- Don't pour waste into sewers or waterways or on the ground
- Don't pour waste down the sink, floor drain or septic tanks
- Don't bury chemicals or containers, or dispose of them with construction debris
- Don't burn chemicals or containers
- Don't mix chemicals together
- Don't remove the original product label from the container

2) Containers shall be provided for collection of all waste material including construction debris, trash, petroleum products and any hazardous materials to be used onsite. All waste material shall be disposed of at facilities approved for that material.

3) No waste materials shall be buried on-site.

4) Mixing, pumping, transferring or otherwise handling construction chemicals such as fertilizer, lime, asphalt, concrete drying compounds, and all other potentially hazardous materials shall be performed in an area away from any water course, ditch or storm drain.

5) Equipment fueling and maintenance, oil changing, etc., shall be performed only in an area designated for that purpose. The designated area is equipped for recycling oil and catching spills.

6) Concrete wash water shall not be allowed to flow directly to storm sewers, streams, ditches, lakes, etc., without being treated. A sump or pit shall be constructed to contain concrete wash water. See additional requirements in the "Concrete Waste Management" section of this manual.

7) If substances such as oil, diesel fuel, hydraulic fluid, antifreeze, etc. are spilled, leaked, or released onto soil, the soil shall immediately be dug up and disposed of at a licensed sanitary landfill (not a construction / demolition debris landfill). Spills on pavement shall be immediately absorbed with sawdust, kitty litter or product designed for that purpose and disposed of at a licensed sanitary landfill. Hazardous or industrial wastes such as most solvents, gasoline, oil-based paints, and cement curing compounds require special handling. These materials will be removed from the site and recycled or disposed of in accordance with MoDNR requirements.

8) State law requires the party responsible for a petroleum product spill in excess of 50 gallons to report the spill to Missouri Department of Natural Resources (MoDNR) at (573) 634-2436, as soon as practical after discovery. Federal law requires the responsible party to report any release of oil if it reaches or threatens a sewer, lake, creek, stream, river, groundwater, wetland, or area, like a road ditch, that drains into one of the above.

9) The contractor / permitee should ensure adequate training is provided to the site superintendent and all field personnel, etc. on the proper protocol for reporting and cleaning up spills.

10) Manufacturer's recommended method for spill cleanup should be clearly posted and the site personnel should be made aware of the procedures and the location of the information and clean up supplies.

11) Material and equipment necessary for spill cleanup should be kept in the material storage area on site.

12) Minimize the material inventory stored on-site (e.g., only a few days' supply).

13) Do not store hazardous chemicals, drums, or bagged / boxed materials directly on the ground. Place these items on a pallet and under cover in secondary containment.

14) Storage areas shall be kept clean and well organized.

O&M PROCEDURES - The only way to be sure that waste management practices are being followed is to be aware of worker habits and to inspect storage areas regularly. Extra management time may be required to ensure that all workers are following the proper procedures. Inspect storage and use areas and identify containers or equipment that could malfunction and cause leaks or spills. Check equipment and containers for leaks, corrosion, support or foundation failure, or other signs of deterioration, and test them for soundness. Immediately repair or replace any that are found to be defective.

TYPICAL DETAILS - Not applicable.

CHECK DAM

PHYSICAL DESCRIPTION - A small dam built within a drainage swale or temporary diversion channel designed to pond water and cause sediment to settle out. Dams can be constructed of rock, sand bags, filter rolls / wattles, triangular dikes, or gravel bags. Silt fence shall not be used to construct check dams.

WHERE BMP IS TO BE INSTALLED - At intervals along drainage swales or channels. The top of the downstream check dam should be level with the base of the upstream check dam.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Type of Flow:	Moderate concentrated flow
Contributing Area:	Maximum of 2 acres
Channel Slope:	Maximum of 2%

WHEN BMP IS TO BE INSTALLED - Prior to disturbance of natural vegetation in contributing drainage area; immediately after construction of drainage way.

For additional information see Section 806.30 of St. Louis County's Standard Specification for Road and Bridge Construction.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Grade drainage way and compact area of check dam.
- ✓ Place rock, sand bags, filter rolls / wattles or gravel bags to required configuration perpendicular to flow.

O&M PROCEDURES

- ✓ Inspect every week and after every storm.
- ✓ Remove trash and leaf accumulation.
- ✓ Remove sediment buildup once it reaches ½ depth of check dam or 12" depth, whichever is less.
- ✓ Restore dam structure to original configuration to protect banks.
- ✓ Replace rock on upstream face of dam if ponding does not drain in reasonable timeframe.

SITE CONDITIONS FOR REMOVAL - Remove after contributing drainage areas have been adequately stabilized and vegetation is adequately established in drainage way. Re-grade and vegetate area of check dam.

TYPICAL DETAIL - 806-35.00

INLET PROTECTION - FABRIC DROP AND DROP IN FILTER

PHYSICAL DESCRIPTION - A woven fabric barrier braced around an area inlet or drop in type filter designed to prevent sediment from entering the storm sewer. Shallow temporary ponding during and after rainfall should be expected. Use an alternate method if flooding of driving lanes, adjacent property, etc. is possible.

WHERE BMP IS TO BE INSTALLED - At inlets designed to drain a small gently sloping area with maximum grade of 5%. Overflow capacity is limited on standard area inlets.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Type of Flow:	Shallow sheet flow.
Contributing Area:	Maximum of 2 c.f.s flowing to inlet.

WHEN BMP IS TO BE INSTALLED - Immediately after placement of inlet and before construction starts on existing inlets.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Backfill, compact and uniformly grade area around inlet.
- ✓ Construct downstream berm, if required. Rock bags or sand bags may be used to construct berm.
- ✓ Drive posts or wood frame close to inlet sill so overflow will fall directly on the structure and not on unprotected soil.
- ✓ Dig trench around inlet for fabric to be buried.
- ✓ Cut required length of fabric from one roll to eliminate joints. Fasten fabric tightly around posts / frame to enhance stability.
- ✓ Backfill and compact trench.
- ✓ Install drop in type filter per manufacturer specifications.

O&M PROCEDURES

- ✓ Inspect every week and after every storm.
- ✓ Remove trash accumulation and sediment once it reaches depth of 6" at inlet.
- ✓ Replace loose, torn or clogged fabric.
- ✓ Repair any erosion or settlement of temporary berm downstream of inlet.
- ✓ Maintain drop in type filter per manufacturer specifications.

SITE CONDITIONS FOR REMOVAL - Remove after contributing drainage areas have been adequately stabilized. Restore area to grade and vegetate.

TYPICAL DETAIL - 806-45.12 (Single Unit)
806-45.13 (Double Unit)

SILT FENCE

PHYSICAL DESCRIPTION - Silt fences are used as temporary perimeter controls, appropriate to the BMP, at sites where construction activities will disturb the soil. They can also be used on the interior of the site. A silt fence consists of a length of filter fabric stretched between anchoring posts spaced at regular intervals along the site at low and down slope areas. The filter fabric should be entrenched in the ground. When installed correctly and inspected frequently, silt fence can be an effective barrier to silt leaving the site in storm water runoff.

WHERE BMP IS TO BE INSTALLED - Silt fences apply to construction sites with relatively small drainage areas. They are appropriate in areas where runoff will occur as low-level flow, not exceeding 0.5 c.f.s. The drainage area for silt fences should not exceed 0.25 acre per 100-foot fence length (100 square feet per foot of fence). The slope length above the fence should not exceed 100 feet (MAHB, 1995). The fence should be designed to withstand the runoff from a 10-year peak storm event.

CONDITIONS FOR EFFECTIVE USE OF BMPs - Spacing of parallel lengths of silt fence along slopes is relative to slope steepness as follows:

Type of Flow:	Sheet flow only.
Contributing Slope Length:	30-foot maximum for 3:1 slopes. 50 foot maximum for slopes between 3:1 and 10:1. 100 foot maximum for slopes under 10%.

For additional information see Section 806.70 of St. Louis County's Standard Specification for Road and Bridge Construction.

WHEN BMP IS TO BE INSTALLED - Prior to disturbance of natural vegetation and at intervals during construction of fill slopes. Install on the perimeter of the site (where storm water exits the site) prior to disturbance of natural vegetation, around material stockpiles and interior to the site along slopes, at the base of slopes and at intervals during construction of slopes.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Drive post for fence line.
- ✓ Dig trench to required dimensions in front of posts for fabric burial.
- ✓ Attach wire mesh to posts.
- ✓ Attach fabric to posts, allowing required length below ground level to run fabric along bottom of trench
- ✓ Backfill and compact soil in trench to protect and anchor fabric.

If a standard-strength fabric is used, it can be reinforced with wire mesh behind the filter fabric. This increases the effective life of the fence. The maximum life expectancy for synthetic fabric silt fences is about 6 months, depending on the amount of rainfall and runoff.

The stakes used to anchor the filter fabric should be wood or metal. Wooden stakes should have minimum dimensions of 2 by 2 inches if a hardwood like oak is used. Stakes from soft woods like No. 2 Southern Pine, should have minimum dimensions of 4 by 4 inches. When using steel (standard U, T, L or C shape sections) posts in place of wooden stakes, they should weigh no less than 1.0 lb/linear foot. If metal posts are used, attachment points are needed for fastening the filter fabric with wire ties. Posts should be least 5 feet long and driven or placed at a slight upstream angle into the ground to a

minimum depth of 18 inches. Depth shall be increased to a minimum of 22 inches if fence is placed on a slope of 3:1 or greater. When the post embedment depth is impossible to obtain, the posts shall be adequately secured to prevent overturning of the fence due to sediment loading.

Erect silt fence in a continuous fashion from a single roll of fabric to eliminate gaps in the fence. If a continuous roll of fabric is not available, overlap the fabric from both directions only at stakes or posts. Overlap at least 6 inches.

The Geosynthetic filter fabric and wire mesh (when applicable) shall be no less than 30 inches above ground and are stapled or wired to the upslope side of the post. Staples should be a 17-gauge wire and ½ inch long. Excavate a trench to bury the bottom of the fabric fence in a "J" configuration at least 6 inches below the ground surface. The trench shall be backfilled with native soil and the soil compacted over the geotextile. This helps to prevent gaps from forming near the ground surface. Gaps would make the fencing useless as a sediment barrier.

The height of the fence posts should be 38 inches (22-inch embedment) to 42 inches (18-inch embedment) above the original ground surface. If standard-strength fabric is used with 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength), space the posts no more than 4 feet apart. If extra-strength fabric is used without wire mesh reinforcement, space the posts no more than 4 feet apart with woven or 6 feet apart with non-woven geosynthetic.

Alternate Construction: Install fence by slicing it into ground with specialized equipment. Install posts at reduced spacing indicated on detail.

LIMITATIONS - Do not install silt fences along areas where rocks or other hard surfaces will prevent you from uniformly anchoring the fence posts and entrenching the filter fabric. Installing fences in such an area greatly reduces their effectiveness and can create runoff channels leading offsite. Silt fences are not suitable for areas where large amounts of concentrated runoff are likely. Fence shall not be used when slope is 1:1 or greater and water flow rates exceed 2 cubic feet per minute. Open, windy areas present a maintenance challenge, too, because high winds can make the filter fabric deteriorate faster. Do not install silt fences across streams, ditches, or waterways (Smolen et al., 1988).

When the pores of the fence fabric become clogged with sediment, pools of water are likely to form on the upslope side of the fence. Setting and design of the silt fence should account for this. Take care to avoid unnecessarily diverting stormwater from these pools, causing further erosion damage.

MAINTENANCE CONSIDERATIONS - Inspect silt fences regularly and frequently, as well as after each rainfall event, to make sure that they are intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If you find gaps or tears, repair or replace the fabric immediately. Remove accumulated sediments from the fence base when the sediment reaches one-third to one-half the fence height. Remove sediment more frequently if accumulated sediment is creating noticeable strain on the fabric and the fence might fail from a sudden storm event. When you remove the silt fence, remove the accumulated sediment, dress the area disturbed to give it a pleasing appearance and vegetate all bare areas as well.

O&M PROCEDURES

- ✓ Inspect every week and after every storm.
- ✓ Remove sediment buildup deeper than ½ the fence height or 12", whichever is less.
- ✓ Replace torn of clogged fabric; repair loose fabric.

- ✓ Repair unstable or broken posts.
- ✓ Stabilize any areas susceptible to undermining.
- ✓ Extend fence or add additional row(s) of fence if necessary to provide adequate protection.

SILTING AND DESIGN CONSIDERATIONS - The material for silt fences should be a pervious sheet of synthetic fabric such as polypropylene, nylon, and polyester or polyethylene yarn. Choose the material based on the minimum synthetic fabric requirements shown in Table 1 below.

Table 1: Temporary Silt Fence Property Requirements

Physical Property	Test Method	Units	MARV Geotextile Requirements		
			Supported Silt Fence [2]	Unsupported Silt Fence	
				Woven	Non-Woven
				Elongation ≤ 50% [1]	Elongation ≤ 50% [1]
Post Spacing (Maximum)		feet	4	4	6
Height of Wire / Polymer Fence (Minimum)		inches	30	---	---
Grab Strength (Minimum): Machine Direction Cross Machine Direction	ASTM D 4632	pounds	90 90	125 100	125 100
Permittivity (Minimum)	ASTM D 4491	sec^{-1}	0.05	0.05	0.05
Apparent Opening Size (AOS)	ASTM D 4751	Sieve Number	30	30	30
Ultraviolet Stability (Minimum) (retained strength)	ASTM D 4355	70% after 500 h of exposure			

Notes:

MARV = Minimum Average Roll Value

[1] Elongation measured in accordance with ASTM D 4632

[2] Silt Fence Support - 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength)

[3] Maximum Average Roll Value

SITE CONDITIONS FOR REMOVAL - After permanent vegetation of slope is established. Remove fence and post, re-grade trench area and vegetate.

TYPICAL DETAIL - 806-70.0

CONSTRUCTION ENTRANCE

PHYSICAL DESCRIPTION - A stabilized entrance to a construction site designed to minimize the amount of sediment tracked from the site on vehicles and equipment. Stabilization generally consists of aggregate over geogrid and geosynthetic material. Mud and sediment fall off of tires as they travel along the stabilized entrance; however, additional measures in the form of a washdown area should also be included on site. The stabilized entrance also distributes the axle load of vehicles over a larger area; thereby mitigating the rutting impact vehicles normally have on unpaved areas. See additional information in the "Construction Site Access Requirements" section of this manual.

WHERE BMP IS TO BE INSTALLED - At locations where it is safe for construction vehicles and equipment to access existing streets – preferably at location of future streets or drives.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Drainage:	Ditches or pipes, if needed, sized for 15 year, 20 minute storm; HGL 6" below surface of entrance

WHEN BMP IS TO BE INSTALLED - First order of work, along with washdown area, prior to vehicles or equipment accessing unpaved areas.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Grade and compact area of construction entrance.
- ✓ Install culvert under entrance if needed to maintain positive drainage.
- ✓ Place geosynthetic material next to compacted soil, lay geogrid on top of this, and cover with aggregate, forming diversion across entrance if needed to direct runoff away from roadway.
- ✓ See Washdown Station BMP for additional steps.

O&M PROCEDURES:

- ✓ Immediately remove any mud or debris tracked onto paved surfaces.
- ✓ Remove sediment and clods of dirt from construction entrance continuously.
- ✓ Replace rock if necessary to maintain clean surface.
- ✓ Repair settled areas.

SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access unpaved areas.

TYPICAL DETAIL - 806-46.01

CONSTRUCTION ROAD

PHYSICAL DESCRIPTION - A stabilized pathway providing vehicular access to a remote construction area designed to reduce rutting, tracking of mud in wet weather, and creation of dust in dry weather. The "roadway" can be constructed of aggregate over fabric, asphalte concrete or Portland cement concrete based on the longevity of the project, required performance, and site conditions. Roadways should follow the natural terrain to the extent possible.

WHERE BMP IS TO BE INSTALLED - On long travel paths on unpaved areas, adjacent to bodies of water, and in areas where poor soil is encountered.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Drainage:	Road ditches or pipes, if needed, sized for 15 year, 20 minute storm; HGL 6" below surface of road.

WHEN BMP IS TO BE INSTALLED - First order of work, prior to vehicles or equipment accessing remote areas.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Grade and compact area of construction road and if needed, adjacent road ditches.
- ✓ Install culvert under road if needed to maintain positive drainage.
- ✓ Place and compact roadway materials.
- ✓ Vegetate road ditches.

O&M PROCEDURES

- ✓ Remove sediment and clods of dirt from road daily.
- ✓ Remove sediment from road ditches.
- ✓ Repair settled areas.
- ✓ Replace rock if necessary to maintain clean surface.
- ✓ Remove sediment from road ditch once it is within 6" of top of road surface.

SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access remote areas; re-grade area and vegetate.

TYPICAL DETAIL - 806-46.02

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CIVIL ENGINEER E-23059
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DECEMBER 31 2016
IL. EXPIRATION DATE:
APRIL 30 2017
MO. CORPORATE
LICENSE NO. 001347
IL. CORPORATE
LICENSE NO. 184.003035

SLC HT #3266 -- MSD P-30949-00 -- BASE MAP-24U2

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Old State Road & Ridge Rd Walkway

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SHEET TITLE
SWPP Details

JOB NUMBER
15019

DATE 07/26/16 DRAWN BY DWD

REVISION
09/10/16 rev. per SLCT/MSD
10/03/16 rev. per SLCT/MSD

SHEET NUMBER
C7

WASHDOWN STATION

PHYSICAL DESCRIPTION - An area located at construction entrances designed to wash sediment from the tires and undercarriage of exiting vehicles and prevent sediment from being tracked onto existing roadways.

WHERE BMP IS TO BE INSTALLED - Across or immediately adjacent to exit paths from unpaved construction sites.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Drainage: Downstream BMPs sized to treat dirty runoff from washdown station

WHEN BMP IS TO BE INSTALLED - First order of work, along with construction entrance, prior to vehicles or equipment accessing unpaved areas.

INSTALLATION/CONSTRUCTION PROCEDURES

- ✓ Grade and compact area for drainage under washdown pad.
- ✓ Install steel-ribbed plate on frame or other support to allow a 2" drain space.
- ✓ Grade and vegetate downstream BMPs (V-ditch shown on detail).
- ✓ Install water supply and hose.
- ✓ Post sign in advance of station indicating that all exiting vehicles and equipment must use station prior to exiting site.

O&M PROCEDURES:

- ✓ Remove sediment daily.
- ✓ Repair settled areas.
- ✓ Replace rock if necessary to maintain clean surface.

SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access unpaved areas.

TYPICAL DETAIL - 806-46.00

VEHICLE MAINTENANCE AND WASHING AREAS

DESCRIPTION - Ideally, vehicle maintenance and washing occurs in garages and wash facilities, not on active construction sites. However, if these activities must occur onsite, operators should follow appropriate BMPs to prevent untreated nutrient-enriched wastewater or hazardous wastes from being discharged to surface or ground waters. Vehicle maintenance and washing BMPs prevent construction site spills of wash water, fuel, or coolant from contaminating surface or ground water. They apply to all construction sites.

APPROPRIATE APPLICATION OF BMP - Inspect construction vehicles daily, and repair any leaks immediately. Dispose of all used oil, antifreeze, solvents and other automotive-related chemicals according to manufacturer instructions. These wastes require special handling and disposal. Used oil, antifreeze, and some solvents can be recycled at designated facilities, but other chemicals must be disposed of at a hazardous waste disposal site. Local government agencies can help identify such facilities.

Designate special paved areas for vehicle repair. To direct wash water to sanitary sewer systems or other treatment facilities, ensure that vehicle washing areas are impervious and are bermed. Use blowers or vacuums instead of water to remove dry materials from vehicles if possible. Because water alone can remove most dirt adequately, use high-pressure water spray without detergents at vehicle washing areas. If you must use detergents, avoid phosphate or organic-based cleansers to reduce nutrient enrichment and biological oxygen demand in wastewater. Use only biodegradable products that are free of halogenated solvents. Clearly mark all washing areas, and inform workers that all washing must occur in this area.

O&M PROCEDURES - Vehicle maintenance operations produce substantial amounts of hazardous and other wastes that require regular disposal. Clean up spills and dispose of cleanup materials immediately. Inspect equipment and storage containers regularly to identify leaks or signs of deterioration. Maintenance of vehicle wash areas is minimal, usually involving repairs to berms and drainage to the sanitary sewer system.

TYPICAL DETAILS - Not applicable.

CONCRETE WASTE MANAGEMENT

DESCRIPTION - The purpose of this specification is to set forth procedures and practices designed to eliminate the discharge of concrete waste materials to storm drainage systems, drainage areas, streets or watercourses, which shall be required of the contractor.

APPROPRIATE APPLICATION OF BMP - Concrete waste management procedures and practices will be implemented on construction projects as follows:

- Where concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Where slurries containing Portland cement concrete (PCC), asphalte concrete (AC) or bituminous concrete (BC) are generated, such as from saw cutting, coring, grinding, grooving and hydro-concrete demolition.
- Where concrete trucks and other concrete-coated equipment are washed on-site, when approved by the Resident Engineer or Construction Inspector.
- Where mortar-mixing station exist.

AWARENESS / ENFORCEMENT

- Contractor's and / or permit holder's superintendent or representative shall oversee and enforce concrete waste management procedures.
  - ➢ Discuss the concrete management techniques described in this BMP (such as handling of concrete waste and washout) with the ready-mix concrete supplier before any deliveries are made.
- The site superintendent shall make drivers aware of the presence of the concrete waste management facilities. The site superintendent should post signage indicating the location and designated use of the concrete waste management areas, and provide careful oversight to inspect for evidence of improper dumping of concrete waste and wash water.

IMPLEMENTATION

- Contractors, private individuals, public agencies, etc. using concrete material, shall incorporate requirements for concrete waste management into material supplier and subcontractor agreements. Include requirements in contracts with concrete delivery companies that drivers must use designated concrete washout facilities.
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- Cover the structures before predicted rainforms to prevent overflows.
- Monitor on site concrete waste storage and disposal procedures at least weekly or as directed by the Resident Engineer or Construction Inspector.

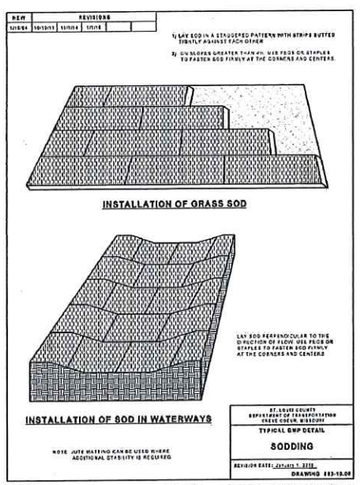
- In St. Louis County, the contractor is required by Missouri State Law (10 CSR 10-6.170) and County Ordinance (612.340) to control fugitive dust blown from the construction site, signal installation, etc. Dust control, including saw-cut material etc., on the construction site shall be monitored for safety purposes and to prevent nuisances. The contractor / permitee shall apply reasonable measures to control dust and particulate matter (of any size or source) due to roadway / construction traffic, grading, clearing and grubbing, building demolition, saw-cutting etc. from migrating off the site of origin. Operations residue from grinding, saw-cutting etc. should be picked up (cleaned-up) by means of a vacuum device or swept up. Compressed or blown air may be used to clean negligible residual dust that the vacuum or sweeping did not clean up, as long as the above dust control procedures (and law and ordinance) are met. Saw cutting residue, slurry or dry, should not be allowed to enter storm drains or watercourses. Saw cutting residue should not be allowed to flow across the pavement and should not be left on the surface of the pavement when traffic is present, when precipitation is anticipated before cleanup or overnight. In approved locations, saw-cut slurry may flow into the dirt (where it can soak into the ground) adjacent to the saw-cutting operation and be buried, on site, 2' minimum below finished grade. Other dust control and clean-up procedures may be acceptable as approved by the Engineer or St. Louis County. See additional Concrete Waste Management requirements in this Manual.

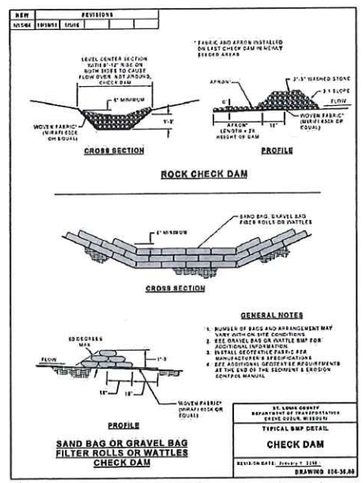
WASHOUT AREA PROTOCOL

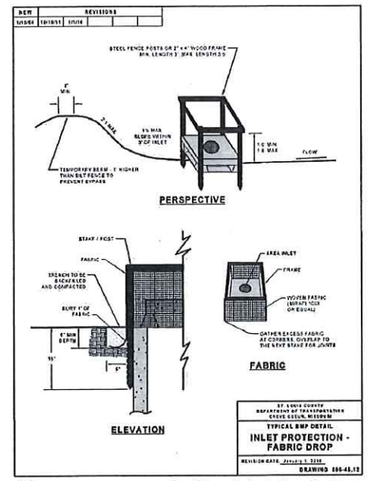
- Contain concrete washout on site or take it offsite for disposal in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- For onsite washout:
  - ➢ Locate washout area on site at least 50 feet from storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough to contain liquid and solid waste. Locate it in a dirt area where the liquid portion of the washout can soak into the ground. They are preferably built belowgrade to prevent breaches and reduce the likelihood of runoff. Discontinue use of the washout once it reaches 75% capacity. Washouts should be sized to handle solids and wash water to prevent overflow. It is estimated that 7 gallons of wash water are used to wash one truck chute and 50 gallons are used to wash out the hopper of a concrete pump. Implement a maintenance schedule for washout areas.
  - ➢ Temporary washout facilities should have pit or bermed areas of sufficient volume to completely contain all liquid and waste concrete materials generated during washout procedures.
  - ➢ Wash out wastes into the pit where the concrete can set, be broken up, and used on site; or buried on site; or disposed of properly.
- Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose of in the trash.
- Do not place concrete wash water in a pit that is connected to the storm drain system or that drains to nearby waterways.

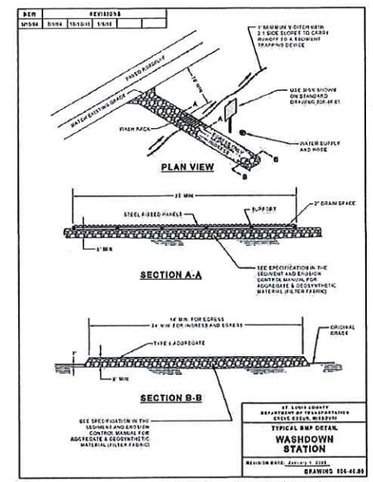
- Locate concrete washout facilities in an area that allows convenient access for concrete trucks, preferably near the area where the concrete is being poured. Appropriate gravel or rock should cover paths to concrete washout facilities if the facilities are located on undeveloped property. These areas should be far enough away from other construction traffic to reduce the likelihood of accidental damage and spills. The number of facilities you install should depend on the expected demand for storage capacity. On large sites with extensive concrete work, place washouts in multiple locations for ease of use. If the dried concrete washout is buried on the site it shall have a 2-foot cover minimum. The 2-foot cover shall match with surrounding finished grade.
- Concrete washout out in areas other than those designated for such activity, shall be cleaned up by the contractor.
- Install signage adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
- Perform washout of concrete mixers, delivery trucks and other delivery systems in designated areas only.
- Wash out concrete from concrete pumper bins into concrete pumper trucks and discharge into designated washout area.
- Equipment that cannot be easily moved, such as concrete pavers, shall only be washed in designated areas that do not drain to waterways or storm drain systems.
- Backfill and repair holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities.
- Wash out concrete on site into a future designated final concrete pour location. This location cannot be within 50 feet of a storm or sanitary sewer; or water course, or where it can drain off site. The washout cannot jeopardize the integrity of the final concrete pour. Concrete to be removed from the site shall be disposed of in conformance with the provisions in Standard Specification Manual, Section 202, all as directed by the Engineer. No additional payment will be made for complying with the above specification.
- A self-contained and watertight container may be used to control, capture, and contain concrete wastewater and washout material. The container must be portable and temporary, damage resistant, protect against spills and leaks, and sized to handle solids and wash water to prevent overflow. The container should be emptied and cleaned when 75% of its capacity is reached. After all liquids evaporate or are pumped or vacuumed, and the remaining slurry solidified, the Contractor may bury the solids on site. On County roadway projects, the solids may be buried on site if approved by the Engineer. In either case, solids shall be buried a minimum of 2 feet below finished grade. Disposal of container contents that are removed from the site shall be made at an approved landfill. In order to prevent overflows caused by natural occurrences and to provide security for safety purposes and against acts of vandalism, the container shall be covered at the end of each workday and remain covered until the beginning of the next workday. The cover shall remain on site with the container at all times. Container shall be free of liquids during any on-site relocation process or transport to another site. On County roadway projects, location(s) for the container shall be approved by the Engineer.

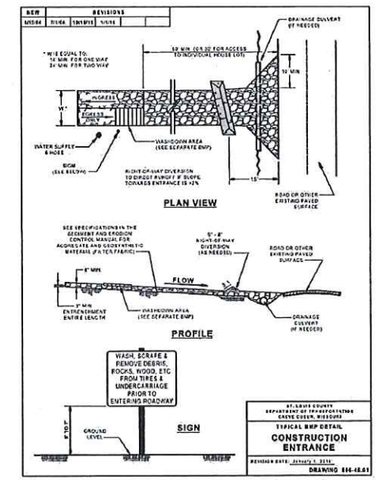
TYPICAL DETAIL - 806-48.03

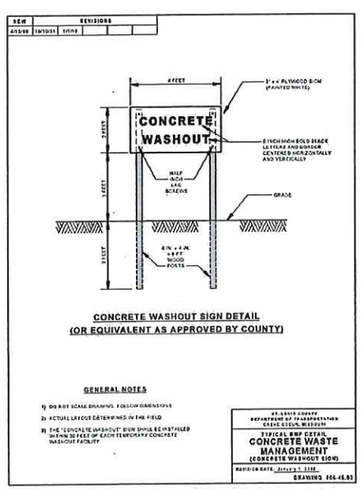


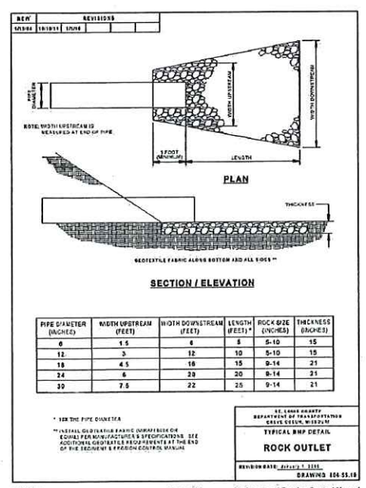




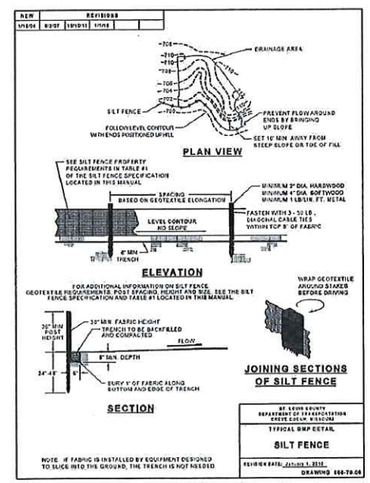








PIPE DIAMETER (INCHES)	WIDTH UPSTREAM (FEET)	WIDTH DOWNSTREAM (FEET)	LENGTH (FEET)*	ROCK SIZE (INCHES)	THICKNESS (INCHES)
6	1.5	6	5	5-10	15
12	3	12	10	5-10	15
18	4.5	18	15	9-14	21
24	6	24	20	9-14	21
30	7.5	30	25	9-14	21



SLC HT #3266 -- MSD P-30949-00 -- BASE MAP-24U2

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Old State Road & Ridge Rd Walkway

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SHEET TITLE
SWPP Details

JOB NUMBER
15019

DATE 07/26/16 DRAWN BY DWD

REVISION
09/10/16 rev. per SLCT/MSD
10/03/16 rev. per SLCT/MSD

SHEET NUMBER
C8

STATE OF MISSOURI
MARK A. DOERING
NUMBER E-23059
PROFESSIONAL ENGINEER

MARK A. DOERING
CIVIL ENGINEER E-23059
MO. EXPIRATION DATE:
DECEMBER 31 2016
IL. EXPIRATION DATE:
APRIL 30 2017
MO. CORPORATE
LICENSE NO. 001347
IL. CORPORATE
LICENSE NO. 184.003035

NOTE:
1. FOR DRAINAGE AREA ONLY THIS SHEET NOT TO BE USED FOR CONSTRUCTION.

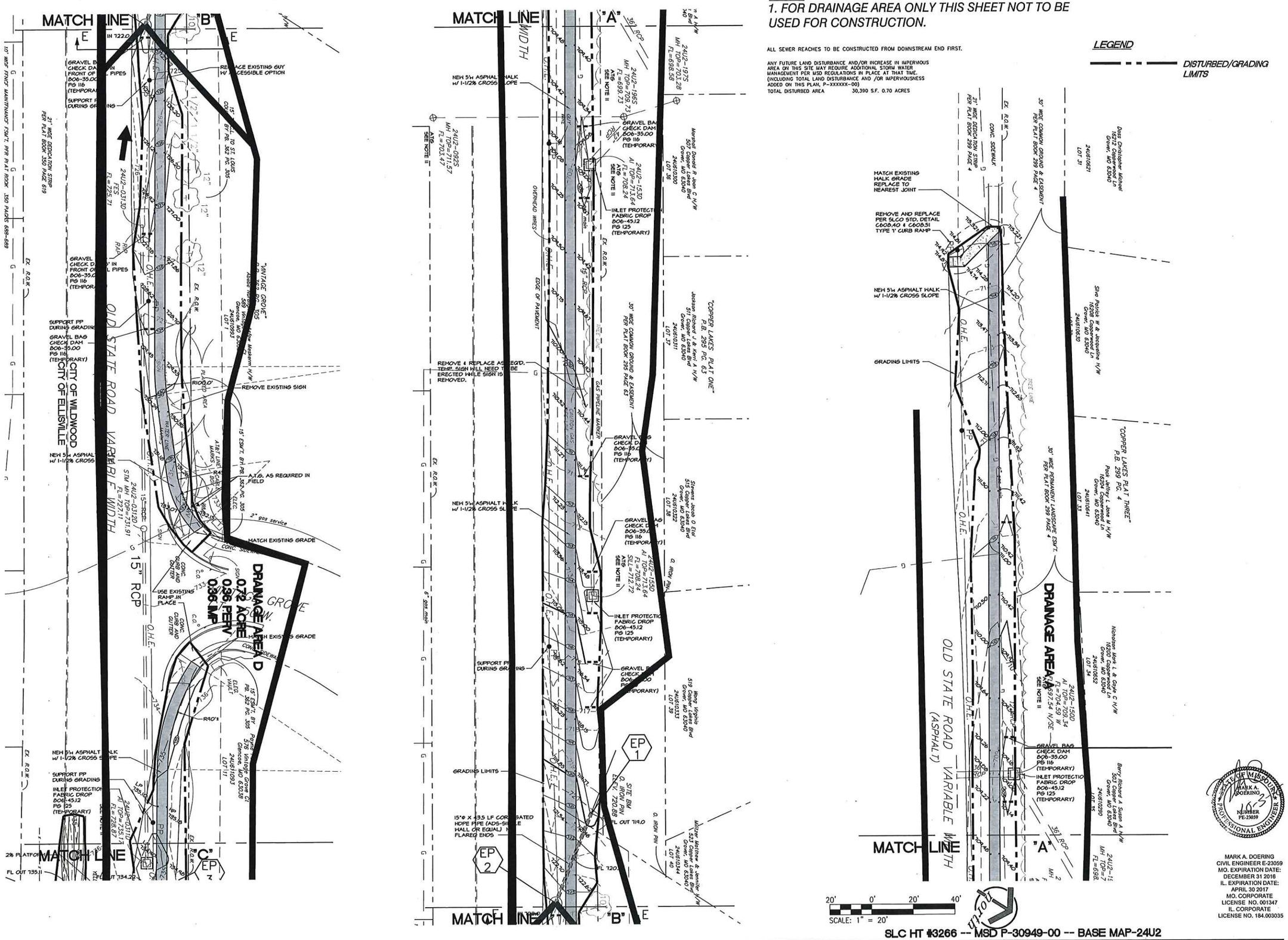
ALL SEWER REACHES TO BE CONSTRUCTED FROM DOWNSTREAM END FIRST.

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME. (INCLUDING TOTAL LAND DISTURBANCE AND /OR IMPERVIOUSNESS ADDED ON THIS PLAN, P-XXXXXX-00)

TOTAL DISTURBED AREA 30,390 S.F. 0.70 ACRES

LEGEND

DISTURBED/GRADING LIMITS



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terraspec

Engineered By:
DOERING ENGINEERING INC.
CIVIL ENGINEERING • PLANNING • SURVEYING
Missouri Office
5202 Griffin Rd.
St. Louis, Missouri 63128
Telephone: (314) 487-8213
Fax: (314) 843-1718

Old State Road & Ridge Rd Walkway

WILDWOOD, MISSOURI

OWNER
City of Wildwood
16860 Main Street
Wildwood, MO 63040
Ph: 636-458-0440
Fax: 636-458-6969
www.cityofwildwood.com

SHEET TITLE
Drainage Area Map

JOB NUMBER
15019

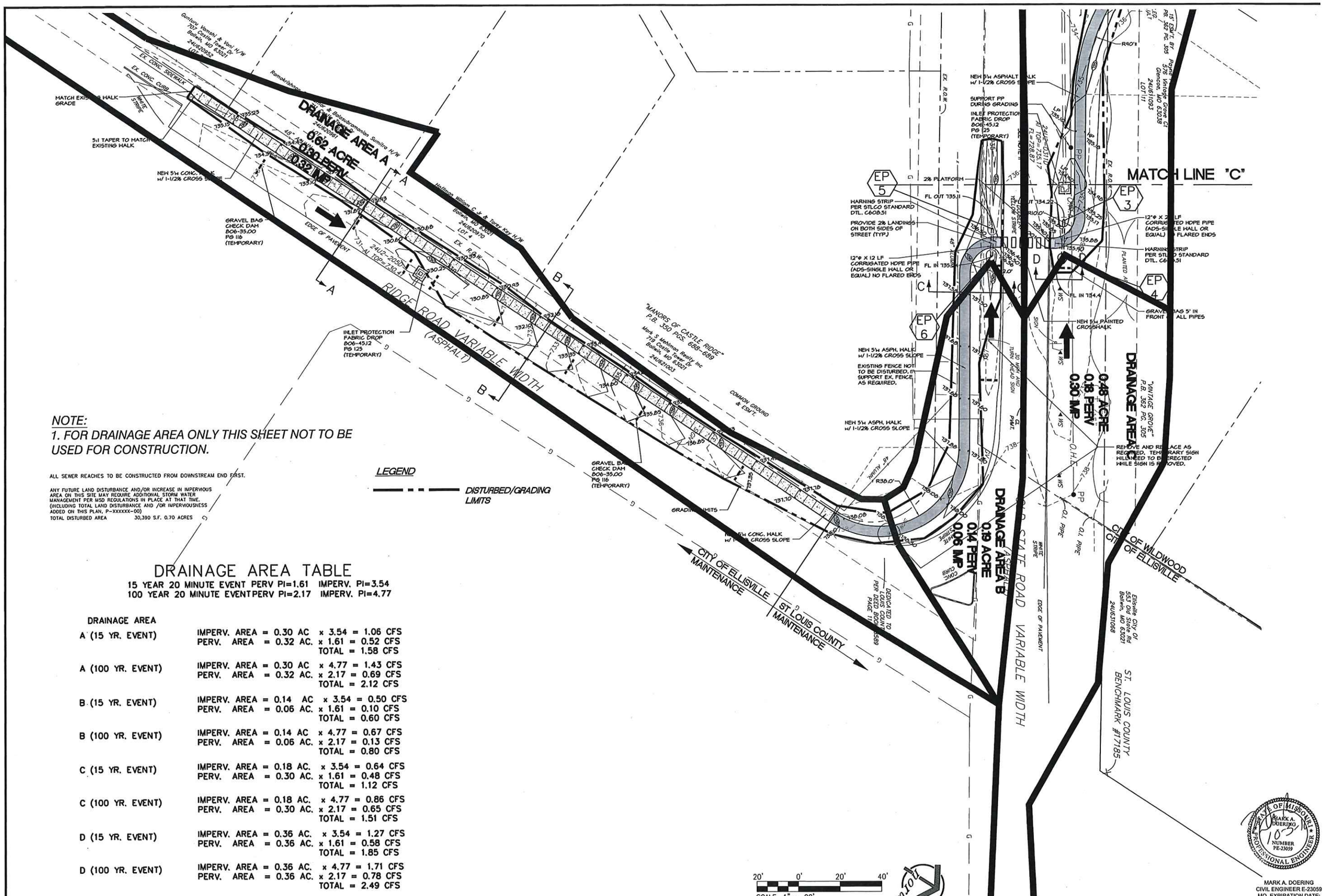
DATE 07/26/16 DRAWN BY DWD

REVISION
09/10/16 rev. per SLCT/MSD
10/03/16 rev. per SLCT/MSD

SHEET NUMBER
C9

STATE OF MISSOURI
MARK A. DOERING
NUMBER PE-23059
PROFESSIONAL ENGINEER

MARK A. DOERING
CIVIL ENGINEER E-23059
MO. EXPIRATION DATE:
DECEMBER 31 2016
IL. EXPIRATION DATE:
APRIL 30 2017
MO. CORPORATE
LICENSE NO. 001347
IL. CORPORATE
LICENSE NO. 184.003035



NOTE:
1. FOR DRAINAGE AREA ONLY THIS SHEET NOT TO BE USED FOR CONSTRUCTION.

ALL SEWER REACHES TO BE CONSTRUCTED FROM DOWNSTREAM END FIRST.

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME. (INCLUDING TOTAL LAND DISTURBANCE AND /OR IMPERVIOUSNESS ADDED ON THIS PLAN, P-XXXXXX-00)
TOTAL DISTURBED AREA 30,390 S.F. 0.70 ACRES

LEGEND

DISTURBED/GRADING LIMITS

DRAINAGE AREA TABLE

15 YEAR 20 MINUTE EVENT PERV PI=1.61 IMPERV. PI=3.54
100 YEAR 20 MINUTE EVENT PERV PI=2.17 IMPERV. PI=4.77

DRAINAGE AREA			
A (15 YR. EVENT)	IMPERV. AREA = 0.30 AC	x 3.54 = 1.06 CFS	
	PERV. AREA = 0.32 AC.	x 1.61 = 0.52 CFS	
		TOTAL = 1.58 CFS	
A (100 YR. EVENT)	IMPERV. AREA = 0.30 AC	x 4.77 = 1.43 CFS	
	PERV. AREA = 0.32 AC.	x 2.17 = 0.69 CFS	
		TOTAL = 2.12 CFS	
B (15 YR. EVENT)	IMPERV. AREA = 0.14 AC	x 3.54 = 0.50 CFS	
	PERV. AREA = 0.06 AC.	x 1.61 = 0.10 CFS	
		TOTAL = 0.60 CFS	
B (100 YR. EVENT)	IMPERV. AREA = 0.14 AC	x 4.77 = 0.67 CFS	
	PERV. AREA = 0.06 AC.	x 2.17 = 0.13 CFS	
		TOTAL = 0.80 CFS	
C (15 YR. EVENT)	IMPERV. AREA = 0.18 AC.	x 3.54 = 0.64 CFS	
	PERV. AREA = 0.30 AC.	x 1.61 = 0.48 CFS	
		TOTAL = 1.12 CFS	
C (100 YR. EVENT)	IMPERV. AREA = 0.18 AC.	x 4.77 = 0.86 CFS	
	PERV. AREA = 0.30 AC.	x 2.17 = 0.65 CFS	
		TOTAL = 1.51 CFS	
D (15 YR. EVENT)	IMPERV. AREA = 0.36 AC.	x 3.54 = 1.27 CFS	
	PERV. AREA = 0.36 AC.	x 1.61 = 0.58 CFS	
		TOTAL = 1.85 CFS	
D (100 YR. EVENT)	IMPERV. AREA = 0.36 AC.	x 4.77 = 1.71 CFS	
	PERV. AREA = 0.36 AC.	x 2.17 = 0.78 CFS	
		TOTAL = 2.49 CFS	

STATE OF MISSOURI
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IL. CORPORATE
LICENSE NO. 184.003035

SLC HT #3236 -- MSD P-30949-00 -- BASE MAP-24U2

terraspec
LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
5030 GRIFFIN ROAD
ST. LOUIS, MO 63128
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SHEET TITLE
Drainage Area Map

JOB NUMBER
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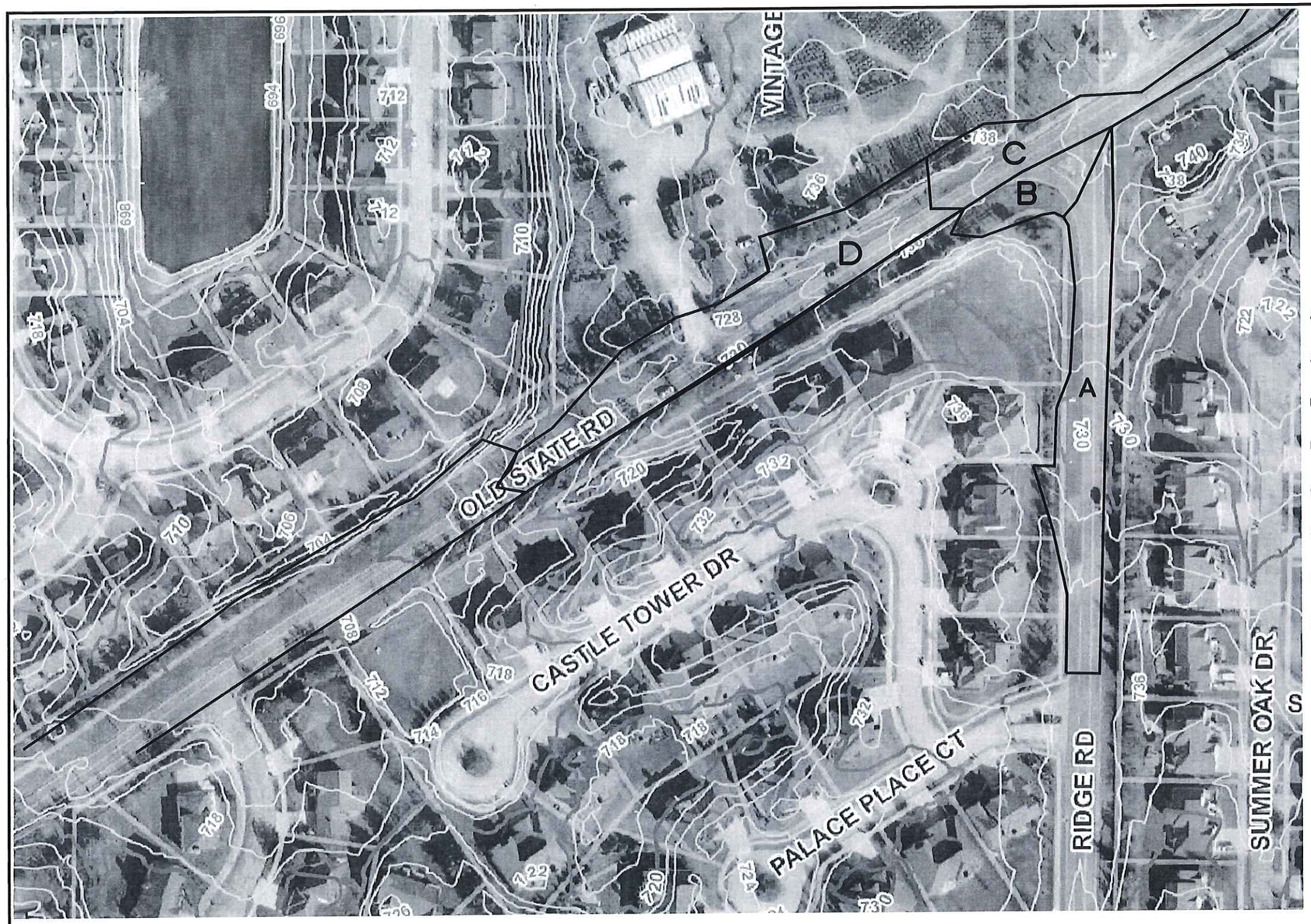
SHEET NUMBER
C10



DRAINAGE AREA TABLE

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DRAINAGE AREA			
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	PERV. AREA = 0.32 AC.	x 2.17 = 0.69 CFS	
		TOTAL = 2.12 CFS	
B (15 YR. EVENT)	IMPERV. AREA = 0.14 AC	x 3.54 = 0.50 CFS	
	PERV. AREA = 0.06 AC.	x 1.61 = 0.10 CFS	
		TOTAL = 0.60 CFS	
B (100 YR. EVENT)	IMPERV. AREA = 0.14 AC	x 4.77 = 0.67 CFS	
	PERV. AREA = 0.06 AC.	x 2.17 = 0.13 CFS	
		TOTAL = 0.80 CFS	
C (15 YR. EVENT)	IMPERV. AREA = 0.18 AC.	x 3.54 = 0.64 CFS	
	PERV. AREA = 0.30 AC.	x 1.61 = 0.48 CFS	
		TOTAL = 1.12 CFS	
C (100 YR. EVENT)	IMPERV. AREA = 0.18 AC.	x 4.77 = 0.86 CFS	
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		TOTAL = 1.51 CFS	
D (15 YR. EVENT)	IMPERV. AREA = 0.36 AC.	x 3.54 = 1.27 CFS	
	PERV. AREA = 0.36 AC.	x 1.61 = 0.58 CFS	
		TOTAL = 1.85 CFS	
D (100 YR. EVENT)	IMPERV. AREA = 0.36 AC.	x 4.77 = 1.71 CFS	
	PERV. AREA = 0.36 AC.	x 2.17 = 0.78 CFS	
		TOTAL = 2.49 CFS	

NOTE:
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SHEET TITLE
Overall
DAM

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10/03/16 rev. per SLCT/MSD

SHEET NUMBER
C11

STATE OF MISSOURI
MARK A. DOERING
NUMBER PE-23059
PROFESSIONAL ENGINEER
10-3-16

MARK A. DOERING
CIVIL ENGINEER E-23059
MO. EXPIRATION DATE:
DECEMBER 31 2016
IL. EXPIRATION DATE:
APRIL 30 2017
MO. CORPORATE
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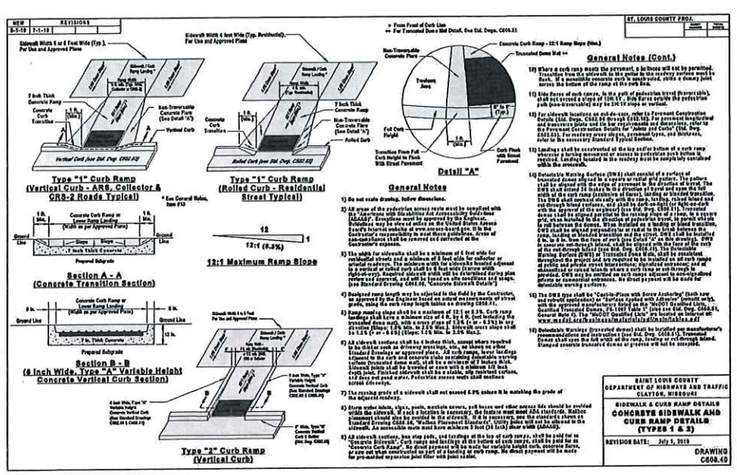
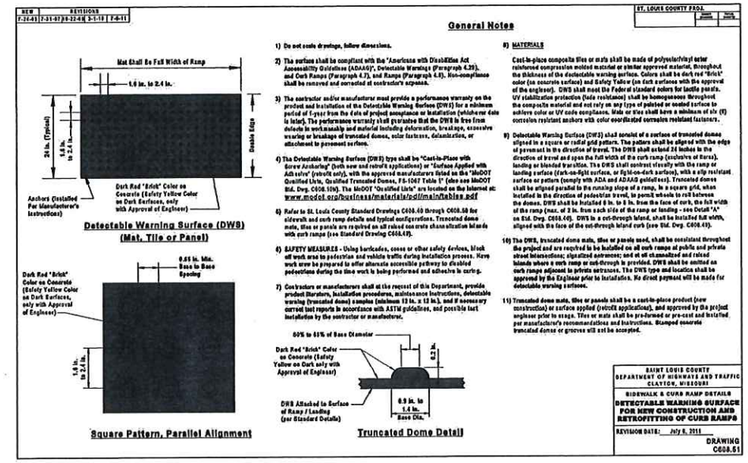
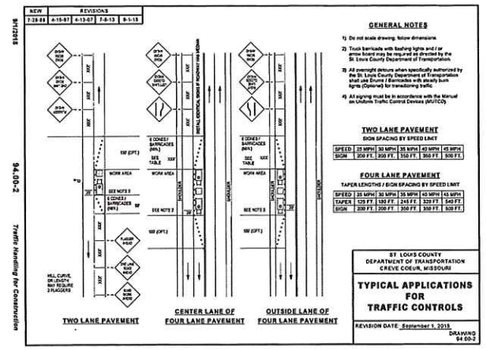
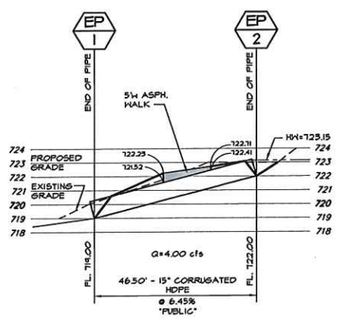
IL. CORPORATE
LICENSE NO. 184.003035

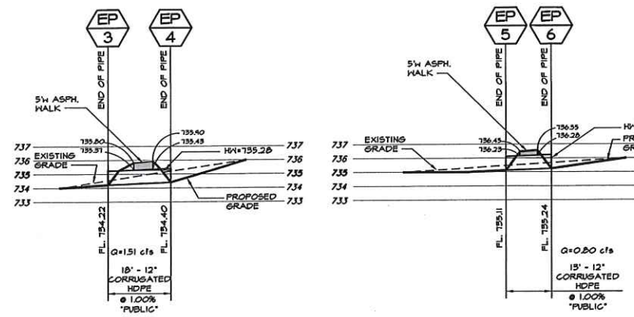
SLC HT #3266 -- MSD P-30949-00 -- BASE MAP-24U2





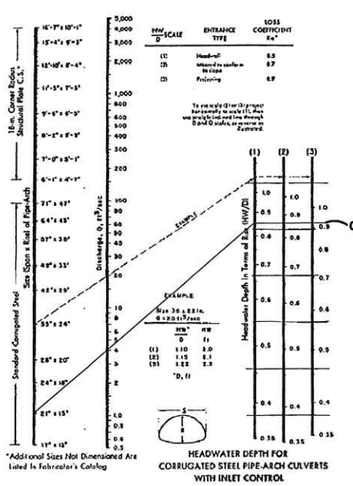




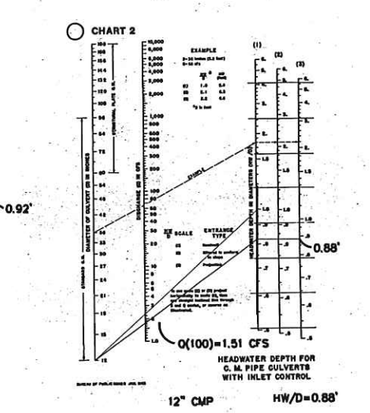


STORM SEWER PROFILE

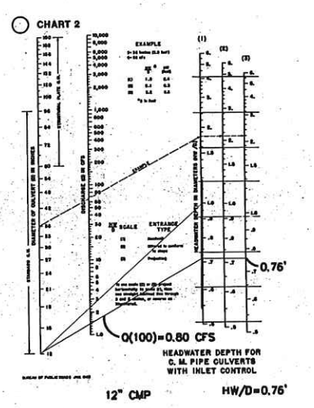
SCALE 1"=5' VERT.
SCALE 1"=20' HORZ.



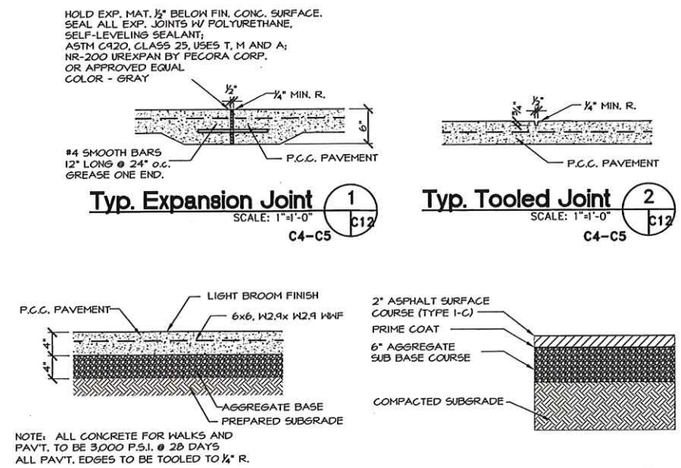
INLET CONTROL AT EP 2
(DRAINAGE AREA C AND D) Q=4.00 CFS
D=1.25 x 0.92= 1.15
HW= 722.00 + 1.15 = 723.15

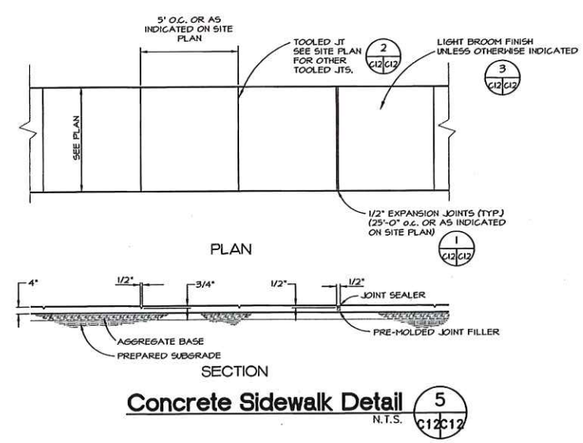


INLET CONTROL AT EP 4
(DRAINAGE AREA B)
Q=1.51 CFS
D=1.00 x 0.88 = 0.88
HW= 734.40 + 0.88 = 735.28



INLET CONTROL AT EP 6
(DRAINAGE AREA A)
Q=0.80 CFS
D=1.00 x 0.76 = 0.76
HW= 735.24 + 0.76 = 736.00





SLC HT #3266 -- MSD P-30949-00 -- BASE MAP-24U2

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SHEET TITLE
Profiles/
Hydraulics/
Details

JOB NUMBER
15019

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SHEET NUMBER
C12

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MARK A. DOERING
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CIVIL ENGINEER E-23059
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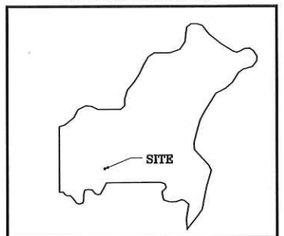
FILL NOTES
1. PLOW EXISTING SURFACE TAKING CARE TO NOT COMPACT EXISTING SOIL
2. ADD SOIL GROUP II (CERTIFIED SILTY LOAM) WITH FRONT AND BACK SLOPES
3. SEED AND STRAW TO PREVENT EROSION

APPROXIMATELY 115 CY OF SOIL REQUIRED

FILL CROSS SECTION
NTS

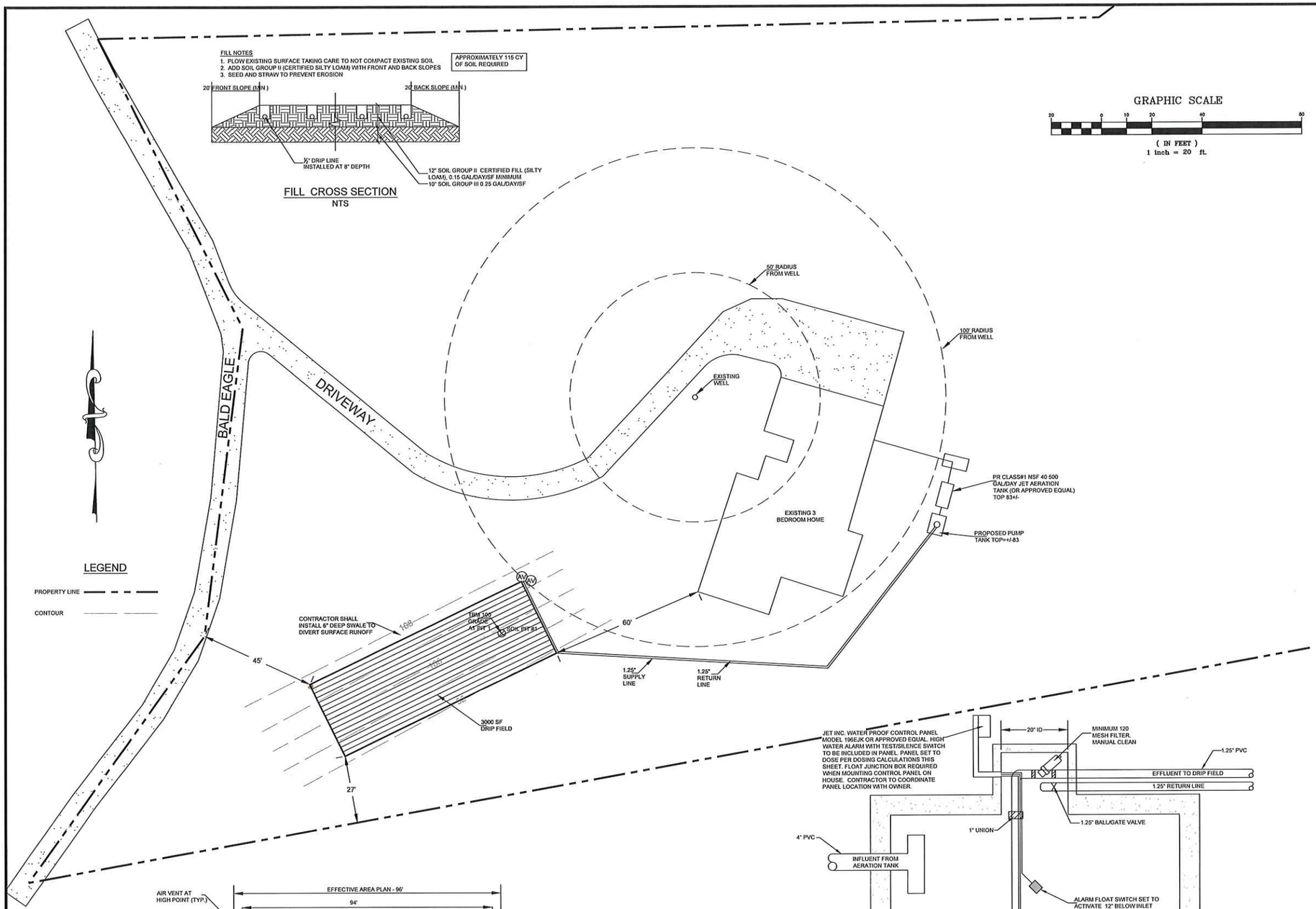
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ST. LOUIS COUNTY, MO



LOCATION MAP
(NOT TO SCALE)

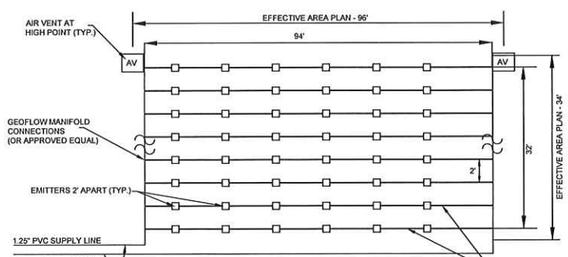
FOOD ZONE X
F.I.R.M. 29189C0290K AUGUST 2, 1995
LOC# 26U510048



LEGEND

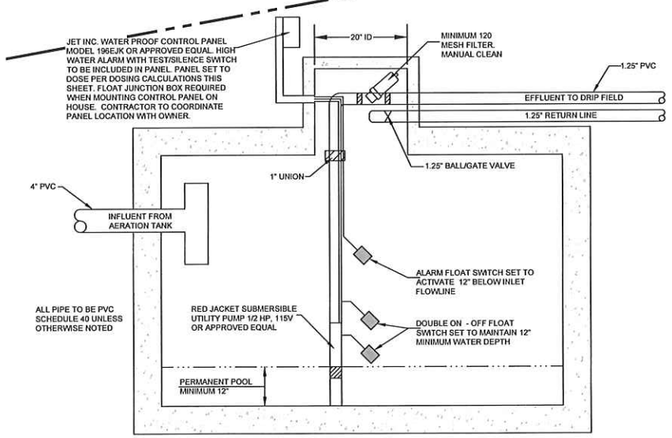
PROPERTY LINE

CONTOUR



LOOPED ENDS WILL BE ALLOWED AS APPROVED BY DRIP MANUFACTURER

DRIP FIELD SCHEMATIC PLAN PER ZONE
NTS



1000 GALLON PUMP TANK
NTS

GENERAL NOTES

1. CONSTRUCTION OF THE ONSITE SEWAGE DISPOSAL SYSTEM SHALL COMPLY WITH THE MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES AS AMENDED BY ST. LOUIS COUNTY AND THE SOILS REPORT BY ONSITE SOILS DATED 12/14/2016.
2. SIZE, LOCATION, AND TYPE OF DISPOSAL SYSTEM SHALL NOT BE MODIFIED WITHOUT AUTHORIZATION FROM THE ENGINEER AND ST. LOUIS COUNTY.
3. CONTOURS AND ELEVATIONS BASED ON TBM 100
4. PLANS FOR THE ONSITE DISPOSAL SYSTEM WERE PREPARED TO MEET MINIMUM STANDARDS PER STATE AND COUNTY REQUIREMENTS. GANEY ENGINEERING LLC DOES NOT REPRESENT NOR WARRANT PROPER OPERATION OR FUNCTION OF INSTALLED SYSTEM FOR ANY PERIOD OF TIME.
5. ALL STORM WATER RUNOFF FROM THE DWELLING AND SURFACE RUNOFF SHALL BE DIVERTED AROUND AND NOT BE ALLOWED TO ENTER THE SYSTEM.

ONSITE WASTEWATER TREATMENT OPERATION AND MAINTENANCE

PROPER OPERATION AND MAINTENANCE IS REQUIRED FOR THE ONSTIE WASTEWATER TREATMENT SYSTEM TO FUNCTION PROPERLY. KING SEPTIC SERVICE ENGINEERING RECOMMENDS A MAINTENANCE AGREEMENT WITH A QUALIFIED PROVIDER. OWNER IS EXPECTED TO FOLLOW GUIDELINE LOCATED WITHIN THE AERATION TANK SERVICE MANUAL.

SOIL EVALUATION

ON-SITE SOILS, COPY ATTACHED
MATTHEW W. ROTH, SOIL SCIENTIST
DECEMBER 14, 2016

ONSITE WASTEWATER TREATMENT DESIGN

APPLICATION RATE OF 0.15 GAL/SF/DAY FOR A ALTERNATIVE ABSORPTION IN SILTY LOAM FILL
EXISTING 3 BEDROOM HOME = 120 GAL/DAY/BEDROOM X 3 = 360 GAL/DAY
(360 GAL/DAY) / (0.15 GAL/SF/DAY) = 2400 SF OF DRIP FIELD REQUIRED
3000 SF OF DRIP FIELD PROPOSED
PROPOSED CLASS #1 NSF 40 - 500 GAL/DAY JET AERATION TANK (OR APPROVED EQUAL)

Ganey Engineering LLC Drip Flow Calculations

Job Description:	*1408 Bald Eagle*
Contact:	*Cathy Ferguson*
Prepared by:	*Pete Ganey*
Date:	*20-Dec-16*

Please fill in the shaded areas and drop down menus
This spreadsheet serves as a guide, and is not a complete hydraulic design.

Worksheet 1- Field Flow

Total field

Total Quantity of effluent to be disposed per day	360	gallons / day
Hydraulic loading rate	0.15	gallons / sq. ft. / day
Minimum Disperal Field Area	2,400	square ft.
Total Disperal Field Area	3,000	square ft.

Flow per zone

Number of Zones	1	zone(s)
Disperal area per zone	3,000	square ft.
Choose line spacing between WASTEFLOW lines	2	ft.
Choose emitter spacing between WASTEFLOW emitter	2	ft.
Total lineal ft per zone (minimum required)	1,500	ft. per zone
Total number of emitters per zone	750	emitters per zone
Select Wasteflow drip line (16mm)	Wasteflow PC - 1 gph	drip line
Pressure at the beginning of the drip field	20	psi
Feet of Head at the beginning of the drip field	46.2	ft.
What is the flowrate per emitter in gph?	1.00	gph
Dose flow per zone	12.75	gpm

If required, choose flush velocity	0.5	ft/sec
How many lines of WASTEFLOW per zone?	16	lines
Fill in the actual length of longest drip line lateral	94	ft.
Equivalent length including flush requirement	137.2847017	
Flush flow required at the end of each drip line	0.37	gpm
Total Flow per zone- worst case scenario	18.67	gpm

Select Filters and zone valves

Select Filter Type	Vortex Screen Filter	
Recommended Filter (6mm no.)	APIE-1F	1" Screen Filter 6-20gpm
Select Zone Valve Type	Electric Solenoid	
Recommended Zone Valve (6mm no.)	6	0

Dosing

Number of doses per day / zone	12	doses
Time ON - Pump run time per dose zone	2.21	mins secs
Time OFF - Pump off time between doses	1.57	hrs mins
Per Zone - Pump run time per day/zone	0.28	hrs mins
All Zones - Number of doses per day / all zones	12	doses / day
Allow time for field to pressurize	0:00:30	hrs mins secs
Filter flush timer	0:02:20	hrs mins secs
Drain timer	0:05:00	hrs mins secs
Field flush timer	0:01:00	hrs mins secs
Field flush counter	3	cycles
Time required to complete all functions per day	1:50	hrs mins
Dose volume per zone	30	gallons per dose

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND , THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND 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.

GANEY ENGINEERING LLC AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. GANEY ENGINEERING LLC HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

PREPARED FOR:
OWNER
CATHY FERGUSON

PAUL R. GANEY
MO# PE-2010019544
GANEY ENGINEERING LLC
P.O. BOX 308
ARNOLD, MO 63010
PH. (314) 973-0377
e-mail: ganeyengineering@yahoo.com

1408 BALD EAGLE ROAD
WILDWOOD, MO 63038

JOB# 216-693

SITE PLAN

12/20/2016 | 1 of 1

BILL NO. 2239 **ORDINANCE NO. 2239**

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A NEW IDENTIFICATION LOGO FOR ALL FUTURE PUBLIC SIGNAGE AND OTHER MATERIALS OF THE CITY, AND APPROVING A SYMBOL FOR PROMOTION OF ECONOMIC DEVELOPMENT INITIATIVES OF THE CITY OF WILDWOOD, MISSOURI

WHEREAS, the City of Wildwood, Missouri, incorporated on September 1, 1995, used a single Identification Logo for the purposes of public signage and official documents created by this community until 1998, when the City elected to develop a new Identification Logo as the community had grown past the incorporation stage and its first years; and

WHEREAS, the City has continued to create its image as a progressive, responsive community attuned to its surroundings and intent on maintaining its unique character in a metropolitan area where these characteristics are less valued; and

WHEREAS, the development of a new Identification Logo has been considered as part of Wildwood's continual efforts to define its character and maintain its identity as the community continues to grow and develop; and

WHEREAS, the City Council finds and determines that it is to the benefit of the City to develop and use an updated Identification Logo, the visual elements of which accurately and effectively communicate the values of the community and better lends itself for use on both printed and electronic media; and

WHEREAS, the City Council further finds and determines that it is to the benefit of the City to develop and use a symbol representative of the City's economic development initiatives; and

WHEREAS, the City engaged the Gerard Marketing Group, LLC, a St. Louis-based marketing firm specializing in strategic marketing, to create images for Wildwood that reflect these values and initiatives; and

WHEREAS, the new Identification Logo, attached hereto as **Exhibit A**, and Economic Development Symbol, attached hereto as **Exhibit B**, were presented to the public for comment and discussed at length by the members of the City Council.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. That the City of Wildwood hereby adopts the new Identification Logo attached hereto as **Exhibit A,** and incorporated by reference herein, as the official Identification Logo of the City. That the new Identification Logo be and is hereby authorized

and directed for use on all City signage, communications, and other items bearing the City's name and which shall be created after the date of this Ordinance; *provided, however,* any signage, communications or other items that include thereon the Identification Logo approved pursuant to Resolution 98-07 may continue to be used until such time as their replacement is necessitated by normal wear and tear.

Section Two. That the City of Wildwood hereby adopts the Economic Development Symbol attached hereto as **Exhibit B,** and incorporated by reference herein, as the official symbol of the City's economic development initiatives. That the Economic Development Symbol be and is hereby authorized and directed for use on all City signage, communications and other items intended for use in promoting or furthering economic development initiatives of the City.

Section Three. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant, or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Four. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Section Five. This Ordinance shall be in full force and effect from and after its passage and approval.

This Bill was passed and approved this ___ day of January, 2017, by the City Council of the City of Wildwood, Missouri, after having been read by title, or in full, two (2) times prior to passage.

_____	_____
Presiding Officer	James R. Bowlin, Mayor
ATTEST:	**ATTEST:**
_____	_____
City Clerk	City Clerk

EXHIBIT A

WILDWOOD

EXHIBIT B

RESOLUTION #2017-01

A RESOLUTION AUTHORIZING A CONTRACT WITH *NEIL HEWITT*, A COUNTRY WESTERN ARTIST, FOR HIS UPCOMING PERFORMANCE, AS PART OF THE 2017 WILDWOOD CONCERT/MUSIC ON MAIN SERIES. (WARDS – ALL)

WHEREAS, the Code of Ordinances, Chapter 145, Purchasing Policy, requires purchases exceeding five thousand dollars ($5,000.00) to be authorized by the Department Head, City Administrator, and City Council, in the form of a Resolution; and

WHEREAS, the expenditure for bands to perform at the planned Wildwood Concert/Music on Main Series shall not exceed the amount of $5,000.00, except by Resolution, upon recommendation by the City Administrator and Director of Planning and Parks; and

WHEREAS, the Director of Planning and Parks is recommending increasing said expenditure by one thousand dollars ($1,000.00); and

WHEREAS, the total expenses and liability associated with this contract to the City of Wildwood, Missouri shall not exceed a total amount of six thousand dollars ($6,000.00).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

SECTION ONE: The City Council of the City of Wildwood, Missouri hereby authorizes the Mayor of the City of Wildwood, Missouri to execute a contract with Neil Hewitt, a County-Western Artist, for his performance, as part of the **2017 Wildwood Concert/Music on Main Series,** for an amount not to exceed a total of six thousand dollars ($6,000.00).

SECTION TWO: This Resolution shall be effective upon passage and approval by the City Council of the City of Wildwood, Missouri.

PASSED AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD THIS _____ DAY OF_____ 2017.

_____

THE HONORABLE JAMES R. BOWLIN, MAYOR

ATTEST:

_____

DEPUTY CITY CLERK

City of Wildwood
CONSULTANT / SERVICES AGREEMENT

DEPARTMENT: **Planning and Parks** DATE: **December 20, 2016**

THIS AGREEMENT, made and effective this 20**th** day of **December, 2016,** by and between the **City of Wildwood, Missouri,** a municipal corporation hereinafter referred to as "City", and **Neil Hewitt**, hereinafter referred to as "Consultant", with a business address of **17745 600th Avenue, Nevada, IA 50201.**

WITNESSETH: That the parties hereto, for the considerations hereinafter set forth, agree as follows:

I. SCOPE OF SERVICES

Except as expressly specified herein, Consultant hereby agrees to provide all of the supervision, labor, technical services, facilities, materials, tools, equipment, and apparatus, and to perform all the services and do all the things necessary for the proper completion of the Consultant services which are particularly described in any attachments incorporated herein and additionally as follows:

Performance by *Neil Hewitt*, on Friday, July 14, 2017, as part of the City of Wildwood Concert Series, starting at 6:45 p.m. and concluding at 9:00 p.m. Performance to be held at the Wildwood Town Center Plaza Area, addressed as 16860 Main Street, Wildwood, Missouri, 63040. *The City of Wildwood agrees to the requests communicated in the Performance Agreement/Neil Hewitt Booking Contract attached to this document and labeled "Attachment B".* A fifteen hundred dollar deposit ($1,500.00) will be submitted with completely signed contract.

The above services (hereinafter referred to as the "Work") shall be provided by the Consultant in accordance with all the provisions of this Agreement, including the General Conditions attached hereto as Attachment A, for the project which are incorporated herein by reference, **and which terms shall prevail over any conflicting terms that may otherwise be adopted herein as part of any attachment, or any other documents submitted by Consultant.**

II. COMPENSATION

A. Basic Compensation. The City hereby agrees to pay the Consultant, as full compensation for the complete and satisfactory performance of the Work, and all expenses and costs related thereto:

a sum not to exceed Six Thousand Dollars ($6,000.00),

as set forth on an Attachment B attached hereto and incorporated herein.

B. Additional Compensation. Any cost not specifically allowed the Consultant pursuant to Paragraph A, Basic Compensation, shall be considered Additional Compensation and must first be authorized by a written Change Order approved by the City and Consultant. If City directs or authorizes additional services not included in this Agreement to be performed, the City and Consultant shall first agree by written Change Order as to how the Consultant is to be paid. Any services provided in addition to the Work shall not entitle Consultant to additional compensation unless approved in advance and by written Change Order executed by the City and the Consultant.

III. TIME AND MANNER OF PAYMENTS

All invoices, complete with necessary support documentation, shall be submitted to the City and payment shall be made by City in a lump sum within thirty (30) days of receipt of an invoice received after satisfactory performance of the Work for the fees, prices, rates or schedule of values set forth above. When appropriate due to the nature of the Work of the Agreement, progress payments may be authorized to be made based upon completion of quantifiable/identifiable phases of the Work. If authorized by the City, a schedule of progress payments based on phases of Work completed and in such corresponding amounts as determined to be appropriate shall be set forth in Attachment C attached hereto.

IV. SCHEDULE OF WORK

Time is of the essence. The Work to be performed under the Agreement shall be commenced on or before **July 14, 2017**, shall be completed on or before **July 14, 2017**, and shall be performed so as not to delay or hinder City's schedule for the project, if applicable.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the effective date of Contract first above written.

_____	_____
Consultant	City of Wildwood
By _____	By _____
Title _____	Title _____
	ATTEST:
	_____
	DATE: _____

ATTACHMENT A – Consultant/Services Agreement General Conditions
ATTACHMENT B – Consultant Proposal
ATTACHMENT C – Progress Payment Schedule (Optional)
ATTACHMENT D – Consultant Liability Insurance Requirements

Attachment A

City of Wildwood
CONSULTANT/SERVICES AGREEMENT
GENERAL CONDITIONS

1. **Independent Consultant**. The Consultant shall be and operate as an independent Consultant in the performance of this Agreement. The Consultant shall have complete charge of the personnel engaged in the performance of the Work, and all persons employed by the Consultant shall be employees of said Consultant and not employees of the City in any respect.

2. **Assignment; Subcontracts**. This Agreement shall not be assigned to any other parties by the Consultant without the express written consent of the City. In addition, the Consultant shall not subcontract or assign any of the Work to be performed by it hereunder without the express written consent of the City except as may be set forth in Attachment B.

3. **Changes to Work and/or Compensation**. No change in the Scope of Work, Compensation or terms contained in this Agreement shall be made except as authorized in advance in writing by Change Order approved by the City and Consultant. The Consultant shall make any and all changes in the Work without invalidating this Agreement when specifically ordered to do so by written Change Order approved by the City and Consultant in advance of the Work being performed. Consultant, prior to the commencement of such changed or revised Work or request for compensation in excess of the Basic Compensation, shall promptly submit to the City a written cost or credit proposal for such changed or revised Work or additional compensation. If the City and Consultant shall not be able to agree as to the amount, either in consideration of time or compensation to be allowed or deducted, it shall nevertheless be the duty of Consultant, upon written notice from the City, to immediately proceed with such alteration or change, and Consultant shall be compensated the reasonable value of such Work. The City reserves the right to suspend Work of the Consultant upon written notification from the City if the City and Consultant are not able to agree as to matters of scope and compensation for changes to the Work.

4. **Proposals for the Work**. If the City issued a request for proposals in connection with the Work, such request for proposals and the proposal of the Consultant in response thereto, are incorporated herein by reference and made a part of this Agreement. In case of any conflicts between the request for proposals and the proposal of the Consultant, the requirements of the executed Consultant/Services Agreement shall control unless a change thereto is specifically stated in this Agreement.

5. **Indemnification**. To the fullest extent permitted by law, the Consultant agrees to defend, indemnify and hold harmless the City, its officers, engineers, representatives, agents and employees from and against any and all liabilities, damages, losses, claims or suits, including costs and attorneys' fees, for or on account of any kind of injury to person, bodily or otherwise, or death, or damage to or destruction of property, or any other circumstances, sustained by the City or others, in any way arising from consultant's breach of the Agreement or out of services and/or operations negligently performed hereunder by the Consultant, including the City's reliance on or use of the services or products provided by the Consultant under the terms of this Agreement. The Consultant shall not be liable for any loss or damage attributable solely to the negligence of the City. Consultant's sole remedy against the City for any claimed breach shall be limited to specific performance of the Agreement, including payment not to exceed the lawfully due compensation, but in no event shall the City be liable for or subject to any claim for damages, costs or attorneys' fees arising from this Agreement.

6. **Insurance**. Consultant shall furnish the City the certificates of insurance for workers' compensation, public liability, and property damage, including automobile coverage in the amounts specified by the City

in the request for proposals, if any, otherwise in the amounts stated on Attachment D. The policies of insurance shall be in such form and shall be issued by such company or companies as may be reasonably satisfactory to the City. The City and such additional persons and entities as may be deemed to have an exposure to liability as a result of the performance of the Consultant's Work, as determined by the City, shall be named as additional insured.

In addition to the foregoing, the Consultant shall maintain Professional Liability "errors and omissions" insurance in the form for the coverage's satisfactory to City as indicated in the request for proposals, if any, otherwise as stated on attached Attachment D, but in no event less than the City's sovereign immunity limits as established by RSMo. §537.610, as adjusted from time to time. The City and Consultant waive all rights against each other for damages caused by fire or other perils to the extent covered by Builder's Risk or any other property insurance, except such rights as they may have to the proceeds of such insurance. Nothing in this Agreement, or the provision of insurance, shall be deemed a waiver of sovereign immunity by the City.

7. **Multi-year contracts; Non-appropriation**. Notwithstanding any provision herein to the contrary, the City is obligated only to make the payments set forth in this Agreement as may lawfully be made from funds budgeted and appropriated for that purpose during the City's then current fiscal year at the discretion of the City. If no funds are appropriated or otherwise made legally available to make the required payments for this Agreement during the next occurring fiscal year (an "Event of Non-appropriation"), this Agreement will terminate at the end of the then current fiscal year as if terminated expressly . The failure or inability of the City to appropriate funds for this Agreement in any subsequent fiscal year shall not be deemed a breach of this Agreement by any party. If applicable, this Agreement may be annually renewed at each fiscal year by inclusion of specific appropriation for this Agreement, from year to year not to exceed the maximum renewal period or term as set forth in the Agreement.

8. **Termination**. The City shall have the right to terminate the Agreement at any time for any reason by giving the Consultant written notice to such effect. The City shall pay to the Consultant in full satisfaction and discharge of all amounts owing to the Consultant under the Agreement an amount equal to the cost of all Work performed by the Consultant up to such termination date, less all amounts previously paid to the Consultant on account of the Work performed and accepted. The Consultant shall submit to the City its statement for the aforesaid amount, in such reasonable detail as the City shall request, within thirty (30) days after such date of termination. The City shall not be liable to the Consultant for any damages on account of such termination for loss of anticipated future profits with respect to the remainder of the Work.

9. **Accounting**. During the period of this Agreement, the Consultant shall maintain books of accounts of its expenses and charges in connection with this Agreement in accordance with generally accepted accounting principles and practices. The City shall at reasonable times have access to these books and accounts to the extent required to verify all invoices submitted hereunder by the Consultant.

10. **Other Consultants**. The City reserves the right to employ other consultants in connection with the Work.

11. **Compliance with Laws**. The Consultant shall comply with all applicable City ordinances and other laws and regulations, Federal, State, and any political subdivision thereof, including but not limited to, unemployment and workers' compensation, occupational safety, worker eligibility, equal employment and affirmative action and wage and price laws insofar as applicable to the performance of the Agreement.

12. **Project Records and Work Product**. The Consultant shall provide the City with copies of all documents pertinent to the Work which shall include, without limitation, reports, correspondence, meeting minutes, and any deliverables. The City shall own all right, title and interest, including without limitations, all copyrights and intellectual property rights, to all documents and work product of the Consultant created in performance of or relating to this Agreement. Consultant agrees to take all steps

reasonably requested by the City to evidence, maintain, and defend the City's ownership rights in the work product.

13. **Site Operations**. Where appropriate, the City will arrange for right of entry to any property at the request of the Consultant for the purpose of performing studies, tests and evaluations in connection with the Work.

14. **Personnel**. The Work shall be performed exclusively by the personnel of the Consultant identified in the Consultant's proposal and no other personnel of the Consultant shall perform any of the Work without the express written approval of the City.

15. **Nondisclosure**. The Consultant agrees that it will not divulge to third parties without the written consent of the City any information obtained from or through the City in connection with the performance of this Agreement.

16. **Representations.** Consultant agrees that it has not relied on any representations or warranties of the City, oral or written, other than expressly identified in this Agreement. The parties agree the Agreement represents the entire agreement between the parties.

17. **Other Special Provisions.** The special provisions set forth on Attachments C and D are incorporated herein by reference, and made a part hereof.

Attachment B

Neil Hewitt Booking Contract

This Contract, entered into on this 19th day of Dec, 2016 is for the personal service of: Neil Hewitt for the performance described below for Wildwood, Mo (herein referred to as **EMPLOYER**)

Neil Hewitt and the undersigned Employer agree and contract as follows:

1. **NEIL HEWITT**
   ADDRESS OF ARTIST: 17745 600TH Avenue Nevada, IA 50201
2. **NAME OF EMPLOYER:** City of Wildwood
   PHONE #: 636-458-0440
   ADDRESS OF EMPLOYER 16860 MAIN STREET
   Wildwood, MO. 63040
   CONTACT: GARY CERNUS (314-629-4866)
3. **NUMBER OF MUSICIANS:** 5 (Five)
   NAME OF PLACE OF PERFORMANCE: WILDWOOD TOWN CENTER PLAZA (MUSIC ON MAIN)
4. **ADDRESS OF PERFORMANCE & DIRECTIONS:** 16860 MAIN STREET
   Wildwood, MO. 63040
5. **DATE(S) OF PERFORMANCE:** July 14th, 2017
6. **TIME(S) OF PERFORMANCE:** 6:45 - 9:00 pm
7. **WAGE AGREED UPON:** $6,000.00 (six thousand)
8. **DEPOSIT:** — $1,500.00
9. **PAYMENT OF BALANCE TO: Neil Hewitt**
   (To be made in U.S. currency of certified check at the beginning or end of performance)
10. **ADDITIONAL TERMS:** 5 hotel rooms provided by employer. (636-733-9100) Wildwood Hotel 2801 Fountain Place Wildwood, MO. 63040
11. This contract constitutes a complete and binding agreement between the employer and **NEIL HEWITT**
12. In case of breach of this contract by **EMPLOYER**, the **EMPLOYER** agrees to pay the amount stated in Section 7 as mitigated damages, plus reasonable attorney's fees, court costs, and legal interest.
13. The persons signing for **EMPLOYER and NEIL HEWITT** agree to be personally, jointly and severally liable for the terms of this contract, and has the right to enter into this agreement.
14. This agreement to perform by **NEIL HEWITT** is subject to cancellation without claim or damages payable by either party because of sickness, accident, riot, strikes, epidemic, acts of God or other legitimate conditions beyond the control of either party. Employer agrees to indemnify and hold Neil Hewitt harmless from any damage to Neil Newitt's equipment caused by the actions of employer or the actions of employer's patrons.

AGREED AND ACCEPTED BY:

_____ _____
Employer/Purchaser **Date**

AGREED AND ACCEPTED BY:

_____ 12/19/16
Artist/Producer **Date**

Attachment C

(Optional)

N/A

Consultant/Services Agreement

Progress Payment Schedule

Consultant: Date: _____

Project: Basic Compensation: $_____

Phase of Work	% of Total	Progress Payment
Phase I (describe)	_____%	$_____
Phase II (describe)	_____%	$_____
Phase III (describe)	_____%	$_____
Phase IV (describe)	_____%	$_____
Phase V (describe)	_____%	$_____

Total Basic Compensation: $_____

Attachment D

Consultant Liability Insurance Requirements

The Consultant shall purchase and maintain in full force and effect the following insurance coverage's with an insurance carrier acceptable to the City:

The policy(ies) shall be endorsed to cover the contractual liability of the Consultant under the General Conditions.

The Consultant and its Sub-consultants shall procure and maintain during the life of this Agreement insurance of the types and minimum amounts as follows:

(a) Workers' Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employers' Liability coverage in the amount of $1,000,000*.

(b) Comprehensive General Liability and Bodily Injury

Including Death:	$500,000 each person*
	$3,000,000 each occurrence*
Property Damage:	$3,000,000 each occurrence*
	$3,000,000 aggregate*

(c) Comprehensive Automobile Liability, Bodily Injury

Including Death:	$500,000 each person*
	$3,000,000 each occurrence*
Property Damage:	$3,000,000 each accident*

(d) Professional Liability

Including Death:	$500,000 each person*
	$3,000,000 each occurrence*
Property Damage:	$3,000,000 each occurrence*
	$3,000,000 aggregate*

The City's Protective policy shall name the City as the Insured. Certificates evidencing such insurance shall be furnished the City prior to Consultant commencing the Work on this project. The certificates must state "The City of Wildwood is an additional insured."

* but not less than the sovereign immunity limits established by RSMo. 537.610 et seq.

Attachment D

Consultant Liability Insurance Requirements

The Consultant shall purchase and maintain in full force and effect the following insurance coverage's with an insurance carrier acceptable to the City:

The policy(ies) shall be endorsed to cover the contractual liability of the Consultant under the General Conditions.

The Consultant and its Sub-consultants shall procure and maintain during the life of this Agreement insurance of the types and minimum amounts as follows:

(a) Workers' Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employers' Liability coverage in the amount of $1,000,000*.

(b) Comprehensive General Liability and Bodily Injury

Including Death:	$500,000 each person*
	$3,000,000 each occurrence*
Property Damage:	$3,000,000 each occurrence*
	$3,000,000 aggregate*

(c) Comprehensive Automobile Liability, Bodily Injury

Including Death:	$500,000 each person*
	$3,000,000 each occurrence*
Property Damage:	$3,000,000 each accident*

(d) Professional Liability

Including Death:	$500,000 each person*
	$3,000,000 each occurrence*
Property Damage:	$3,000,000 each occurrence*
	$3,000,000 aggregate*

The City's Protective policy shall name the City as the Insured. Certificates evidencing such insurance shall be furnished the City prior to Consultant commencing the Work on this project. The certificates must state "The City of Wildwood is an additional insured."

* but not less than the sovereign immunity limits established by RSMo. 537.610 et seq.

WILDWOOD

January 9, 2017

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

Re: Submittal of a Formal Appeal by Pulte Homes of St. Louis on an Action by Planning and Zoning Commission regarding **P.Z. 27, 28, and 29-15 Valley Road Subdivision, Pulte Homes of St. Louis, L.L.C., 16305 Swingley Road, Suite 350, Chesterfield, Missouri 63017**

Council Members:

The City Clerk has received the required paperwork and fee from **Pulte Homes of St. Louis, L.L.C** regarding its intent to appeal a decision of denial by the Planning and Zoning Commission upon its application for a Master Plan Conceptual Land Use Category change and, thereafter, a request for a change in the subject site's zoning district classification, along with the application of a Planned Residential Development Overlay District (PRD). This set of requests was submitted for a one hundred twenty-four (124) acre property that is located on the west side of Valley Road, north of Peppermill Drive. The intent of this set of requests was to increase the allowable density of housing units on the site from one (1) per every three (3) acres of area to one (1) for every acre of area. If the Master Plan change had been granted, the rezoning and application of the Planned Residential Development Overlay District would have allowed up to eighty-one (81) lots to be developed on the overall site, with almost forty (40) acres preserved as-is for future public space uses and activities. These requests did not have any community support.

The Department of Planning supported the Master Plan Conceptual Land Use Category change for a certain portion of the overall site, but not all of the one hundred twenty-four (124) acre area, while the Planning and Zoning Commission recommended its denial by a unanimous vote. The Planning and Zoning Commission's reasons for this action are identified in its attached Letter of Recommendation. This matter has yet to be presented to the City Council, but, with the appeal now being submitted by the petitioner, all components of the overall request should be referred to the Planning and Parks Committee for review and recommendation, per the following regulations in this regard:

Chapter 415. Zoning Regulations
Section 415.530. Appeal and Protest Procedure For Change of Zoning and Special Procedures.
[Ord. No. 1324 App. A §1003.193, 8-14-2006]

A. *Scope Of Provisions.* This Section contains the regulations governing the filing and review of an appeal or protest from a Planning Commission decision or recommendation regarding a change of zoning or special procedure authorized under Sections 415.500 "Conditional Use Permits" and 415.520 "Landmark and Preservation Area".

B. *Statement Of Intent.* The purpose of this Section is to provide a formal method by which a petitioner may request further consideration by the City Council of a Planning Commission denial or recommendation of denial of a change of zoning or certain special procedures as specified herein; and to provide a formal method by which the owners of property located within a specified proximity to a petitioned tract of land may present to the City Council a petition and statement of their opposition to a Planning Commission decision or recommendation of approval of a change of zoning or certain special procedures as specified herein.

C. *Filing Of Appeal Or Protest.* The following regulations shall govern the filing of an appeal or protest:

1. *Appeal by petitioner to decision or recommendation of denial.* Upon the denial or recommendation of denial by the Planning Commission of an application for a change of zoning or certain special procedure as specified herein, the applicant may file an appeal with the City Council requesting a determination from that body. The appeal shall be filed within thirty (30) days after the Planning Commission decision (or if the filing date falls on a weekend or holiday, the next regular business day). The appeal shall be submitted in writing to the City Council and shall be filed in duplicate with the City Clerk accompanied by a fee of two hundred dollars ($200.00). In the case of a special procedure, the applicant shall state in the appeal how the application, as initially filed or subsequently modified, meets the criteria set forth in the regulations of the special procedure in question.

2. *Protest by nearby property owners to recommendation of approval.* Owners of thirty percent (30%) (by area exclusive of streets and alleys) of the property within one hundred eighty-five (185) feet of the property in question may file a protest with the City Council against the Planning Commission's decision or recommendation of approval of a change of zoning or special procedure as specified herein. The protest shall be filed within eighteen (18) days after the Planning Commission decision (or if the filing date falls on a weekend or holiday, the next regular business day). The protest shall be in writing and shall be filed in duplicate with the City Clerk accompanied by the signatures of property owners in opposition, each signature being individually acknowledged. In the case of a special procedure, the protest shall include notarized verification from the person(s) collecting protestants' signatures that all signatures are correct and real. The protest shall specifically state how the application, as initially filed or subsequently modified, fails to meet the criteria set forth in the regulations of the special procedure in question.

D. *Review Of Appeal Or Protest.* The following regulations shall govern the review of an appeal or protest:

1. *Referral of appeal or protest to Planning and Zoning Committee.* Upon receipt of an appeal or a protest, the City Council shall refer it to the Planning and Zoning Committee.

2. *Public hearing by the City Council.* Before acting on any appeal or protest the City Council or its Committee on Planning and Zoning shall set the matter for hearing. The City Council shall give written notice of such hearing to the applicant and all other persons who appeared and spoke in opposition to the application at the public hearing before the Planning Commission or to the protestants in the case of a protest. The applicant and the protestants in the case of a protest shall be heard at the hearing. In addition, any other person or persons who, in the discretion of the City Council, will be aggrieved by any decision or action with respect to an appeal or protest may also be heard at the hearing.

3. *City Council decision.* Following the hearing by the City Council or its Committee on Planning and Zoning on an appealed or protested application, the City Council may affirm, reverse or modify, in whole or in part, any determination of the Planning Commission. No ordinance relating to a protested zoning or a zoning or special procedure which is contrary to a recommendation of a majority of the Planning Commission shall be adopted by the City Council only upon an affirmative vote of two-thirds (2/3) of the members of the whole City Council. In all other instances, a majority vote of the whole City Council shall be required to approve, deny or modify any recommendation of the Planning Commission with respect to a change of zoning or special procedure. A valid protest petition shall have the effect of extending the time for introduction of a bill beyond the ninety (90) day period established in Section 415.560 of this Chapter.

Accordingly, at tonight's meeting, the City Council will be asked to forward to the Planning and Parks Committee this appeal for its consideration and action. Thereafter, the Committee members will schedule a meeting upon the matter and take the needed steps to prepare a recommendation for presentation to the City Council at a future meeting of it.

If any of the City Council members should have questions or comments in this regard, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your review of this information and requested action on the same.

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
Matt Segal, Pulte Group of St. Louis, L.L.C.

STOCK & ASSOCIATES
Consulting Engineers, Inc.

December 16, 2016

Via E-Mail (liz@cityofwildwood.com) & Hand Delivery

City of Wildwood
16860 Main Street
Wildwood, MO 63040

Attention: Ms. Elizabeth Weiss, City Clerk

Re: **P.Z. 27, 28, and 29-15 Valley Road Subdivision, Pulte Homes of St. Louis, LLC.**
16305 Swingley Road, Suite 350, Chesterfield, MO 63017
Formal Appeal - (Stock Project No. 214-5466)

Dear Mayor Bowlin and Councilmembers:

Ward One:	Larry McGowen and Glen DeHart
Ward Two:	Ray Manton and Ed Marshall
Ward Three:	Sue Cullinane and Jim Baugus
Ward Four:	Katie Dodwell and Mark Cox
Ward Five:	Debra Smith McCutchen and Dave Bertolino
Ward Six:	Greg Alexander and Jerry Porter
Ward Seven:	Greg Stine and Jeff Levitt
Ward Eight:	Joe Garritano and Larry Goodson

On behalf of Pulte Homes of St. Louis, LLC, we respectfully request an Appeal, and request a Public Hearing at City Council for the proposed Valley Road Subdivision. This Appeal is in response to the recommendation of Denial by the Planning Commission on 11/21/2016 and cancellation of a Public Hearing by the City Council on 12/12/2016.

A summary of the requested changes is listed below, and is per the City Council Agenda dated December 12, 2016:

VII. PUBLIC HEARING(S)/HEARING(S)

A. CANCELLED "REVISED" – P.Z. 27, 28, And 29-15 Valley Road Subdivision, Pulte Homes of St. Louis, L.L.C., 16305 Swingley Road, Suite 350, Chesterfield, Missouri 63017.

A request for a change to the Master Plan's Conceptual Land se Categories Map from the Non-Urban Residential Area to the Sub-Urban Residential Area. Accompanying this Mater Plan change would also be an amendment to the City's Comprehensive Zoning Plan of the Charter, which is the Master Plan's Conceptual Land Use Categories Map. These

257 CHESTERFIELD BUSINESS PARKWAY •ST. LOUIS, MO 63005 •(636) 530-9100
Fax (636) 530-9130 • E-MAIL ADDRESS: general@stockassoc.com

amendments apply only to eighty-seven (87) acres of the overall one hundred twenty-four (124) acre site, with the remaining thirty-seven (37) acres not affected by this requested action. Additionally, requests for a change in zoning from the NU Non-Urban Residence District to the R-1 One Acre Residence District, with an application of a Planned Residential Development Overlay District (PRD), have been submitted for this same eighty-seven (87) acre area that is located on the west side of Valley Road north of Peppermill Drive (Locator Numbers: 21U5202874, 21U610242, and 2OU210014/Street Addresses: 2443 and 2485 Valley Road and 2121 Quaethem Drive). Proposed Use: ***A total of eighty-one (81) individual lots, with common ground, and required public space areas.*** *(Ward Two)*

During this process, starting with a meeting with City Staff on 12/31/2016 and continuing with several meetings with citizens, public officials, and City Staff, we have studied and addressed concerns with Density, Drainage, and Traffic.

December 31, 2016 – Submittal of 116 lot. Plan and meeting with City Staff.

January 29, 2016 – City Staff Comment Letter.

March 8, 2016 – Submittal to City (116 Lot Plan) addresses staff comments.

February 4, 2016 – Town Hall Meeting with neighbors (at Crestview School).

March 30, 2016 – City Staff Comment Letter.

April 8, 2016 – Submittal to City (116 Lot Plan) addressing staff comments and neighbors' concerns.

April 27, 2016 – Meeting with City Staff, Mayor Bowling, and Councilmember Ray Manton

May 2, 2016 – Planning Commission Public Hearing. 116 Lots proposed.

June 6, 2016 – Meeting with City Staff

June 30, 2016 – 98 Lot Plan submitted to the City addressing Public Hearing comments.

July 5, 2016 – Staff Draft Report issued. Six Environmental Regulation concerns were listed.

July 13, 2016 – Meeting with City Staff.

July 28, 2016 – Discussion with City Staff

August 10, 2016 – 81-Lot Plan submitted to the City. The plan addressed The Environmental Regulation concerns.

October 3, 2016 – Planning Commission Public Hearing – 81-Lot Plan.

November 21, 2016 – Planning Commission Meeting – 81-Lot Plan. Vote of Denial of requests.

December 12, 2016 – City Council Meeting. Cancellation of Public Hearing.

It should be noted the City's Information Report dated November 21, 2016 (attached) supported the change to the Masterplan. An excerpt is shown below:

"Summary and Recommendation –

For all of the reasons set forth herein, the Department is recommending a change to the Conceptual Land Use Classification of the Masterplan for a portion of the eighty (80) acre tract of land to allow for its development under the requirements of the Sub-Urban Residential Area definition, or no more than one (1) lot for every acre of ground. This portion of this eighty (80) acre tract of land would be as defined by the following description: the extent of Sub-Urban Residential Area would be approximately 1,000 feet from the southern boundary of the subject site (northwardly into it)."

In conclusion, we request an Appeal for our right to a Public Hearing at City Council for this proposed Valley Road Subdivision project.

Should you have any questions or comments, please call to discuss.

Sincerely,

Chris Mueller

Chris Mueller, P.E.,
Associate

CC: Mr. Matt Segal – Pulte Group (Matthew.Segal@PulteGroup.com)
Mr. B.J. Keane – Pulte Group (Benjamin.Keane@PulteGroup.com)
Mr. George M. Stock, P.E., President

OLD BUSINESS **AGENDA ITEM**

WILDWOOD

INFORMATION REPORT

City of Wildwood, Missouri
Prepared by the Department of Planning
Draft Date: November 21, 2016
"Planning Tomorrow Today"

Petition Nos.:	**P.Z. 27, 28, and 29-15**
Petitioner:	**Valley Road Subdivision, Pulte Homes of St. Louis, L.L.C., 16305 Swingley Road, Suite 350, Chesterfield, Missouri 63017**
Request:	A request for a change to the Master Plan's Conceptual Land Use Categories Map from the Non-Urban Residential Area to the Sub-Urban Residential Area. Accompanying this Master Plan change would also be an amendment to the City's Comprehensive Zoning Plan of the Charter, which is the Master Plan's Conceptual Land Use Categories Map. These amendments apply only to eighty-seven (87) acres of the overall one hundred twenty-four (124) acre site, with the remaining thirty-seven (37) acres not affected by this requested action. Additionally, requests for a change in zoning from the NU Non-Urban Residence District to the R-1 One Acre Residence District, with an application of a Planned Residential Development Overlay District (PRD), have been submitted for this same eighty-seven (87) acre area that is located on the west side of Valley Road, north of Peppermill Drive (Locator Numbers: 21U520284, 21U610242, and 20U210014/Street Addresses: 2443 and 2485 Valley Road and 2121 Quaethem Drive). **Proposed Use: A total of eighty-one (81) individual lots, with common ground, and required public space areas.**
Tract Size:	124 acres
Location:	West side of Valley Road, north of Peppermill Drive (Locator Numbers: 21U520284, 21U610242, and 20U210014/Street Addresses: 2443 and 2485 Valley Road and 2121 Quaethem Drive)
Hearing Date:	May 2, 2016 and October 3, 2016
Date and Vote on Information Report:	November 21, 2016 - TBD
Report:	Attachment A
Plan Sheets:	Attachment B
Background Information:	Attachment C

Fire District:	Metro West and Monarch
School District:	Rockwood
Police:	St. Louis County Police Department – Wildwood Precinct
Ward:	Two
Recommendation:	The Department recommends the Master Plan change be granted for a lesser amount of the site, per its past recommendation on this set of properties from 2006.

ATTACHMENT A - REPORT

Area Synopsis (includes land use and zoning history) –

The site of this request is one (1) of the largest, remaining contiguous parcels of ground located within the City of Wildwood. This parcel of ground is one hundred twenty-four (124) acres in overall size and consists of three (3) separate lots of record. Access to these three (3) lots is via Valley Road, with two (2) stub streets along its southern boundary, which originate from the Brentmoor Place Subdivision. These two (2) stub streets include Peppermill Drive and Peppermill Ridge Drive. The three (3) lots, when combined, being that all are approximately rectangular or square in shape, form a L-shaped tract of land.

The principal access to this large parcel of ground has always been from Valley Road, along a single lane width driveway. This driveway trends west from Valley Road, climbs a hill, and follows the southern boundary of the site to the area where the former residence used to be situated, until its removal many years ago. This driveway has restricted access at this time and is in poor condition. No other paved surfaces exist on the property, other than what appears to have been the driveway apron at the former location of the garage that was in association with the dwelling.

Valley Road is a City-maintained roadway that is two (2) lanes in width. This roadway has an asphalt surface, with no sidewalks, but limited shoulders, which includes earthen swales for stormwater runoff and its management. The right-of-way width varies, depending on development proposals that have been authorized along it over time, which were required to provide dedications of land toward increasing it in width. The roadway has a north/south alignment along petitioner's frontage and traffic volumes are moderate. The surrounding land use pattern that is served by this roadway is all-residential in nature at this time. This roadway is maintained by the City of Wildwood.

The two (2) stub streets were platted at the time of the development of the Brentmoor Place Subdivision. These stub streets are Peppermill Drive and Peppermill Ridge Drive and were designed and constructed according to St. Louis County Standards, which given their age, includes fifty (50) foot wide rights-of-way areas. The roadways are two (2) lanes in width, with rolled curbs, and sidewalks on both sides of the street, improved stormwater management facilities, and mature street trees, being located in the respective tree lawn areas on both sides of the public right--of-way. Traffic is light and all residential in nature. These streets are maintained by the City of Wildwood.

The site is located in the Caulks Creek Watershed, one (1) of the largest in size within the City of Wildwood. This watershed has also experienced the greatest amount of growth in the last thirty-five (35) years and the creek itself has been significantly degraded. A major tributary of Caulks Creek meanders through the subject site in a north/south direction toward Valley Road. This subject site is also very diverse in terms of its physical characteristics. The site has rolling topography, with some slopes exceeding thirty (30) percent. Overall relief of the site is 156 feet. The soils are generally clay, with silty loam, and include chert nodules appearing in many of the soil profiles. Despite some unfavorable soils, the property has many large expanses of woodlands, which led to a permitted timber harvest in 2010, which the property is still recovering from at this time. At least two (2) of the site's major ridgelines are overgrown fields, which would indicate at one time, they were areas of lawn and/or pasture.

The property is currently vacant and has been for a number of years. As noted earlier in his report, it appears to have had a number of buildings and structures upon it over the years, with remnants of them apparent on the site. Beside the aforementioned residence near the southern boundary of the site, a small outbuilding foundation is just to the west of it. Along with these two (2) former structures/buildings, the property has the old driveway.

The current zoning district designation of this property is NU Non-Urban Residence District, which has been in place on these lots since 1995. Prior to 1995, St. Louis County designated these lots NU Non-Urban District, which was a holding category for future land use changes. However, despite being a holding category for future land use determinations, it did establish the three (3) acre minimum lot size that now defines much of the City of Wildwood in 2016. The area around the subject site is a mix of zoning district designations and reflected in the summary of land use patterns provided below:

To the North: Abutting in this direction are two (2), large NU Non-Urban Residence District zoned parcels of ground, being twenty-five (25) and forty (40) acres in size. Beyond these properties is the Strecker/Valley Roads intersection and Caulks Creek, at its confluence with a major tributary (Shotwell Creek).

To the East: Located in this direction is the Pleasant Valley Meadows Subdivision, a thirty (30) lot development, with common ground, zoned R-1 One Acre Residence District and R-1A 22,000 square foot Residence District, with a Planned Environment Unit approved by St. Louis County in 1984. Directly east is a sixteen (16) lot development, zoned NU Non-Urban Residence District, also approved by St. Louis County in the late 1970's, a few three (3) acre tracts of land, and Valley Road. Across Valley Road is the Forest Hills Golf & Country Club, in the City of Clarkson Valley, and Powders Mill Subdivision, a twenty-eight (28) lot residential development, with common ground, which is zoned R-1 One Acre Residence District, with a Residential Design Development Procedure approved by St. Louis County in 1978. This subdivision is located in the City of Wildwood.

To the South: Adjoining in this direction is the Brentmoor Place Subdivision, zoned R-1 One Acre Residence District and R-1A 22,000 square foot Residence District, with a Planned Environment Unit, by St. Louis County in 1978 for one hundred ten (110) lots, with common ground, which has been

amended by the City of Wildwood to allow for one (1) additional lot. Further south is the Wynncrest Subdivision and Addition, seventy-two (72) and fifty-nine (59) lots respectively. These residential developments are zoned R-1A 22,000 square foot Residence District, with Planned Residential Development Overlay Districts. Levinson Homes and Fischer and Fritchel completed the original three (3) plats of this residential subdivision. Wynncrest Addition has an additional two (2) plats.

To the West: Adjacent in this direction are a number of private properties, including lots within the Forest Gate and Quaethem Farm Estates Subdivisions, both containing nine (9) lots, and all zoned NU Non-Urban Residence District. These lots are three (3) acres or greater in size. Further west is Wildwood Meadows Estates, a twenty-seven (27) lot residential subdivision, zoned R-1A 22,000 square foot Residence District and FPR-1A Floodplain 22,000 square foot Residence District, with a Planned Residential Development Overlay District. Beyond these tracts of land is Strecker Road, paralleling Caulks Creek.

Current Request - Revised October 3, 2016 -

The petitioner is seeking to develop this approximately one hundred twenty-four (124) acre site with at least eighty-one (81) single family dwellings on individual lots. This number of dwellings and lots have changed since the first public hearing was held on this matter (May 2016) and been reduced by a total of thirty-six (36). Along with the dwellings and lots that are planned on this parcel of ground, the developer is proposing to provide common ground and public space for the purposes of compliance to the City's requirements in this regard. The amount of common ground is approximately 85 acres in size, with public space planned at a minimum of thirty-seven (37) acres of the overall area. The site would be served by a system of internal roadways that would access via Valley Road, under the current design. The petitioner is indicating the extension of two (2) stub streets, but designed as secondary emergency access and for pedestrian/bicycle movements only.

The petitioner noted at the first public hearing the following highlights of this proposed project and the units to be constructed in conjunction with the development of this site:

1. The units would be divided into two (2) villages – east and west - one of which would be intended to have full maintenance of the grounds, despite the dwellings being located on individual lots. This approach would be focused on empty nesters, which would like to stay in Wildwood, but no longer have the desire to maintain a large lot.
2. The lots will all exceed 15,000 square feet in size. These lots will generally be placed on two (2) well-defined ridgelines that are located on the site.
3. The widths of the lots appear to be approximately ninety (90) feet at the front building lines, which will allow the individual properties to accommodate three (3) car garages, if chosen. Not all of the lots can accommodate three (3) car garages, given the planned grades in the immediate vicinity.
4. The design preserves approximately 90 acres of the site's existing tree canopy, which is also part of the protected area, via the application of the City's Natural Resource Protection Standards.

5. The application of the Natural Resource Protection Standards onto this site requires a minimum of forty-one (41) acres of it to be preserved in perpetuity, with no disturbance.
6. The amount of creditable public space exceeds 28 acres and is the area of the site that is north of the Ameren Missouri high voltage transmission towers and lines. This transmission line easement is significant in size, with a width of two hundred fifty (250) feet. The towers located therein exceed one hundred (100) feet in height.
7. The management of stormwater is planned through a system of basins and bio-retention facilities. The bio-retention facilities include plantings suitable for these wet types of environments.
8. The terrain of the property requires the installation of some retaining walls, including near the entry into the development, along with other locations on the site, specifically in conjunction with some of the stormwater facilities.
9. The sizes of certain lots were increased to address the compatibility issue with abutting areas in the Brentmoor Place Subdivision. These are now approximately one-half (½) acre in size and separated from the abutting subdivision by a thirty-eight (38) foot wide common ground strip.
10. The lots abutting the perimeter of the site elsewhere on the property have been relocated to increase the amount of separation between the existing residences and the new homesites.
11. The northern section of the tract of land, approximately thirty-seven (37) acres of the site, is now shown as being retained as a common ground element, with a trail system as the only use of it. Additionally, this area is not included as part of the requested Master Plan change to the Conceptual Land Use Category Classification element of this document. The proposed stormwater management facilities have been modified reflecting past proximity to the existing water features, thereby lessening associated impacts caused by nearby disturbance.

As part of the revised application for the Master Plan change to the current land use designation (Non-Urban Residential Area to Sub-Urban Residential Area for now one (1) of the three (3) subject properties, since the smallest lot is designated Sub-Urban Residential Area at this current time), and the accompanying rezoning and application of the Planned Residential Development Overlay District (PRD), a Preliminary Development Plan must be provided. This plan details other information about the project, which, in this case, includes the following items:

1. The street grades range up to twelve (12) to fifteen (15) percent in certain locations due to the desire of the petitioner to limit grading on the site.
2. The revised plan indicates that buffer distances between the rear of proposed lots and the nearby three (3) acre subdivisions have been increased along the northern, southern, and eastern boundaries of the site.
3. The petitioner proposes extensive landscaping in association with this project, which includes the City's required street tree plantings, along with the plantings required in the bio-retention areas that are set forth by the Metropolitan St. Louis Sewer District (MSD).
4. The area of proposed public space, north of the Ameren Missouri transmission easement area includes a natural surface trail system, with one (1) trailhead to be established in association with it.

5. The systems of internal roadways/streets, which are to be public in nature, are defined within a forty (40) foot right-of-way area, with the pavement width at twenty-six (26) feet. Sidewalks are indicated on both sides of these proposed streets. Easements are indicated on both sides of the rights-of-way edges for utility and other purposes.
6. The petitioner has provided both a Traffic Analysis for access and use of Valley Road and a Stormwater Management Study for the overall project and, according to the petitioner's engineer, both indicate the planned improvements and systems will accommodate the increase in use of the subject property via the existing, and proposed, infrastructure and utility networks.

Analysis -

MASTER PLAN UPDATE PROCESS - 2016 >>> The development of the site for the requested residential use requires a Master Plan change, which has been the major focus of the comments during the public hearing processes (two (2) of them have been held) and from the Commission members' inquiries as well. This change that is requested to the Master Plan is a major consideration onto itself, but complicated by the City's recently completed update process concluded in May 2016. This update process, as the Commission is aware, included a discussion of land use and changes to properties within the City. This set of properties was considered, as part of the update process, but was filed late and had very little discussion associated with it, which was negative by the volunteer committee and the Planning and Zoning Commission.

The discussion of this set of properties during the update of the Master Plan was about a similar residential project of this nature, but with a greater number of lots. The petitioner of the request described the appropriateness of the site for a suburban type of development of residential uses, but not at a three (3) acre density. The appropriateness of a suburban type of project on the set of properties was based upon the petitioner's belief the surrounding development pattern of land use supported it, the topography of the site was favorable for it, and the planned infrastructure, including existing roads, and utilities could accommodate the increased demand created by the new dwellings associated with the property. Also, the petitioner noted the development would address some negative issues associated with the current condition of the property, including stormwater runoff.

The volunteer committee charged with the update of the Master Plan did not agree and recommended against a change. The Committee stated the change came too late in its process for full review and noted that, if the proposal is appropriate, it should be submitted to the Planning and Zoning Commission for its consideration, at its convenience, regardless of its decision in this regard. With this action by the Committee completed, and the Planning and Zoning Commission concurring with it, no change to the Master Plan was granted. This action was then endorsed by the City Council.

APPLICATION PROCESS - EARLY 2016 >>> The petitioner did proceed forward with a submittal to the Planning and Zoning Commission of a plan for the development of this set of properties for 116 single family dwellings on individuals lots, with a minimum size of 15,000 square

feet or more. This proposal would require the Master Plan's Conceptual Land Use Classification of the property to be changed from Non-Urban Residential Area to Sub-Urban Residential Area. This Master Plan change was the same as sought by the same petitioner during the update of the document in 2015 and 2016. Besides the Master Plan change, the petitioner also sought a modification in the site's zoning district designation and then the use of the Planned Residential Development Overlay District (PRD) on the property as well. Collectively, the three (3) referenced land use and zoning components were needed to allow for this type of project to proceed to development, if supported by the Planning and Zoning Commission and City Council.

In reviewing the formal requests submitted by the petitioner to the City of Wildwood in early 2016, the Planning and Zoning Commission denied all three (3) of them due to considerations relating to the Master Plan process that had been recently completed and concerns about the density of the site creating increased traffic, more stormwater runoff, and other issues for the surrounding neighborhoods and nearby lots. Additionally, in the Department's Information Report, it was noted that many components of the planned design of the site for development purposes created disturbance in many of the more environmentally sensitive areas of the property, particularly within the defined system of ephemeral drainageways, while also having limited buffer distances between the proposed new homesites and existing three (3) acre or greater properties abutting the boundaries of the subject site. Specifically, these concerns were identified as following:

1. Land disturbance is planned within fifty (50) feet of a major creek tributary located on the property (Grading Code).
2. Portions of the creek are further disturbed by the installation of dry detention basins (Natural Resource Protection Standards).
3. Ephemeral drainageways are disturbed and utilized for the purposes of constructing improvements, utilities, infrastructure, and homesites (Natural Resource Protection Standards).
4. Sloped areas, greater than thirty (30) percent, which are one hundred percent (100%) protected under the Natural Resource Protection Standards of the City's Subdivision and Development Regulations, are disturbed.
5. Tree preservation characteristics suffer on a number of lots due to planned grading (Tree Preservation and Restoration Standards).
6. Stormwater improvements are placed in the perimeter setback areas of the parcel of ground, which leads to disturbance in protected locations (Grading Code).

With these concerns and others, the Planning and Zoning Commission agreed to allow the petitioner to postpone action on this matter and have it undertake a review of the considerations for potential changes. The summary of this discussion can be described as follows:

1. The Department of Planning has determined the requested change to the Master Plan Conceptual Land Use Category for these properties is not appropriate and not supported by the environmental characteristics of the properties or the City's most recent review of this same request by the Master Plan Advisory Committee during the update of this planning

document in 2016. The group of twenty-three (23) volunteers denied the request, as did the Planning and Zoning Commission and the City Council.

2. The petitioner has premised the design of this property on considerations not authorized by the Master Plan.
3. The City's Charter precludes the approval of a zoning change request that is not consistent with the Comprehensive Zoning Plan, which is the Conceptual Land Use Categories Map of the Master Plan.
4. The nature of these requests, if approved, would create an unwanted precedence for the City in the future.

APPLICATION PROCESS - LATE 2016 >>> Given the postponement in this regard, the petitioner respond with a revised plan that reduced the lot count substantially, from 116 to 81 in total, while attempting to address all of the environmental considerations that had been identified in the Department's Information Report from the July 2016 meeting of the Planning and Zoning Commission. This revised proposal was submitted to the Planning and Zoning Commission at a second public hearing held on October 3, 2016, given the major modifications that had been offered by the revised design. This revised plan also eliminated approximately 37 acres of the site from the request to change the tract of land's Master Plan's Conceptual Land Use Classification from Non-Urban Residential Area to Sub-Urban Residential Area, which, for all intents and purposes, reduced the request to one (1) lot, and a small portion of another property forming the overall site (the largest of them though, at eighty (80) acres). This revised proposal is the subject of this review provided within this Information Report (see 'Current Request' Section of this report for a more detailed description of all of the changes).

BACKGROUND INFORMATION FOR RECOMMENDATION ON REQUESTED MASTER PLAN CHANGE >>> Since 2005, the Department has been asked by different development interests to consider changes to two (2) of the three (3) properties that form the overall tract of land that is the subject of these requests and currently designated Non-Urban Residential Area. The first request for such a Master Plan change to the Conceptual Land Use Classifications was as part of the first of the Master Plan Update processes that was undertaken by the City. Between the 2006 adoption date and the more recent update of the Master Plan in 2016, the Department has not been asked by any development interests for the use of these properties for three (3) acre lots developed under 'Large Lot Subdivision' provisions of the City's *Subdivision and Development Regulations*.

In 2005, during the update process associated with the Master Plan, the volunteer committee and the Department offered an opportunity for any property owner in the City to request or comment on current land use designations of their respective property. At that time, Levinson Building and Realty Corporation submitted a request for the change of the current subject site from Non-Urban Residential Area to Sub-Urban Residential Area to accommodate the use of it for one hundred thirty (130) homesites. This particular plan was very disruptive to the site and, for all intents and purposes, caused significant alterations to all parts of its landscape.

The volunteer committee and the Department of Planning considered this request, as part of the 2006 update of the Master Plan, and neither supported the proposal submitted by Levinson

Building and Realty Corporation. In recommending denial of the requested land use change to this tract of land, the Department of Planning noted in its recommendation the following observation in this regard:

> *"The Department believes the current designation of the Master Plan is appropriate for the properties under consideration, except that a Sub-Urban Residential Area component be considered favorably along the northern boundary of the Brentmoor Place Subdivision and the southern section of the overall tract of land under consideration. The Department noted that access to Valley Road and two (2) stub streets, along with the availability of all utilities, are main factors in this recommendation. Additionally, the Department believes the site's physical characteristics accommodate a slightly greater density in the southern section of the site, where several major ridgelines trend out of the Brentmoor Place Subdivision onto the property. The extent of Sub-Urban Area would be approximately 1,000 feet from the southern boundary of the subject site (northwardly into it). The remainder of the property would remain Non-Urban Residential Area."*

The volunteer committee in place and charged with making the recommendations on these matters at that time rejected the request and the Department's partial recommendation for a change to the land use designation upon a portion of this site. Therefore, the tract of land retained the Non-Urban Residential Area designation upon its entirety for the next ten (10) years.

As noted earlier in this report, under the heading "Master Plan Update Process - 2016," another volunteer committee rejected a similar request. In the minutes from the land use meeting held by the volunteer committee (November 3, 2016), the Department noted the following regarding this site: "The property may offer an opportunity for a mixed land use designation under the Master Plan, but such a decision would have to be based upon a defined concept for its use and greater understanding of the site's physical characteristics." Although the Department did not recommend a change, it again noted, as in 2006, a mixed land use designation might be appropriate under the applicable parameters. The petitioner, in this current case, has noted, as part of its presentations on its proposal for the development of these properties, the Department's past support for such a possible change, under the appropriate design of the site, relative to its characteristics and surrounding land use.

RECOMMENDATION ON REQUESTED MASTER PLAN CHANGE >>> In reviewing this past information and the recommendations in this regard, the Department remains supportive of a mixed land use designation on this site. In this case, a specific and improved plan for its use has been presented by the petitioner, which currently limits the number of lots to eighty-one (81) in total. In 2006 and 2016, the design of the site and its ultimate use were key characteristics in both volunteer committees not supporting such a change to the Master Plan for this land use designation of the properties. However, the Department believes it needs to be consistent in its actions and is recommending the following in terms of the mixed designation - ***"The extent of Sub-Urban Area would be approximately 1,000 feet from the southern boundary of the subject site (northwardly into it). The remain of the property would remain Non-Urban Residential Area."*** This

recommendation is identical to the 2006 discussion on this site and the Department's position on the same.

This recommendation would ensure the development of this site, via a one (1) acre maximum density under the Sub-Urban Residential Area designation, be limited and allow a true transitional type of use of the property, one (1) and three (3) acre densities of residential lots and land uses. The Department believes the rationales provided in 2006 regarding surrounding land use, topography, utilities, and other factors remain unchanged after ten (10) plus years.

The lack of change in the area, and its characteristics, were key factors in the Department's 2006 recommendation on this property to the Master Plan volunteer committee, and have not changed, and include the following:

1. The surrounding zoning pattern remains unchanged.
2. The surrounding land use pattern of residential uses remains unchanged.
3. The surrounding network of streets and roadways remain unchanged.
4. The utility network is still available to the site.
5. The topography of the site has not been altered by land disturbance activities.

It is important to note this recommendation relating to the extent of Sub-Urban Residential Area designation is not identical to the plan that has been submitted by the petitioner for the zoning change of the property and the application of the Planned Residential Development Overlay District (PRD). The extent of the Sub-Urban Residential Area does not extend as far north into the site as the petitioner is requesting with this submitted design proposal. This difference would require the plan to be revised and submitted for review and preparation of the final recommendation on the rezoning and special procedures requests. Therefore, the Department has not prepared a recommendation in this regard, given the anticipated changes to the plan. However, if the Planning and Zoning Commission supports the Master Plan change recommended by the Department, the next step in this process would be for it to complete the recommendation process for the zoning and special procedures permit and provide conditions for its development. Conversely, if the Planning and Zoning Commission does not support the Master Plan recommendation, the zoning change and special procedures permit application become moot.

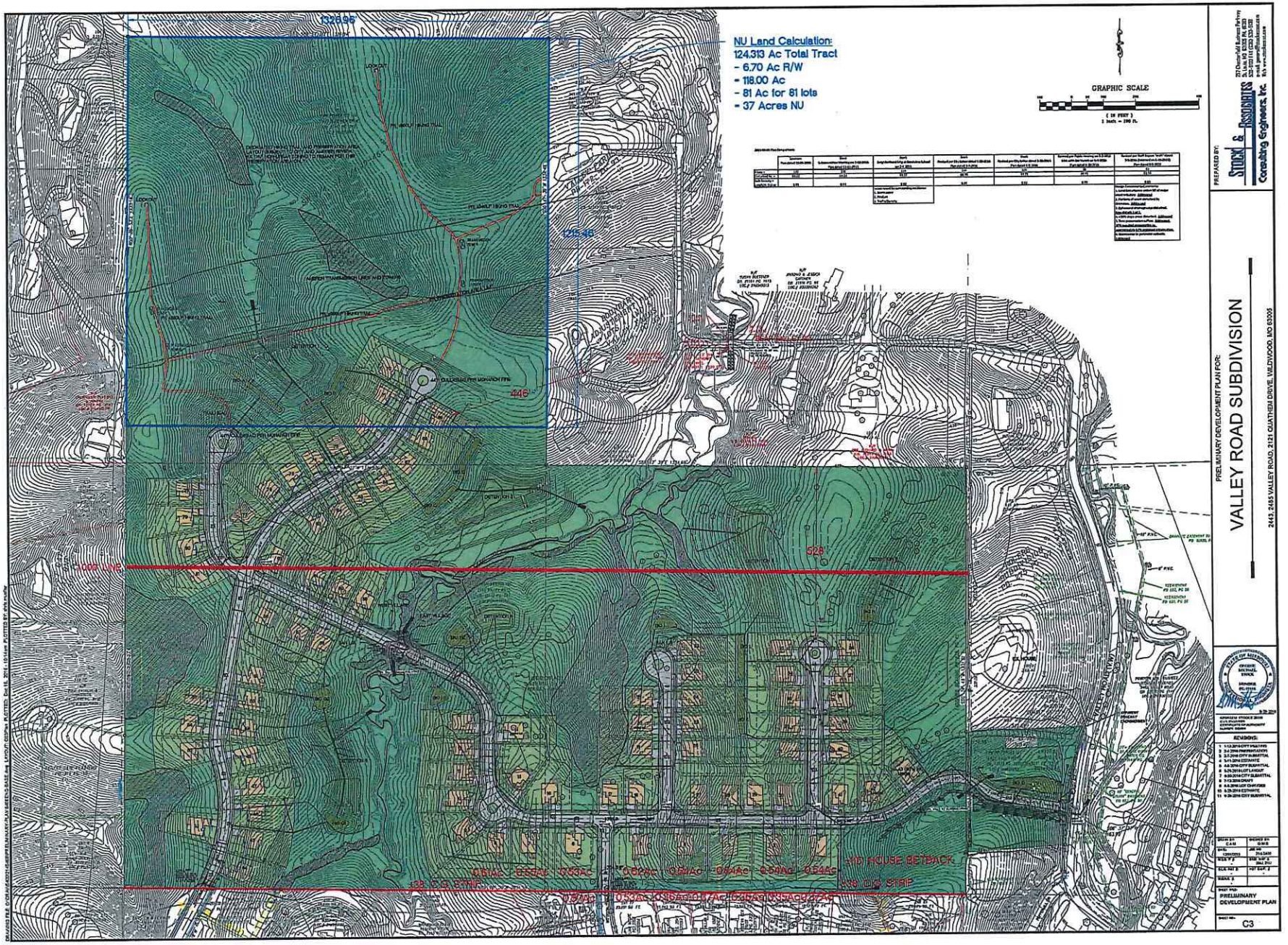
As part of this recommendation relating to the Master Plan, the Department would also state that approximately sixty-four (64) acres of the site would be designated Sub-Urban Residential Area, with the remaining sixty (60) acres retaining the Non-Urban Residential Area designation. The sixty-four (64) acre area of Sub-Urban Residential could yield up to sixty (60) lots (approximation), while the remaining sixty (60) acres of Non-Urban Residential Area could yield up to twenty (20), three (3) acre lots (or, alternatively, twenty (20), one (1) acre lots, with the use of the Planned Residential Development Overlay District procedure, if considered appropriate in this instance). These larger lots would abut the similar development pattern to the east and west of the subject site. Collectively, the two (2) land use designations could yield eighty (80) total lots, or one (1) less lot that currently requested as part of this proposal, but would represent a more precise definition of a transitional land use pattern. Much of this consideration relative to the three (3) acre pattern being

retained on half of the site relates to the recent discussions held by the Planning and Zoning Commission on 1971 Pond Road and Auburn Ridge, where it was apparent that common ground and clustering of lots to create contiguous open space and undisturbed areas is not as preferred as the large lots themselves.

Summary and Recommendation -

For all of the reasons set forth herein, the Department is recommending a change to the Conceptual Land Use Classification of the Master Plan for a portion of the eighty (80) acre tract of land to allow for its development under the requirements of the Sub-Urban Residential Area definition, or no more than one (1) lot for every acre of ground. This portion of this eighty (80) acre tract of land would be as defined by the following description: *the extent of Sub-Urban Residential Area would be approximately 1,000 feet from the southern boundary of the subject site (northwardly into it).* Again, if the Planning and Zoning Commission supports the Master Plan change recommended by the Department, the next step in this process would be for it to complete the recommendation process for the zoning and special procedures permit and provide conditions for its development[1]. Conversely, if the Planning and Zoning Commission does not support the Master Plan recommendation, the zoning change and special procedures permit application become moot.

[1] The Department would note that, if the Master Plan land use designation is changed, the rezoning and application of the Planned Residential Development Overlay District (PRD) would be reasonable and consistent with other Sub-Urban Residential Area subdivisions approved by the City since 1996.


NU Land Calculation:
124.313 Ac Total Tract
- 6.70 Ac R/W
- 118.00 Ac
- 81 Ac for 81 lots
- 37 Acres NU
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
1326.96'
1215.46'
446'
528'
1000' LINE
0.61Ac 0.55Ac 0.53Ac 0.62Ac 0.64Ac 0.64Ac 0.54Ac 0.54Ac
0.57Ac 0.53Ac 0.56Ac 0.57Ac 0.56Ac 0.55Ac 0.57Ac
HOUSE SETBACK
STRIP
PREPARED BY:
STUCK & ASSOCIATES
Consulting Engineers, Inc.
PRELIMINARY DEVELOPMENT PLAN FOR:
VALLEY ROAD SUBDIVISION
2443, 2485 VALLEY ROAD, 2121 QUATHEM DRIVE, WILDWOOD, MO 63005
REVISIONS:
PRELIMINARY DEVELOPMENT PLAN
C3

LETTER OF TRANSMITTAL

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
(636) 530-9100 FAX (636) 530-9130
E-mail: general@stockassoc.com

DATE: 12/16/16	JOB NO. 214-5466
ATTENTION: Ms. Elizabeth Weiss, City Clerk	
RE: Valley Road – Preliminary Development Plan	
Appeal for a Public Hearing	
(636) 458-0440, Ext. 136	

TO: City of Wildwood
16860 Main Street
Wildwood, MO 63040

WE ARE SENDING YOU: ☒ **Attached** ☐ **Under Separate cover via** Delivery **the following items:**

☐ **Shop Drawings** ☒ **Prints** ☐ **Plans** ☐ **Samples** ☐ **Specifications**
☐ **Copy of Letter** ☐ **Change Order** ☐ _____

Copies	Date	No.	Description
1	12/16/16	Check #21030	$200 Appeal Check
2	12/16/16	3 p.	Appeal Letter
2	11/21/16	33 p.	Staff Informational Report
2	9/29/16	C3	Preliminary Development Plan (30" x 42") - Color

THESE ARE TRANSMITTED as checked below:

☐ **For Approval** ☐ **Approved as Submitted** ☐ **Resubmit copies for approval**
☒ **For Your Use** ☐ **Approved as noted** ☐ **Submit copies for distribution**
☐ **As requested** ☐ **Returned for corrections** ☐ **Return corrected prints**
☐ **For review and comment**
☐ **FOR BIDS DUE** _____ 20 _____ ☐

REMARKS: Ms. Weiss: Attached please find the above referenced documents for processing. Should you have any questions, please let us know.

Thank you.

Chris Mueller
Chris Mueller, P.E., Associate

COPY TO: Matt Segal, B.J. Keane - Pulte Group (box net)
George M. Stock, P.E., President

STOCK AND ASSOCIATES
CONSULTING ENGINEERS, INC.

City of Wildwood

Check Number: 21030 21030

Date: 12/16/2016 Check Amt: $200.00

Tran #	Invoice	Type	Date	Reference	Balance	Discount	Pay Amount
14227	214-5466	Invoice	12/16/16	Notice of Appeal App Fee	$200.00	$0.00	$200.00

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

STOCK AND ASSOCIATES
CONSULTING ENGINEERS, INC.
257 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63005
(636) 530-9100

11-89

BUSEY BANK

70-256/711

21030
21030

Exactly Two hundred and no / 100 Dollars

DATE	AMOUNT
12/16/2016	$200.00

PAY

City of Wildwood

TO THE ORDER OF

SAFEGUARD SECURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

⑈021030⑈ ⑆071102568⑆ 1570001253⑈

WILDWOOD®

Recommendation Report on an Outdoor Game Court
Prepared by Department of Planning
for the
City of Wildwood Planning and Zoning Commission
December 19, 2016 Executive Session
"Planning Tomorrow Today"

Nature of Request –

P.Z. 4-16 Scott Fieser, 10 Whitsetts Fork Ridge Road, Wildwood, Missouri, 63038, is seeking a second review and action of the Planning and Zoning Commission on an outdoor game court (full court basketball court, with lighting), which is located at 10 Whitsetts Fork Ridge Road, Wildwood, Missouri (Locator Number 24V430121)); NU Non-Urban Residence District. This request is to be reviewed in accordance with Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their consideration by the Planning and Zoning Commission. The game court and lighting is currently installed, without Planning and Zoning Commission approval, and situated to the west of the single family residence located on the subject property. The Department will have a recommendation report prepared for consideration at this meeting for this request. **(Ward Six)**

Introduction –

At its June 20, 2016 meeting, the Planning and Zoning Commission considered a request for the authorization of an outdoor game court, with lighting, which had been installed on the subject property without Planning and Zoning Commission approval. At that initial meeting, the Commission did not support the request, noting a number of violations needed to be addressed before the outdoor game court could be authorized. This action did not preclude the petitioner from submitting a request for the same in the future, only after these violations had been addressed, then reviewed again by the Commission, as required by the City's Zoning Ordinance.

All outdoor game courts must be acted upon by the Planning and Zoning Commission. The requirements for the Planning and Zoning Commission's review of outdoor game courts were adopted by the City Council in April 2013 and intended to provide a framework for addressing lighting, landscaping, and aesthetics, along with managing the flight of projectiles i.e. balls, pucks, etc., while implementing standards for their placement to protect in-place stormwater management facilities and verifying their compliance with zoning performance standards for noise and peace disturbance in their use.

This request is before the Commission for a second consideration, following action by the City's Board of Adjustment to grant a variance to the petitioner regarding side yard setback area but denying a request regarding the height of the light standards associated with the game court. The Department believes the next appropriate step to bring this installed game court into compliance with City requirements is the above-mentioned second consideration and action by the Planning and Zoning Commission, as required by the City's Zoning Ordinance.

Principle to this request is the review of the existing site conditions and the installed outdoor game court's location, design, associated landscaping, and other components of it. This review is intended to determine whether this outdoor game court and associated lighting are appropriate and in compliance with the criteria established for such on properties zoned NU Non-Urban Residence District, while now taking into consideration the Board of Adjustment's action regarding the side yard setback area.

Board of Adjustment Action Overview–

The property owner requested a modification to the City of Wildwood Zoning Ordinance regulations to adjust the side yard setback area and the allowed height of the light standards. The City's Board of Adjustment considered this request at its September 15, 2016 meeting. The Board partially granted the request by authorizing a side yard setback distance of five (5) feet, in lieu of the thirty (30) foot standard, while denying the requested height of (20) feet, in lieu of the sixteen (16) foot standard, for the retention of two (2) of the three (3) game court light standards. This variance authorized the game court to be retained, but with a portion removed, on the western side of the property, to a minimum distance of five (5) feet from the property line. The result of the denial of the request regarding the light standards is they must be brought into compliance with the City's Outdoor Lighting Requirements and meet the sixteen (16) foot height requirement.

General Site and Area Conditions –

1. This 3.18 acre site is located on the south side of Whitsetts Fork Ridge Road, west of State Route 109, and within the Whitsetts Fork Subdivision. The site is zoned NU Non-Urban Residence District.
2. The single family dwelling is located slightly below the grade of Whitsetts Fork Ridge Road. The elevation gently slopes to the south, until the tree line, where it begins to slope more steeply toward the rear property line.
3. An in-ground swimming pool, patio area, and associated retaining walls are located at the rear of the single family dwelling.
4. A detached garage is located at the rear of the home, on the western portion of the site, and accessed from Whitsetts Fork Ridge Road by a gravel drive that parallels the east side of the single family dwelling to the rear of the pool and patio area, then turns west to reach the garage.
5. The installed asphalt surface outdoor game court is approximately twenty (20) to twenty-five (25) feet below the grade of Whitsetts Fork Ridge Road, and located to the west of the detached garage, with a portion of it being located south of it.
6. A sixteen (16) feet by thirteen (13) feet frame shed is located to the rear of the single family dwelling and entirely in the side yard setback area, with a portion of it being situated on the neighboring property to the east.
7. The adjacent properties have the following characteristics:

   North: Single family dwelling on a 5.0 acre lot, being located north of Whitsetts Fork Ridge Road, with the elevation sloping downward to the north

   South: Single family dwelling on a 5.0 acre lot, located significantly below the elevation of the subject site, at the bottom of the ridge, with a large pasture area

   East: Single family dwelling on a 3.18 acre lot, with the elevation being very similar to the subject site

   West: Single family dwelling on a 3.93 acre lot, with the elevation being very similar to the subject site

8. Stormwater on the site is managed by natural sheet flow, with none of these types of improvements installed on the property.
9. The structure setbacks for this site are thirty (30) feet for the side yard area on the east property line; five (5) feet for the side yard area along the west property line (authorized by Board of Adjustment Case #18-16); thirty (30) feet for the rear yard area; and fifty (50) feet for the front yard area.

Characteristics of Installed Outdoor Game Court and Associated Improvements –

1. The outdoor game court is approximately forty-eight (48) feet wide by eighty-eight (88) feet long, with varying width on the southwest half of the court, given a slight alteration to remove a portion of the game court that was previously installed on the abutting property.
2. Based on a recent site visit by the Department, alterations have been made to the court, since the Commission's initial review. These alterations removed the portion of the court and associated retaining wall that had previously been placed upon the abutting property; however, a portion of the court and retaining wall appear to be in the five (5) foot side yard setback area, which is not permitted by right, nor can it be authorized by the Commission, as part of this review (Section 415.090 (L) 5).
3. Two (2), twenty-five (25) foot high light standards, with four hundred (400) watt metal halide floodlight fixtures placed atop them, are currently installed. Based on the Board of Adjustment action, these standards must meet the sixteen (16) foot standard and otherwise comply with the City's Outdoor Lighting Requirements. The property owner has removed a third similar light standard that was in place at the time of the Commission's initial review and is proposing its re-installation at a sixteen (16) foot height along the eastern side of the court.
4. The property owner is proposing four (4) wall-mounted fixtures, with four-hundred (400) watt metal halide bulbs, to be placed on the western exterior of the garage. Additional details regarding these fixtures relating to design, placement, shielding, and performance have not been provided at this time.
5. The property owner has also installed two (2), standard height, pole-mounted basketball hoops at the north and south ends of the outdoor game court, both of which are located outside of the five (5) foot side yard setback area.
6. The property owner has installed an eight (8) foot tall black chain link fence along the southern length of the outdoor game court and a small portion of it appears to be located in the five (5) foot side yard setback area. A fence of this height is considered a structure and required to be located entirely out of the side yard setback area.
7. The property owner is proposing a six (6) foot chain link fence along the western length of the outdoor game court, in order to control the flight of projectiles onto neighboring properties, in accordance with Section 415.090(L) of the City of Wildwood's Zoning Regulations. A fence of this height is not considered a structure and is permitted within the five (5) foot side yard setback area.
8. A retaining wall that is greater than two (2) feet in height, and supporting the surcharge load of the asphalt surface outdoor game court, is installed along the southern length of the court.
9. A retaining wall that is greater than six (6) feet (approximately ten (10) feet) is installed along the northern length, and a portion of the western length, of the outdoor game court. A wall of this height is required to be located entirely out of the side yard setback area.
10. A temporary batting cage is located at the southeast corner of the court. Given it is temporary in nature, this batting cage is not subject to the review of the Planning and Zoning Commission.
11. The landscaping plan for the site indicates the following:

    North: Five (5) Norway Spruce Trees, above the grade of the installed outdoor game court, and below the grade of Whitsetts Fork Ridge Road

    South: None (existing tree line)

East: None (interior of the lot)
West: None (existing tree line)

Analysis -

The Department of Planning has reviewed this request with regards to its compliance with the City's Zoning Ordinance, Tree Manual, and Sustainable Plantings Guide and believes it does not currently meet the minimum requirements set forth therein, but can be brought into compliance by the property owner based on certain conditions and established timelines. Additionally, the property owner has expressed his intent to take steps to achieve compliance based on tonight's action by the Planning and Zoning Commission. The Department is recommending the Planning and Zoning Commission act to authorize this request, based on certain considerations, recommended conditions, and established deadlines. This recommendation is made with an understanding such an authorization would be revoked if any condition or deadline, as outlined below, is not met by the property owner. In making this recommendation, the Department considered the following:

Lighting

1. Prior to the Commission's initial consideration of the this request, the City's consultant met on-site with the petitioner in order to review the installed outdoor lighting for this structure and submitted a report to the Department indicating the installed lights do not meet a number of requirements of the City's Outdoor Lighting Requirements (Sections 415.450(D)4; 415.450(D)5; and 415.450(E)3), principally due to their installation, prior to review, and light trespass restriction requirements.
2. The City's consultant also noted the installed outdoor lighting is not in compliance with Section 415.090(L) 4, in regards to the height of the light standards.
3. The City's consultant's recommendation was to lower the light standards to twenty (20) feet. The property owner took this recommendation into consideration and requested a variance from the City's Board of Adjustment to permit the height of (20) feet, in lieu of the sixteen (16) foot standard. This request was denied by the Board. With this request not being granted, the two (2) remaining light fixtures on the north and south ends of the court and one (1) proposed light fixture to be re-installed on the east side of the court must be lowered and meet the sixteen (16) foot standard, while otherwise meeting the City's Outdoor Lighting Requirements.
4. The City's consultant also recommended replacing the existing fixtures with new units that have better optical and cutoff capabilities, in order to be in compliance with the City's Outdoor Lighting Requirements.
5. The two (2) remaining light fixtures and proposed re-installed light fixture are located outside of the five (5) foot setback area and meet the City's requirements in this regard.
6. No zoning authorization or electrical permits were issued prior to the installation of the light standards, as required by City of Wildwood and St. Louis County Codes. As a condition of the authorization of the game court and associated lighting, all necessary permits are required for all past and future work that will be performed.
7. All installed and proposed lighting must be reviewed by the City's lighting consultant and be determined to meet the City's Outdoor Lighting Requirements. The location and height of all lighting standards and fixtures must be shown on an engineered, as-built plot plan provided to the Department of Planning by the property owner following the completion of all work. This work must be completed and in compliance with the City's Outdoor Lighting Requirements, as confirmed by the City's consultant, no later than ***May 19, 2017***.

Netting and Fencing

1. The eight (8) foot high black chain link fence located along the southern length of the outdoor game court is considered a structure and any portion of it must be removed from the five (5) foot side yard setback area. The location of this fence adequately meets the requirement of Section 415.090(L) regarding fencing and netting for this portion of the court
2. The property owner is proposing a six (6) foot chain link fence along the western length of the outdoor game court, in order to control the flight of projectiles onto neighboring properties, being in accordance with Section 415.090(L). This fence shall be black in color and match the existing fence along the southern length of the court. A fence of this height is not considered a structure and permitted in the five (5) foot side yard setback area.
3. All required fencing associated with the outdoor game court must be shown on an engineered as-built plot plan provided to the Department of Planning by the property owner following the completion of all work. This work must be completed no later than ***May 19, 2017***.

Landscaping

1) Section 415.090 (L) 1 requires landscaping in association with outdoor game courts to provide a visual screen from adjacent parcels of ground.
2) Five (5) Norway Spruce Trees are proposed to be placed above the grade of the installed outdoor game court and below the grade of Whitsetts Fork Ridge Road to provide screening from the private street. This proposed landscaping must be reviewed to ensure compliance with the City's Tree Manual and Sustainable Plantings Guide.
3) No landscaping is currently proposed along the southern or western lengths of the court. Landscaping shall be provided along the western length of the court, where the existing retaining wall is not present. Landscaping shall not be required, where existing woodlands are located on this western boundary line.
4) A landscape plan must be prepared by a landscape architect or reputable nursery and submitted to the City for review to ensure compliance with Section 415.090(L) and the City's Tree Manual and Sustainable Plantings Guide.
5) All approved landscaping shall be installed no later than ***May 19, 2017,*** unless otherwise recommended by the City's landscape consultant.

Outdoor Game Court Surface and Other Installed Improvements

1. No portion of the outdoor game court shall be located within the five (5) foot setback area.
2. The existing retaining walls were installed without the benefit of review and zoning authorization from the City of Wildwood and subsequent St. Louis County Building Code and permitting requirements. All appropriate authorizations and permits shall be obtained for all past and future work.
3. The location of all improvements associated with the outdoor game court must be shown on an engineered, as-built plot plan provided to the Department of Planning by the property owner following the completion of all work. This work must be completed and plan submitted no later than ***May 19, 2017***.

Other Considerations

1. A number of minimum standards and processes have been established in the City of Wildwood's Zoning Regulations and were not adhered to with the installation of this outdoor game court and lighting. With conditional authorization from the Planning and Zoning Commission for the outdoor game court and lighting, the property owner can begin the permitting process and take the necessary steps to achieve compliance with the City's Zoning Regulations.
2. No zoning authorizations or permits were issued by the Departments of Planning and Public Works and, subsequently, St. Louis County for any of the installed improvements associated with this outdoor game court. With conditional approval from the Planning and Zoning Commission, the property owner can begin this required process.
3. The Department of Planning has received a number of comments from neighboring property owners, particularly in regard to light trespass. These concerns can be addressed by the required compliance with the City's Outdoor Lighting Requirements.
4. The Department is in receipt of a letter signed by the members of the Whitsetts Fork Subdivision Board of Trustees confirming the installation of the game court is not prohibited by its indentures. This letter satisfies the requirement of such an approval in Section 415.090 (L) of the City's Zoning Ordinance.

Recommendation -

In summary, based upon the considerations and proposed conditions stated above, the Department is recommending the Planning and Zoning Commission grant conditional approval of the outdoor game court and associated lighting. It is the Department's opinion, that following the Commission's initial consideration and action, the Board of Adjustment's action regarding the side yard setback area and light standard height, and the property owner's expressed intent to be in compliance with the City's Zoning Ordinance, in this regard, the next appropriate step is for the Planning and Zoning Commission to conditionally authorize the game court, with lighting. With this conditional authorization, the property owner can begin the permit process and take the necessary steps to come into compliance with the City's Zoning Ordinance. The Department would emphasize that, if all conditions of this authorization and above-established deadlines are not met, this authorization would be revoked, after a public hearing at the Planning and Zoning Commission.

With an action by the Planning and Zoning Commission to conditionally grant this request, this authorization would be forwarded to the City Council for its receipt and filing. Accordingly, the Planning and Zoning Commission, by a vote of 8 to 0, at its December 19, 2016 meeting, granted the requested Conditional Use Permit (CUP), with such items as have been identified and recommended by the Department of Planning for completion to be met. The report, with recommendation, and action are hereby forwarded to the City Council for its receipt and filing, along with any further consideration it may choose to undertake, if the members should decide to exercise their 'power of review' in this matter.

WILDWOOD

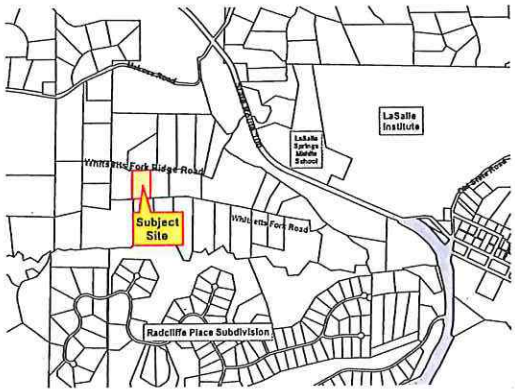
16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD NOTICE OF

PUBLIC MEETING

before the Planning and Zoning Commission

Monday, December 19 2016, at 6:30 P.M.



Street Address of Subject Site:
10 Whitsetts Fork Ridge Road
Wildwood, MO 63038

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

The **Planning and Zoning Commission** of the City of Wildwood will hold a meeting on **Monday, December 19, 2016, at 6:30 p.m., in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040.** At this public meeting, an item is planned for discussion and described below, which will then be taken under advisement for action either that evening or at a future date. The meeting will be open to all interested parties to comment upon this item, whether in favor or opposition, or provide additional input for discussion purposes. *If you wish to attend this public meeting and require accommodation due to disability, please contact the Department of Planning forty-eight (48) hours in advance at (636) 458-0440.* If you do not have comments regarding this item, no action is required on your part. The following item will be considered at this time:

P.Z. 4-16 Scott Fieser, 10 Whitsetts Fork Ridge Road, Wildwood, Missouri, 63038, is seeking a second review and action of the Planning and Zoning Commission on an outdoor game court (full court basketball court, with lighting), which is located at 10 Whitsetts Fork Ridge Road, Wildwood, Missouri (Locator Number 24V430121)); NU Non-Urban Residence District. This request is to be reviewed in accordance with Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their consideration by the Planning and Zoning Commission. The game court and lighting is currently installed, without Planning and Zoning Commission approval, and situated to the west of the single family residence located on the subject property. The Department will have a recommendation report prepared for consideration at this meeting for this request. **(Ward Six)**

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

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

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

WILDWOOD

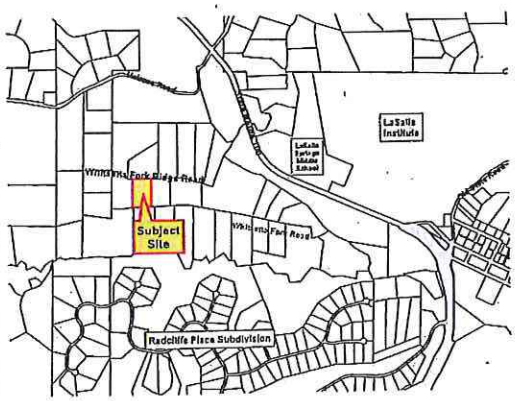
16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD NOTICE OF

PUBLIC MEETING

before the Planning and Zoning Commission

Monday, June 20, 2016, at 7:00P.M.



Street Address of Subject Site:
10 Whitsetts Fork Ridge Road
Wildwood, MO 63038

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

The **Planning and Zoning Commission** of the City of Wildwood will hold a meeting on **Monday, June 20, 2016, at 7:00 p.m., in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040.** At this public meeting, an item is planned for discussion and described below, which will then be taken under advisement for action either that evening or at a future date. The meeting will be open to all interested parties to comment upon this item, whether in favor or opposition, or provide additional input for discussion purposes. *If you wish to attend this public meeting and require accommodation due to disability, please contact the Department of Planning forty-eight (48) hours in advance at (636) 458-0440.* If you do not have comments regarding this item, no action is required on your part. The following item will be considered at this time:

P.Z. 4-16 Scott Fieser, 10 Whitsetts Fork Ridge Road, Wildwood, Missouri, 63038, is seeking the review and action of the Planning and Zoning Commission regarding an outdoor game court (full-court basketball court, with lighting), which is located at 10 Whitsetts Fork Ridge Road, Wildwood, Missouri (Locator Number 24V430121); NU—Non-Urban Residence District. This request is to be reviewed in accordance with Chapter 415.090 NU—Non-Urban Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their consideration by the Planning and Zoning Commission. The game court and lighting is currently installed, without Planning and Zoning Commission approval, and situated to the west of the single family residence located on the subject property. The Department will have a recommendation report prepared for consideration at this meeting for this request. **(Ward Six)**

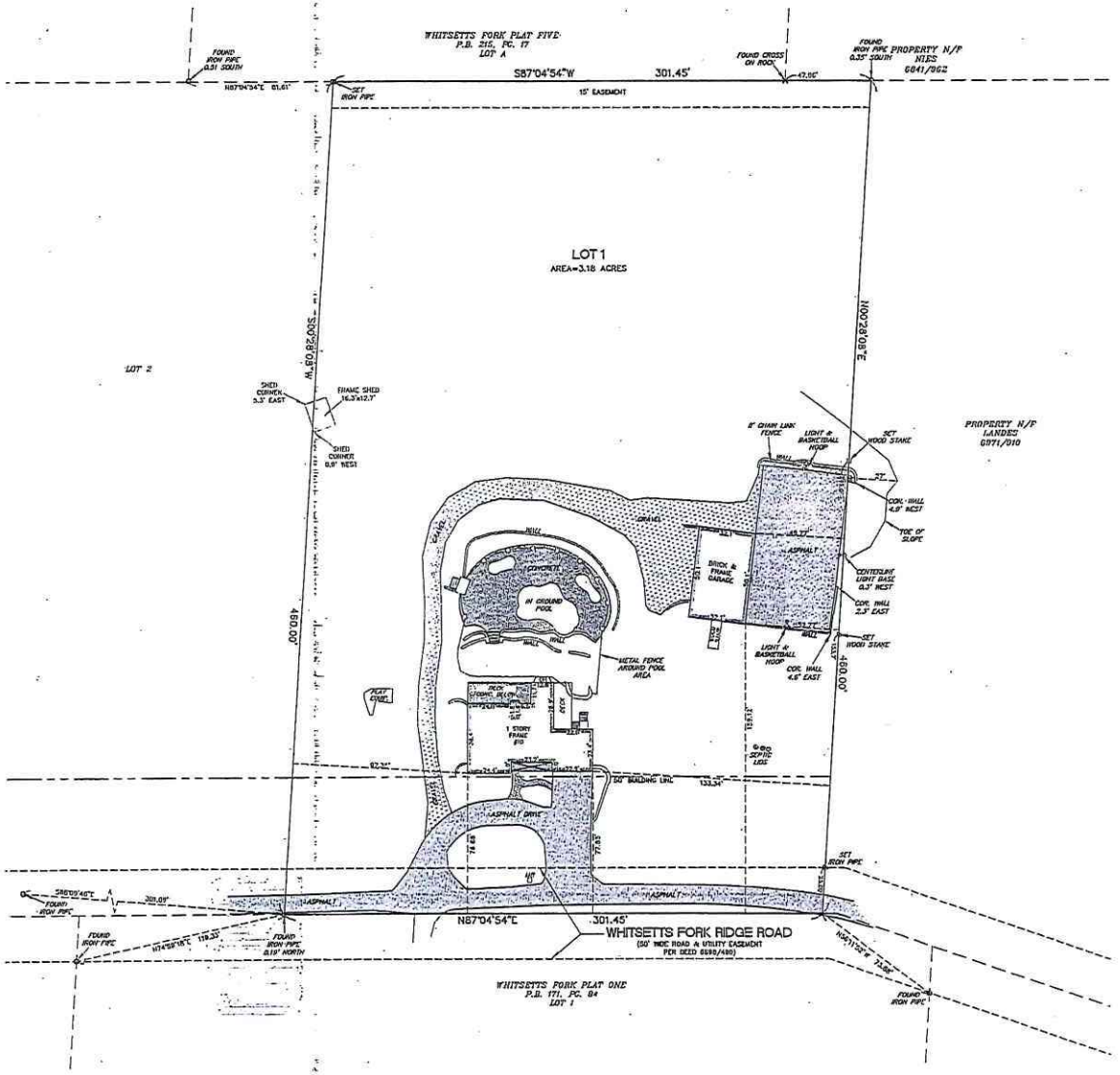
Please note, as of June 6, 2016, all Planning and Zoning Commission meetings will begin at 7:00 p.m.

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

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

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

A TRACT OF LAND BEING ALL OF LOT 1 OF "WHITSETTS FORK PLAT FOUR", PLAT BOOK 177, PAGE 55, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI



GENERAL NOTES:

1. BASIS OF BEARINGS ADOPTED FROM PLAT BOOK 177, PAGE 55.
2. A CURRENT TITLE COMMITMENT WAS NOT FURNISHED FOR THE EXECUTION OF THE SURVEY. THEREFORE THIS PLAT IS SUBJECT TO ALL THE CONDITIONS AND EXCEPTIONS THAT A CURRENT TITLE COMMITMENT MAY REVEAL, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

   A. EASEMENTS OF RECORD.
   B. EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS.
   C. RIGHTS OR CLAIMS OF RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY.
   D. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY. THIS SURVEY IS ALSO SUBJECT TO ANY CONVEYANCES OR TAKINGS, NOT REVEALED BY THE COUNTY ASSESSOR'S OFFICE, RIGHTS OF WAY, SETBACK LINES, COVENANTS, RESTRICTIONS AND ZONING ORDINANCES, IF ANY.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF DECEMBER 2015, BY THE ORDER OF SCOTT FIESER, EXECUTED A PROPERTY BOUNDARY SURVEY WITH LOCATION OF IMPROVEMENTS ON A TRACT OF LAND BEING ALL OF LOT 1, OF "WHITSETTS FORK PLAT FOUR", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 177, PAGE 55 OF THE ST. LOUIS COUNTY RECORDS, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

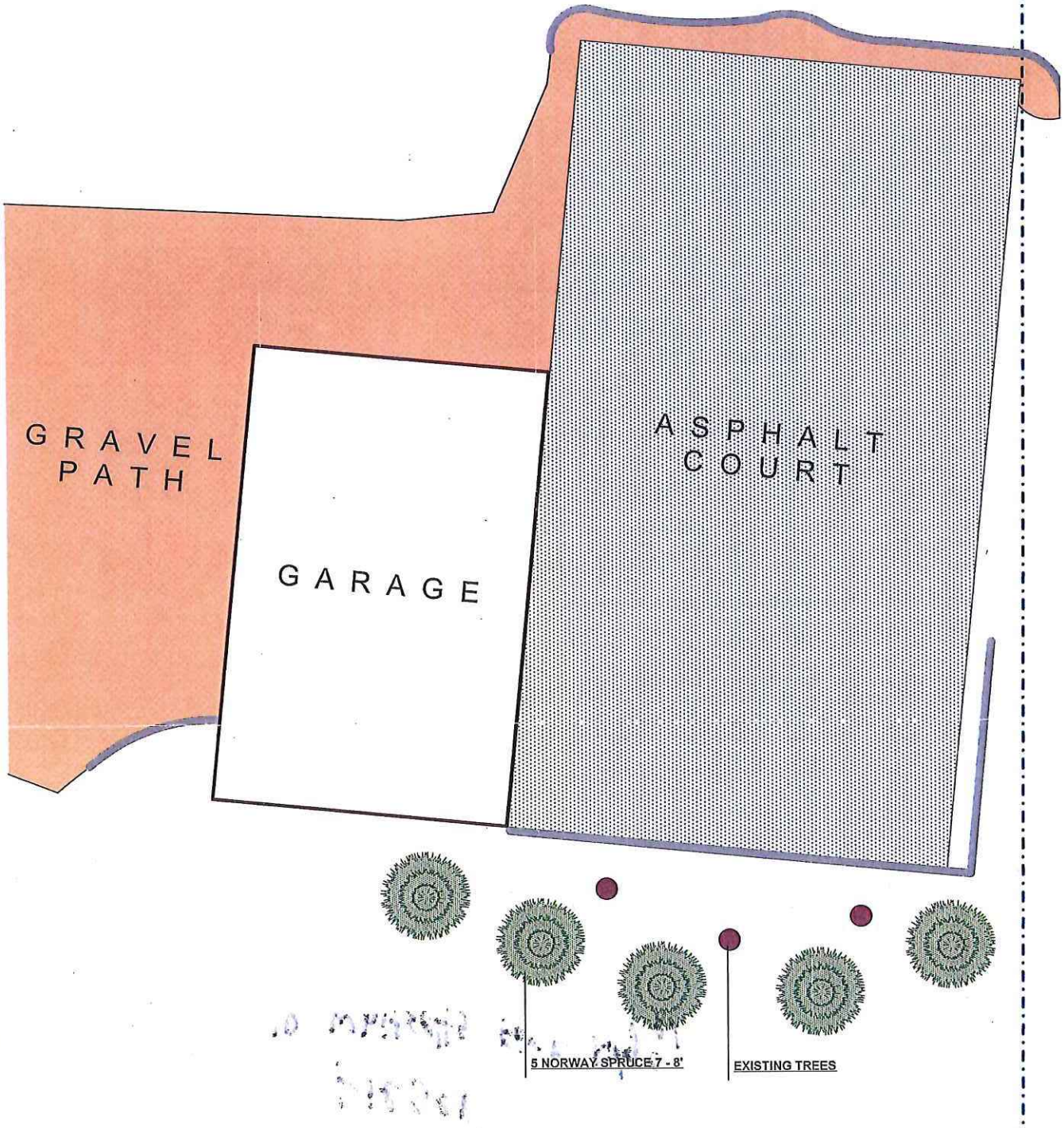
Dennis C. Frazier 12/16/15

DENNIS C. FRAZIER
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
CORP.# 2000003611

STATE OF MISSOURI
DENNIS C. FRAZIER
NUMBER 2002000247
REGISTERED LAND SURVEYOR

SCALE : 1" = 30'
0' 15' 30' 60'

PREPARED FOR: SCOTT FIESER 10 WHITSETTS FORK RIDGE RD. WILDWOOD, MO. 63038	DATE: 12/16/15 SCALE: 1"=30' PROJECT NO: 15-2377 FILE NAME: 15-2377.DWG
PROPERTY BOUNDARY SURVEY WITH LOCATION OF IMPROVEMENTS	
REV#1 REV#2 REV#3 REV#4	FRAZIER LAND SURVEYING SERVICES, INC. 116 E. PEARCE BLVD., P.O. BOX 65 WENTZVILLE, MO. 63385 PHONE: 636-332-0610 FAX: 636-332-0710
	1 OF 1 SHEET:



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All rights reserved.

L1

LANDSCAPE DEVELOPMENT PLAN FOR
FIESER RESIDENCE
10 Whitsetts Fork Ridge Road
Wildwood, MO 63038
636-262-7855 scottfieser@hotmail.com

THE PROFESSIONALS
"Where Quality Is Foremost"
BAXTER GARDENS
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Chesterfield, MO 63005 www.baxtergardens.com

DESIGNED BY: **Chris Weishaar**

SCALE: 1" = 10' 0"

ORIGINAL DATE: February 2, 2016
REVISION DATE:

GRAPHIC ART: HNH

RANDY
BURKETT
LIGHTING
DESIGN

To: Kathy Arnett

From: Ronald Kurtz

Subject: City of Wildwood Lighting Ordinance Review – Fieser Residence

Date: June 6, 2016

Copies: Joe Vujnich
File/

As requested, we performed an on-site review of a lighting installation at 10 Whitsetts Fork Road, a private residence, on March 22, 2016.

General Survey Findings

The lighting in question is associated with a level blacktop playing surface equipped with two (2) standard height pole mounted backboards and nets, one mounted at each end of the playing surface. There are two (2) 400W metal halide floodlights atop (nominal) 25'-0" poles at the (approximate) center line of the north, south, and west sides of the playing surface. Properties to the south are, generally, at a lower elevation than the court, while properties to the north are higher. A sketch is attached for reference.

The pole mounted floodlights are focused onto the court surface at an angle that introduces the lamp (bulb) to the eye at normal viewing angles creating significant glare. Photos included.

Review with Respect to City Code Section 415.450

Review of this installation is based primarily upon Section 415.450.I.1 Special Uses: Recreational Facilities. This section require sporting facility lighting to meet the code, but offers some flexibility to account for safe play. There are other special provisions within the section that apply and are notated herein.

The equipment types, locations, and requisite calculations were not, to our understanding, submitted to the City prior to installation. Therefore, the following sections of the code do not show compliance.

> **Section 415.450.D.4** "All outdoor lighting shall be subject to review by the Architectural Review Board of the City of Wildwood prior to installation and shall comply with the following: "(sections 415.450.D.4.a thru 415.450.D.4.i).
>
> Note: Of particular note is 415.450.D.4.i "Recreational and sports facility lighting shall comply with IES (ed. note: Illumination Engineering Society) recommendations and shall be fully shielded. Lighting applications shall adhere to the requirements and restrictions in Subsection I.

609 East Lockwood Ave. Suite 201 St. Louis, MO 63119 TEL: 314 961-6650 FAX: 314 961-7640 www.rbldi.com

RANDY
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Review with Respect to City Code Section 415.450 (Continued)

Section 415.450.5 "All light fixtures, including lighting associated with single-family dwellings, but excluding street lighting, shall be designed, installed and maintained to prevent light trespass as specified below:

a. At the property line of subject property, illumination from light fixtures shall not exceed one-tenth (0.1) foot-candles on residentially zoned property or five-tenths (0.5) foot-candles on commercially zones property, as measured in a vertical plane five (5) feet above the ground. Every reasonable effort shall be made through placement and lighting control devices) to minimize the visibility of any luminaire that is required to be fully shielded.

b. Light fixtures near adjacent property may require special shielding devices to prevent light trespass as defined in Subsection (D)(5)(a).

c. New lighting installations subject to the provisions of this Code shall comply, without exception, with these Code requirements. Established lighting fixtures must be maximally adjusted within their present limits and abilities in an effort to prevent unlawful light trespass or they may be subject to fines and/or penalties as stated in Subsection (N) of this Section.

Section 415.450.E.3 "Specifically, lighting plans submitted for review and approval as part of a site development plan or preliminary plat shall include a layout of proposed luminaire locations, including aiming angles, minimum and average illuminances for each area, uniformity ratios, a description of this equipment (catalog cuts), glare control devices, lamps, mounting heights and means, hours of operation, maintenance methods proposed, location and use of adjacent properties and an illumination (foot-candle) grid demonstrating adequate intensities and uniformity. The illumination grid scale must be maximized to the extent of a thirty (30) inches by forty-two (42) inches drawing. Also, a calculation of vertical luminance along the property line at five (5) feet above the ground is required to show compliance with Subsection (D)(5)(a). Additional submissions may be required showing greater detail of areas that may require further clarification.

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Review with Respect to City Code Section 415.450 (Continued)

Section 415.090.L.4 (Non-Urban Residence District Regulations) – "Lighting of these facilities may be authorized upon "NU" Non-Urban Residence District zoned properties, but must comply with the City's outdoor lighting requirements. Light standards in association with these facilities shall not exceed sixteen (16) feet in height, but shall always be at the least height necessary to accommodate the safe and functional use of the facility."

While the requirements of these have not been met, and with consideration that the submittals were not provided, Section 415.450.I.1 does permit some leeway with respect to sports lighting. Most notable would be 415.450.I.1.b "All fixtures for event lighting shall be fully shielded. To the extent that it is not feasible to use fully shielded fixtures as required in Subsection (D) of this Section, lighting must be designed or provided with sharp cut-off capability, so as to minimize up-light, spill light and glare.

IES recommendations for Class IV (recreational) outdoor basketball courts suggests 20 horizontal foot-candles (average) at the plan of play and 5 vertical footcandles.

Given that a plane of play exists at the basketball goal (net), which is 10 feet above the playing surface, and that the ball may routinely eclipse 16'-0" above the playing surface, it is impractical to use a maximum 16'-0" pole to provide light, if the court is accepted as a sporting location.

The existing fixtures, however, do not exhibit good glare or light control, nor are they focused (aimed) in an acceptable manner to minimize light trespass or light pollution.

Recommendations

Recommendations made pertain to the existing conditions and do not consider any other action the City may take with respect to this review or any other code section.

1. The existing 25'-0" poles should be reduced to 20'-0" in height. (Note: 16'-0" poles are insufficient height for safe nighttime play).

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Recommendations (Continued)

2. The existing fixtures would not, in our opinion, be acceptable for use as currently outfitted. The fixtures do not include any significant optical control and, therefore, light travels indiscriminately across property lines and skyward. Additionally, aiming angles create undesirable glare from adjacent property.

   The following are potential solutions:

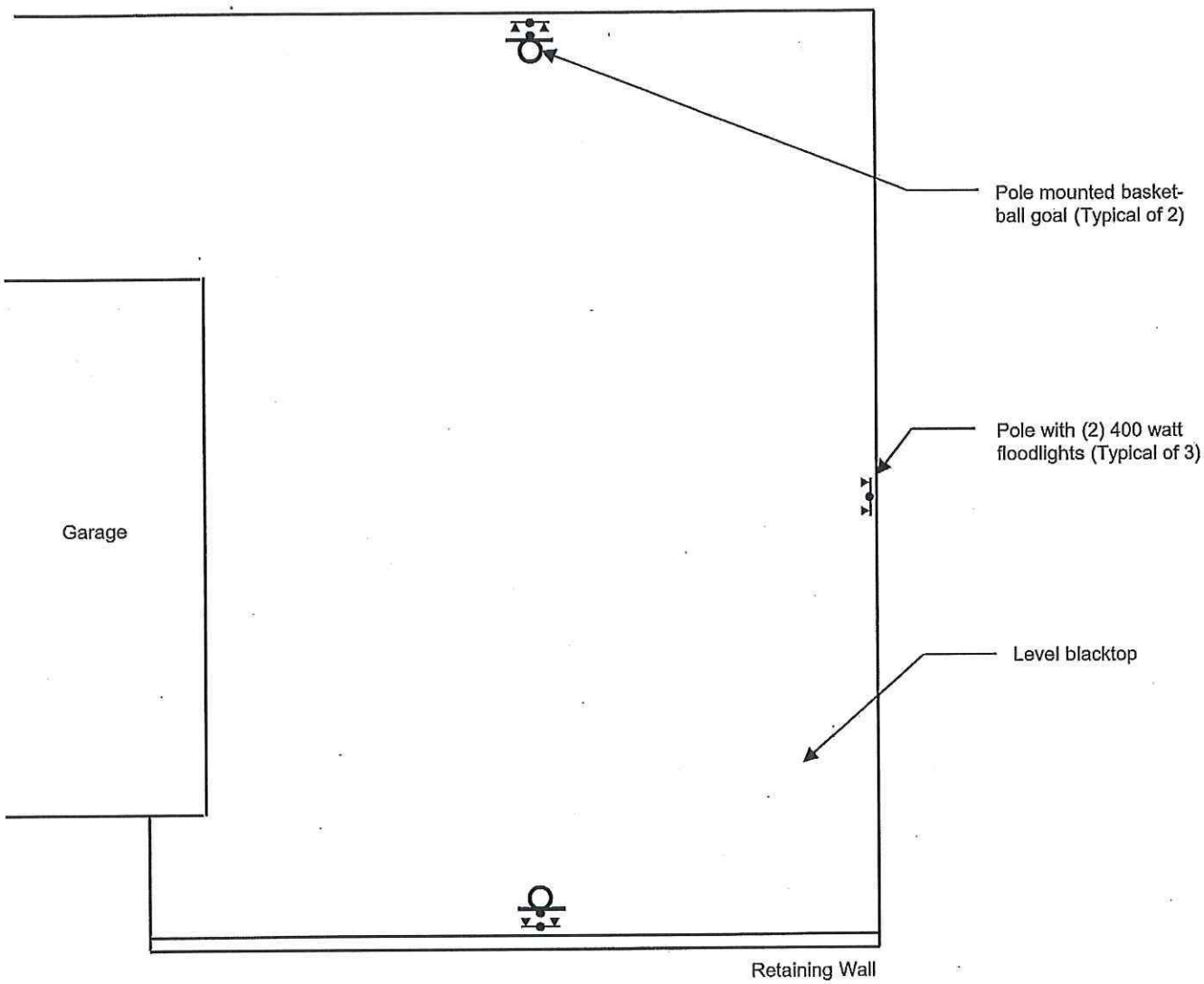
   a) Replace existing fixtures with new units that have better optical and cutoff capabilities. Tailor optics for the court. RECOMMENDED

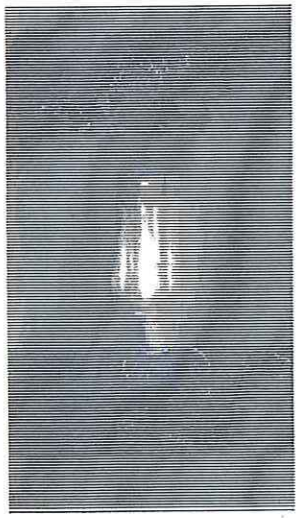
   b) Focus existing fixtures downward so that lamp is parallel with playing surface plane. Add external glare control devices to minimize/eliminate upward directed light, light crossing property lines, back directed light. This may be achievable but not easily so.

3. As per code, if this installation is to be treated as an athletic field, then provision must be made to automatically shut-off lighting at 10:00 PM.

Upon your review, please contact us with any questions or comments.

RK:vh





RANDY
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609 East Lockwood Ave.
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Fax: (314) 9617640
www.rbldi.com

Fieser Residence

Date: 6/7/2016

Proj. #16050D

Scale: N/A

Drawing No.

LS-1

February 7, 2016

City of Wildwood
Attn: Planning and Zoning Commission
Re: Conditional Use Permit at 10 Whitsetts Fork Ridge Rd.

Dear Commission:

Please accept this letter as confirmation that the Whitsetts Fork Subdivision indentures do not prohibit residences from installing a Sport Court.

Sincerely – Whitsetts Fork Board of Trustees

Greg Streeter

Bob Baisch

Julie ~~Fouts~~ Nack

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, June 12, 2016 2:18 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 4-16 Fieser Outdoor Game Court
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	We are opposed to the above basketball court. We live on property below the basketball court. In the past several months since the building of the outdoor game court there has been considerable more runoff onto our property. We have had to build additional landscaping buffers to prevent runoff and erosion from the above mentioned property. In addition to the outdoor court, he has rerouted a large gravel driveway which has also increased runoff and erosion into our property.
Suggestions	install buffer landscaping and erosion control measures to prevent damage to neighboring properties.

(Section Break)

Name	Debra Hurt
Address	3402 Whitsetts Fork Rd
City	Wildwood
State	Mo
Zip	63038

Phone Number	314 608 1494
Email	dhurt24@aol.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Thursday, June 09, 2016 3:12 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 4-16 Fieser Outdoor Game Court
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	Mr. Fieser reportedly built the subject lighted game court without Planning & Zoning Commission approval. Light pollution is a problem in rural areas including Wildwood. In consideration of present and future neighbors I recommend the Planning & Zoning Commission allow the basketball court to remain but require removal of all light standards, fixtures, etc. including any attached to the dwelling that light the game court.
Suggestions	*Field not completed.*
	(Section Break)
Name	Ray Naughton
Address	Rocky Ridge
City	Wildwood
State	MO
Zip	63038
Phone Number	636-458-3153

Email rglencoe@swbell.net

Email not displaying correctly? View it in your browser.

WILDWOOD

December 19, 2016

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

Re:	**P.Z. 23-15**
Petitioner:	Pond Athletic Association
Request:	A response to a communication dated November 22, 2016 from Dionna Helfers, Vice-President of the Pond Athletic Association, regarding a request to allow for certain allowances/relief to existing requirements relating to required screening for sponsorship banners and lighting of athletic fields.
Zoning:	Amended Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District
Location:	West side of Pond Road, north of Hohmann Road/Street Addresses: 1725 and 1613 Pond Road
Tract Size:	19 acres
Locator Numbers:	22W330042 and 22W330051
Ward:	One

Council Members:

INTRODUCTION AND ACTION >>> The Planning and Zoning Commission is in receipt of a correspondence from the Vice-President of the Pond Athletic Association (PAA) that is seeking a review of two (2) items relating to its current Conditional Use Permit (CUP), which governs this athletic facility in the City. The correspondence is dated November 22, 2016, but previous conversations were held between the Association and the City, prior to the aforementioned submittal. The nature of the requests relate to the type of screening materials that can be used on the outfield fences to shield the sponsorship banners that are now allowed upon them and a consideration relating to light trespass, in association with the installation of new lights on two (2) of the existing fields. The Planning and Zoning Commission has considered these requests and reviewed relevant files and other background materials in preparation of this report and completed its recommendation in this regard. Accordingly, acting at the Planning and Zoning Commission meeting of December 19, 2016, and by a vote of 7 to 0 (with one (1) abstention), it hereby forwards its report, with action, to the City Council for its review and consideration.

BACKGROUND >>> For the purposes of review, the Pond Athletic Association (PAA) received its first Conditional Use Permit (CUP) from St. Louis County in 1964, which represents its long history at

this location on Pond Road. This permit was granted to an area of 11.73 acres, which accommodated the initial playing fields, parking, and ancillary areas for support of the property's use. In 1991, the Association added acreage to the north and west of the existing fields, which required another Conditional Use Permit (CUP) to be granted by St. Louis County for this new area of the facility. In total, under the conditions of the two (2) permits, the facility was authorized for seven (7) fields and additional parking areas, and support locations. The overall size of the facility was approximately nineteen (19) acres at that time.

Interestingly, the original permit granted in 1964, also contained language relating to lighting, which was eventually interpreted by St. Louis County to allow the ball fields to be lit, which led to a lawsuit filed by surrounding property owners. The St. Louis County Circuit Court eventually ruled in favor of St. Louis County's interpretation of the permit relative to athletic field lighting, and lights were installed at the facility in 1994. Shortly, thereafter, the City of Wildwood incorporated and accepted the two (2) permits for this facility and its operation, now after almost thirty (30) years of operation in the community.

In 2006, the Association sought to address a list of improvements at the facility, including the potential of lighting additional ball fields for the future. In discussions between the City and the Association, it was agreed the two (2) existing permits would be combined and the facility would be governed by a single set of conditions. Included in this update, an additional building was authorized, more parking, and the lighting of the remaining ball fields located on the site. Along with these changes, the City also upgraded some of the original 1964 conditions to reflect the changes that had occurred at the facility and in the surrounding area. This amended, and combined, permit was granted by the Planning and Zoning Commission in 2006 and was accepted by the City Council thereafter. It is important to note that all of the requested and approved changes that were discussed at this time have not been constructed or installed at the facility at this time, such as the additional athletic field lighting. The facility, in 2014, celebrated its 50th Anniversary at its Pond Road location.

One (1) of the conditions of the amended permit was a requirement relating to the number of buildings and structures that could be placed on the site and their overall square footage (no greater than 5,000 square feet). Besides the permanent concession stands and storage building, another structure was authorized in the amended permit, which was a temporary restroom building in proximity to the training league fields where the need was determined greatest. Therefore, no other temporary structures could be allowed on this site, without the permit being amended.

CURRENT REQUEST >>> The Vice-President of the Pond Athletic Association has submitted a proposal that seeks to amend the current governing conditions of the Conditional Use Permit (CUP) to allow slatting and/or windscreen type materials to be used on fields displaying sponsorship banners, along with certain allowances for light trespass in association with the placement of new standards at two (2) of the existing athletic fields along the respective property boundaries. These requests are refinements to the allowances that have been granted in the governing permit for this facility. In support of these requests, the petitioner has provided information relating to the change

in screening materials for the outfield fences, where the permitted banners would be placed, as well as information relating to an analysis of trespass by providing a blanket scan of vertical light spillage from the two (2) specific fields measured at a distance of five (5) feet above existing grade, along with a catalog cut-sheet of the proposed screen for the luminaires and photographs. These items were requested at a meeting between the athletic association, Musco Lighting, the consultant for Pond Athletic Association, and City staff. This information is provided as part of the background information to this report.

In seeking these changes to the governing permit, the petitioner notes the slatting option offers a more durable solution than the required wind screening material, which often must be replaced every two (2) to four (4) years, and requires much more maintenance. The Vice-President of the Association notes the screening effect would be comparable and the membership is planning to have the backside of the sponsorship banners printed evergreen in color to maximize the consistency between these two (2) different materials. The slatting is also permanent on the fence, whereas the windscreen must be removed after each season and reinstalled thereafter.

The lighting trespass relates to the review comments of the City's lighting consultant and identifies glare control and impacts of illumination levels along every property line of the subject site as issues. The impact along the west property is greater than the other boundary areas of the site. The petitioner is requesting the City accept the light trespass, as offered as an option in the City's consultant's notes on this matter.

ANALYSIS >>> The Planning and Zoning Commission has considered the two (2) components of the petitioner's request, i.e. slatting in lieu of windscreen for the sponsorship banners and lighting components associated with the planned illumination of two (2) of the remaining fields at the facility, and developed recommendations in regards to both. The Planning and Zoning Commission reviewed the files relating to the hearings on both of these matters, one (1) held in 2006 on the lighting and the other in 2016 on the banners, as part of its consideration of these matters. The outcome of this review and the associated recommendations in regards to both components are provided below:

Slatting Request – The Planning and Zoning Commission has considered the materials and background information regarding the change in the screening materials for those fence areas, where sponsorship banners are planned, and believes the application of either will achieve the intended outcome of protecting the surrounding properties and roadways from unwanted views of advertising in a residential area. Based upon the characteristics of the slatting, the Planning and Zoning Commission agrees with the petitioner regarding the following items:

a. The slatting will provide almost one hundred (100) percent screening of the planned banners – 95%.
b. The slatting can be retained year round, whereas the wind screen material is removed at the end of each season (it is important to note the governing permit still requires the removal of the banners at season end, regardless of permanent use of screening or not).
c. The slatting will last longer and provide an improved aesthetic over a greater period of time.

d. The Planning and Zoning Commission still has the authority under the governing permit to select the proposed color of the slatting to complement the current environment of the facility and surrounding neighborhood, i.e. dark green or black.

Given these characteristics, the Planning and Zoning Commission does not object to providing the Association the option of slatting or wind screen material for use on the athletic fields, where sponsorship banners are planned. Again, under the Conditional Use Permit (CUP), the Planning and Zoning Commission will have the opportunity to review all components of the screening material on the outfield fences, before installation.

Lighting Request – The issue of lighting, and the trespass issue associated with it, creates a more worrisome precedence for the Planning and Zoning Commission. The Outdoor Lighting Requirements of the City's Zoning Ordinance provides the Director of Planning latitude in making determinations of this nature, if two (2) specific conditions are met in terms of equivalency and intent. Additionally, the underlying regulations of the Conditional Use Permit (CUP) process do not, like in other instances for setback areas, height, signage, etc., stipulate the underlying regulations, in this case, the Outdoor Lighting Requirements, cannot be less restrictive than the zoning district standards where the use is located. However, in this case, the Department of Planning is requesting the input of the Planning and Zoning Commission in making this determination.

The Planning and Zoning Commission would note the issue of adding lighting at this location was first discussed in 2006, when the original permits from St. Louis County were amended and combined by the City of Wildwood. It was at that time, the Planning and Zoning Commission, when granting the combined permit, agreed to allow the two (2) westernmost fields to be lighted at this location. A condition of this lighting was included in the permit and reads as follows: "*the lighting of five (5) of the existing athletic fields shall be authorized within the boundaries of this Amended Conditional Use Permit Area, with all existing and proposed light standards, fixtures, and luminaries complying with Section 1003.160 Lighting Code of the City of Wildwood's Zoning Ordinance. No new light standards, fixtures, and luminaries shall be installed, until the existing facilities (standards, fixtures, and luminaries) are brought into compliance with the current Lighting Code of the City of Wildwood.*" Section 1003.160 Lighting Code was codified into Chapter 415.450 Outdoor Lighting Requirements. Therefore, compliance to these requirements is mandatory for these new lights and standards.

The use of lights for athletic events at this facility has been controversial, since the first time some of the fields were illuminated before the incorporation of the City. The addition of these two (2) fields in terms of lighting was equally controversial, but allowed, given the anticipated improvements in lighting technology to address nuisance glare, loss of night sky, and trespass. These technological improvements and the existence of new regulations of the City, i.e. City Outdoor Lighting Requirements, were believed to be sufficient to avoid those pitfalls associated with the past use of athletic field lighting at this facility. New technologies now include LED light sources and improved programming techniques for design and aiming.

In a meeting that was held between the athletic association, its contractor, Musco Lighting, and the Department of Planning, after the December 5, 2016 Planning and Zoning Commission session, it was noted to the City the selected lighting source was not LED type, but rather a high intensity discharge lamp (HID), like metal halide. The chosen lighting source has been utilized for years in lighting athletic fields and facilities, while LED types are becoming more prevalent. This type of lighting source has a role in the amount of trespass an installation of lighting will have on an area, given aiming LED light sources appears to be more accurate. To address this choice of lighting source, the association's contractor provided additional information on the types of reflectors that are planned for use at this location and this selection was determined to be appropriate by the City's lighting consultant for the purposes of directing light and managing glare. With this information, the remaining issue of trespass, at certain boundary lines, remained as the only matter of non-compliance to the City's Outdoor Lighting Requirements.

The extent of light trespass places the Commission (and the Department) in a difficult decision for this facility. This difficulty relates to the services this facility provides to all of Wildwood, and many of its residents. This facility offers athletic fields and programming that is not available from the City, so meets a major need in Wildwood. Along with this circumstance, the City supports the facility's efforts to provide quality and safe fields for play. However, the Commission is aware the original approval of the lighting of these fields was premised on compliance to City requirements and not adding to the illumination issues identified by nearby residents at this location over the years. Therefore, from the perspective of the Commission, every effort must be considered to address light trespass.

Acknowledging the shielding component of the proposed lighting design addresses the glare component by the selection of the chosen reflector type, the Commission focused on the trespass issue, which included new information about the extent of impact on surrounding properties. This new information was a blanket grid of lighting values beyond the property lines of the athletic association (maximum vertical foot candles, under the worse case scenario). This blanket grid indicates that, for the association to meet the City's standards of City's Outdoor Lighting Requirements, it would have to be purchase or lease an additional area of up to seven hundred (700) feet of the adjoining property to the west of the site and some locations of the sites to the north, south, and east of the subject lot. This standard is 0.1 foot-candles. Discussion followed on relocating the proposed pole locations from the area of the subject site that abuts the property to the west, but was determined it would affect field lighting, while then agreeing precise aiming of the lighting fixtures must be undertaken. The conclusion of this meeting was that, for these two (2) fields to meet City requirements in this regard, some level of trespass would have to be accommodated.

To address this matter, the Commission would have to accept up to a twenty-four (24) foot-candle level for this facility along the western boundary of the subject site and up to two (2) foot candles or more on the north and south boundaries. Based upon the blanket grid, light trespass is compliant to the City's Outdoor Lighting Requirements at a line approximately seven hundred (700) feet onto the neighboring property to the west (the worst-case scenario). The Commission, may be agreeable to allowing a level of trespass onto this abutting, vacant lot, but the City would have to

be prepared to manage the type of activity that would be allowed in this same area of the abutting property in the future, if its use is ever changed from agricultural (current) to residential or institutional. Accordingly, this approach does impact the adjoining properties and, for the Commission, such remains problematic. The Commission would note the abutting property, under this worst-case scenario, is used for agricultural purposes, has a portion of it designated as floodplain, and includes an existing and extensive tree buffer on the common boundary line, which would mitigate, in part, some of the spillage impacts. However, light trespass also exists to the north, south, and east, where existing single family dwellings are located.

It is important to conclude with the acknowledgement regarding the City's lighting consultant's participation in this review. The City's lighting consultant continues to state that athletic field lighting is difficult, in planning and design, to ensure all measures of trespass and glare are addressed. However, the lighting consultant noted the aiming summary would assist in this regard, which has been provided by the athletic association. The consultant still maintains this level of trespass cannot be eliminated at this site, but reduced by the shielding, precise aiming angles of the light fixtures, and regular maintenance of the lighting fixtures, bulbs, and other improvements.

CONCLUSION AND PERMIT WORDING >>> The Planning and Zoning Commission hereby grants certain changes to the current amended permit to allow for the use of slatting, along with wind screen materials, for the purposes of sponsorship banner placements on the outfield fences of this facility. However, the Planning and Zoning Commission remains concerned about the extent of light trespass on adjoining properties, but remains committed to finding a solution to this matter. To this end, the Planning and Zoning Commission will accommodate a greater degree of light trespass than the Outdoor Lighting Requirements would allow, but not along the north, south, and east boundary lines, where existing dwellings are situated. The rationales for this support and concern are referenced above in the Analysis Section of this letter. Accordingly, the Planning and Zoning Commission hereby amends the current permit to read as follows:

1. PERMITTED USES

The uses authorized by this Amended Conditional Use Permit shall be a total of seven (7) ball fields, two (2) permanent concessions stands, with storage and restrooms, bleachers and dugouts, a meeting room, and associated parking. No temporary structures or buildings shall be allowed within the boundary of this Amended Conditional Use Permit area, except a single portable restroom structure that currently is located within the facility. This facility may be located within the boundaries of this Amended Conditional Use Permit for no more than three (3) years after its effective date.

a. The following recreational uses shall be permitted on the property covered by this permit: softball, baseball, soccer, football, and similar type games.

b. The lighting of five (5) of the existing athletic fields shall be authorized within the boundaries of this Amended Conditional Use Permit area, with all existing and proposed light standards, fixtures, and luminaries complying with ***Chapter 415.450 Outdoor***

Lighting Requirements ~~Section 1003.160 Lighting Code~~ of the City of Wildwood's Zoning Ordinance. No new light standards, fixtures, and luminaries shall be installed, until the existing facilities (standards, fixtures, and luminaries) are brought into compliance with the current ***Outdoor Lighting Requirements*** ~~Lighting Code~~ of the City of Wildwood.

i. **Illumination levels for lighting at the westernmost boundary of the Amended Conditional Use Permit boundary shall be as approved by the Planning and Zoning Commission on the required Lighting Plan, but shall be no greater than 0.1 foot candles along the north, south, and east boundary lines of the Amended Conditional Use Permit (CUP).**

c. The total number of allowed light standards within the boundaries of this Amended Conditional Use Permit area shall not exceed thirty-two (32) structures.

2. DEVELOPMENT AREAS AND BUILDING REQUIREMENTS

a. The total size of this Amended Conditional Use Permit area shall not be less than nineteen (19) acres in overall area.

b. The total size of all buildings and structures located within the boundaries of this Amended Conditional Use Permit area shall not exceed 5,000 square feet in area.

c. No building or structure, except the authorized light standards, shall exceed one (1) story in overall height.

d. Any new building shall be subject to consideration by the Architectural Review Board of the City of Wildwood in accordance with the standards contained within Section 1003.167 of the City of Wildwood's Zoning Ordinance. Said review board must consider and act on any new building, before the issuance of a Zoning Authorization for building permit(s).

e. The Association shall provide a dust-suppression system upon/within the athletic fields to address nuisance problems associated with their grading and preparation for use.

3. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Review and action on the Site Development Plan for this project by the Planning and Zoning Commission shall be accomplished in a manner, which will provide for the minimum disturbance with regards to all improvements on the property, consistent with technology and practically feasible subject to compliance by all applicable codes and safety standards. Within thirty-six (36) months of the Amended Conditional Use Permit being granted by the City of Wildwood, 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, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Section 1003.181 of the City of Wildwood Zoning Ordinance. Said Site Development

Plan shall include, but not be limited to, the following information, unless as otherwise provided in this permit:

a. Outboundary plat and legal description of the property.
b. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
c. A general plan indicating all structure and parking setback lines along the perimeter of the subject tract of land.
d. 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.
e. 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.
f. Existing and proposed contours at vertical intervals of not more than two (2) feet.
g. Parking calculations for the proposed use.
h. A Landscape Plan including the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Chapter 410 and accompanying Tree Manual.
i. An inventory indicating the percent of tree canopy to be retained on the site.
j. Location of all existing and proposed easements.
k. All other information not mentioned above, but required on a preliminary plat in accord with Section 1005.060 of the City of Wildwood's Subdivision and Development Regulations.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:
Building, Parking, Loading and Internal Drives Setbacks

a. No ball fields, parking areas, structure or internal drive, except points of ingress and egress, shall be located within the following setbacks:

(1) Fifty (50) feet from the right-of-way of Pond Road.
(2) Ten (10) feet from the west property line of this development.
(3) Fifty (50) feet from the east property line of this development.
(4) A minimum one hundred (100) foot distance shall be maintained for the authorized concession stand from the west property line of this Amended Conditional Use Permit Area, with its exact location approved by the Planning and Zoning Commission on the Site Development Plan.
(5) No new structure shall be placed in a designated floodway or 100-year floodplain zone on this site, nor block any required parking space or drive aisle area.

Minimum Requirements

b. Minimum parking requirements shall be as set forth in Section 1003.165 of the City of Wildwood Zoning Ordinance, except that all parking areas shall be paved and there shall be adequate off-street parking facilities for at least eighty (80) automobiles.

Access

c. A maximum of two (2) access points shall be authorized to serve this facility. These access points exist and no other curb cuts to Pond Road shall be permitted to serve this conditional use.

Road Improvements and Sidewalks

d. Dedicate the necessary right-of-way, easements and Temporary Slope Construction License along Pond Road to accommodate the proposed realignment of Pond Road, as directed by the Department of Public Works.

e. Provide a sidewalk adjacent to Pond Road, or provide the required cash escrow, as directed by the Department of Public Works.

Lighting Requirements

f. The location of these lighting standards or fixtures 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, except the athletic field light standards, which may be no greater than sixty (60) feet in height. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code Section 1003.160 "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.

Signs

g. Signs for this Amended Conditional Use Permit shall be erected in accordance with Section 1003.168 Sign Regulations of the City of Wildwood's Zoning Ordinance for the NU Non-Urban Residence District.

h. Sign illumination and other lighting arrangements shall be so arranged as to not cast light directly from any source of illumination on any public right of way or on adjoining property and comply with Section 1003.160 Outdoor Lighting Requirements of the City of Wildwood's Zoning Ordinance.

Landscaping Requirements

i. Landscaping shall adhere to all requirements of the City of Wildwood's Chapter 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan. All new landscaping materials shall meet the following criteria: Deciduous Trees - two and one-half (2 ½) inch minimum caliper; Evergreen Trees - Six (6) feet minimum height; and Shrubs - twenty-four (24) inch minimum height.

j. The areas of existing vegetation within the Amended Conditional Use Permit 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 Chapter 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 Chapter 410 Tree Preservation and Restoration Code.

k. All stormwater facilities shall be appropriately landscaped and comply with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual. Wetlands plantings may be used at appropriate locations within the basins themselves as directed by the Department of Public Works.

l. A Registered Landscape Architect shall prepare and sign all Landscape Plans for this development.

m. Pine trees a minimum five (5) feet in height shall be planted along the eastern property line, where ball fields align with the abutting single family home to the east, if existing vegetation does not adequately provide buffering as determined by the Planning and Zoning Commission on the Site Development Plan.

n. A ten (10) foot undisturbed buffer shall be provided along the west property line.

Miscellaneous Requirements

o. No events or activities shall be conducted on the property in question after the time of 10:30 p.m.

p. Trash shall be deposited only in dumpsters, which shall be screened with a six (6) foot high sight-proof fence.

q. No public address or loudspeaker system shall be authorized by this Amended Conditional Use Permit.

r. A six (6) foot high wood sight-proof fence shall be provided along the entire east property line, where it abuts residentially developed property.

s. A six (6) foot high chain-link fence shall be required along the west property line, or along or within the western undisturbed buffer, as approved on the Site Development Plan.

t. Satisfactory sanitary facilities, including toilet facilities, as required by the St. Louis County Health Department, must be provided.

u. Refreshments sold in conjunction with the recreational use shall be limited to food and non-intoxicating beverages.

5. VERIFICATION PRIOR TO APPROVAL OF SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan the petitioner shall submit the following:

Stormwater

a. Submit to the Planning and Zoning Commission a preliminary engineering plan approved by the Department of Public Works showing that adequate handling of the stormwater drainage on the site is provided.

   (1) The developer is required to provide adequate stormwater systems in accordance with City of Wildwood standards.
   (2) All stormwater shall be discharged at an adequate natural discharge point.

Roadway Improvements and Curb Cuts

b. Provide verification of approval by the City of Wildwood Department of Public Works of areas of new dedication and roadway improvements.

Flood Plain Study

c. As a significant portion of this tract is located in Zone "A" of F.E.M.A.'s Flood Insurance Rate Map, an approved flood plain study will be required prior to approval of the Site Development Plan.

6. RECORDING

Prior to the issuance of any building permit or permit authorizing the use of the subject property, the approved Amended Conditional Use Permit, including conditions and any subsequent amendments thereto and the legal description of the tract shall be recorded with the St. Louis County Recorded of Deeds.

7. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of the Site Development Plan, and prior to the issuance of any building permit, the developer shall provide the following:
Landscape Bonds or Escrows

a. If the estimated cost of new landscaping indicated on the Site Development Plan as required by the Planning and Zoning Commission exceeds and estimated cost of one thousand ($1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.

Notification to the Department of Planning

b. Prior to the issuance of foundation or building permits, all approvals from the Department of Public Works must be received by the Department of Planning.

8. GENERAL DEVELOPMENT CONDITIONS

a. Adequate temporary off-street parking for construction employees shall be provided. Parking on non-surfaced areas should 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. No change in watersheds shall be permitted.

c. Interim stormwater drainage control in the form of siltation control measures, are required.

d. Right-of-way dedication shall be completed prior to the issuance of a grading permit.

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. If any public roads are proposed within this development, they must be built above the 100-year flood elevation with proper freeboard, or protected from flood damage by an approved levee. Any roads and/or drives proposed below this elevation, not protected by an approved levee, are to be private and remain private forever.

g. If roadways in this petition are to be private roadways, these roadways shall remain private forever. Maintenance of private roadways shall be the responsibility of the property owner(s) or trustees forever.

h. The Zoning Enforcement Officer of the City of Wildwood, Missouri shall enforce the conditions of this ordinance in accord with the Site Development Plans approved by the Planning and Zoning Commission.

i. In addition to the conditions herein imposed, this permit shall be subject to all applicable provisions of the City of Wildwood Zoning Ordinance. The Zoning Enforcement Officer of City of Wildwood, Missouri, shall be charged with the duty of enforcing the conditions of this permit.

9. **SPONSORSHIP BANNERS**

a. A total of five (5) athletic fields may display sponsorship banners at this facility. These five (5) fields are identified on the approved Amended Site Development Plan, dated March 5, 2010, and noted as Fields One (1) through Five (5) upon it.

b. Any athletic field that displays sponsorship banners must also have a wind screen or ***vinyl slatting*** installed on the opposite side of the same fence to offset their color and potential viewing from locations other than at the facility. The inclusion of the wind screen or ***vinyl slatting*** materials must be indicated on the 2nd Amended Site Development Plan, be black or dark green in color, and reviewed and acted upon by the Planning and Zoning Commission before installation.

c. No sponsorship banner shall be placed upon a fence at this facility, so as it is directly visible from an adjoining roadway or property.

d. Sponsorship banners shall only be printed on one (1) side, that side facing into the playing fields themselves, and cannot exceed the height of the fence where it is attached.

e. No sponsorship banner shall exceed thirty (30) square feet in area. Any banner shall have a white background for its color and cannot be lighted, except from existing sources used for play or safety.

f. None of the athletic fields authorized for the placement of sponsorship banners shall have more than six (6) of these displays installed upon the fences. All sponsorship banners must be placed in conjunction with an active use athletic field.

g. Any sponsorship banner that is damaged, faded through use, or in disrepair shall be removed as soon as possible. All banners shall be regularly maintained in good condition.

h. All sponsorship banners herein authorized at this facility shall be removed from the allowable five (5) athletic fields at the end of each season, generally through November 1st to March 31st.

Note: Changes are indicated by bolded and italicized text, while deletions are shown by single, strike-through line.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Council Members De Hart and McGowen, Ward One
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner

Travis Newberry

From: Dionna Helfers <dionna.helfers@live.com>
Sent: Tuesday, November 22, 2016 3:34 PM
To: Travis Newberry
Cc: Keith Ellis; Bob Kraemer
Subject: Request to revise Pond Athletic conditional use permit
Attachments: lit_PrivaMax.pdf

Travis,

On behalf of Pond Athletic Association, I would like to request that our conditional use permit be revised to allow for the use of windscreen or fence slats to serve as privacy screening on our outfield fences that will display sponsorship banners.

After researching, we found that fence slats (green) are comparable in price and functionality to windscreen but with a much longer life. Windscreen requires replacement every 2-4 years with a very limited warranty, while the fence slats carry a 25 year warranty and will be a permanent part of the fence. Using fence slats will eliminate the labor expense we incur to put up and take down the windscreen each season.

It is expected that the fence slats will provide the same level of privacy screening that the windscreen provides, to provide additional discretion of the banners we plan to the have the back side of the banners printed in evergreen.

Attached is the specification for the fence slats for your consideration. https://www.merchantsmetals.com/pre-slatted/#section-2

Thanks,
Dionna

MMI01PM
version:12/02

Pre-inserted vinyl slats woven in chain link mesh

PRIVA-MAX™

95% Privacy Screening

Features:

- *Time Saving Installation*
- *95% Privacy*
- *Variety of Colors*
- *No Staples or Clips*
- *Durability*
- *Practically Maintenance Free*

MERCHANTS METALS

Merchants Metals is one of the world's largest manufacturers of chain link fabric with vinyl pre-inserted slats. We call this product Priva-Max™

As an American owned and operated company Merchants Metals' products are distributed through our 8 manufacturing facilities and 47 services centers nationwide.

All Merchants Metals' products are available through our exclusive Authorized Dealer network and other fence contracting professionals. When you deal with a Merchants Metals Authorized Dealer, you can be assured you are dealing with a qualified fence professional, using only quality products backed by manufacturer's warranties.

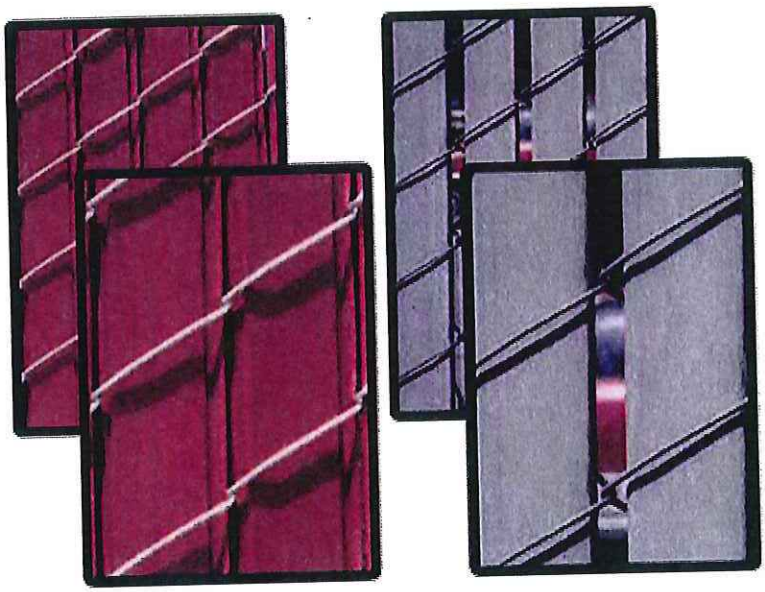
Priva-Max™ meets or exceeds

PRIVA-MAX™ is a combination of 3 1/2" x 5" chain link mesh that is made of galvanized before weaving (GBW), 9 gage wire and specially designed PVC extruded fence slats. Each strand of wire contains a zinc coating weight of 1.2 oz per sq. ft minimum and a 1290 lb break strength minimum. PVC slats are extruded in a shape that, when inserted into the fabric, creates a 95% privacy screen.

COMPARE	PRIVA-MAX™	STANDARD

PRIVACY
Priva-Max™ fencing gives you 95% privacy. Standard fence with prewoven slats gives you only 75% privacy or less. That's 20% more privacy with Priva-Max™.

HEIGHTS & LENGTHS
Priva-Max™ is available in 6' and 8' heights and 25' lengths. Rolls of this fabric may be woven together to obtain longer lengths. Special heights are available upon request.



WIRE
The standard wire used in Priva-Max™ is galvanized before weaving (GBW). Vinyl coated or aluminized wire is also available. The chain link fabric is woven with wire coated in conformance with ASTM A817.

DURABILITY
PVC fence products are resistant to severe weather conditions, salt water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum distillates, and common environmental pollutants.

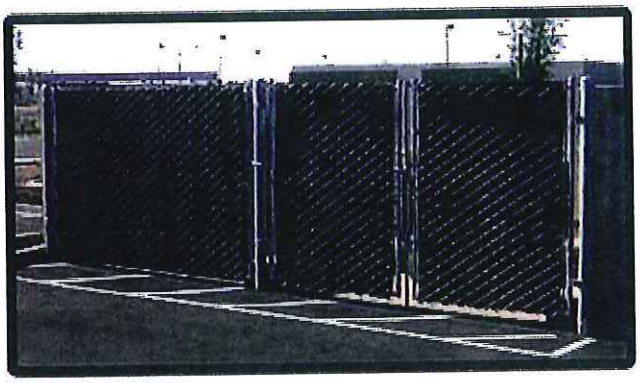
VIRTUALLY MAINTENANCE FREE
The only maintenance is pressure cleaning of the surface contaminants with plain water.

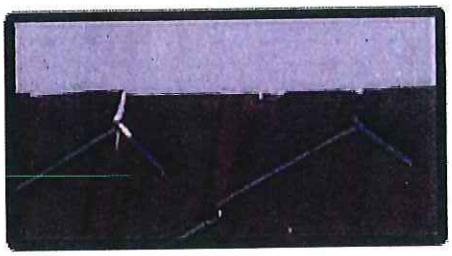
MERCHANTS METALS

The First Name In Fence

TIME SAVING INSTALLATION

Because Priva-Max™ slats are factory installed during the weaving process, you will save time and money.





NO STAPLES OR CLIPS

Priva-Max™ slats are inserted during the weaving process and a standard knuckle is formed at the top and bottom of the fabric that locks the slat in place. No staples or clips are required.

COLORS

Priva-Max™ slats are available in brown, redwood, green, white, gray or beige. Custom colors are available upon request and minimum orders are required.

LONG LASTING COLOR

Priva-Max™ slats are extruded from High Density Polyethylene (HDPE), color pigments and ultra violet (UV) inhibitors, specifically designed to retard the harmful effects of the sun and lengthen the life of the product.

HDPE TECHNICAL PROPERTIES

PROPERTY	VALUE
Melt Index	(0.6) A low melt index indicates improved stress and crack resistance.
Density	(0.957) Polyethylene density may range from 0.914 to 0.960. A higher density yields maximum stiffness without becoming brittle.
Minimum Temp.	(-76°F) Polyethylene stays flexible even at this temperature extreme.
Maximum Temp.	(250°F) Polyethylene does not distort until reaching this temperature.
Tensile Strength	(3,700 psi) Material will not suffer distortion at lesser

PRIVA - MAX

Practical Post Spacing Suggestions - Calculated from CLFMI Line Post Spacing Publication*

10 ft maximum spacing in accordance with ASTM F567

Post Type	ASTM F1043 Group I-A (Sch 40 Pipe)				ASTM F1043 Group I-C (LG-40)			
Fence Height	6 ft High		8 ft High		6 ft High		8 ft High	
Wind Speed	Post	Spacing	Post	Spacing	Post	Spacing	Post	Spacing
70 mph	Size, o.d.	Max.	Size, o.d.	Max.	Size, o.d.	Max.	Size, o.d.	Max.
Exposure A[1]	2.375"	10 ft	2.875"	10 ft	2.375"	10 ft	2.875"	10 ft
Exposure B[2]	2.875"	10 ft	2.875"	7 ft	2.375"	10 ft	2.875"	10 ft
Exposure C[3]	2.875"	8 ft	4.000"	10 ft	2.875"	10 ft	2.875"	6 ft
Exposure D[4]	2.875"	7 ft	4.000"	9 ft	2.875"	9 ft	4.000"	10 ft
80 mph	6 ft High		8 ft High		6 ft High		8 ft High	
Exposure A[1]	2.375"	9 ft	2.875"	10 ft	2.375"	10 ft	2.875"	10 ft
Exposure B[2]	2.875"	10 ft	2.875"	5 ft	2.375"	7 ft	2.875"	7 ft
Exposure C[3]	4.000"	10 ft	4.000"	8 ft	2.875"	9 ft	4.000"	10 ft
Exposure D[4]	4.000"	10 ft	4.000"	6 ft	2.875"	7 ft	4.000"	8 ft
90 mph	6 ft High		8 ft High		6 ft High		8 ft High	
Exposure A[1]	2.875"	10 ft	2.875"	8 ft	2.375"	10 ft	2.875"	10 ft
Exposure B[2]	2.875"	8 ft	4.000"	10 ft	2.875"	10 ft	2.875"	6 ft
Exposure C[3]	4.000"	10 ft	4.000"	6 ft	2.875"	7 ft	4.000"	8 ft
Exposure D[4]	4.000"	9 ft	4.000"	5 ft	2.875"	5 ft	4.000"	6 ft
100 mph	6 ft High		8 ft High		6 ft High		8 ft High	
Exposure A[1]	2.875"	10 ft	2.875"	6 ft	2.375"	9 ft	2.875"	9 ft
Exposure B[2]	2.875"	6 ft	4.000"	8 ft	2.875"	9 ft	4.000"	10 ft
Exposure C[3]	4.000"	9 ft	4.000"	5 ft	2.875"	5 ft	4.000"	6 ft
Exposure D[4]	4.000"	7 ft	------	------	4.000"	9 ft	4.000"	5 ft
110 mph	6 ft High		8 ft High		6 ft High		8 ft High	
Exposure A[1]	2.875"	10 ft	2.875"	5 ft	2.875"	10 ft	2.875"	7 ft
Exposure B[2]	2.875"	5 ft	4.000"	6 ft	2.875"	7 ft	4.000"	8 ft
Exposure C[3]	4.000"	7 ft	------	------	4.000"	9 ft	4.000"	5 ft
Exposure D[4]	4.000"	6 ft	------	------	4.000"	8 ft	------	------
120 mph	6 ft High		8 ft High		6 ft High		8 ft High	
Exposure A[1]	2.875"	8 ft	4.000"	10 ft	2.875"	10 ft	2.875"	6 ft
Exposure B[2]	4.000"	10 ft	4.000"	5 ft	2.875"	6 ft	4.000"	6 ft
Exposure C[3]	4.000"	6 ft	------	------	4.000"	8 ft	------	------
Exposure D[4]	4.000"	5 ft	------	------	4.000"	6 ft	------	------

Calculated max. post spacings rounded down to nearest foot. Calculated spacings less than 5 ft are not listed.
No ice exposure. 95% coverage by slats is assumed. Other combinations of post size and spacing are possible.

[1] Exposure A: Large city centers with at least 50% of the buildings having a height of 70 ft.

[2] Exposure B: Urban/suburban areas, wooded areas, or other terrain with numerous closely spaced obstructions having the size of a single family dwelling or larger.

[3] Exposure C: Open terrain with scattered obstructions having heights generally less than 30 ft. This category includes flat open country and grasslands.

[4] Exposure D: Flat, unobstructed areas exposed to wind flowing over open water for a distance of at least one mile.

**A Guide for the Selection of Line Post Spacing for Chain Link Fence*, CLFMI, Columbia, MD (1999)

For Complete Specifications and Drawings, Contact: Technical Sales (888) 260-1600 Fax (888) 261-3600

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www.merchantsmetals.com

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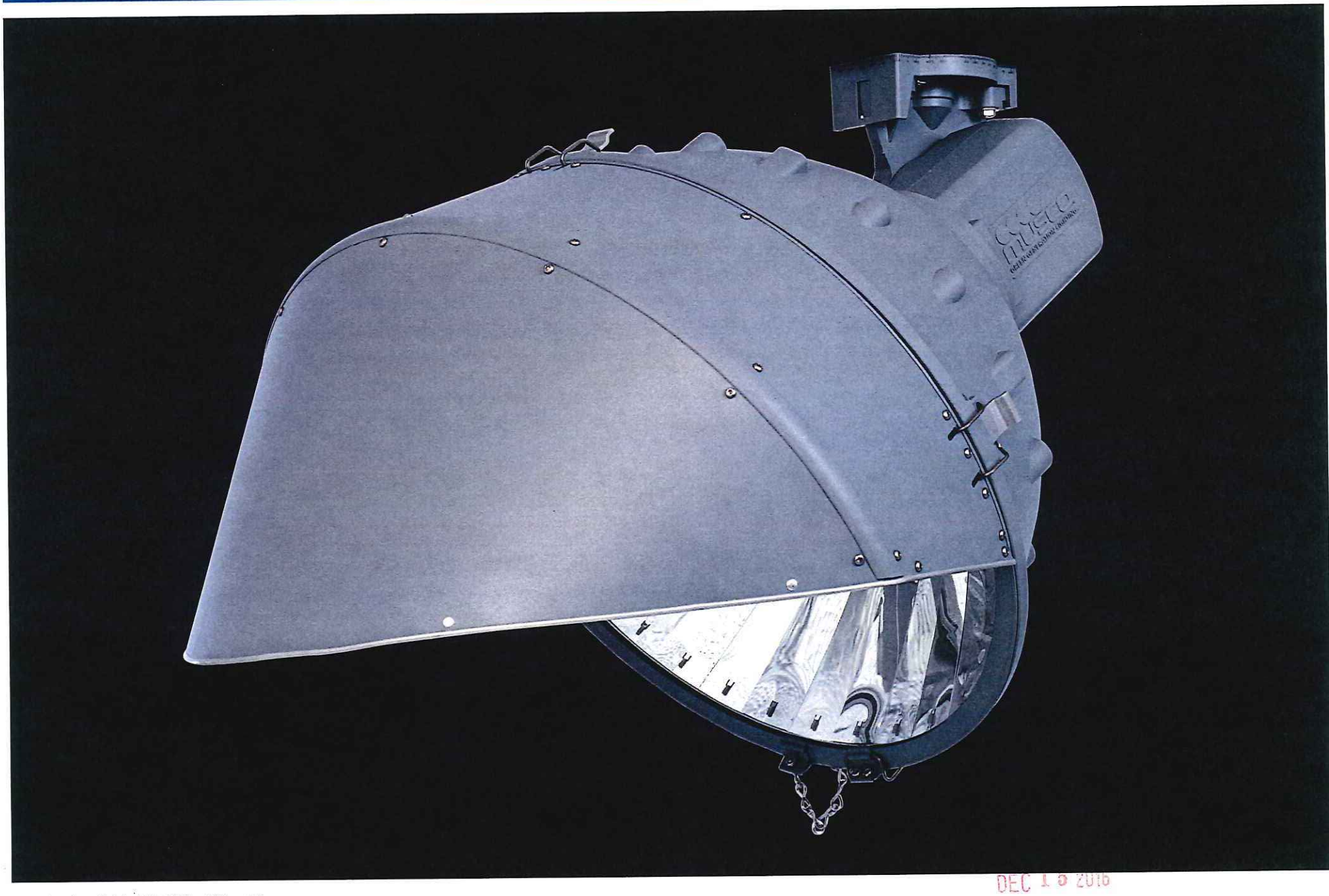

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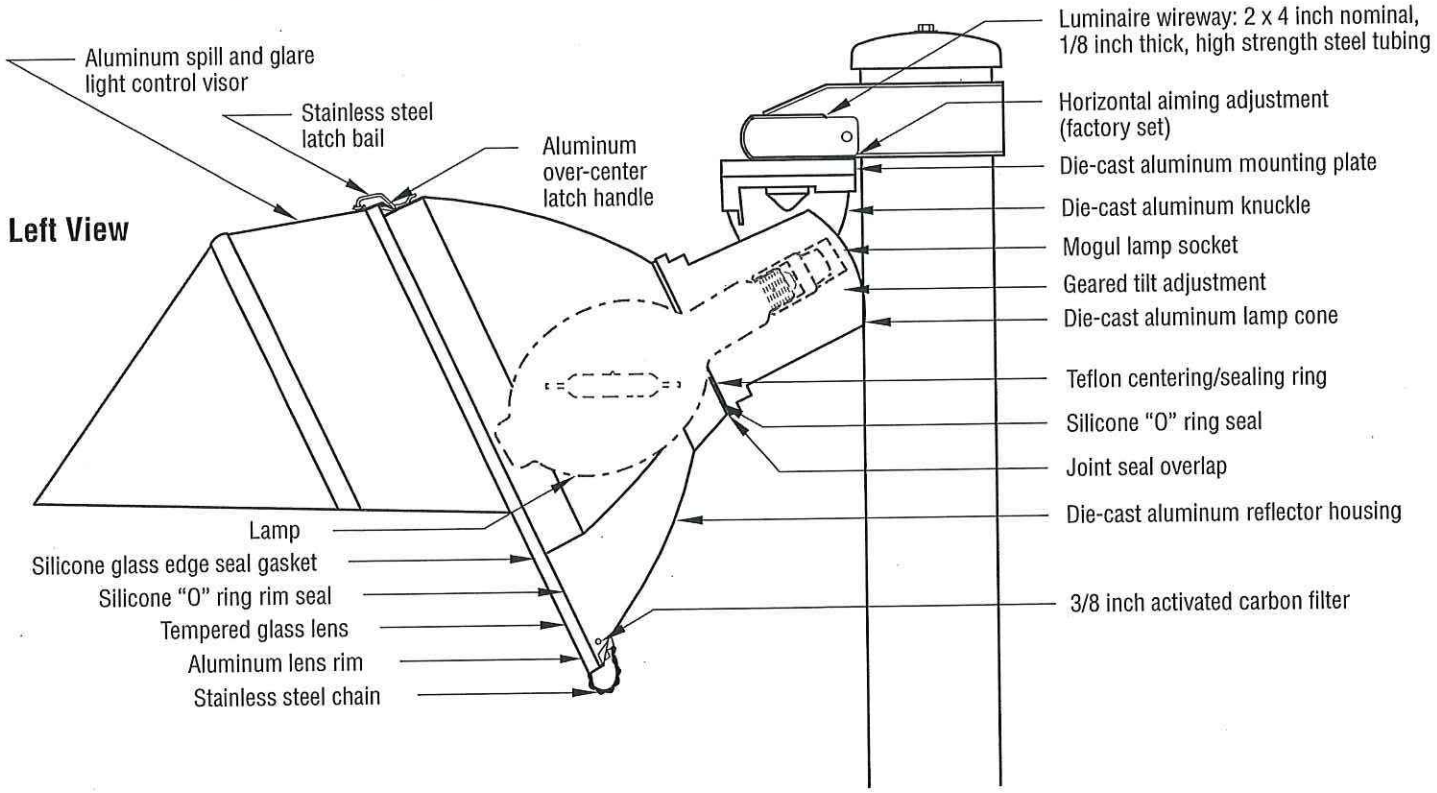
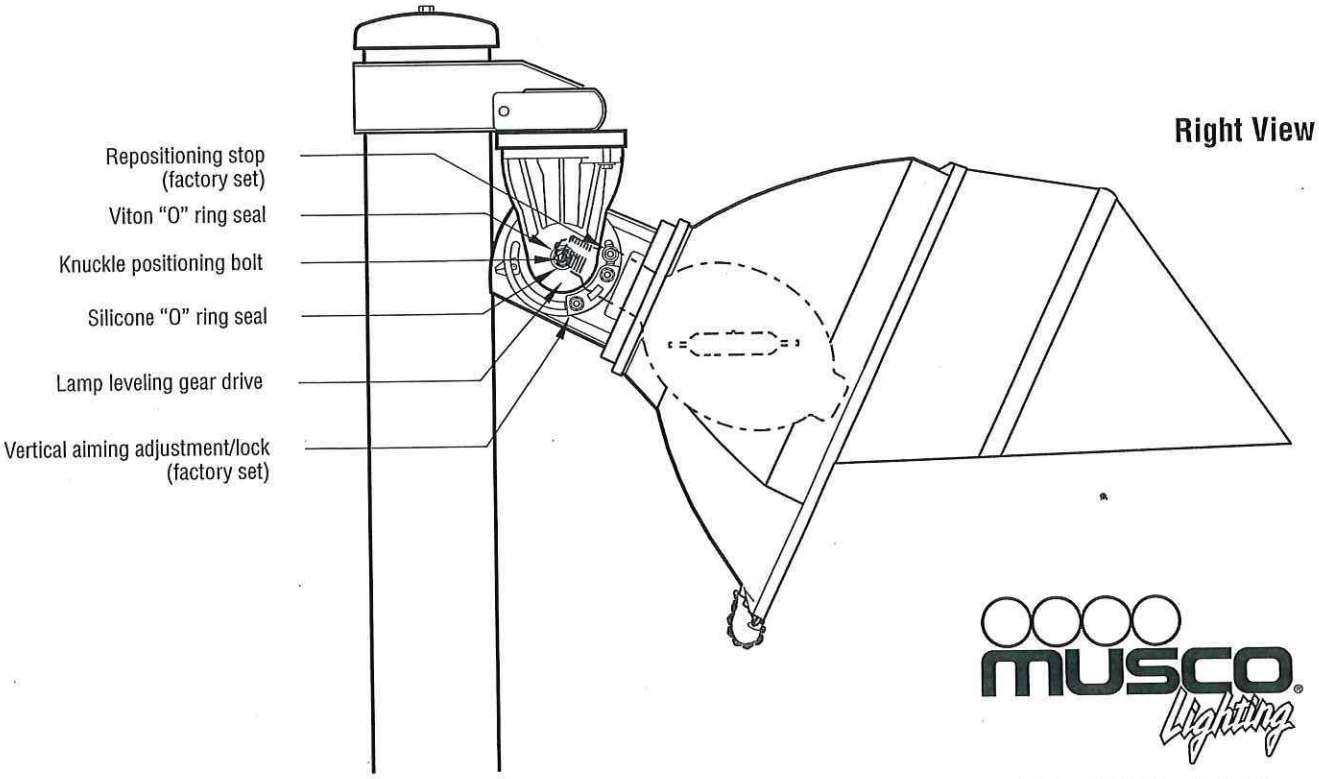
Light·Structure GREEN™

Luminaire Assembly





800/825-6030
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lighting@musco.com

Patents issued and pending.
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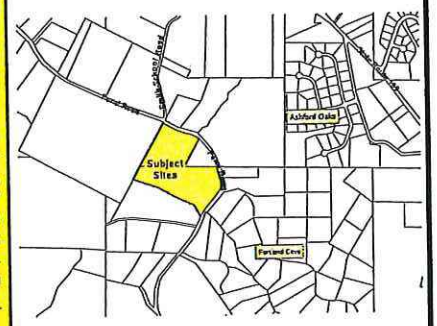
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Monday, December 5, 2016, at 6:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

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



Street Address of Subject Sites:
1613 and 1725 Pond Road

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

The Planning and Zoning Commission of the City of Wildwood will conduct a public meeting on **Monday, December 5, 2016, at 6:30 p.m.**, **in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This meeting is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to this meeting and should be addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment**. The following request will be considered at this time:

A response to a communication from Dionna Helfers, representative for the Pond Athletic Association, which is dated November 21, 2016, regarding **P.Z. 23-15 Pond Athletic Association**, thereby seeking the Planning and Zoning Commission's review and action upon a requested change to the existing Conditional Use Permit (CUP) to permit the use of fence slats in lieu of the required "wind screen" material, in association with the installation of sponsorship banners at this site. Additionally, a request to amend this same existing Conditional Use Permit (CUP) relative to certain outdoor lighting requirements associated with the allowable illumination of two (2) existing fields located at this facility. This facility is located on the west side of Pond Road, north of Hohmann Road (Locator Numbers: 22W330042 and 22W330051/Street Address: 1725 and 1613 Pond Road); NU Non-Urban Residence District and FPNU Floodplain District, with an amended Conditional Use Permit (CUP). **(Ward One)**

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

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

If you should have any questions regarding this information, please feel free to contact the Department of Planning at

CITY OF WILDWOOD
DEC 01 2016
DEPT OF PLANNING & PARKS

Nov. 28, 2016

Planning + Zoning Commission of Wildwood:

Regarding P.Z. 2315 Pond Athletic Assoc, I do not agree with change to the existing permit. The wind screen is enough. I do not want banners of any kind, nor any more lights.

Let keep Wildwood beautiful and not commercialized.

Thank you,

Merry Beth Dann
1449 Smith School Rd

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, November 29, 2016 4:47 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	*Field not completed.*
Item Description	P.Z. 23-15 POND ATHLETIC ASSOCIATION CHANGE
Position on Request	Do Not Support
General Comments	THIS FACILITY IS TERRBLE FOR THOSE OF US WHO LIVE IN THE VICINITY. IT IS DISRUPTIVE AND THE TRAFFIC GENERTED SHOULD NOT BE ENCOURAGED BY ANY FURTHER CHANGE TO THE VENUE
Suggestions	FURTHER IMPROVEMENTS OR ADDITIONS TO THIS FACILITY SHOULD NOT BE ALLOWED.

(Section Break)

Name	THOMAS MCKEONE
Address	1409 PRAIRIE ROSE LANE
City	WILDWOOD
State	MO
Zip	63038
Phone Number	636-458-3478
Email	tmckeone@sbcglobal.net

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Saturday, November 26, 2016 11:28 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	*Field not completed.*
Item Description	P.Z. 23-15 Pond Athletic Association
Position on Request	Do Not Support
General Comments	I have great concern about allowing signage at the Pond Ball Park. This is a neighborhood field in a residential area. I do not want a billboard - effect on Pond Road. You know that sponsors will want their advertising to be seen by the most people and that will be to be visible on Pond Rd. This is not Manchester Road! I have tried to look at this from both sides, but I do not think this is a positive step.
Suggestions	At the very least, make sure that signage cannot be seen as you drive out our beautiful Pond Road. Although, I don't see how that can be done. Surely, there are other ways businesses can donate. For the few dollars it would save a parent on uniforms, think of the effect it would have on everyone else. Suggestion..I have nothing against the lighting of the ball fields, but I know how much they cost to run because we were involved parents at one time. Often, I drive by and see lights on with no games being played and no players there. There are other ways to help kids!

(Section Break)

Name	Diana Bissell
Address	1513 Whetstone Ct.

City	Wildwood
State	MO
Zip	63038
Phone Number	636-458-6008
Email	dianabissell@sbcglobal.net

Email not displaying correctly? View it in your browser.

RANDY
BURKETT
LIGHTING
DESIGN

To: Joe Vujnich

From: Ron Kurtz

Subject: City of Wildwood – Pond Athletic Association Lighting Review

Date: October 10, 2016

Copies: Kathy Arnett
File/

We have reviewed the most recent (10/4/16) documentation submitted for the proposed baseball/softball field additions at the Pond Athletic Association fields. The resubmittal did not address fully the concerns below: *(Note: Some items may not be addressable and are noted.)*

Specific sections include:

Section 415.450.D.5.a

All light fixtures, including lighting associated with single-family dwellings, but excluding street lighting, shall be designed, installed and maintained to prevent light trespass as specified below:

a. At the property line of subject property, illumination from light fixtures shall not exceed one-tenth (0.1) footcandles on residentially zoned property, as measured in a vertical plane five (5) feet above the ground. Every reasonable effort shall be made (through placement and lighting control devices) to minimize the visibility of any luminaire that is required to be fully shielded.

Note: ***It is understood that sports lighting may not comply with this section, and non-compliance will not necessarily discriminate against its acceptance.***

Section 415.450.E.3

Specifically, lighting plans submitted for review and approval as part of a site development plan or preliminary plat shall include a layout of proposed luminaire locations, including aiming angles, minimum and average illuminances for each area, uniformity ratios, a description of this equipment (catalog cuts), glare control devices, lamps, mounting heights and means, hours of operation, maintenance methods proposed, location and use of adjacent properties and an illumination (foot-candle) grid demonstrating adequate intensities and uniformity. The illuminance grid scale must be maximized to the extent of a thrity (30) inches by forty-two (42) inches drawing. Also, a calculation of vertical luminance along the property line at five (5) feet above the ground is required to show compliance with Subsection (D)(5)(a). Additional submissions may be required showing greater detail of areas that may require further clarification.

Note: ***A fixture cut showing all intended glare control devices has not been provided. There are images suggesting that glare control visors will be provided, but no definitive statement, cutsheet, or specification.***

Note: ***The photometric document provided suggests that the west property line, and much of the south and north do not meet this requirement. This is not pejorative, but a point of concern. Particularly along the west property line where values range from 1 to 55 footcandles and are notably poor along the softball field.***

As the manufacturer, again, has not provided lighting fixture cuts and photometry we cannot determine if the illuminance take into account any potential glare control devices.

Regardless, as the west property line does not abut, currently, any nearby residences this may not be a significant concern for the foreseeable future.

Section 415.450.I.1.c Notwithstanding any existing zoning authorization or permit to the contrary, after the effective date of this Chapter, all events shall be scheduled so as to complete all activity before or as near to 10:00 P.M. (as practical), but, under no circumstances, shall any illumination of the playing field, court or track be permitted after 10:30 P.M., except to conclude a scheduled event that was in progress before 10:30 P.M. and for which circumstances prevented concluding it before this time.

Note: Pond Athletic Association to supply compliance statement to the City.

If the manufacturer can provide information stating that the glare control devices will be provided, that Pond Athletic and/or the lighting manufacturer will address neighbor concerns if light trespass or glare is excessive, and that the lights are turned off at the appropriate time, then we would recommend approving if the City is accepting of the light trespass. *(Note: If there are any plans to develop property to the west of the fields then there is cause for concern, depending upon the plans.)*

Upon your review please contact us with any questions or comments.

RK:vh

Pond Athletic Association

"Serving the Youth of West County Since 1963"

Executive Board
Keith Ellis, *President*
Dionna Helfters, *Vice -President*
Bob Kraemer, *Vice-President*
Pat Steilage, *Secretary*
Tony Gannon, *Treasury*
Jeff Plunkett, *Past President*

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Jones, Mike
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Lochmann, Angela
Long, Diane
Long, Gary
Murray, Dan
Sommers, Tim

Directors Emeritus
Archeski, Rick
Hoekstra, John

June 27, 2016

CITY OF WILDWOOD
JUN 30 2016
DEPT OF PLANNING & PARKS

Mr. Joe Vujnich
Director of Planning and Parks
City of Wildwood
16860 Main St.
Wildwood, MO 63040

Dear Joe,

This letter is being to you as the Director of Planning and Parks for the City of Wildwood as an assurance from Pond Athletic Association's that it will continue to adhere to the lighting curfew of 10:30 pm. This commitment to adhere is for the current lighting on Fields 1, 2, & 3 and also for the new lighting, once installed, on Fields 4 & 5.

Sincerely,

Keith Ellis
President, Pond Athletic Association

P.O. Box 111
Wildwood, MO 63038
Not-For-Profit Organization. MO. Tax ID # 43-1075893.
501 (C) (3) Corporation

Pole / Fixture Summary

Pole ID	Pole Height	Fixture Qty	Lamp Type	Group
A1	60'	4	1500W MZ	A
		4	1500W MZ	B
A2	60'	4	1500W MZ	A
A3	60'	4	1500W MZ	B
B1	60'	8	1500W MZ	A
B2	60'	8	1500W MZ	A
B3	60'	8	1500W MZ	B
B4	60'	8	1500W MZ	B
C1	60'	5	1500W MZ	A
C2	60'	5	1500W MZ	A
9		*58*		

Calculation Grid Summary

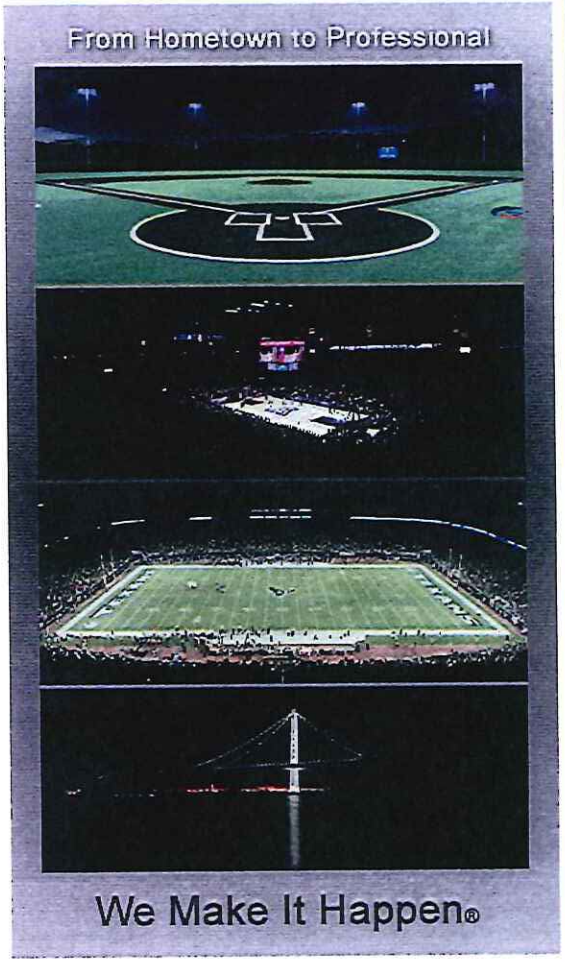
Grid Name	Calculation Metric	Light Level				Uniformity		Groups	Fixture Qty
		Type	Ave	Min	Max	Max/Min	Ave/Min		
Baseball (Infield)	Horizontal Illuminance	Constant	50.7	34	66	1.91	1.47	A	34
Baseball (Outfield)	Horizontal Illuminance	Constant	32.4	23	56	2.41	1.38	A	34
Property Spill - 3' AGL	Horizontal	Constant	1.26	0	33.3	0.00	0.00	A,B	58
Property Spill - 3' AGL	Max Vertical Illuminance Metric	Constant	2.67	0	51.4	0.00	0.00	A,B	58
Softball (Infield)	Horizontal Illuminance	Constant	50.4	35	62	1.80	1.46	B	24
Softball (Outfield)	Horizontal Illuminance	Constant	30.4	19	54	2.84	1.61	B	24

Group Summary

Group	Description	Load	Fixture Qty
A	Baseball	53.18 kW	34
B	Softball	37.54 kW	24

MY PROJECT

Name: **Pond Athletic Association Softball**
Location: Glencoe,MO



ENGINEERED DESIGN

By: **Justin Van Soelen**
File # / Date: 111042R2-prodR3 23-Aug-16

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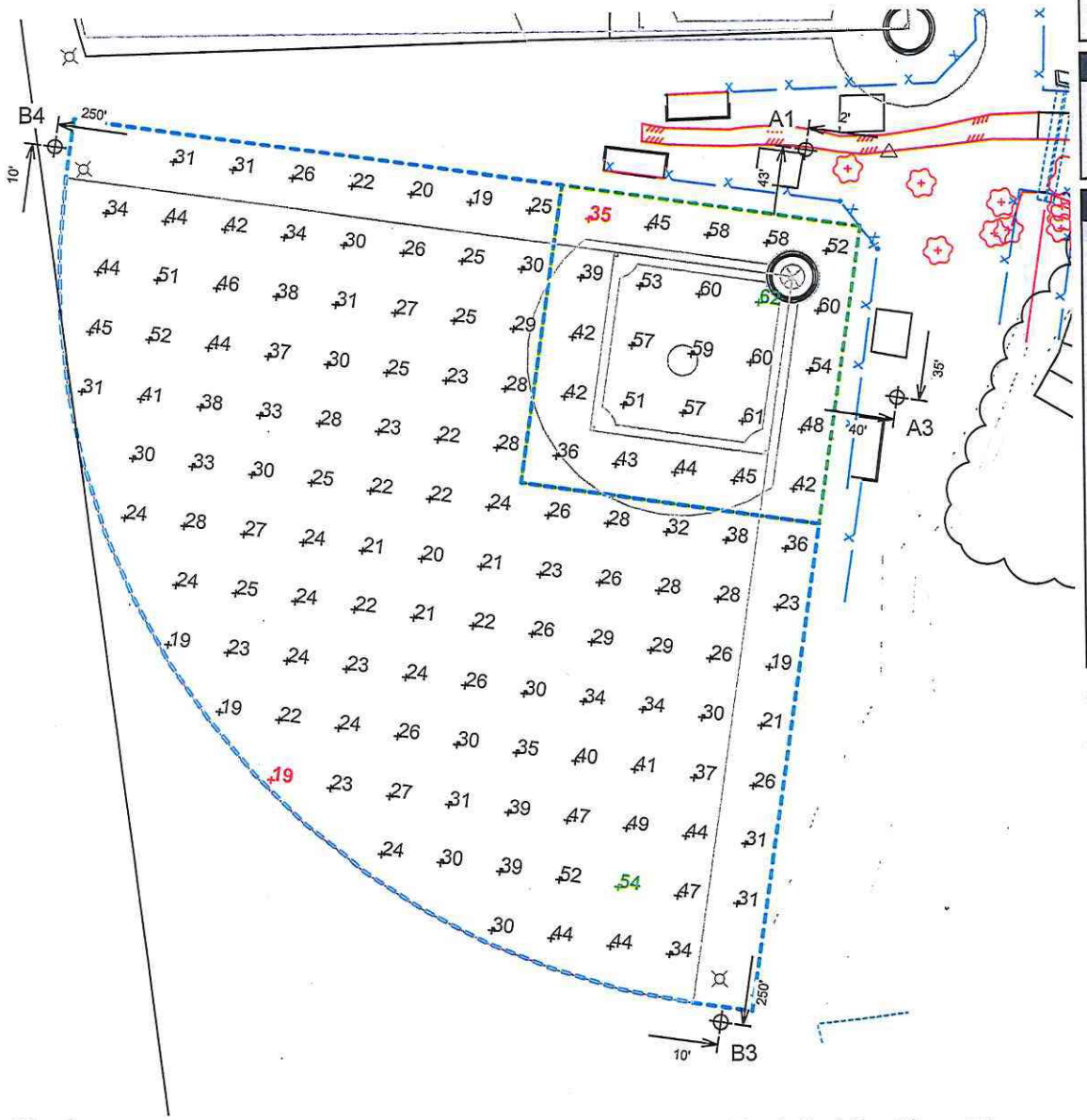
QUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
Y	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
.	A1	60'	-	60'	1500W MZ	4/4*	4	4
.	A3	60'	-	60'	1500W MZ	4	4	0
2	B3-B4	60'	-	60'	1500W MZ	8	8	0
4	TOTALS					28	24	4

his structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 60

0' 60' 120'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

musco Lighting

MY PROJECT

Name:	Pond Athletic Association Softball
Location:	Glencoe,MO

GRID SUMMARY

Name:	Softball
Size:	245'/245'/245' - basepath 60'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

CONSTANT ILLUMINATION

SUMMARY	HORIZONTAL FOOTCANDLES	
	Infield	Outfield
Guaranteed Average:	50	30
Scan Average:	50.4	30.4
Maximum:	62	54
Minimum:	35	19
Avg / Min:	1.46	1.61
Guaranteed Max / Min:	2	3
Max / Min:	1.80	2.84
UG (adjacent pts):	1.35	1.56
CU:	0.59	
No. of Points:	25	115

LUMINAIRE INFORMATION	
Luminaire Type:	Green Generation
Design Usage Hours:	5,000 hours
Design Lumens:	134,000
Avg Lamp Tilt Factor:	1.000
No. of Luminaires:	24
Avg KW:	37.54 (40.8 max)

Guaranteed Performance: The Guaranteed Average CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

Field Measurements: Illumination measured in accordance with IESNA RP-6-15 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

ENGINEERED DESIGN

By:	Justin Van Soelen	
File # / Date:	111042R2-prodR3	23-Aug-16

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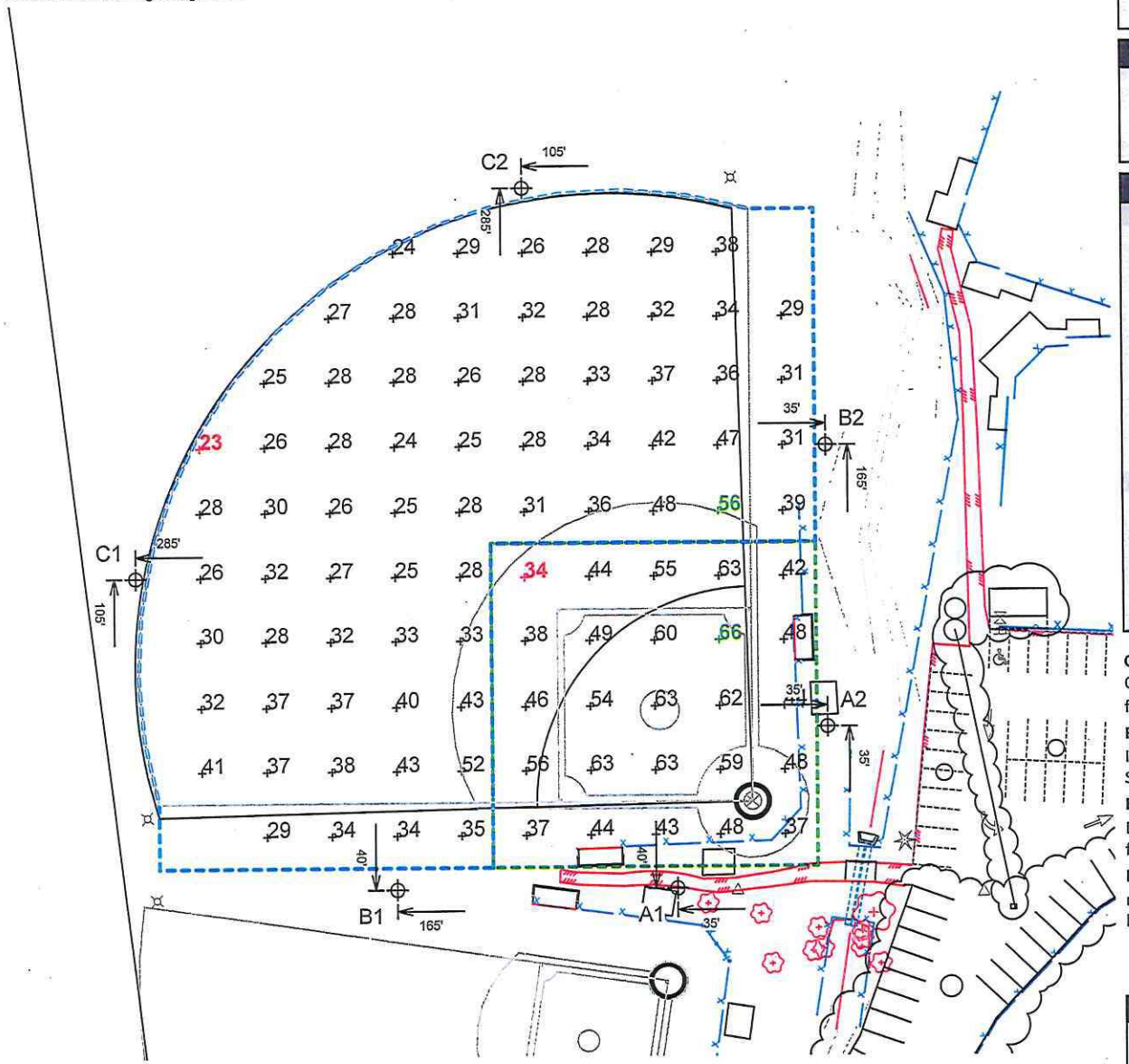
ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A1	60'	-	60'	1500W MZ	4/4*	4	4
1	A2	60'	-	60'	1500W MZ	4	4	0
2	B1-B2	60'	-	60'	1500W MZ	8	8	0
2	C1-C2	60'	-	60'	1500W MZ	5	5	0
6	TOTALS					38	34	4

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 80

0' 80' 160'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

MY PROJECT

Name: **Pond Athletic Association Softball**
Location: Glencoe,MO

GRID SUMMARY

Name: **Baseball**
Size: 275'/310'/275' - basepath 90'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

CONSTANT ILLUMINATION

SUMMARY	Infield	Outfield (HORIZONTAL FOOTCANDLES)
Guaranteed Average:	**50**	**30**
Scan Average:	50.7	32.4
Maximum:	66	56
Minimum:	34	23
Avg / Min:	1.47	1.38
Guaranteed Max / Min:	**2**	**2.5**
Max / Min:	1.91	2.41
UG (adjacent pts):	1.50	1.54
CU:	0.68	
No. of Points:	25	67

LUMINAIRE INFORMATION

Luminaire Type: Green Generation
Design Usage Hours: 5,000 hours
Design Lumens: 134,000
Avg Lamp Tilt Factor: 1.000
No. of Luminaires: 34
Avg KW: 53.18 (57.8 max)

Guaranteed Performance: The Guaranteed Average CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

Field Measurements: Illumination measured in accordance with IESNA RP-6-15 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

ENGINEERED DESIGN

By: **Justin Van Soelen**
File # / Date: 111042R2-prodR3 23-Aug-16

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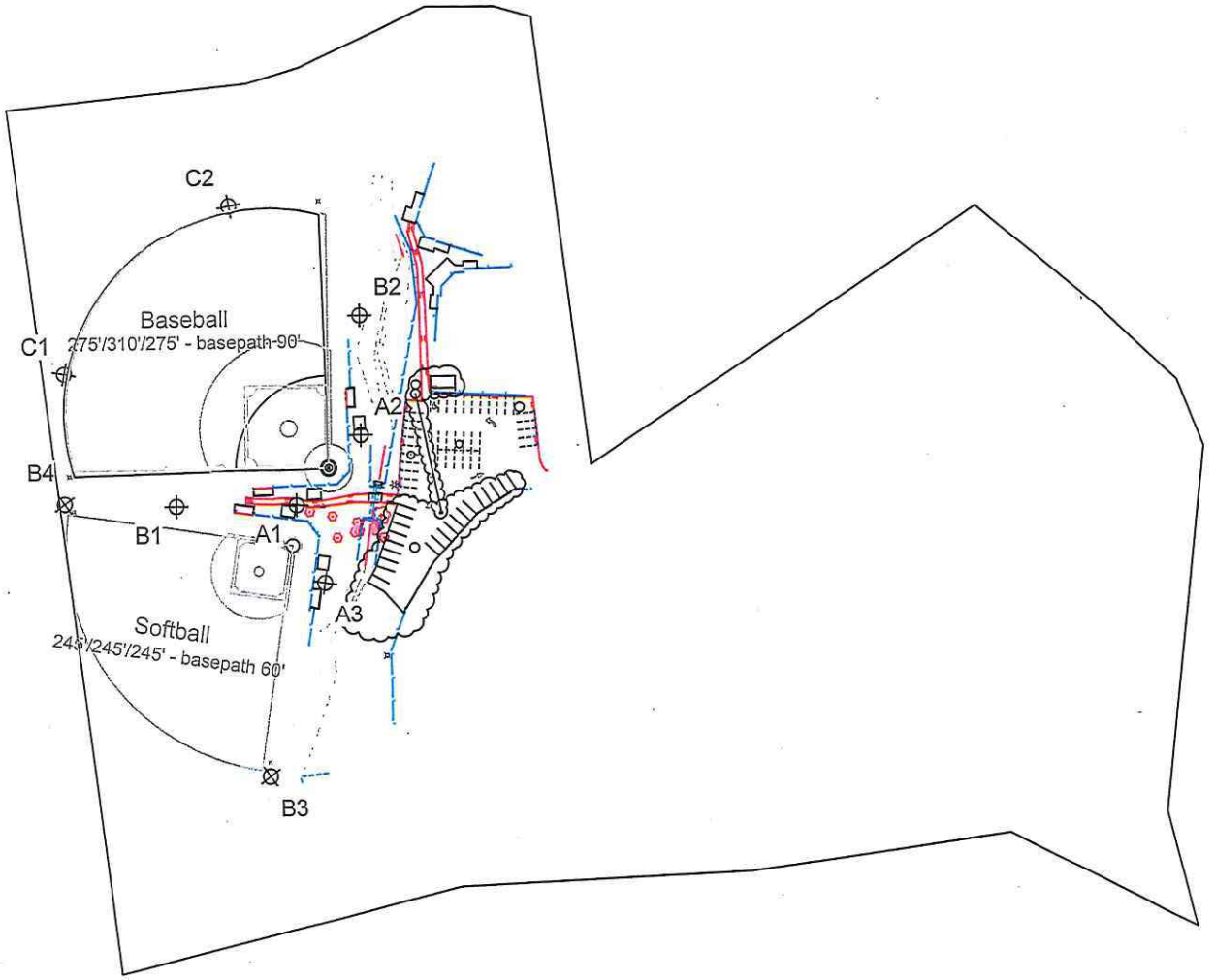
ILLUMINATION SUMMARY



MY PROJECT

Name: Pond Athletic Association Softball
Location: Glencoe,MO

EQUIPMENT LAYOUT

INCLUDES:
- Baseball
- Softball

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires		
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE
1	A1	60'	-	60'	1500W MZ	4/4*
2	A2-A3	60'	-	60'	1500W MZ	4
4	B1-B4	60'	-	60'	1500W MZ	8
2	C1-C2	60'	-	60'	1500W MZ	5
9	TOTALS					58

* This structure utilizes a back-to-back mounting configuration

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
1500 watt MZ	8.6	8.3	7.5	6.5	5.1	4.7	3.7

ENGINEERED DESIGN

By: Justin Van Soelen
File # / Date: 111042R2-prodR3 23-Aug-16

SCALE IN FEET 1 : 200
0' 200' 400'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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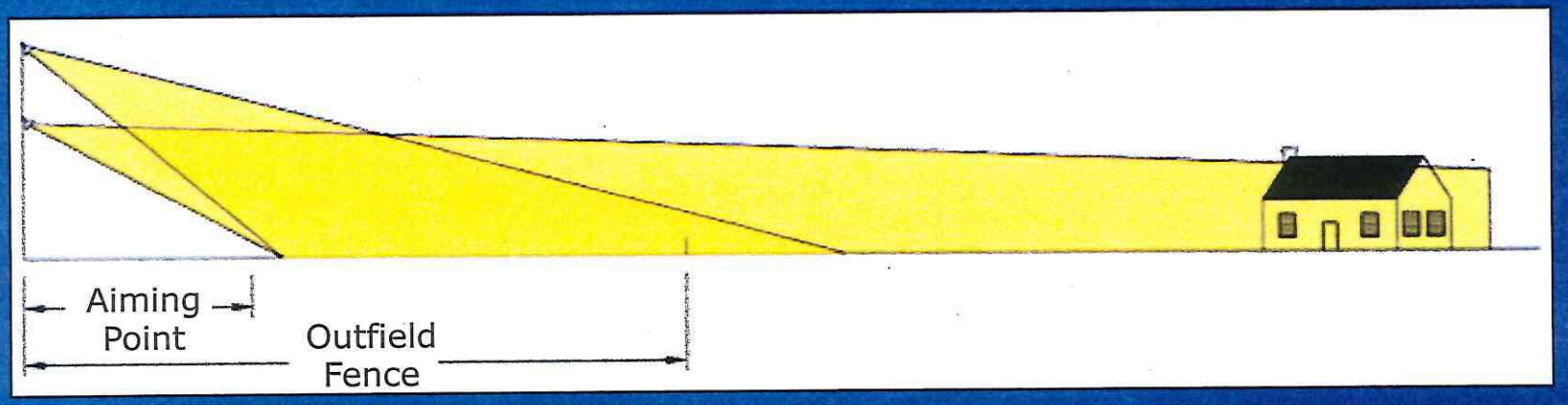
EQUIPMENT LAYOUT

Mounting heights

Appropriate mounting heights or additional poles allow for optimum aiming angles:



y

Pole Height	Fixture Qty	Lamp Type	Group
52	4	1500W MZ	A
	4	1500W MZ	B
	4	1500W MZ	A
60'	4	1500W MZ	B
60'	4	1500W MZ	A
60'	4	1500W MZ	A
60'	4	1500W MZ	A
60'	4	1500W MZ	B
60'	4	1500W MZ	B
60'	5	1500W MZ	A
60'	5	1500W MZ	A
	54		

mary

Calculations	Type	Value Found				Guidelines		Grade	Fixture Qty
		Min	Ave	Max	Min/Ave	Max/Min	Ave/Min		
Horizontal Illuminance	Calculated	10.7	24	49	1.64	4.43	1.43	A	54
Horizontal Illuminance	Calculated	22.4	33	57	2.43	1.30	1.30	A	54
Horizontal	Calculated	1.29	6	34.6	0.00	0.00	0.00	A,B	54
Max Vertical Illuminance Glare	Calculated	2.64	6	54.3	0.00	0.00	0.00	A,B	54
Horizontal Illuminance	Calculated	10.4	24	47	1.60	1.49	1.49	B	54
Horizontal Illuminance	Calculated	20.2	14	54	2.61	1.36	1.36	B	54

Miscellaneous	Total	Fixture Qty
Conduit	52.10 kW	54
Setback	37.54 kW	54

musco lighting

MY PROJECT

Name: Pond Athletic Association Softball
Location: Clinton MO

Image Generated on: 2-Feb-2015 09:06:31

We Make It Happen.

Submitted By/Contact:

By: Jackie Van Zandt
Title or Date: 12/08/2014 (modified) 30-Sep-15

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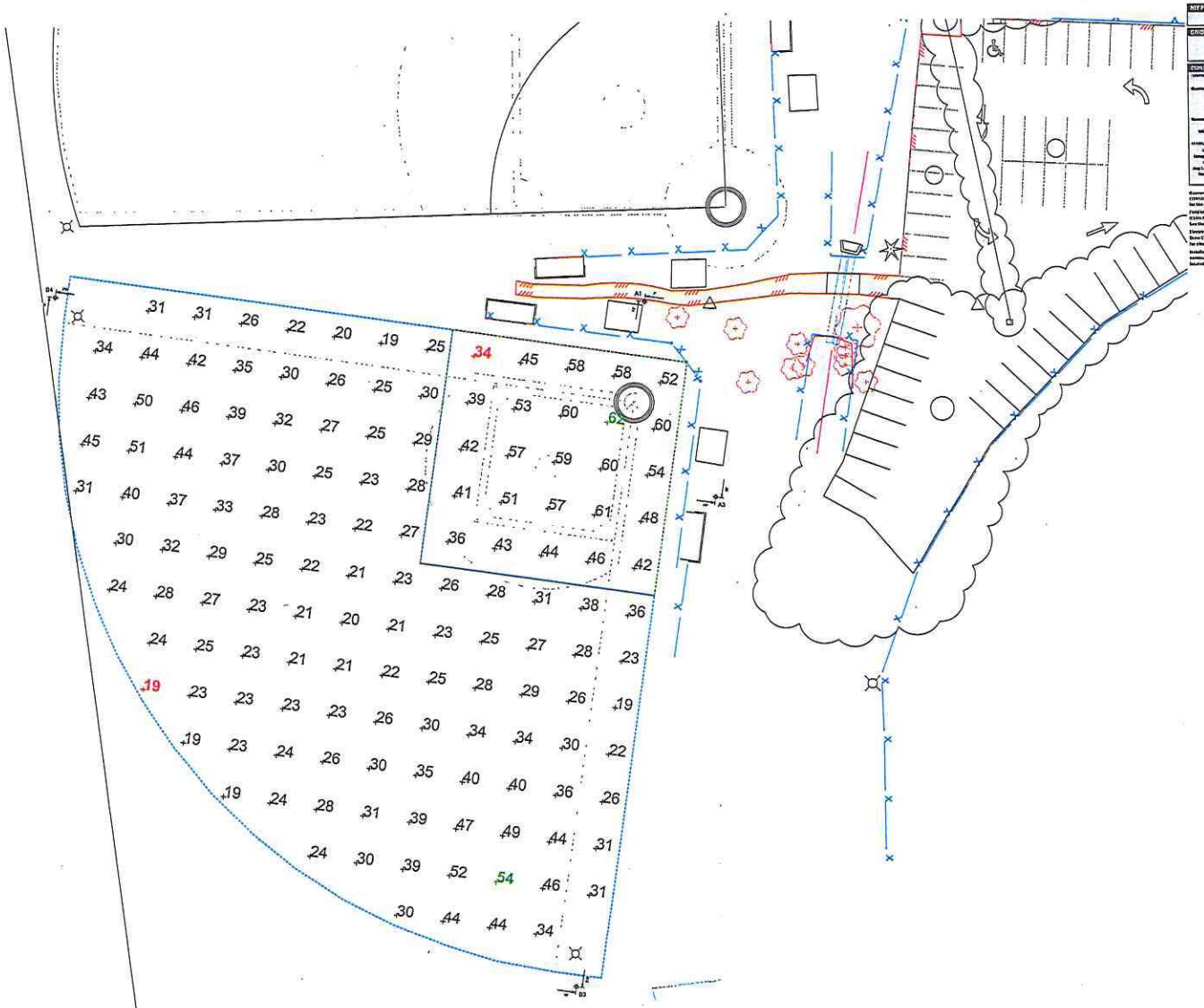
PROJECT SUMMARY



musco Lighting

MF PROJECT

Name: Hard Asphalt Jurassic Park Sandbank
Location: Geneva, MO

GRID SUMMARY

Status: Initial
Size: 242'2"x1'2"x0" - 0.sqrtft 10'
Spacing: 20'-0" x 20'-0"
Height: 1'-0" above grade

POINT INSTANT ILLUMINATION

	Initial	Outfield
Maintained Average	50	30
Spot Average	80.4	25.2
Maximum	62	54
Minimum	31	19
Avg / Min	1.61	1.58
Maintained Area / Min	2	1
Max / Min	2.00	2.84
Min / Adjacent pole	1.29	1.15
No. of Poles	25	115

OVERALL MAINTENANCE

Luminaire Type:	Score Generation
Lamps Usage Hours:	5,000 hours
Lamps Lumens:	139,000
Avg Lamp Fill Factor:	1.000
No. of Luminaire:	25
Avg kW:	12.54 (12.0 max)

Guaranteed Performance: The Geneva Initial Average CONSTANT ILLUMINATION does not allow alone is guaranteed for the design usage hours of the system.

Field Measurements: Photometrics measured in accordance with IESNA RP-6-15 and CIBSE LG5. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Score Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 2% nominal ratings at line side of the fixture and structures located within 3 feet (1m) of design locations.

SWITCHED DESIGN

By: Jacob Van Landes
Rev / Date: 111342352 pro001 20-Sep-22

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SCALE IN FEET 1:20

ILLUMINATION SUMMARY

24 29 27 26 28 38
26 28 31 34 28 31 33 28
25 27 28 27 31 33 34 34 30
23 26 28 24 25 29 35 41 45 30
28 30 27 25 28 33 39 50 57 39
26 32 27 25 28 36 46 57 63 42
30 28 32 33 33 38 49 60 66 48
32 37 37 41 43 45 53 63 62 44
41 37 37 43 53 56 63 63 59 48
29 34 34 35 37 44 43 48 37
MY PROJECT
GRID SUMMARY
CONSTANT ILLUMINATION
ILLUMINATION SUMMARY

LUMINAIRE BREAKDOWN

Qty	Mark Number	Luminaire Type	Lamps per Luminaire	Watts per Lamp	Total Watts
1	A1	[illegible]	1	[illegible]	[illegible]
1	A2	[illegible]	1	[illegible]	[illegible]
1	A3	[illegible]	1	[illegible]	[illegible]
1	B1	[illegible]	1	[illegible]	[illegible]
1	B2	[illegible]	1	[illegible]	[illegible]
1	B3	[illegible]	1	[illegible]	[illegible]
1	C1	[illegible]	1	[illegible]	[illegible]
1	C2	[illegible]	1	[illegible]	[illegible]

musco Lighting

MY PROJECT

Name: Pickle Ball Facility Association Sarlisoft

Log phone: 5[illegible]

GRID SUMMARY

Name: Property Grid + 5' Offset

Spacing: 5.0'

Height: 5.0' above grade

CONSTANT ILLUMINATION

Summary

	Entire Grid
Avg Footcandles:	3.2 fc
Maximum:	37.0 fc
Minimum:	0.00
Max. of Points:	922
Avg/Min Ratio:	10.00:1
Max/Min Ratio:	37.00:1
Luminaire Type:	Green Generation
Design Hours/Year:	5,000 hours
Design Currency:	$1.0 USD
Avg Lamp Life Lumen:	1.000
No. of Luminaires:	56
Avg Kilo:	56.71 (56.6 m/s)

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

Field Measurements: Measurements measured in accordance with IESNA RP-6-15 and CIE12 1.6. Individual values may vary. See the Warranty Statement for details.

Check of System Requirements: Refer to Appendix Show Chart under the "Musco Control System Summary" for electrical wiring.

Installation Requirements: Mounts greater ch 3% slope of surface or for side of the ballast and structure located within 3 feet (1m) of design locations.

TRIM/FINISH DESIGN

Rpt: Pickle Ball Sarlisoft

Lgrd / Date: 2120N2-Grid01 30-Sep-14

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Note: Sub-Grid(s) ⊕ Illuminations are relative to Active Grid(s) ⊕

E IN FEET 1:150

ILLUMINATION SUMMARY

AREA BREAKDOWN

Luminaire						
Area Name	Qty	Luminaire Type	Pole Ht	Arm	Fixture	Lamp
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

musco lighting

MY PROJECT

Name: [illegible]
Location: [illegible]

GRID SUMMARY

Name: Property Split - 3' AGL
Spacing: 5.0'
Height: 3.0' above grade

CONSTANT ILLUMINATION

Statistic	Value
Scale	1:90
Unit	Imperial (Feet)
Calculation Type	Point Grid
Base Average	3.83fc
Maximum	54.15
Minimum	0.00
No. of Points	922
Luminaire Type	Genera Generation
Burn Hours	5,000 hours
Design Lumens	114,000
Avg Lamp Dbl Lumens	2,000
No. of Luminaires	58
Avg Ht	30.1' (10.0 m)

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

Field Measurements: Illumination measured in accordance with IESNA RP-8-21 and CIE13.3&4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for start/stop timing.

Installation Requirements: Results assume +/- 3% manufacturing tolerance of fixtures and lamps and installation within 2 ft (0.61m) of design locations.

Engineered Design

Dgn: Justin Van Scoyoc
Date / Time: 11/20/2023 [illegible]
Site ID: [illegible]

This is an original and unpublished work of Musco Sports Lighting, LLC (MSL), and Musco Sports Lighting, LLC

1 FEET 1 : 90

ILLUMINATION SUMMARY

musco lighting

MY PROJECT:

Owner: [illegible]
Location: [illegible]

EQUIPMENT LAYOUT

INCLUDES:
- Symbols
- Surface

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 1% mean illuminance at face side of the ballfield and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

QTY	LUMINAIRE	MOUNT	ARMS	ARMS	POLE	POLE	PAGE
		Height	Length	Orientation	Type	Finish	
4	[illegible]	50'	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
4	[illegible]	50'	—	[illegible]	[illegible]	[illegible]	[illegible]
4	[illegible]	50'	—	[illegible]	[illegible]	[illegible]	[illegible]
4	[illegible]	50'	—	[illegible]	[illegible]	[illegible]	[illegible]
4	[illegible]	50'	—	[illegible]	[illegible]	[illegible]	[illegible]

* Pole selection assumes a back tip-back mounting shoe/ pole base

[illegible] ESTIMATED AMPERAGE DRAW CHART

Nominal System Voltage	Total Amperage Draw							
Single Phase Voltage	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Note: Symbol(s) ⊕ dimensions are indicated in feet (or meters [metric]) ⊕

ENGINEERED DESIGN

Proj. [illegible]
File / Date: [illegible] 30 Sep 14

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1 IN FEET 1:50

EQUIPMENT LAYOUT

Luminaire Plane	Pole Location X	Pole Location Y	Light Bank Mounting Height	Indicator Width Type	Number	Aiming Point X	Aiming Point Y	Aiming Point Z	Aiming Angle Horiz	Aiming Angle Vert	Group
Baseball	-40.00	30.00	60.00		1	18.26	-23.76	0.00	6.48	50.38	A
					2	24.79	102.15	0.00	6.53	42.42	A
					3	96.72	31.44	0.00	1.21	31.99	A
					4	84.52	44.34	0.00	8.73	35.75	B
					5	-64.52	118.19	0.00	1.45	47.31	B
					6	93.53	37.31	0.00	8.42	39.14	B
					7	-134.57	119.92	0.00	8.39	29.91	B
					8	-144.54	88.61	0.00	11.46	32.38	A
Softball	30.00	-25.00	40.00		9	130.50	37.77	0.00	1.51	46.98	A
					10	-15.53	2.48	0.00	8.26	24.66	A
					11	82.41	98.79	0.00	1.41	27.47	B
					12	15.15	77.97	0.00	8.49	42.75	B
					13	-19.99	5.05	0.00	1.52	45.90	B
					14	-5.19	83.26	0.00	8.18	37.95	B
Baseball	-40.00	30.00	60.00		15	71.74	28.50	0.00	1.12	27.67	B
					16	98.41	99.32	0.00	8.44	20.80	A
					17	30.56	52.08	0.00	1.34	21.45	A
					18	79.24	253.35	0.00	8.12	18.65	A
Baseball	-40.00	140.00	60.00		19	120.63	112.25	0.00	1.17	19.66	A
					20	118.28	214.37	0.00	8.04	21.51	A
					21	26.47	36.58	0.00	1.11	20.80	A
					22	12.07	271.90	0.00	8.24	19.15	A
					23	185.36	88.44	0.00	9.19	19.36	A
					24	121.34	157.61	0.00	0.39	22.85	A
Baseball	140.00	-25.00	60.00		25	290.34	72.48	0.00	1.32	23.14	A
					26	81.15	46.18	0.00	1.10	22.24	A
					27	140.71	187.47	0.00	1.23	21.78	A
					28	106.08	151.20	0.00	0.89	20.81	A
					29	247.84	4.51	0.00	1.16	20.99	A
					30	30.12	8.53	0.00	0.12	21.61	A
					31	199.92	122.06	0.00	1.34	21.86	A
					32	83.51	51.87	0.00	0.21	17.63	B
					33	62.15	76.45	0.00	1.19	17.44	B
					34	156.32	199.23	0.00	0.19	17.44	B
Softball	-10.00	210.00	60.00		35	82.96	86.37	0.00	1.09	17.60	B
					36	139.37	133.11	0.00	0.37	16.46	B
					37	11.38	19.98	0.00	1.23	17.34	B
					38	180.18	162.91	0.00	0.14	16.91	B
					39	197.13	184.74	0.00	1.13	16.31	B
					40	147.89	154.22	0.00	0.10	17.06	B
					41	187.12	194.95	0.00	1.09	16.95	B
Softball	210.00	-10.00	60.00		42	77.09	79.33	0.00	0.14	16.87	B
					43	152.38	158.20	0.00	1.49	17.17	B
					44	117.38	121.94	0.00	0.22	16.78	B
					45	179.48	163.98	0.00	1.34	16.44	B
					46	70.74	9.67	0.00	0.13	17.81	B
					47	140.58	141.27	0.00	1.19	17.29	B
					48	81.41	80.42	0.00	0.98	20.08	A
Baseball	120.00	210.00	60.00		49	8.37	251.96	0.00	1.09	20.21	A
					50	218.98	212.98	0.00	0.15	22.41	A
					51	-0.90	155.13	0.00	1.43	22.03	A
					52	193.27	211.51	0.00	1.79	21.44	A
					53	132.91	120.23	0.00	0.54	22.32	A
					54	212.43	202.94	0.00	1.46	20.23	A
Baseball	210.00	105.00	60.00		55	290.36	-2.41	0.00	0.42	22.51	A
					56	164.42	199.33	0.00	1.4	21.06	A
					57	141.64	84.87	0.00	0.16	22.54	A
					58	142.31	125.00	0.00			

musco lighting

MP PROJECT

Drawing: Pond Athletic Association Softball
Layout Name: Glenora DFO

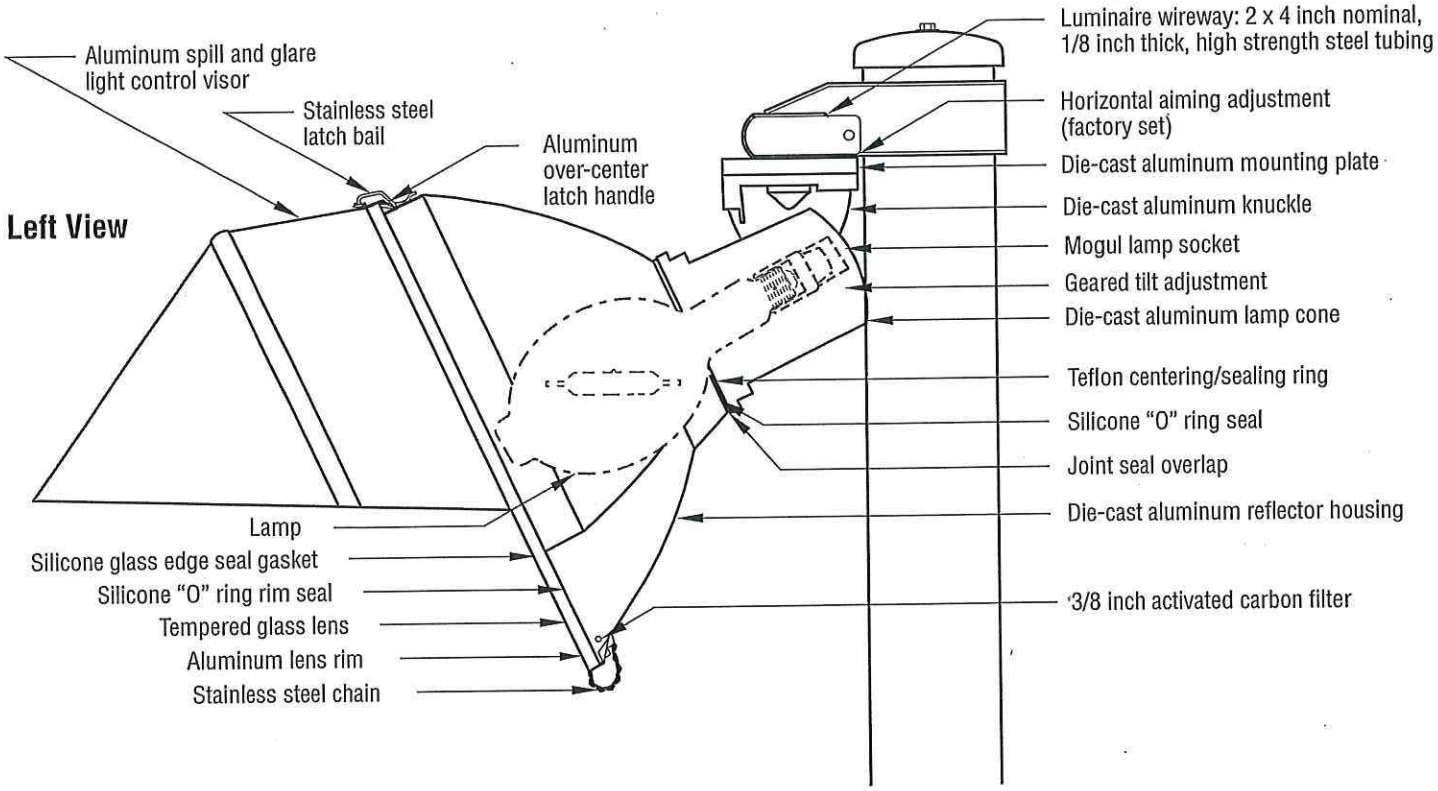
Zone Designation	Group
Zone1	B
Zone2	A
Zone3	A,B

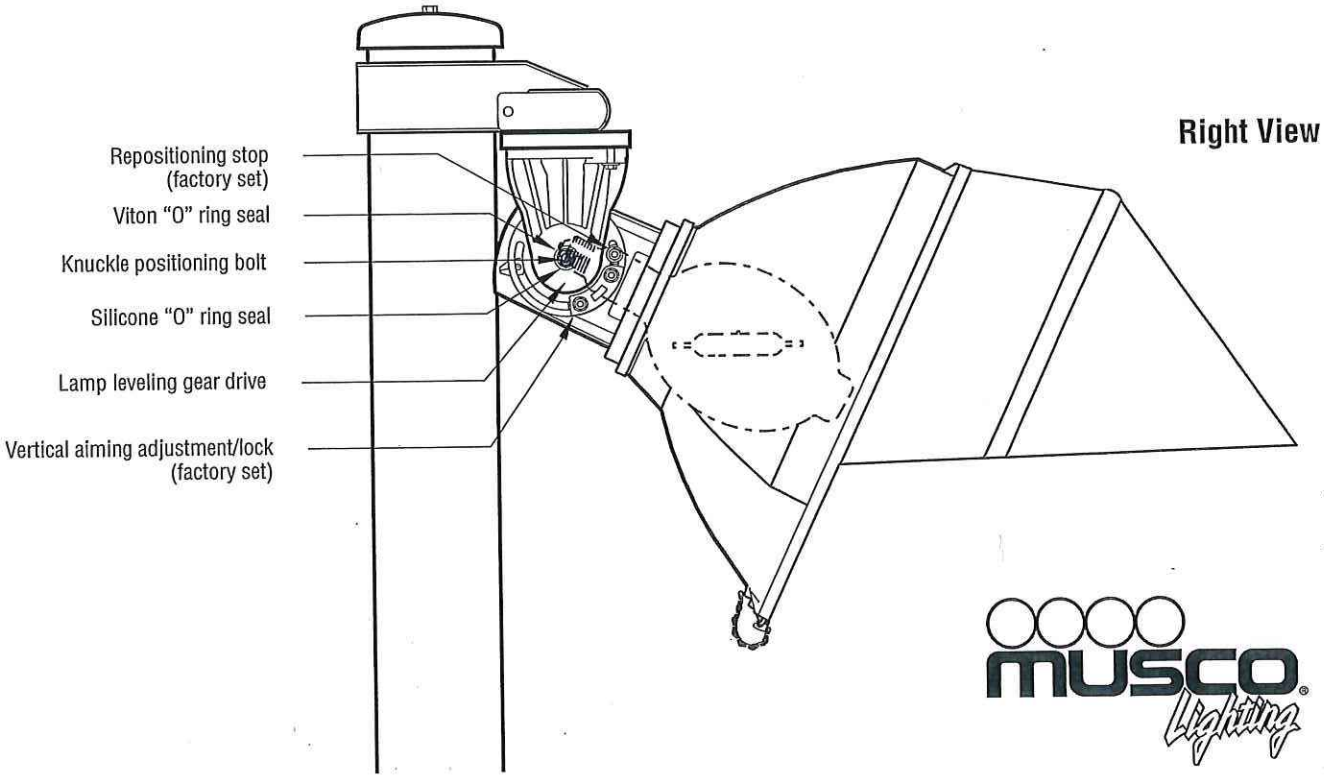
This is to be completed as a show on field without the endorsement of Musco Sports Lighting, LLC. At Musco, We're Shown Sports Lighting, LLC.

AIMING SUMMARY

Light·Structure GREEN™

Luminaire Assembly





800/825-6030
www.musco.com
lighting@musco.com

Patents issued and pending.

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MUSCO LIGHTING SUBMITTAL FOR PRODUCTION
PREPARED FOR:

Pond Athletic Association Softball

Lighting Project
Glencoe, MO
October 4, 2016

Project #111042

Submitted by:
Musco Sports Lighting, LLC

2107 Stewart Road
Muscatine, Iowa 52761
Toll Free: 800-756-1205
Fax: 800-374-6402

We Make It Happen.

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A. BILL OF MATERIALS

B. LIGHTING DESIGN

C. CONTROLS AND MONITORING

D. STRUCTURAL INFORMATION

E. WARRANTY

F. PRODUCT INFORMATION

A. BILL OF MATERIALS

Pole / Fixture Summary

Pole ID	Pole Finish	Fixture Qty	Lamp Type	Group
A1	50'	4	1500W HIC	A
		4	1500W HIC	B
A2	50'	4	1500W HIC	A
A3	50'	4	1500W HIC	B
B1	50'	4	1500W HIC	A
B2	50'	4	1500W HIC	A
B3	50'	4	1500W HIC	B
B4	50'	4	1500W HIC	B
C1	50'	4	1500W HIC	A
C2	50'	4	1500W HIC	A
8		32		

Calculation Grid Summary

Grid Name	Calculation Metric	Type	Light Level Min	Max	Avg	Uniformity Min/Avg	Min/Max	Average	Fixtures	Fixture Qty
Baseball (Infield)	Horizontal Illuminance	Constant	50.7	86	69	1.36	1.25	A		24
Baseball (Outfield)	Horizontal Illuminance	Constant	22.4	23	57	2.43	1.29	A		24
Property Spill - (F.Ft)	Footpaint	Constant	1.25	0	34.6	0.00	0.00	A,B		32
Property Spill - (F.Ft)	Max Vertical Illuminance Metric	Constant	3.60	0	54.2	0.00	0.00	A,B		32
Softball (Infield)	Footpaint Illuminance	Constant	50.4	74	62	1.48	1.18	B		24
Softball (Outfield)	Footpaint Illuminance	Constant	24.2	19	54	2.21	1.54	B		24

Group Summary

Group	Description	Lamp	Fixture Qty
A	Baseball	32 1500W	24
B	Softball	32 1500W	24

musco lighting

MY PROJECT

Project Name: Pond Athletic Association Sa
Location: Glencoe,MN

We Make It Happe

ENGINEERED DRAWING

By: Justin Van Loolee
File # / Date: 111042262 pm2k5

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PROJECT

musco Lighting

MLT PROJECT

Name: Pond Athletic Association

Location: Conway, MO

EQUIPMENT LAYOUT

INCLUDES:
- Baseball
- Softball

Electrical System Requirements: Refer to Amperes in Chart and/or the "Musco Control System Sp for site electrical eng.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the fixture and ne located within 5 feet (1m) of design location.

EQUIPMENT LIST/GRAND TOTALS SHOWN

Qty.	Location	Pole	Luminaire	Mounting	Aim
A	A1	80'	[illegible]	90°	[illegible]
B	B1	80'	[illegible]	90°	[illegible]
C	C1	80'	[illegible]	90°	[illegible]
D	C2	80'	[illegible]	90°	[illegible]
E	C3	80'	[illegible]	90°	[illegible]
F	C4	80'	[illegible]	90°	[illegible]

* Only recommended without a back visor/hood, downspillage and glare

Amps | L-L (Line-Line) | L-N (Line-Neutral) | Line Impedance

Subject Specific plans: Line-to-neutral	Line-Impedance			
Single Phase Voltage	208	208	240	277
	277	277	415	240
Line-to-neutral	0.4	0.1	0.1	0.1

SCALE IN FEET 1:50

0 25' 50'

ENGINEERED DESIGN

For: Austin Stan Earthw

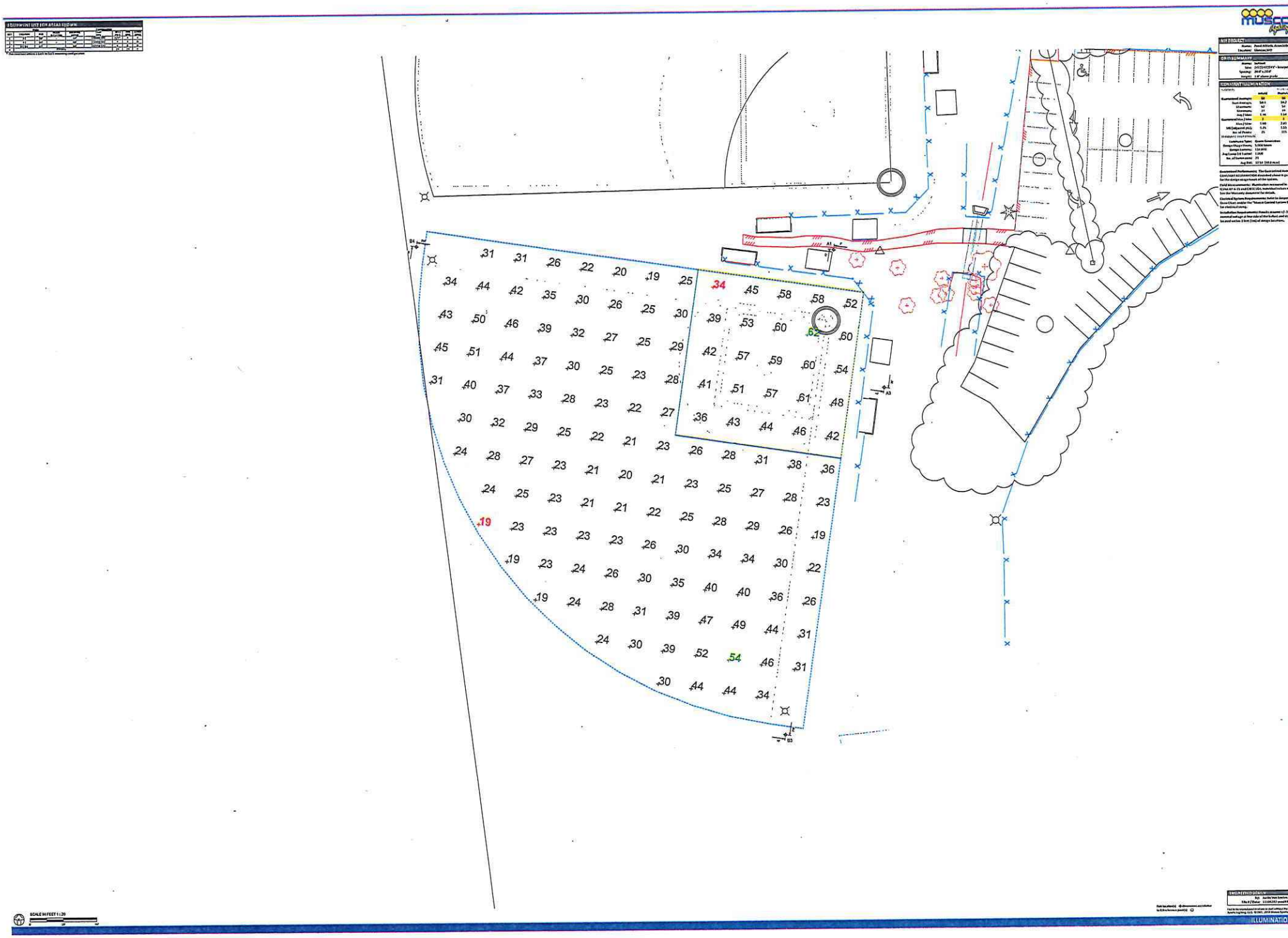
Date/Time: 7/20/2022 [illegible]

For in-to-reproduced or copies of that extend the [illegible] Agents (1) of Reg. 1.0.5. 32.1(d), 2010 Annual Supple

Rule Interpretation: [illegible]

Sub-D Ex-Income (pending)

EQUIPM


EQUIPMENT LIST FOR AREAS SHOWN
AIV PROJECT
GRID SUMMARY
CONSTANT ILLUMINATION
ILLUMINATIO

24 29 27 26 28 38
26 28 31 34 28 31 33 28
25 27 28 27 31 33 34 34 30
23 26 28 24 25 29 35 41 45 30
28 30 27 25 28 33 39 50 57 39
26 32 27 25 28 36 46 57 63 42
30 28 32 33 33 38 49 60 66 48
32 37 37 41 43 45 53 63 62 44
41 37 37 43 53 56 63 63 59 48
29 34 34 35 37 44 43 48 37
SCALE IN FEET 1:30

EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	POLE	MOUNTING	LUMINAIRE	LAMP	LLD	LDD	LLF	WATTS
1	A1	14'			1 LED	1.0	1.0	1.0	30
2	A2, A3	14'			1 LED	1.0	1.0	1.0	30
3	B1, B2	14'			1 LED	1.0	1.0	1.0	30
4	C1, C2	14'			1 LED	1.0	1.0	1.0	30

* Line voltage ballasts & lens to be factory installed unless noted otherwise.

SCALE IN FEET 1:30

MY PROJECT

Name: Pond Artists Acres Ph
Location: Glenrose,SAT

GRID SUMMARY

Name: Property Self + 5' Add.
Spacing: 5.0'
Height: 5.0' above grade

CONSTANT ILLUMINATION

Results:

	Entire Grid
Scan Average:	1.0 fc
Maximum:	19.0 fc
Minimum:	0.0 fc
Max. of Avg.:	19.0

Luminaire Type: Green Generation
Product Life span Hours: 5,000 hours
Design Lumens: 1,11,0 lm
Avg Lamp Lifetime: 1,000
No. of Luminaires: 16
Avg kW: Tot 21 (90 G.mini)

Guaranteed Performance: The CONSTANT ILLUMI
structural clause is guaranteed for the design
usage hours of the system.

Field Measurements: Illumination measured in
ESMA RP-33-15 and CIESE 13.4. Individual values
See the Warranty document for details.

Electrical System Requirements: Refer to design
Check Chart and/or the "Master General Specifi
for electrical wiring.

Installation Requirements: Results assume UL-
nominal voltage at line side of the ballast and
lies rated within 2 feet (0.6m) of design luminaire.

Pole Inclination: ◎ dimensions are relative
to 0 (a horizontal pole)

ENGINEERED DRAWING

Rev: Sentio Vista Grea
File # / Date: 11164292 gen

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ILLUMINAT

EQUIPMENT LIST FOR AREAS SHOWN

Pole					Luminaire			
Qty	Location	Type	Height (Nominal)	Type	Type	Watts	Lamps	Voltage
1	A1	30'	—	30'				
1	A2	30'	—	30'	Cooper GC	250	1	120
1	A3	30'	—	30'	Cooper GC	250	1	120
1	A4	30'	—	30'	Cooper GC	250	1	120
1	A5	30'	—	30'	Cooper GC	250	1	120
Total						1000	4	120

1. Pole elevation indicated is based on field measuring, verify prior to order.

MY PROJECT

Name: Pond Athletic Ar
Location: Clinton, MO

GRID SUMMARY

Name: Property Spill -
Spacing: 5.0'
Height: 5.0' above grad

CONTAMINATION

Statistics

	Entire Grid
Area (Acres):	2.476
Illuminance:	14.10
Uniformity:	8.00
No. of Points:	912

Symbol (1 in. = 0.0 ft)

Luminaire Type:	Cooper Gardco
Design Maintenance:	1.000 hours
Design Lumens:	114,000
Avg Lamp Life Lumens:	1.000
No. of Luminaires:	10
Avg Watt:	10.71 (0.0 in.)

Guaranteed Performance: The CONSTAR
described above is guaranteed for the de
major hours of the system.

Field Measurements: Upon completion
ASABE/IES RP-6-15 and CIBSE TM-5. Individual
See the Warranty document for details.

Electrical System Requirements: Refer t
Drawings/Cut sheet for the "Power Control
for electrical wiring.

Installation Requirements: Results are ba
nominal voltage at base side of the fixture
located within 1 foot (3 m) of design loca

SCALE IN FEET 1 : 50

ARCHITECT OF RECORD

Type: Architect
Firm / State: Firm Name

ILLUMI

Pole ID	Structural Item	Pole Location X	Pole Location Y	Light Sum Mounting Height	Outdoor NEMA Type	Number	Aiming Point X	Aiming Point Y	Aiming Point Z	Aiming Angle HAA	Aiming Angle VAA	Group
A1	Gridiron	-40.00	15.00	60.00	A	1	19.24	-23.70	0.00	6.48.1	34.34	A
					A	2	36.79	100.19	0.00	1.41.3	37.47	A
					A	3	56.77	31.00	0.00	0.5.1	23.02	A
					A	4	98.53	80.98	0.00	1.31.6	21.98	A
					A	5	-64.93	118.18	0.00	0.73.0	30.73	B
					A	6	-104.93	37.20	0.00	1.4.5	47.21	B
					A	7	-129.97	119.92	0.00	0.42.2	26.14	B
					A	8	-168.94	80.91	0.00	0.26.6	25.51	B
					A	9	108.59	32.77	0.00	0.42.4	32.73	A
A2	Baseball	35.00	-32.00	60.00	A	10	-15.63	2.48	0.00	1.31.6	44.88	A
					A	11	82.43	82.20	0.00	0.20.1	34.88	A
					A	12	15.15	27.83	0.00	1.9.4	37.47	A
					A	13	3.58	-15.05	0.00	0.46.9	42.36	B
					A	14	-1.14	83.30	0.00	1.53.6	-0.58	B
A3	Softball	-40.00	35.00	60.00	A	15	21.24	34.58	0.00	0.3.6	37.09	B
					A	16	50.41	40.52	0.00	1.17.9	27.47	B
					A	17	52.98	52.98	0.00	0.42.8	30.69	A
					A	18	79.58	201.36	0.00	1.36.3	31.46	A
B1	Baseball	-40.00	165.00	60.00	A	19	79.28	113.84	0.00	0.17.4	18.84	A
					A	20	115.01	314.91	0.00	1.17.3	19.58	A
					A	21	318.24	34.58	0.00	0.64.7	21.61	A
					A	22	39.47	211.98	0.00	1.61.3	25.60	A
					A	23	17.97	104.64	0.00	0.15.4	18.16	A
					A	24	103.94	107.81	0.00	0.34	19.38	A
					A	25	121.14	73.08	0.00	0.30.2	22.90	A
					A	26	258.34	48.18	0.00	1.53.3	23.14	A
B2	Baseball	165.00	-32.00	60.00	A	27	81.11	147.47	0.00	1.13.1	22.34	A
					A	28	140.71	101.39	0.00	1.23.1	21.19	A
					A	29	109.96	-4.91	0.00	0.50.2	19.01	A
					A	30	167.04	-9.52	0.00	1.14.6	22.99	A
					A	31	32.13	452.68	0.00	0.73.5	21.81	A
					A	32	108.53	83.87	0.00	1.24.6	21.98	B
					A	33	53.31	75.45	0.00	0.24.5	17.63	B
					A	34	52.15	100.35	0.00	1.19.2	17.44	B
B3	Softball	-10.00	210.00	60.00	A	35	134.32	60.37	0.00	0.16.0	17.44	B
					A	36	63.90	113.73	0.00	1.9.4	17.63	B
					A	37	139.47	11.53	0.00	0.37.0	18.48	B
					A	38	11.53	452.61	0.00	1.27.6	17.34	B
					A	39	180.16	154.74	0.00	0.5.4	18.91	B
					A	40	107.13	154.73	0.00	1.13.9	17.15	B
					A	41	147.80	154.80	0.00	0.13.0	17.08	B
					A	42	107.13	20.51	0.00	1.29.4	18.53	B
B4	Softball	210.00	-10.00	60.00	A	43	77.99	130.30	0.00	0.12.8	18.97	B
					A	44	153.34	121.64	0.00	1.4.0	17.57	B
					A	45	117.34	163.68	0.00	0.27.7	18.14	B
					A	46	170.45	2.57	0.00	1.34.7	18.44	B
					A	47	74.74	141.23	0.00	0.9.3	17.91	B
					A	48	142.56	40.47	0.00	1.19.0	17.23	B
					A	49	81.81	211.98	0.00	0.60.3	20.84	A
					A	50	4.37	210.98	0.00	1.50.0	25.21	A
C1	Baseball	105.00	243.00	60.00	A	51	210.98	153.19	0.00	0.15.5	22.41	A
					A	52	-20.98	171.51	0.00	1.43.7	24.95	A
					A	53	184.27	130.23	0.00	1.29.7	31.44	A
					A	54	132.93	202.04	0.00	0.44.7	27.53	A
					A	55	217.43	-2.41	0.00	1.50.4	29.23	A
					A	56	250.38	143.33	0.00	0.42.3	22.91	A
C2	Baseball	243.00	105.00	60.00	A	57	194.42	84.07	0.00	1.6.5	25.60	A
					A	58	143.84	119.63	0.00	0.18.1	23.58	A
					A	59	143.81					

muscoLight

MATRIX

Project: Pond-ASG-Fb-Alone
Location: Conway,MO

Area Summary	
Zone1	
Zone2	
Zone3	

ENGINEERED DESIGN

Site / Date: 11/04/2022

Visit the Musco website for current and archive

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AIM

C. CONTROLS AND MONITORING

Control System Summary

Project Information

Project #:	111042
Project Name:	Pond Athletic Association Softball
Date:	09/30/16
Project Engineer:	J Van Soelen
Sales Representative:	Todd Stych
Control System Type:	Control and Monitoring
Communication Type:	Digital Cellular
Scan:	111042R2-prod
Document ID:	111042P1V2-0930092105
Distribution Panel Location or ID:	BB & SB
Total # of Distribution Panel Locations for Project:	1
Design Voltage/Hertz/Phase:	240/60/1
Control Voltage:	120

Equipment Listing

DESCRIPTION	APPROXIMATE SIZE
1.Control and Monitoring Cabinet	24 X 72

	QTY	SIZE
Total Contactors	4	30 AMP
Total Contactors	6	60 AMP
Total Off/On/Auto Switches:	2	

Project Specific Notes:

Materials Checklist

Contractor/Customer Supplied:

- ❑ A single control circuit must be supplied per distribution panel location.
  - — If the control voltage is NOT available, a control transformer is required.
- ❑ Electrical distribution panel to provide overcurrent protection for circuits
  - — Thermal/Magnetic circuit breaker sized per full load amps on Circuit Summary by Zone Chart
- ❑ Wiring:
  - — Dedicated control power circuit
  - — Power circuit to and from lighting contactors
  - — Harnesses for cabinets at remote locations
  - — Means of grounding, including lightning ground protection
- ❑ Electrical conduit wireway system
  - — Entrance hubs rated NEMA 4: must be die-cast zinc, PVC, or copper-free die-cast aluminum
- ❑ Mounting hardware for cabinets
- ❑ Control circuit lock-on device to prevent unauthorized power interruption to control power
- ❑ Anti-corrosion compound to apply to ends of wire, if necessary

Call Control-Link Central ™ operations center at 877/347-3319 to schedule activation of the control system upon completion of the installation. Note: Activation may take up to 1 1/2 hours

IMPORTANT NOTES

1. Please confirm that the design voltage listed above is accurate for this facility. Design voltage/phase is defined as the voltage/phase being connected and utilized at each lighting pole's ballast enclosure disconnect. Inaccurate design voltage/phase can result in additional costs and delays. Contact your Musco sales representative to confirm this item.
2. In a 3 phase design, all 3 phases are to be run to each pole. When a 3 phase design is used Musco's single phase luminaires come pre-wired to utilize all 3 phases across the entire facility.
3. One contactor is required for each pole. When a pole has multiple circuits, one contactor is required for each circuit. All contactors are UL 100% rated for the published continuous load. All contactors are 3 pole.
4. If the lighting system will be fed from more than one distribution location, additional equipment may be required. Contact your Musco sales representative.
5. A single control circuit must be supplied per control system.
6. Size overcurrent devices using the full load amps column of the Circuit Summary By Zone chart- Minimum power factor is 0.9.

NOTE: Refer to Installation Instructions for more details on equipment information and the installation requirements

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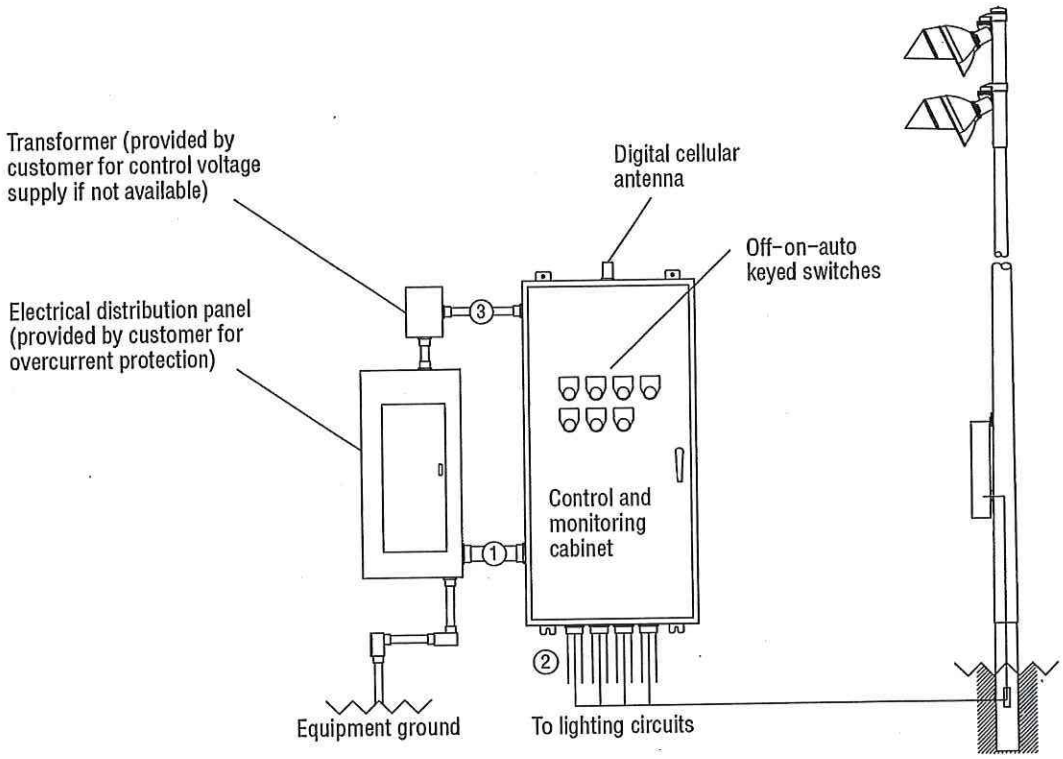
Control•Link® Control and Monitoring System



Wire	Description	# of Wires	Typ. Wire Size (AWG)	Max. Wire Length (FT)	Wire from Musco	Notes
1	Line power to contactors, and equipment grounding conductor	Note A	Note B	27	No	A – E
2	Load power to lighting circuits	Note A	Note B	N/A	No	A – D
3	Control power (dedicated, 20A)	3	12	N/A	No	C, D

R60-32-00_C

Notes:
A. Voltage and phasing per the notes on cover page.
B. Calculate per load and voltage drop.
C. All conduit diameters should be per code.
D. Refer to control and monitoring system installation instructions for more details on equipment information and the installation requirements.
E. Contact Musco if maximum wire length from circuit breaker to contactor exceeds value in chart.

IMPORTANT: Control (3) wires must be in separate conduit from line and load power wiring (1, 2).

1. What affects the cost of lighting my ball field?

Many people don't realize the cost of light fixtures is only a small part of the overall project cost. When comparing proposals, it is important to look at both the initial and operating (or life-cycle) costs. *(See pages 6 and 7 for more information on operating costs.)*

Initial costs for a complete project will include three components:

- Lighting
- Structural
- Electrical

For each of these three components you will need to select someone to:

- Design
- Supply
- Install

Decisions you make on one component affect the others. For example, due to variances in fixture efficiency, some manufacturers may require more light fixtures, which means you may need larger poles to support the additional wind load and additional electrical components to operate the system.

9 Important Sports-Lighting Decisions

	Lighting	Structural	Electrical
Design	?	?	?
Supply	?	?	?
Install	?	?	?

This matrix is an easy way to see at a glance if you've covered all areas of your project in developing cost estimates.

Musco provides

- Free project planning assistance and budget estimates
- Complete systems engineered for fast, cost-saving installation
- Energy efficient systems that save 50% in operating costs over the life of the system
- Ways to reduce your total project costs by up to ⅓ with volunteer-assisted installation
- Fundraising and financing programs

In addition to the nine important sports-lighting decisions, several variables affect the design and final cost of your project. The following is a checklist of the major items that will need to be reviewed with your local sports-lighting representative and incorporated into your lighting system design.

Quantity and quality of light

- ❑ Facility type
- ❑ Players' skill level
- ❑ Facility size
- ❑ Spectator capacity
- ❑ Television/video requirements
- ❑ Required or recommended lighting standards (for organizations such as Little League Baseball® and Softball or Amateur Softball Association)

Geographical issues

- ❑ Location — affects structural codes and local/state building codes
- ❑ Soil conditions
- ❑ Existing structures
- ❑ Pole setback requirements

Environmental light control issues

- ❑ Proximity of neighbors
- ❑ Community light ordinances
- ❑ Nearby airport or observatory ordinances
- ❑ Multifield complexes

2. How many lights do I need?

It is a common practice to specify a number of fixtures, rather than the amount of light produced on the field. However, this is like buying a car based on the size of its gas tank rather than its fuel efficiency. The efficiency of reflector systems currently available varies significantly. What you are buying is the quantity and quality of light on the field.

Quantity of light

Light on a playing surface is measured in footcandles. There are several factors that determine the number of footcandles required to light your field:

1. **Sport type** — More light is required to light smaller, faster moving objects. For example, baseball uses a small ball traveling at high speeds and, therefore, requires a higher light level than soccer.
2. **Players' skill level** — Higher light levels are needed for increased skill and accuracy.
3. **Field size** — Defines the number of square feet to be lighted.
4. **Spectator capacity** — More light is needed to see action that is farther away.
5. **Television/video requirements (if any)** — A camera interprets images more slowly than the human eye and requires more light to be able to follow the action.

Generally Accepted Lighting Standards

	LIGHT LEVELS			
	FOOTCANDLES		LUX	
	Target[1]/ Constant	Initial	Target[1]/ Constant	Initial
Baseball/Softball				
Recreational	30/20	43/29	323/215	462/308
Schools/Amateur Leagues	50/30	71/43	538/323	768/462
Little League Baseball®	50/30	71/43	538/323	768/462
Amateur Softball Association (ASA)	50/30	71/43	538/323	768/462
College[2]	100/70	143/100	1076/753	1538/1076
Basketball (indoor)				
Elementary	30	43	323	462
High School	50	71	538	768
College[2]	80	114	861	1230
Football				
Schools/Amateur Leagues	30	43	323	462
College[2]	50	71	538	768
Soccer				
Schools/Amateur Leagues	30	43	323	462
College/Municipal[2]	50	71	538	768
Tennis - 2 court (side by side)				
Recreational	30	43	323	462
Schools/Amateur Leagues	50	71	538	768
College[2]	75	107	807	1152

[1] .7 light loss factor used to determine target light levels on field for extended life of lighting system.
[2] May vary due to seating capacity and television requirements.

Light levels naturally depreciate over time as lamps age. New technology offsets this, but it is important to make sure your system is designed to provide maintained, or target, footcandles to ensure you have enough light over the life of your lighting system.

Lighting terms you'll hear

Lumen — A measure of light, much like a mile is a measure of distance.

Footcandle — One lumen of light spread over one square-foot of surface. In other words, a light level of 30 footcandles means that 30 lumens of light are being projected onto each square foot of playing surface.

Initial footcandles — The amount of light on the field when the lighting system is first put into use.

Target footcandles — The lowest average amount of light for which a lighting system should operate over its extended life to ensure performance requirements.

Constant light levels — The amount of light you can expect on the field at any given time over the extended life of the system.

Uniformity — The smoothness of light on the field.

Photometrics — The reflector is the photometric unit of a lighting system. It provides a mechanical redirection of light.

High intensity discharge lamp (HID) — A group of lamps consisting of metal halide, mercury, and high pressure sodium.

Light loss factor — A factor used to calculate the level of light after a given period of time. Accounts for lamp depreciation, dirt accumulation, temperature and voltage variations, and maintenance procedures.

Point-by-point — A computer-generated model of your proposed lighting system showing footcandle readings at given points on your field.

Quality of light

When talking about quality of light on the field, you'll hear the term uniformity, or evenness, of light on the field. It is stated as a ratio, like 3:1, the minimum standard for most sports.

What it means: the brightest point on the field should be no more than three times the darkest point. Why is that important? Balls appear to change speeds if they pass from dark to light areas, making it difficult to follow the flight and gauge the speed of the ball.

Each manufacturer should provide specific information on initial and maintained light levels as well as a uniformity ratio, so when you compare proposals you can be sure they're all designed to the same criteria.

It's also a good idea to get written guarantees for both the quantity and quality of light your system will provide.

Musco provides

- Free lighting design services to you or your consultant
- Guaranteed constant light levels

3. What will it cost to operate my lighting system?

Several issues affect the operating cost of a lighting system. In addition to the electrical cost of lighting your field, you should consider management and staff time for operating the on/off schedules and tracking facility usage. Routine maintenance and unexpected repair costs can rack up if your system is not well designed from an electrical and structural standpoint.

Electrical consumption

Differences in reflector system efficiencies and aiming design can vary, meaning one manufacturer may require fewer fixtures to achieve the same amount of light on the field. Over the life of the system you'll save money on electrical costs with fewer fixtures, and you'll save on lamp replacement and other maintenance costs.

In the example, Manufacturer A saves $41,500 in energy cost over the life of the system.

300-foot Radius Baseball Field (1500-watt metal halide lamps)

Manufacturer A – 32 fixtures		Manufacturer B – 52 fixtures
32 fixtures	Number of fixtures required	52 fixtures
x $.14*	Hourly cost per fixture	x $.15*
$4.48	Hourly energy cost	$7.80
x 500 hours	Hours operated per year	x 500 hours
$2,240	Annual energy cost	$3,900
x 25 years	Life of system	x 25 years
$56,000	**Life-cycle energy cost**	**$97,500**

* Assuming a 9¢ kWh electrical rate, Manufacturer A uses an average of 1.564 kW per fixture, and Manufacturer B uses an average of 1.62 kW per fixture.

Efficient management and scheduling

As public concern over energy conservation grows, many cities and organizations are implementing automated lighting control systems to turn their lights on and off. The automated systems are more reliable than timers and better at accommodating last minute changes or rainouts. Also, operating lights only when needed will save substantial energy dollars over time, especially for multiple fields.

In addition to the energy savings, automated control systems can save your staff traveling to and from the ballparks every night to turn lights on and off. Some systems provide advance weekly planning and management reports that track hours by user, helping you set user fees that offset your operating expenses.

Musco's Control-Link® automated control system

- Saves energy and staff costs
- Allows flexible control
- Improves management tools
- Increases security
- Provides reliable operation

Routine maintenance

Relamping — It's more efficient to "group" relamp rather than replace lamps as they burn out. We recommend group relamping prior to the end of the rated lamp life.

Costs include:

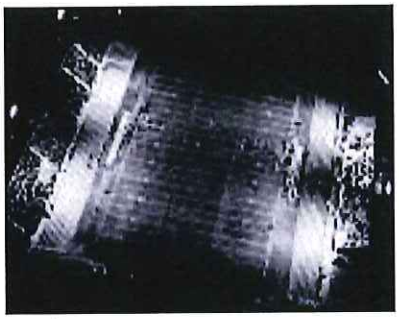
- Lamps ($60 – $70/lamp average)
- Equipment rental to get to top of pole ($60 – $125/hour)
- Labor (Approximately $40 / hour average)

Fuses — Replace as needed (average cost $1 – $5 / fuse). Unless fuses are accessible at ground level, you may also need to rent equipment to get to the top of the pole (see above).

Repair and unexpected costs — how to avoid them

These costs may be overlooked during the initial purchase of a lighting system, but can take significant time and money to correct later. A well-designed system will be durable enough to withstand the elements and have features designed to reduce labor costs.

Re-aiming — Make sure your manufacturer guarantees fixture alignment. Over time, several factors, including the weather, can cause misalignment resulting in less light on the field. Labor and equipment costs to correct this can be significant.



Misalignment of as little as 10 degrees shifts light off the playing field into the stands.

Multiple fixture outages — Each fixture should be individually fused. This lessens the chance of a multiple or "gang" failure and also the need for emergency repairs.

Troubleshooting — Easy-to-access systems are designed so the major electrical components — ballasts, capacitors, and fuses — are located close to the ground, saving time and money.

Musco Constant 25™, a comprehensive foundation-to-poletop warranty and maintenance program, covers 100% of your maintenance costs, including parts and labor, for the next 25 years.

Musco Constant 25 **includes**

- Guaranteed constant light levels
- Group lamp replacements
- System monitoring
- Routine maintenance and on/off control services

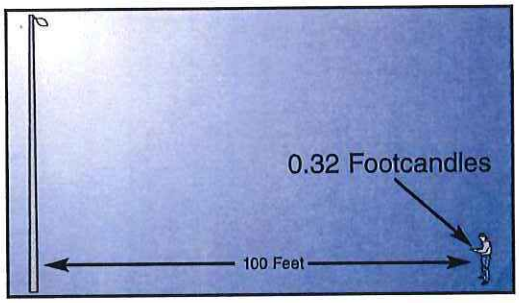
Having major electrical components accessible at ground level avoids hiring a $100 crane to replace a $1 fuse.

4. If they use the same wattage bulb, aren't all fixtures the same?

All 1500-watt metal halide bulbs produce about the same amount of light (155,000 lumens). However, without a reflector, a 1500-watt metal halide bulb produces less than one footcandle of light on an area 100 feet away.

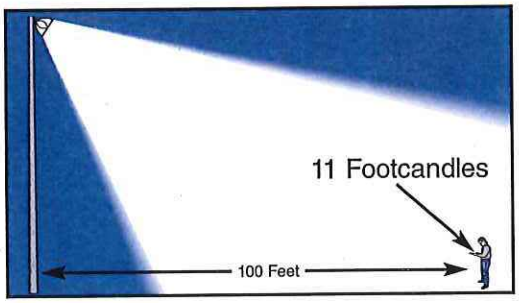
The manufacturer's reflector design is the critical factor in how effectively the lamp's light energy is projected onto the playing surface. New technology allows previously wasted spill light to be redirected back onto the playing surface, increasing the light on the field.

1500-watt metal halide bulb with no reflector



1500-watt metal halide bulb with reflector

A reflector concentrates and projects the light energy onto the playing surface.

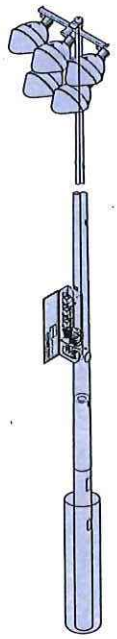


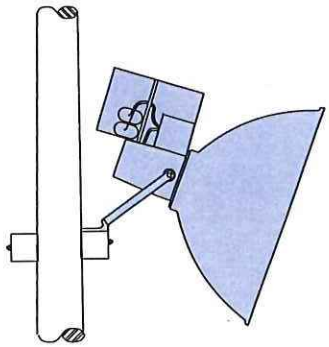
It is a common mistake to specify a number of fixtures, rather than the quantity of light produced on the field. Specifying a set number of fixtures simply spells out the amount of light that is going to be generated by the lamp at the top of the pole, rather than the light on the field.

Musco's Technology

- Provides more light per fixture on the playing surface — fewer fixtures to buy, install, operate, and maintain
- Reduces spill light and glare off-field by 50%; reduces fixture glare for players
- Ensures guaranteed Constant Light™ for the safety and performance of players without wasting energy
- Offers complete foundation-to-poletop lighting system

Fixtures may be purchased as a system or as single fixtures. Here's an analysis:





Shaded areas indicate engineered components

System	Single Fixture
Engineered as a total system ▪ Parts selected by trained engineers for system compatibility ▪ Critical components assembled in controlled environment ▪ Tested prior to shipment ▪ Single source accountability with warranty on entire system	**Parts and pieces of unknown strengths put together by the installer** ▪ Inconsistent warranties from several sources
Factory aimed ▪ Reduced installation cost ▪ Known results	**Individual fixture-by-fixture aiming from the top of the pole** ▪ Adds installation cost ▪ Unknown results
40+ pound ballast mounted at base of pole ▪ Easier maintenance ▪ Weight reduction assures fixture alignment	**40+ pound ballast mounted on fixture** ▪ Troubleshooting must be done from top of pole ▪ Increases chance of misalignment

5. Our local utility company has offered to donate wood poles. How will these work on my field?

While it's tempting to use wood poles, you'll find any initial savings are quickly eaten up in repairs and re-aiming fixtures. Here are some of the problems we've observed on facilities that used wood poles.

Improper mounting heights

In general, wood poles that are donated are not tall enough to allow for proper mounting heights required for sports lighting. Poles that are too short cause glare for players and spotty lighting on the field.

Fixture misalignment

Twisting poles — As wood poles dry in the sun, they naturally twist. Today's lighting systems are aimed to ½° accuracy, but wood poles commonly twist 15° – 20° in either direction. Re-aiming fixtures is a costly maintenance chore that can be avoided.

Leaning poles — Wind load created by the fixtures at the top of the pole make a standard utility embedment (10% plus 2 feet) inappropriate for a sports-lighting application. As a result, your poles may begin to lean, misaligning your fixtures.

Safety hazards

Twisting poles — Because electrical conduit must be run on the outside of the pole, twisting of a wood pole can result in exposed wiring.

Rotting wood — The center of treated wood poles are the most susceptible to deterioration, which means you may unknowingly have a pole that is in danger of failing.

Woodpeckers — Woodpeckers can create large holes in wood poles, making them structurally unsafe. (It sounds funny, but it does happen!)

Toxic preservatives — Effective wood preservatives are made from a variety of materials inappropriate for use in areas of high activity.

Twisting of this pole caused electrical conduit to separate, exposing wiring.

Other common pole types are concrete and steel

Pole Type	Benefits	Drawbacks
Concrete	▪ Can be direct buried eliminating the cost of elaborate footings ▪ Corrosion and moisture resistant ▪ Pleasing appearance	▪ Poles are heavier and more expensive to set ▪ High freight costs often limit their use to areas near concrete pole manufacturing plants
Base-plate Galvanized Steel	▪ Pleasing appearance ▪ Lightweight, easy to handle	▪ Higher initial cost ▪ Require construction of concrete foundations with anchor bolts on which poles are mounted ▪ Curing time of concrete base ▪ Corrosion at ground level ▪ Difficulty with pole orientation
Direct Burial Galvanized Steel Pole	▪ Pleasing appearance ▪ Lightweight	▪ Underground corrosion accelerated due to moisture and soil chemicals — often undetectable prior to pole failure ▪ Increased installation time and cost depending on structural engineer's criteria

Combination concrete and steel pole

This pole option combines the advantages of steel and concrete, while reducing or eliminating many of the problems. Steel pole shafts are slip-fit onto precast concrete bases that are set directly into the ground and backfilled with concrete.

Benefits

- **Installation ease** — Poles can normally be set onto pre-stressed, direct-buried bases within 24 hours, eliminating the up to 28-day cure time and extra expense for designing and fabricating on-site built foundations.
- **Cost savings** — Poles and bases are shipped in sections, lightweight and easier to handle for lower freight costs and faster installation.
- **Corrosion resistance** — Concrete bases provide maximum corrosion and moisture resistance at ground level and below grade; galvanized steel poles kept above accelerated corrosion zone (two feet above and below ground).

Musco's Light-Structure Green™
Combines the benefits of both concrete and steel poles — reduces installation costs and time

6. There are no houses near my field, so why should I be concerned about spill light and glare?

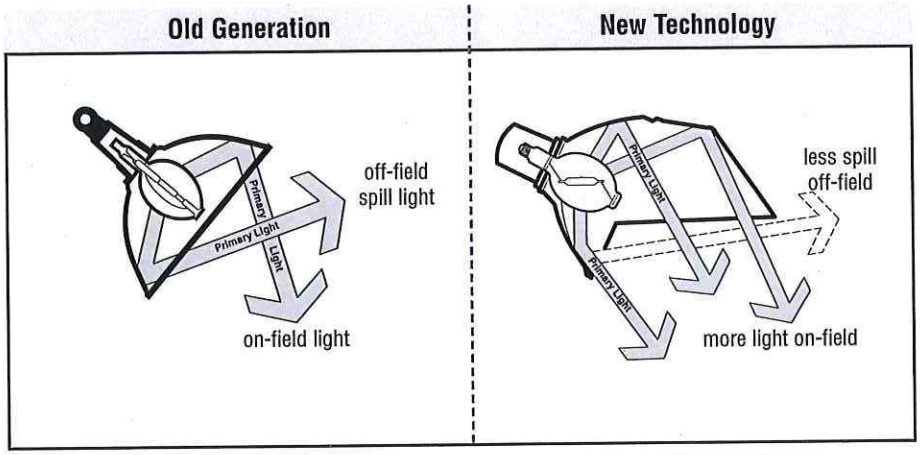
Even if there aren't any houses there now, controlling spill light and glare is important for several reasons:

- Spill light is wasted energy
- Spill light and glare control technology will improve the quality of light on the field for players and spectators
- Communities often "grow-up" around recreational facilities
- Communities are becoming increasingly concerned about environmental light control and energy consumption

Spill light = wasted energy

Prior generation, standard symmetrical reflectors actually waste light. Light control technology redirects wasted spill light back onto the playing surface, increasing light on the field.

By better controlling the light from each fixture, you reduce the number of fixtures needed to get the required amount of light on the field. This, in turn, reduces the electrical cost to operate and maintain the lighting system.



Standard Symmetrical Reflector

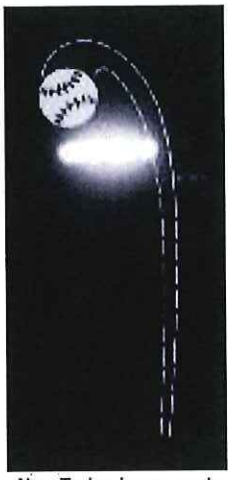
Redirects Off-Field Spill Light

Glare problems

Glare control is not only important for off-site locations, it is also critical to player safety and spectator enjoyment. Glare from fixtures can make it difficult for players to follow the ball, creating the possibility for injury.

Players competing on multifield complexes can also be affected by glare from adjacent fields.

Old Generation Standard Symmetrical Reflector



New Technology — gets the glare out of players' eyes

Community growth

Often communities "grow up" around sports facilities. The fact that the facilities and the lights were there first doesn't stop the new neighbors' complaints when lights are shining into their living rooms. Your lighting system should last over 20 years, plenty of time for growth to become an issue in many communities.

Growing concern

We're all aware of the growing public concern for wasting the valuable energy resources it takes to produce light. Many communities are also enacting environmental light pollution ordinances to regulate bothersome light that shines on private property, through windows, onto roadways, and around astronomical research facilities.

Musco's Technology
Musco has developed advanced spill light and glare control systems to solve serious environmental concerns.

7. How can I make sure I get the results I want?

We've reviewed some of the issues involved in choosing the sports-lighting system that will meet your needs. Once you've made your decision, there are ways to ensure you get the results you want:

Define standards

It is important to have written specifications that establish the performance that you want from your system.

When defining specifications, remember to incorporate the three components of a lighting system: lighting, structural, and electrical. Take into account the costs involved for the design, supply, installation, and operation of the entire system. Specify the values you want for playability, environmental light control, life-cycle cost savings, and warranty.

Clear cut standards avoid two problems on bid date:

- Insufficient, cheap equipment substitutions to lower bid price
- High bids to cover the uncertain costs of an under-defined project

Seek accountability

Having a manufacturer that stands behind their product and provides good service will make a huge difference in long-term satisfaction with your lighting system:

Get a written guarantee — Manufacturers can provide written performance guarantees that your entire system — from the foundation to the light fixtures — will meet the specifications you established. Getting this guarantee from a single source that provides your entire system can save you the headache of sorting out responsibility among multiple manufacturers should a problem arise.

Compare warranties — The warranty reflects a manufacturer's confidence in their product. Some manufacturer warranties include routine maintenance and provide longer coverage based on their confidence in their product's performance.

Evaluate their reputation for service — Ask for project references and review the manufacturer's track record for service. Find out if there will be an on-site field performance evaluation after the installation.

Musco Lighting

- Provides local representatives to assist you in developing written specifications to ensure the performance of your sports-lighting system
- Offers an industry-leading 25-year product assurance warranty and maintenance program
- Provides dedicated warranty and field services personnel

We'll help get you started.

Whatever the size of your project, Musco provides the same quality equipment and expert engineering. Our technology provides unequaled performance:

- Reduces energy and life-cycle costs by 50%
- Eliminates 100% of maintenance for 25 years
- Cuts wasted spill light by 50%
- Provides constant light levels
- Control·Link® provides system monitoring, management tools, and on/off control

For free planning assistance for your sports-lighting project contact

MUSCO Lighting

We Make It Happen.®

800/825-6030
www.musco.com
e-mail: lighting@musco.com

Notes

Bonus Information

Funding options to help make your project happen

Finding available funds is often the most challenging part of the buying process. There are options available that can make your lighting project doable.

Utility grants/rebates

Many utility companies offer incentives to promote the use of energy efficient products including athletic field lighting. Incentives vary and come in the form of rebates, grants, low-interest loans, or reduced kilowatt rates. Once the utility company completes an energy savings audit, they can help fund new lights or upgrade your existing lighting equipment with an energy-efficient system.

Financing Programs

Financing programs for municipalities and public school systems provide a "budget stretcher" to help with facility improvements such as sports lighting and other equipment. The added revenue from expanded use of your facility can help make the annual payments, allowing you to enjoy the benefits of lighted facilities sooner. Plus, a set payment can be built into your annual budget, freeing you from budget uncertainties and lowering the cash flow impact of a large purchase.

Unique Fundraising

Musco's unique Pennant Program™ provides corporate advertising opportunities using pennants displayed on Musco's Light-Structure Green™ systems. Many organizations have used this program to totally finance their project or to complement other fundraising efforts. Others have continued the program after the initial purchase to help with annual operating costs.

Volunteer Installation

Reducing installation time can save significant total project costs. Buying the components from one manufacturer as a complete, compatible system makes installation simpler, saving time and money. Plus, systems suitable for volunteer installation can save up to one-third of the total project costs.

Musco Lighting

- Has a resource database to help identify recreation, utility, and community foundation incentive programs available in your area
- Meets utility companies' eligibility requirements with its Light-Structure Green™ and Control-Link® energy and life-cycle cost savings
- Offers flexible, affordable financing programs for qualified applicants
- Provides Pennant Program™ material and other fundraising tips
- Offers a lighting system that makes volunteer installation possible

www.musco.com

We Make It Happen.

800/825-6030
www.musco.com
e-mail: lighting@musco.com

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Oskaloosa, Iowa 52577
641/673-0411 • Fax: 641/672-1996

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Control System Summary

SWITCHING SCHEDULE

Field/Zone Description	Zones
Baseball-Pond	1
Softball-Pond	2

CONTROL POWER CONSUMPTION	
120V Single Phase	
VA loading of Musco Supplied Equipment	INRUSH: 3038.0
	SEALED: 350.8

BALLAST SPECIFICATIONS .90 Minimum Power Factor	VOLTAGE: 240v			SINGLE PHASE			
BALLAST OPERATING VOLTAGE	208	220	240	277	347	380	480
1500 Watt Metal Halide Lamp Operating line amperage per fixture- maximum	8.6	8.3	7.5	6.5	5.1	4.7	3.7
1000 Watt Metal Halide Lamp Operating line amperage per fixture- maximum	6.5	6.4	5.8	4.9	4.0	3.6	2.9

CIRCUIT SUMMARY BY ZONE

POLE	CIRCUIT DESCRIPTION	# OF FIXTURES	FULL LOAD AMPS	CONTACTOR SIZE (AMPS)	CONTACTOR ID	ZONE
A1	Baseball-Pond	4	**30.0**	30	C1	1
A2	Baseball-Pond	4	**30.0**	30	C2	1
B1	Baseball-Pond	8	**60.0**	60	C3	1
B2	Baseball-Pond	8	**60.0**	60	C4	1
C1	Baseball-Pond	5	**37.5**	60	C5	1
C2	Baseball-Pond	5	**37.5**	60	C6	1
A1	Softball-Pond	4	**30.0**	30	C7	2
A3	Softball-Pond	4	**30.0**	30	C8	2
B3	Softball-Pond	8	**60.0**	60	C9	2
B4	Softball-Pond	8	**60.0**	60	C10	2

Control System Summary

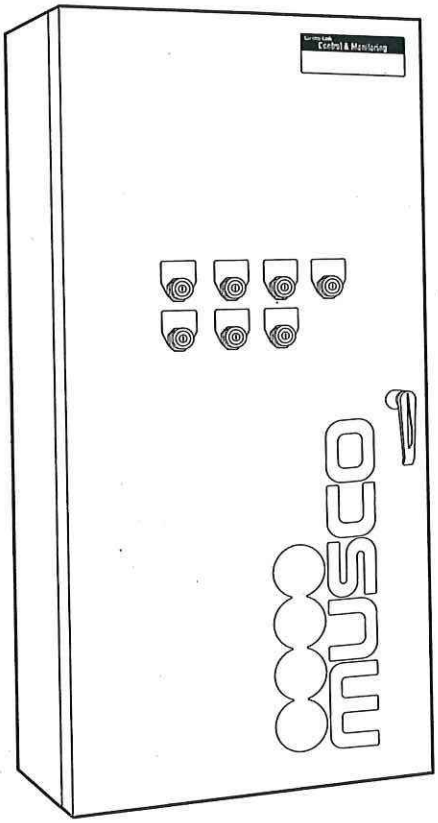
PANEL SUMMARY

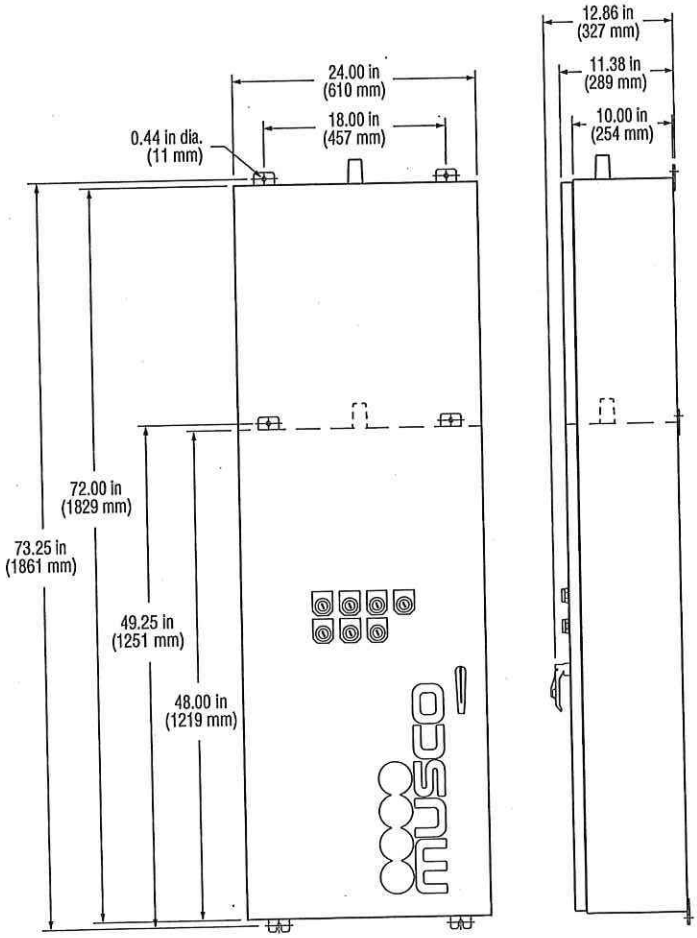
CABINET #	CONTROL MODULE LOCATION	CONTACTOR ID	CIRCUIT DESCRIPTION	FULL LOAD AMPS	DISTRIBUTION PANEL ID (BY OTHERS)	CIRCUIT BREAKER POSITION (BY OTHERS)
1	1	C1	Pole A1	30.00		
1	1	C2	Pole A2	30.00		
1	1	C3	Pole B1	60.00		
1	1	C4	Pole B2	60.00		
1	1	C5	Pole C1	37.50		
1	1	C6	Pole C2	37.50		
1	1	C7	Pole A1	30.00		
1	1	C8	Pole A3	30.00		
1	1	C9	Pole B3	60.00		
1	1	C10	Pole B4	60.00		

ZONE SCHEDULE

			CIRCUIT DESCRIPTION	
ZONE	SELECTOR SWITCH	ZONE DESCRIPTION	POLE ID	CONTACTOR ID
Zone 1	1	Baseball-Pond	A1 A2 B1 B2 C1 C2	C1 C2 C3 C4 C5 C6
Zone 2	2	Softball-Pond	A1 A3 B3 B4	C7 C8 C9 C10

Datasheet: **Control-Link® Control and Monitoring System**





Overview

Control-Link® control and monitoring system provides flexible remote on/off control, monitoring, and management of your lighting system.

Features

Control

- Lighting system and auxiliary equipment
- Customized on/off control via phone, website, smartphone application, email, or fax up to 10 years in advance
- Multi-level user security settings
- Key-activated on/off/auto switches allow manual or automated control
- Seven controllable lighting zones

Monitoring

- Detects lamp outages and other issues that affect light quality

Management and Support

- Control-Link Central™ service center provides support 24 hours a day, 7 days a week for scheduling, monitoring, and reporting
- Luminaire outage notification within the next business day
- Customized usage reports through website

Technical Specifications

Ratings

UL 508A Listed E204954

FCC Part 15 ..... Class A compliant

Operating temperature ..... -4 °F to 140 °F (-20 °C to 60 °C)

Weight for 72 inch (1829 mm) cabinet ..... 180 lb (82 kg)

Weight for 48 inch (1219 mm) cabinet ..... 140 lb (64 kg)

Short Circuit Current Rating (SCCR)

with 30 A contactors* ..... 18 kA

with 60 or 100 A contactors* ..... 25 kA

*Minimum circuit breaker interrupt rating must be greater than or equal to SCCR rating listed above.

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Datasheet: **Control-Link® Control and Monitoring System**

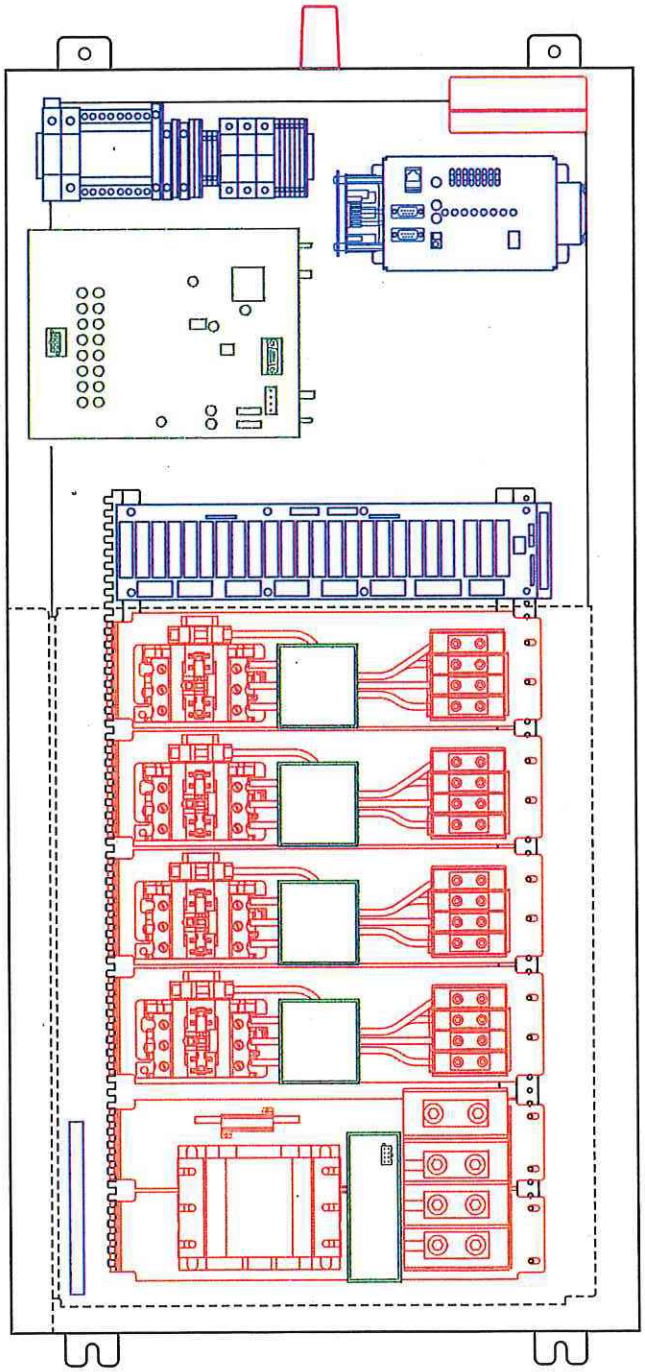
Technical Specifications

Construction

- NEMA type 4 cabinet
- Powder-coated aluminum 5052 H32 cabinet and panel
- Lockable, 3-point latch
- Supports lighting system voltage up to 480 V
- Requires 120 V phase-to-neutral control voltage
- Protective cover isolates high voltage

Internal Details

- Factory wired, programmed, and tested
- Internally fused
- Control power terminal blocks provided
- One control circuit operates entire cabinet
- Plug-in wire harnesses provided to connect multiple cabinets



Control Module

Receives and stores schedules from Control-Link Central™ service center, operates your equipment, and verifies schedules were carried out.

- Stores and executes schedules for up to 7 days
- Reboots automatically and executes current schedule when power is restored, in case of power interruption

Monitoring Modules

Monitors Musco lighting system and reports issues to keep facilities operating and to help plan routine maintenance. Alerts Control-Link Central service center to schedule appropriate action or maintenance.

Communication Module

Integrated communication system providing two-way reliable, high speed communication to Control-Link Central service center with no additional monthly charges during warranty period.

Contactor Modules

Switches equipment based on control module schedules.

- Tested and UL-listed for continuous operation at 100% of rated current
- Contactors rated for 30, 60, or 100 A

Ground Bar

Provides integral ground bar for lighting equipment grounding.

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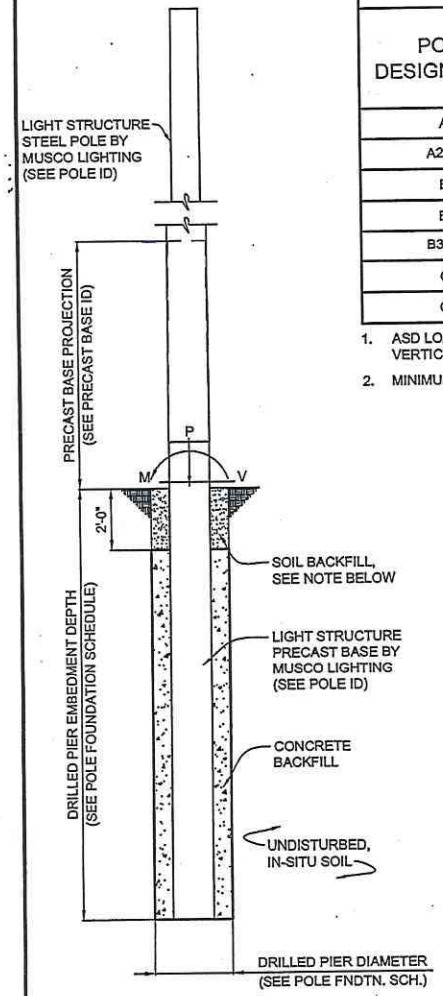
D. STRUCTURAL INFORMATION



POLE FOUNDATION ELEV.

SCALE: NOT TO SCALE

SOIL BACKFILL NOTE:
THE TOP TWO FEET OF ANNULUS SHALL BE BACKFILLED WITH SOIL, WITH A CLASSIFICATION OF CLASS 5 (TABLE 1806.2) OR BETTER. COMPACTION, 95% FOR COHESIVE SOIL AND 98% FOR A COHESIONLESS SOIL BASED UPON STANDARD PROCTOR TESTING (ASTM D698).

POLE FOUNDATION SCHEDULE

POLE DESIGNATION	FORCES (1.)			DRILLED PIER		
	MOMENT (M) FT-LBS	SHEAR (V) LBS	VERTICAL (P) LBS	DIAMETER INCHES	EMBEDMENT DEPTH	CONCRETE BACKFILL YD^3 (2.)
A1	48,433	1,159	1,727	30	12'-0"	1.5
A2, A3	35,159	894	1,179	30	10'-0"	1.3
B1	53,582	1,253	1,727	30	12'-0"	1.5
B2	52,403	1,234	1,727	30	12'-0"	1.5
B3, B4	58,299	1,330	1,727	30	12'-0"	1.5
C1	39,032	957	1,269	30	10'-0"	1.3
C2	39,799	969	1,269	30	10'-0"	1.3

1. ASD LOAD COMBINATION D + 0.6W
   VERTICAL FORCE IS WEIGHT OF DRESSED POLE (DOES NOT INCLUDE PRECAST BASE WEIGHT).
2. MINIMUM CONCRETE BACKFILL VOLUME, SITE CONDITIONS MAY REQUIRE ADDITIONAL BACKFILL.

PRECAST BASE IDENTIFICATION

PRECAST BASE TYPE	PRECAST BASE WEIGHT	PRECAST BASE LENGTH	PROJECTION ABOVE GRADE	STANDARD EMBEDMENT	OUTSIDE DIAMETER
2B	1,690 LBS	17'-3"	7'-3"	10'-0"	12.00"
3B	2,470 LBS	20'-0"	8'-0"	12'-0".	13.38"

POLE IDENTIFICATION

POLE DESIGNATION	POLE TYPE	PRECAST BASE TYPE	FIXTURE CONFIGURATION (FIX. PER XARM)	FIXTURE AND ACCESSORIES EPA (FT^2)
A1	LSS60B	3B	8 (4) / (4)	17.6
A2, A3	LSS60A	2B	4 (4)	10.4
B1	LSS60B	3B	8 (4+4)	21.6
B2	LSS60B	3B	8 (4+4)	20.8
B3, B4	LSS60B	3B	8 (4+4)	24.8
C1	LSS60A	2B	5 (5)	12.5
C2	LSS60A	2B	5 (5)	13.0

DESIGN NOTES

DESIGN PARAMETERS:
WIND: V_{ult} = 115 MPH, V_{asd} = 89 MPH (EXPOSURE C, RISK CATEGORY II) PER INTERNATIONAL BUILDING CODE, 2012 EDITION (ASCE 7-10). DESIGN WIND PARAMETERS ARE AS NOTED, ACTUAL EXPOSURE MUST BE VERIFIED FOR THE SITE BY THE PROPER GOVERNING OFFICIAL.

GEOTECHNICAL PARAMETERS:
ALLOWABLE END BEARING SOIL PRESSURE: 1,500 PSF OR SKIN FRICTION: 250 PSF
ALLOWABLE LATERAL SOIL BEARING PRESSURE:
100 PSF/FT (GRADE TO -2'-0"); 200 PSF/FT (BELOW -2'-0")
IN ACCORDANCE WITH THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE, CHAPTER 18. SEE TABLE 1806.2, SOIL MATERIAL CLASS 5 & SECTION 1806.3.4.

DESIGN SOIL PARAMETERS ARE AS NOTED. ACTUAL ALLOWABLE SOIL PARAMETERS MUST BE VERIFIED ON SITE.

A GEOTECHNICAL ENGINEER OR REPRESENTATIVE OF IS RECOMMENDED (NOT REQUIRED) TO BE AVAILABLE AT THE TIME OF THE FOUNDATION INSTALLATION TO VERIFY THE SOIL DESIGN PARAMETERS AND TO PROVIDE ASSISTANCE IF ANY PROBLEMS ARISE IN FOUNDATION INSTALLATION.

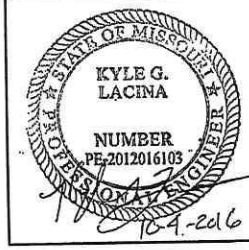
ENCOUNTERING SOIL FORMATIONS THAT WILL REQUIRE SPECIAL DESIGN CONSIDERATIONS OR EXCAVATION PROCEDURES MAY OCCUR. POLE FOUNDATIONS WILL NEED TO BE ANALYZED ACCORDING TO THE SOIL CONDITIONS THAT EXIST. IF ANY DISCREPANCIES OR INCONSISTENCIES ARISE, NOTIFY THE ENGINEER OF SUCH DISCREPANCIES. FOUNDATIONS WILL THEN BE REVISED ACCORDINGLY. REVISIONS WILL BE ANALYZED PER RECOMMENDATIONS DIRECTED BY A REGISTERED ENGINEER.

ALL EXCAVATIONS MUST BE FREE OF LOOSE SOIL AND DEBRIS PRIOR TO FOUNDATION INSTALLATION AND CONCRETE BACKFILL PLACEMENT. TEMPORARY CASINGS OR DRILLERS SLURRY MAY BE USED TO STABILIZE THE EXCAVATION DURING INSTALLATION. CASINGS MUST BE REMOVED DURING CONCRETE BACKFILL PLACEMENT. CONCRETE BACKFILL MUST BE PLACED WITH A TREMIE WHEN SLURRY OR WATER IS PRESENT WITHIN THE EXCAVATION OR WHEN THE FREE DROP EXCEEDS 6'-0".

CONTRACTOR MUST BE FAMILIAR WITH THE COMPLETE SOIL INVESTIGATION REPORT AND BORINGS, AND CONTACT THE GEOTECHNICAL FIRM (IF NECESSARY) TO UNDERSTAND THE SOIL CONDITIONS AND THE POSSIBILITY OF GROUND WATER PUMPING AND EXCAVATION STABILIZATION OR BRACING DURING PRECAST BASE INSTALLATION AND PLACEMENT OF CONCRETE BACKFILL.

CONCRETE:
CONCRETE SHALL BE AIR-ENTRAINED AND HAVE A MINIMUM COMPRESSIVE DESIGN STRENGTH AT 28 DAYS OF 3,000 PSI. 3,000 PSI CONCRETE SPECIFIED FOR EARLY POLE ERECTION, ACTUAL REQUIRED MINIMUM ALLOWABLE CONCRETE STRENGTH IS 1,000 PSI. ALL PIERS AND CONCRETE BACKFILL MUST BEAR ON AND AGAINST FIRM UNDISTURBED SOIL.

GENERAL NOTES:
FIXTURES MUST BE LOCATED TO MAINTAIN 10'-0" MINIMUM HORIZONTAL CLEARANCE FROM ANY OBSTRUCTION. ENGINEER MUST BE NOTIFIED IF FOUNDATIONS ARE NEAR ANY RETAINING WALLS OR WITHIN / NEAR ANY SLOPES STEEPER THAN 3H : 1V. POLES, FIXTURES, PRECAST BASES, ELECTRICAL ITEMS AND INSTALLATION PER MUSCO LIGHTING.



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MISSOURI.

KYLE G. LACINA - NO. PE-2012016103
LICENSE RENEWAL DATE: DECEMBER 31, 2016

STRUCTURAL ENGINEERS, P.C. - NO. 2006015958

DRAWING NO. COVERED BY THIS SEAL: C1

POND ATHLETIC ASSOCIATION SOFTBALL FIELD LIGHTING

musco Lighting

STRUCTURAL ENGINEERS, P.C.
114 NICHOLAS DRIVE

DRAWING TITLE: POLE AND FOUNDATION
SCALE: SEE PLAN
NOTES:

PROJECT NUMB 11104

DATE 04 OCTOBE

DRAWING NUME C1 OF ONE

USE OR REPRODUCTION OF THIS INFORMATION OTHER THAN ITS INTENDED PURPOSE FOR THIS PROJECT IS PROHIBITED WITHOUT WRITTEN CONSENT FROM MUSCO SPORTS LIGHTING, LLC.

E. WARRANTY

Musco Constant 25™

25-Year Product Assurance & Warranty Program

Musco Sports Lighting, LLC will provide all materials and labor to maintain operation of your lighting system to original design criteria for 25 years, or until maximum hours of coverage have accumulated, whichever comes first. Musco products and services are guaranteed to perform on your project as detailed in this document.

Light

Average Constant Light™ illumination levels are guaranteed through Musco's Smart Lamp® power regulator and service technology.

Musco will electronically monitor lamp operation and operating hours, and will group re-lamp as described in the Project Details on the following page.

Individual lamp outages that occur during the lamp warranty and maintenance period are repaired when the usage of any field is materially impacted. If actual usage exceeds the maximum hours of coverage, the customer will be required to purchase lamp replacements in order to maintain the warranty to the end of 25 years.

Energy Consumption

Average and maximum energy consumptions for your lighting system are guaranteed.

Monitoring, Maintenance and Control Services

Musco shall monitor the performance of your lighting system, including on/off status, hours of usage and lamp outages. If fixture outages that affect playability are detected, Musco will contact you and proactively dispatch technicians.

On-off control of your lighting system is provided via an easy-to-use web site scheduling system, phone, fax, or email. Our trained Control-Link Central™ service center staff is available toll-free 24/7. Regular usage reports are always available on Control-Link Central's web site.

Structural Integrity

Your project has been designed to IBC 2012, 115 mph, exposure C.

Structural integrity of equipment manufactured by Musco is guaranteed.

Musco has a team of people to ensure fulfillment of our product and services warranty and maintains financial reserves dedicated to support our fulfillment of this warranty. Please keep this document as your signed contract guaranteeing comprehensive service for the 25 year period.

Musco Constant 25™

25-Year Product Assurance & Warranty Program

Project Details

Project Name: Pond Athletic Association Baseball and Softball **Project Number:** 111042

Owner: Pond Athletic Association **City:** Glencoe **State:** MO

Product(s) Covered: Light-Structure Green™ System

Date Issued: Date of shipment

Expiration: Date of shipment + 25 years **or maximum hours of coverage noted below, whichever occurs first**

Total Average kW per hour: 90.72 **Total Maximum kW per hour:** 98.60

Musco products and services are guaranteed to perform on your project as follows:

Field/Zone	Fixture Quantity	Lamp Type/ Lamp Hours	Average Target Constant Light Level	Uniformity Max/Min	Total Relamps Included	Estimated Annual/25-Year Estimated Usage Hours	Maximum Hours of Coverage
Baseball	34	1500 Watt MZ / 5,000	50 FC Infield 30 FC Outfield	2.0:1.0 Infield 2.5:1.0 Outfield	1	300 / 7,500	10,000
Softball	24	1500 Watt MZ / 5,000	50 FC Infield 30 FC Outfield	2.0:1.0 Infield 2.5:1.0 Outfield	1	200 / 5,000	10,000

Musco Constant 25™

25-Year Product Assurance & Warranty Program

Terms and Conditions

Service under this Contract is provided by Musco Sports Lighting, LLC ("Musco") or an authorized servicer approved by Musco. Services performed under this Contract shall consist of furnishing labor and parts necessary to restore the operation of the Covered Product(s) to original design criteria provided such service is necessitated by failure of the Covered Product(s) during normal usage. This Contract covers Product(s) consisting of Musco's Green Generation Lighting® with Control-Link® and any additional Musco manufactured product as listed on page 2.

"We", "us" and "our" mean Musco. "You" and "your" mean the purchaser of the Covered Product(s). No one has the authority to change this Contract without the prior written approval of Musco. Musco shall not assume responsibility for their agents or assignees other than as described below. If there is a conflict between the terms of this Contract and information communicated either orally or in writing by one or more of our employees or agents, this Contract shall control.

Additional Provisions

1. **Availability of Service:** Control-Link Central operators shall be available 24/7 via web site, phone, fax, or email. Maintenance service specialists shall be available 8AM to 5PM Central Time, and services shall be rendered during these same hours in your local time zone, Monday through Friday (with the exception of national holidays). Hours of operation are subject to change without notice to you. Musco will exercise all reasonable efforts to perform service under this Contract, but will not be responsible for delays or failure in performing such services caused by adverse weather conditions, acts of any government, failure of transportation, accidents, riots, war, labor actions or strikes or other causes beyond its control.

2. **Determination of Repairs:** Musco will utilize the field monitoring system and any information provided by the customer to determine when the usage of the field is materially impacted. From this information, Musco will determine needed repair and/or replacement of Covered Product(s) and parts. Repair will be with product(s) of like kind and quality.

3. **Your Requirements Under this Contract:** You must meet all electrical and installation requirements as specified by the manufacturer. In addition, you promise and assure: full cooperation with Musco, Musco's technicians and authorized servicers during telephone diagnosis and repair of the Covered Product(s); reasonable accessibility of the Covered Product(s); a non-threatening and safe environment for service.

   You agree to check fuses and to replace fuses as needed. Musco provides spare fuses in the lowest alpha-numeric numbered enclosure. Musco will replenish spare fuses used.

   You agree to keep your Green Generation Lighting system online. This means keeping the required control voltage to the control system at all times. Any deviation from this practice must be discussed with Musco's Warranty Department.

4. **Service Limitations - This Contract does not cover:** Maintenance, repair or replacement necessitated by loss or damage resulting from any external causes such as, but not limited to, theft, environmental conditions, negligence, misuse, abuse, improper electrical/power supply, unauthorized repairs by third parties, attachments, damage to cabinetry, equipment modifications, vandalism, animal or insect infestation, physical damage to Covered Products parts or components, failure of existing structures, supporting electrical systems or any non-Musco equipment, or acts of God/ nature (including, but not limited to: earthquake, flood, tornadoes, typhoons, hurricanes or lightning).

5. **Contract Limitations:**

   a. EXCLUSIONS FROM COVERAGE: IN NO EVENT WILL MUSCO BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES WHICH INCLUDE, BUT ARE NOT LIMITED TO, ANY DELAY IN RENDERING SERVICE OR LOSS OF USE DURING THE REPAIR PERIOD OF THE COVERED PRODUCT(S) OR WHILE OTHERWISE AWAITING PARTS.

   b. Limitation of Liability: To the extent permitted by applicable law, the liability of Musco, if any, for any allegedly defective Covered Product(s) or components shall be limited to repair or replacement of the Covered Product(s) or components at Musco's option. THIS CONTRACT IS YOUR SOLE EXPRESS WARRANTY WITH RESPECT TO THE COVERED PRODUCT(S). ALL IMPLIED WARRANTIES WITH RESPECT TO THE COVERED PRODUCT(S) INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY EXPRESSLY EXCLUDED.

   c. For the purposes of and by your acceptance of this Contract you acknowledge and agree that if a surety bond ("Bond") is provided the warranty and/or maintenance guarantee provided for in this Contract and any corresponding liability on behalf of the issuing surety under the Bond is limited to the first twelve (12) months of said warranty and/or maintenance guarantee coverage period. Any warranty and/or guarantee coverage period in excess of said initial 12 month period does not fall within the scope of the Bond and shall be the sole responsibility of Musco.

   d. Musco requires reasonable access for a crane or man lift equipment to service the lighting system. Musco will not be responsible for damage from operating the vehicle on the property when the equipment is operated in the prescribed manner over the designated access route.

6. **Transfer and Assignment:** Except to owners, you shall not have the right to assign or otherwise transfer your rights and obligations under this Contract except with the prior written consent of Musco; however, a successor in interest by merger, operation of law, assignment or purchase or otherwise of your entire business shall acquire all of your interests under this Contract.

7. **Governing Law:** Unless otherwise governed by applicable state law, the Contract shall be interpreted and enforced according to the laws of the State of Iowa.

8. **Subrogation:** In the event Musco repairs or replaces any Covered Product(s), parts or components due to any defect for which the manufacturer or its agents or suppliers may be legally responsible, you agree to assign your rights of recovery to Musco. You will be reimbursed for any reasonable costs and expenses you may incur in connection with the assignment of your rights. You will be made whole before Musco retains any amounts it may recover.

Signature: _____

Vice President of Sales

F. PRODUCT INFORMATION

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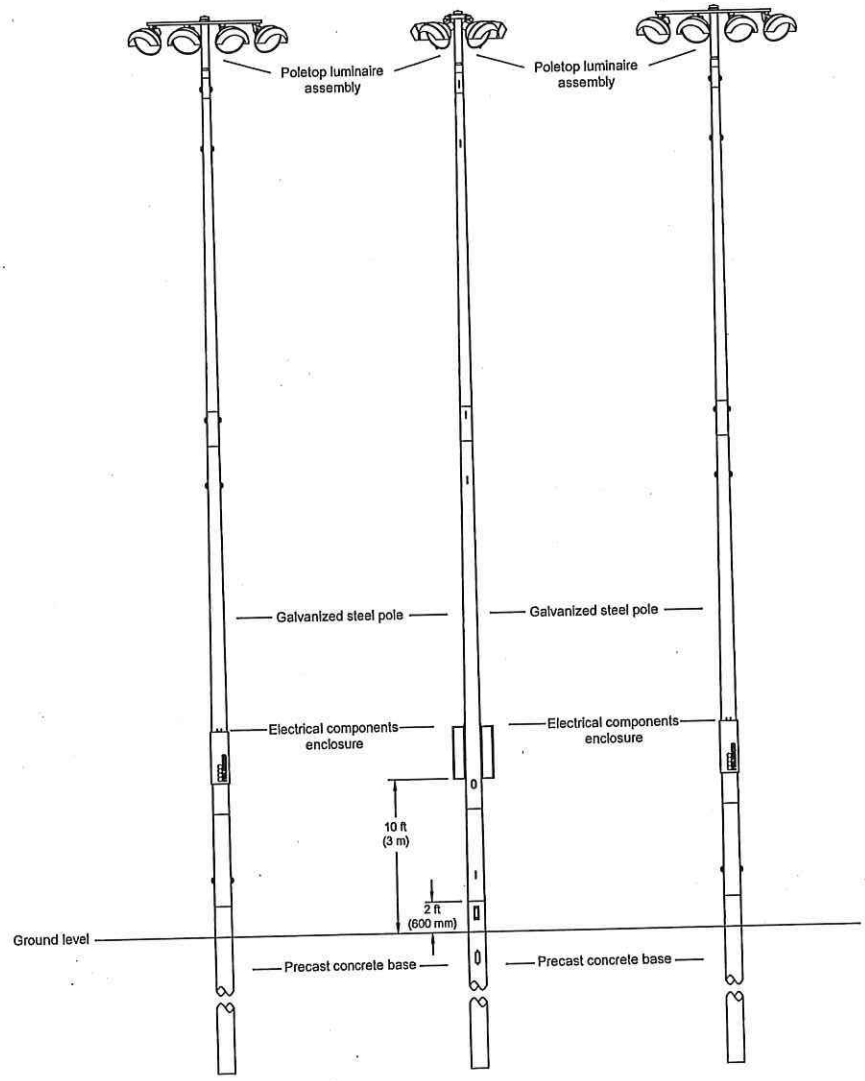

POLE(S): A1

Musco 60FT Light-Structure System™ pole
Green Generation™ luminaires

JOB NUMBER:	DATE:	BY:	R.L.	REVISIONS:
11104				
DRAWN BY: J Van Sc				
SCALE: NTS				
DATE: 09/30/2				
DRAWING NUMBER: 11104				
1 OF 4				

musco Lighting

CORPORATE OFFICE:
P.O. Box 808
100 1st Avenue West
Oskaloosa, Iowa 52577
t1 800-825-6020

Pond Athletic Association Softball
Glencoe,MO
Pole Configuration Drawing

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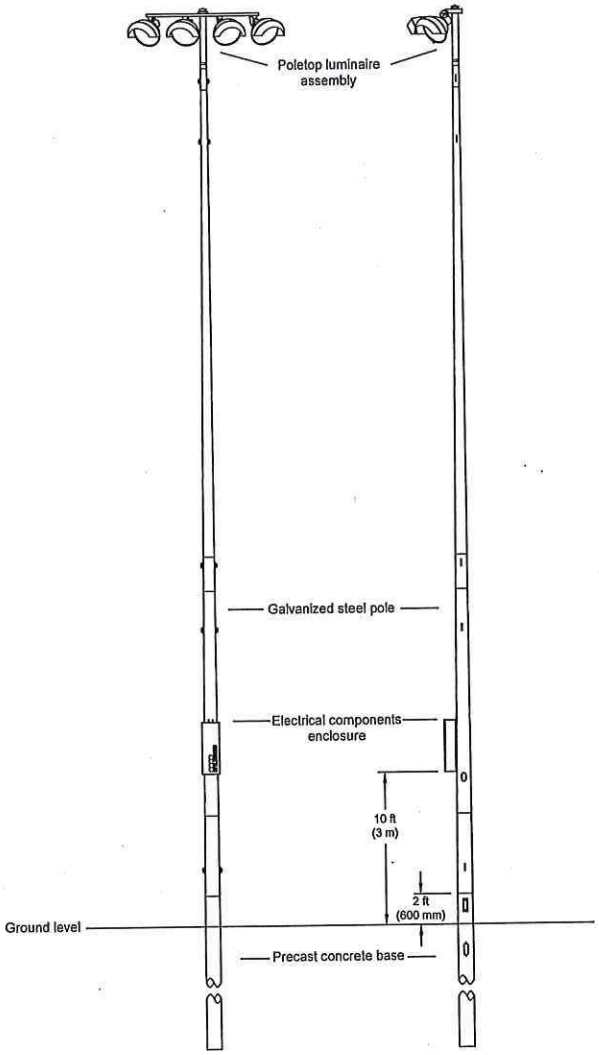

POLE(S): A2, A3

Musco 60FT Light-Structure System™ pole
Green Generation™ luminaires

JOB NUMBER: 111042
DRAWN BY: J Van Soelen
SCALE: NTS
DATE: 09/30/2016
DRAWING NUMBER: 111042P
2 OF 4 SHEET

DATE:	BY:	R.L.	REVISIONS:

musco Lighting

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Oskaloosa, Iowa 52577
+1-800-825-6020
+1-641-673-0411

Pond Athletic Association Softball
Glencoe, MO
Pole Configuration Drawing B

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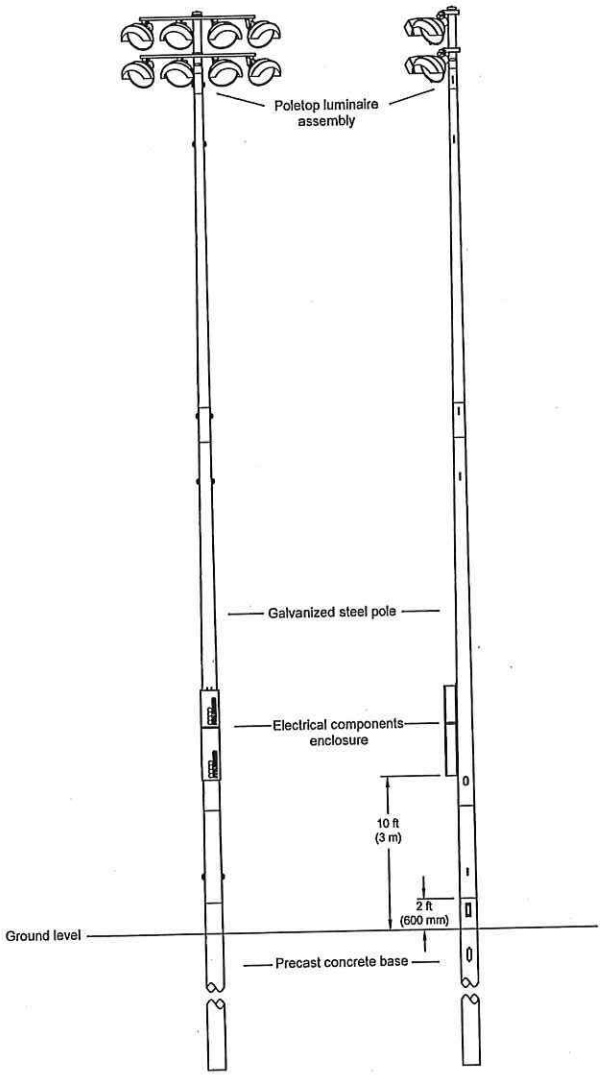

POLE(S): B1-B4

Musco 60FT Light-Structure System™ pole
Green Generation™ luminaires

JOB NUMBER: 11104	DATE:	BY:	R.L.
DRAWN BY: J. Van S	REVISIONS:		
SCALE: NTS			
DATE: 09/30/2			
DRAWING NUMBER: 11104			
3 OF 4			

MUSCO Lighting

CORPORATE OFFICE:
P.O. Box 808
100 1st Avenue West
Oskaloosa, Iowa 52577

Pond Athletic Association Softball
Glencoe, MO

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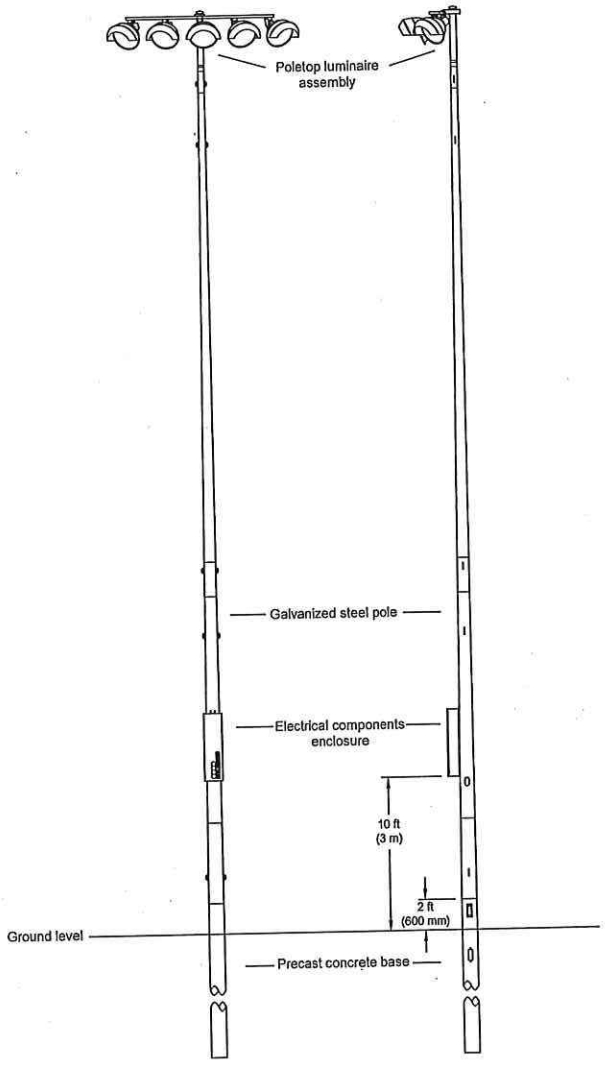

POLE(S): C1 & C2

Musco 60FT Light-Structure System™ pole
Green Generation™ luminaires

JOB NUMBER:	111042
DRAWN BY:	J Van Sc
SCALE:	NTS
DATE:	09/30/2
DRAWING NUMBER:	111042
4 OF 4	

DATE:	BY:	R.L.	REVISIONS:

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Oskaloosa, Iowa 52577
+1-800-825-6020

Pond Athletic Association Softball
Glencoe, MO
Pole Configuration Drawing

5 Easy Pieces™

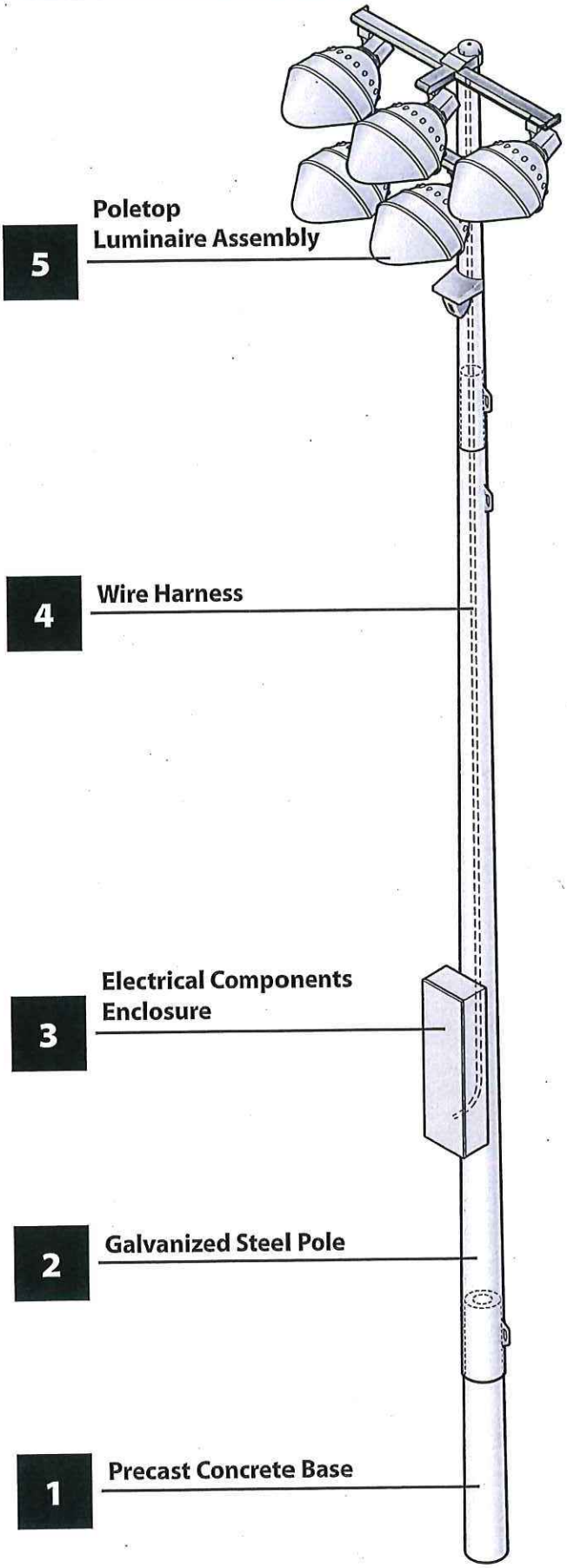
Complete System from Foundation to Poletop

Factory wired, aimed, and tested

Fast, trouble-free installation

Comprehensive corrosion package

Integrated lightning ground



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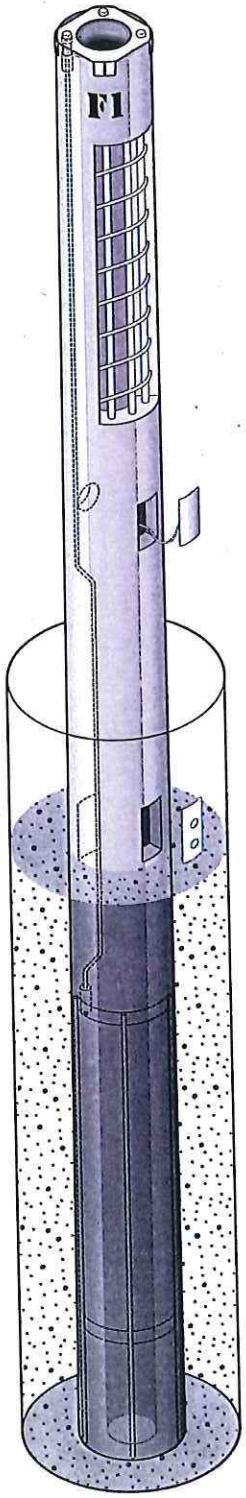
Precast Concrete Base – HID and LED



Overview

The precast concrete base is set directly into the ground and backfilled with concrete. The base includes an integrated lightning ground system.

Features

Base

- Set pole on base in 24 hours
- Tapered upper section for slip-fit steel pole
- Access holes for wire entry
- Epoxy coated ends prevent water intrusion
- Lifting hole accepts load-rated steel rod provided by Musco

Integrated Lightning Ground System

- Complies with NFPA 780, UL 96A, and EN 62305 standards when installed per Musco installation instructions
- UL Listed, Class II Lightning Protection, file number E337467
- Tested up to 100 kA by independent laboratory
- Steel pole interfaces with integrated grounding system by means of the pole grounding connector
- 2/0 AWG (crossectional area of 67.4 mm^2) grounding electrode conductor
- Concrete-encased grounding electrode, 20 feet (6.1 m) total length, ½ inch (12.7 mm) diameter

Technical Specifications

Base dimensions vary. For measurements refer to project specific *Foundation and Pole Assembly* drawing.

Construction

- Spun concrete construction
- Prestressed vertical strands and steel coil spiral for radial reinforcement throughout base
- Minimum design strength is 9500 lb/in^2 (65.5 MPa) at 28 days
- Meets ASTM C1804 design requirements

Quality Assurance Tests

- 28-day compressive strength
- Bending moment capacity
- Grounding system continuity

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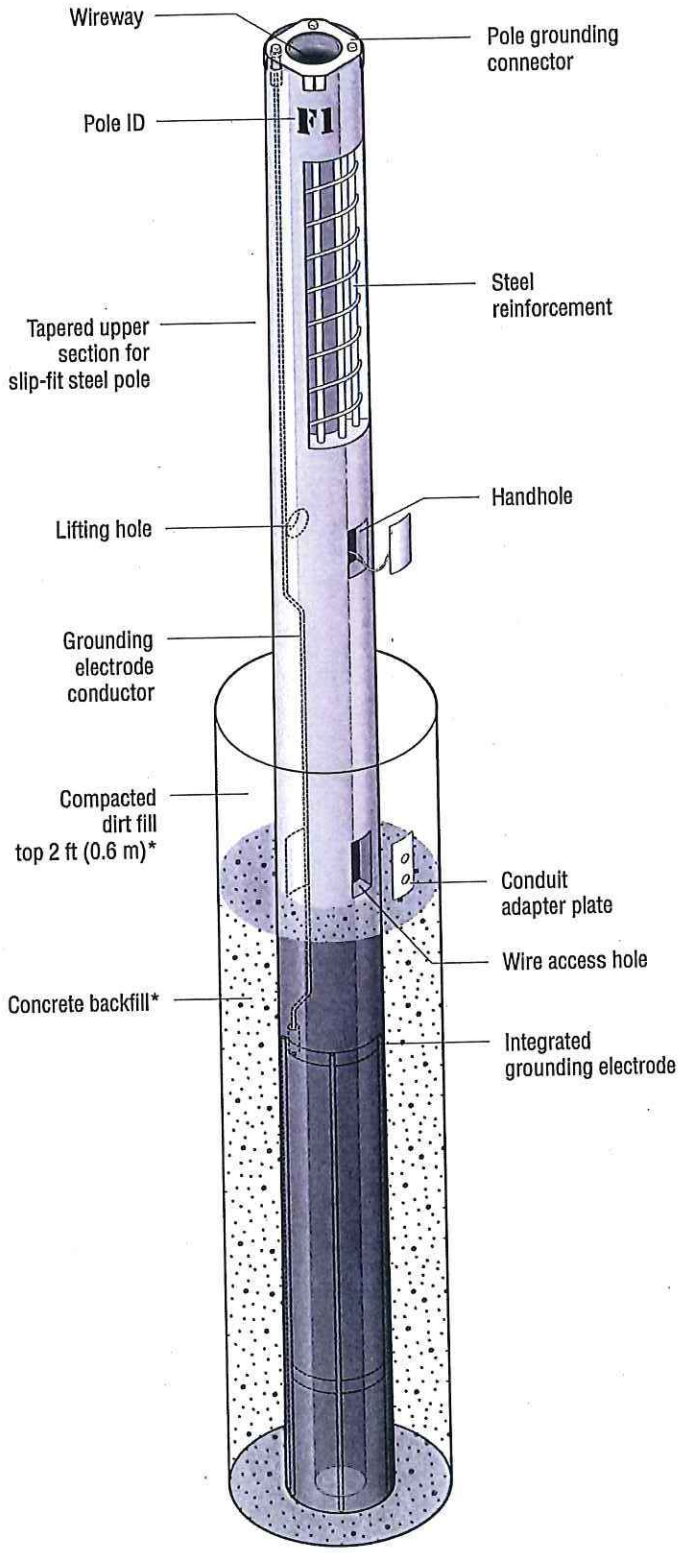
Precast Concrete Base – HID and LED



*Standard pier foundation shown. Foundation and/or backfill may vary per alternate foundation design.

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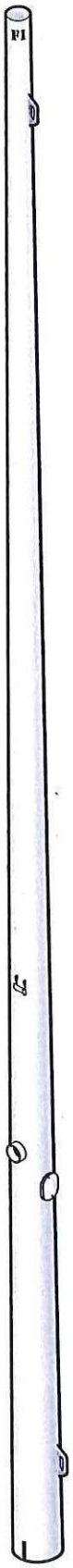
Galvanized Steel Pole



Overview

The galvanized steel pole is designed to slip-fit together with the precast concrete base and the poletop luminaire assembly.

Features

- Slip-fit connection allows pole assembly with come-alongs
- Built-in hardware for attaching electrical components enclosure
- Wire access from inside the pole (no exposed wiring or conduit)
- Shipped in sections for easier handling
- Labeled with pole identification for location on field

Technical Specifications

Pole dimensions vary. For measurements refer to project specific pole configuration drawing.

Construction

- Pole designs comply with all major building codes
- High strength, low alloy, tapered, round steel pole
- Hot-dip galvanized inside and outside after fabrication to ASTM-A123 standards
- Built to AASHTO stress standards
- Grounding lug
- Pole shipped in sections
- Stainless steel fasteners passivated and coated
- Material certifications are available

Quality Assurance Tests (periodic sampling)

- Bending stress
- Minimum galvanizing thickness
- Straightness measurement

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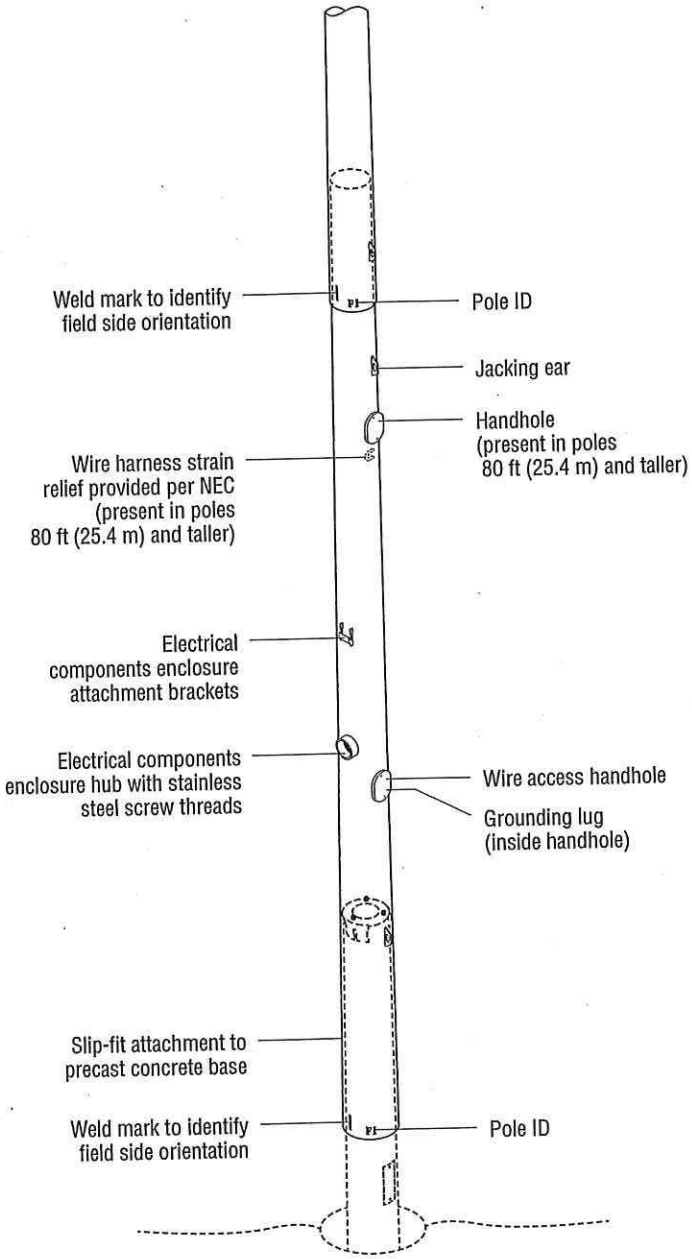
Galvanized Steel Pole



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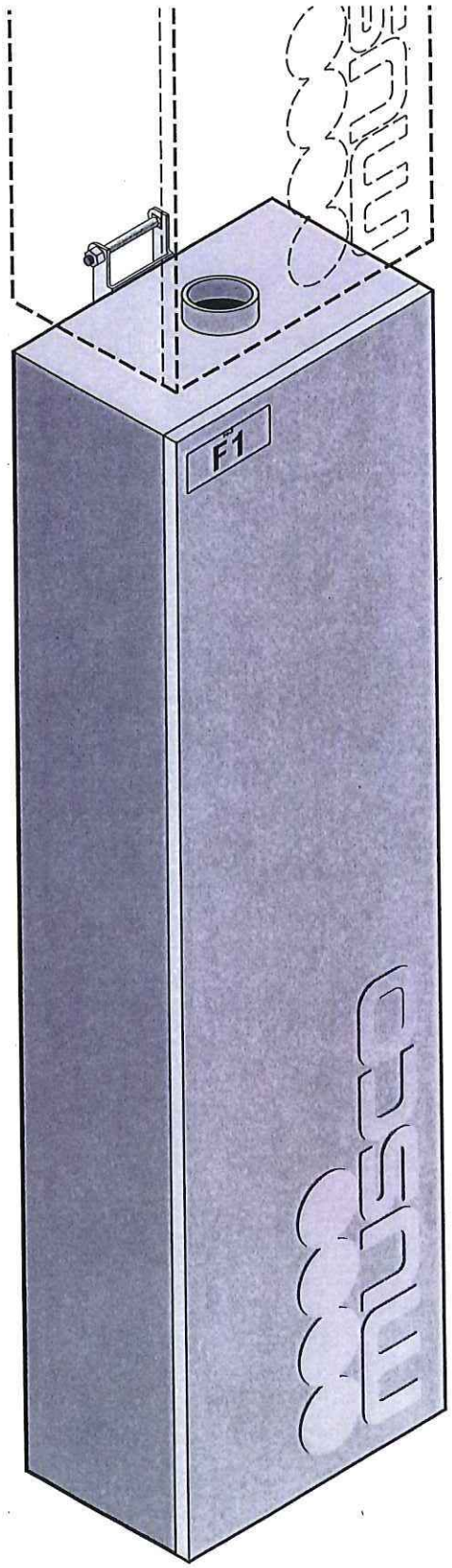
Electrical Components Enclosure



Overview

The electrical components enclosure contains all necessary equipment to operate luminaires. Built-in mounting hardware allows for easy attachment to the galvanized steel pole. Quick-connect plugs fasten to the wire harness.

Features

- Factory-built and tested as a unit
- Quick connect plug for easy field wiring
- Mounted 10 feet (3 m) above grade for servicing with ladder
- Labeled with pole identification and electrical information
- Luminaires individually fused and spare fuses supplied
- Wire access from inside the pole (no exposed wiring or conduit)
- Color coded wires and terminal blocks for phase wire distribution
- Disconnect per circuit
- Smart Lamp® control unit provides timed power adjustments

Technical Specifications

For amperage draws and circuitry refer to project-specific document.

Construction

- 0.08 inch (2 mm) thick, powder-coated aluminum
- NEMA type 3R (IP 44) enclosure
- Designed to operate in up to 55° C ambient temperature
- Full length stainless steel hinge
- All stainless steel fasteners passivated and coated
- Meets IEC touchsafe standards
- Up to six luminaires per enclosure

Quality Assurance Tests

- Grounding continuity
- High potential dielectric withstand
- Ballast and capacitor operation (open-circuit voltage and short-circuit current)
- Full functionality test

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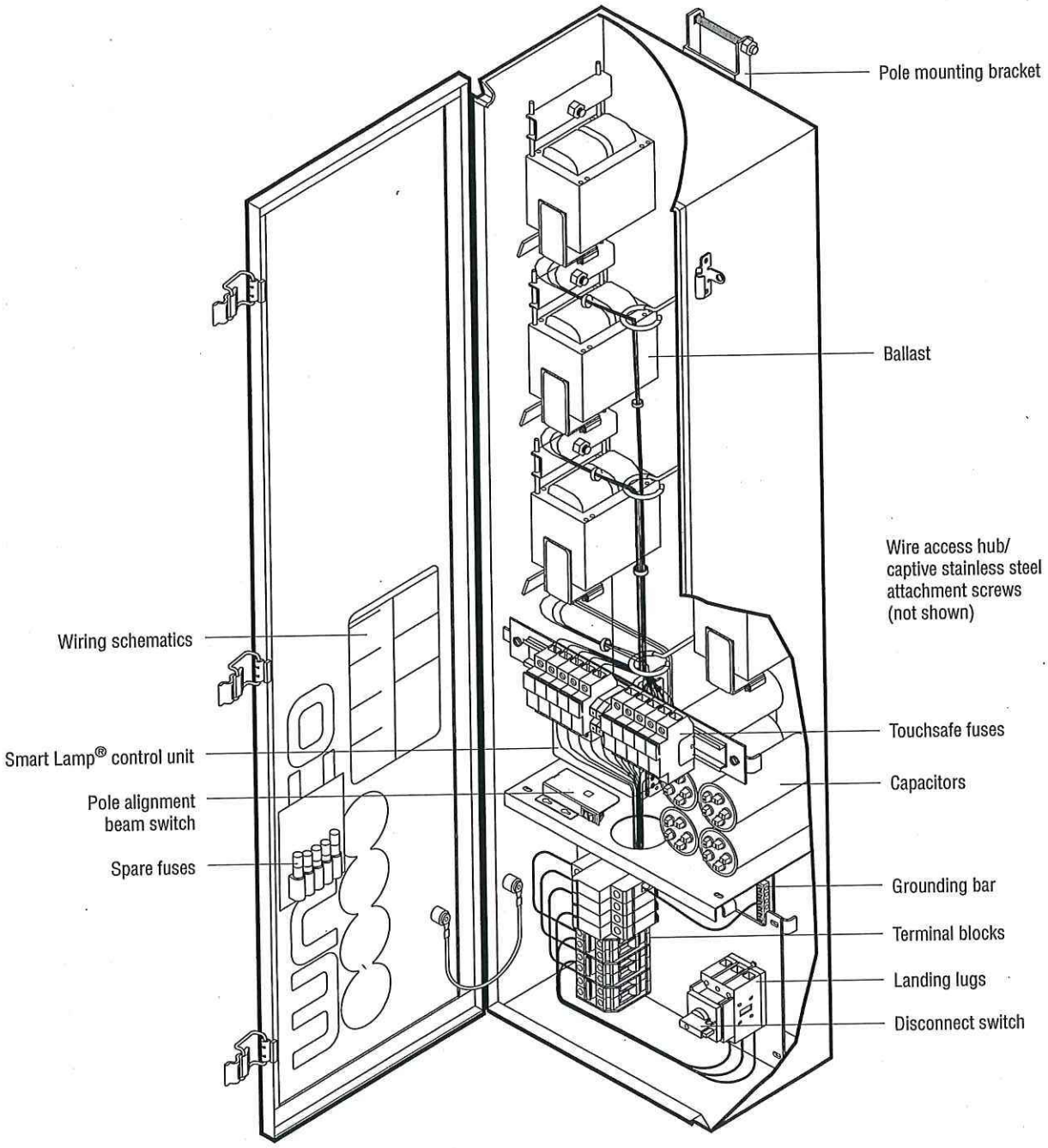
Electrical Components Enclosure



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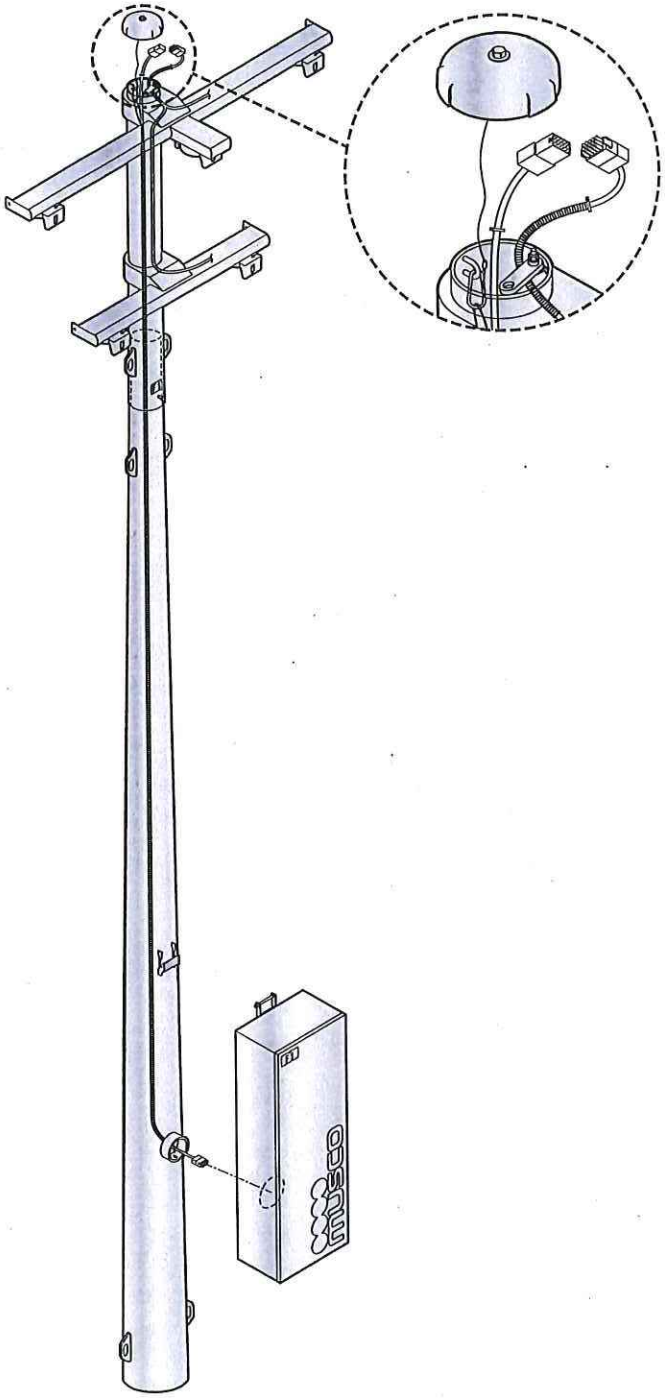
Wire Harness



Overview

The factory-built wire harness connects the electrical components enclosure to the poletop luminaire assembly.

Features

- Factory-assembled support grip alleviates strain on connections
- Quick connect plugs for easy field wiring
- Spiral wound cable eliminates slippage
- Protective sleeve prevents wire damage
- All internal wiring, no exposed wires
- Labels identify pole and luminaires

Technical Specifications

Construction

- Spiral wound, wrapped cable, 14 AWG copper wire
- Integral wire support grip
- Two wires per luminaire
- Each harness supports up to six luminaires

Quality Assurance Tests

- Connector/load resistance
- High potential dielectric withstand
- Grounding continuity
- Termination crimp

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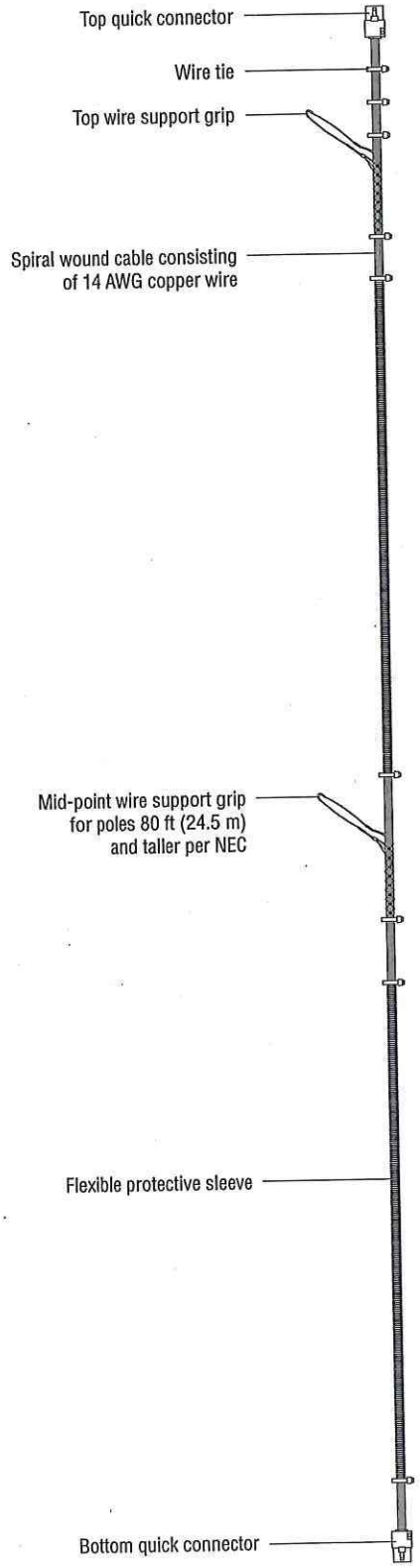
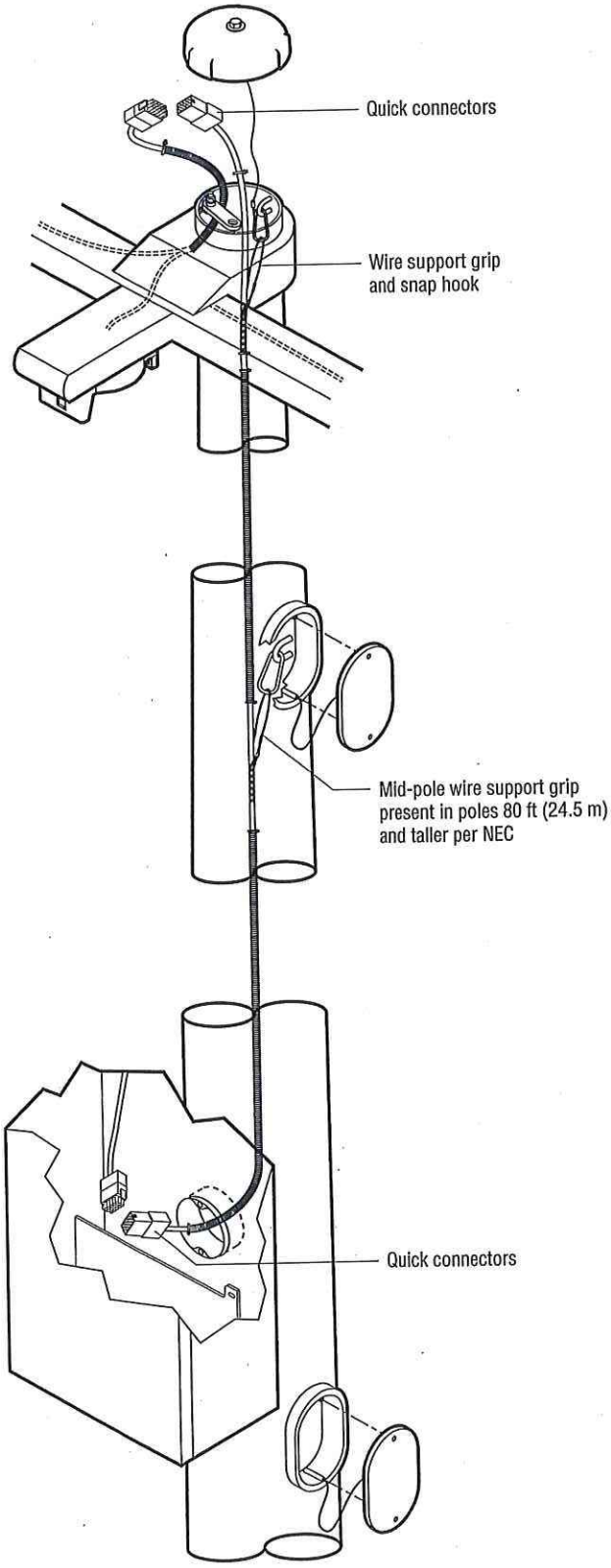
Wire Harness





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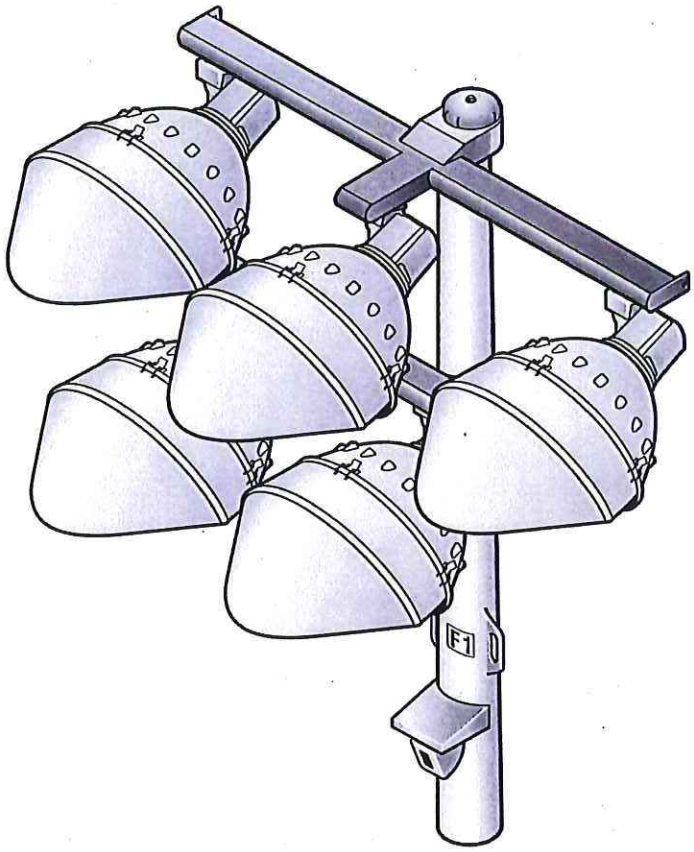
Poletop Luminaire Assembly



Overview

The factory-aimed poletop luminaire assembly is the upper section of the pole and slip-fits together with the galvanized steel pole.

Features

- Luminaire mounts and connects in a single step
- Slip-fit connection allows assembly with come-alongs
- D-shaped crossarm reduces wind loading
- Each luminaires is factory-built, tested, and ships as a unit
- Luminaries are factory-aimed to two-tenths degree of accuracy
- All luminaires are factory-wired to a quick-connect harness for easy installation
- Labels identify pole and luminaire location
- No exposed wiring or conduit
- Factory-set pole alignment beam allows easy field alignment

Technical Specifications

Construction

- Crossarms hot-dip galvanized after fabrication to ASTM-A123 standards
- All aluminum components powder-coated or anodized to mil-A-8625F
- Luminaire and knuckle powder-coated die-cast aluminum
- All stainless steel fasteners passivated and coated
- Crossarms constructed of ⅛ inch wall thickness D-shaped steel tubing
- Polecap attached with stainless steel lanyard and securing bolt

Quality Assurance Tests

- Reflector photometric test
- Lamp lumen output
- Galvanizing thickness
- High potential dielectric withstand
- Electrical continuity

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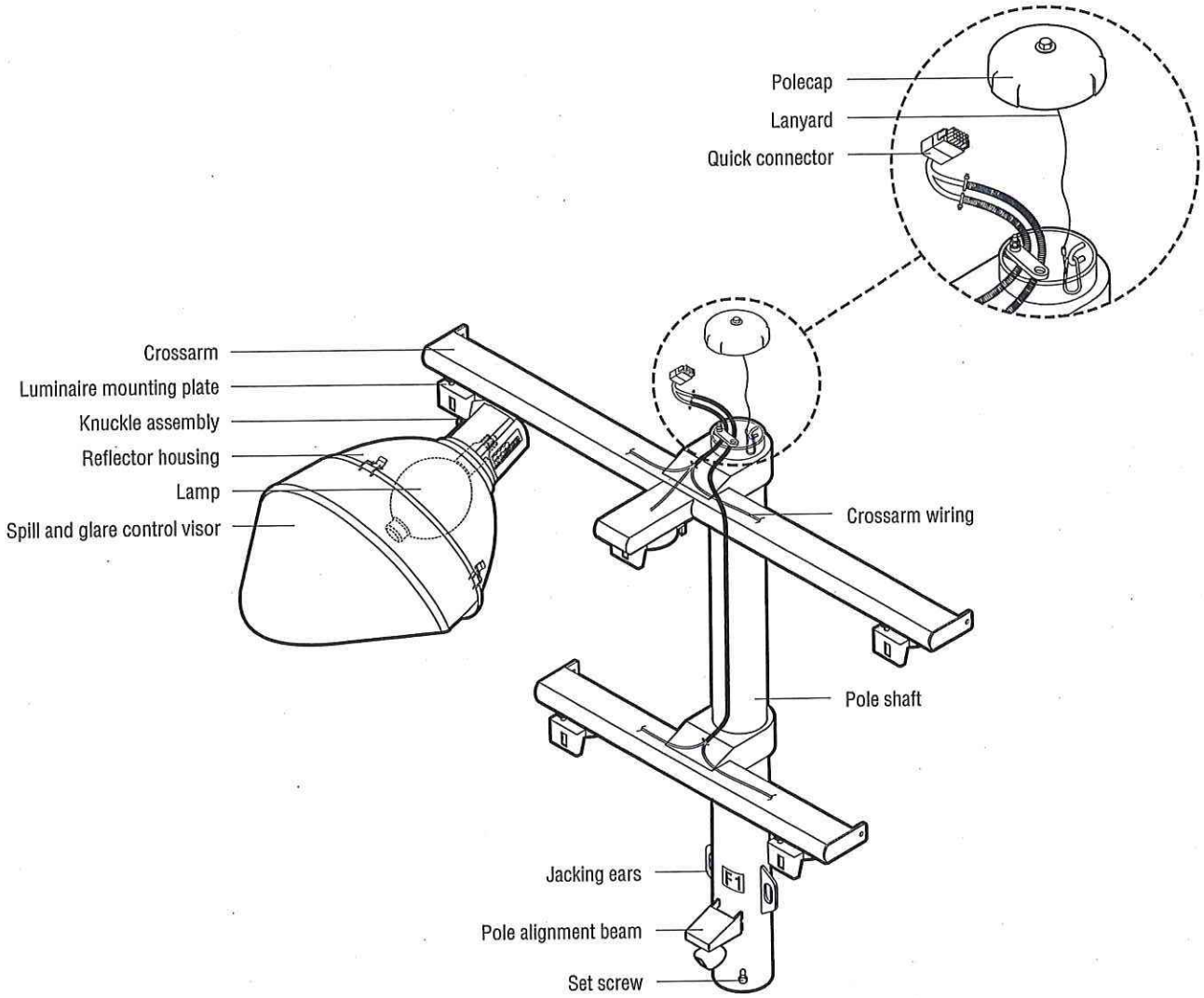
Poletop Luminaire Assembly



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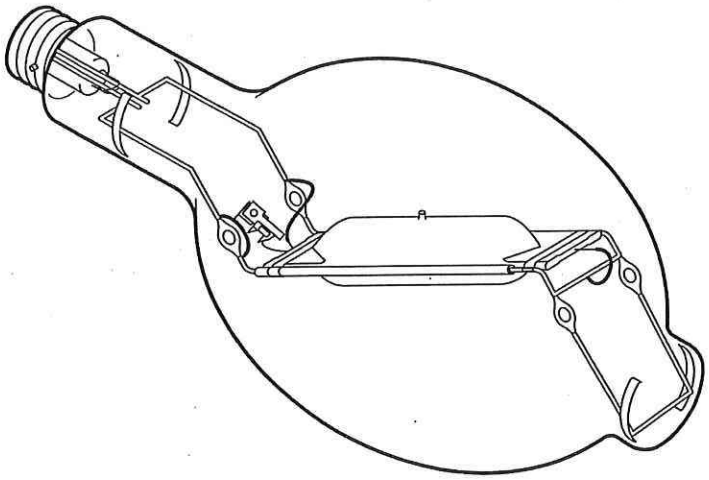
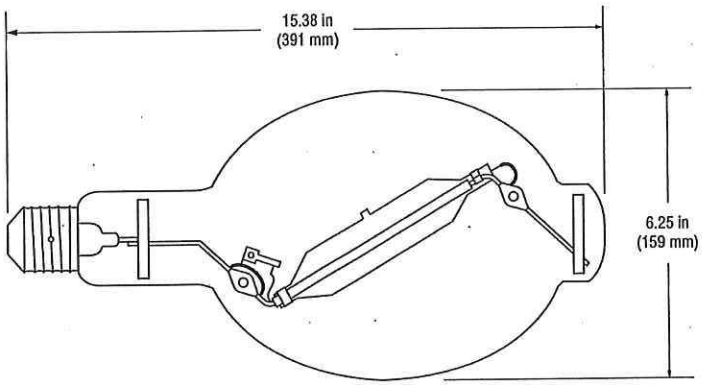
Datasheet: **Smart Lamp® Operating System**

Z-Lamp™ Lamp and Ballast — 1500 Watt, 60 Hertz





Lamp Data

Physical Characteristics

Lamp type ..... Z-Lamp™ HID metal halide (MH 1500/MZ)

Lamp designation M48

Bulb designation BT-56

Bulb finish ..... Clear

Operating position ..... Arc tube horizontal

Base ..... Mogul screw position oriented

Smart Lamp® Operating System Characteristics[1]

Constant lumens[2] ..... 134 000 lm

Useful lamp life[3] ..... 5000 h

CIE correlated color temperature (approximate) ..... 4200 K

Color rendering index (CRI) ..... $R_a = 65 - 70$

Warm-up time (80% output) ..... 3 – 5 min

CIE chromaticity coordinates (X, Y) ..... (0.370, 0.390)

Average lamp wattage[2] ..... 1450 W

Restrike time for hot lamp ..... 10 – 15 min

Maximum operating lamp current ..... 6.0 A

Minimum ambient starting temperature ..... -20 °F (-30 °C)

Footnotes:

1) Photometric and life testing conducted by an ISO 17025 accredited lab (Musco Sports-Lighting Photometry Lab, NVLAP Lab Code 200702-0). Operating characteristics are per the Musco Smart Lamp® operating system on a commercial ballast with arc tube horizontal. Lamp lumen measurements in accordance with IES LM-51-00. Lamp color data in accordance with IES LM-58-94. Lamp operating cycle of five hours per start to reflect expected field use in the sports lighting industry.

2) Lamp starts out at a reduced wattage and increases over life to offset lumen loss as lamp ages. Power dissipated by auxiliary equipment such as ballast, is not included in the lamp wattage shown.

3) Beyond 5000 hours is the time when constant lumens are no longer maintained by the Smart Lamp operating system. Average rated lamp life before failure is substantially greater than 5000 hours as tested and defined per IES LM-47-01 with five hours per start.

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Z-Lamp™ Lamp and Ballast — 1500 Watt, 60 Hertz

Ballast Data

Physical Characteristics

Ballast type ..... Constant Wattage Autotransformer (CWA)

Ballast designation M48

Ballast approvals ..... UL Recognized Component, CSA Certified

Electrical Data

Power factor 97%

Line volts regulation* ..... ± 10%

Lamp watts regulation* ..... ± 10%

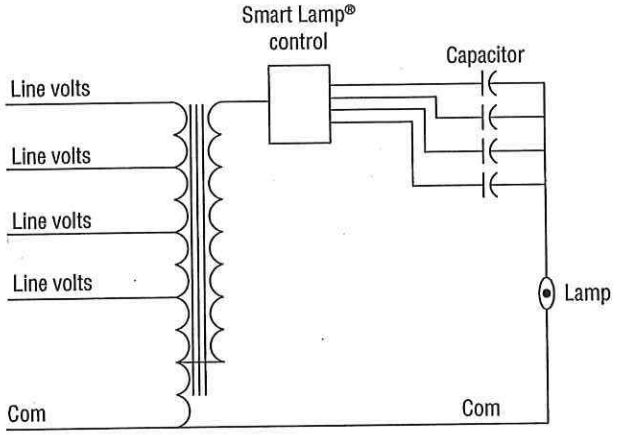
Nominal input power ..... 1564 W

UL insulation class ..... N (200 °C)

UL coil temperature code 1029 ..... A

*Musco requires line voltage within ± 3% to maintain light levels.

Typical Wiring



Input voltage/frequency	208 V/60 Hz	240 V/60 Hz	277 V/60 Hz	480 V/60 Hz
Maximum operating line current	8.6 A	7.5 A	6.5 A	3.7 A
Starting line current	7.4 A	6.5 A	5.3 A	2.9 A
Fuse rating	20 A	20 A	15 A	15 A

Warning

These lamps can cause serious skin burn and eye inflammation from short wave ultraviolet radiation if outer envelope of the lamp is broken or punctured. Do not use where people will remain for more than a few minutes unless adequate shielding or other safety precautions are used. Certain lamps that will automatically extinguish when the outer envelope is broken or punctured are commercially available. This lamp complies with FDA radiation performance standard USA:21CFR 1040.30 Canada:SOR/DORS/80-381.

Caution

Arc tubes of metal halide lamps are designed to operate under high pressure and at temperatures up to 1832 °F (1000 °C). If the arc tube ruptures for any reason, pieces of extremely hot glass might be discharged into the surrounding environment, with an associated risk of personal injury, property damage, burns, and fire.

To reduce the possibility of arc tube rupture, turn lamps off at least once per week for at least 15 minutes, in systems which are otherwise operating on a continuous basis (24 hours/day, 7 days/week).

Clean exterior luminaire lens when replacing lamp.

Hg - LAMP CONTAINS MERCURY

Manage in Accord with Disposal Laws

See www.lamprecycle.org or call 1-800-825-6020 or +1-641-673-0411.

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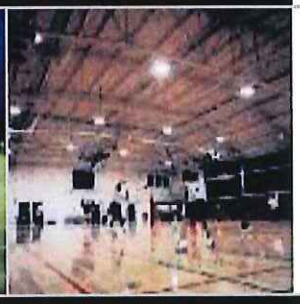
Sports Lighting

7 Answers to Common Questions

Bonus Information:
Funding Options
Inside back cover



musco Lighting

We Make It Happen®

Decisions ... decisions ... decisions.

There are more decisions than you may realize in planning a sports-field lighting project. As the decision maker, the standards you set will affect recreation or athletic programs in your community for 20 to 30 years.

Obviously, you want your decisions to result in a trouble-free lighting system that will be a safe, energy-efficient source of pride rather than a disappointing source of continuing high-maintenance headaches and neighbors' complaints.

Lighting an outdoor sports facility is a big investment. You and your design consultant need to ask many questions about initial and long-term benefits to ensure you get the most value from the dollars you spend. The more you know about sports lighting, the better chance you have of getting the results you want.

To help get you started with your project, we've put together this guide to answer the most common questions people have about lighting a sports field.

Content: Answers to 7 Common Questions

1. What affects the cost of lighting my ballfield? **2**

2. How many lights do I need? **4**

3. What will it cost to operate my lighting system? **6**

4. If they use the same wattage bulb, aren't all fixtures the same? **8**

5. Our local utility company has offered to donate wood poles. How will these work on my field? **10**

6. There are no houses near my field, so why should I be concerned about spill light and glare? **12**

7. How can I make sure I get the results I want? **14**

Pole ID	Dimensioned From	Pole Location		Light Bank Mounting Height	Reflector NEMA Type	Number	Aiming Point			Aiming Angle		Group
		X	Y				X	Y	Z	HOR	VER	
A1	Baseball	-40.00	35.00	60.00	5	1	10.26	-23.78	0.00	R 48.1	38.38	A
					5	4	26.79	103.15	0.00	L 44.3	32.47	A
					4	2	98.77	21.44	0.00	R 5.1	23.02	A
					4	3	96.82	88.56	0.00	L 21.0	21.99	A
					5	5	-64.93	118.18	0.00	R 73.0	35.25	B
					5	8	-94.93	27.31	0.00	L 4.5	47.21	B
					4	6	-126.67	119.92	0.00	R 44.2	26.14	B
					4	7	-148.84	88.61	0.00	R 26.8	25.91	B
A2	Baseball	35.00	-35.00	60.00	5	35	108.50	27.77	0.00	R 48.4	32.28	A
					5	38	-15.03	2.48	0.00	L 51.6	44.86	A
					4	36	92.45	80.29	0.00	R 26.1	24.86	A
					4	37	15.18	77.92	0.00	L 9.4	27.47	A
A3	Softball	-40.00	35.00	60.00	5	39	5.08	-15.95	0.00	R 46.9	42.26	B
					5	42	-5.16	85.39	0.00	L 53.9	45.50	B
					4	40	71.74	26.50	0.00	R 3.8	27.99	B
					4	41	68.41	69.52	0.00	L 17.2	27.67	B
B1	Baseball	-40.00	165.00	60.00	4	9	70.56	52.08	0.00	R 44.9	20.80	A
					4	12	78.29	261.39	0.00	L 38.3	21.45	A
					4	10	125.03	112.39	0.00	R 17.4	18.89	A
					4	11	116.28	214.51	0.00	L 17.3	19.88	A
					4	13	20.47	34.58	0.00	R 64.7	21.91	A
					4	16	17.07	271.90	0.00	L 61.3	25.60	A
					4	14	103.56	86.44	0.00	R 28.4	19.16	A
					4	15	121.14	157.61	0.00	R 3.0	19.36	A
B2	Baseball	165.00	-35.00	60.00	4	27	256.34	73.48	0.00	R 39.2	22.95	A
					4	30	51.11	48.19	0.00	L 53.2	23.14	A
					4	28	140.71	107.47	0.00	L 10.1	22.24	A
					4	29	106.06	101.20	0.00	L 23.1	21.79	A
					4	31	267.04	4.91	0.00	R 68.2	28.01	A
					4	34	33.12	0.53	0.00	L 74.8	22.99	A
					4	32	199.92	102.66	0.00	R 13.8	21.81	A
					4	33	83.51	81.07	0.00	L 34.8	21.88	A
B3	Softball	-10.00	250.00	60.00	4	43	52.15	75.45	0.00	R 24.5	17.83	B
					4	46	156.32	169.35	0.00	L 18.2	17.84	B
					4	44	83.50	86.27	0.00	R 15.0	17.44	B
					4	45	135.37	133.55	0.00	L 6.0	17.63	B
					4	47	11.55	79.58	0.00	R 37.0	18.46	B
					4	50	160.18	183.01	0.00	L 22.6	17.34	B
					4	48	107.13	104.74	0.00	R 5.8	16.91	B
					4	49	147.90	154.73	0.00	L 13.6	17.11	B
B4	Softball	250.00	-10.00	60.00	4	51	167.12	164.96	0.00	R 18.8	17.08	B
					4	54	77.99	35.31	0.00	L 29.4	18.55	B
					4	52	153.36	158.30	0.00	R 14.9	16.97	B
					4	53	117.36	121.64	0.00	L -0.0	17.57	B
					4	55	179.40	165.60	0.00	R 22.2	16.78	B
					4	58	78.74	6.67	0.00	L 38.7	18.44	B
					4	56	142.58	141.22	0.00	R 9.3	17.01	B
					4	57	91.41	80.42	0.00	L 15.0	17.28	B
C1	Baseball	105.00	285.00	60.00	4	17	6.37	251.96	0.00	R 60.5	30.68	A
					4	21	216.00	216.98	0.00	L 68.0	25.21	A
					4	18	40.90	155.18	0.00	R 15.5	22.41	A
					4	20	182.27	171.51	0.00	L 43.7	23.63	A
					4	19	132.81	136.22	0.00	L 20.7	21.44	A
C2	Baseball	285.00	105.00	60.00	4	22	217.43	202.84	0.00	R 64.7	27.33	A
					4	26	260.36	-2.41	0.00	L 66.4	29.23	A
					4	23	164.42	185.33	0.00	R 43.2	22.51	A
					4	25	143.64	54.67	0.00	L 8.8	21.66	A
					4	24	143.51	125.03	0.00	R 18.1	22.58	A

MY PROJECT

Name: Pond Athletic Association Softball
Location: Glencoe,MO

Zone Description	Groups
Zone1	A,B
Zone2	A
Zone3	B

AIMING SUMMARY

CITY OF WILDWOOD
DEC 15 2016
DEPT OF PLANNING & PARKS

ENGINEERED DESIGN

By: Justin Van Soelen
File # / Date: 111042R2-prodR4.1 15-Dec-16

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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A1	60'	-	60'	1500W MZ	4/4*	8	0
2	A2-A3	60'	-	60'	1500W MZ	4	4	0
4	B1-B4	60'	-	60'	1500W MZ	8	8	0
2	C1-C2	60'	-	60'	1500W MZ	5	5	0
9	TOTALS					58	58	0

* This structure utilizes a back-to-back mounting configuration

musco Lighting

MY PROJECT

Name: Pond Athletic Association Softball
Location: Glencoe,MO

GRID SUMMARY

Name: Blanket Grid
Size: 275'/310'/275' - basepath 90'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

CONSTANT ILLUMINATION

SUMMARY — HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	1.7
Maximum:	68
Minimum:	0
Avg / Min:	-
Max / Min:	-
UG (adjacent pts):	75.30
CU:	0.82
No. of Points:	4828

LUMINAIRE INFORMATION

Luminaire Type:	Green Generation
Design Usage Hours:	5,000 hours
Design Lumens:	134,000
Avg Lamp Tilt Factor:	1.000
No. of Luminaires:	58
Avg KW:	90.71 (98.6 max)

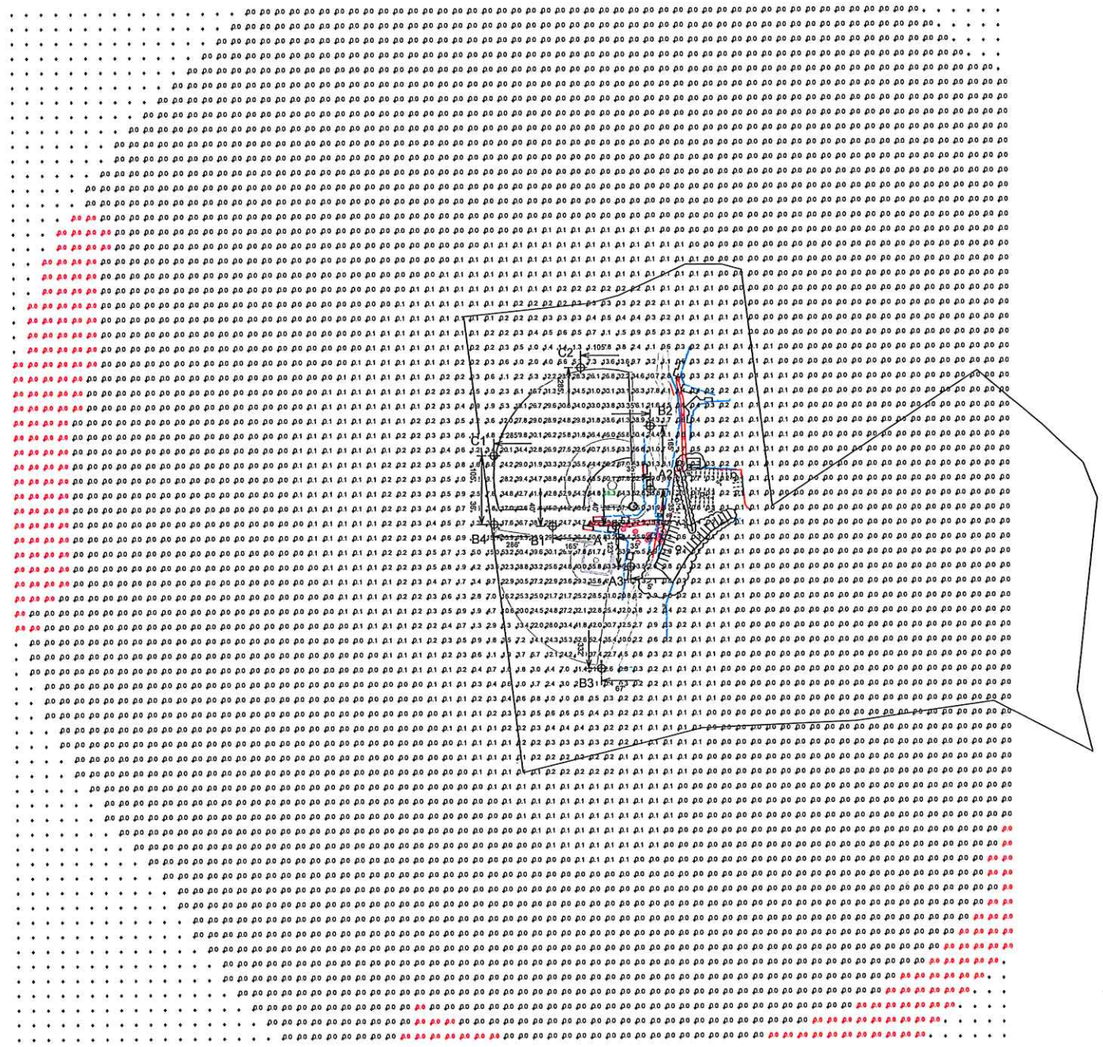
Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

Field Measurements: Illumination measured in accordance with IESNA RP-6-15 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

BLANKET GRID- HORIZONTAL



DEPT OF PLANNING & PARKS
DEC 15 2016
CITY OF WILDWOOD

SCALE IN FEET 1 : 200
0' 200' 400'

Pole location(s) ✚ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN

By: Justin Van Soelen
File # / Date: 111042R2-prodR4.1 15-Dec-16

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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A1	60'	-	60'	1500W MZ	4/4*	8	0
2	A2-A3	60'	-	60'	1500W MZ	4	4	0
4	B1-B4	60'	-	60'	1500W MZ	8	8	0
2	C1-C2	60'	-	60'	1500W MZ	5	5	0
9	TOTALS					58	58	0

* This structure utilizes a back-to-back mounting configuration

musco Lighting

MY PROJECT

Name: Pond Athletic Association Softball
Location: Glencoe,MO

GRID SUMMARY

Name: Blanket Grid
Size: 275'/310'/275' - basepath 90'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

CONSTANT ILLUMINATION

SUMMARY	MAX VERTICAL FOOTCANDLES Entire Grid
Scan Average:	2.6
Maximum:	87
Minimum:	0
Avg / Min:	-
Max / Min:	-
UG (adjacent pts):	585.17
CU:	0.82
No. of Points:	4828

LUMINAIRE INFORMATION	
Luminaire Type:	Green Generation
Design Usage Hours:	5,000 hours
Design Lumens:	134,000
Avg Lamp Tilt Factor:	1.000
No. of Luminaires:	58
Avg KW:	90.71 (98.6 max)

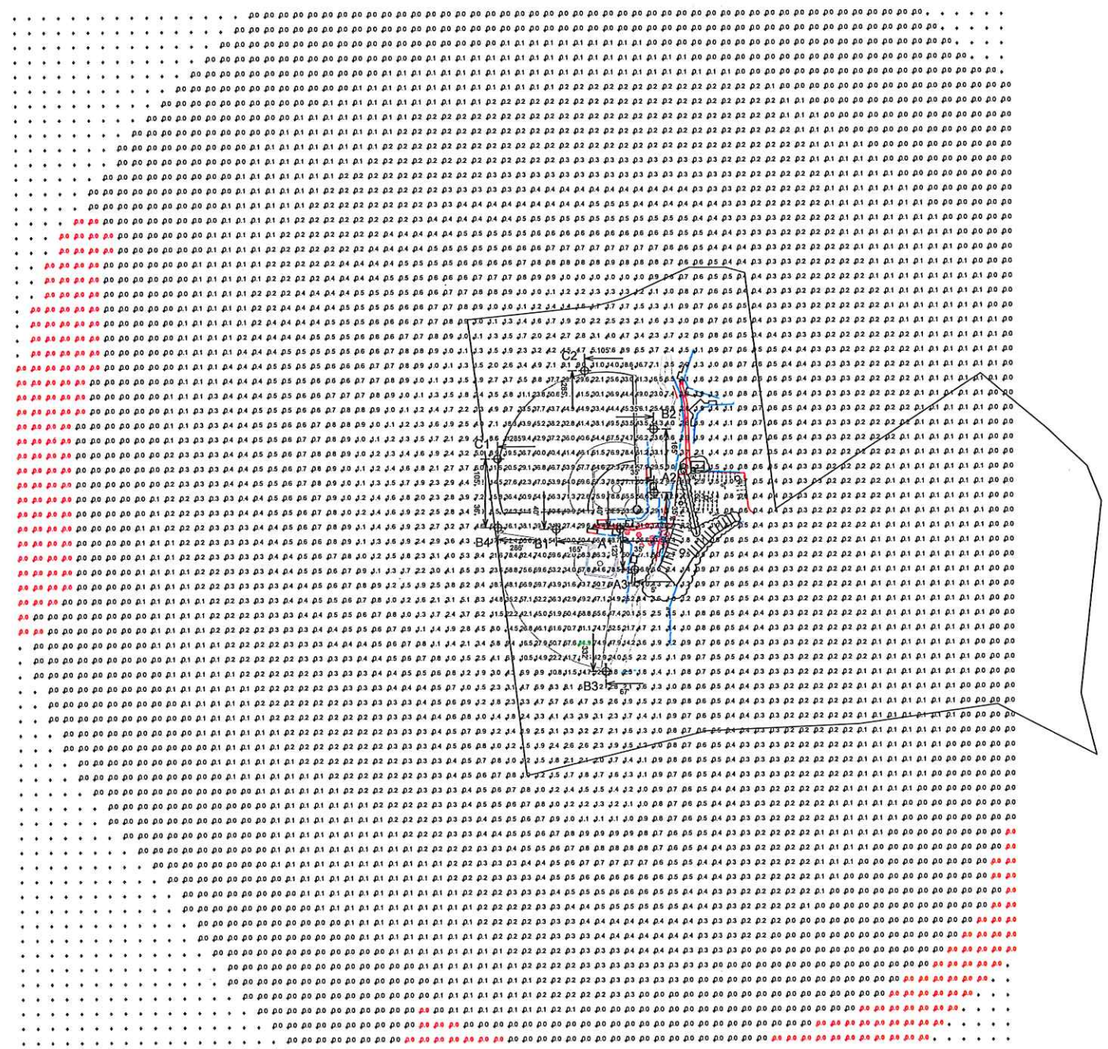
Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

Field Measurements: Illumination measured in accordance with IESNA RP-6-15 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

BLANKET GRID-VERTICAL



DEPT OF PLANNING & PARKS
DEC 15 2016
CITY OF WILDWOOD

SCALE IN FEET 1 : 200
0' 200' 400'

Pole location(s) ✚ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN

By: Justin Van Soelen
File # / Date: 111042R2-prodR4.1 15-Dec-16

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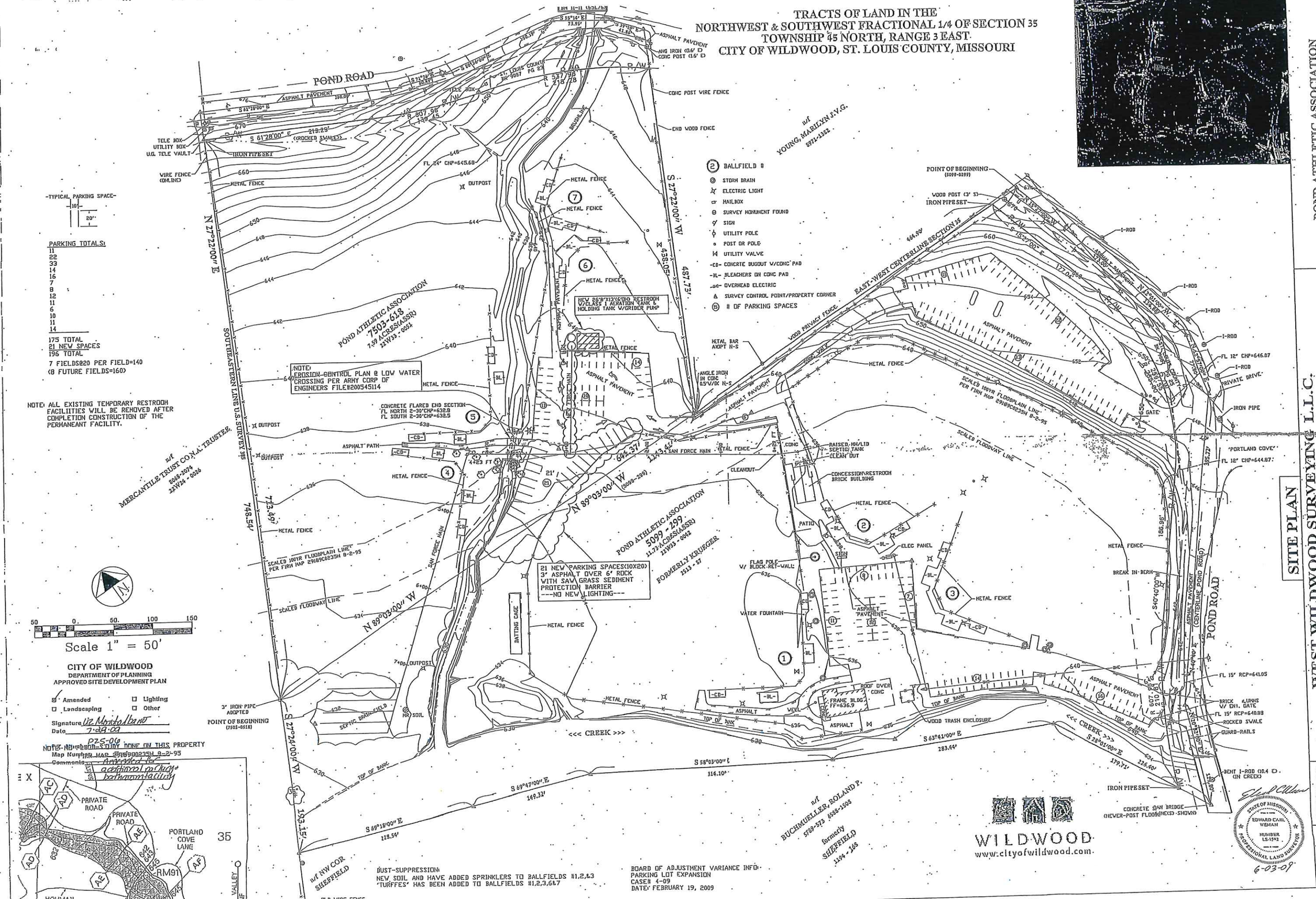
ILLUMINATION SUMMARY

TRACTS OF LAND IN THE NORTHWEST & SOUTHWEST FRACTIONAL 1/4 OF SECTION 35 TOWNSHIP 45 NORTH, RANGE 3 EAST CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI



-TYPICAL PARKING SPACE-

PARKING TOTALS:
11
22
33
14
16
7
8
12
11
6
10
11
14

175 TOTAL
21 NEW SPACES
196 TOTAL

7 FIELDS@20 PER FIELD=140
(8 FUTURE FIELDS=160)

NOTE: ALL EXISTING TEMPORARY RESTROOM FACILITIES WILL BE REMOVED AFTER COMPLETION CONSTRUCTION OF THE PERMANEANT FACILITY.

Scale 1" = 50'

CITY OF WILDWOOD
DEPARTMENT OF PLANNING
APPROVED SITE DEVELOPMENT PLAN

☑ Amended ☐ Lighting
☐ Landscaping ☐ Other

Signature Liz Montalbano
Date 7-29-09
P25-06

NOTE: NO FLOOD STUDY DONE ON THIS PROPERTY
Map Number FIRM MAP 29189C0235H 8-2-95
Comments Amended for additional parking & bathroom facility

DUST-SUPPRESSION:
NEW SOIL AND HAVE ADDED SPRINKLERS TO BALLFIELDS #1,2,&3
'TURFFES' HAS BEEN ADDED TO BALLFIELDS #1,2,3,6&7

BOARD OF ADJUSTMENT VARIANCE INFO:
PARKING LOT EXPANSION
CASE# 4-09
DATE: FEBRUARY 19, 2009

WILDWOOD
www.cityofwildwood.com

STATE OF MISSOURI EDWARD CARL WEMAN NUMBER LS-1592 PROFESSIONAL LAND SURVEYOR
6-03-09

POND ATHLETIC ASSOCIATION
1725 POND ROAD
WILDWOOD MISSOURI
CONTACT# (314)-747-5733 CELL#(314)-691-0940

SITE PLAN

WEST WILDWOOD SURVEYING L.L.C.
36A CATHCART DRIVE - ELLISVILLE, MO 63021-4616
OFFICE & FAX: (636)-394-6090 CELL: 314-920-6645

SERVICES:
OUTBOUNDARYS, TOPOS, SEPTIC DESIGNS, TREE PRESERVATION, SITE PLANS, FOUNDATION STAKE-OUTS & SPOTS

ORDER NO. 0647
DRAWN dmw
CHECKED EW
DATE 6-03-09

SHEET 1 OF 1